CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

AGENDA

THURSDAY, JULY 21, 2022 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) June 16, 2022 Regular HARB Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)

*a) HP2022-0054
Cara and Allan Farquhar - Applicant and Owner
272 St. George Street
To partially demolish a building limited to the detached structure and wall built ca. 1960-1970. (Previous HARB Certificate of Demolition (Partial) approval under F2020-0076 expired)

6. Certificate of Appropriateness

a) HP2022-0046
Gabriel Wicks - Applicant
Gabriel and Megan Wicks - Owner
155 Cordova Street
To replace the existing asbestos roof shingles with metal panels.

b) HP2022-0042
KRP Properties V of Valdosta, LLC - Applicant and Owner
18 Cordova Street
To replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

c) HP2022-0043
Brock Fence - Applicant
Richard Baker - Owner
36 Treasury Street
To construct a wood privacy fence along the side and rear property lines.

d) HP2022-0047
Sarah Ryan, Architect LLC - Applicant
Cara and Allan Farquhar - Owner
272 St. George Street
To construct a new one-story garage at the northwest corner of the property.

e) HP2022-0044
Les Thomas Architect - Applicant
Ocean Breezes Real Estate, LLC - Owner
50 Marine Street
To modify the main residential structure, including the addition of a balcony over the existing front porch and a rear second story dormer, and to enclose an existing covered porch space on the rear elevation; and, to construct a new two-story garage with living space above to the rear of the property, with associated landscape features including a new brick-paved patio and walkways.

f) HP2022-0045
Dailey Builders LLC - Applicant
Baker Family Revocable Trust - Owner
123 St. George Street
For after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

7. Certificate of Demolition and Partial Demolition

a) HP2022-0049
McDonald Brothers, LLC - Applicant
Theresa M. Travis - Owner
10 Tremerton Street
To partially demolish a residential building that is recorded in the Florida Master Site File and not located in a district, including removal of the chimney, a dormer, porch and deck, and changes to the fenestration related to elevation, renovations, and additions.

b) HP2022-0051
K.A. Morrison - Applicant
Kenton Andrew Morrison Revocable Trust - Owner
36 N. St. Augustine Boulevard
To demolish a residential building constructed ca. 1953 that is recorded in the Florida Master Site File and not located in a district.

c) HP2022-0053

36 Granada, LLC - Applicant and Owner

36 Granada Street

To modify an existing HARB approved Certificate of Demolition (Partial, PL2021-0136 from October 2021) for a commercial building constructed ca. 1905-1910 that is recorded in the Florida Master Site File and not within a district, including removal of the front entrance from Granada Street, and alterations to the existing and previously approved window fenestration and the roof form.

d) HP2022-0052

KP Meiring Company - Applicant
Meiring Trust - Owner

103 South Street

To demolish a residential building constructed ca. 1904-1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (Previous HARB Certificate of Demolition approvals under F2019-0109 (Partial) and 2018-0005 expired)

e) HP2022-0050

Thayver Holdings LLC, ETAL - Applicant and Owner

30 Sanford Street

To demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District.

f) HP2022-0048

Angela Kalb - Applicant and Owner

9 May Street

For after-the-fact partial demolition of a building constructed ca. 1915-1924 that is recorded on the Florida Master Site File and contributing to the Nelmar Terrace National Register Historic District, including removal of the brick chimney, windows on the west and south elevations, and rear porch deck; and, to alter the fenestration and replace existing windows on the east elevation.

8. Continued Items from the previous HARB meetings

a) 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 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.

b)	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 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.
*c)	HP2022-0039 Opinion of Appropriateness (Continued from June 16, 2022) Requested continuance to the August 17, 2022 meeting.	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. Planning and Building Staff Communications
   a) Planning and Building Staff Approved Permits Report
10. Other Business
   a) Review of FDOT Project: SR5A (King Street) from SR A1A (Avenida Menendez) to Bay Wall
11. Next Scheduled Meeting Date
   a) Wednesday, August 17, 2022 at 1:00p.m. (date moved to accommodate a scheduling conflict)
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

STAFF REPORT AND RECOMMENDATION

Prepared for July 21, 2022 Meeting



Application HP2022-0054 Address: 272 St. George Street

Applicant and Property Owner: Cara and Allan Farquhar

Project description: To partially demolish a building limited to the detached structure and wall built ca. 1960-1970. (Previous HARB Certificate of Demolition (Partial) approval under F2020-0076 expired)

Architectural Style:	Post World War II	Florida Master Site File:	SJ01928
National Register:	St. Augustine Town Plan Historic District	Construction date:	-House: ca. 1887 -COD Structure: ca. 1960-1970
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1997500000		
Agenda Item:	5(a)	Previous Action(s):	F2017-0175 F2020-0076

STAFF SUMMARY AND ANALYSIS:

1. This is a Certificate of Demolition (COD) Application for partial demolition on the property including the detached structure and wall ca. 1960-70 to the rear or west of the house at 272 St. George Street. To the front, the two and one-half story residential Queen Anne style building is located on the east side of St. George Street, in the Historic Preservation One (HP-1) Zoning District,and is contributing to the St. Augustine Town Plan National Historic District.
2. A COD for partial demolition (F2020-0076), which has since expired, was previously approved at the July 2020 HARB meeting while under different owners, with the finding that the structure was outside of the period of significance for the Historic District and was not a contributing building, with a condition to make a good-faith effort to salvage the existing wood door.
3. Located at the end of a long drive to the north of the house, the one-story concrete block building with a linear orientation has a low flat roof, wide overhanging eaves with exposed rafters, a wood door, and ties into the rear concrete block wall which continues the horizontal line delineation that is accented with two rows of blocks with a lattice design in the upper courses.
4. The detached concrete masonry unit building is estimated to have been built between the 1960s and 1970s, outside the significance of the St. Augustine Town Plan National Register District, and replaced wood framed outbuildings that were in the same location over the house's history. Sanborn Maps dated 1893 and 1899 show wood framed outbuildings at the northwest corner of the property, one with a larger square footprint that was a one-story stable and the other, a rectangular building labeled in 1893 as a carriage house. Maps from 1917 show two wood framed outbuildings with similar sized rectangular footprints, including a one story building labeled "auto." Starting on the 1924 Sanborn map and through the maps corrected to 1960, the second building, which is one and one-half stories and touching the northwest property lines, is labeled as shed. A concrete block building labeled as storage is later visible in the currently existing area, with a wood framed garage in the area of the shed in the 1965 revised version. (On the revised 1960 and 1965 maps, the primary building fronting St. George is labeled as Magnolia Inn with six apartments.)
5. A replacement design for a two car garage were submitted and also being heard at the July 21, 2022 HARB meeting under with the Certificate of Appropriateness application HP2022-0047.
6. Located in archeological zone IB, demolition could meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance (e.g., if disturbance impacts exceed 100 square feet). Archaeological monitoring of the demolition or the minimization of ground disturbance (i.e., no excavation of subsurface foundations) is recommended. Future rebuilding activities may require archaeological review and testing as outlined in the Archaeological Preservation Ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP, a previous HARB review and COD approval (F2020-0076), and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Partial Demolition** for the one story detached structure **at 272 St. George Street** because it is not a local landmark or otherwise designated as a historic building, with the following condition:

1. For any salvagable historic materials such as the wood door and 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.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. To partially demolish a detached building and wall built ca. 1960-1970, located to the rear at the northwest corner of the property.

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 detached structure proposed for demolition is estimated to have been built ca. 1960 -1970 and is more than 50 years old. It is located within the Historic Preservation One (HP-1) Zoning District and to the rear of a ca. 1887 residential building that is a contributing building in the St. Augustine Town Plan National Register Historic District and recorded in 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. Yes, the building is in the Historic Preservation One (HP-1) Zoning District.

2. The contribution of the structure to the mass and scale of the streetscape. The small, one-story building is to the rear of a two and one-half story residential building, at the north property line, and has a large set back from the street. The building has a small mass and scale in comparison to the primary building and others along the streetscape.

3. The impact of the loss of the structure on the streetscape. Not a significant building typology, so will not have a significant individual impact to 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 were submitted under application HP2022-0047 for a replacement two car garage structure, with wood siding and a gable roof, which will be larger in scale and be more visible from the street. Designs for a replacement fence or wall were not included, but will be required if one is proposed.

5. The historical or cultural merit of the structure. The detached building proposed for demolition is outside the period of significance of the St. Augustine Town Plan National Register Historic District and not individually listed in the Florida Master Site File. No evidence was discovered that the detached building is the work of a master or that the detached building has historical significance.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic, is not a primary structure, and is located to the rear of the property.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The detached building is an example of the Post-World War II style. The concrete block building is not unusual or particularly unique.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** This is not a typical garage or outbuilding style, but is not the last surviving example of its style, type of architecture or method of construction.

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 block building proposed for demolition does not have a unique style or characteristics that would be difficult to reproduce.

10. ***The justification for the proposed demolition.*** The applicant indicated demolition was desired to proceed with the revised design of a two car garage proposed at the northwest corner of the property under application HP2022-0047

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
3. Sanborn Maps
4. Order and minutes for Previoulsy Approved COD dated July 15, 2020

STAFF PHOTOGRAPHS
272 St. George Street





Front (east) Elevation of Queen Anne House (ca. 1887)

STAFF PHOTOGRAPHS
272 St. George Street





Front (east) Elevation of residential building

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STAFF PHOTOGRAPHS
272 St. George Street



Garage at end of driveway



STAFF PHOTOGRAPHS
272 St. George Street





STAFF PHOTOGRAPHS
272 St. George Street



Concrete block storage building and rear wall proposed for demolition

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STAFF PHOTOGRAPHS
272 St. George Street





Concrete block storage building and rear wall proposed for demolition

STAFF PHOTOGRAPHS
272 St. George Street





Project area at end of driveway

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STAFF PHOTOGRAPHS

Taken for July 2020 COD Application

272 St. George Street





Front Façade / East Elevation of Queen Anne House (ca. 1887)

STAFF PHOTOGRAPHS
Taken for July 2020 COD Application
272 St. George Street





Looking west to ca. 1960-1970 detached structure proposed for demolition and to northwest corner of property, the area of proposed garage

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STAFF PHOTOGRAPHS
Taken for July 2020 COD Application
272 St. George Street





East Elevation of ca. 1960-1970 detached structure and looking to northwest corner of property

STAFF PHOTOGRAPHS
Taken for July 2020 COD Application
272 St. George Street





Northeast Elevations of ca. 1960-1970 detached structure: looking southwest

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1928 1009==

Site Name: Magnolia Inn/Hibbard Cottage 830== Survey Date: 7808 820==

Address: 272 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 38 (block) 9 (lot) 868==

868==

Owner of Site: Name: Peterson, Ralph S. & Phyllis J. ;

Address: 272 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469900 (easting) 3306245 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: C.+1887 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Queen Anne 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1, 3/1, awning (metal), DHS multipane/1 attic louver 942==

Foundation: Concrete block wall 942==

Roof Type: Gable intersecting 942==

Secondary Roof Structures: Bay, flat tower, dormer, hip 942==

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

Chimney Location: Ridge, offset 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Turned spindle posts, frieze work, decorative windows 882==

Quantitative Data: (950-954)

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

Other: House originally had a tower-flattened over the years 956==

Surroundings: Mixed Residential/Institutional 864==

Relationship to Surroundings: Residential building diagonally across the street from a school. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Archaeology, Religion, Literature, Tourism, Banking, Social Reform. 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Queen Anne Style residence at 272 St. George Street was constructed about 1887. It originally had an open tower on the south side, which was removed and flattened in the early 20th century. It is one of a small number of surviving Queen Anne "cottages" from the Flagler Era in St. Augustine. Distinctive architectural features include ornamental windows in different shapes, turned wood porch posts, frieze work, and X-pattern balustrade. An early 20th century postcard shows that the main body of the house was painted in a light color. The trim, contrasting darker color. The postcard also shows that there was a second story open porch on the front between the tower and gable sections. This porch has since been enclosed. The loss of the porch and tower have unbalanced the house from its original appearance. There were two original outbuildings to the west of the house: a wood shed and a carriage house.

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

HISTORY

This section of the walled colonial city was first occupied in the 17th

(over)

V. BIBLIOGRAPHY

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

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

century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

The land where 272 St. George Street stands was purchased in 1869 by John P. Howard, a wealthy New York hotel man who was a winter resident and large landowner in St. Augustine.(3) This, along with other Howard properties, was transferred in 1880 to Amos C. Spear of Burlington, Vt., a relative by Marriage.(4)

The 1885 Birds-Eye View Map of St. Augustine shows this lot vacant. Just to the north stood the old Presbyterian Church, which was demolished in the 1890's.

In 1886 Spear sold the property to Curtis A. Hibbard, also of Burlington Vt. The sale price of $12,000 would indicate that the house had probably been constructed by the time.(5) If not, it certainly went up shortly thereafter. Following the disastrous fire in the downtown area in 1887, an advertisement for slate roofing appeared in the St. Augustine Press, noting:

> "The attention of parties intending to rebuild is called to this excellent fire proof roofing material as seen on the Lyon Building and C.H. Hibbard's residence."(6)

Hibbard, while he was in St. Augustine, worked for the dry goods firm of Sabin, Abbott and Company.(7) Hibbard sold the house in 1897 to Mollie H. Pease of Burlington, Vt., who was a relative and heiress of the Spear family.(8)

Apartments in the "Hibbard Cottage," as it was called, were rented out to winter guests during the Flagler era. In 1897 the Tatler, the society newspaper of time, reported:

"Miss Jean Morrison Van Keuren of Peekskill-on-the-Hudson, who is a guest of the Hibbard House, has been coming to this city for a number of years, enjoying its climate and out door life."(9)

Some of the guests returned year after year. The Tatler, reported in 1899:

"Mrs. Mary Ware and her niece, Miss Chandler, of Boston, are domiciled at the Hibbard Cottage, on St. George Street, where they have charming departments."(10)

They had stayed there in 1898 as well. And in 1900 it was announced:

"Mrs. Mary Ware and her niece, Miss Chandler, of Boston, have returned to their winter home at the Hibbard Cottage, South St. George Street."(11)

In 1901 it was reported:

"The friends of Mrs. Mary Ware will regret to learn that owing to ill health she will be unable to come South this season. She has had a severe illness, but is improving. There are few women who can look back upon a life so profitably spent as she. She was one of first to agitate separate prisons for women, and was instrumental in securing them in her native State--Massachusetts. She was at the head of a board of women who acted as prison inspectors there, accomplishing great good for members of her sex. This is only one of the many good works that she may now look back upon."(12)

In 1902 it was reported:

"Mr. and Mrs. Oliver Clyde Fuller, of Milwaukee, have taken the Hibbard Cottage on South St. George Street and are domiciled therein, and rapidly adapting themselves to the delightful life here. They are by no means strangers, as they have spent their winters in Florida for twenty years, making frequent visits here, sometime long ones. Both Mr. and Mrs. Fuller are members of the St. Augustine Golf Club. Mr. Fuller came on from Millwaukee to spend Christmas with his family, business preventing his spending the entire winter here. Mrs. Fuller is a gentlewoman of the charming personality, bright and entertaining and so youthful in appearance that it is difficult to believe her the mother of the two winsome young girls who are her constant companions. Although still in the schoolroom they are occasionally permitted to attend dances and teas and are accomplished with great charm of manner and personal beauty. Miss Edythe, the elder, is an expert golfer, who

has carried off the honors in many a contest on the links at Tampa, Kissimmee and other resorts.

"There are in addition a number of very bright, clever young people in the Fuller household, who are very popular with the quite young folk of the city."(13)

Mollie Pease, who had acquired the Hibbard Cottage in 1897, sold it in 1904 to Mrs. Mary Frazer.(14) The price for the house and furnishings was $8,000. Mrs. Frazer was the manager of the Valencia Hotel, located one door to the south at 276 St. George Street. At her death the property passed to her daughter, Elizabeth Frazer White. She had briefly served as proprietor of the Valencia Hotel after her mother's death. Then she married Reginald White, who rose from bookkeeper to Vice President of the First National Bank of St. Augustine--and also served as treasurer of the Board of Trade and its successor, the Chamber of Commerce.

After his dealth in 1930, Mrs. White served as superintendent of the St. George Street Nursery School, and also rented out rooms in the house.

One of the boarders was novelist Marjorie Kinnan Rawlings' "Aunt Ida" Tarrant. Among the Marjorie Kinnan Rawlings Papers at the University of Florida Library, there are many letters addressed to and from 272 St. George Street.

Mrs. White owned the house until 1950. She is remembered today with memorial cross on the grounds of Trinity Episcopal Church, where she and her husband had long been prominent members.

The purchaser of the property in 1950 was Martin Firestone.(15) Who made some modifications in the building and operated it as the Magnolia Inn. His wife Helen continued to operate it until her death by suicide in 1965.

In 1966 it was purchased by Ralph and Phyllis Peterson, who operates Peterson's Bakery on King Street in St. Augustine. They reconverted some of the interior features to make it serve as a family residence.(16)

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3. St. Johns County Courthouse, Deed Book R, p. 544.
4. Deed Book Z, p. 117.
5. Deed Book HH, p. 471.
6. St. Augustine Press, Saturday, June 18, 1887, p. 1.
7. Elliott's Florida Enclclopedia, (1889) p. 240.
8. Deed Book 1, p. 96.
9. Tatler, January 23, 1897, p. 11.
10. Ibid., January 23, 1899, p. 9.
11. Ibid., January 13, 1900, p. 14.
12. Ibid., January 19, 1901, p. 3.
13. Ibid., January 11, 1902, p. 4.
14. Deed Book 11, p. 120.
15. Deed Book 185, p. 318.
16. (Information provided by Mrs. Phyllis Peterson, Telephone interview, January 8, 1980).

☐ Original
☒ Update

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

Site #8 SJ01928
Field Date 5-19-2016
Form Date 5-19-2016
Recorder # _____

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

Site Name(s) (address if none) MAGNOLIA INN HIBBARD COTTAGE — **Multiple Listing (DHR only)** _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — **Survey # (DHR only)** _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	272		St George	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒ yes ☐ no ☐ unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐ NW ☐ SW ☐ SE ☐ NE — **Irregular-name:** _____
Tax Parcel # 1997500000 — **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: 1887 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☐ no ☐ unknown — Date: _____ — **Original address** _____
Alterations: ☒ yes ☐ no ☐ unknown — Date: early 20th — **Nature** open tower on south side flattened
Additions: ☒ yes ☐ no ☐ unknown — Date: _____ — **Nature** _____
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Queen Anne (Revival) — **Exterior Plan** Rectangular — **Number of Stories** 2-3
Exterior Fabric(s) 1. Wood/Plywood 2. Weatherboard 3. _____
Roof Type(s) 1. Gable 2. _____ 3. intersecting
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip dormer 2. Bay, Flat tower,
Windows (types, materials, etc.) DHS 1/1, 3/1, awning (metal), DHS multipane/1 attic louver, single pane casement

Distinguishing Architectural Features (exterior or interior ornaments) Turned spindle posts, frieze work, decorative windows with hinges; ornamental gable

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01928

DESCRIPTION (continued)

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

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Piers 2. continuous

Foundation Material(s): 1. Concrete Block 2. _____

Main Entrance (stylistic details) double entry with screen doors and paired wood panel doors on interior

Porch Descriptions (types, locations, roof types, etc.) one-story open front porch with turned post, x detailing in rail, under a hip roof

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

Narrative Description of Resource tower that was once flattened, has been reconstructed

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) would contribute to a district

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

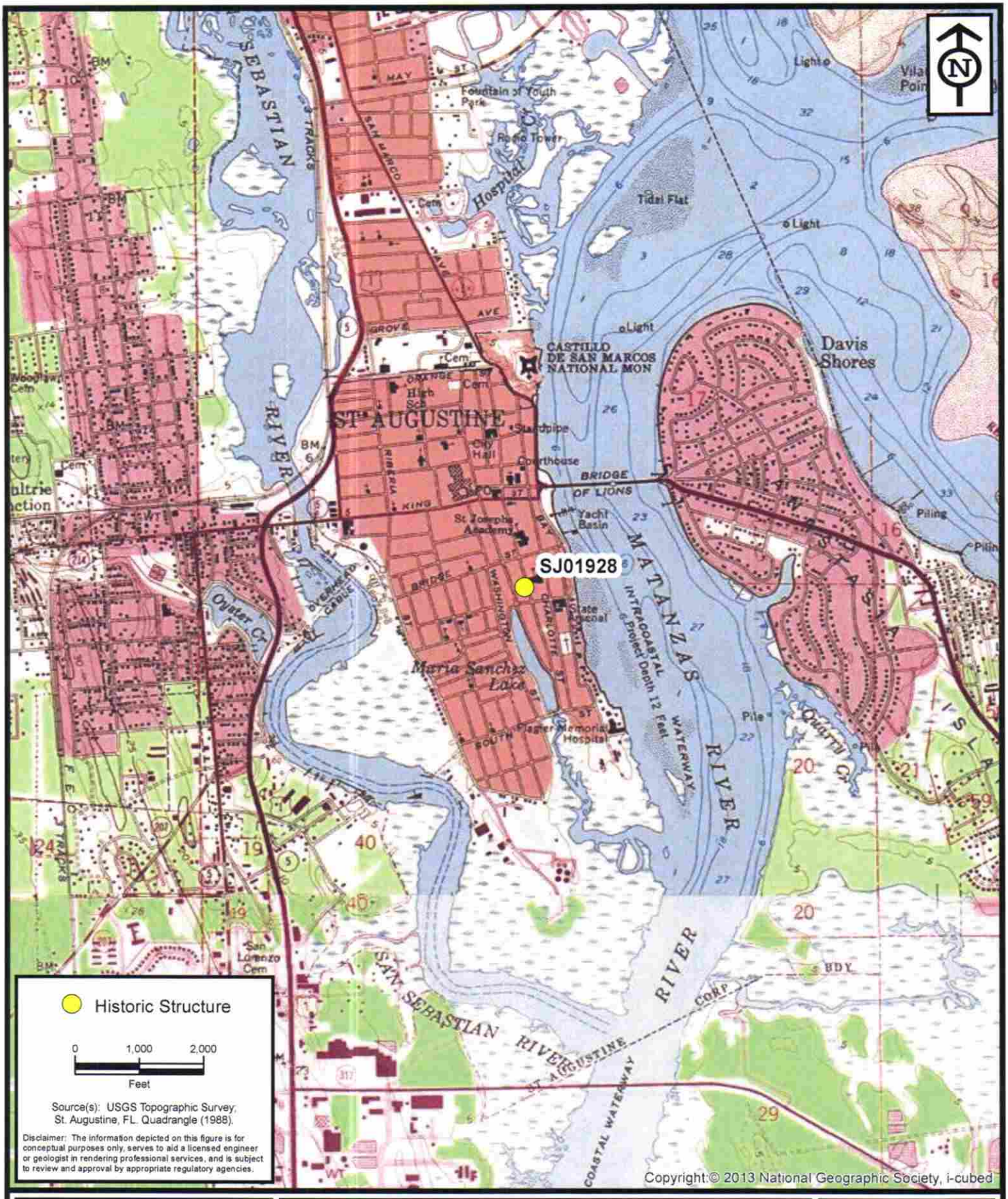
Recorder Contact Information (address / phone / fax / e-mail) 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

Project Location - SJ01928

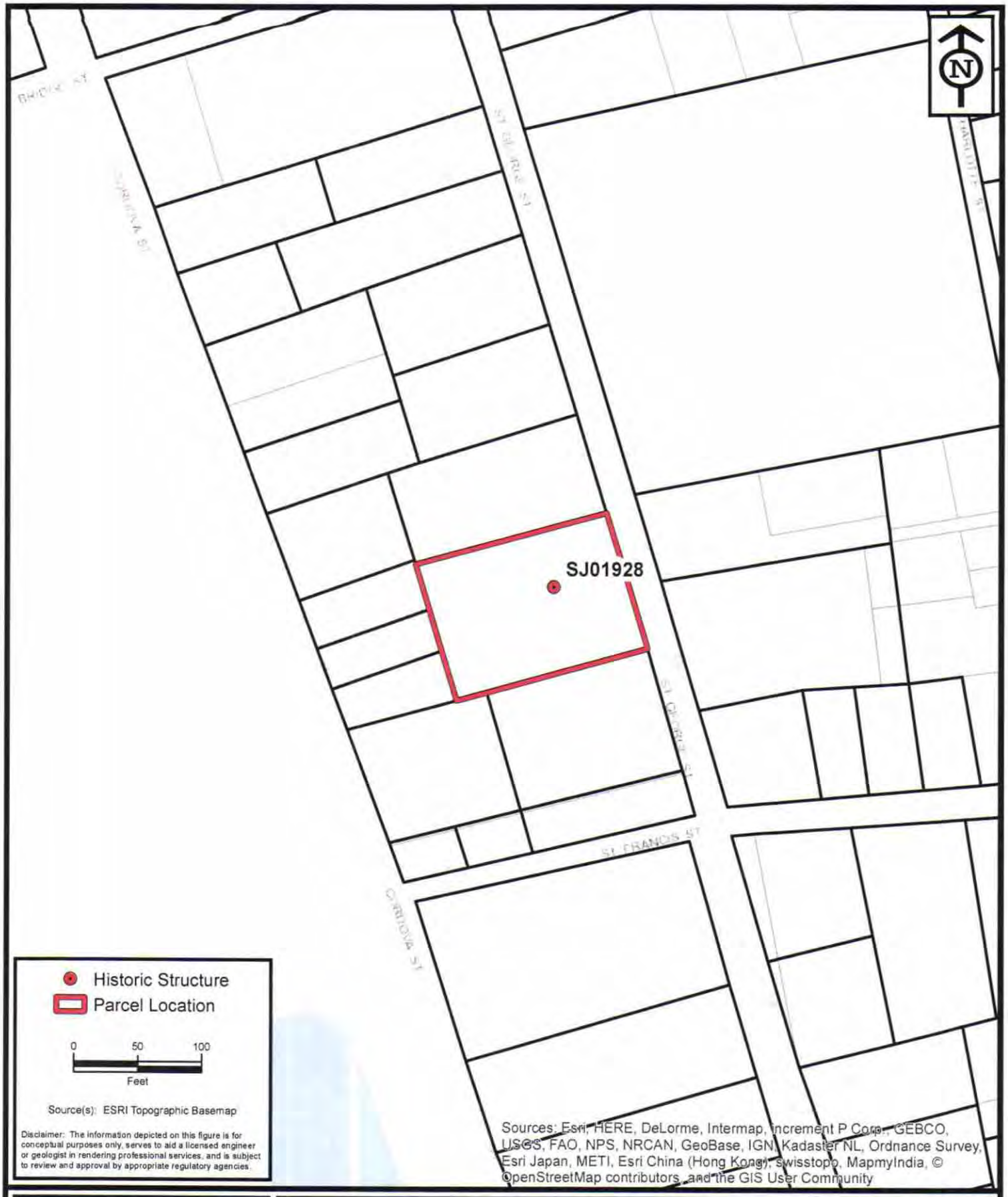
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01928\Location.mxd Date: 1/29/2016 11:19:06 AM

SJ01928



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

Parcel Location - SJ01928

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01928\Parcel.mxd Date: 2/1/2016 11:28:09 AM

SJ01928

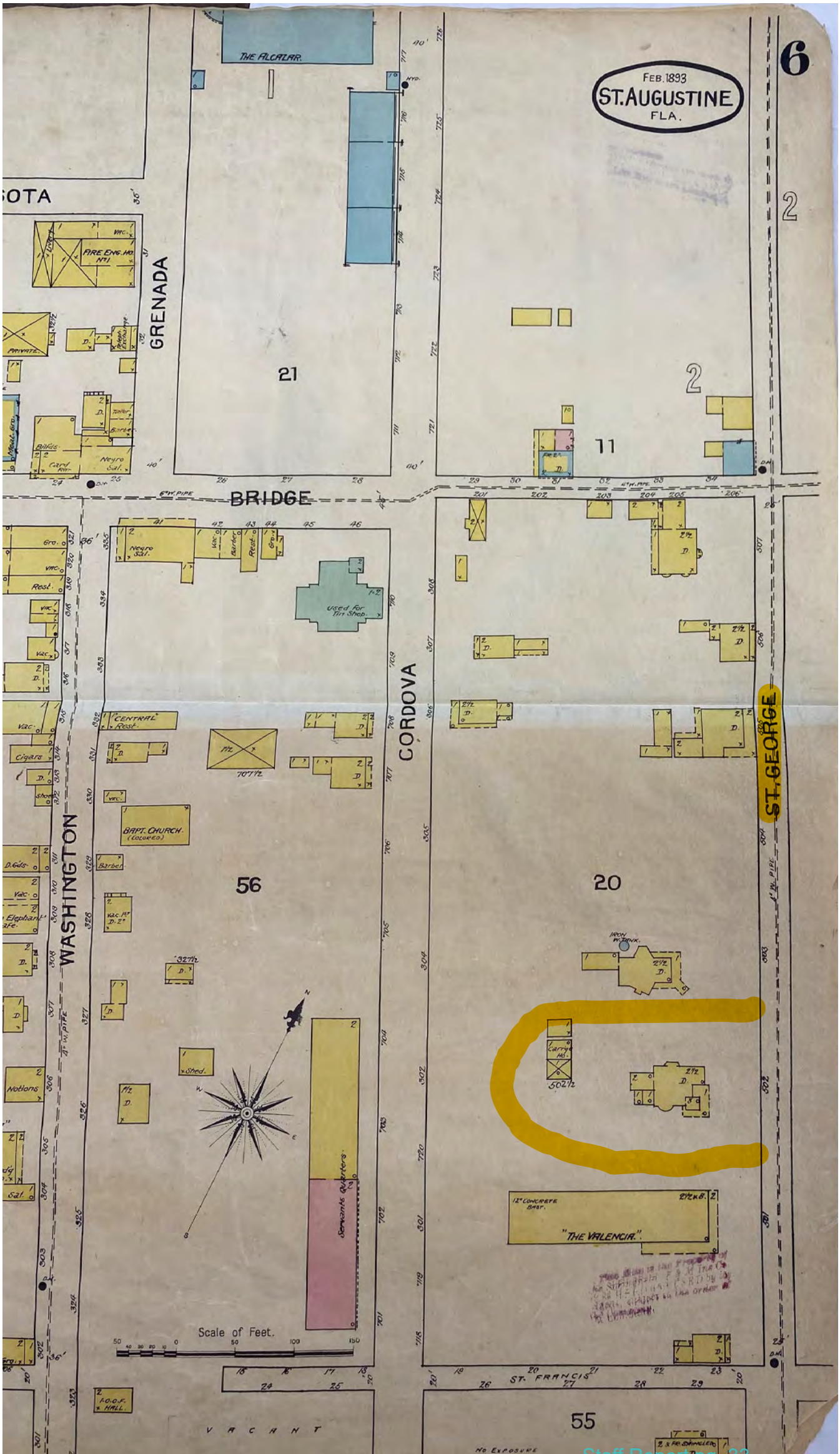



KODAK SAFETY FILM





1893 Sanborn Map: 272 St. George Street



ST. GEORGE

CORDOVA

PONCE DE LEON BARRACKS.
Servants' Quarters.

THE VALENCIA.

AUG. 1899
ST. AUGUSTINE
FLA.

8

55

5

20

4

56

ST. MARY'S BAP'T CHURCH.

WASHINGTON

BRIDGE

57

60

ST.

ONEIDA

7

58

J. A. IRWIN LIVERY.

ST. FRANCIS

PUBLIC HALL.

59

DE HAVEN

BAP'T CHURCH. (COLORED).

ST. BENEDICT

DUMAS

CRADDOCK HO.
OPEN ALL YEAR

58½

WOOD YARD

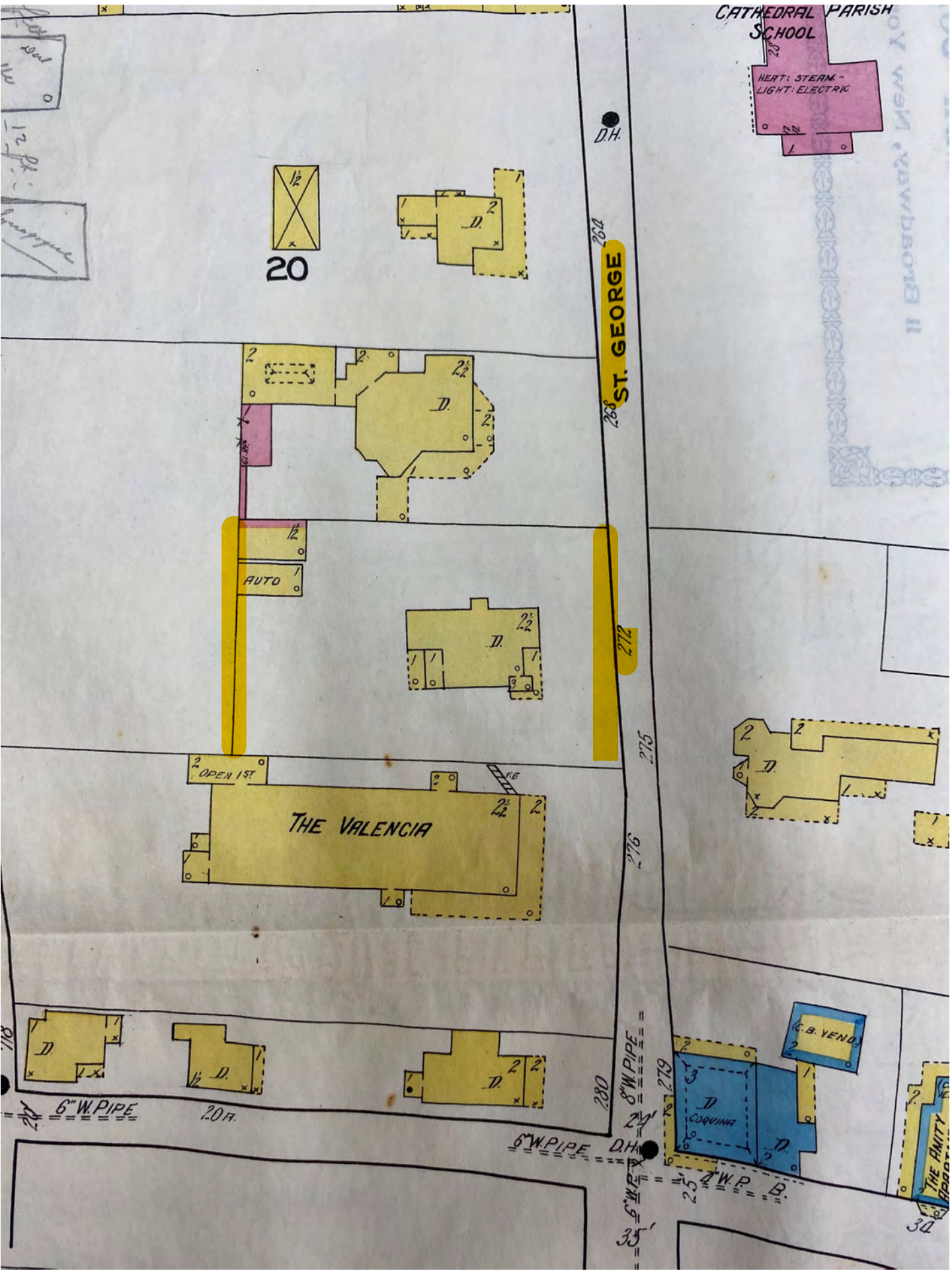
Scale of Feet.

CENTRAL AV.

9

10

1917 Sanborn Map: 272 St. George Street



10

JULY 1924
ST. AUGUSTINE
FLA.

Matanzas River
(Tide Water)

SEAWALL

BAY

MARINE

MARINE ST.

CHARLOTTE ST.

ST. GEORGE

CORDOVA

HOSPITAL ST.

BRIDGE ST.

ST. FRANCIS

ST FRANCIS ST.

Furnished Apartments

Apartments

STORAGE

CIGAR FACTORY

SHED

CURIOS

OLDEST HOUSE IN U.S.

CATHEDRAL PARISH SCHOOL
HEAT STEAM; LIGHTS ELEC

BUENA VISTA HOTEL

JEWISH SYNAGOGUE
LIGHTS-ELEC; NO HEAT

THE VALENCIA
HEAT-STEAM; LIGHTS-ELEC.

5

50

20

19

7

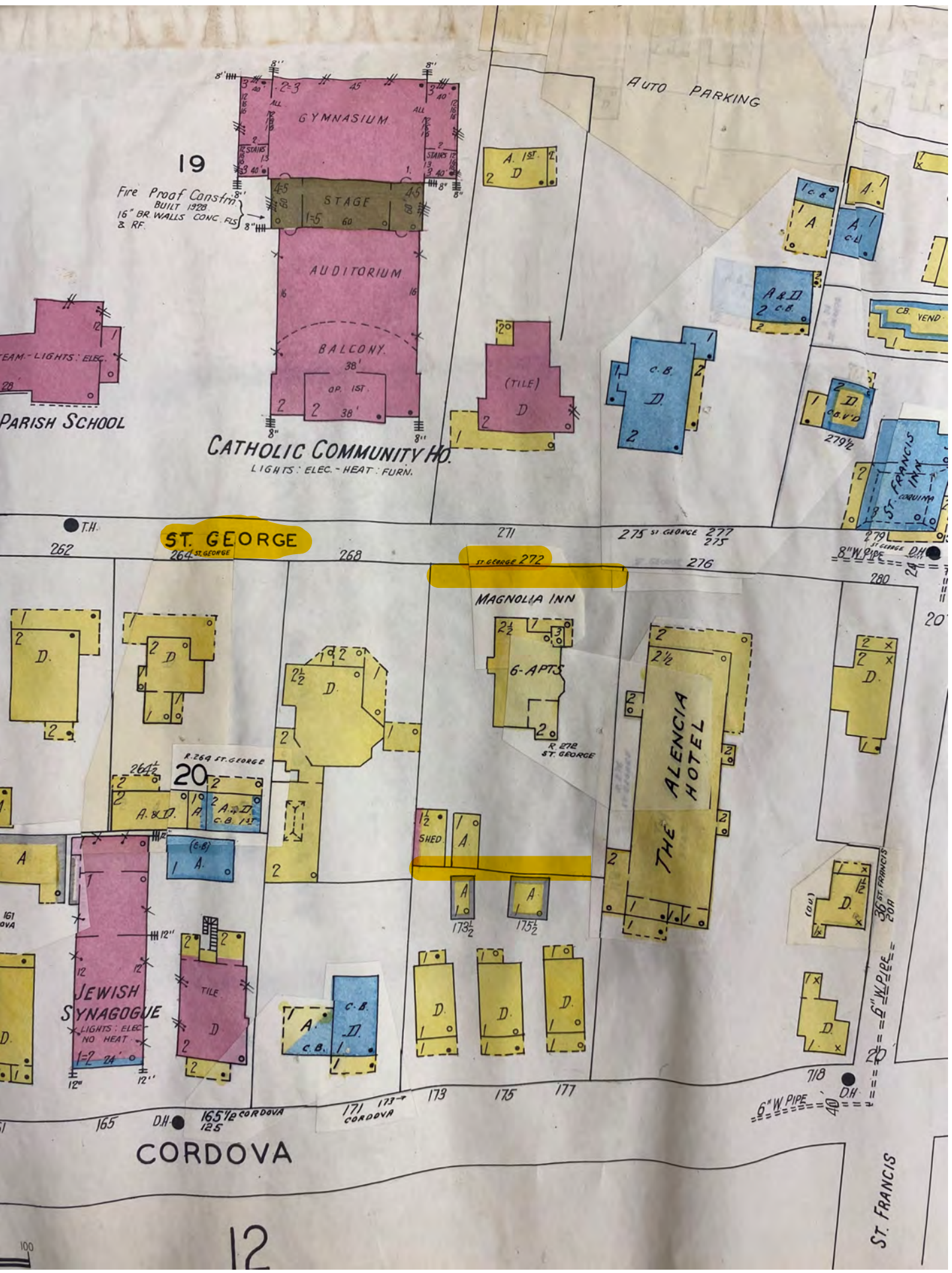
21

9

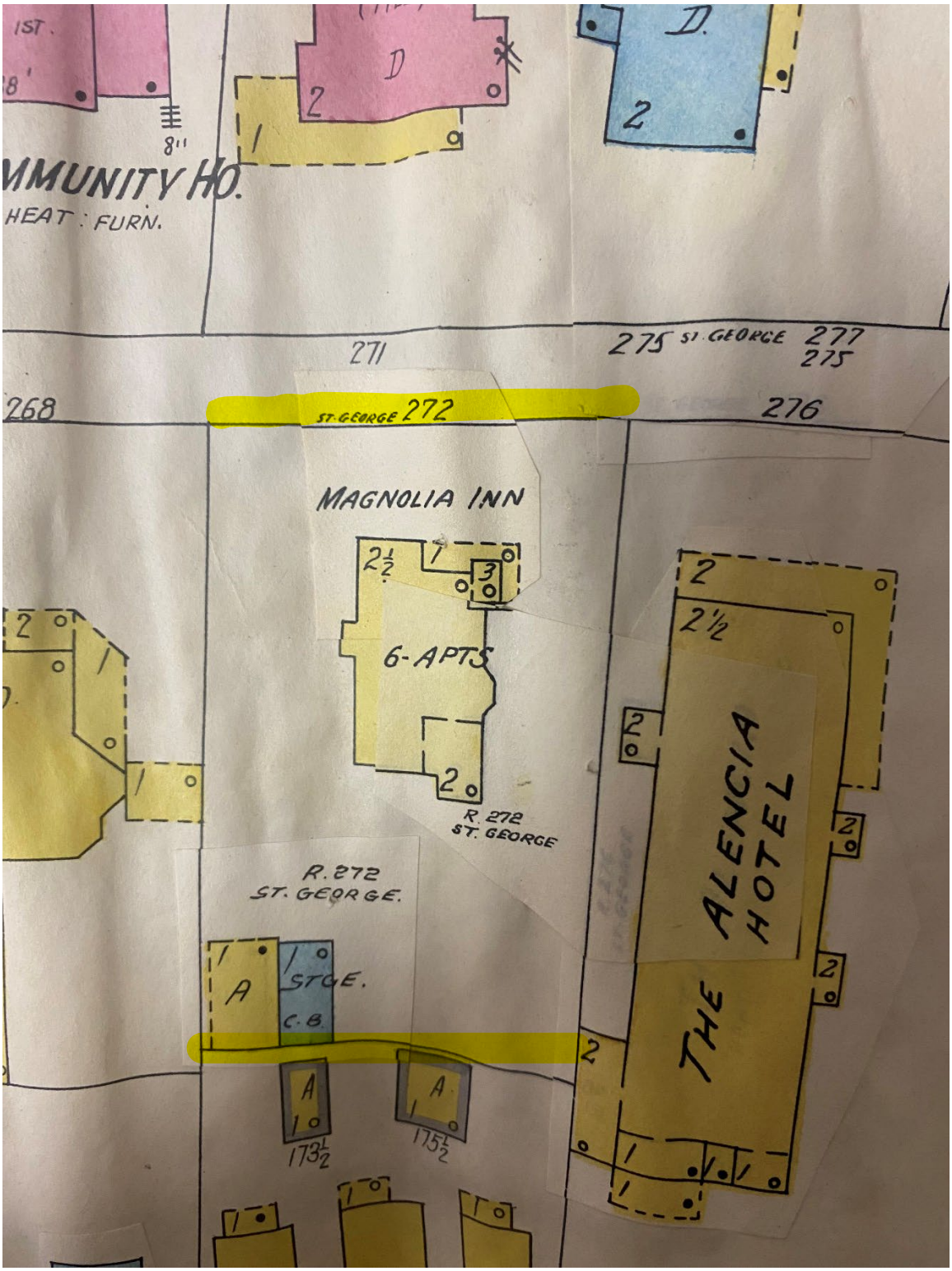
Scale of Feet.
50 40 30 20 10 0 50 100 50

Copyright 1924 by the Sanborn Map Co.

1930 Sanborn Map Revised to 1960: 272 St. George Street



1930 Sanborn Map Revised to 1965: 272 St. George Street



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.:	2020-0076
Applicant:	Les Thomas Architect
Owner:	James and Cole Wilson
Address:	272 St. George Street
Parcel Number:	1997500000

RE: Certificate of Demolition, pursuant to Section 28-89-92, City of St. Augustine Code, to partially demolish a building limited to the detached structure built ca. 1960-1970.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 16, 2020 VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT), 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 July 16, 2020 Communications Media Technology (CMT) Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation One (HP-1).
4. The above-described Certificate of Demolition is subject to Section 28-89-92 of the Code of the City of St. Augustine.
5. The applicant and agent and/or property owner signed an Acknowledgement and Waiver of Rights form for this meeting.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89-92, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to partially demolish a building limited to the detached structure built ca. 1960-1970.

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.
- With finding the building is outside the area of significance and is a noncontributing building to the historic district
- To make a good faith effort to salvage the wood door.
-

DONE AND ORDERED, at a public hearing on the 16 day of July, A.D., 2020, via Communications Media Technology (CMT), with copy on file at 75 King Street, St. Augustine, Florida.

Case No. 2020-0076 **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 [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 16th day of July, A.D., 2020.

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

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.

Ms. Wolfe read the staff report and said Based on a review of the AGHP, the previous Opinion of Appropriateness approval for the design concept and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness for changes to include ADA accessibility to front and rear porches of building and site features including landscape features, displays, lighting, and property wall with the following conditions:

1. A finding by the HARB that the tanks, pergolas, and seating features are appropriate and meet the SOIS #9 for compatible design and #10 for reversibility and are compatible with architectural style of the building such that the alteration or addition will not materially impair the architectural or historic value of the structure.
2. Applicant shall provide details regarding the elevation view of the ADA lift, light source details showing soft white light with output limited to the subject property, details for the extended wood fence, and material and finish for the pergola elements at the HARB meeting for their review and approval.
3. The second floor façade must be restored to its previous appearance with the balcony railing and columns unless a future Certificate of Appropriateness is submitted to cover any discrepancies.

Jeremy Marquis and Dustin Felix reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Resolution of staff report concerns
- Trellis in the rear would match the wood
- Hand rail on both sides may be required on front steps
- Possibility of venting the walls to allow for breezes to move through the property

MOTION

Ms. Wingo MOVED to APPROVE Certificate of Appropriateness application F2020-0074, at 46 Charlotte Street, which includes changes to the ADA accessibility to the front and rear porches and site features. The motion was SECONDED by Mr. MacDonald.

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

8. Certificate of Demolition and Partial Demolition with Related Certificate of Appropriateness

8. (a) F2020-0076 – Les Thomas Architect – Applicant
James and Cole Wilson – Owner
272 St. George Street

To partially demolish a building limited to the detached structure built ca. 1960-1970.

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 for the one story detached structure at **272 St. George Street** because it is not a local landmark or otherwise designated as a historic building, with the following condition:

1. For any salvageable historic materials such as the wood door and 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.

James and Cole Wilson and Les Thomas reviewed the application.

Ex Parte Communication:

(None)

29 certified notices were sent and 3 were returned in favor.

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

The Board discussed:

- Other than the door, the structure seemed to lack historic architectural significance
- Preference of the Board to salvage material, particularly the door

MOTION

Mr. Weaver MOVED to APPROVE Partial Demolition application F2020-0076, 272 St. George Street, due to the fact that it is a non-historic building, fall outside the period of significance in the St. Augustine Historic District with the condition that the applicant make a good-faith effort to salvage materials. The motion was SECONDED by Ms. Wingo.

There was a brief discussion regarding the demolition of accessory buildings.

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

8. (b) F2020-0070 – Les Thomas Architect – Applicant
James and Cole Wilson – Owner
272 St. George Street

To construct a new garage to replace existing detached structure built ca. 1960-1970.

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 the board can **CONTINUE** a Certificate of Appropriateness at **272 St. George Street** to allow the applicant to provide evidence that the design is compatible with the architecture and scale of a garage or detached outbuilding for that time period

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Possibility of a carriage house style rather than a garage
- Applicant's desire to have two garage doors
- Concern for the scale of the structure
- Pitch of roof was chosen to match roof pitch of the house
- Possible zoning issues due to the height of the structure which may require a variance application to the Planning and Zoning Board
- The need to see clear evidence that a garage/carriage house structure would be compatible with the style of the primary building
- Structure appeared to be a one and a half story house

Planning/Building Dept. RECEIVED
JUN 30 2022
JUN 30 2022
RECEIVED Planning/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. HP2022-0054

Receipt No. 2411613 Meeting Date July 21, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Allan and Cara Farquhar
   Business (if applicable) _____
   Address 272 Saint George St
   City Saint Augustine State FL Zip 32084
   Daytime telephone 917 885 7760 Other phone/email allan.farquhar@comcast.net
   ***Correspondence related to this application will be based on the above information
2. NAME OF PROPERTY OWNER ALLAN + CARA FARQUHAR
   Business (if applicable) _____
   Address 272 Saint George ST
   City Saint Augustine State FL Zip 32084
   Daytime telephone (required) 917 885 7760 Other phone 845 519 9348
3. PROJECT STREET ADDRESS 272 Saint George St
4. LEGAL DESCRIPTION OF PROPERTY
   Lot X Block ____ Subdivision _____ Parcel Number 1997500000
5. DATE OF CONSTRUCTION 1960-70 Source: Sanborn
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: Garage, matching fence to replace wall

RECEIVED
JUN 30 2022
Planning/Building Dept.

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.

RECEIVED
JUN 30 2022
Planning/Building Dept

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 Allan Farquhar DATE 6/30/22

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Allan Farquhar DATE 6/30/22

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME Carin Farquhar DATE 6/30/22

SIGNATURE OF 2nd PROPERTY OWNER Carin Farquhar

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.

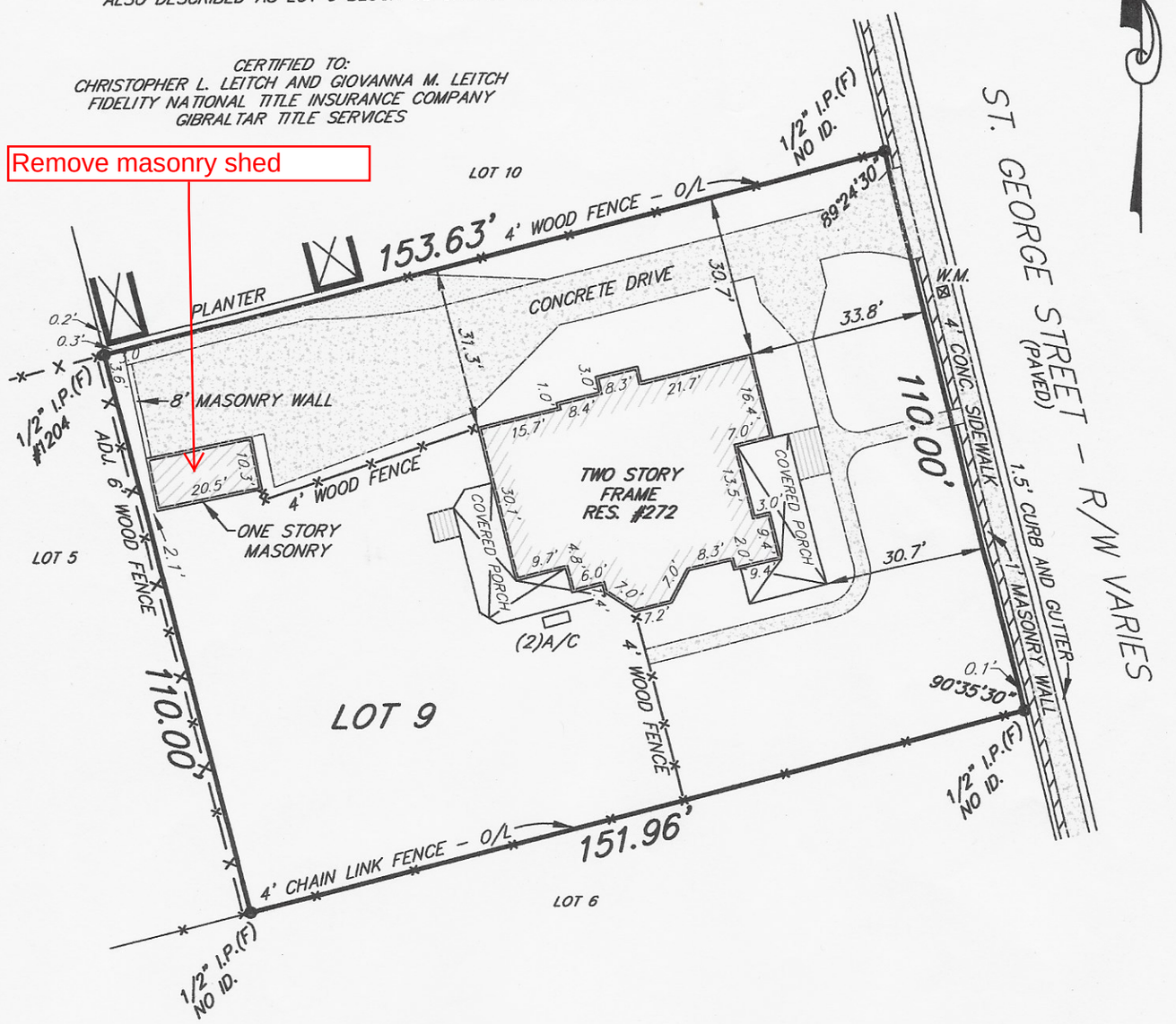
Received June 17, 2022
Planning and Building Department

MAP SHOWING SURVEY OF

BEGINNING IN THE WEST LINE OF ST. GEORGE STREET IN THE CITY OF ST. AUGUSTINE, AT A POINT 133 FEET AND 4 INCHES, NORTH FROM ITS INTERSECTION WITH THE NORTH LINE OF ST. FRANCIS STREET, RUN THENCE WESTERLY ON THE NORTH LINE OF LAND FORMERLY OWNED BY JOHN LOTT PHILLIPS, BUT NOW BY BONFIELD, 155 FEET; THENCE NORTHERLYY PARALLEL WITH THE WEST LINE OF ST. GEORGE STREET, 110 FEET, THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID BONFIELD 155 FEET TO THE WEST LINE OF ST. GEORGE STREET THENCE SOUTHERLY IN THE WEST LINE OF ST. GEORGE STREET, 110 FEET, TO THE PLACE OF BEGINNING. BOUNDED EAST BY ST. GEORGE STREET, SOUTH BY LAND ON BONFIELD WEST BY LANDS FORMERLY OF DISER BUR NOW OF BERGER, AND NORTH BY LANDS FORMERLY OF UPHAM, NOW OF BIRD AND MINIER.

ALSO DESCRIBED AS LOT 9 BLOCK 38 CITY OF ST. AUGUSTINE, FLORIDA.

CERTIFIED TO:
CHRISTOPHER L. LEITCH AND GIOVANNA M. LEITCH
FIDELITY NATIONAL TITLE INSURANCE COMPANY
GIBRALTAR TITLE SERVICES



AREA = 0.386 ± ACRES
OR 16,807 ±, sq. ft.

LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.G.V.D.	– NATIONAL GEODETIC VERTICAL DATUM	↯	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	W	– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (LANDTECH)		

GRAPHIC SCALE

30 0 15 30

1"=30'

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

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

NOTES:
- According to the Federal Emergency Management Agency FIRM Map No: 125145–0318H effective date: 07/18/2011, the property described hereon appears to lie in Zone AE 9'
- Basis of bearing structure: REFER TO SURVEY
- Basis of elevations: N.G.V.D.29

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY:	DWG. BY:
17–0837	08/10/17	1"=30'	L.L./D.C.	N.H.F.	T.P.W.

TYPE: BOUNDARY

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LANDTECH
Associates, Inc.
LAND SURVEYOR'S
4475 U.S. HIGHWAY #1 SOUTH SUITE 202
ST. AUGUSTINE, FLORIDA 32086
(904) 471–6877 FAX (904) 471–6876

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

NICHOLAS H. FRANKLIN, P.L.S. #4620
FOR LANDTECH AND ASSOCIATES L.B. #7537



272 St George Street existing home



272 St George Street driveway side



Existing rear shed and wall to be removed



Existing rear shed and wall to be removed



Existing Columns (rear porch)



Existing window detail (exterior)



Existing window detail (interior)

Instr #2021018354 BK: 5183 PG: 613, Filed & Recorded: 2/18/2021 1:48 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $9,275.00

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
1525B The Greens Way, Suite 200
Jacksonville Beach, Florida 32250
File No. 20-0273

General Warranty Deed

Made this 17 day of February, 2021, by James Don Wilson, II, aka James Wilson II, aka Jamie Wilson and Collette Elizabeth Wilson, aka Collette E. Wilson, aka Cole Wilson, fka Collette Elizabeth Brown, as husband and wife, individually and as Trustees of The Wilson 5 Family Trust u/a/d June 3, 2015, hereinafter called the grantor, to **Cara Farquhar and Allan Farquhar, wife and husband,** whose post office address is: 171 South White Rock Road, Holmes, New York 12531, hereinafter called the grantee:

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

COPY

Witnesseth, that the grantor, for and in consideration of the sum of $1,325,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Johns** County, Florida, viz:

BEGINNING IN THE WEST LINE OF ST. GEORGE STREET IN THE CITY OF ST. AUGUSTINE, AT A POINT 133 FEET AND 4 INCHES, NORTH FROM ITS INTERSECTION WITH THE NORTH LINE OF ST. FRANCIS STREET, RUN THENCE WESTERLY ON THE NORTH LINE OF LAND FORMERLY OWNED BY JOHN LOTT PHILLIPS, BUT NOW BY BONFIELD, 155 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF ST. GEORGE STREET, 110 FEET, THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID BONFIELD 155 FEET TO THE WEST LINE OF ST. GEORGE STREET; THENCE SOUTHERLY IN THE WEST LINE OF ST. GEORGE STREET, 110 FEET, TO THE PLACE OF BEGINNING. BOUNDED EAST BY ST. GEORGE STREET, SOUTH BY LAND ON BONFIELD WEST BY LANDS FORMERLY OF DISER BUR NOW OF BERGER, AND NORTH BY LANDS FORMERLY OF UPHAM, NOW OF BIRD AND MINTER ALSO DESCRIBED AS LOT 9, BLOCK 38, CITY OF ST, AUGUSTINE, FLORIDA.

Parcel ID Number: **199750-0000**

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

Subject To taxes subsequent to December 31, 2021, covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in our presence:

Witness Printed Name D Marshall Bailey

James Don Wilson, II, aka James Wilson II, aka Jamie Wilson, individually and as trustee of The Wilson 5 Family Trust u/a/d June 3, 2015 (Seal)

Address: 272 Saint George Street
St Augustine, Florida 32084

Witness Printed Name Nancy A McAlum

Collette Elizabeth Wilson, individually and as trustee of The Wilson 5 Family Trust u/a/d June 3, 2015 (Seal)

COPY

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 11 day of February, 2021, by James Don Wilson, II, aka James Wilson II, aka Jamie Wilson and Collette Elizabeth Wilson aka Collette E. Wilson, aka Cole Wilson, fka Collette Elizabeth Brown, husband and wife, individually and as Trustees of The Wilson 5 Family Trust u/a/d June 3, 2015 who produced a driver's license as identification.

Notary Public

NANCY A. MCALUM
MY COMMISSION # HH 022347
EXPIRES: August 28, 2024
Bonded Thru Notary Public Underwriters

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

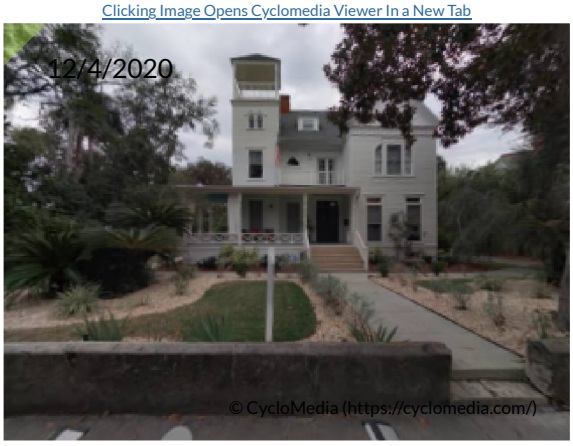
Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1997500000
Location Address	272 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 9 BLK 38 OR5183/613 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.390
Homestead	Y

Owner Information

Owner Name	Farquhar Cara,Allan 100% Farquhar Allan 100%
Mailing Address	272 ST GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2022
Building Value	$660,569
Extra Features Value	$1,296
Total Land Value	$583,722
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,245,587**
Total Deferred	$0
Assessed Value	**$1,245,587**
Total Exemptions	$50,000
Taxable Value	**$1,195,587**

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

Historical Assessment Information

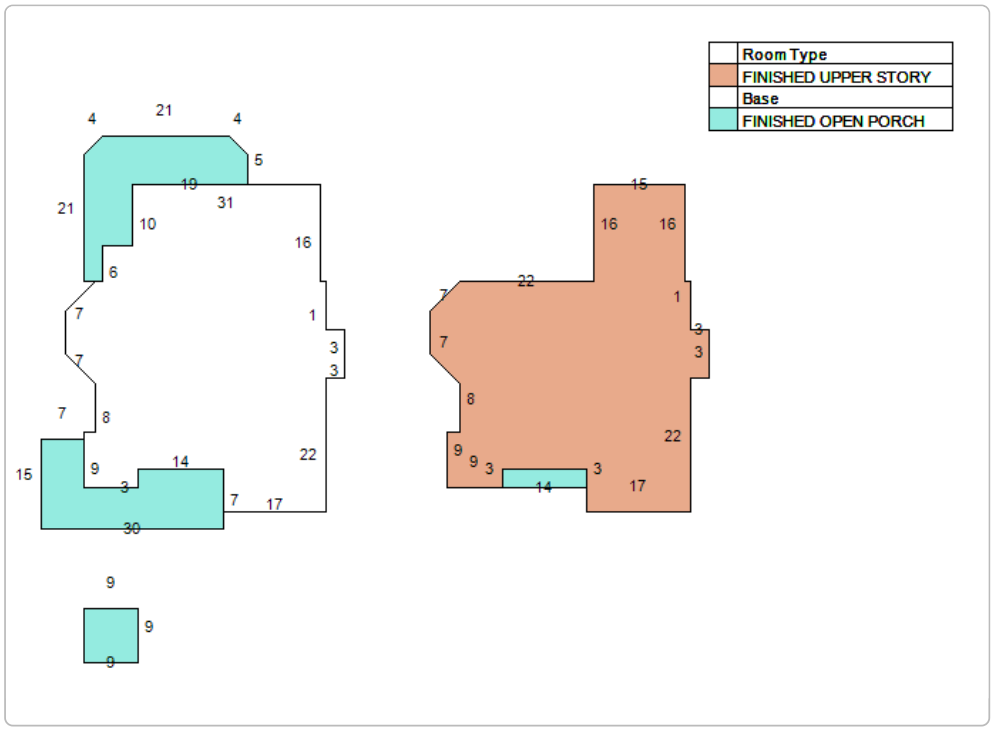
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$580,249	$1,321	$521,180	$0	$0	$1,102,750	$1,102,750	$0	$1,102,750
2020	$568,347	$1,346	$436,205	$0	$0	$1,005,898	$878,114	$177,784	$828,114
2019	$420,829	$1,337	$436,205	$0	$0	$858,371	$858,371	$50,000	$808,371
2018	$426,366	$1,361	$436,205	$0	$0	$863,932	$863,932	$50,000	$813,932
2017	$249,500	$3,621	$436,205	$0	$0	$689,326	$484,017	$255,309	$434,017
2016	$259,285	$3,621	$396,550	$0	$0	$659,456	$474,062	$235,394	$424,062
2015	$242,158	$3,621	$305,910	$0	$0	$551,689	$470,767	$130,922	$420,767
2014	$188,091	$3,621	$275,319	$0	$0	$467,031	$467,031	$50,000	$417,031
2013	$194,691	$3,621	$275,319	$0	$0	$473,631	$473,631	$50,000	$423,631
2012	$197,991	$3,621	$275,319	$0	$0	$476,931	$476,931	$50,000	$426,931
2011	$204,590	$3,621	$305,910	$0	$0	$514,121	$514,121	$50,000	$464,121
2010	$207,890	$3,621	$339,900	$0	$0	$551,411	$551,411	$50,000	$501,411

Building Information

Building	1
Year Built	1889
Actual Area	4652
Conditioned Area	3916
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	5
Baths	4

Description	Square Footage
FINISHED OPEN PORCH	305
BASE AREA	1946
FINISHED UPPER STORY	1660
FINISHED OPEN PORCH	308
FINISHED OPEN PORCH	42
FINISHED OPEN PORCH	81
FINISHED UPPER STORY - FORCED	310
Total SqFt	4652

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building		600
Masonry Wall		696

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	110	135	110	EF	$583,722

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/18/2021	2/17/2021	$1,325,000.00	WARRANTY DEED	5183	613	Q	I	WILSON 5 FAMILY TRUST U/A/D 06-03-2015	FARQUHAR CARA,ALLAN
2/19/2020	2/4/2020	$1,175,000.00	WARRANTY DEED	4885	598	Q	I	LEITCH CHRISTOPHER L,GIOVANNA M	WILSON 5 FAMILY TRUST U/A/D 06-03-2015
8/25/2017	8/14/2017	$938,800.00	WARRANTY DEED	4426	1700	Q	I	EMERICK CHRISTOPHER G & CHRISTINA M	LEITCH CHRISTOPHER L,GIOVANNA M
	11/15/2001	$0.00	CORRECTIVE DEED	1694	138	U	I	DENT JAMES G & OSBORNE NANCY M	EMERICK CHRISTOPHER G & CHRISTINA M
	11/15/2001	$653,000.00	WARRANTY DEED	1679	155	Q	I	DENT J GREG & OSBORNE NANCY M	EMERICK CHRISTOPHER G & CHRISTINA M
	3/27/1998	$0.00	WARRANTY DEED	1309	1325	U	I	BRYANT BONNY	DENT J GREG & OSBORNE NANCY M (H/W)
	3/27/1998	$0.00	WARRANTY DEED	1309	1323	U	I	PETERSON DENNIS	DENT J GREG & OSBORNE NANCY M (H/W)
	3/26/1998	$0.00	WARRANTY DEED	1309	1327	U	I	PETERSON CHARLENE,GARY & BAKKE KAROLEE ETAL	DENT J GREG & OSBORNE NANCY M (H/W)
	3/26/1998	$215,200.00	WARRANTY DEED	1309	1321	U	I	PETERSON PHYLLIS J ESTATE BY C0-PERS REPS	DENT J GREG & OSBORNE NANCY M (H/W)
	8/7/1997	$0.00	OTHER INSTRUMENT	1258	1598	U	I	PETERSON PHYLLIS J (DECEASED 5/30/97)	PETERSON PHYLLIS J ESTATE

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 21, 2022, Meeting



Application HP2022-0046 Address: 155 Cordova Street

Applicant: Gabriel Wicks

Property Owner: Gabriel and Megan Wicks

Project description: To replace the existing asbestos roof shingles with metal panels.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00660
National Register:	St. Augustine Town Plan NR District: Contributing	Construction date:	c. 1865-1884
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1996000000		
Agenda Item:	6(a)	Previous Action(s):	COA 2003-0590 COA 2004-1156

STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of Cordova Street one lot south of Bridge Street, this Frame Vernacular residential building was constructed between 1865 and 1884 and contributes to the St. Augustine Town Plan National Register Historic District.
2. The applicant is requesting to replace the existing diamond-shaped asbestos roof shingles with metal roof panels.
3. A home inspection assessment of the existing roof provided by the applicant indicates some damage to the existing asbestos shingles as well as the potential for water damage if not addressed.
4. Photographic examples of the proposed replacement material, and its use on a similar adjacent property were also provided by the applicant.
5. Sanborn Maps through 1924 indicate a shingle roofing material. The 1930 map, updated to 1965, indicates a non-combustible roof material such as the existing asbestos shingle.
6. The Architectural Guidelines for Historic Preservation (AGHP) recommends replacing materials with matching materials or with new materials that match the original in composition, size, shape, color and texture.
7. Pre-approved materials noted in the AGHP for Frame Vernacular buildings include the Galvalume or galvanized steel 5-V crimp, unpainted metal roof proposed by the applicant. While, this material would not match the existing roof material in composition, size, shape, color, or texture it does match the roof section of the AGHP's list of common materials for Frame Vernacular structures built from 1845 to about 1920 which includes metal, corrugated metal, or metal novelty shingles.
8. Fiberglass architectural shingles in medium to dark gray or brown, which may more closely match the existing material, are only pre-approved for Frame Vernacular structures built after 1920.
9. Clarification is needed to determine whether the two existing brick chimneys on the south roof slope are being retained. A Certificate of Demolition approval for partial demolition is required for removal of the chimneys.

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 155 Cordova Street**:

1. **APPROVE** the application with the finding that the proposed metal roof panels meet Secretary of the Interior's Standards for Rehabilitation number 9 as a compatible contemporary material that is a listed pre-approved material for the building's architectural style and time-period; OR,
2. **CONTINUE** the application to allow the applicant time to consider an alternative roof material that more closely matches the existing or historic roof material in composition, size, shape, color, and texture.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing asbestos roof material
2. Install metal 5v crimp galvalume panels.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Pre-Approved Guidelines

1. Roofing material: If photographic or physical evidence can be shown that another roofing material had previously existed on a building, that same material can be pre-approved [otherwise the pre-approved roofing material guidelines are as follows]:
   - Galvalume or galvanized steel 5-V crimp, unpainted metal roof (such as Dallas Metal Products, model DMP 5-V crimp with 3/8 inch ribs and 24 inch coverage in the Galvalume Mill finish) for Frame Vernacular and Masonry Vernacular buildings with pitched roofs
   - Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the 'Patented Galvanised Iron' roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings for Frame Vernacular and Garage Apartment buildings.
   - Fiberglass architectural shingles in medium to dark gray or brown colors for Frame Vernacular buildings constructed after 1920 and all Masonry Vernacular buildings.

Architectural Styles and Periods

Frame Vernacular

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.

New Construction

Materials

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

Roofs and Roofing

Do...

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

Don't...

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

Post-1821

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

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
155 Cordova Street





STAFF PHOTOGRAPHS
155 Cordova Street





STAFF PHOTOGRAPHS
155 Cordova Street





STAFF PHOTOGRAPHS
155 Cordova Street





STAFF PHOTOGRAPHS
155 Cordova Street





Context Photographs

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 660 1009==

Site Name: 155 Cordova Street 830== Survey Date: 7808 820==

Address: 155 Cordova Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 38 (block) 2 (lot) 868==

868==

Owner of Site: Name: Wehking, Steven H. & Bonnie ;

Address: 22 Poinciana Avenue

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469810 (easting) 3306370 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1884 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood weatherboard, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: Brick piers, stuccoed 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches, bay 942==

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond shape) 882==

Ornament Exterior: Decorative porch railing, square wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Medicine, Women, Railroads, Communications 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 155 Cordova Street was constructed between 1865 and 1884, and is one of the oldest houses in this area. The original wood siding has been kept intact. There is a two-story open porch with a decorative balustrade and square wood posts on the front, as well as a smaller two-story open porch on the west side of the house. A bay projects from the east side.

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

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the

(over)

V. BIBLIOGRAPHY

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

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

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bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

In 1899 the house at 155 Cordova Street was the residence of Mrs. A. L. deMedicis, and in 1905, according to the Map Supplement book, the property was owned by the heirs of E. E. deMedicis, prominent dry-goods merchant in the 1880's and 1890's. The 1904 City Directory lists the residents as Mrs. Elizabeth Goodman and her daughter Florience, a dental assistant; J. G. Home, machinist at the Railroad shops; and Fred Tyler, a stenographer for the Florida East Coast Railway Company. Through the 1920's and 1930's it was occupied by Mrs. Leila Thompson (1924-1930), a widow; Mrs. Mary Pritchard; G. B. McElvery, foreman at the Railroad, and his wife Olive (1927); and Roy C. Dubbs, monotype operator for the Record Company, and his wife Lola (1930).(3)

ARCHAEOLOGY

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

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3. St. Augustine City Directory, 1899, 1904, 1907-08, 1911-12, 1924-25, 1927, 1930; D. C. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 31.

☐ Original
☒ Update

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

Site #8 SJ00660
Field Date 5-17-2016
Form Date 5-17-2016
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) 155 CORDOVA STREET — **Multiple Listing** (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — **Survey #** (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	155		CORDOVA	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 1996000000 — **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: 1884 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Apartment — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature rear entrance
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Wood siding 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Hip 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. (diamond shape)
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single, paired and triple set wood DHS 1/1

Distinguishing Architectural Features (exterior or interior ornaments) Three bay facade, entry offset to left, gabled front and bay windows, Decorative porch railing, square wood posts

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) two story, two car garage apartment, gable and hip roof with hinged garage doors

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 SJ00660

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. stucco
Structural System(s): 1. Wood frame 2. 3.
Foundation Type(s): 1. Piers 2.
Foundation Material(s): 1. Brick 2. stuccoed
Main Entrance (stylistic details) single wood door with 2 arched lights under double porch offset to left

Porch Descriptions (types, locations, roof types, etc.) double story front porch with wood deck, square wood posts supports hip roof

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

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. 3. 5.
2. 4. 6.

DOCUMENTATION

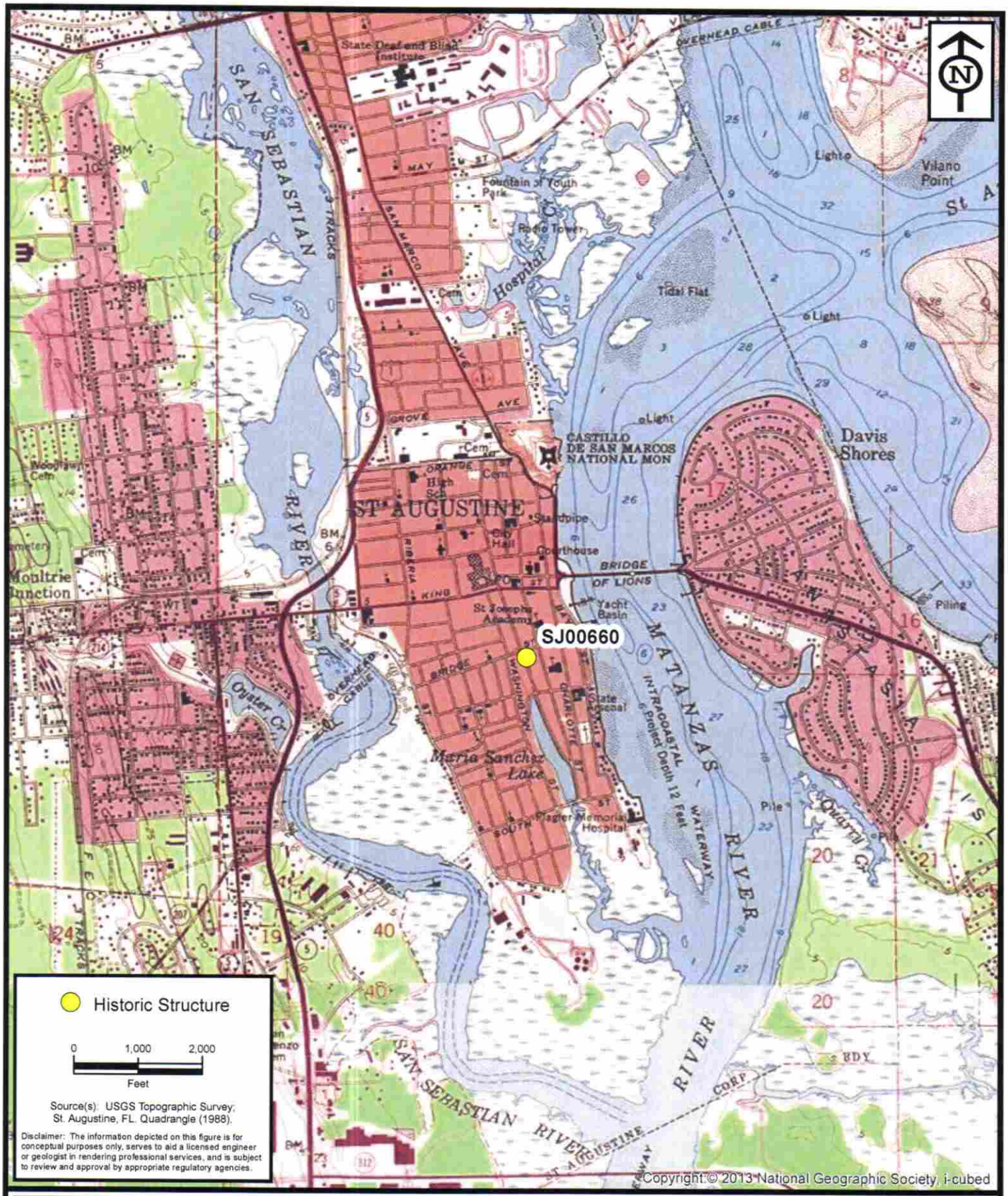
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession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

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

Project Location - SJ00660

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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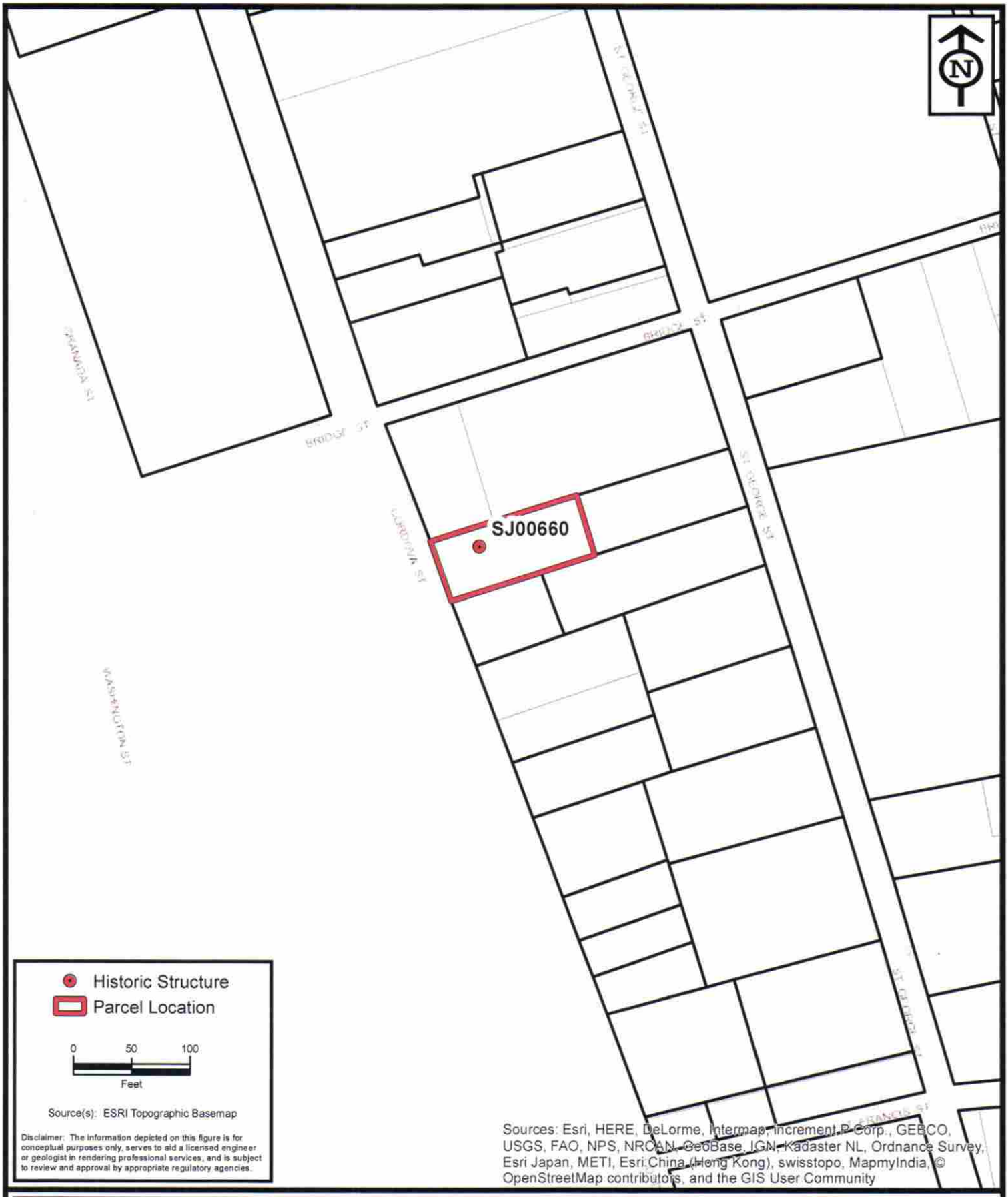

ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ00660

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

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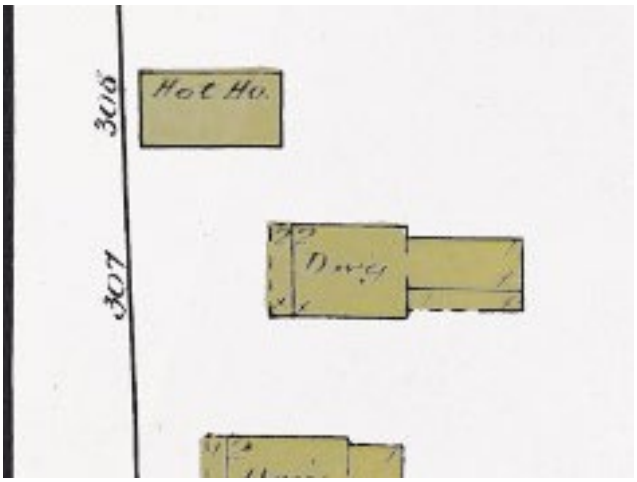
KODAK SAFETY FILM 5062




155A
155
PROTECTED BY XFINITY HOME
PROTECTED BY XFINITY Home

SANBORN MAPS
155 Cordova Street



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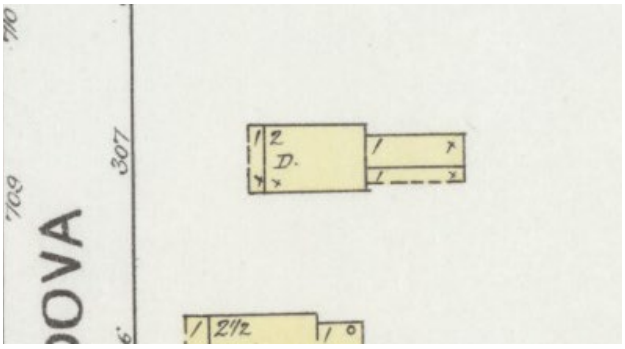

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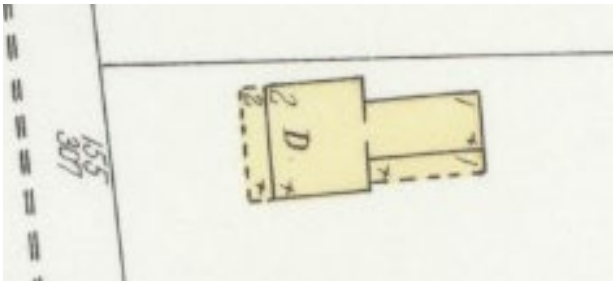

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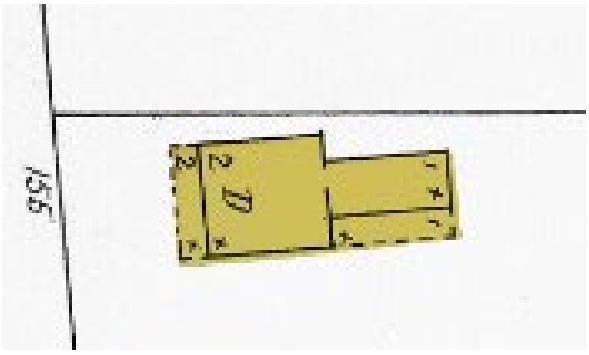

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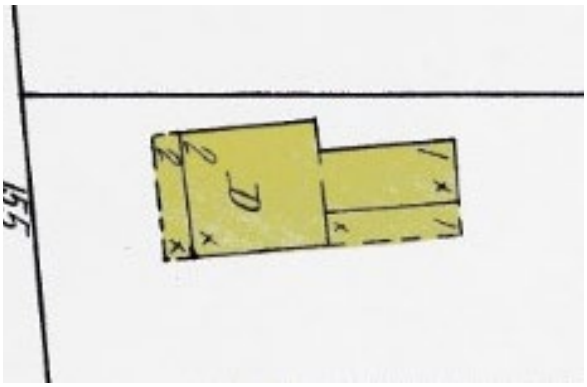

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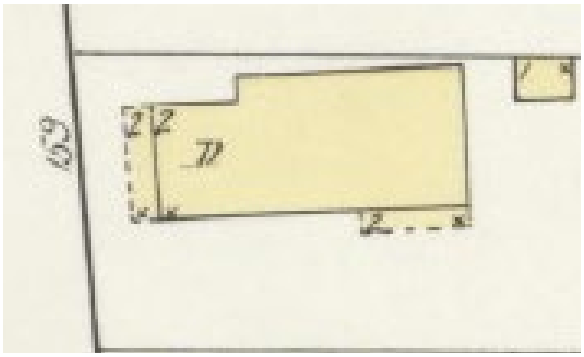

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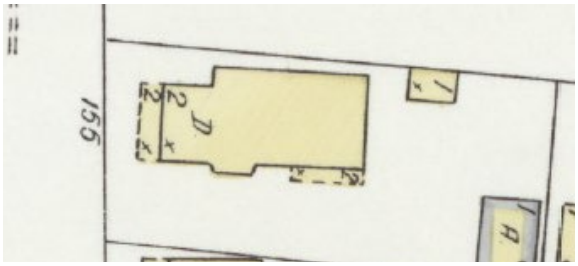

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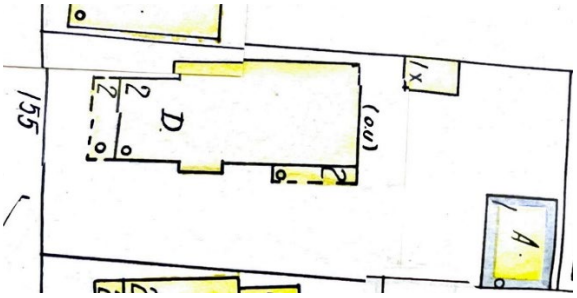


1930 updated to 1965

Received June 3, 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. HP2022-0046

Receipt No. 2405991 Meeting Date: July 21, 2022

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

1. NAME OF APPLICANT Gabriel Wicks

   Business (if applicable) _____

   Address 6163 Brentwood Chase

   City Brentwood State TN Zip Code 37027

   Daytime telephone 615-306-4910 Other phone/email _____

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

2. NAME OF PROPERTY OWNER same as above

   Business (if applicable) _____

   Address _____

   City _____ State _____ Zip Code _____

   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 155 Cordova Street

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision Old Town Parcel 199600-0000

5. EXISTING USE multi-family PROPOSED USE 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 Remove asbestos shingles, replace w/ unpainted metal roof
☐	☐	Roof structures (dormers, chimneys, etc.)
☐	☐	Exterior finishes (stucco, masonry, siding)
☐	☐	Porch/Deck/Balcony
☐	☐	Awning/Canopy
☐	☐	Exterior Doors
☐	☐	Windows
☐	☐	Shutters
☐	☐	Foundation (including infill)
☐	☐	Exterior lighting & other appurtenances
☐	☐	Existing fences, walls & gates
☐	☐	Existing parking, walkways & other site features

Received June 3, 2022
Planning and Building Department

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

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

D. PAINT COLORS (check one)

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

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

Would like to install metal roof to match the examples found on nearby Palm Row

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 Gabriel Wicks

SIGNATURE OF APPLICANT _____ DATE 6-2-21

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____ DATE _____

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

COMPLETENESS REVIEW CHECKLIST

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

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

[ ] INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape plan
☐	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall sections
☐	☐	☐	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:

Photographs of the existing roof, A borchure or sample of proposed roof surface indicating material and color, and justification for the roof replacement are required as indicated in the above checklist.

Project number: HP2022-0046 Project Address: 155 Cordova Street

Reviewed by: Candice Seymour Date: 6/23/22

Received June 30, 2022
Planning and Building Department

Your Inspection Report

155 Cordova St
St. Augustine, FL 32084

PREPARED FOR:
GABE WICKS

INSPECTION DATE:
Tuesday, April 12, 2022

PREPARED BY:
David Lord License HI-319



HomeTech Home Inspections
52 Tuscan Way, Suite 202-359
St Augustine, FL 32092

9048261776 Office
Fax: 9046696097 Cell/Text

www.hometechinspections.com
david@hometechinspections.com

Scan to download report

April 13, 2022

Dear Gabe Wicks,

RE: Report No. 4819
155 Cordova St
St. Augustine, FL
32084

Thanks very much for choosing HomeTech to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of ASHI and the State of Florida. This document defines the scope of a home inspection. Please take a few minutes and read the "More About Home Inspections" information located at the end of the report in the reference library. Link to Standards of Practice standards_updated3-4-2015.pdf Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. The report cannot be sold to any other party. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

IF YOU ARE CONCERNED ABOUT ANY CONDITIONS NOTED IN THE HOME INSPECTION REPORT, WE STRONGLY RECOMMEND THAT YOU CONSULT A QUALIFIED LICENSED CONTRACTOR OR CONSULTING ENGINEER. THESE PROFESSIONALS CAN PROVIDE A MORE DETAILED ANALYSIS OF ANY CONDITIONS NOTED IN THE REPORT. WE RECOMMEND THAT YOU OBTAIN REPAIR ESTIMATES ON ALL ITEMS LISTED IN THE REPORT PRIOR TO CLOSING. SINCE THIS INSPECTION IS A VISUAL INSPECTION SOMETIMES REPAIRS MAY BE MORE EXTENSIVE THAN THEY APPEAR. OBTAINING ACCURATE REPAIR ESTIMATES WILL REDUCE THE CHANCE FOR EXPENSIVE SURPRISES LATER ON.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing HomeTech to perform your home inspection.

Sincerely,

Received June 30, 2022
Planning and Building Department

SUMMARY

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document. Pictures in the report are representative and may not include every occurrence.

Priority Maintenance Items

Roofing

SLOPED ROOFING \ Clay/concrete/fiber cement

Condition: • Old, worn out

The asbestos shingles have long exceeded their life expectancy. There are multiple broken/missing tiles. The surface of the tiles is worn and pitted with vegetation growing on them and the asbestos fibers are exposed. Obtaining insurance will most likely be an issue as well. Replacement is needed.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Replace

Time: Less than 1 year

Exterior

ROOF DRAINAGE \ Gutters and Downspouts

Condition: • The gutters/downspouts are damaged in several areas and are rusted through in several areas. Replacement would be the logical long term improvement.

Implication(s): Material deterioration, Water discharging on/near structure

Location: Throughout

Task: Repair or replace

Time: Regular

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • Rot

There is scattered rot throughout the eaves and porch ceilings. Damaged wood should be replaced.

Location: Eaves

Task: Repair

Time: Regular

WALLS \ Wood siding

Condition: • Paint or stain - needed

The paint on the exterior siding is peeling throughout the exterior. As is typical with older homes peeling paint is often just painted over instead of properly removing the old paint prior to painting. Repainting will be needed once repairs have Benn made.

Implication(s): Shortened life expectancy of material

Location: Throughout

Task: Repair

Time: Regular maintenance

Received June 30, 2022
Planning and Building Department

ROOFING

155 Cordova St, St. Augustine, FL April 12, 2022

Description

General: • The asbestos roof shingles are very old and have long exceeded their life expectancy. Replacement is needed.

Sloped roofing material:

• Fiber cement shingles

Asbestos

Probability of leakage: • High

Approximate age: • 60+ years

Typical life expectancy: • More than 50 years

Roof Shape: • Gable

Recommendations/Observations

SLOPED ROOFING \ Clay/concrete/fiber cement

1. Condition: • Old, worn out

The asbestos shingles have long exceeded their life expectancy. There are multiple broken/missing tiles. The surface of the tiles is worn and pitted with vegetation growing on them and the asbestos fibers are exposed. Obtaining insurance will most likely be an issue as well. Replacement is needed.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

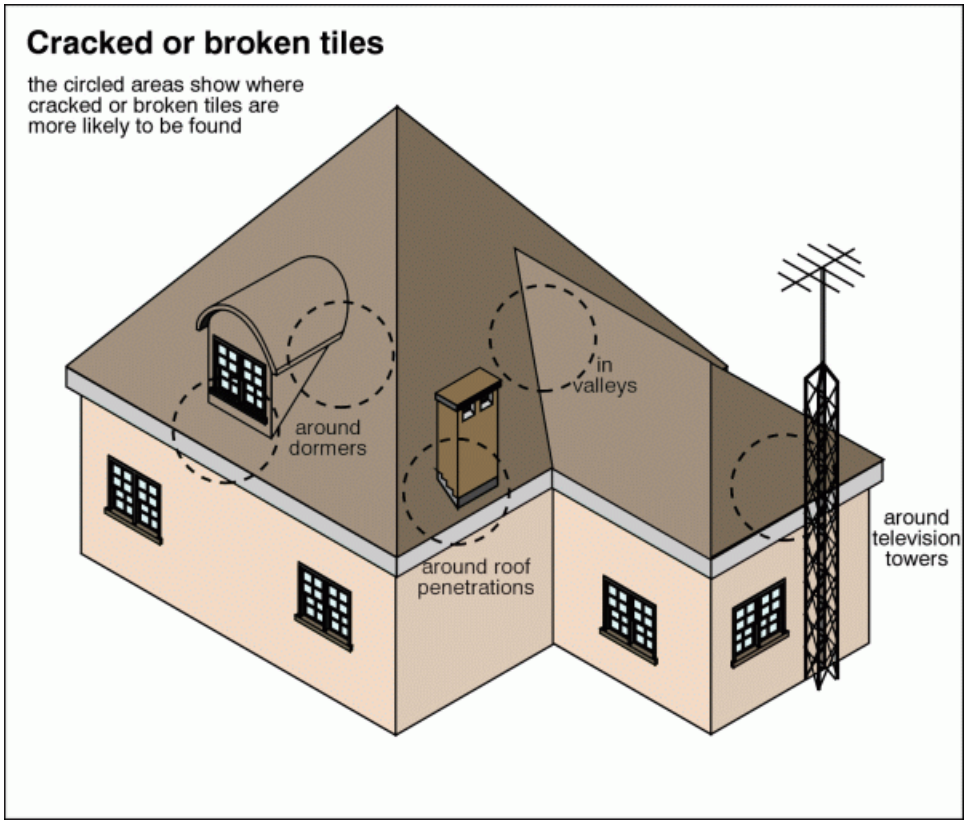
Task: Replace

Time: Less than 1 year

Application pg. 8

ROOFING

155 Cordova St, St. Augustine, FL April 12, 2022





1. *Old, worn out*



2. *Old, worn out*

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Planning and Building Department



3. *Old, worn out*



4. *Old, worn out*



5. *Old, worn out*



6. *Old, worn out*



7. *Old, worn out*



8. *Old, worn out*

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9. *Old, worn out*



10. *Old, worn out*



11. *Old, worn out*



12. *Old, worn out*



13. *Old, worn out*



14. *Old, worn out*

ROOFING

155 Cordova St, St. Augustine, FL April 12, 2022



15. *Old, worn out*



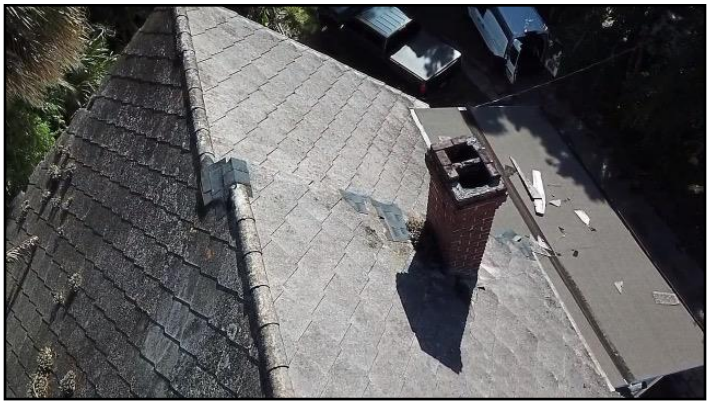
16. *Old, worn out*



17. *Old, worn out*



18. *Old, worn out*



19. *Old, worn out*

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Planning and Building Department

ROOFING

155 Cordova St, St. Augustine, FL April 12, 2022

Limitations

Inspection performed: • With a drone

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Planning and Building Department

EXTERIOR

155 Cordova St, St. Augustine, FL April 12, 2022

Description

General: • The exterior of the home has lacked maintenance. There is scattered wood rot throughout the exterior. Once repairs have been made exterior painting will also be needed.

Gutter & downspout material: • Metal

Downspout discharge: • Above grade

Lot slope: • Flat

Soffit (underside of eaves) and fascia (front edge of eaves): • Wood

Wall surfaces and trim: • Wood

Driveway: • Concrete

Walkway: • Concrete

Porch: • Wood

Exterior steps: • Concrete

Balcony: • Wood

Recommendations/Observations

ROOF DRAINAGE \ Gutters and Downspouts

2. Condition: • The gutters/downspouts are damaged in several areas and are rusted through in several areas. Replacement would be the logical long term improvement.
Implication(s): Material deterioration, Water discharging on/near structure
Location: Throughout
Task: Repair or replace
Time: Regular



20.



21.

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Planning and Building Department

EXTERIOR

155 Cordova St, St. Augustine, FL April 12, 2022



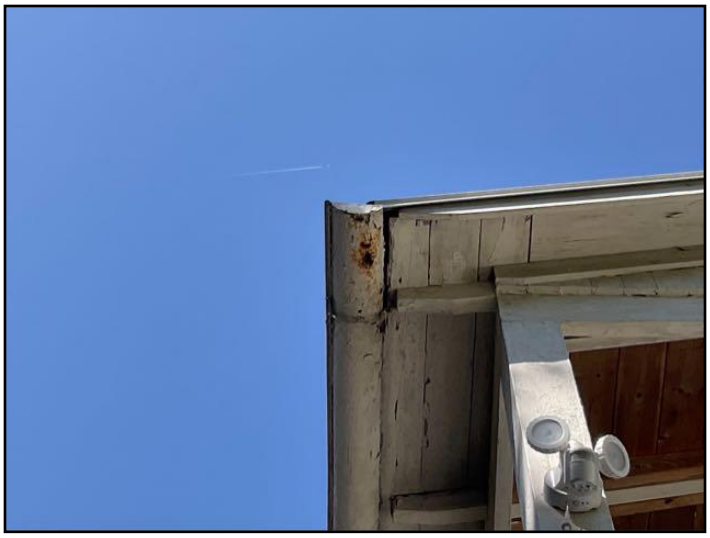
22.



23.



24.



25.

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

3. Condition: • Rot

There is scattered rot throughout the eaves and porch ceilings. Damaged wood should be replaced.

Location: Eaves

Task: Repair

Time: Regular

Application pg. 15

Received June 30, 2022
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EXTERIOR

155 Cordova St, St. Augustine, FL April 12, 2022



26. *Rot*



27. *Rot*



28. *Rot*



29. *Rot*

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Planning and Building Department

EXTERIOR

155 Cordova St, St. Augustine, FL April 12, 2022



30. *Rot*



31. *Rot*



32. *Rot*



33. *Rot*

Received June 30, 2022
Planning and Building Department



34. *Rot*



35. *Rot*



36. *Rot*

WALLS \ Wood siding

4. Condition: • Paint or stain - needed

The paint on the exterior siding is peeling throughout the exterior. As is typical with older homes peeling paint is often just painted over instead of properly removing the old paint prior to painting. Repainting will be needed once repairs have Benn made.

Implication(s): Shortened life expectancy of material

Location: Throughout

Task: Repair

Time: Regular maintenance

Received June 30, 2022
Planning and Building Department



Received June 30, 2022
Planning and Building Department



Instr #2022053764 BK: 5566 PG: 1377, Filed & Recorded: 5/27/2022 8:28 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $5,950.00

This instrument was prepared by:
Jessica Peel
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:23024
Consideration: $850,000.00
Documentary Stamps Paid: $5,950.00

This Warranty Deed

Made this **May 25, 2022 A.D.** By **Demetri Moshoyannis and Theodora Valerianos, husband and wife** hereinafter called the grantor, to **Gabriel Wicks and Megan Wicks, husband and wife,** whose post office address is: 919 Montrose Ave., Nashville, TN 37204, hereinafter called the grantee:

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

COPY

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

Located in the CITY OF ST. AUGUSTINE, BEGINNING at a point on the South line of land formerly of Birkbeck, 137 feet from the West side of Saint George Street, said point being the Northwest corner of land formerly of Barnes; running thence Westerly on the South line of said land formerly of Birkbeck to the East side of Cordova Street; thence Southerly on the East side of Cordova Street, 53 feet 1 inch to land formerly of MacWilliams being on the South edge of a concrete driveway running East and West; thence Easterly along the land formerly of MacWilliams being the South edge of said concrete driveway, a distance of 80 feet 8 1/2 inches; thence Southerly 4 feet 4 inches to the Northeast corner of a concrete coquina block wall; thence Easterly to the Southwest corner of the land formerly of Barnes; thence Northerly along the West line of the land formerly of Barnes to the South line of land formerly of Birkbeck to the POINT OF BEGINNING. All measurements being more or less. Being also described as part of Lot 2, Block 38, CITY OF ST. AUGUSTINE, as per Official Map of St. Augustine, dated January 1,1905, on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida.

Parcel ID Number: 199600-0000

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2021.**

[*signature page to follow*]

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

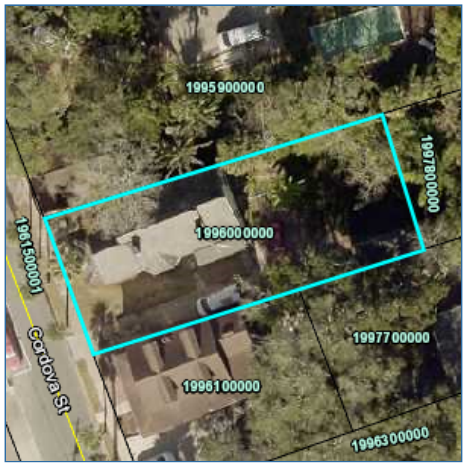


Parcel ID	1996000000
Location Address	155 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 2 BLK 38 OR5566/1377 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Wicks Gabriel,Megan 100% Wicks Megan 100%
Mailing Address	919 MONTROSE AVE NASHVILLE, TN 37204-0000

Map



Valuation Information

	2022
Building Value	$251,099
Extra Features Value	$4,399
Total Land Value	$273,056
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$528,554**
Total Deferred	$73,238
Assessed Value	**$455,316**
Total Exemptions	$0
Taxable Value	**$455,316**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$165,725	$4,399	$243,800	$0	$0	$413,924	$413,924	$0	$413,924
2020	$183,790	$4,399	$204,050	$0	$0	$392,239	$392,239	$0	$392,239
2019	$162,603	$4,399	$204,050	$0	$0	$371,052	$371,052	$0	$371,052
2018	$154,473	$4,575	$204,050	$0	$0	$363,098	$363,098	$0	$363,098
2017	$159,894	$3,479	$204,050	$0	$0	$367,423	$329,834	$37,589	$329,834
2016	$162,603	$3,607	$185,500	$0	$0	$351,710	$299,849	$51,861	$299,849
2015	$151,214	$3,736	$143,100	$0	$0	$298,050	$272,590	$25,460	$272,590
2014	$115,154	$3,865	$128,790	$0	$0	$247,809	$247,809	$0	$247,809
2013	$118,810	$3,994	$128,790	$0	$0	$251,594	$230,887	$20,707	$230,887
2012	$76,984	$4,123	$128,790	$0	$0	$209,897	$209,897	$0	$209,897
2011	$77,329	$4,252	$143,100	$0	$0	$224,681	$224,681	$0	$224,681
2010	$77,674	$4,380	$159,000	$0	$0	$241,054	$241,054	$0	$241,054

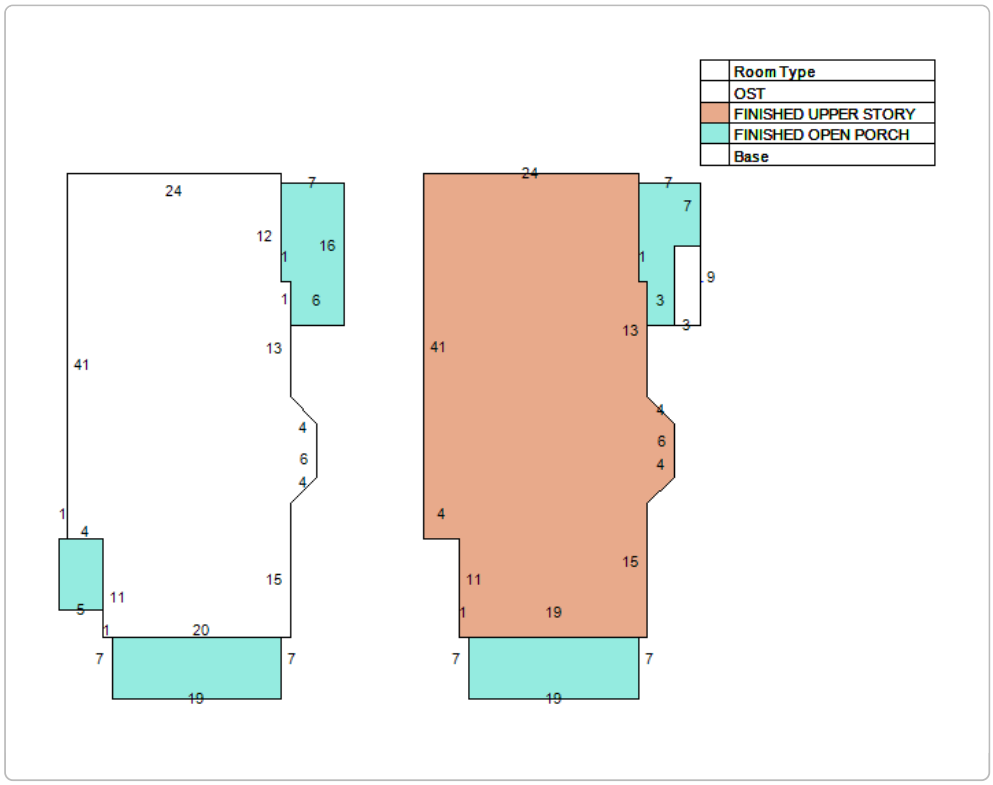
Building Information

Building	1
Year Built	1900
Actual Area	3062
Conditioned Area	2542
Use	Duplex
Style	01
Class	N
Exterior Wall	Wood

Roof Cover	Cement Fiber Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Plaster
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	3

Description	Square Footage
BASE AREA	1271
FINISHED OPEN PORCH	40
FINISHED OPEN PORCH	107
FINISHED OPEN PORCH	133
FINISHED UPPER STORY	1271
FINISHED OPEN PORCH	80
OUTSIDE STAIRS	27
FINISHED OPEN PORCH	133
Total SqFt	3062

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage Unfinished (Average)		4399

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	53	125	53	EF	$273,056

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/27/2022	5/25/2022	$850,000.00	WARRANTY DEED	5566	1377	Q	I	MOSHOYANNIS DEMETRI,VALERIANOS THEODORA	WICKS GABRIEL,MEGAN
2/6/2012	1/25/2012	$14,400.00	WARRANTY DEED	3522	1296	U	I	MOSHOYANNIS DEMETRI	MOSHOYANNIS DEMETRI,VALERIANOS THEODORA
	4/23/2004	$100.00	QUIT CLAIM DEED	2206	1118	U	I	MOSHOYANNIS DEMETRI & SUSAN E TRUSTEES	MOSHOYANNIS DEMETRI
	3/15/2000	$100.00	QUIT CLAIM DEED	1490	533	U	I	MOSHOYANNIS DEMETRI & SUSAN E	MOSHOYANNIS DEMETRI & SUSAN E TRUSTEES
	12/1/1986	$68,000.00		729	1963	Q	I		MOSHOYANNIS DEMETRI,SUSAN
	2/1/1986	$0.00		696	1053	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.
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Version 2.3.203

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

[1] _____

Witness Printed Name: Jessica Peel

[2] _____

Witness Printed Name: William Parke

_____ (Seal)
Demetri Moshoyannis
Address : 17 Mount Vernon Ln.
Palm Coast, FL 32164

_____ (Seal)
Theodora Valerianos
Address: 17 Mount Vernon Ln.
Palm Coast, FL 32164

COPY

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this May 25, 2022, by Demetri Moshoyannis and Theodora Valerianos, husband and wife. Such person (notary must check applicable box):

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

JESSICA PEEL
MY COMMISSION EXPIRES SEPTEMBER 11, 2025
#HH 164160
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

_____
Notary Public
Notary Print Name : Jessica Peel
My Commission Expires: 09/11/2025

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 21, 2022 Meeting



Application HP2022-0042 Address: 18 Cordova Street

Applicant: KRP Properties V of Valdosta, LLC

Property Owner: KRP Properties V of Valdosta, LLC

Project description: To replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ00677
National Register:	Model Land Company NR District: Altered Contributing	Construction date:	c. 1916
Archaeology Zone:	IIF	Zoning District:	RG-1 (faces HP-3)
Parcel number:	2062700000		
Agenda Item:	6(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of Cordova Street one house north of Saragossa Street, this Masonry Vernacular building was constructed ca. 1916 and houses a bed and breakfast. Because the building faces the Historic Preservation 3 (HP-3) zoning district, HARB review is required to ensure proposed changes to the exterior or site and visible facades are reasonably compatible with the adjacent HP district and the Architectural Guidelines for Historic Preservation (AGHP).
2. The applicant is requesting to replace the existing metal roof (possibly tin shingle) material with an asphalt shingle material. Preferred color options provided include Estate Gray and Onyx Black. Driftwood was also submitted as a color option.
3. Photos of the existing metal roof were provided by the applicant; however, it is difficult from photographs to discern the exact type of metal roofing material. Visually, the material has the appearance of pressed metal or tin that has been coated with a silver and/or white finish/sealant in areas. Knowing the existing roof material is important to determine if it could be replaced with a similar material. A sample of the existing roof was not provided.
4. The AGHP recommends replacing materials with matching materials or with new materials that match the original in composition, size, shape, color, and texture.
5. Pre-approved materials for Masonry Vernacular buildings include fiberglass architectural shingles in medium to dark gray or brown; however, such material would not match the original in composition, size, shape, color, or texture.
6. Galvalume or galvanized steel 5-V crimp, unpainted metal roof (such as Dallas Metal Products, model DMP 5-V crimp with 3/8 inch ribs and 24 inch coverage in the Galvalume Mill finish) is an additional pre-approved roofing material for Masonry Vernacular buildings with pitched roofs and would more-closely resemble the existing roof material.

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 18 Cordova Street**:

1. **APPROVE** the application with the finding that the proposed asphalt shingle material is reasonably compatible with the HP-3 zoning district and meets the Secretary of the Interior's Standards for Rehabilitation number 9 as a compatible contemporary material that is a listed pre-approved material for the architectural style and time-period, with approved color specified by the HARB; OR,
2. **CONTINUE** the application to allow the applicant time to consider an alternative roof material that more closely matches the existing roof in composition, size, shape, color, and texture such as one of the pre-approved metal roof options.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing metal roof material
2. Install Owens Corning Oakridge asphalt shingles in Estate Gray or Onyx Black.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Pre-Approved Guidelines

1. Roofing material: If photographic or physical evidence can be shown that another roofing material had previously existed on a building, that same material can be pre-approved [otherwise the pre-approved roofing material guidelines are as follows]:
   - Galvalume or galvanized steel 5-V crimp, unpainted metal roof (such as Dallas Metal Products, model DMP 5-V crimp with 3/8 inch ribs and 24 inch coverage in the Galvalume Mill finish) for Frame Vernacular and Masonry Vernacular buildings with pitched roofs
   - Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the 'Patented Galvanised Iron' roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings for Frame Vernacular and Garage Apartment buildings.
   - Fiberglass architectural shingles in medium to dark gray or brown colors for Frame Vernacular buildings constructed after 1920 and all Masonry Vernacular buildings.

Architectural Styles and Periods

Masonry Vernacular

Roof types on commercial buildings are typically flat with a parapet. Other roof types are gable or hip. Flat roofs are built-up. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, metal, or prior to 1850, wood shakes. Chimneys are coquina or brick and may be finished with stucco.

New Construction

Materials

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

Roofs and Roofing

Do...

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

Don't...

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

Post-1821

Masonry Vernacular roofs on commercial buildings are flat with a parapet. Roof surfaces are built-up. Masonry Vernacular roofs on other buildings are gable or hip. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, metal, or prior to 1850, wood shakes. Chimneys are coquina or brick, and may be finished with stucco.

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
18 Cordova Street





STAFF PHOTOGRAPHS
18 Cordova Street





STAFF PHOTOGRAPHS
18 Cordova Street



STAFF PHOTOGRAPHS
18 Cordova Street







Context Photographs

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 677 1009==

Site Name: 18 Cordova Street 830== Survey Date: 7807 820==

Address: 18 Cordova Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Anderson (Model Land Co) 11 868==
(subdivision) (block) (lot)

868==

Owner of Site: Name: Ortiz, Joseph V. and Mary ;

Address: 2 Abbey Lane

Plainview, New York 11803 902==

Occupant or Manager: Landaere, Wm. C; Jones, Gail; Grant, Noyes; Jones, Mark (Tenants) 904==

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

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

UTM: 17 469577 3307150 890== Location: T07S R30E N18 812==
(zone) (easting) (northing) (T) (R) (S)

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

Recorder: Name & Title: Harper, Robert W. (Assistant Curator) ;

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Resdience 838== Present Use: Apartments 850==

Date: +1916 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry vernacular 964==

Plan Type: 966==

Exterior Fabrics: Concrete block rusticated, stucco (scored) BEC ceiling-boards 854==

Structural Systems: Concrete block 856==

Features of Structure: (942)

Window Type: DHS 942==

Foundation: Concrete block wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Porches, dormer, hip 942==

Porches & Balconies: 2 story open front porch 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, rough, shingles 882==

Ornament Exterior: Round wood columns, turned balasters 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed residential/commercial 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Minorcans, Politics/Government, Medicine 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Masonry Vernacular apartment building at 18 Cordova Street was constructed in 1916. The 1917 Sanborn Fire Insurance Map shows a two-story structure with a two-story octagonal projection and a two-story wrap around porch on the east and south sides. By 1924 a two-story addition appears on the west side and by 1930 an "L" shaped porch has been constructed between the wings of the addition and the original structure. The south porch was enclosed between 1917 and 1924. A railing around the top of the two-story bay has been removed. Distinctive features include round wood columns and turned balusters on the front porch. A photograph, circa 1930, pictures the building as a brick building with a railing crowning the octagonal projection. The exterior is now stucco and the roof of the octagonal wing flat.

The Anderson Subdivision, the southern half of Block N of Model Land Company, is bounded by Cordova, Sevilla and Saragossa Streets, lying south of Tolomato Cemetery and the public school grounds. It was a later development within the Model Land Company Subdivision, with houses dating from the first quarter of the 20th century. Most of the houses are wood frame, and most two-story. There are two interesting Mediterranean Revival buildings in the area. The buildings were all designed as private residences, though some have been put to commercial and institutional uses over the years. Some of the larger buildings have been divided into apartments, creating problems of population density and parking in the area. There are also traffic problems coming from heavily-traveled Cordova Street. The area is also under pressure from the expansion of the school grounds that lie to the north. The area is bounded on the east by the St. Augustine National Landmark Historic District.

HISTORY

This section of Model Land Company Subdivision evolved out of a tract of land that bordered the 18th century Rosario defense line to the east and that was once owned by some of the city's most prestigious colonial residents, including Jessie Fish, Miguel Iznardy, and Charles Gobert. The eastern corner is the site of the 18th century Tolomato Indian mission village, part of which became the Catholic cemetery during the century after the 1770's.(1) The area contained numerous orange groves until Dr. Andrew An-

(over)

V. BIBLIOGRAPHY

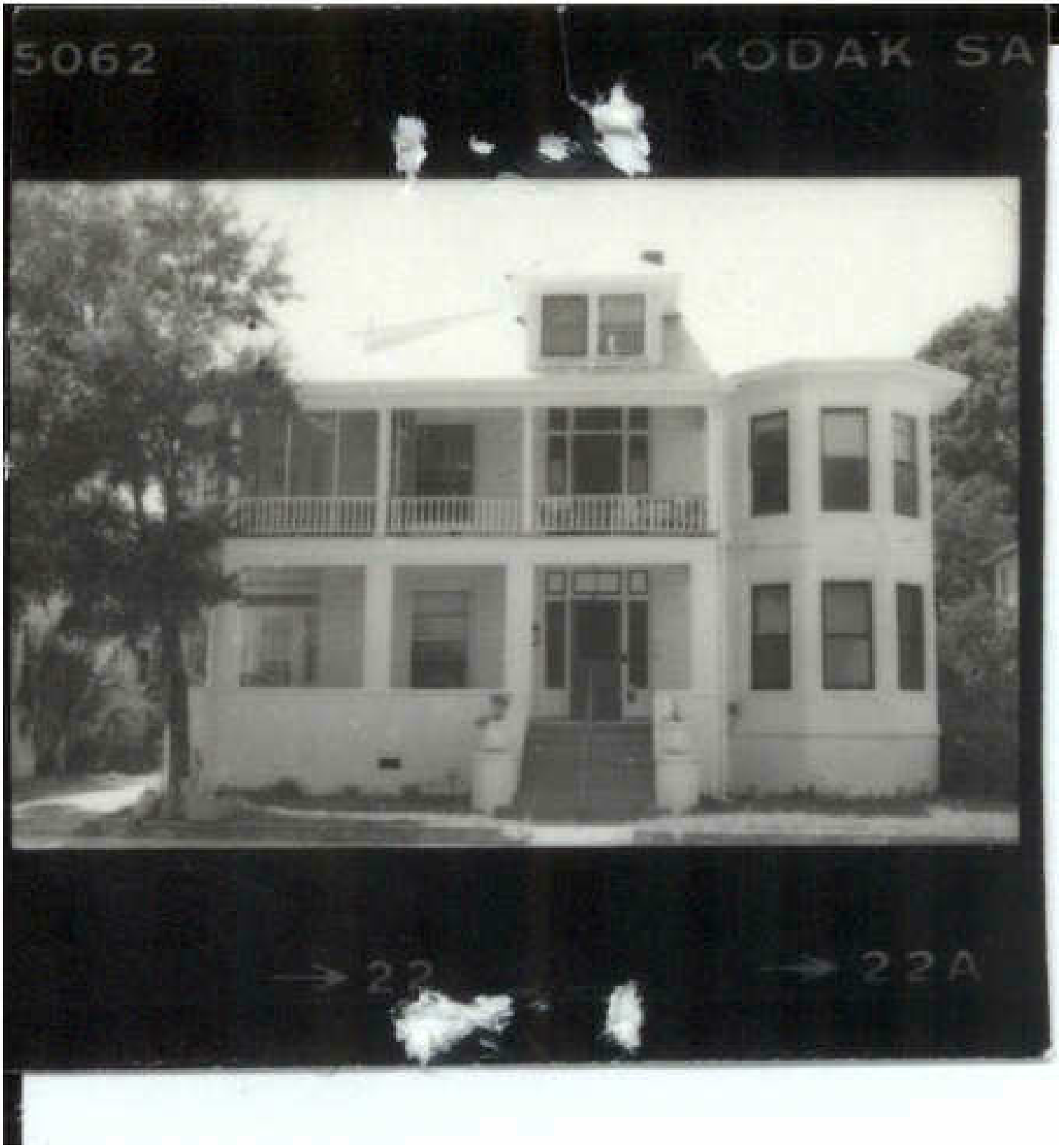
1. Charles S. Coomes, "Tolomato Cemetery", El Escribano, Vol. 13 (October, 1976), pp. 107-138.

2. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

3. St. Augustine City Directory, 1924-25 through 1934.

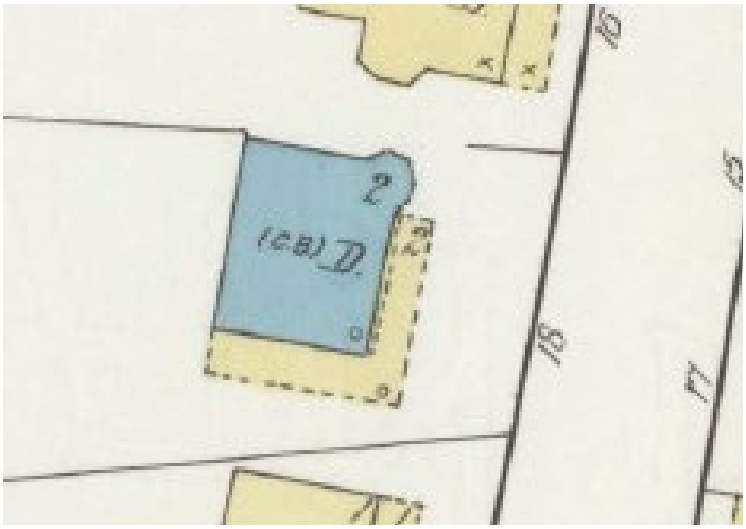
derson, a prominent physician and civil leader who resided in "Markland", acquired the property from his friend Henry Flagler and subdivided it in the late 1880's. Residential development commenced shortly thereafter. In recognition of the Spanish heritage of the old city, the streets bordering the subdivision were named after cities in Spain.(2)

Residents of this house at 18 Cordova Street include prominent physician, Dr. A. Clarke Walkup and his wife Edna, and members of the Oliveros family. John D. Oliveros, an inspector for the city sanitary department and manager of the Charles F. Hamblen Club, and his wife Mary S., occupied the house.(3) The Oliveros family members descend from Minorcan ancestors who arrived in St. Augustine around the time of the New Smyrna colonists in 1777.


5062
KODAK SA
22
22A

SANBORN MAPS

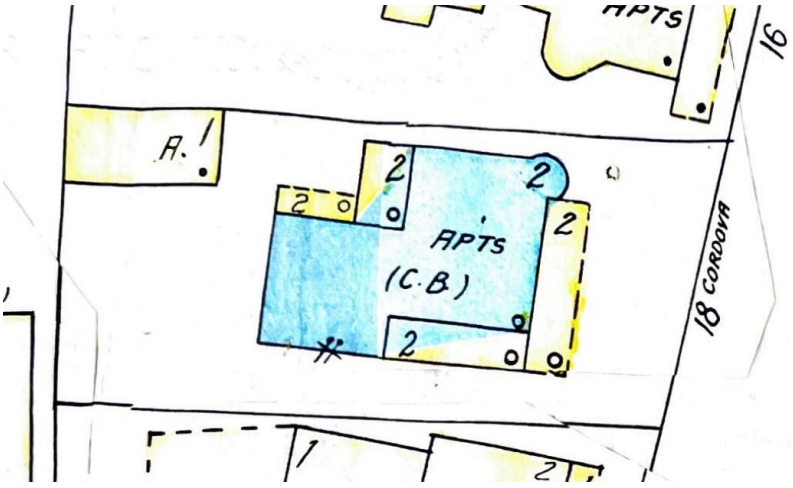
18 Cordova Street



1917



1924



1930 update to 1965

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



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

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

BDAC Project No. HP2022-0042

Receipt No. 2405984

Meeting Date: July 21, 2022

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

1. NAME OF APPLICANT Ripal Patel

   Business (if applicable) Krp Properties V Of Valdosta LLC

   Address 1701 ELLIS DR

   City Valdosta State GA Zip Code 31601

   Daytime telephone (229) 251-5884 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Krp Properties V Of Valdosta LLC

   Business (if applicable) _____

   Address 1701 ELLIS DR

   City 1701 ELLIS DR State GA Zip Code 31601

   Daytime telephone (required) (229) 251-5884 Other phone _____

3. PROJECT STREET ADDRESS 18 CORDOVA ST

4. LEGAL DESCRIPTION: Lot 1 Block 11 Subdivision Anderson's Subdivision Parcel 2062700000

5. EXISTING USE Bed & Breakfasts PROPOSED USE Bed & Breakfasts

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

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JUN 17 2022

Planning/Building Dept.

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)

Roof replacement with shingles colors, Onyx Black, Estate Grey, and Driftwood.

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_____

SIGNATURE OF APPLICANT _____ DATE _____

PRINT OWNER'S NAME Ripal Patel

SIGNATURE OF OWNER Ripal Patel DATE 06/17/2022

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

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JUN 17 2022

Planning/Building Dept.

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of FLORIDA)
)
☐ City ☑ County of Seminole)

On 06/17/2022 (Date) before me, Brandon Coleman (Notary Name),

personally appeared Ripal Patel
(Name(s) of Signer(s))

☐ personally known to me **-- OR --**

☐ proved to me on the basis of the oath of _____ (Name of Credible Witness) **-- OR --**

☑ proved to me on the basis of satisfactory evidence: driver_license (Type of ID Presented)

to be the individual(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 by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

BRANDON COLEMAN
Notary Public - State of Florida
Commission # HH 246685
Expires on March 29, 2026

Notarized online using audio-video communication
Online Notary

WITNESS my hand and official seal.

Notary Public Signature: Brandon Coleman

Notary Name: Brandon Coleman
Notary Commission Number: HH 246685
Notary Commission Expires: 03/29/2026
Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Roof Application
Document Date: 06/17/2022 Number of Pages (w/ certificate): 5
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: Ripal Patel

☐ Corporate Officer Title: _____
☐ Partner – ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____
Signer Is Representing: SELF

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____

☐ Corporate Officer Title: _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____
Signer Is Representing: _____

RECEIVED
JUN 17 2022
Planning/Building Dept.

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

OK	Need	N/A	
☐	☐	☒	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☒	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, clapboard 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.

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

☐	☐	☐	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)
☐	☐	☐	Detail 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:

As noted on checklist, please provide a brochure/spec sheet for the proposed shingles as well as a brief summary of why the roof requires replacement.

Project number: HP2022-0042 Project Address: 18 Cordova Street

Reviewed by: Candice Seymour Date: 6/23/22

Instr #2022056210 BK: 5572 PG: 743, Filed & Recorded: 6/3/2022 3:13 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00
Received June 17, 2022
Planning and Building Department

Permit No.

Tax Folio No. 2062700000
Prepared By: MICHAEL ROTHEMEYER

Return to: 502 Capital Circle SE, Unit C-1, Tallahassee, FL 32301

NOTICE OF COMMENCEMENT

To Be Filed in the State of FLORIDA
County of ST. JOHNS

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property:
   LEGAL DESCRIPTION: 1-121 MODEL LAND CO SUB CITY ANDERSON SUB OF LOT 1 BLK N LOT 11 OR5449/194 SOUTHERN WIND B & B
   STREET ADDRESS: 18 CORDOVA ST SAINT AUGUSTINE 32084
2. General description of improvement: REROOF
3. Owner information or Lessee information if the Lessee contracted for the improvement:
   a. Name and address: Krp Properties V Of Valdosta LLC 1701 ELLIS DR VALDOSTA, GA 31601
   b. Interest in property: OWNER.
   c. Name and address of fee simple titleholder (if different from Owner listed above): _____.
4. a. Contractor: TADLOCK ROOFING, INC., 502 CAPITAL CIRCLE SE, UNIT C-1, TALLAHASSEE, FL 32301
   b. Contractor's phone number: 850-877-5516.
5. Surety (if applicable, a copy of the payment bond is attached):
   a. Name and address:
   b. Phone number:
   c. Amount of bond: $
6. a. Lender: _____.
   b. Lender's phone number: _____.
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
   a. Name and address: _____.
   b. Phone numbers of designated persons: _____.
8. a. In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
   b. Phone number of person or entity designated by owner: _____.
9. Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified) _____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Ripal Patel
_____
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager) (Signatory's Title/Office)

STATE OF Texas

COUNTY OF Collin

Sworn to and subscribed before me by means of ___ physical presence or ✓ online notarization, this 3rd day of June, 2022 by Ripal Patel, who is ___ personally known to me or ✓ produced Driver's License as identification, and did take an oath.

Brock Repec

Notary Public Printed Name: Brock Repec

My Commission Expires: 08/18/2025

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS
Brock Repec
ID NUMBER
133277577
COMMISSION EXPIRES
August 18, 2025

Received June 21, 2022
Planning and Building Department



Received June 21, 2022
Planning and Building Department



owenscorning.com/en-us/roofing/shingles/oakridge?color=driftwood

Update

PayPro AccuLynx Staples Notarize Podium Authorize.NET Simplifile Permitting Team Tadlock | Jack... My Ramp — Ramp

Received June 17, 2022
Planning and Building Department





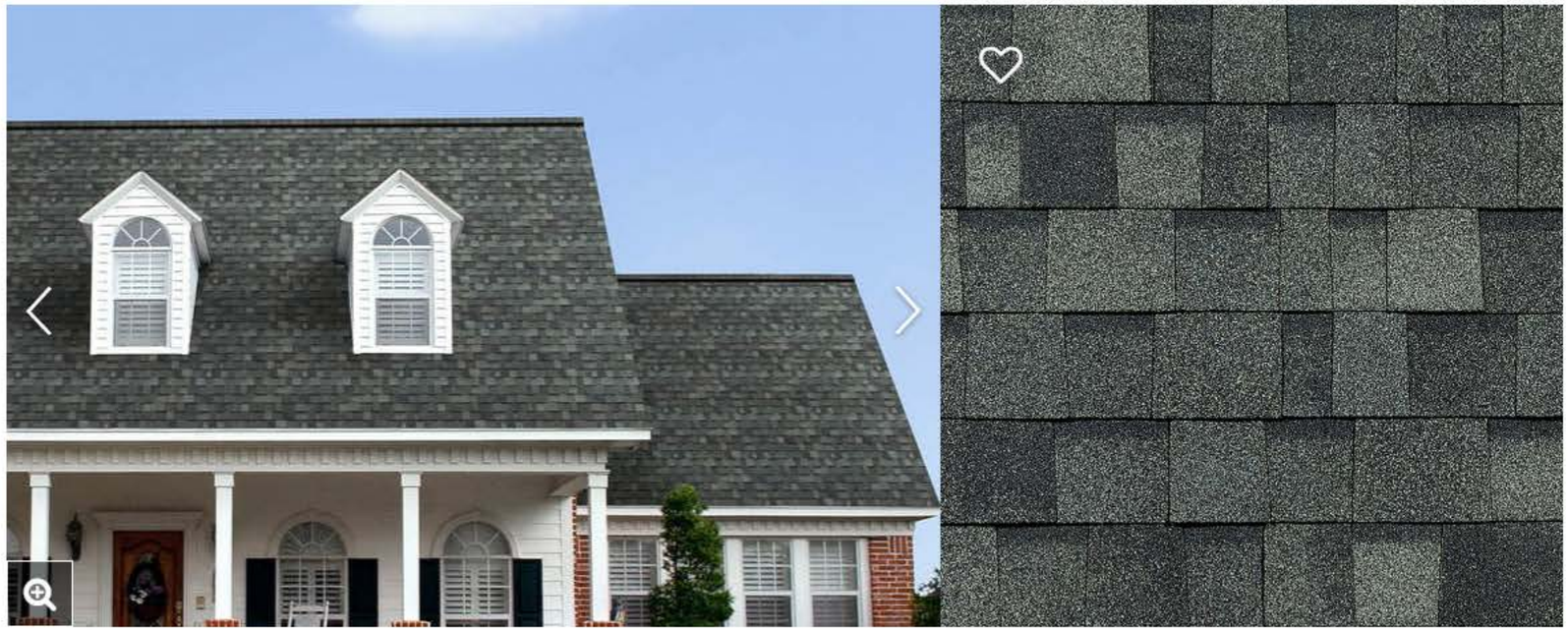
Antique Silver | Beachwood Sand | Brownwood | Desert Tan | Driftwood | Estate Gray | Onyx Black

owenscorning.com/en-us/roofing/shingles/oakridge?color=estate-gray

Update

PayPro AccuLynx Staples Notarize Podium Authorize.NET Simplifile Permitting Team Tadlock | Jack... My Ramp — Ramp

Received June 17, 2022
Planning and Building Department

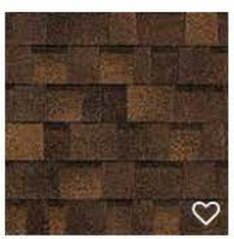




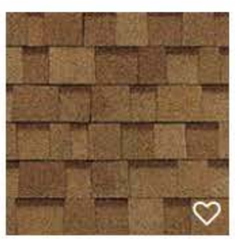
Antique Silver



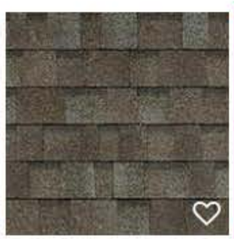
Beachwood Sand



Brownwood



Desert Tan



Driftwood



Estate Gray



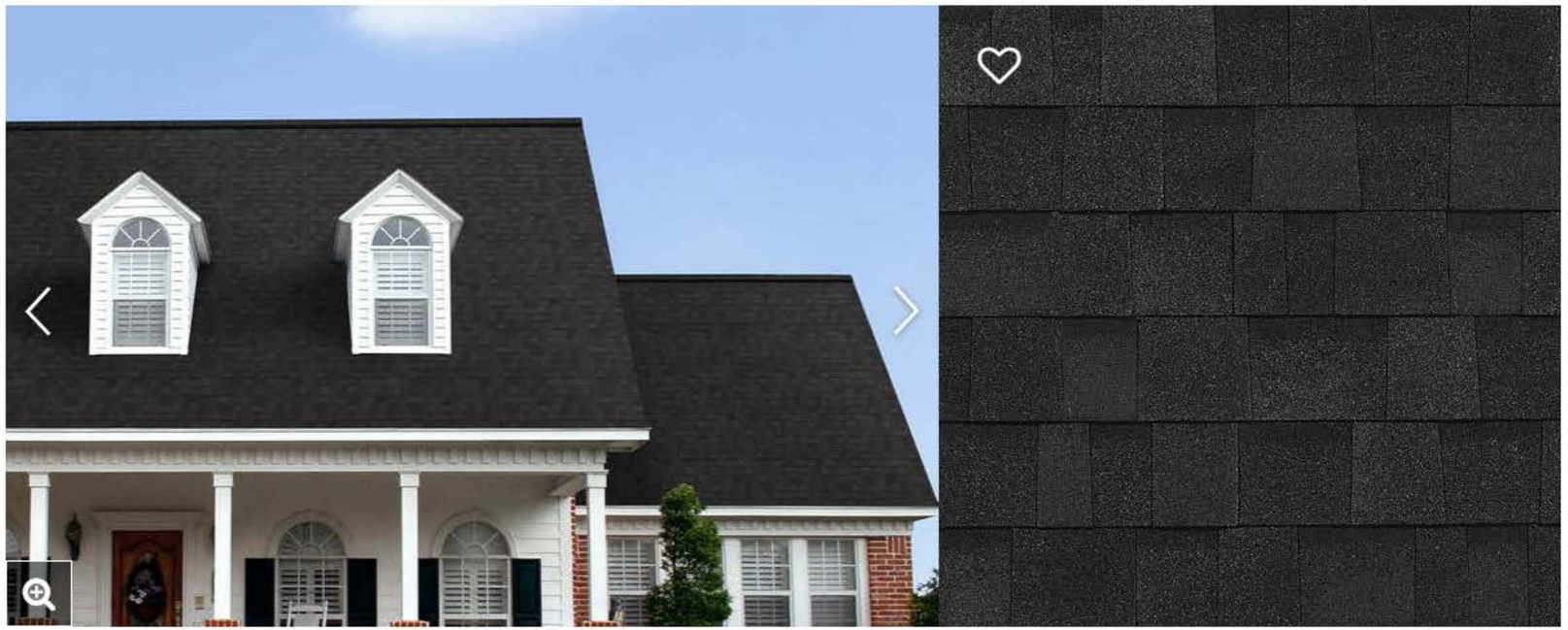
Onyx Black

owenscorning.com/en-us/roofing/shingles/oakridge?color=onyx-black

Update

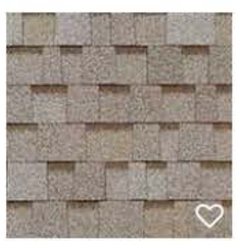
PayPro AccuLynx Staples Notarize Podium Authorize.NET Simplifile Permitting Team Tadlock | Jack... My Ramp — Ramp

Received June 17, 2022
Planning and Building Department

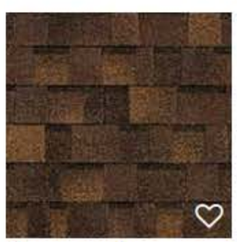




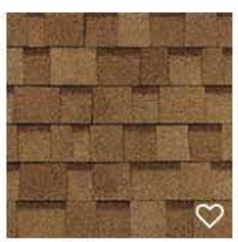
Antique Silver



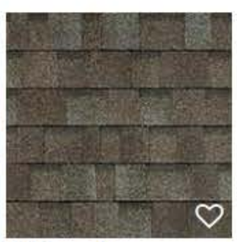
Beachwood Sand



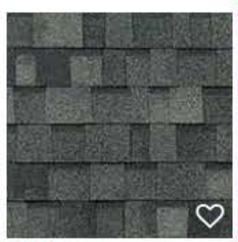
Brownwood



Desert Tan



Driftwood



Estate Gray



Onyx Black

Instr #2021137192 BK: 5449 PG: 194, Filed & Recorded: 12/20/2021 12:31 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $14,490.00

Rec: $18.50 Doc: $14,490.00 ($2,070,000.00)

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.

(1)

Property Appraisers Parcel I.D. (Folio) Number(s):
206270-0000
File No.: 63947

WARRANTY DEED

This Warranty Deed, Made the 20th day of December, 2021, by **SCOTT D. FORBES and DONNA L. FORBES, husband and wife**, whose post office address is:

103 B Rio Del Mar ST Augustine FL 32080,
hereinafter called the "Grantor", to

KRP PROPERTIES V OF VALDOSTA LLC, a Georgia Limited Liability Company, whose post office address is:

1701 Ellis Dr Valdosta, GA 31601,
, hereinafter called the "Grantee".

COPY

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

LOT ELEVEN (11) IN ANDREW ANDERSON SUBDIVISION OF LOT 1, IN BLOCK "N" OF THE MODEL LAND COMPANY'S TRACT OF SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS PER PLAT OF SAID ANDERSON SUBDIVISION FILED FOR RECORD ON APRIL 4, 1906 AND RECORDED IN PLAT BOOK 1, PAGE 121, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

The property is the homestead of the Grantor(s).

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: _____ _____
SCOTT D. FORBES

Printed Name: Rich O'Brien

Witness Signature: _____ _____
DONNA L. FORBES

Printed Name: Rich O'Brien

Carol A Lagasse

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20th day of December, 2021 by SCOTT D. FORBES and DONNA L. FORBES. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

_____
Notary Public Signature (SEAL)
Printed Name: Carol Lagasse
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Carol A. Lagasse
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG976125
Expires 7/21/2024

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2062700000
Location Address	18 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Bed & Breakfast (City Historic) (COM) (610.11)
Tax Description*	1-121 MODEL LAND CO SUB CITY ANDERSON SUB OF LOT 1 BLK N LOT 11 OR5449/194 SOUTHERN WIND B & B *The Description above is not to be used on legal documents.
Property Use Code	Bed & Breakfasts (3910)
Subdivision	Anderson's Subdivision of Lot No.1 Block
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Krp Properties V Of Valdosta LLC 100%
Mailing Address	1701 ELLIS DR VALDOSTA, GA 31601-0000

Map



Valuation Information

	2022
Building Value	$1,164,060
Extra Features Value	$17,044
Total Land Value	$444,300
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,625,404**
Total Deferred	$0
Assessed Value	**$1,625,404**
Total Exemptions	$0
Taxable Value	**$1,625,404**

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	$609,517	$5,799	$327,600	$0	$0	$942,916	$754,704	$238,212	$704,704
2020	$626,420	$5,799	$327,600	$0	$0	$959,819	$692,781	$317,038	$642,781
2019	$567,223	$5,799	$327,600	$0	$0	$900,622	$635,653	$314,969	$585,653
2018	$390,120	$5,081	$218,400	$0	$0	$613,601	$583,907	$79,694	$533,907
2017	$400,564	$5,235	$218,400	$0	$0	$624,199	$591,497	$82,702	$541,497
2016	$392,919	$5,359	$218,400	$0	$0	$616,678	$575,921	$90,757	$525,921
2015	$403,859	$5,513	$218,400	$0	$0	$627,772	$548,476	$129,296	$498,476
2014	$304,196	$5,637	$218,400	$0	$0	$528,233	$505,099	$73,134	$455,099
2013	$312,387	$5,761	$218,400	$0	$0	$536,548	$511,229	$75,319	$461,229
2012	$382,019	$5,915	$187,460	$0	$0	$575,394	$545,548	$79,846	$495,548
2011	$338,941	$6,039	$209,300	$0	$0	$554,280	$554,280	$50,000	$504,280
2010	$419,373	$6,131	$232,960	$0	$0	$658,464	$658,464	$50,000	$608,464

Building Information

Building 1
Year Built 1900
Actual Area 4431
Conditioned Area 3484
Use Bed & Breakfasts
Style 04
Class N
Exterior Wall Concrete Block

Roof Cover Modular Metal
Roof Structure Wood Truss
Interior Flooring Carpet, Hardwood
Interior Wall Plaster
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

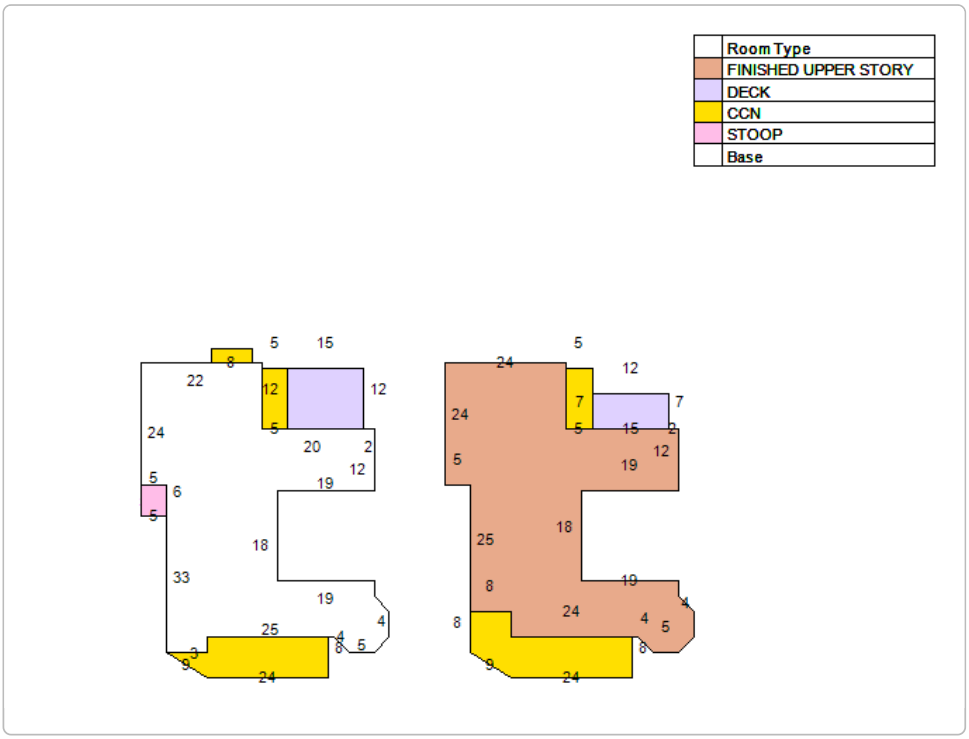
Description	Square Footage
BASE AREA	1774
STOOP	30
CANOPY (COMMERCIAL)	212
CANOPY (COMMERCIAL)	24
CANOPY (COMMERCIAL)	60
FINISHED DECK	180
FINISHED UPPER STORY	1710
CANOPY (COMMERCIAL)	60
FINISHED DECK	105
CANOPY (COMMERCIAL)	276
Total SqFt	4431

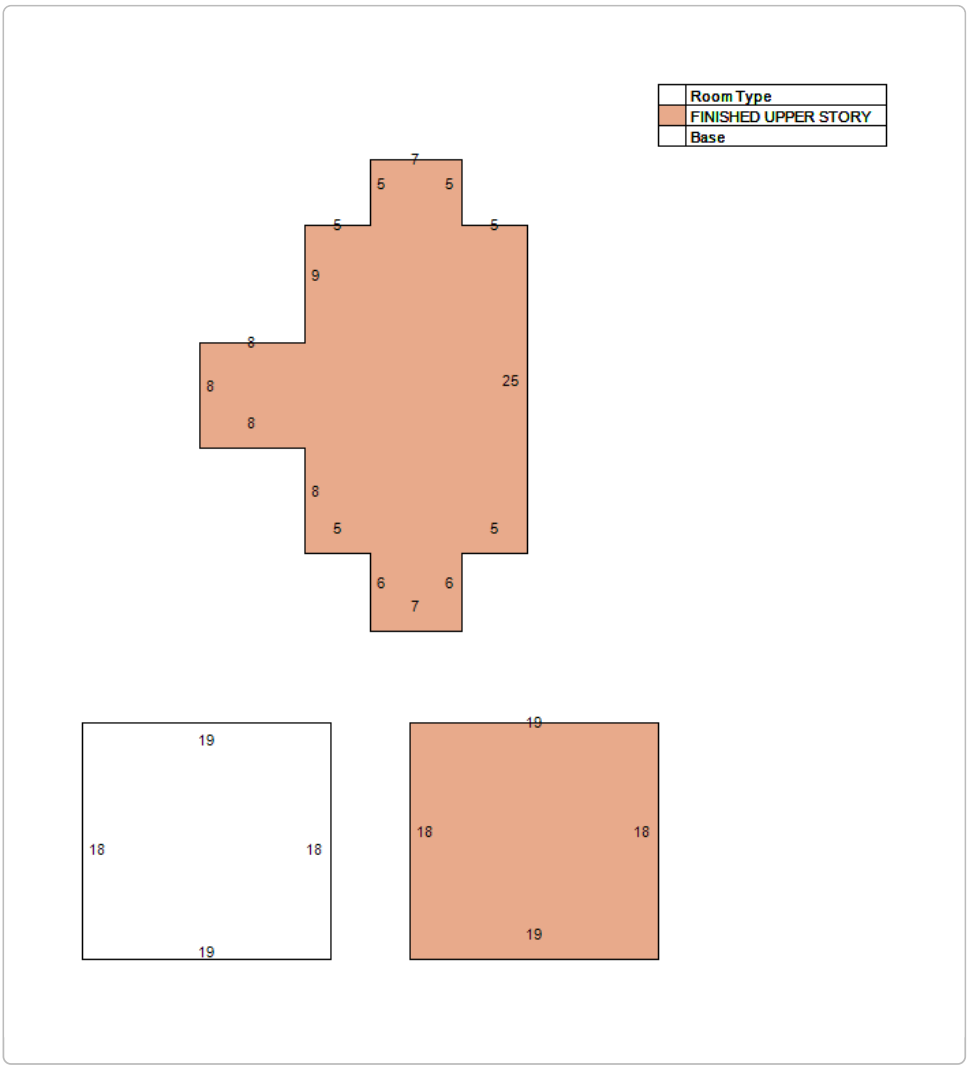
Building 2
Year Built 1900
Actual Area 1250
Conditioned Area 1250
Use Bed & Breakfasts
Style 04
Class N
Exterior Wall Concrete Block

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Carpet, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	342
POINTER	0
FINISHED UPPER STORY	342
POINTER	0
FINISHED UPPER STORY	566
Total SqFt	1250

Sketch Information





Application pg 16

Extra Feature Information

Code Description	Status	Value
Concrete Paving		12419
Sprinkler Wet		4625

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Bed & Breakfasts	56	130	7405	SF	$444,300

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/20/2021	12/20/2021	$2,070,000.00	WARRANTY DEED	5449	194	Q	I	FORBES SCOTT D,DONNA L	KRP PROPERTIES V OF VALDOSTA LLC
	10/21/2003	$1,728,559.00	WARRANTY DEED	2076	1872	U	I	INDELICATO ROBERT A,ALANA G	FORBES SCOTT D,DONNA L
	8/4/1997	$808,700.00	WARRANTY DEED	1270	369	U	I	DEAN DENNIS F SR,JEANNETTE M	INDELICATO ROBERT A,ALANA G
	2/1/1989	$180,000.00		811	1968	Q	I		DEAN DENNIS F SR,JEANNETTE M
	9/1/1983	$0.00		608	300	U	I		
	1/1/1979	$69,900.00		416	808	U	I		

No data available for the following modules: Exemption Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 6/23/2022, 12:37:02 AM

Version 2.3.201



Detail by Entity Name

Foreign Limited Liability Company
KRP PROPERTIES V OF VALDOSTA, LLC

Filing Information

Document Number	M22000003479
FEI/EIN Number	87-3872711
Date Filed	03/07/2022
State	GA
Status	ACTIVE

Principal Address

18 CORDOVA ST
ST AUGUSTINE, FL 32084

Mailing Address

1701 ELLIS DR
VALDOSTA, GA 31601

Registered Agent Name & Address

PATEL, MANOJKUMAR
18 CORDOVA ST
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MBR

PATEL, MANOJKUMAR
1701 ELLIS DR
VALDOSTA, GA 31601

Annual Reports

No Annual Reports Filed

Document Images

03/07/2022 -- Foreign Limited View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 21, 2022 Meeting



Application HP2022-0043 Address: 36 Treasury Street

Applicant: Brock Fence

Property Owner: Richard Baker

Project description: To construct a wood privacy fence along the side and rear property lines.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ02284
National Register:	St. Augustine Town Plan NR District: Contributing	Construction date:	1917-1924
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1969300000		
Agenda Item:	6(c)	Previous Action(s):	COA 2016-0139 COA 2018-0041

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the north side of Treasury Street in the block between St. George and Charlotte Streets. The Mediterranean Revival style building features a clay tile roof and stucco exterior finish. The lot is bordered to the west and north by drive aisles for an adjacent parking lot and to the east by commercial buildings.
2. Previous applications heard by the HARB include denial of a chain-link fence replacement in 2016 and approval of a handicap accessibility ramp with landscaping in 2018. In August of 2017, a building permit was staff-approved for replacement of the side and rear portions of the chain link fence and installation of a 4' wood picket fence along Treasury Street.
3. The applicant is requesting to replace the existing chain link fence along the west, north, and parts of the east property line, mainly visible from the drive aisle and parking lot areas, with wood stockade and shadow-box fencing and associated gates as indicated in the scope of work below.
4. The Architectural Guidelines for Historic Preservation (AGHP) encourages that fences, walls, and gates match the architectural style of the existing building. The existing chain link fencing is a non-conforming fence type and does not match the Mediterranean Style of the historic building. Examples of Mediterranean Revival fencing generally include ironwork and/or stucco over masonry walls.
5. According to the AGHP, modern wood vertical board privacy fences are generally appropriate on side and rear elevations, as is being requested, and these privacy fences should be recessed from the wall plane on street side elevations. The applicant's request utilizes 4' tall shadowbox wood fence from the wall plane back 10' before increasing the fence height. It is unclear whether the proposed 4' fence is meant to match existing 4' wood picket fencing.
6. Proposed fence heights appear to meet the AGHP.
7. Gate widths and designs are not addressed for post-1821 fences in the AGHP; however, the most appropriate gate-width for pre-1821 fence design is 50" with a minimum of 44". The proposed gate widths along the north elevation, accessed from the adjacent parking lot, are 12' (rolling gate) and 4'. Gates widths wider than those recommended in the AGHP have generally been discouraged by the HARB in the HP-2 zoning district.
8. The applicant submitted photographs of the existing and proposed fence styles. Elevation drawings showing the proposed fencing in relation to the existing building and construction sections/details were requested by staff but were not received. Details regarding the wood species, gate hardware, and proposed finish should be clarified.

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 36 Treasury Street**:

1. **CONTINUE** the application if the details requested by staff have not been sufficiently conformed by the applicant to allow time for those items to be provided; OR,
2. **APPROVE** the application if the HARB finds the proposed fencing is generally appropriate for the side and rear elevations according to the AGHP, will replace a non-conforming fence type in the HP-2 zoning district, and meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing 4' high metal chain-link fence
2. Install pressure treated wood fence:
    a. West property line:
        i. 4' tall shadowbox on first 10 feet of property line
        ii. 6' tall stockade fence on remainder of property line
    b. North property line:
        i. 12' wide roll gate close to northwest corner
        ii. 6' tall stockade fence on remainder of property
    c. East property line:
        i. Two 5' sections of 8' tall stockade fence perpendicular to property line and in-line with north and south walls of existing garage

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Fences, Walls, and Gates

Do...

- Retain and repair existing historic fences, walls and gates.

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Post-1821

Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

Modern wood vertical board privacy fences are generally appropriate only on side and rear elevations. These privacy fences should be recessed from the wall plane on street side elevations.

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
36 Treasury Street



Front (south) Elevation

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STAFF PHOTOGRAPHS
36 Treasury Street





Views from Treasury Street

STAFF PHOTOGRAPHS
36 Treasury Street



West Elevation





STAFF PHOTOGRAPHS
36 Treasury Street



North Elevation



STAFF PHOTOGRAPHS
36 Treasury Street



North Elevation



STAFF PHOTOGRAPHS
36 Treasury Street









Context Photographs

STAFF PHOTOGRAPHS
36 Treasury Street



Context Photographs



FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2284 1009==

Site Name: 36 Treasury Street 830== Survey Date: 7809 820==

Address: 36 Treasury Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 9 (block) Lot 5 (Except West (lot) 868==

160 feet). 868==

Owner of Site: Name: Baker, Mary G.;

Address: 36 Treasury Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469850 (easting) 3306850 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

Map Reference: USGA 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==

( ) Good 863==

(X) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1924 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: Irregular 966==

Exterior Fabrics: Stucco, shell dash

854==

Structural Systems: Masonry, hollow clay tile 856==

Features of Structure: (942)

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

Foundation: Clay tile wall 942==

Roof Type: Hip, intersecting 942==

Secondary Roof Structures: Porches, hip 942==

Porches & Balconies: One-story porch on the south and east side. Two-story porch along northern "L" extension. 942==

Chimney Location: End, interior, lateral slope; end, exterior, rear slope 942==

Materials: (882)

Chimney: Stuccoed 882==

Roof Surfacing: Clay tile 882==

Ornament Exterior: Jigsawn rafters, round wood posts, battered columns finials 882==

Quantitative Data: (950-954)

Chimneys: 3 952== Dormers: 954== Stories: 2 950==

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: One block from restored area.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tobacco, Commerce, Theatre, Real Estate, Minorcans, Families, Politics/Government, Agriculture, Music, Banking 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Mediterranean Revival residence at 36 Treasury Street was constructed between 1917 and 1924. Mediterranean elements include the clay tile roof and stucco shell dash finish. Other distinctive features include jigsawn rafters, round wood posts, battered columns, and finials. It is situated on a lot along the "narrowest street in St. Augustine" and is one block from the restored area.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking--the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. 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 traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the col-

(over)

V. BIBLIOGRAPHY

1. 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; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937;

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onial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

This house at 36 Treasury Street was constructed for Arthur L. Pamies, president of Pamies-Arango Company. The firm incorporated the former Carcaba Cigar Factory into its regionally operated enterprise around 1917.(3) Pamies was a short-term occupant of this house, selling it to Bartolo Genovar sometime between 1927 and 1930. Apparently the three Genovar daughters were enchanted with the residence and persuaded their wealthy and prominent father to purchase the home. The former residence at 20 Bay Street was then conveyed by Genovar to the Elks Club for use as a lodge.(4)

Bartolo Genovar, a native San Augustinian, was one of the most prominent merchants and businessmen in St. Augustine for almost seven decades.

> "The business of Mr. Genovar is one of the largest of its class in Florida. It was established in 1866, in a small building on the same street where it is now located. The present building was erected in 1876, at which time it was occupied. It is 38 by 85 feet in area and two stories in height. There are spacious warehouses on the premises for storage purposes, and for the manufacture of native wines from the orange, in which industry he has achieved a solid reputation. Genovar's Orange Wine is known among connoisseurs as the best of its class. In the second story of the new building is Genovar's Hall, utilized for lectures, theatrical entertainments, etc. He employs seven people in all his departments, and

does a large business. Mr. Genovar is a native of St. Augustine. He enlisted when a youth of 14 years in the Confederate service, and served through the war. He is a large property-owner in and about the city, and intends soon to open a real-estate office for the sale of the same and other property. He has been a member of the City Council, and president of the Board of County Commissioners. Situated one mile west from the city gate, he is owner of one of the finest orange-groves in the State, which contains 500 trees of choice varieties all in bearing."(5)

A further attestment to this man's business acumen is written up in a 1937 edition of the Record when he was 91 years old:

"With his 91 years crowded with action and participation in public affairs, Bartola Genovar is a perfect encyclopedia of information about St. Augustine. In addition to his own memories, he has wide knowledge of events of his father's generation which included several of Florida's critical decades.

"Say 'Theatre' to Mr. Genovar, and instantly a smile appears on his face, for not least among his numerous business projects were those intended for the entertainment of St. Augustine. Mr. Genovar firmly believes that everybody should give plenty of time to enjoyment in life and he has had a share in seeing that St. Augustine had the best that could be provided.

"The first 'opera house' he built, or theatre or just 'hall', whichever you like to call it, was located on old Charlotte Street which for some years had been the business section of the town, even if many people did have their homes on both sides of it. It was only a few steps from the family home of the Genovars at the southeast corner of Charlotte and Cuna. He had been running a business in an old coquina house on the east side of the street when he decided to put up a good sized two-story wood building on the west side. In the lower part he had his business having many vessel loads of stock shipped in from time to time.

"Upstairs in this building was provided a good hall, where entertainments were given and dances held. To many this was an 'opera house' in the language of that time.

"When the building went up in flames, his next amusement venture was a real theatre on St. George Street north of Treasury Street where the St. Augustine Paint and Hard-

ware Company occupies a building that followed the theatre. This theatre of Mr. Genovar's was designed to accommodate the best class of traveling companies. It had full stage equipment of the time and the audience was provided with regular folding theatre seats.

"The appearance of Emma Abbott here was an unqualified success. Joseph Jefferson did Rip Van Winkle here. Such companies as A. Fields Minstrels and Jim Corbett the ring champion in 'After Dark' were sure of good audiences. One very successful date was a week that John Templeton's troupe played here in light opera at 'popular prices.'"(6)

In addition to these business interests, Genovar was also a Trustee of the Sisters of St. Joseph (1885), member of the County Board of Health (1885), chairman of the County Commission (1899, 1907, 1912), and vice president of the Commercial Bank of St. Augustine (1912). As a leading member in the Elks Club, he was responsible for the naming of the town of Elkton, where he owned large amount of land.(7)

Bartolo Genovar was also responsible for giving St. Augustine some of its oral legends as well as heritage. Several of these include "Filling In the Sea Wall," "Dungeon in the Fort," and the "Murder of Mr. Genovar's Uncle" and many others which appear in Mary Irwin Bainum's A Collection of Oral Legends of St. Augustine, Florida, compiled in 1931, and published in September 1979.(8)

Bartolo Genovar was, perhaps, the most successful and notable of all St. Augustine businessmen.

Bartolo Genovar's granddaughter, Mary Genovar Baker, now resides in the house with her husband and four children. The Genovar family descends from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777.

ARCHAEOLOGY

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

February 5, 1950; May 14, 1950; Sanborn Fire Insurance Map, 1884-1958; St. Augustine City Directory, 1885, 1899, 1904.

3. City Directory, 1924-25; St. Augustine Evening Record, June 12, 1917, p. 1.

4. City Directory, 1927-28, 1930, 1934; Interview by Karen Harvey with Eugenia Genovar, October 20, 1978.

5. Wanton S. Webb, Ed., Webb's Historical, Industrial and Biographical Florida (New York, 1885).

6. Record, Sunday, July 4, 1937.

7. Florida State Gazetteer, St. Johns County Business Directory, 1871, n.p.; A. T. Monteau, Coxettersville and Barkersville, Settled by Carolinians 1879-1880, n.p.; Gazetteer (St. Augustine, 1883-84); City Directory, 1885, 1899,

1904, 1907, 1911-12, 1914-15, 1920-21, 1924-25, 1927-28, 1930, 1934, 1937; Webb's Florida, 1886.

8. Mary Irwin Bainum, A Collection of Oral Legends of St. Augustine, Florida (St. Petersburg, Florida, 1979).

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☐ Original
☒ Update



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

Site #8 SJ02284
Field Date 5-3-2016
Form Date 5-3-2016
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) 36 TREASURY STREET Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	36		TREASURY	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
City / Town (within 3 miles) St. Augustine In City Limits? ☒yes ☐no ☐unknown County St. Johns
Township 7S Range 30E Section 18 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 1969300000 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1924 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature ext. fabric, enclosed side porch, window
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Mediterranean Revival Exterior Plan Irregular Number of Stories 2-3
Exterior Fabric(s) 1. Stucco 2. Wood/Plywood 3. _____
Roof Type(s) 1. Pyramid 2. Hip 3. _____
Roof Material(s) 1. Barrel tile 2. Barrel tile 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip dormer 2. _____
Windows (types, materials, etc.) single, paired and triple set 1/1 wood DHS inset into stucco wall with stucco sill and screens
Distinguishing Architectural Features (exterior or interior ornaments) arched entry to front porch; porte cochere w/ robust tapered masonry columns; round wood columns and bracketed eaves
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) shallow setback from ROW single car drive; side and rear yard space

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 SJ02284

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Stucco 2. brick
Structural System(s): 1. Structural clay tile 2. 3.
Foundation Type(s): 1. Continuous 2. piers
Foundation Material(s): 1. Concrete, Generic 2. masonry
Main Entrance (stylistic details) single wood door with rectangular single light flanked by decorative wood sidelights; wood trim; under main porch
Porch Descriptions (types, locations, roof types, etc.) masonry knee wall with tapered masonry supports; stepped arch entry; round wood columns support hip roof with barrel tile; brackets under eaves

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Narrative Description of Resource See original form by David Nolan for additional history

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. 3. 5.
2. 4. 6.

DOCUMENTATION

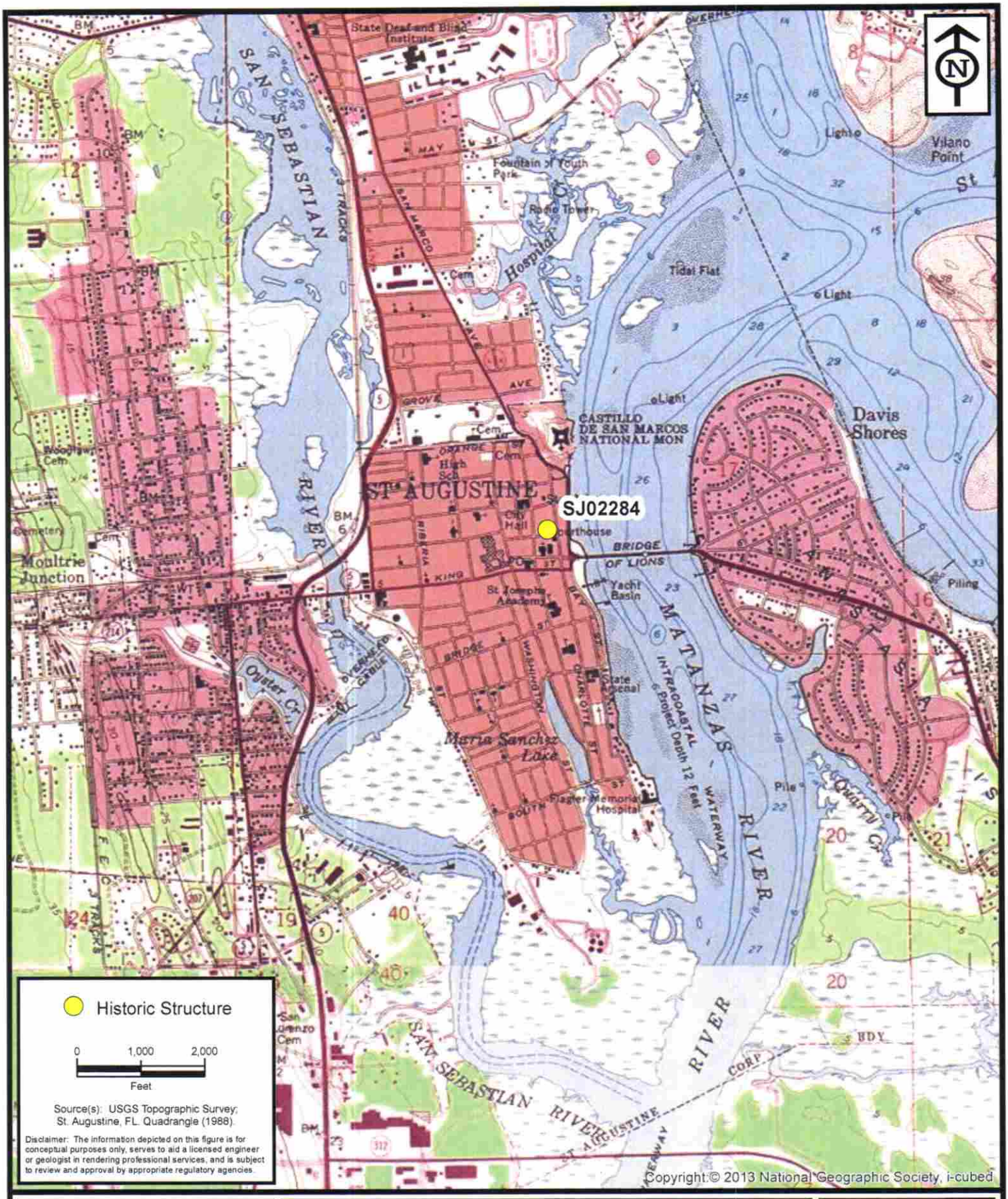
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession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

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information (address / phone / fax / e-mail) 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

Project Location - SJ02284

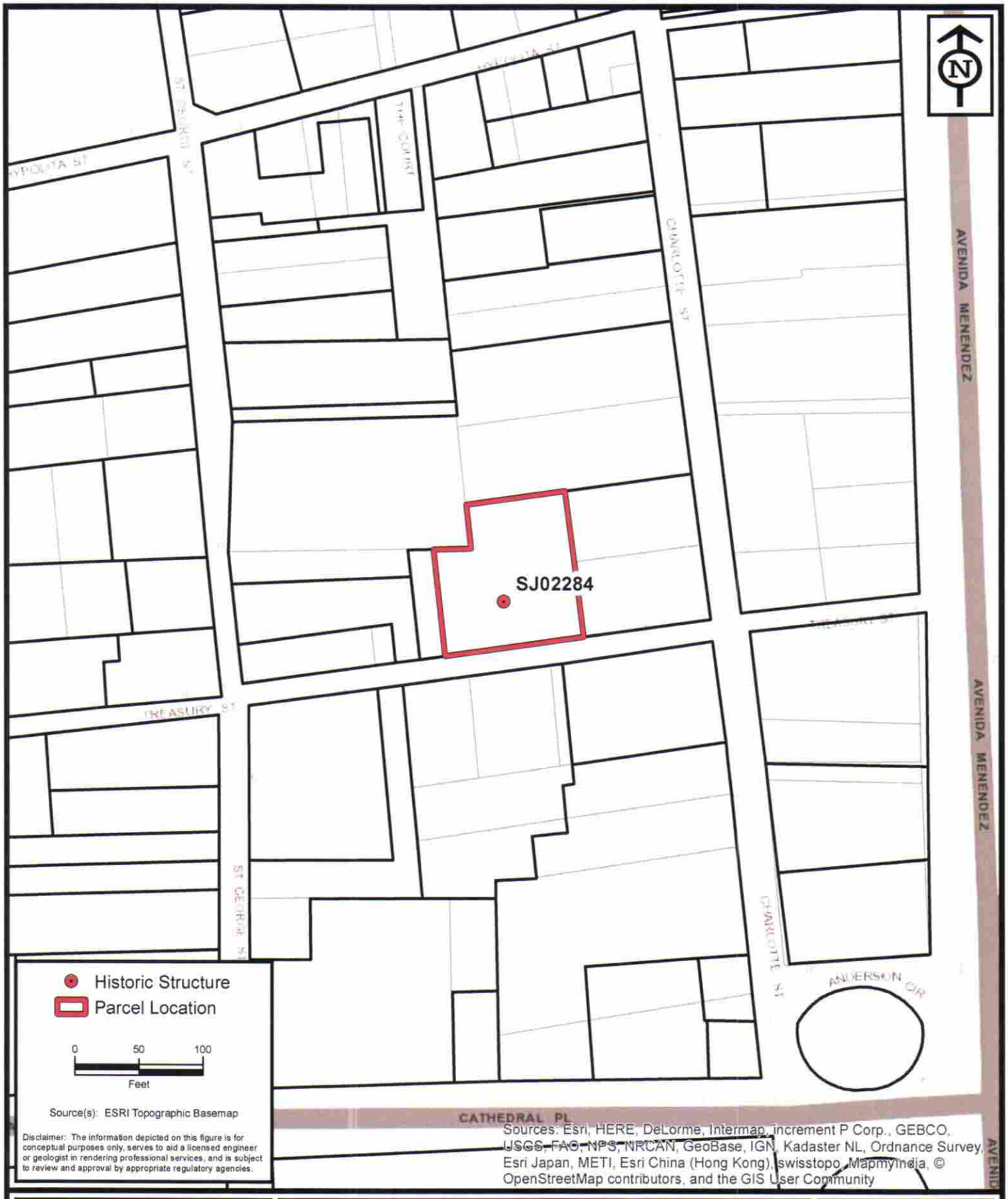
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02284\Location.mxd Date: 1/29/2016 12:02:36 PM

SJ02284



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

Parcel Location - SJ02284

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02284\Parcel.mxd Date: 2/1/2016 10:29:18 AM

SJ02284


FILM 5062
KODA
1A
2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Received May 24, 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. HP2022-0043

Receipt No. 2405974 Meeting Date: July 21, 2022

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

1. NAME OF APPLICANT Caroline / Kevin Brock
   Business (if applicable) Brock Fence
   Address 4955 Crescent Technical Ct.
   City St. Augustine State FL Zip Code 32086
   Daytime telephone (904) 797-2006 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Richard Baker
   Business (if applicable) premier parking
   Address 36 Treasury St.
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) (904) 814-4002 Other phone _____
3. PROJECT STREET ADDRESS 36 Treasury St.
4. LEGAL DESCRIPTION: Lot 5 Block 9 Subdivision City of St. Aug Parcel 1969300000
5. EXISTING USE privacy PROPOSED USE privacy
6. PROPOSED PROJECT WORK

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

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

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

Received May 24, 2022
Planning and Building Department

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☒ New fence/wall/gate Take down existing fence + put up new
- ☐ 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)

Take down existing fence + replacing with wood.

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 Kevin Brock

SIGNATURE OF APPLICANT _____ DATE 5/16/22

PRINT OWNER'S NAME Richard Baker

SIGNATURE OF OWNER _____ DATE 5/16/22

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

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

A drawing of the propsed fence(s), as indicated in the above checklist, is still needed.

Project number:_____ Project Address:_____

Reviewed by: _____ Date: _____

147' - take down existing fence

10' - 4' tall shadowbox wood

137' - 6' tall wood stockade

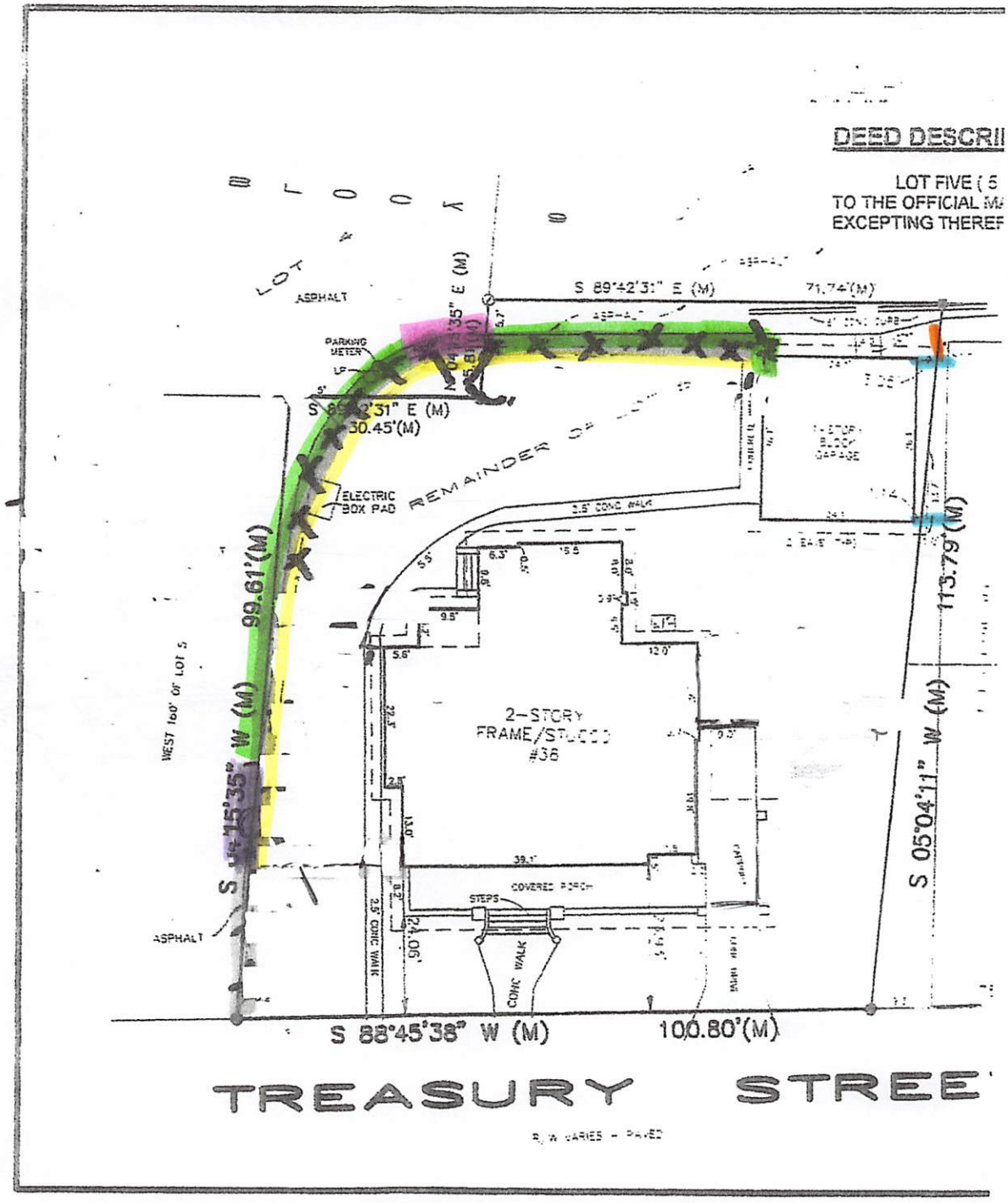
1 - 12' wide roll gate

1 - 4' wide walk gate

10' - 8' tall wood stockade

Received May 24, 2022
Planning and Building Department

RECEIVED
AUG 17 2017
Planning/Building Dept.



Acher
36 Treasury St.

Candice Seymour

From: Brock Fence <sales@brockfence.com>
Sent: Thursday, June 30, 2022 10:43 AM
To: Candice Seymour
Subject: 36 Treasury St
Attachments: 20220630_Lri ~.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.

HI Candice,

I have attached a drawing, pictures of what the fence will look like, and the specifications below. Will this be enough to satisy the last item on the checklist?

Thanks so much,
Caroline

6’ WOOD SPECIFICATIONS:

- ALL POSTS SET 2.5 FEET DEEP IN CONCRETE
- 4X4X8’ POSTS ON 8’ CENTERS
- THREE 2X4X8’ RAILS PER SECTION
- ALL NAILS ARE HOT DIP GALVANIZED RING SHANK
- ALL GATES HAVE 1 3/8 GALVANIZED METAL FRAME
- BROCK FENCE 1 YEAR WORKMANSHIP WARRANTY



Brock Fence
(904) 797-2006
4955 Crescent Technical Ct
St. Augustine, FL, 32086

Received June 30, 2022
Planning and Building Department

36 Treasury St.

Richard Baker 904-814-4692 Level #3 1x4

137'-6' tall wood PT Stockade

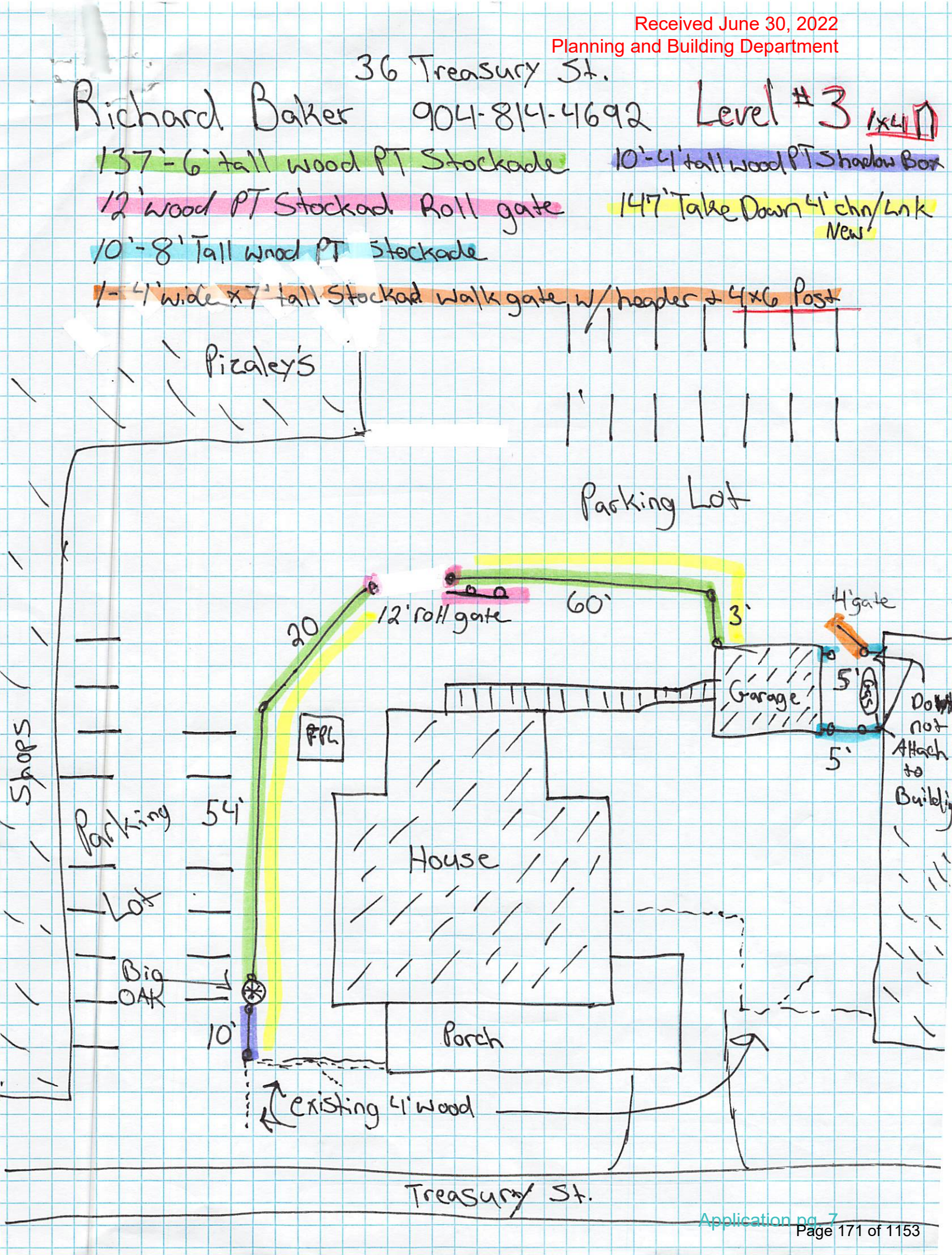
12' wood PT Stockad. Roll gate

10'-8' Tall wood PT Stockade

1-4' wide x 7' tall Stockad walk gate w/ header & 4x6 Post

10'-4' tall wood PT Shadow Box

147' Take Down 4' chn/Lnk New



Received June 7, 2022
Planning and Building Department



Received June 7, 2022
Planning and Building Department



Received June 7, 2022
Planning and Building Department



Received June 7, 2022
Planning and Building Department



Received June 7, 2022
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Received June 7, 2022
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Received June 7, 2022
Planning and Building Department



DEE REC 17 PAGE 318

96498

LIFE ESTATE DEED

THIS INDENTURE, Made this 29th day of December, A. D. 1961, between EUGENIA Y. GENOVAR, a widow, of the County of St. Johns, State of Florida, party of the first part, and MARY G. BAKER, whose mailing address is: 36 Treasury Street, St. Johns County, St. Augustine, Florida, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, the following described property, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

Lot 5, Block 9, City of St. Augustine, Florida, according to the official Map of the City of St. Augustine dated June 12, 1923, EXCEPTING therefrom the West 160 feet.

COPY

TO HAVE AND TO HOLD all and singular the above granted premises, together with the appurtenances and every part thereof unto the said party of the second part, for and during the natural life of said party of the second part, and upon her death to EUGENIA Y. GENOVAR, her heirs and assigns, in fee simple forever.



DEC 8

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Charles R Bennett

Idennie Lopez

Eugenia Y. Genovar (SEAL)

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, EUGENIA Y. GENOVAR, a widow, to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at St. Augustine, County of St. Johns, and tate of Florida, this 29th day of December, A. D. 1961.

COPY

Charles R Bennett
Notary Public State of Florida at Large
My Commission Expires: June 28, 1963

NOTARY PUBLIC STATE OF FLORIDA

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
Dec 29 4 46 PM '61
CLERK CIRCUIT COURT
BY DEP. CLK.

81 4954 OFF REC 489 PAGE 58

This instrument was prepared by:
Name R. G. Weinberg
Address WEINSTEIN, WEINBERG & CONN
P. O. Box 408
St. Augustine, FL 32084
Prepared without Opinion of Title

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 8th day of April 19 81 **Between**

EUGENIA Y. GENOVAR (Widow-unmarried)

of the County of St. Johns, State of Florida, grantor*, and

MARY GENOVAR BAKER

whose post office address is 36 Treasury Street
St. Augustine, Fl 32084

of the County of St. Johns, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of Ten & 00/100-------
----------$10.00----------
Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in ST. JOHNS County, Florida, to-wit:

Parcel One:

Lots 16, 17, and 18 Block 20, DAVIS SHORES SUBDIVISION, as per map or plat thereof recorded in Plat Book 3 Page 98, of the public records of St. Johns County, Florida.

Parcel Two:

Lot five (5) Block Nine (9) CITY OF ST. AUGUSTINE, FLORIDA, according to the Official Map of the City of St. Augustine dated June 12, 1923, EXCEPTING THEREFROM the West 160 feet.

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
1981 APR 10 PM 2:37
Paul "Bud" Nichols
CLERK OF CIRCUIT COURT

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Richard M. Weinberg — Eugenia Y. Genovar (Seal)
EUGENIA Y. GENOVAR
Patricia J. Russell — (Seal)
(Seal)
(Seal)

STATE OF Florida
COUNTY OF St. Johns
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

EUGENIA Y. GENOVAR (Widow-unmarried)

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of April 19 81.

Richard M. Weinberg
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG 20 1983
BONDED THRU GENERAL INS. UNDERWRITERS
8-20-83

ST. JOHNS COUNTY 058443
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
P.B. 11024 APR 10 '81
00.40

COPY

Instr #2019012518 BK: 4684 PG: 778, Filed & Recorded: 2/25/2019 10:50 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $0.70

This instrument prepared by
and after recording return to:

Sean W. Kelley, Esq.
Kelley & Kelley, P.L.
43 Cincinnati Ave.
St. Augustine, Florida 32084

Parcel Identification Number: 1969300000

WARRANTY DEED

The Grantor, **Mary G. Baker, a.k.a. Mary E. Baker**, a married woman, joined by her husband, **William T. Baker, Jr.**, in consideration of Ten and No/100 Dollars ($10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantees, **Mary E. Baker and William T. Baker, Jr., as Trustees of the Baker Family Revocable Trust, As Amended and Restated on February 15, 2019**, whose mailing address is 36 Treasury Street, Saint Augustine, Florida 32084, the real property in St. Johns County, Florida, described as follows:

SEE ATTACHED EXHIBIT A

Full power and authority are conferred upon the Grantees, as Trustees, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustees full rights of ownership as authorized and contemplated by Section 689.071, Florida Statutes.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property is vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

This document was prepared without the benefit of title search or abstract examination and is based solely on the facts provided by either of the parties or their agents.

COPY

Signed on February 15, 2019.

Signed in the presence of (as to both):

Witness: Eve C. Cody

Mary G. Baker

Witness: Tina Escalante

William T. Baker, Jr.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me on February 15, 2019, by Mary G. Baker (a.k.a. Mary E. Baker) and William T. Baker, Jr., who have produced FL. DRIV. LIC. as identification.

SEAN W. KELLEY
Notary Public - State of Florida
Commission # GG 220692
My Comm. Expires Aug 21, 2022
Bonded through National Notary Assn.

Sean W. Kelley
Notary Public - State of Florida

EXHIBIT A

Lot five (5) Block Nine (9) CITY OF ST. AUGUSTINE, FLORIDA, according to the Official Map of the City of ST. Augustine dated June 12, 1923, EXCEPTING THEREFROM the West 160 Feet.

COPY

Instr #2020108049 BK: 5110 PG: 1094, Filed & Recorded: 11/30/2020 11:26 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

This instrument prepared by and return to:

Sean W. Kelley, Esq.
Kelley & Kelley, P.L.
43 Cincinnati Ave.
St. Augustine, FL 32084
Telephone: (904) 819-9706

Parcel ID No. 1969300000

TRUSTEE'S DEED OF DISTRIBUTION

THIS INDENTURE is made this 24th day of November, 2020, between **RICHARD BAKER and MELISSA RICHARDSON, as Trustees of the Baker Family Revocable Trust, as amended and restated on February 15, 2019,** whose mailing address is 36 Treasury Street, St. Augustine, Florida 32084, Grantor, and **RICHARD BAKER,** a single man, whose post office address is 36 Treasury Street, St. Augustine, Florida 32084, Grantee.

WITNESSETH: That the Grantor, in fulfilling fiduciary obligations created under the terms of the Trust, and without separate consideration, grants, transfers, assigns, releases, conveys and confirms the real property described below to the Grantee, said property lying and being in St. Johns County, Florida, to–wit:

> **Lot five (5) Block Nine (9) CITY OF ST. AUGUSTINE, FLORIDA, according to the Official Map of the City of St. Augustine dated June 12, 1923, EXCEPTING THEREFROM the West 160 Feet**

subject to valid restrictions, reservations and easements of record and real estate taxes unpaid, if any.

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

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

COPY

Signed, sealed and delivered in our presence:

Alison Hashaw

Richard Baker, as a Trustee of the Baker Family Revocable Trust, as amended and restated on February 15, 2019

Amy C. Kelley

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me, in my physical presence, this 24th day of November, 2020, by Richard Baker, as a Trustee of the Baker Family Revocable Trust, as amended and restated on February 15, 2019, and who is personally known to me.

AMY C. KELLEY
MY COMMISSION # GG 367017
EXPIRES: September 20, 2023
Bonded Thru Notary Public Underwriters

Amy C. Kelley
Notary Public--State of Florida

(N. P. Seal)

Alison Hashaw

Amy C. Kelley

Melissa C Richardson

Melissa Richardson, as a Trustee of the Baker Family Revocable Trust, as amended and restated on February 15, 2019

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me, in my physical presence, this 24th day of November, 2020, by Melissa Richardson, as a Trustee of the Baker Family Revocable Trust, as amended and restated on February 15, 2019, and who is personally known to me.

AMY C. KELLEY
MY COMMISSION # GG 367017
EXPIRES: September 20, 2023
Bonded Thru Notary Public Underwriters

Amy C. Kelley
Notary Public--State of Florida

(N. P. Seal)

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	1969300000
Location Address	36 TREASURY ST SAINT AUGUSTINE 32084-0000
Neighborhood	City/Historic (SF) (612.01)
Tax Description*	CITY OF ST AUG LOT 5 (EX W160 FT) BLK 9 DB91/533 OR17/318 & 489/58 & 4684/778(Q/C) &5110/1094(T/R) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.130
Homestead	Y

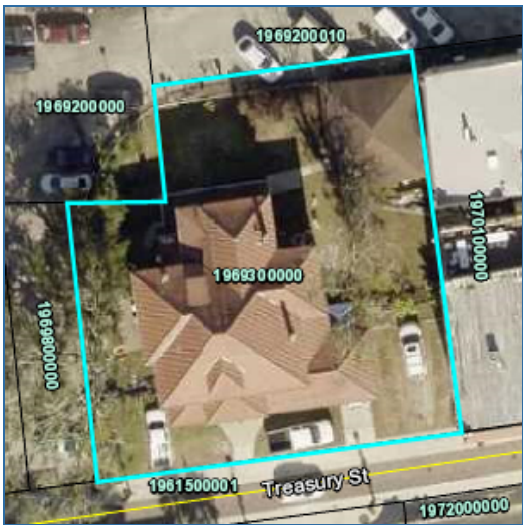
Owner Information

Owner Name	Baker Richard 100%
Mailing Address	36 TREASURY ST SAINT AUGUSTINE, FL 32084-3651

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2022
Building Value	$349,559
Extra Features Value	$6,739
Total Land Value	$352,408
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$708,706**
Total Deferred	$155,777
Assessed Value	**$552,929**
Total Exemptions	$50,000
Taxable Value	**$502,929**

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	$245,885	$6,739	$284,200	$0	$0	$536,824	$536,824	$50,000	$486,824
2020	$234,913	$6,739	$284,200	$0	$0	$525,852	$210,431	$365,421	$160,431
2019	$218,902	$6,739	$312,620	$0	$0	$538,261	$205,700	$382,561	$155,700
2018	$222,433	$6,739	$142,100	$0	$0	$371,272	$201,865	$219,407	$151,865
2017	$179,486	$5,151	$159,152	$0	$0	$343,789	$197,713	$196,076	$147,713
2016	$182,248	$5,187	$159,152	$0	$0	$346,587	$193,646	$202,941	$143,646
2015	$187,770	$5,224	$146,363	$0	$0	$339,357	$192,300	$197,057	$142,300
2014	$179,324	$5,261	$146,363	$0	$0	$330,948	$190,774	$190,174	$140,774
2013	$184,522	$5,297	$146,363	$0	$0	$336,182	$187,955	$198,227	$137,955
2012	$124,164	$4,601	$146,363	$0	$0	$275,128	$184,813	$140,315	$134,813
2011	$129,231	$4,601	$163,415	$0	$0	$297,247	$179,430	$167,817	$129,430
2010	$134,299	$4,601	$181,888	$0	$0	$320,788	$176,778	$194,010	$126,778

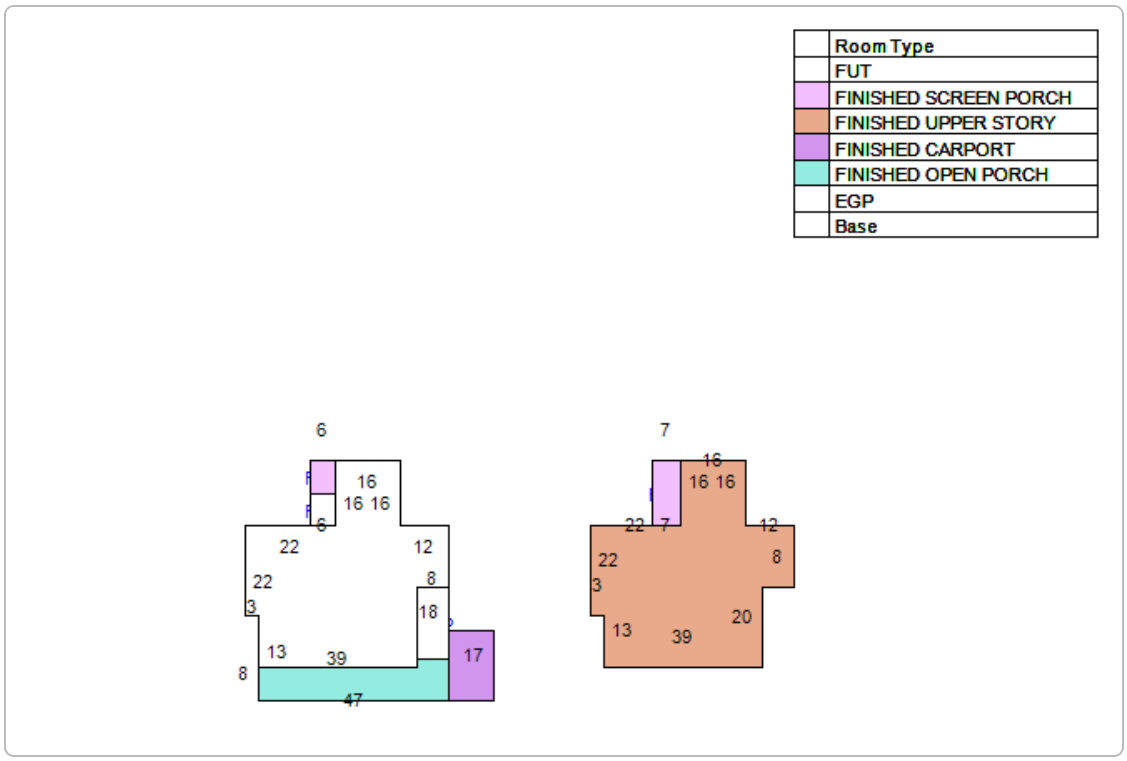
Building Information

Building	1
Year Built	1925
Actual Area	4545
Conditioned Area	3614
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Clay Tile
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	5
Baths	5

Description	Square Footage
BASE AREA	1807
ENCLOSED GLASS PORCH	144
FINISHED OPEN PORCH	392
FINISHED CARPORT	187
FINISHED UPPER STORY	1807
FINISHED SCREEN PORCH	112

FRAME UTILITY	48
FINISHED SCREEN PORCH	48
Total SqFt	4545

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage Unfinished (Average)		6739

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	5684	SF	$352,408

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/30/2020	11/24/2020	$100.00	TRUSTEES DEED	5110	1094	U	I	BAKER FAMILY REV TRUST D: 2-15-2019	BAKER RICHARD
2/25/2019	2/15/2019	$100.00	WARRANTY DEED	4684	778	U	I	BAKER MARY G	BAKER FAMILY REV TRUST D: 2-15-2019
	4/1/1981	$0.00		489	58	U	I		BAKER MARY G

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Last Data Upload: 6/25/2022, 12:06:49 AM

Version 2.3.202



Detail by Entity Name

Florida Profit Corporation
BROCK FENCE, INC.

Filing Information

Document Number	P97000061979
FEI/EIN Number	59-3451344
Date Filed	07/16/1997
State	FL
Status	ACTIVE

Principal Address

4955 CRESCENT TECHNICAL COURT
ST. AUGUSTINE, FL 32086

Changed: 03/18/2002

Mailing Address

4955 CRESCENT TECHNICAL COURT
ST. AUGUSTINE, FL 32086

Changed: 03/18/2002

Registered Agent Name & Address

BROCK, KEVIN
4955 CRESCENT TECHNICAL COURT
SAINT AUGUSTINE, FL 32086

Name Changed: 05/08/2009

Address Changed: 05/08/2009

Officer/Director Detail

Name & Address

Title DP

BROCK, KEVIN
4955 CRESCENT TECHNICAL COURT
ST. AUGUSTINE, FL 32086

Title Secretary

Brock, Ana Severiano, Mrs
4955 CRESCENT TECHNICAL COURT
ST. AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2020	03/24/2020
2021	04/22/2021
2022	04/05/2022

Document Images

04/05/2022 -- ANNUAL REPORT	View image in PDF format
04/22/2021 -- ANNUAL REPORT	View image in PDF format
03/24/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
01/28/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
03/10/2014 -- ANNUAL REPORT	View image in PDF format
02/26/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
03/22/2011 -- ANNUAL REPORT	View image in PDF format
04/01/2010 -- ANNUAL REPORT	View image in PDF format
05/08/2009 -- ANNUAL REPORT	View image in PDF format
04/17/2008 -- ANNUAL REPORT	View image in PDF format
04/02/2007 -- ANNUAL REPORT	View image in PDF format
04/10/2006 -- ANNUAL REPORT	View image in PDF format
04/22/2005 -- ANNUAL REPORT	View image in PDF format
04/05/2004 -- ANNUAL REPORT	View image in PDF format
04/03/2003 -- ANNUAL REPORT	View image in PDF format
03/18/2002 -- ANNUAL REPORT	View image in PDF format
01/10/2001 -- ANNUAL REPORT	View image in PDF format
01/12/2000 -- ANNUAL REPORT	View image in PDF format
02/21/1999 -- ANNUAL REPORT	View image in PDF format
04/14/1998 -- ANNUAL REPORT	View image in PDF format
07/16/1997 -- Domestic Profit Articles	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 21, 2022 Meeting



Application HP2022-00047 Address: 272 St. George Street

Applicant: Sarah Ryan, Architect LLC

Property Owner: Cara and Allan Farquhar

Project description: To construct a new one-story garage at the northwest corner of the property.

Architectural Style:	Queen Ann Revival	Florida Master Site File:	SJ01928
National Register:	St. Augustine Town Plan NR District: Contributing	Construction date:	1887
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1997500000		
Agenda Item:	6(d)	Previous Action(s):	F2017-0175 COA F2020-0070 COD F2020-0076

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness application is to construct a new detached two car garage to the rear of a Queen Anne style, two and one-half story residential building, located on the east side of St. George Street in the Historic Preservation One (HP-1) Zoning District and contributing to the St. Augustine Town Plan National Historic District. A similar Certificate of Appropriateness was approved under F2020-0070; however, changes to the approved design have triggered additional HARB review.
2. The existing rear detached structure, with an estimated construction date of 1960-1970, is not contemporary to the primary structure, and is being proposed for demolition under HP2022-0054 also being heard at the July 21, 2022 HARB meeting. Demolition of the structure was previously approved under F2020-0076 at the July 16, 2020 HARB meeting but the approval has since expired.
3. The applicant has designed the proposed garage to complement the main home in ways similar to the previously approved garage design with architectural details from the residence including the triangular windows, clamshell siding, decorative porch columns, and roof material and paint finishes to match.
4. Clarification is needed regarding the garage door, exterior entry door, and exterior shower enclosure materials, and the applicant should also provide any proposed lighting fixture or hardware details for HARB review.
5. Differences from the previous approved design include:
    a. Position of the front gable and dormer
    b. A reduction in height measured from grade
    c. Fenestration differences on the south, north, and west elevations.
    d. Larger rear setback
    e. Addition of an exterior shower enclosure and a wall screen for future pool equipment

    The previously approved trellis appears to have been modified to a covered porch space and the applicant should clarify this design change.
6. Window materials are consistent with AGHP requirements and any windows and doors with glazing should have raised muntin profiles.
7. The AGHP recommends that, whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street; however, the doors for the previously approved application were oriented to the street as currently proposed. Garage doors should be simple and unglazed, according to the AGHP, and should be wood or fiberglass painted to appear as wood. Based upon discussion of the previous approval, the proposed garage doors were approved with the intent that the detached garage be interpreted as a carriage house.

8. A cursory zoning review determined that the height, setbacks, and lot coverage requirements appear to have been met based upon the applicant's submittal. Impervious surface area calculations were not provided, and these calculations may change depending on additional site changes indicated in the submittal but not included in the scope of work for review.
9. Any additional site changes not included in this scope of work will require further review and approval by the HARB through the COA application process.
10. Any redevelopment or new building plans may require additional zoning review and all zoning and building code requirements must be met prior to issuance of a building permit.
11. The project is within archeological zone IB and likely requires an A14 Archaeological Review Application. Coordination with the City Archaeologist should begin as soon as possible to avoid any interruptions in the construction schedule.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous discussion and approval of COAF2020-0070, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **272 St. George Street** with the following condition:

1. That the materials of the garage doors and exterior entry doors be compatible with the AGHP
2. That all wood windows and glazed doors with divided lites have exterior muntins with a raised profile

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To construct a new two car garage structure 15 feet tall measured from required Base Flood Elevation with cross-gable roof with charcoal color asphalt shingles to match the existing house, a roof dormer, wood clamshell siding to match the existing house, a six-lite fixed dormer window, custom triangular fixed wood windows, triangular pediments over three of the windows, a covered porch or pergola with decorative posts, and an exterior shower enclosure.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Maps
3. Previously Approved Drawings
4. Minutes of the July 16, 2020, HARB meeting
5. Minutes of the August 20, 2020 meeting

STAFF PHOTOGRAPHS
272 St. George Street



Front (east) Elevation



STAFF PHOTOGRAPHS
272 St. George Street



Front (east) Elevation



STAFF PHOTOGRAPHS
272 St. George Street



Project area at end of driveway

Staff Report pg. 8

STAFF PHOTOGRAPHS
272 St. George Street

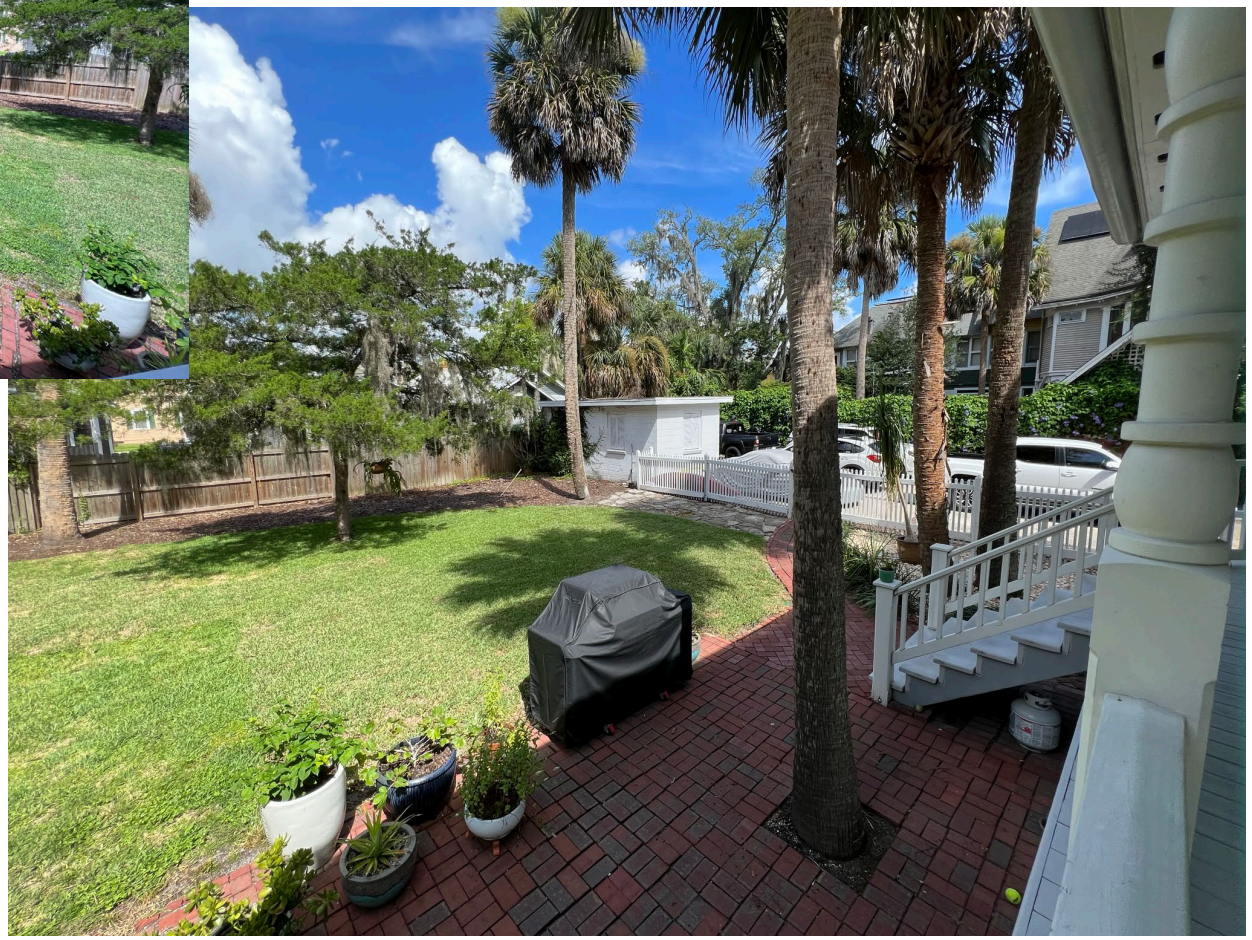


Project area at end of driveway

Staff Report pg. 9

STAFF PHOTOGRAPHS
272 St. George Street





Rear yard from residence

STAFF PHOTOGRAPHS
272 St. George Street





Project area at end of driveway

STAFF PHOTOGRAPHS
272 St. George Street



Concrete block storage building and rear wall proposed for demolition

Staff Report pg. 12

STAFF PHOTOGRAPHS
272 St. George Street





Concrete block storage building and rear wall proposed for demolition

STAFF PHOTOGRAPHS
272 St. George Street





Project area at end of driveway

Staff Report pg 14

STAFF PHOTOGRAPHS
272 St. George Street





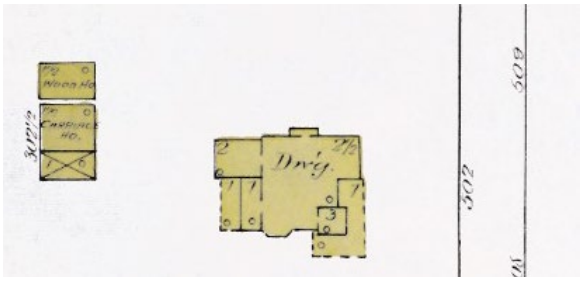
View down driveway to project area

STAFF PHOTOGRAPHS
272 St. George Street

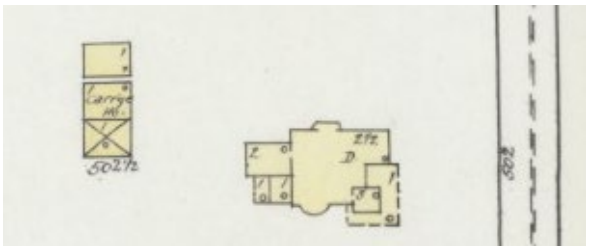


North elevation of main house which exhibits some architectural features proposed for the new garage

SANBORN MAPS
272 St. George Street



1888



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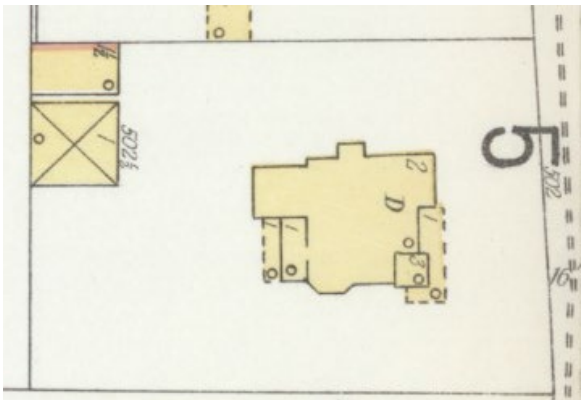

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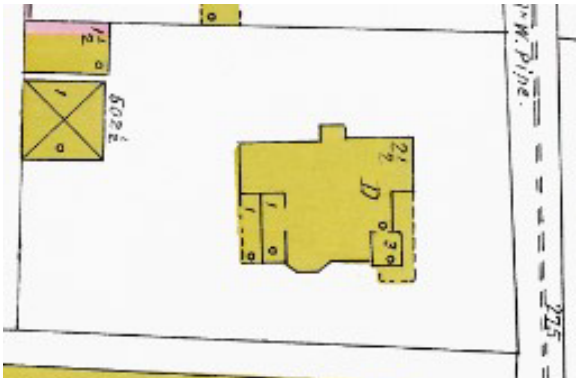
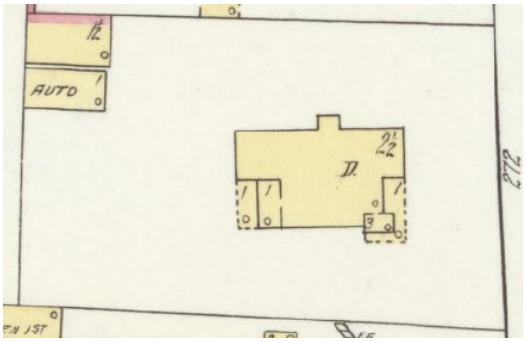


1904



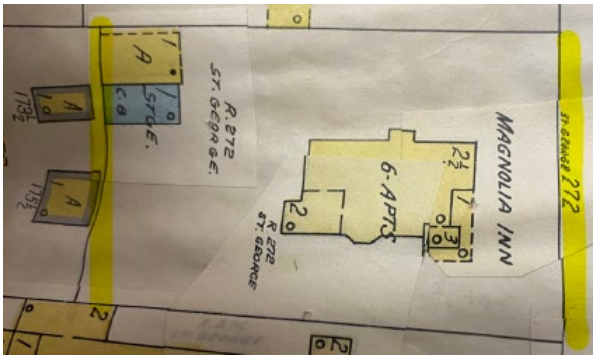
1910



1917



1924



1930 updated to 1965

Received June 17, 2022
Planning and Building Department

TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS LOCATED WEST OF I-95 WIND-BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

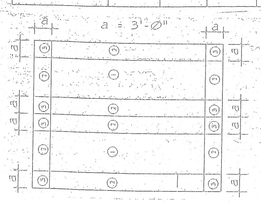
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, + MEETS THE REQUIREMENTS OF THE 2011 EDITION OF THE FLORIDA BUILDING CODE RESIDENTIAL 6TH ED.

1. BASIC WIND SPEED (3 SECOND GUSTS) ——— 130 M.P.H.
2. WIND IMPORTANCE FACTOR ——— 1.0
3. WIND EXPOSURE CATEGORY ——— C
4. INTERNAL PRESSURE COEFFICIENT ±.18 OR -.18
5. COMPONENT + CLADDING WIND LOADS LBS/SQ.FT.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

	EFFECTIVE WIND AREA - FT. SQ.							
	10		20		50		100	
ROOF								
1	16.5	-25.9	16.0	-25.0	16.0	-24.4	16.0	-23.7
2+3	16.5	-43.6	16.0	-38.8	16.0	-32.1	16.0	-28.1
WALL								
4	25.5	-28.1	24.1	-26.9	23.2	-25.4	22.0	-24.2
5	25.5	-34.1	24.1	-32.4	23.2	-29.3	22.0	-26.9

ROOF OVERHANG	10	20	50	100
	-37.3	-36.1	-35.2	-35.1
	-61.5	-48.3	-30.8	-11.6



NOTES:

1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH + MEETS THE REQUIREMENTS OF:
BUILDING - FLORIDA BUILDING CODE, RESIDENTIAL 2011 6th EDITION
EXISTING BUILDING - FLORIDA BUILDING CODE, EXISTING 2011 6th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2011 EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2011 EDITION
LIFE SAFETY - NATIONAL FLORIDA FIRE PREVENTION CODE, 2011 5th EDITION WITH UP TO DATE ADMENDMENTS
FIRE CODE - NATIONAL FLORIDA FIRE PREVENTION CODE, 2011 5th EDITION WITH UP TO DATE ADMENDMENTS
HANDI-CAP CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2011 EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2011 EDITION
ENERGY CODE - FLORIDA BUILDING CODE, ENERGY CONSERVATION, 2011 NATIONAL ELECTRIC CODE 2014

HEADER SCHEDULE

OPENING WIDTH	BEARING WALL OR SHEAR WALL	NON-BEARING WALL
0'-0" TO 3'-0"	(2) 2"x 6"	(2) 2"x 6"
3'-1" TO 5'-0"	(2) 2"x 10"	(2) 2"x 6"
5'-1" TO 7'-0"	(2) 2"x 12"	(2) 2"x 10"
7'-1" TO 10'-0"	(2) 2"x 12" WITH 1/2" PLYWOOD FLITCH	(2) 2"x 10"

NOTES:

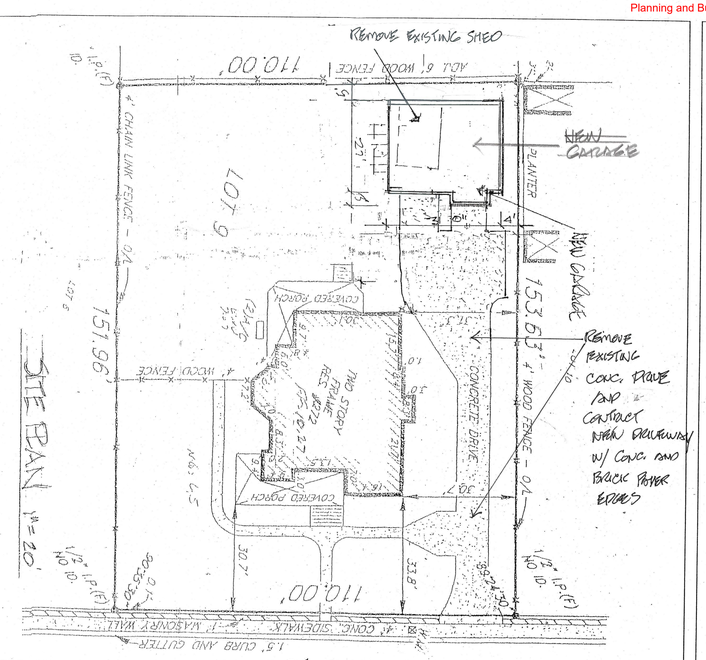
1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, EXT.) WERE SIZED USING:
   1800 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY
3. JOISTS, RAFTER, LENTEL, ECT. WERE SIZED USING
   1200 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY

STRUCTURAL NOTES

1. DESIGN LOADS:
   A. ROOF LIVE LOADS ——— 16 p.s.f.
   B. FLOOR LIVE LOADS ——— 40 p.s.f.
   C. WIND LOADS ——— 130 mph
   (FL. BLDG. CODE 2011)
2. MATERIAL
   A. CONCRETE: DESIGN AND CONSTRUCTED PER ACI 318-83

ITEM	COMPRESSIVE STRENGTH @ 28 DAYS
SLAB	3500 P.S.I.
C.M.U. FILLED CELLS & BEAMS	3500 P.S.I.

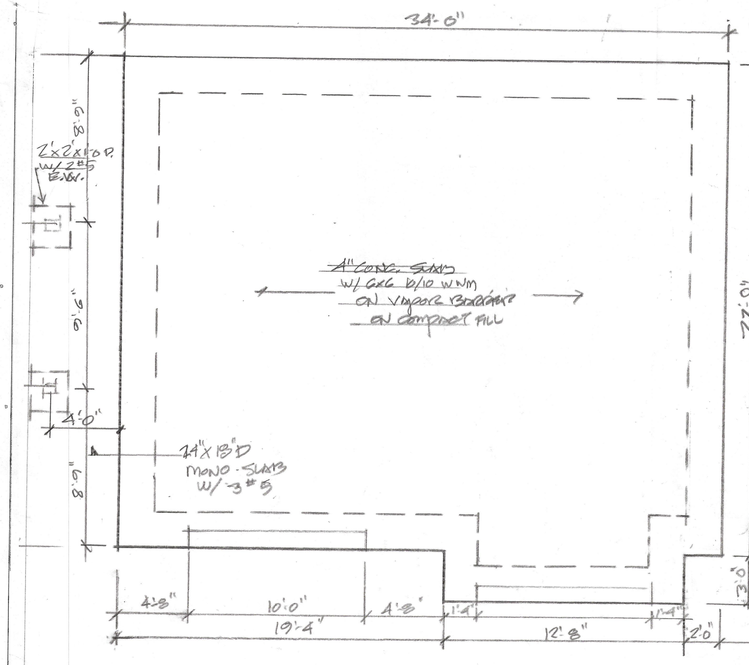
   B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
   C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
      1. SHAPES AND PLATES CONFORM TO ASTM A-36
      2. WELDING CONFORM TO "AWS D1.1 STRUCTURAL WELDING CODE"
      3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
      4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE JOINER MATERIAL
3. FRAMING LUMBER: SOUTHERN PINE PER NFPA, NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
   1. MAIN LUMBER 2x4 THRU 2x10 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
   2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
   3. LVL BEAMS SHALL BE SOUTHERN PINE fb=2400 P.S.I.
   4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 19% M.C.
4. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
   1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
   2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
   3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
5. PLYWOOD ROOF AND WALL SHEATHING:
   CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE APA C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
6. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90. MORTAR SHALL BE TYPE M OR S.
7. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE "GO-BOLTS" OR EQUAL.
8. CONCRETE MASONRY UNITS:
   A. ALL C.M.U. SHALL HAVE 9 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
   B. ALL C.M.U. SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL REINFORCING SHALL BE FABRICATED FROM 9 GUAGE GALVANIZED WIRE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
10. SHEATHING NAILING:
    A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
       8d RING SHANK NAILS
       8d NAILS @ 6" O.C. AT PANEL EDGES.
       8d NAILS @ 9" O.C. AT ALL INTERMEDIATE SUPPORTS.
       8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
    B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
       8d NAILS @ 4" O.C. AT PANEL EDGES.
       8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
    C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
       PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 Ø THREADED ROD WITHIN 8" OF SHEAR WALL.
    D. C.M.U. WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3 1/4" LONG "TAPCONS" @ 16" O.C.
    E. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED. WIND BORNE DEBRIS PROTECTION REQUIRED. IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR



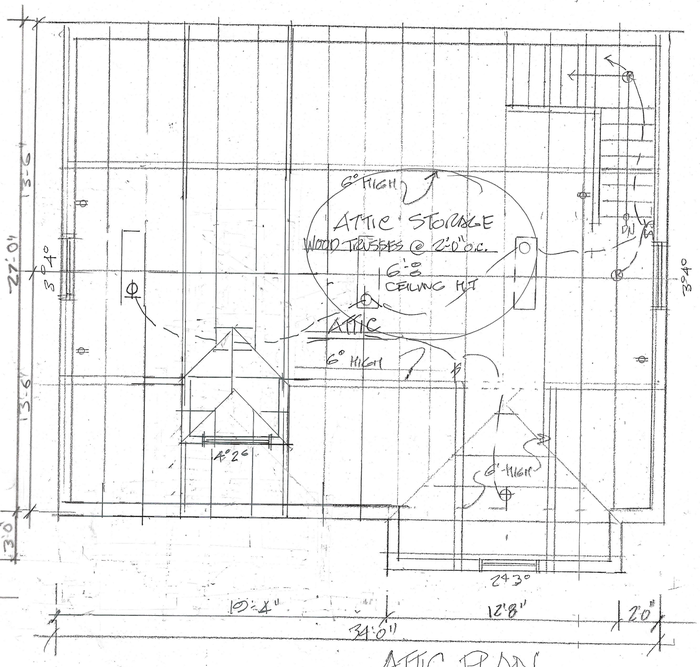
SITE ——— 16,808 S.F.
EXISTING RESIDENCE -
HOUSE ——— 2260
PORCHES ——— 644
~~SHED (REMOVED)~~ ——— 211 S.F.
TOTAL ——— 2904 S.F. (17%)
NEW GARAGE - 910 S.F.
NEW TOTAL - 3814 S.F. (22.6%)

ST. GEORGE ST.

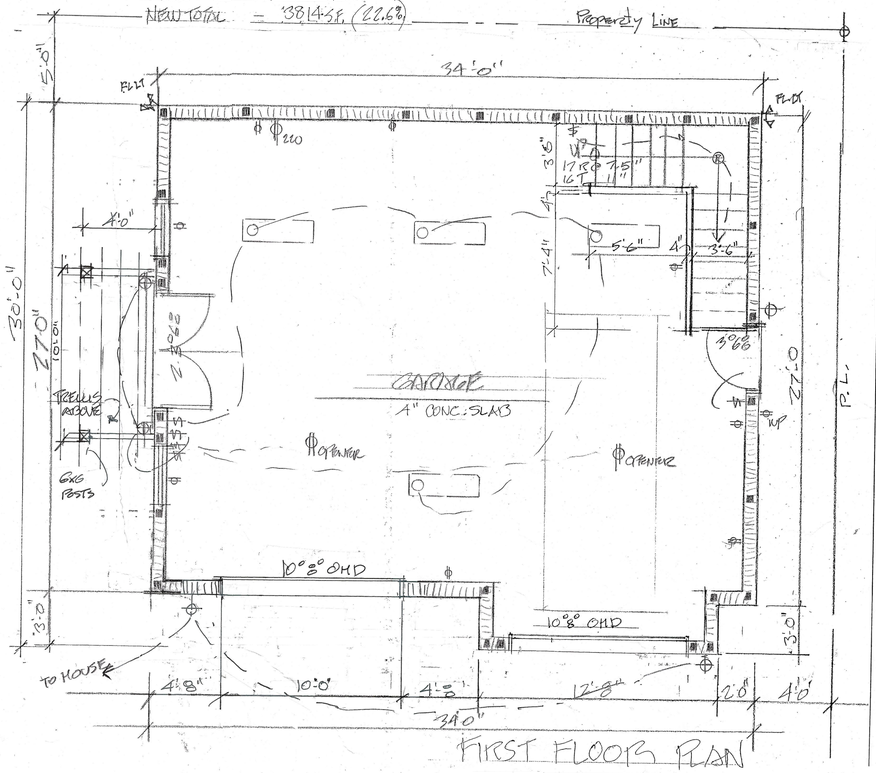
SITE PLAN 1" = 20'



FOUNDATION PLAN



ATTIC PLAN



FIRST FLOOR PLAN

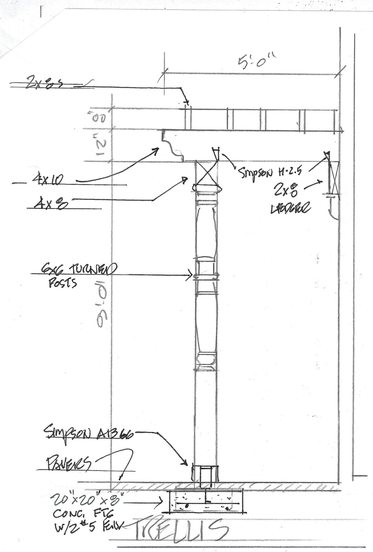
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW GARAGE
WILSON RESIDENCE
211 ST. GEORGE ST. ST. AUGUSTINE, FL.

Date: 8.26.20
Scale: AS NOTED
Drawn: LT
File:

SHEET
A1

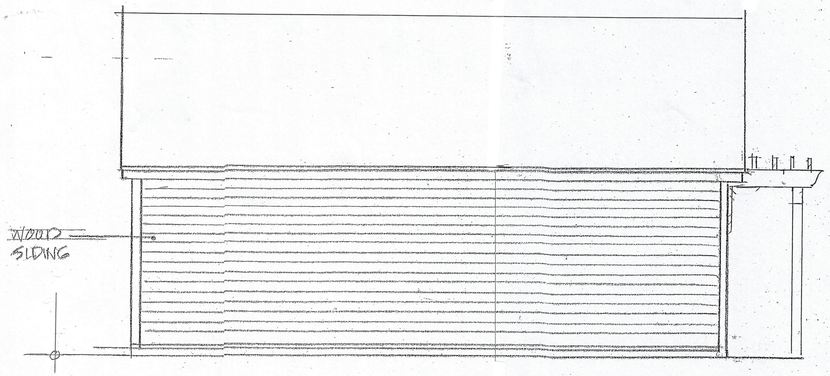
Received June 17, 2022
Planning and Building Department

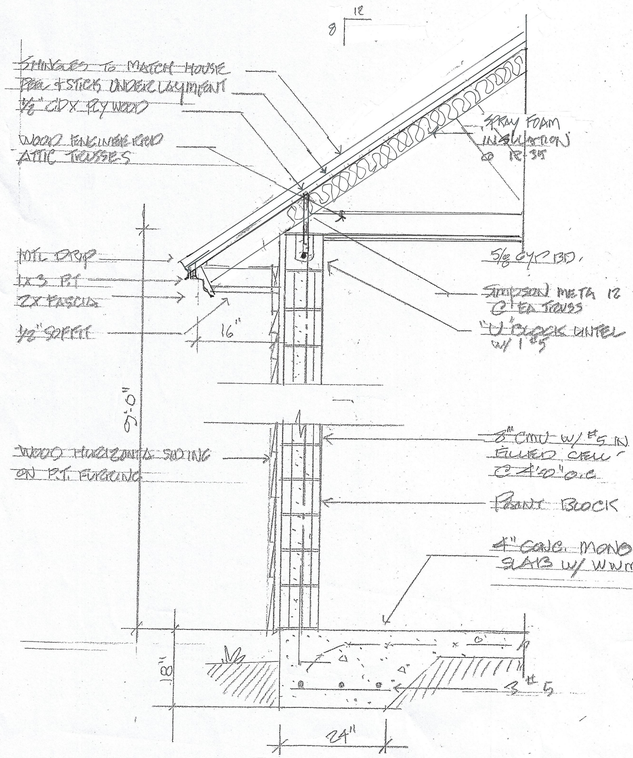


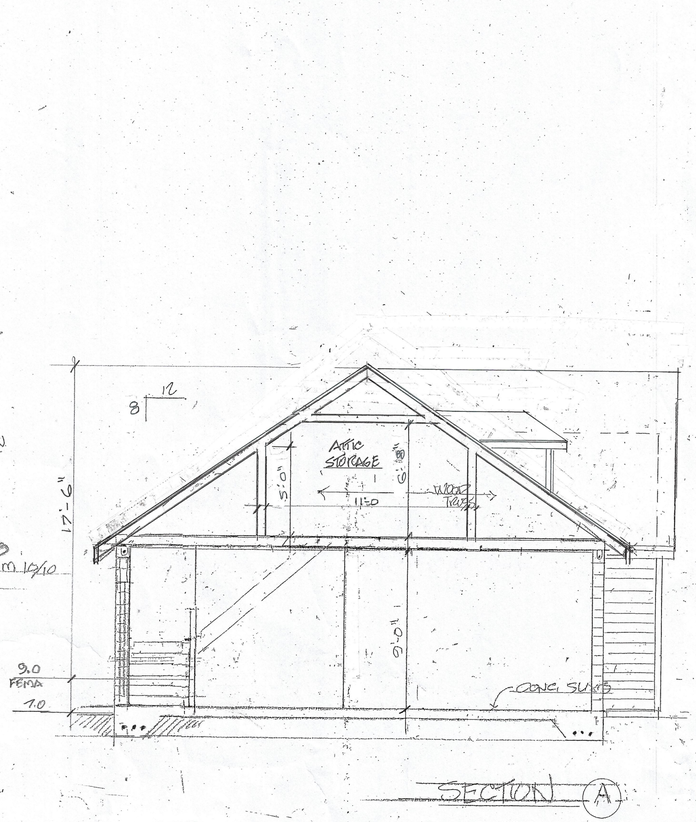
TRELLIS



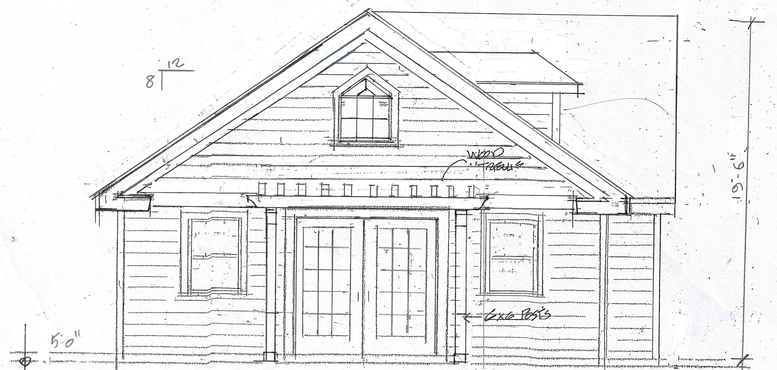
NORTH ELEVATION







SECTION (A)



SOUTH ELEVATION



EAST ELEVATION

NEW GARAGE
WILSON RESIDENCE
211 S. GEORGE ST. ST. AUGUSTINE, FL.

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

Date: 8-26-201
Scale: AS NOTED
Drawn:
File:

SHEET
A2

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.

James and Cole Wilson and Les Thomas reviewed the application.

Ex Parte Communication:

(None)

29 certified notices were sent and 3 were returned in favor.

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

The Board discussed:

- Other than the door, the structure seemed to lack historic architectural significance
- Preference of the Board to salvage material, particularly the door

MOTION

Mr. Weaver MOVED to APPROVE Partial Demolition application F2020-0076, 272 St. George Street, due to the fact that it is a non-historic building, fall outside the period of significance in the St. Augustine Historic District with the condition that the applicant make a good-faith effort to salvage materials. The motion was SECONDED by Ms. Wingo.

There was a brief discussion regarding the demolition of accessory buildings.

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

8. (b) F2020-0070 – Les Thomas Architect – Applicant
James and Cole Wilson – Owner
272 St. George Street

To construct a new garage to replace existing detached structure built ca. 1960-1970.

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 the board can **CONTINUE** a Certificate of Appropriateness at **272 St. George Street** to allow the applicant to provide evidence that the design is compatible with the architecture and scale of a garage or detached outbuilding for that time period

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Possibility of a carriage house style rather than a garage
- Applicant's desire to have two garage doors
- Concern for the scale of the structure
- Pitch of roof was chosen to match roof pitch of the house
- Possible zoning issues due to the height of the structure which may require a variance application to the Planning and Zoning Board
- The need to see clear evidence that a garage/carriage house structure would be compatible with the style of the primary building
- Structure appeared to be a one and a half story house

MOTION

Mr. Weaver MOVED to CONTINUE application F2020-0070, 272 St. George Street, to the August 20, 2020 meeting. The motion was SECONDED by Ms. Duncan.

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

9. Certificate of Demolition and Partial Demolition

9. (a) F2020-0072 – Les Thomas Architect – Applicant
Modesto Gómez and Heidi Sykes-Gómez – Owner
35 Magnolia Avenue

To partially demolish a building, constructed ca. 1925 that is not located in a district but is recorded on the Florida Master Site File, limited to the garage addition (ca. 1950s).

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 limited to the ca. 1950s garage addition at **35 Magnolia Avenue** 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 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.

Les Thomas and Heidi Sikes-Gomez reviewed the application.

Ex Parte Communication:

(None)

19 certified notices were sent, 4 were returned in favor, and 2 had comments.

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

The Board discussed that the garage did not qualify for a denial as it was not a historic building or local landmark.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0072, 35 Magnolia Avenue, based on the fact that the structure to be demolished from circa 1950s was listed on the Florida Master Site File, but did not meet the criteria as a historic structure or local landmark with the condition that the applicant make every effort to repurpose and salvage materials. The motion was SECONDED by Mr. MacDonald.

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

9. (b) F2020-0068 – John and Sheryl Foti – Applicant and Owner
25 Miruela Avenue

To demolish a building constructed ca. 1950 and not located in a district but is recorded on the Florida Master Site File.

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 **25 Miruela Drive**

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Communications Media Technology Meeting
August 20, 2020

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 20, 2020, via Communications Media Technology and with limited capacity in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

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

City Staff:

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

Ms. Wolfe reviewed the public participation instructions.

2. General Public Comments for Items not on the Agenda

Ms. Wolfe advised that e-mails were received regarding the Confederate Memorial in the Plaza.[1]

3. Approval of Minutes

Ms. Wingo noted there was no clarification regarding referenced amendments in the approval for the June 25, 2020 minutes and staff responded that the error would be corrected appropriately.

MOTION

Mr. MacDonald MOVED to APPROVE the July 16, 2020 minutes with the above corrections. Motion SECONDED by Ms. Wingo.

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

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the Agenda with no modifications. Motion SECONDED by Mr. MacDonald.

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

5. Continued Items from Previous Meetings

5. (a) Certificate of Appropriateness F2020-0070 – Les Thomas Architect– Applicant
James and Cole Wilson – Owner
272 St. George Street

[1] Attached to original minutes

To construct a new garage to replace existing detached structure built ca. 1960-1970.

Mr. Benoit recused himself from hearing the application.[2]

Ms. Courtney read the staff report and said Based on the HARB direction and comments at the July 16, 2020 meeting, a review of the AGHP, and without the support of evidence to the contrary, staff finds the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS** at **272 St. George Street** with the following conditions:

1. That the materials of the siding, roof, windows, and doors, and the proposed paint colors be compatible with the AGHP (the proposed asphalt shingles for the roof are compatible but need to be in keeping with the approved colors, along with the proposed paint colors, and that all windows and doors need to be wood).
2. The double doors on the south elevation should have raised muntins with a profile

Les Thomas and James Wilson reviewed the application, noting the shortened height of the attic storage space to 6 feet 8 inches, less than the allowable minimum height for habitable space.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked for confirmation that the space above the carriage house would not be livable space. She noted that the applicant had returned with the information requested by the Board.

Public hearing was closed.

The Board discussed:

- Shingles would be gray and meet the appropriate color palette
- Difficulties in finding local examples of appropriate carriage houses
- Applicant provided sufficient documentary evidence in support of the proposed design

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application F2020-0070, 272 St. George Street, to construct a new garage to replace existing detached structure, which had already been approved for demolition, with the condition that the double-doors on the south elevation should have raised muntins with a profile. The motion was SECONDED by Ms. Wingo.

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

6. Certificates of Appropriateness

6. (a) Opinion of Appropriateness F2020-0084 – Marquis Latimer + Halback, Inc. and Lightner Museum – Applicants
City of St. Augustine Trustee – Owner
75 King Street

To create an expanded garden and plaza concept on the south side of the building and city parking lot with the proposed addition of landscape and hardscape features, including walls, pavers, and lighting.

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

[2] Form attached to original minutes.

Received June 17, 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. HP2022-0047

Receipt No. 2405982 Meeting Date: 7-21-22

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

1. NAME OF APPLICANT Sarah Ryan
   Business (if applicable) Sarah Ryan Architect LLC
   Address 201 Owens Ave.
   City St. augustine State FL Zip Code 32080
   Daytime telephone 904.547.9430 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Allan + Cara Farquhar
   Business (if applicable) _____
   Address 272 St. George Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 845.519.9348 Other phone _____
3. PROJECT STREET ADDRESS 272 St. George Street
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE Single Family home PROPOSED USE Single family home
6. PROPOSED PROJECT WORK

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

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

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

October 2017

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

- [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)

- New Garage structure w/ storage above.
- Architecture will compliment existing home
- HP. 1 district
- Drawings attached

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME SARAH RYAN

SIGNATURE OF APPLICANT S Ryan DATE 6.17.22

PRINT OWNER'S NAME Cara Farouhar

SIGNATURE OF OWNER Cara Farouhar DATE 6-9-2022.

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

HP2022-0047
272 St. George Street

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

SSH INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending) Are any lighting fixtures proposed? These should be included.

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:

Generally, as indicated in the checklist above, more detail is needed regarding materials and/or colors, profiles, etc. for the entry doors, garage doors, windows, foundation, siding and roof. An indication of intent to match existing colors or utilize pre-approved colors is also sufficient for the color requirement. Any proposed lighting fixtures should be included in the application and locations of these clarified on the drawings.

Project number: HP2022-0047 Project Address: 272 St. George Street

Reviewed by: Candice Seymour Date: 6/23/2022

Received June 17, 2022
Planning and Building Department

SARAH RYAN
ARCHITECT

June 17th, 2022

To: HARB July meeting
Attn: Julie Courtney, Historic preservation officer and HARB members

Re: 272 St George Street - new garage structure in HP-1 district

Dear HARB,

This application is for a new construction one-story garage that complements the beautiful main home. Details from the main home such as clamshell siding, custom triangle shaped windows and decorative porch columns will be custom replicated for the new garage. The shingle roof and paint color of the main home will be used for the garage.

This application was previously approved by HARB in 2020 with drawings from Les Thomas, Architect. That project was not built. New homeowners purchased the home in 2021 and are requesting to build a similar structure to what was approved.

The zoning is HP-1 and allows a 600 square foot garage structure with 15'-0" of height (from FFE of 9.0'). The setbacks are a minimum 5'-0" from the rear and 3'-0" from the side. Please see the site plan for setbacks. The current lot coverage is 15.9% (2709sf / 16,988sf) and the proposed lot coverage is 18.3% (3109sf / 16,988sf). There is an existing masonry shed and wall that will be removed for the new garage at the rear of the property.

Sincerely,

Sarah Ryan

Sarah Ryan, AIA, Architect

sr@sarahryanarchitect.com | 201 Owens Ave, St. Augustine, FL 32080 | 904.547.9430

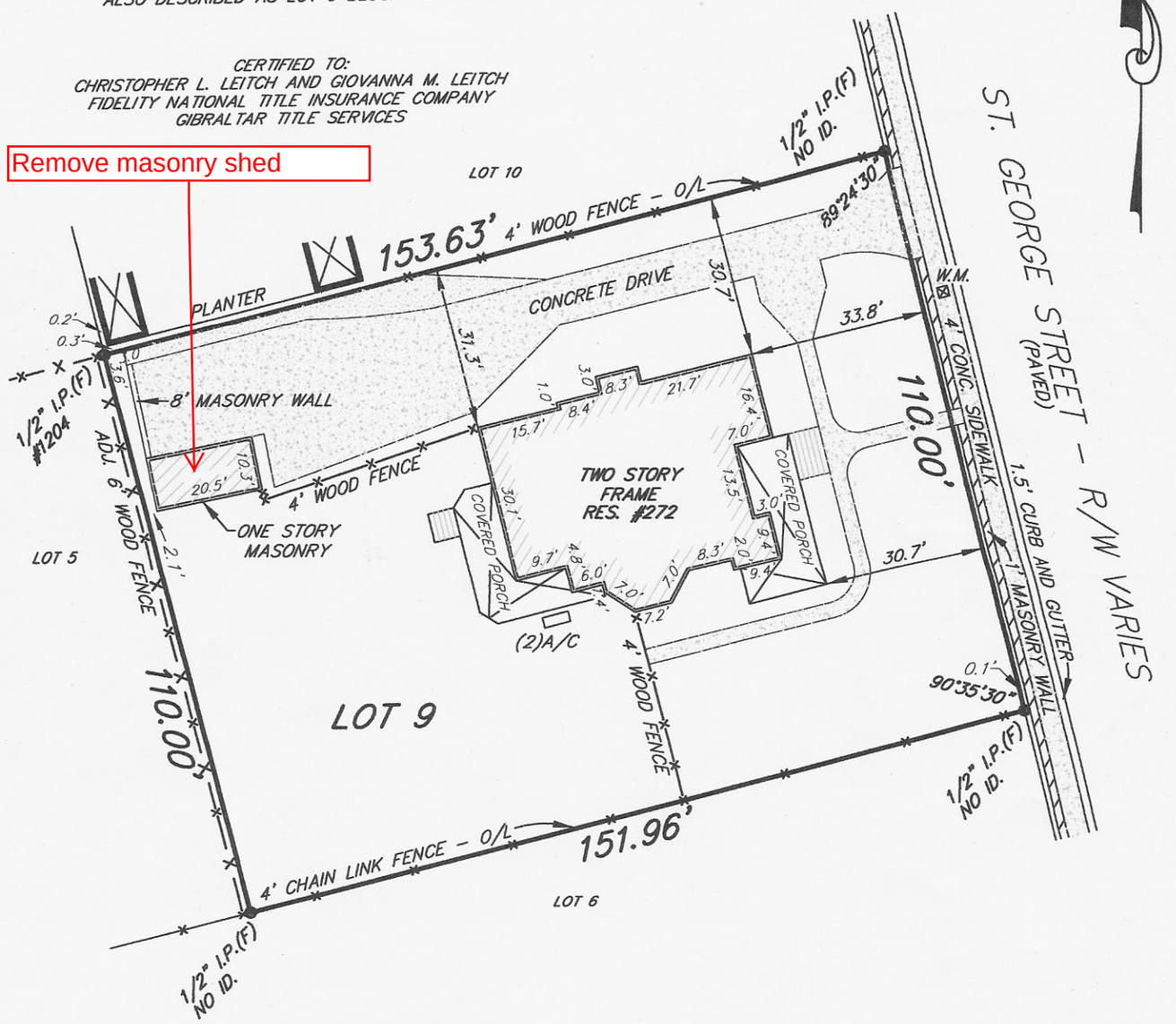
Received June 17, 2022
Planning and Building Department

MAP SHOWING SURVEY OF

BEGINNING IN THE WEST LINE OF ST. GEORGE STREET IN THE CITY OF ST. AUGUSTINE, AT A POINT 133 FEET AND 4 INCHES, NORTH FROM ITS INTERSECTION WITH THE NORTH LINE OF ST. FRANCIS STREET, RUN THENCE WESTERLY ON THE NORTH LINE OF LAND FORMERLY OWNED BY JOHN LOTT PHILLIPS, BUT NOW BY BONFIELD, 155 FEET; THENCE NORTHERLYY PARALLEL WITH THE WEST LINE OF ST. GEORGE STREET, 110 FEET, THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID BONFIELD 155 FEET TO THE WEST LINE OF ST. GEORGE STREET THENCE SOUTHERLY IN THE WEST LINE OF ST. GEORGE STREET, 110 FEET, TO THE PLACE OF BEGINNING. BOUNDED EAST BY ST. GEORGE STREET, SOUTH BY LAND ON BONFIELD WEST BY LANDS FORMERLY OF DISER BUR NOW OF BERGER, AND NORTH BY LANDS FORMERLY OF UPHAM, NOW OF BIRD AND MINIER.

ALSO DESCRIBED AS LOT 9 BLOCK 38 CITY OF ST. AUGUSTINE, FLORIDA.

CERTIFIED TO:
CHRISTOPHER L. LEITCH AND GIOVANNA M. LEITCH
FIDELITY NATIONAL TITLE INSURANCE COMPANY
GIBRALTAR TITLE SERVICES



AREA = 0.386 ± ACRES
OR 16,807 ±, sq. ft.

LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.G.V.D.	– NATIONAL GEODETIC VERTICAL DATUM	↯	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	W	– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (LANDTECH)		

GRAPHIC SCALE

30 0 15 30

1"=30'

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

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

NOTES:
- According to the Federal Emergency Management Agency FIRM Map No: 125145–0318H effective date: 07/18/2011, the property described hereon appears to lie in Zone AE 9'
- Basis of bearing structure: REFER TO SURVEY
- Basis of elevations: N.G.V.D.29

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY:	DWG. BY:
17–0837	08/10/17	1"=30'	L.L./D.C.	N.H.F.	T.P.W.

TYPE: BOUNDARY

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LANDTECH
Associates, Inc.
LAND SURVEYOR'S
4475 U.S. HIGHWAY #1 SOUTH SUITE 202
ST. AUGUSTINE, FLORIDA 32086
(904) 471–6877 FAX (904) 471–6876

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

NICHOLAS H. FRANKLIN, P.L.S. #4620
FOR LANDTECH AND ASSOCIATES L.B. #7537



272 St George Street existing home



272 St George Street driveway side



Existing rear shed and wall to be removed



Existing rear shed and wall to be removed



Existing Columns (rear porch)



Existing window detail (exterior)



Existing window detail (interior)

Received June 17, 2022
Planning and Building Department

LOT 10

153.63'

4' WOOD FENCE – O/L

1/2" I.P.(F) NO ID.

89°24'30"

NEW CONCRETE DRIVE WITH BRICK BANDS

EXISTING CONCRETE DRIVE

30.7'

33.8'

W.M.

4' CONC. SIDEWALK

ST. GEORGE STREET – R/W VARIES (PAVED)

1.5' CURB AND GUTTER

1' MASONRY WALL

4'-0" setback

(1)A/C

proposed garage ffe 7.0

10'-0"

48'-3"

24'

31.3'

4' WOOD FENCE

27'-6"

3.0'

8.3'

21.7'

16.4'

8.4'

15.7'

7.0'

13.5'

TWO STORY FRAME RES. #272

COVERED PORCH

3.0'

9.4'

30.1'

9.7'

4.8'

6.0'

1.4'

7.0'

1.0'

8.3'

2.0'

9.4'

7.2'

ADJ. 6' WOOD FENCE

110.00'

ffe 6.5

pool

5.5

(2)A/C

4' WOOD FENCE

0.1'

LOT 5

LOT 9

110.00'

4' CHAIN LINK FENCE – O/L

151.96'

LOT 6

SITE PLAN 1/16"=1'-0" | 1

PROJECT:

FARQUHAR CARRIAGE HOUSE

OWNER CONTACT:

ALLAN & CARA FARQUHAR
272 St. George Street
St. Augustine, FL 32084

PROJECT LOCATION:

272 St. George Street
St Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

SITE PLAN

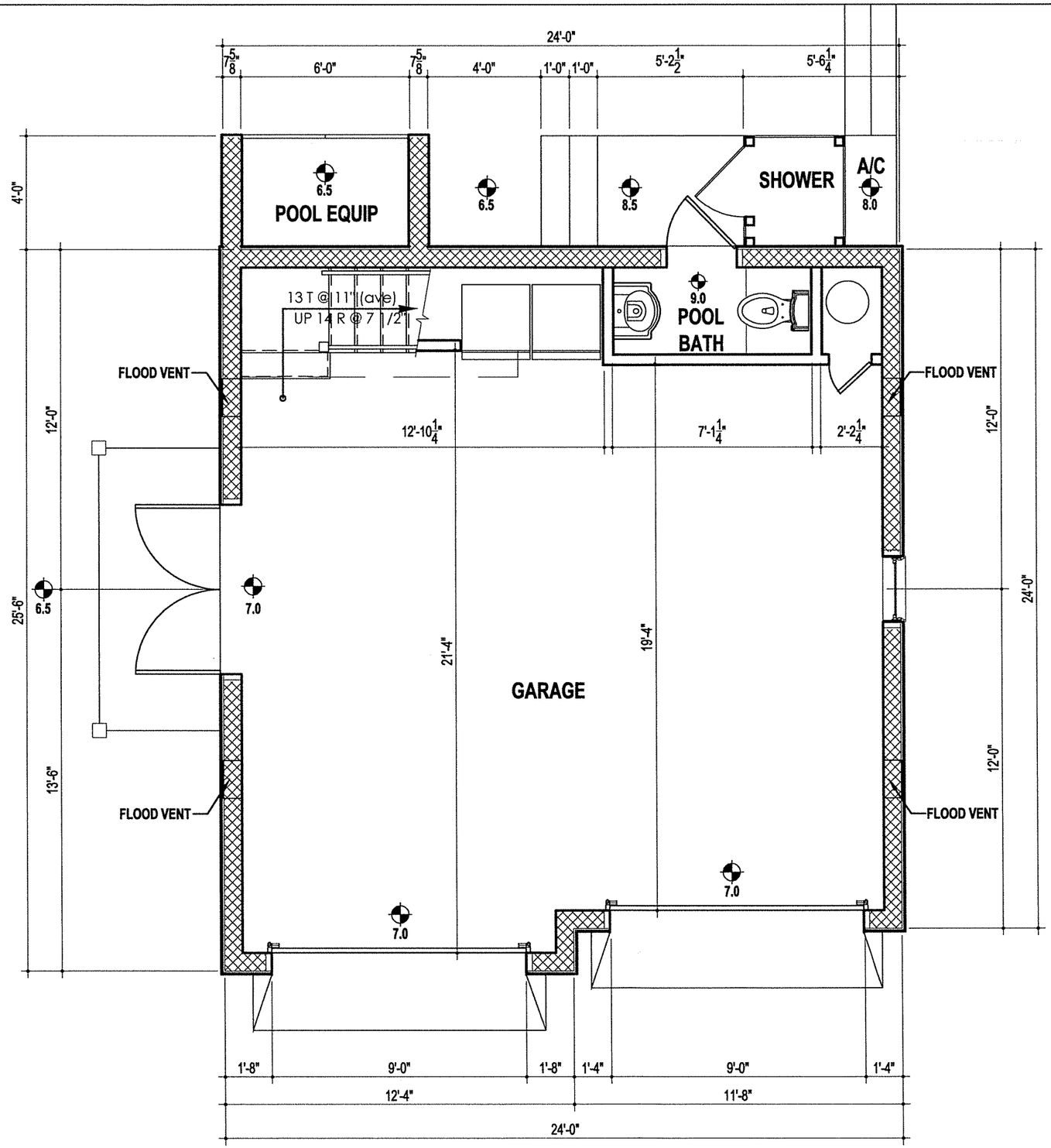
DATE

06.17.2022 HARB

DRAWING SHEET

A0.01

Received June 17, 2022
Planning and Building Department



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

PROJECT:

FARQUHAR CARRIAGE HOUSE

OWNER CONTACT:

ALLAN & CARA FARQUHAR
272 St. George Street
St. Augustine, FL 32084

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St Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

FIRST FLOOR PLAN

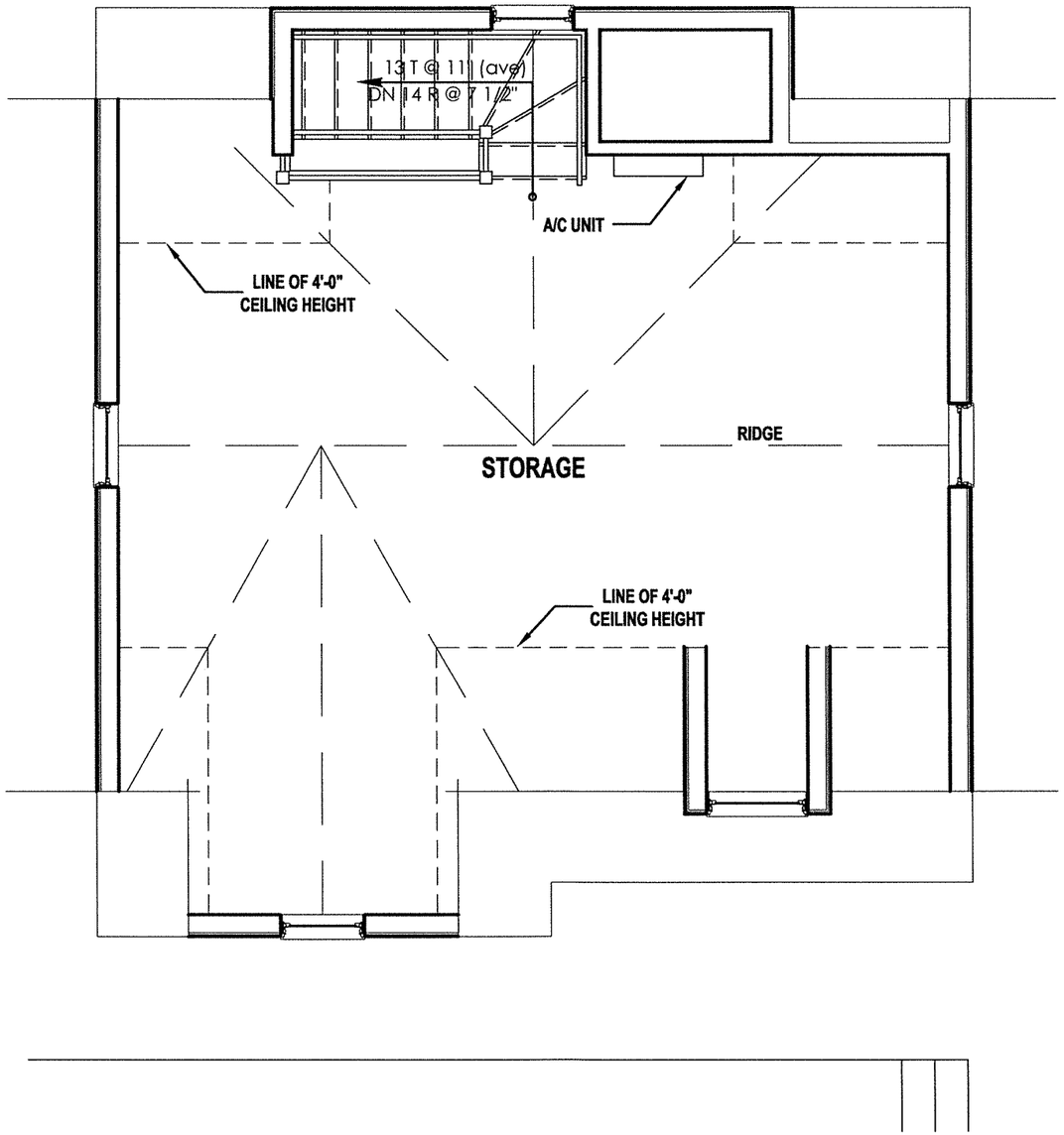
DATE

06.17.2022 HARB

DRAWING SHEET

A1.01

Received June 17, 2022
Planning and Building Department



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

PROJECT:

FARQUHAR CARRIAGE HOUSE

OWNER CONTACT:

ALLAN & CARA FARQUHAR
272 St. George Street
St. Augustine, FL 32084

PROJECT LOCATION:

272 St. George Street
St Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

SECOND FLOOR PLAN

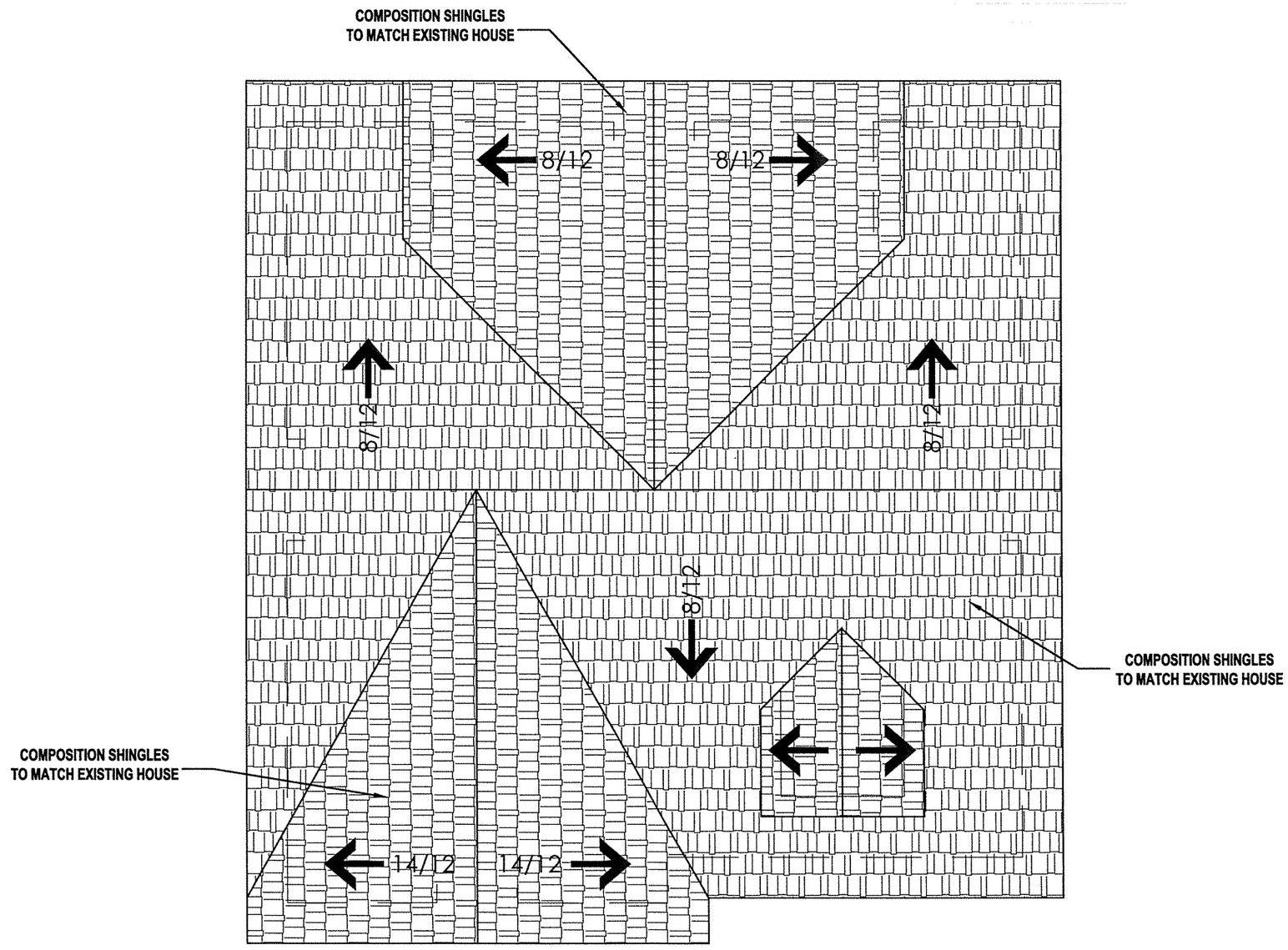
DATE

06.17.2022 HARB

DRAWING SHEET

A1.02

Received June 17, 2022
Planning and Building Department



ROOF PLAN 1/4"=1'-0" | 1

PROJECT:

FARQUHAR CARRIAGE HOUSE

OWNER CONTACT:

ALLAN & CARA FARQUHAR
272 St. George Street
St. Augustine, FL 32084

PROJECT LOCATION:

272 St. George Street
St Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

ROOF PLAN

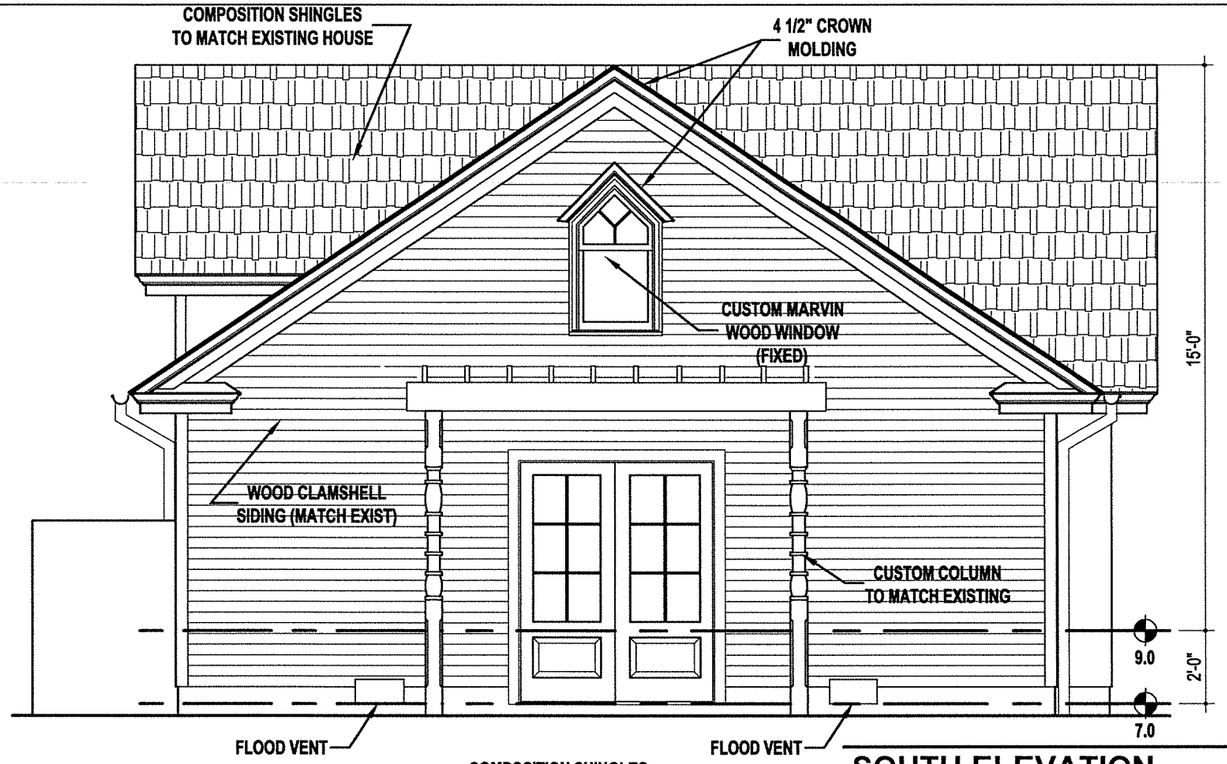
DATE

06.17.2022 HARB

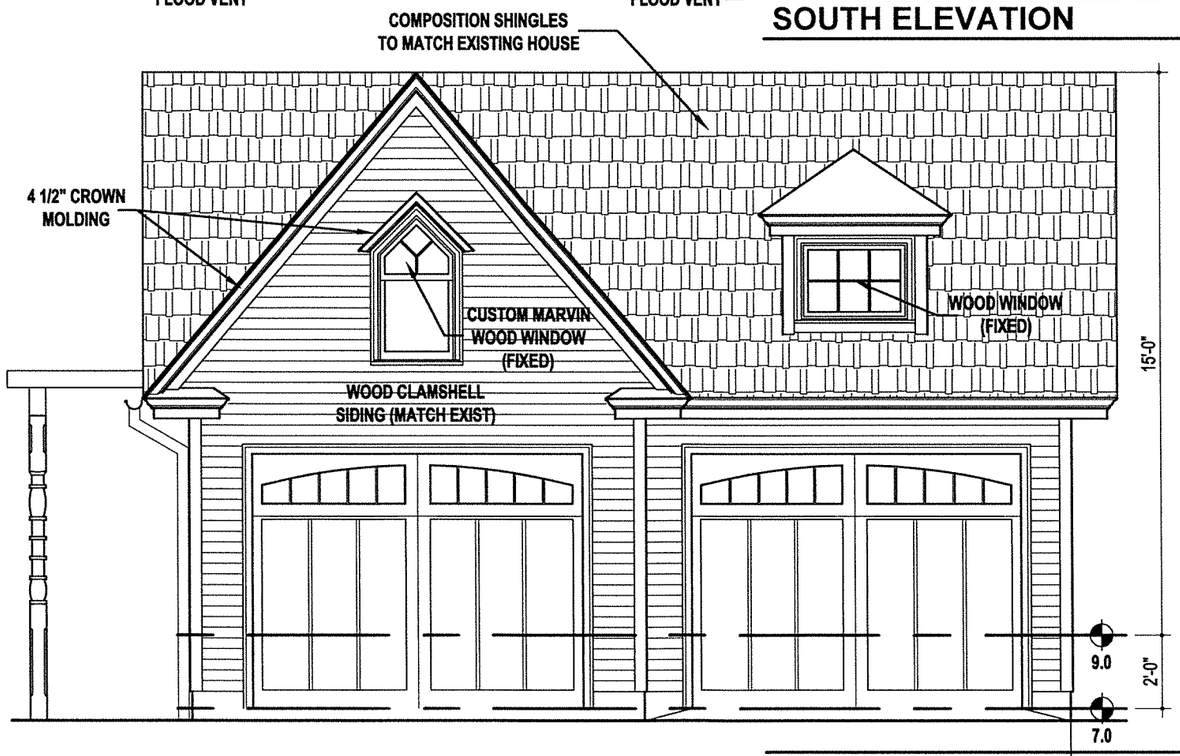
DRAWING SHEET

A1.03

Received June 17, 2022
Planning and Building Department



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



EAST ELEVATION 1/4"=1'-0" | 2

PROJECT:

FARQUHAR CARRIAGE HOUSE

OWNER CONTACT:

ALLAN & CARA FARQUHAR
272 St. George Street
St. Augustine, FL 32084

PROJECT LOCATION:

272 St. George Street
St Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

EAST & SOUTH ELEVATIONS

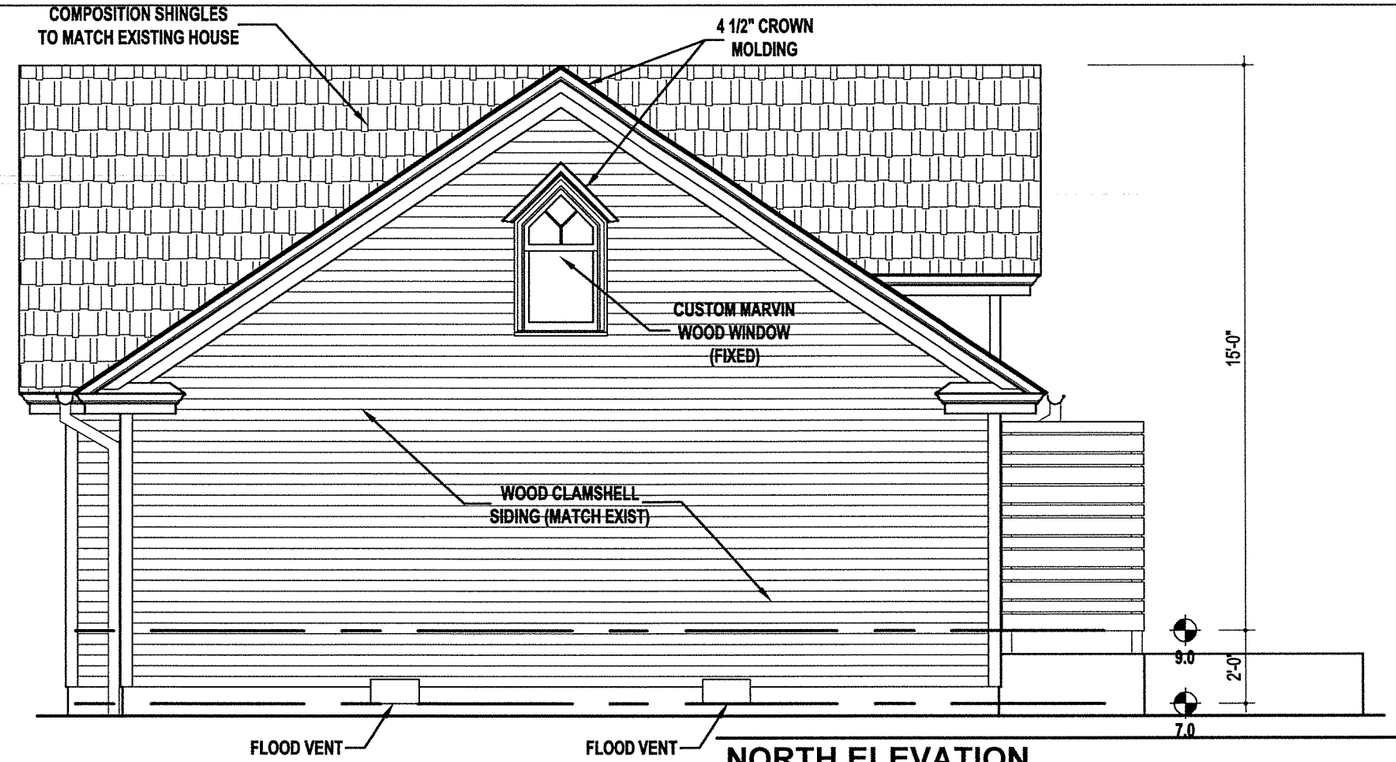
DATE

06.17.2022 HARB

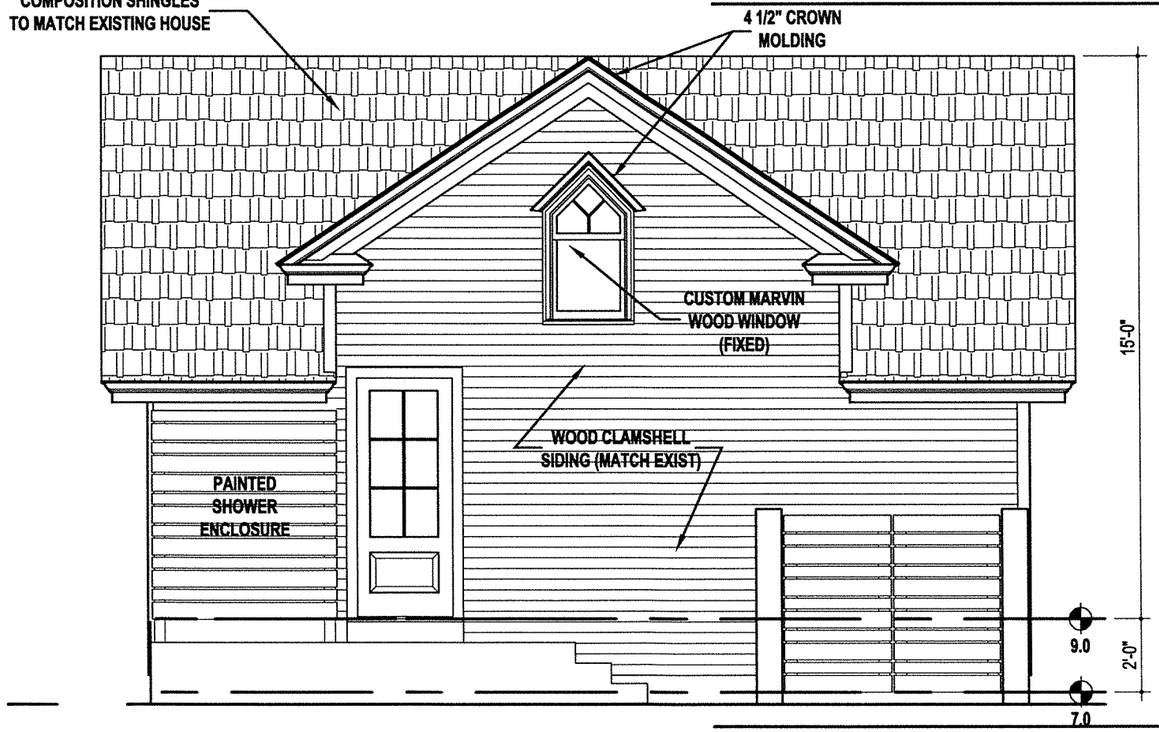
DRAWING SHEET

A2.01

Received June 17, 2022
Planning and Building Department



NORTH ELEVATION 1/4"=1'-0" | 1



WEST ELEVATION 1/4"=1'-0" | 2

PROJECT:

FARQUHAR CARRIAGE HOUSE

OWNER CONTACT:

ALLAN & CARA FARQUHAR
272 St. George Street
St. Augustine, FL 32084

PROJECT LOCATION:

272 St. George Street
St Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

WEST & NORTH ELEVATIONS

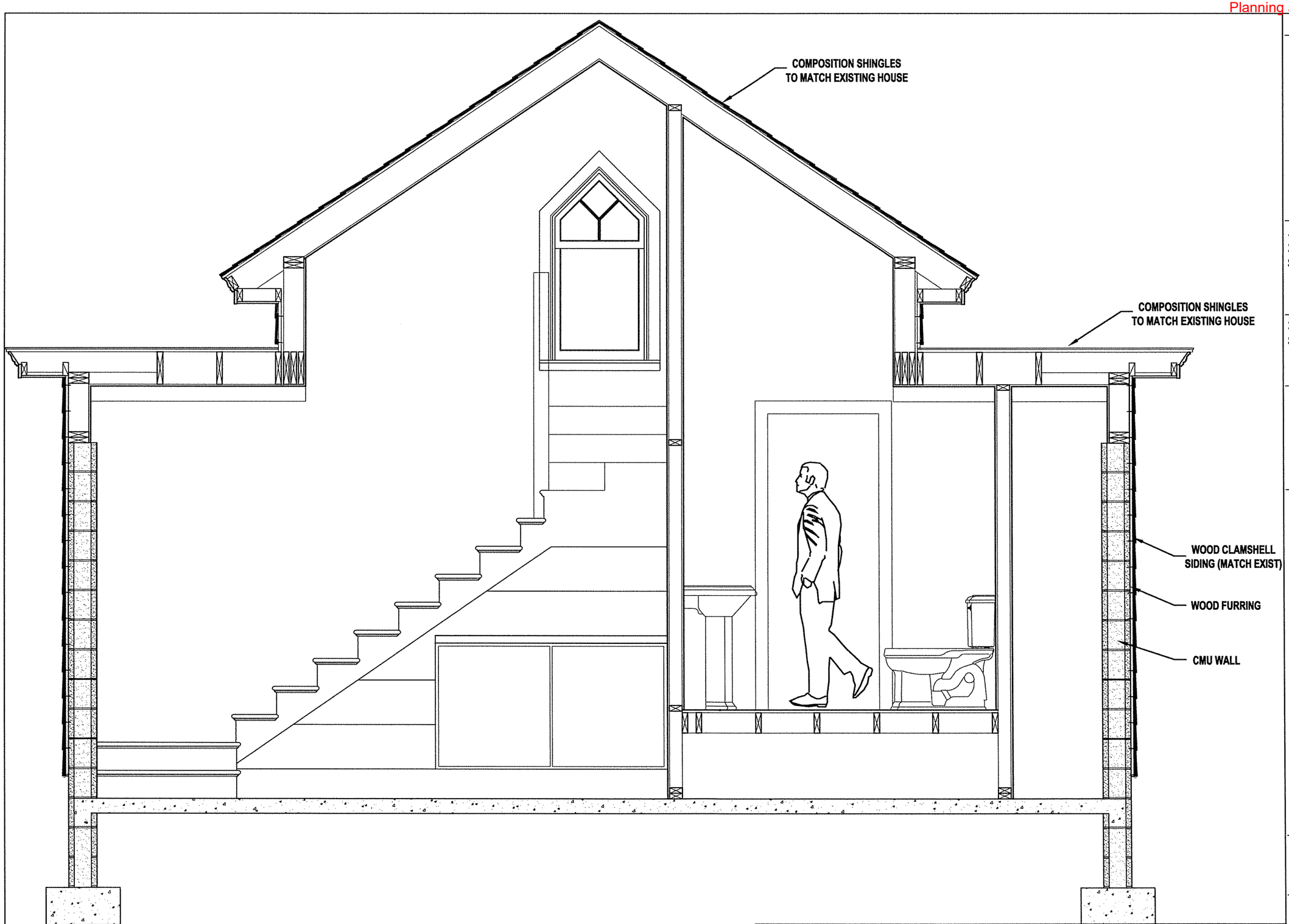
DATE

06.17.2022 HARB

DRAWING SHEET

A2.02

Received June 17, 2022
Planning and Building Department



SECTION 1/2"=1'-0" 1

PROJECT:

FARQUHAR CARRIAGE HOUSE

OWNER CONTACT:

ALLAN & CARA FARQUHAR
272 St. George Street
St. Augustine, FL 32084

PROJECT LOCATION:

272 St. George Street
St Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

SECTION

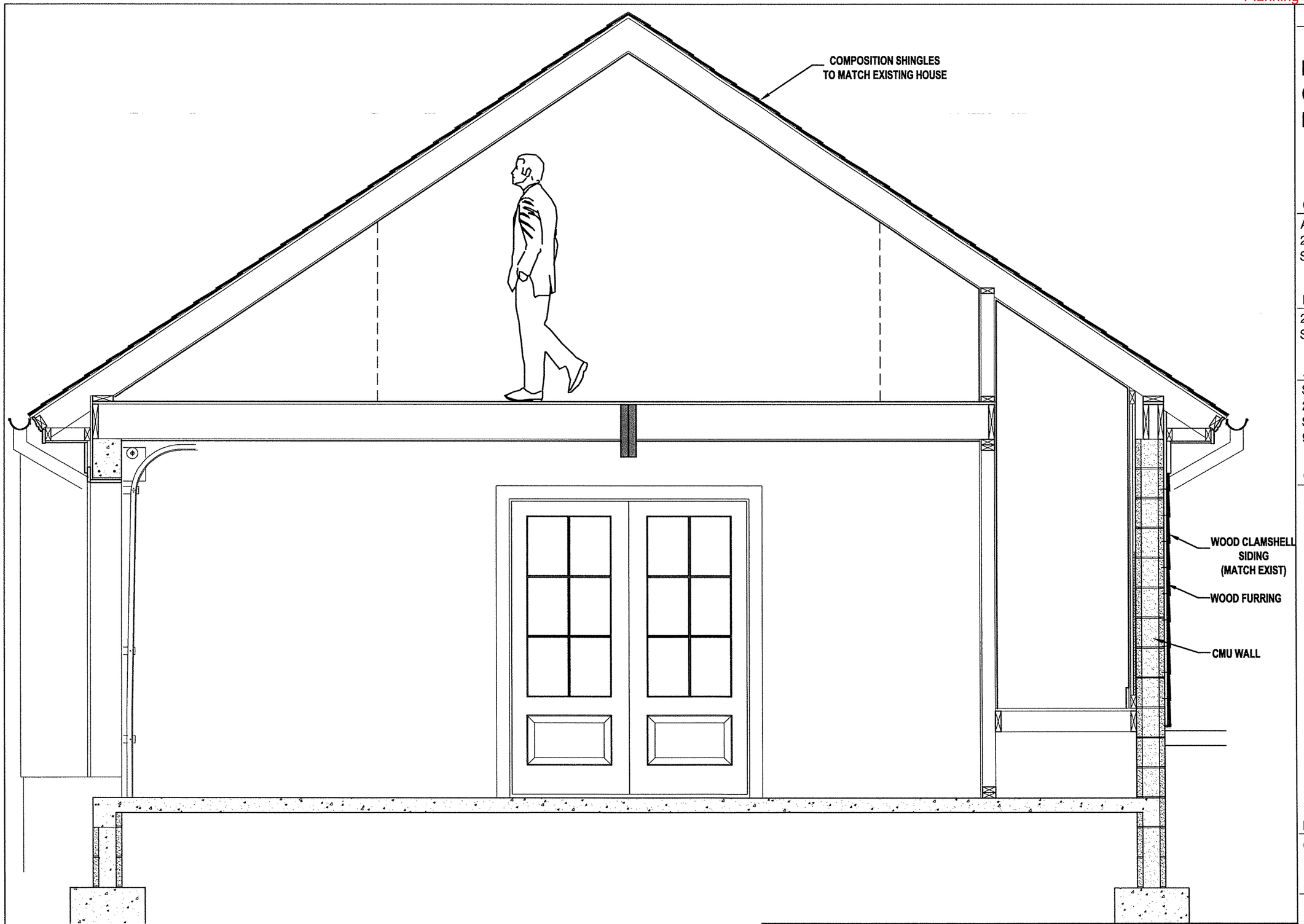
DATE

06.17.2022 HARB

DRAWING SHEET

A3.01

Received June 17, 2022
Planning and Building Department



SECTION 1/2"=1'-0" 1

PROJECT:

FARQUHAR CARRIAGE HOUSE

OWNER CONTACT:

ALLAN & CARA FARQUHAR
272 St. George Street
St. Augustine, FL 32084

PROJECT LOCATION:

272 St. George Street
St Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

SECTION

DATE

06.17.2022 HARB

DRAWING SHEET

A3.02

Received June 17, 2022
Planning and Building Department



EXISTING HOUSE ← | → proposed new garage

272 ST. George St.

Instr #2021018354 BK: 5183 PG: 613, Filed & Recorded: 2/18/2021 1:48 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $9,275.00

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
1525B The Greens Way, Suite 200
Jacksonville Beach, Florida 32250
File No. 20-0273

General Warranty Deed

Made this 17 day of February, 2021, by James Don Wilson, II, aka James Wilson II, aka Jamie Wilson and Collette Elizabeth Wilson, aka Collette E. Wilson, aka Cole Wilson, fka Collette Elizabeth Brown, as husband and wife, individually and as Trustees of The Wilson 5 Family Trust u/a/d June 3, 2015, hereinafter called the grantor, to **Cara Farquhar and Allan Farquhar, wife and husband,** whose post office address is: 171 South White Rock Road, Holmes, New York 12531, hereinafter called the grantee:

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

COPY

Witnesseth, that the grantor, for and in consideration of the sum of $1,325,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Johns** County, Florida, viz:

BEGINNING IN THE WEST LINE OF ST. GEORGE STREET IN THE CITY OF ST. AUGUSTINE, AT A POINT 133 FEET AND 4 INCHES, NORTH FROM ITS INTERSECTION WITH THE NORTH LINE OF ST. FRANCIS STREET, RUN THENCE WESTERLY ON THE NORTH LINE OF LAND FORMERLY OWNED BY JOHN LOTT PHILLIPS, BUT NOW BY BONFIELD, 155 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF ST. GEORGE STREET, 110 FEET, THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID BONFIELD 155 FEET TO THE WEST LINE OF ST. GEORGE STREET; THENCE SOUTHERLY IN THE WEST LINE OF ST. GEORGE STREET, 110 FEET, TO THE PLACE OF BEGINNING. BOUNDED EAST BY ST. GEORGE STREET, SOUTH BY LAND ON BONFIELD WEST BY LANDS FORMERLY OF DISER BUR NOW OF BERGER, AND NORTH BY LANDS FORMERLY OF UPHAM, NOW OF BIRD AND MINTER ALSO DESCRIBED AS LOT 9, BLOCK 38, CITY OF ST, AUGUSTINE, FLORIDA.

Parcel ID Number: **199750-0000**

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

Subject To taxes subsequent to December 31, 2021, covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in our presence:

Witness Printed Name D Marshall Bailey

James Don Wilson, II, aka James Wilson II, aka Jamie Wilson, individually and as trustee of The Wilson 5 Family Trust u/a/d June 3, 2015 (Seal)

Address: 272 Saint George Street
St Augustine, Florida 32084

Witness Printed Name Nancy A McAlum

Collette Elizabeth Wilson, individually and as trustee of The Wilson 5 Family Trust u/a/d June 3, 2015 (Seal)

COPY

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 11 day of February, 2021, by James Don Wilson, II, aka James Wilson II, aka Jamie Wilson and Collette Elizabeth Wilson aka Collette E. Wilson, aka Cole Wilson, fka Collette Elizabeth Brown, husband and wife, individually and as Trustees of The Wilson 5 Family Trust u/a/d June 3, 2015 who produced a driver's license as identification.

Notary Public

NANCY A. MCALUM
MY COMMISSION # HH 022347
EXPIRES: August 28, 2024
Bonded Thru Notary Public Underwriters

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

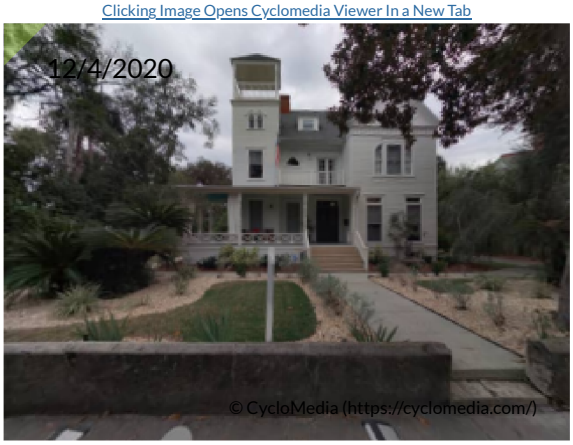
Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1997500000
Location Address	272 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 9 BLK 38 OR5183/613 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.390
Homestead	Y

Owner Information

Owner Name	Farquhar Cara,Allan 100% Farquhar Allan 100%
Mailing Address	272 ST GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2022
Building Value	$660,569
Extra Features Value	$1,296
Total Land Value	$583,722
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,245,587**
Total Deferred	$0
Assessed Value	**$1,245,587**
Total Exemptions	$50,000
Taxable Value	**$1,195,587**

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

Historical Assessment Information

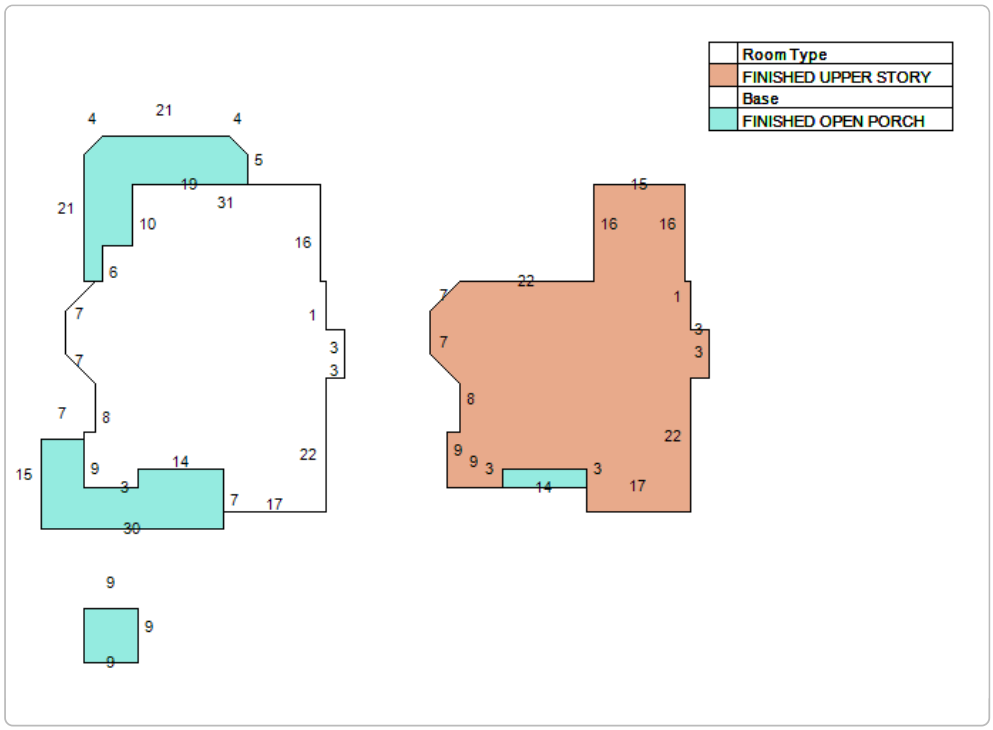
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$580,249	$1,321	$521,180	$0	$0	$1,102,750	$1,102,750	$0	$1,102,750
2020	$568,347	$1,346	$436,205	$0	$0	$1,005,898	$878,114	$177,784	$828,114
2019	$420,829	$1,337	$436,205	$0	$0	$858,371	$858,371	$50,000	$808,371
2018	$426,366	$1,361	$436,205	$0	$0	$863,932	$863,932	$50,000	$813,932
2017	$249,500	$3,621	$436,205	$0	$0	$689,326	$484,017	$255,309	$434,017
2016	$259,285	$3,621	$396,550	$0	$0	$659,456	$474,062	$235,394	$424,062
2015	$242,158	$3,621	$305,910	$0	$0	$551,689	$470,767	$130,922	$420,767
2014	$188,091	$3,621	$275,319	$0	$0	$467,031	$467,031	$50,000	$417,031
2013	$194,691	$3,621	$275,319	$0	$0	$473,631	$473,631	$50,000	$423,631
2012	$197,991	$3,621	$275,319	$0	$0	$476,931	$476,931	$50,000	$426,931
2011	$204,590	$3,621	$305,910	$0	$0	$514,121	$514,121	$50,000	$464,121
2010	$207,890	$3,621	$339,900	$0	$0	$551,411	$551,411	$50,000	$501,411

Building Information

Building	1
Year Built	1889
Actual Area	4652
Conditioned Area	3916
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	5
Baths	4

Description	Square Footage
FINISHED OPEN PORCH	305
BASE AREA	1946
FINISHED UPPER STORY	1660
FINISHED OPEN PORCH	308
FINISHED OPEN PORCH	42
FINISHED OPEN PORCH	81
FINISHED UPPER STORY - FORCED	310
Total SqFt	4652

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building		600
Masonry Wall		696

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	110	135	110	EF	$583,722

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/18/2021	2/17/2021	$1,325,000.00	WARRANTY DEED	5183	613	Q	I	WILSON 5 FAMILY TRUST U/A/D 06-03-2015	FARQUHAR CARA,ALLAN
2/19/2020	2/4/2020	$1,175,000.00	WARRANTY DEED	4885	598	Q	I	LEITCH CHRISTOPHER L,GIOVANNA M	WILSON 5 FAMILY TRUST U/A/D 06-03-2015
8/25/2017	8/14/2017	$938,800.00	WARRANTY DEED	4426	1700	Q	I	EMERICK CHRISTOPHER G & CHRISTINA M	LEITCH CHRISTOPHER L,GIOVANNA M
	11/15/2001	$0.00	CORRECTIVE DEED	1694	138	U	I	DENT JAMES G & OSBORNE NANCY M	EMERICK CHRISTOPHER G & CHRISTINA M
	11/15/2001	$653,000.00	WARRANTY DEED	1679	155	Q	I	DENT J GREG & OSBORNE NANCY M	EMERICK CHRISTOPHER G & CHRISTINA M
	3/27/1998	$0.00	WARRANTY DEED	1309	1325	U	I	BRYANT BONNY	DENT J GREG & OSBORNE NANCY M (H/W)
	3/27/1998	$0.00	WARRANTY DEED	1309	1323	U	I	PETERSON DENNIS	DENT J GREG & OSBORNE NANCY M (H/W)
	3/26/1998	$0.00	WARRANTY DEED	1309	1327	U	I	PETERSON CHARLENE,GARY & BAKKE KAROLEE ETAL	DENT J GREG & OSBORNE NANCY M (H/W)
	3/26/1998	$215,200.00	WARRANTY DEED	1309	1321	U	I	PETERSON PHYLLIS J ESTATE BY C0-PERS REPS	DENT J GREG & OSBORNE NANCY M (H/W)
	8/7/1997	$0.00	OTHER INSTRUMENT	1258	1598	U	I	PETERSON PHYLLIS J (DECEASED 5/30/97)	PETERSON PHYLLIS J ESTATE

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Version 2.3.203



Detail by Entity Name

Florida Limited Liability Company
SARAH RYAN, ARCHITECT LLC

Filing Information

Document Number	L15000172701
FEI/EIN Number	47-1670920
Date Filed	10/09/2015
Effective Date	10/09/2015
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	09/13/2016
Event Effective Date	NONE

Principal Address

201 Owens Ave
ST AUGUSTINE, FL 32080

Changed: 01/06/2020

Mailing Address

252 S MATANZAS BLVD
ST AUGUSTINE, FL 32080

Registered Agent Name & Address

RYAN, SARAH
252 S MATANZAS BLVD.
ST AUGUSTINE, FL 32080

Name Changed: 09/13/2016

Address Changed: 09/13/2016

Authorized Person(s) Detail

Name & Address

Title AP

RYAN, SARAH S
252 S MATANZAS BLVD
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2020	01/06/2020
2021	01/22/2021
2022	01/19/2022

Document Images

01/19/2022 -- ANNUAL REPORT	View image in PDF format
01/22/2021 -- ANNUAL REPORT	View image in PDF format
01/06/2020 -- ANNUAL REPORT	View image in PDF format
01/16/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
09/13/2016 -- CORLCRACHG	View image in PDF format
01/12/2016 -- ANNUAL REPORT	View image in PDF format
10/09/2015 -- 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 July 21, 2022 Meeting



Application HP2022-0044 Address: 50 Marine Street

Applicant: Les Thomas Architect

Property Owner: Ocean Breezes Real Estate, LLC

Project description: To modify the main residential structure, including the addition of a balcony over the existing front porch and a rear second story dormer, and to enclose an existing covered porch space on the rear elevation; and, to construct a new two-story garage with living space above to the rear of the property, with associated landscape features including a new brick-paved patio and walkways.

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan NR District: Non-contributing	Construction date:	1975
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1988700000		
Agenda Item:	6(e)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Marine Street between Bridge and St. Francis Streets. The residence, constructed in 1975 according to the St. Johns County Property Appraiser, does not contribute to the St. Augustine Town Plan National Register Historic District. Because of its location in the Historic Preservation 1 (HP-1) zoning district, HARB review is required for the proposed alterations to the building and site to ensure compatibility with the AGHP.
2. The applicant is proposing modifications to the residential structure which include changing the front-sloped roof to accommodate a 2nd floor balcony and enclosing portions of the rear, as well as site modifications to include the construction of a new 2-story story garage with living space above, brick paver driveway, and walls and gates, as detailed in the Summary Scope of Work.
3. While the Architectural Guidelines for Historic Preservation (AGHP) encourages the retention of existing windows, removal of windows on the main residence as proposed will not negatively impact the building or the surrounding district.
4. New construction reflecting Colonial Spanish styles is encouraged to be built on the street frontage and the increased mass and scale created by the addition of the second-story balcony may not have a negative impact on the streetscape which features many second story balconies in the colonial style.
5. Enclosure of the rear two-story open space and one-story covered walkway will not be visible from the street and does not appear to impact the building or surrounding district.
6. Proposed materials for exterior building finishes, walls, gates, roof coverings, doors, windows, and hardware appear to be consistent with the AGHP. The applicant should clarify that proposed new doors are not a composite wood and that the paver bricks will be a true clay brick material as recommended in the AGHP.
7. Most proposed finishes are noted as matching the existing building. The applicant should clarify the finish colors for the proposed stuccoed property walls to ensure consistency with the AGHP which indicates that masonry walls should be painted white or left natural. Clarification of the finish color for the wood siding proposed in both the new dormers on the main residence and the new garage is also needed.
8. Proposed wall heights appear to meet the AGHP.
9. Gate widths and designs are not addressed for post-1821 walls in the AGHP; however, the most appropriate gate-width for pre-1821 fence design is 50" with a minimum of 44". The proposed gate width along the front elevation, is 12'. Gates with widths wider than those recommended in the AGHP have generally been discouraged by the HARB in the HP-1 zoning district.
10. The AGHP recommends that, whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. The HARB should determine whether the proposed wall mitigates the orientation of the garage and is appropriate for the streetscape. Examples of garages oriented towards Marine Street can be found in the Staff Photographs; however, each case should be considered without precedence.
11. Cursory zoning review of the application found the plans to be consistent with the zoning code; however, plans are required to meet all zoning and building code requirements prior to issuance of a permit.
12. This property is in Archaeology Zone IB and must conform to the Archeological Preservation Ordinance. The applicant should submit an Archaeology Review application well in advance of conducting any ground disturbing activities including new construction.

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 50 Marine Street**:

1. **APPROVE** the application if the HARB finds that the proposed new detached building and alterations to the existing building and site are consistent with the AGHP and the scope of work meets the Secretary of the Interior's Standards #9 for compatible contemporary design; OR,
2. **CONTINUE** the application to allow the applicant time to provide additional information and/or alter the proposed design(s) as recommended by the HARB.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Existing Residence:
    a. Remove portion of roof gable over the existing front porch to accommodate a second story covered balcony with new window and French Doors
    b. Replace secondary front entrance door on the north side of the front porch with a new window to match existing windows
    c. Enclose existing porch and second-story balcony to the rear for additional interior living space with new dormer above
    d. Frame in south archway of existing covered walkway with single French door with sidelights and stucco to match the existing structure to enclose the space
    e. Frame in north archway of existing covered walkway with fixed divided-lite glass to enclose the space
2. Site Changes:
    a. Construct a new 5'6" tall concrete block wall with smooth stucco finish across the proposed driveway in-line with the rear plane of the house to include a 12' wide wooden gate with double swinging doors
    b. Install brick paver driveway and rear patio
    c. Construct a new 8' concrete block wall with smooth stucco finish along the rear property line to include a 3'6" wide wooden gate
    d. Construct a new 1.5 story three-car garage with living space above styled to match the existing residence:
        i. 15' height measured from required Base Flood Elevation
        ii. Exterior finishes to include smooth stucco on first floor, wood lap siding on second floor, and composition roof shingles to match the existing residence
        iii. Wood garage and paneled entry doors on the east and north elevations respectively
        iv. Jeld-Wen wood windows in their Colonial style with simulated divided lites and raised muntins

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Open sided carports and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

Electrical and Mechanical Equipment

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

Do...

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

Don't...

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

Post-1821

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

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

Vents should be as unobtrusive as possible. Vents should not be visible in the silhouette of the building and should be made unobtrusive by shape, color and location.

Above ground swimming pools are generally not appropriate. In ground swimming pools may be appropriate if screened by fences, walls, buildings or landscaping. Ground level decks should not extend from the building to the swimming pool.

Fences, Walls, and Gates

Do...

- Retain and repair existing historic fences, walls and gates.

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.

Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Post-1821

Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

Modern wood vertical board privacy fences are generally appropriate only on side and rear elevations. These privacy fences should be recessed from the wall plane on street side elevations.

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

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

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Add aluminum or other inappropriate screen doors.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821

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

Windows and Window Treatments

Do...

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

Don't...

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

Post-1821

(Refer to the Pre-Approved Guidelines when considering wood hurricane shutters for requirements that can be approved with a building permit by City Staff)

Mediterranean Influence windows are double hung sash five-over-five or one-over-one. Tall multi-pane fixed and casement windows are also used. Fanlights and transoms are common. An arch motif is common. Balconies should be wrought iron.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
  Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.

- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

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.

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

Wells should be masonry finished with stucco. Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

Masonry bench seating is appropriate within loggias.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure. Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

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

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

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

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

Garages are addressed in the Accessory Buildings section of these Guidelines.

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
50 Marine Street



Front (east) Elevation

Staff Report pg. 11

STAFF PHOTOGRAPHS
50 Marine Street



Detail of front porch roof proposed to become 2nd story covered balcony



STAFF PHOTOGRAPHS
50 Marine Street



South Elevation

STAFF PHOTOGRAPHS
50 Marine Street



South Elevation



STAFF PHOTOGRAPHS
50 Marine Street





West Elevation with central covered porch and balcony proposed for enclosure

STAFF PHOTOGRAPHS
50 Marine Street





North Elevation of covered walkway proposed for removal

STAFF PHOTOGRAPHS
50 Marine Street





North Elevation

STAFF PHOTOGRAPHS
50 Marine Street







Location of proposed two-story garage and pavers

STAFF PHOTOGRAPHS
50 Marine Street





Context Photographs

STAFF PHOTOGRAPHS
50 Marine Street





Context Photographs

STAFF PHOTOGRAPHS
50 Marine Street



Staff Report pg. 21

RECEIVED

JUN 16 2022

Planning/Building Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ ~~OPINION~~ ☑ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2022-0044

Receipt No. 2411276

Meeting Date: July 21, 2022

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

1. NAME OF APPLICANT Les Thomas Architect
   Business (if applicable) _____ (Les Thomas Architect@Gmail.com)
   Address 32 Cordova St
   City St. Aug State FL Zip Code 32084
   Daytime telephone 824-9508 Other phone/email 826-6269
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Rebecca Smith
   Business (if applicable) _____
   Address 54 Marine St (15 Steiler Ave Shamokin Dam, PA.)
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 1-570-721-0545 Other phone (hooplasxtreme@gmail.com)
3. PROJECT STREET ADDRESS 50 Marine St.
4. LEGAL DESCRIPTION: Lot 25 Block 27 Subdivision City of St. Aug Parcel _____
5. EXISTING USE Residence PROPOSED USE Residence
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 over new additions
☐	☑	Roof structures (dormers, chimneys, etc.)
☐	☑	Exterior finishes (stucco, masonry, siding)
☐	☑	Porch/Deck/Balcony New balcony/porch
☐	☐	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 GARAGE / GUEST
- [x] New addition
- [x] New roof structures (dormers, chimneys, etc.)
- [x] New porch/deck/balcony
- [ ] New awning/canopy
- [ ] New entrances
- [x] New window opening/sashes
- [x] New exterior lighting
- [x] New fence/wall/gate
- [x] New parking/walkways/other site features
- [x] Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

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

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

REMODEL EXISTING RESIDENCE AND ADD NEW GARAGE / GUES HOUSE NEW WALLS ,

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME LES THOMAS ARCHITECT

SIGNATURE OF APPLICANT _____ DATE 6-16-22

PRINT OWNER'S NAME REBECCA SMITH

SIGNATURE OF OWNER REBECCA SMITH DATE 6-14-22

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

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HP2022-0044
50 Marine Street

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

OK	Need	N/A	
☐	☐	☒	Photograph 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.

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October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

☐	☒	☐	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:

See comments in e-mail.

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Project number: HP2022-0044 Project Address: 50 Marine Street

Reviewed by: Candice Seymour Date: 6/24/22

October 2017

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TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS LOCATED EAST OF I-95 WIND-BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

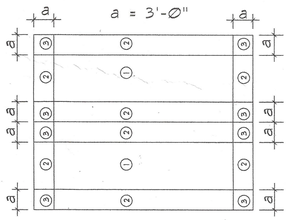
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

1. BASIC WIND SPEED (3 SECOND GUSTS) —— 130 M.P.H.
2. WIND IMPORTANCE FACTOR —— 1.0
3. WIND EXPOSURE CATEGORY —— B
4. INTERNAL PRESSURE COEFFICIENT ±.18 OR -.18
5. COMPONENT & CLADDING WIND LOADS Lbs/Sq.FT.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

	EFFECTIVE WIND AREA Ft. Sq.							
	10		20		50		100	
ROOF								
1	10.5	-25.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL								
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

ROOF OVERHANG	10	20	50	100
	-37.3	-36.7	-35.2	-35.1
	-61.5	-48.3	-30.8	-17.6


a
a = 3'-0"
a
a
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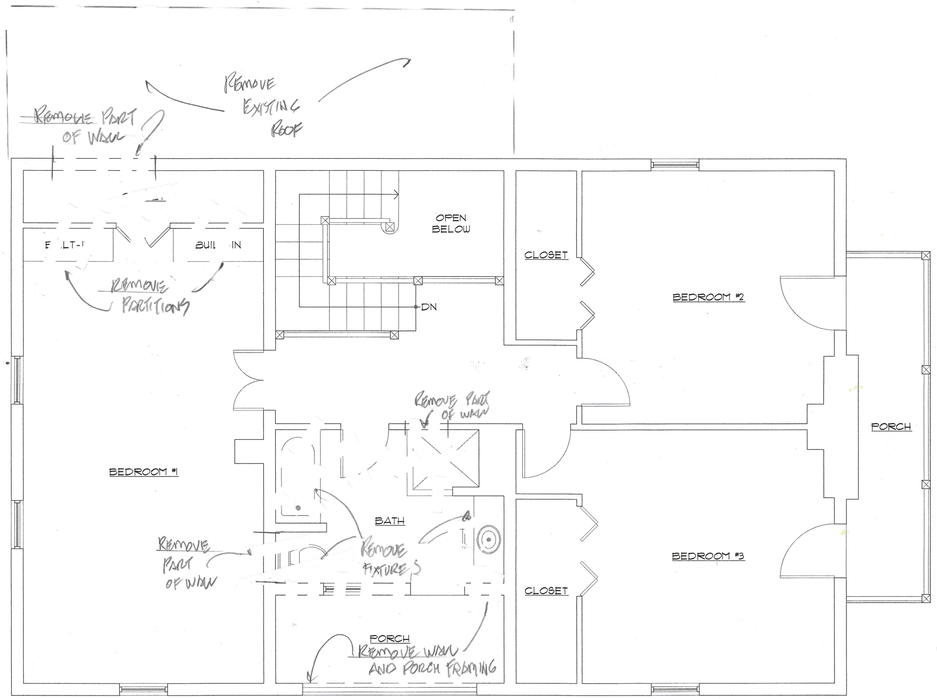
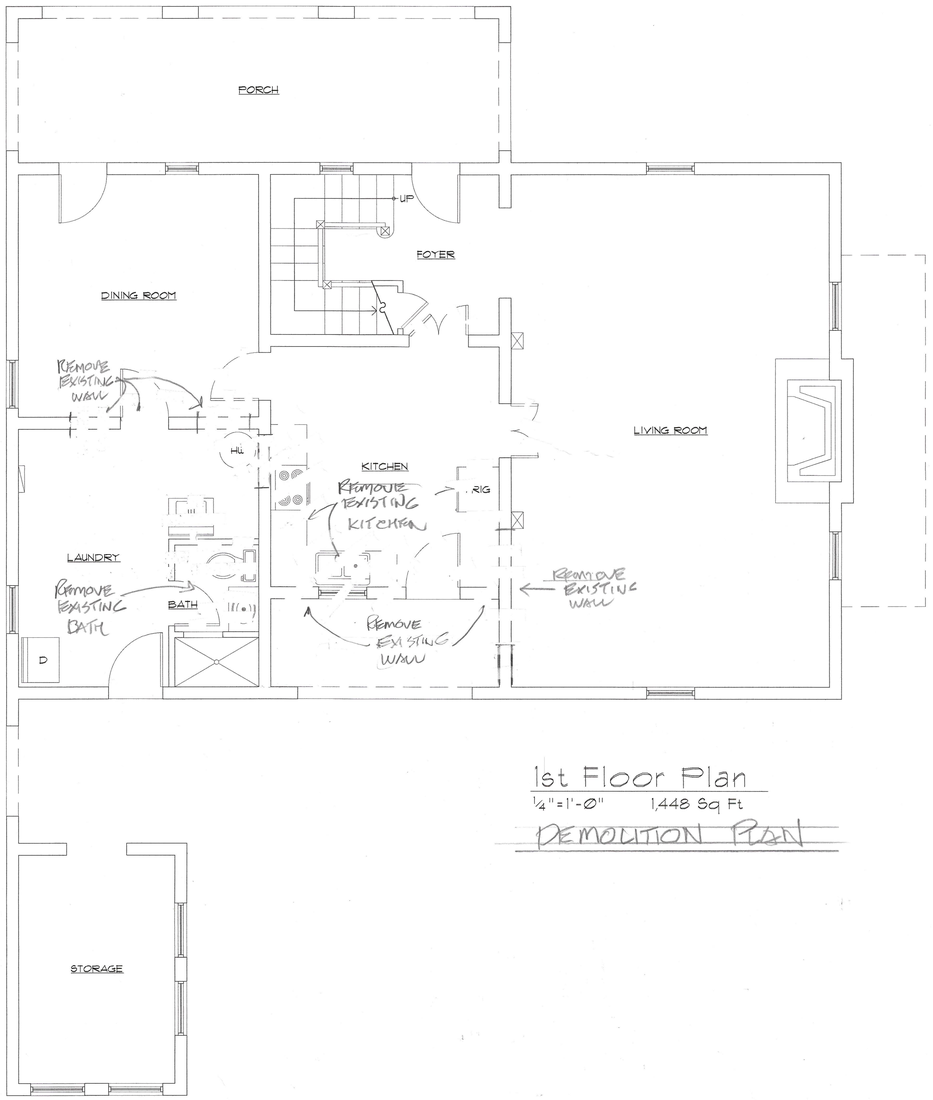


2nd Floor Plan

1/4"=1'-0" 1,266 Sq Ft

DEMOLITION PLAN



1st Floor Plan

1/4"=1'-0" 1,448 Sq Ft

DEMOLITION PLAN

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date:	7-8-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	50 MARINE

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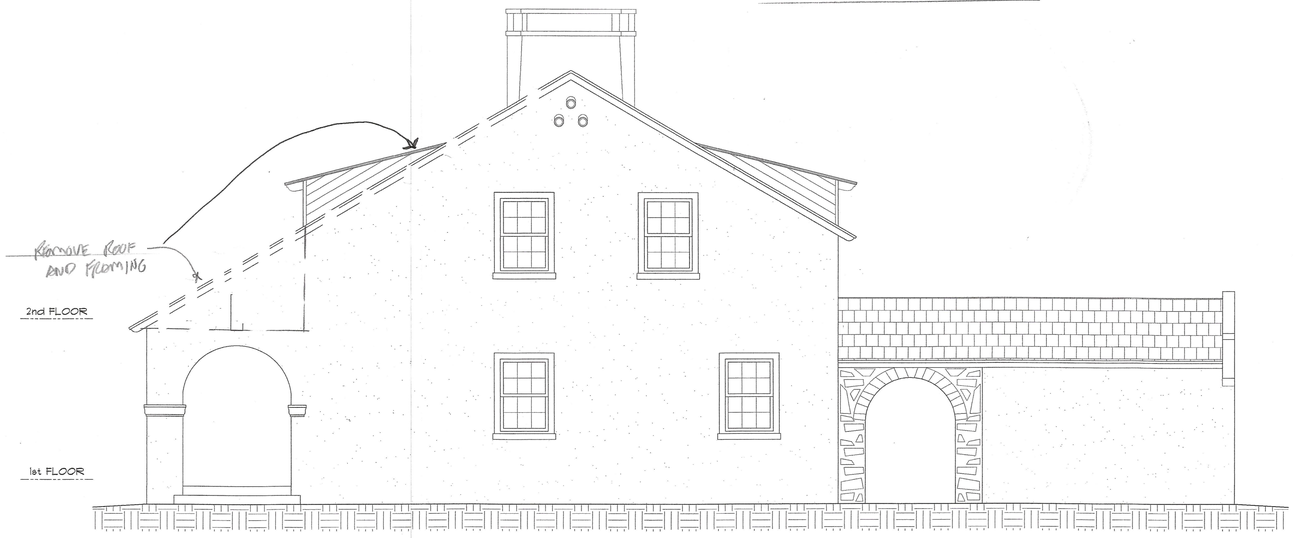
East Elevation
1/4"=1'-0" Front
DEMOLITION PLAN



North Elevation
1/4"=1'-0" Right
DEMOLITION PLAN

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

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ARCHITECT
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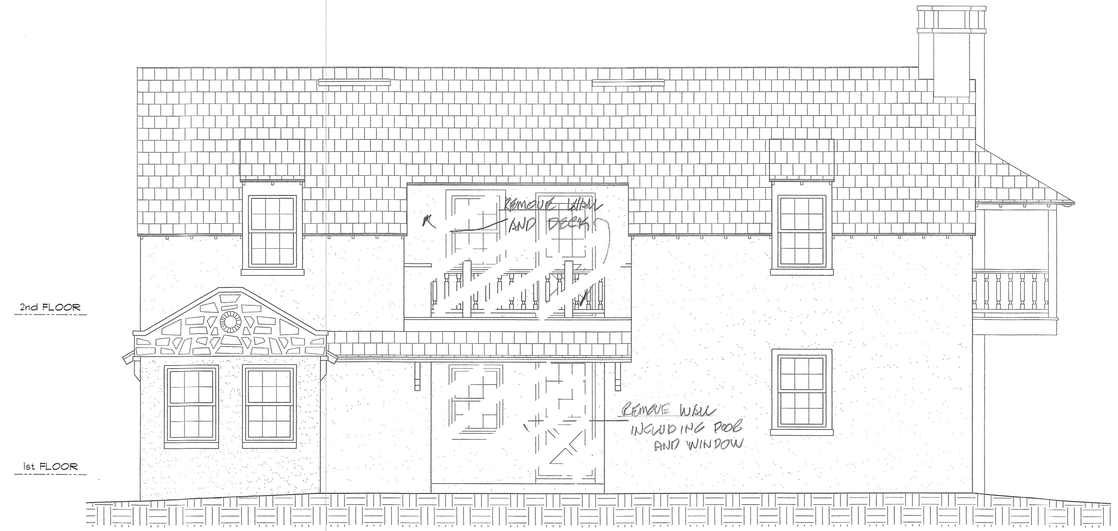

West Elevation
1/4"=1'-0" Rear
DEMOLITION PLAN



South Elevation
1/4"=1'-0" Left
DEMOLITION PLAN

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

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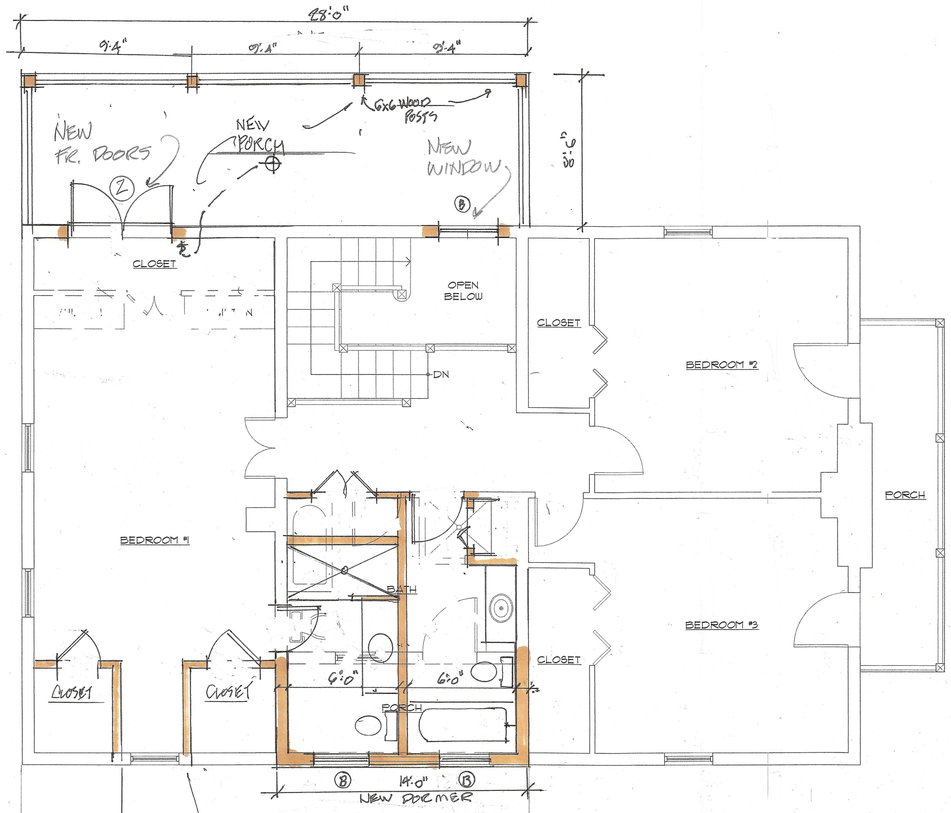
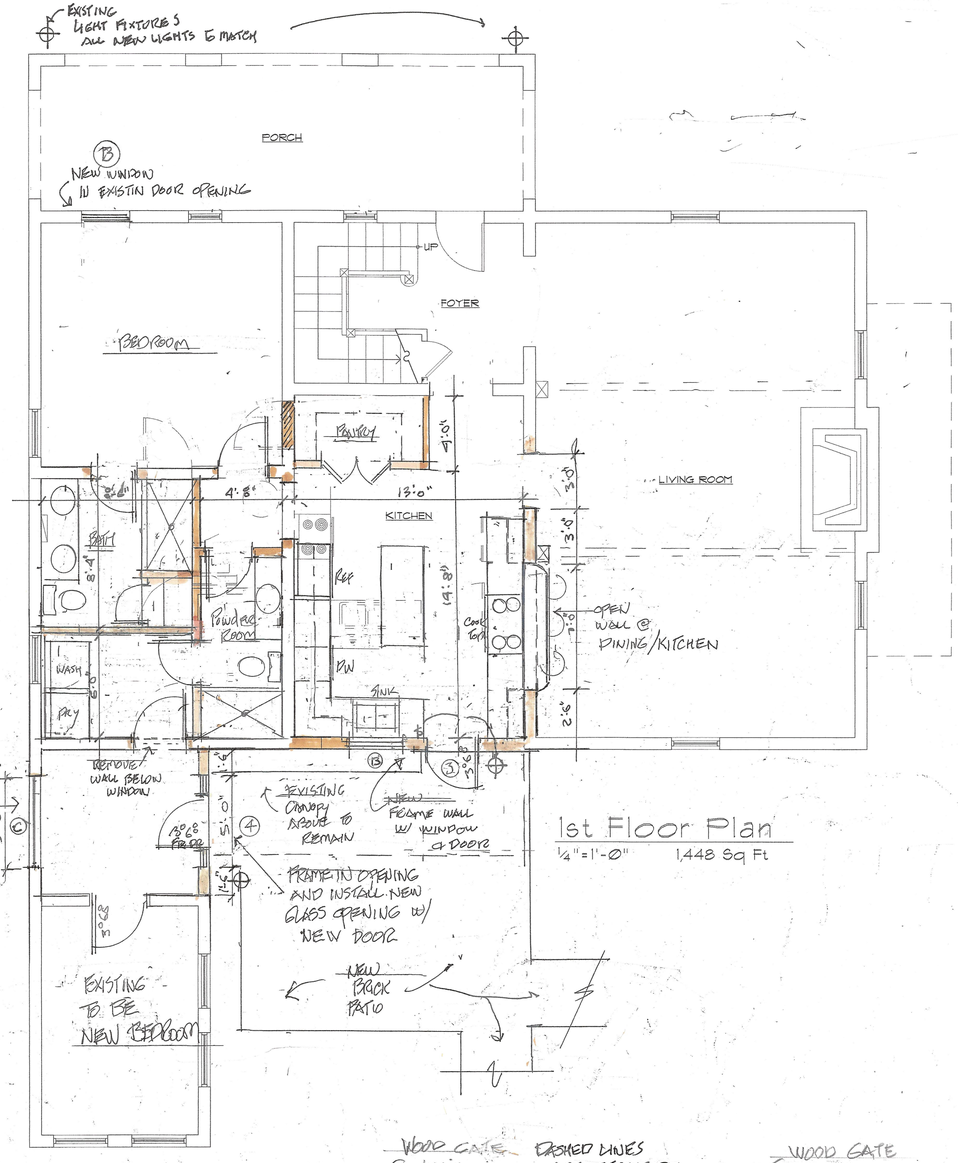


2nd Floor Plan

1/4"=1'-0" 1,266 Sq Ft

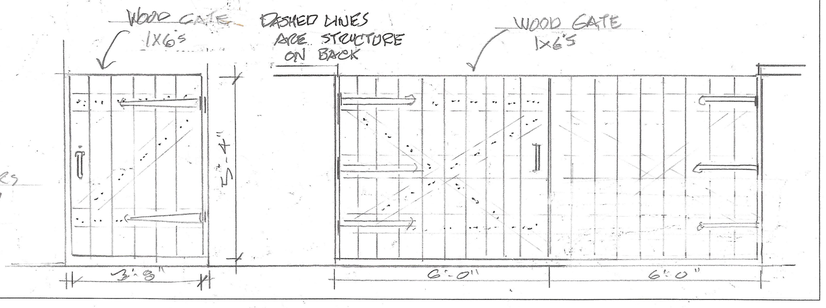




1st Floor Plan

1/4"=1'-0" 1,448 Sq Ft

ARMLAST WOOD DOORS AND WINDOWS BY WELDWIN



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50 MARINE STREET
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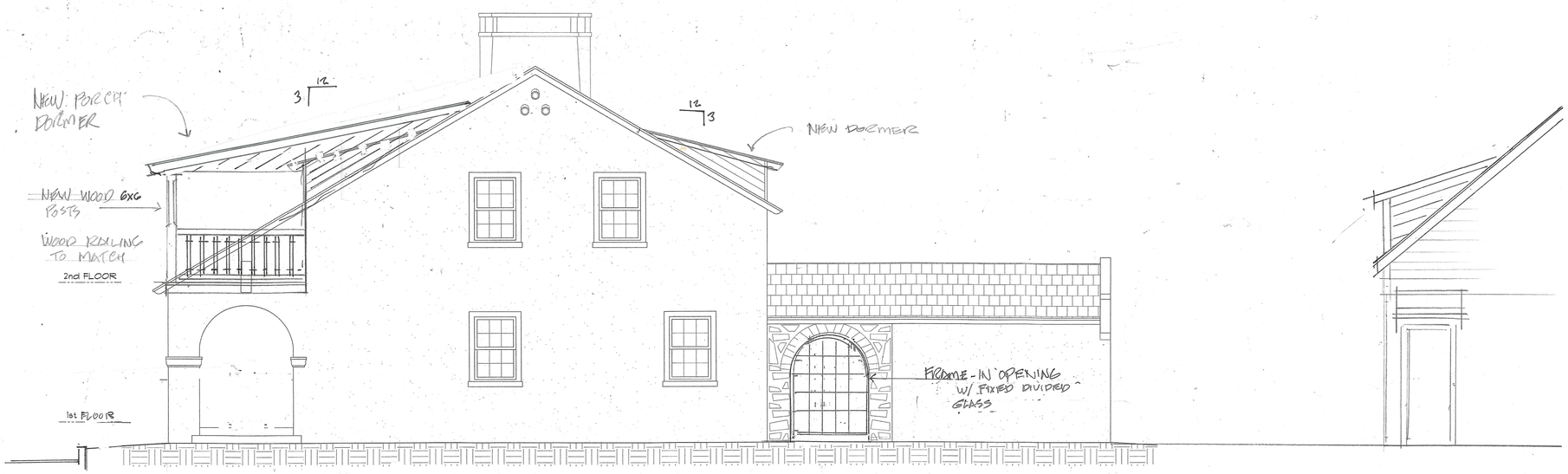
East Elevation
1/4"=1'-0" Front



North Elevation
1/4"=1'-0" Right

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

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ARCHITECT
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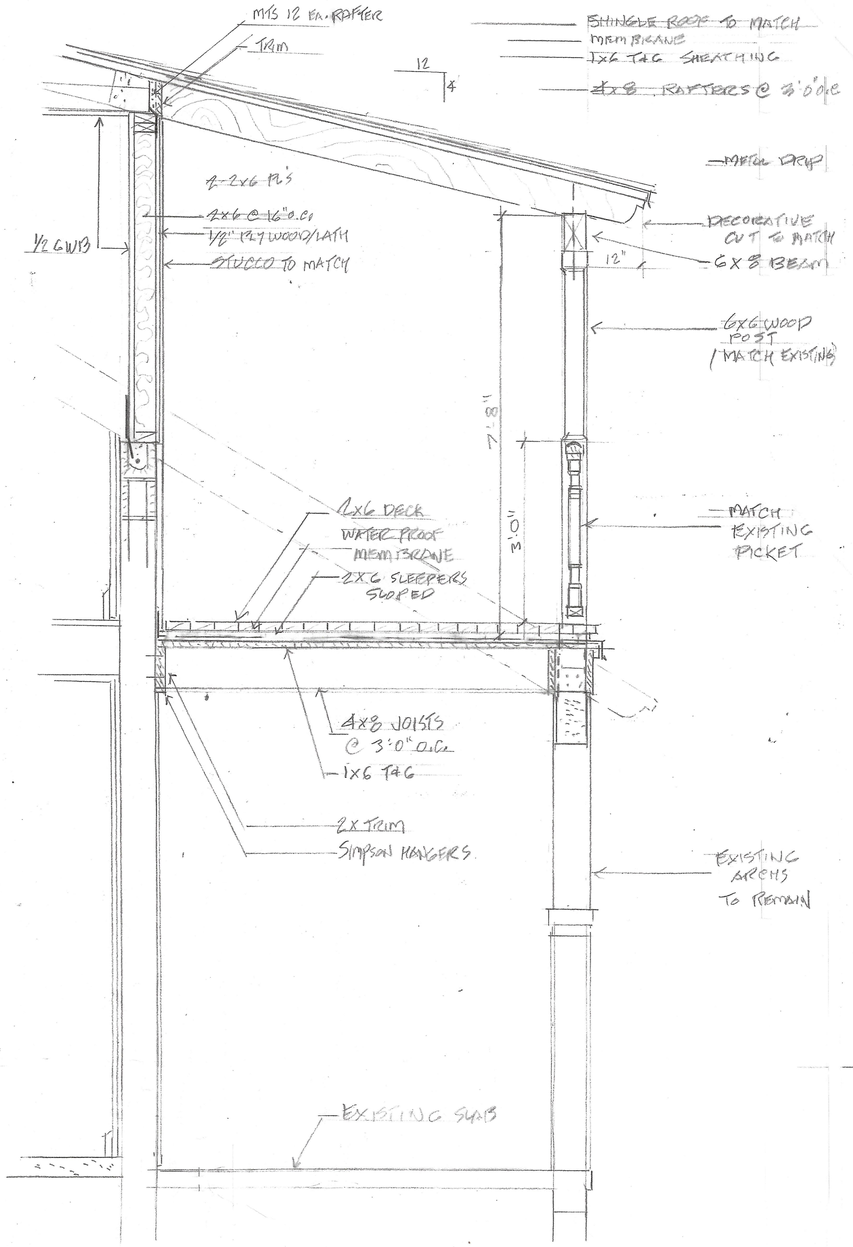
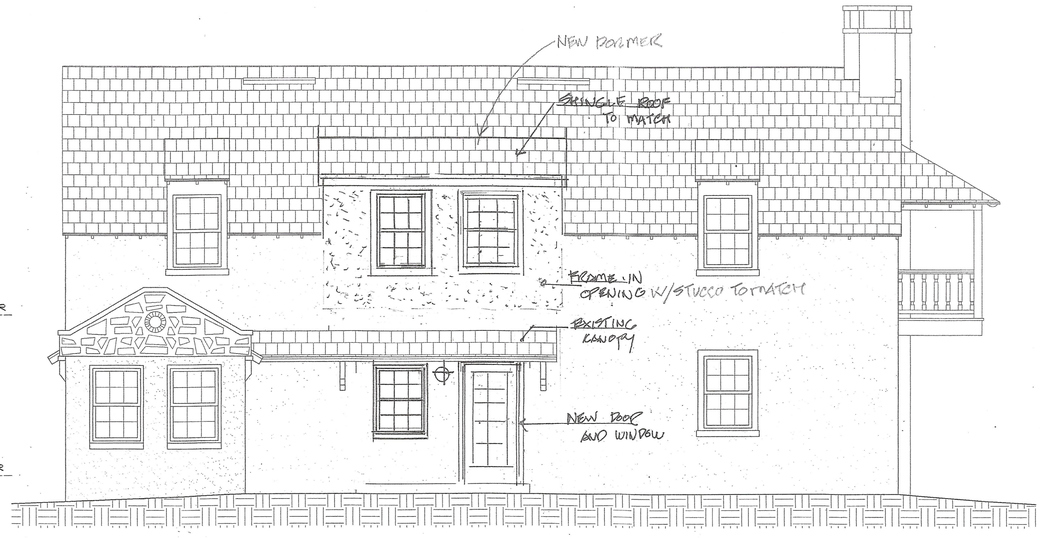


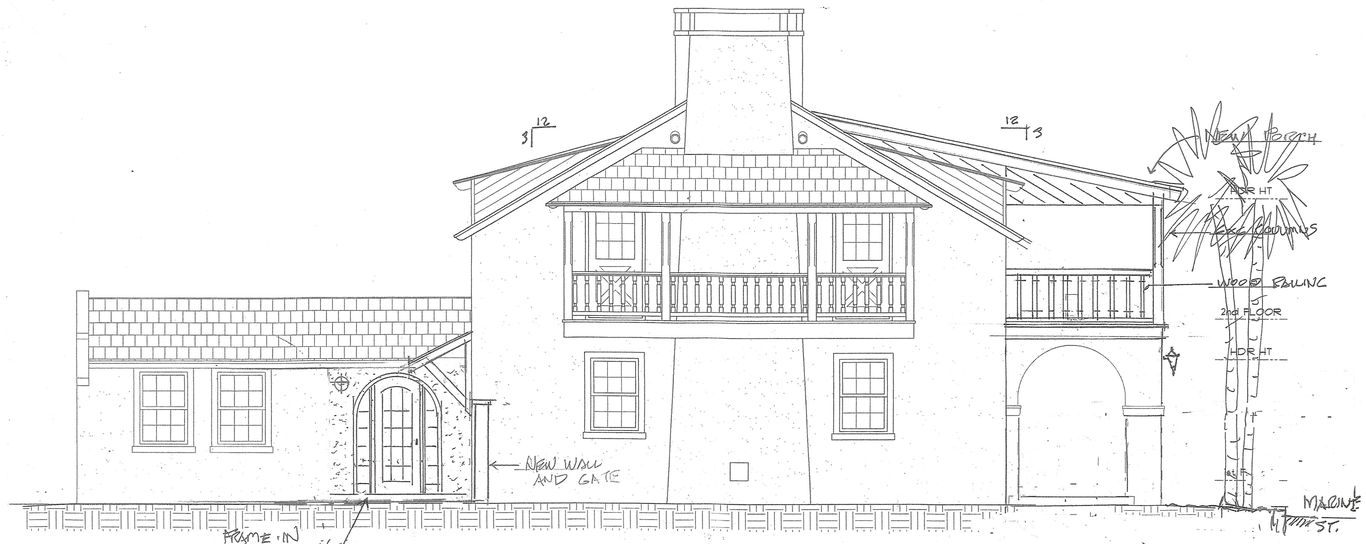
SECTION @ NEW PORCH

3/4" = 1'-0"



West Elevation

1/4" = 1'-0" Rear



South Elevation

1/4" = 1'-0" Left

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

BUILDING RENOVATION
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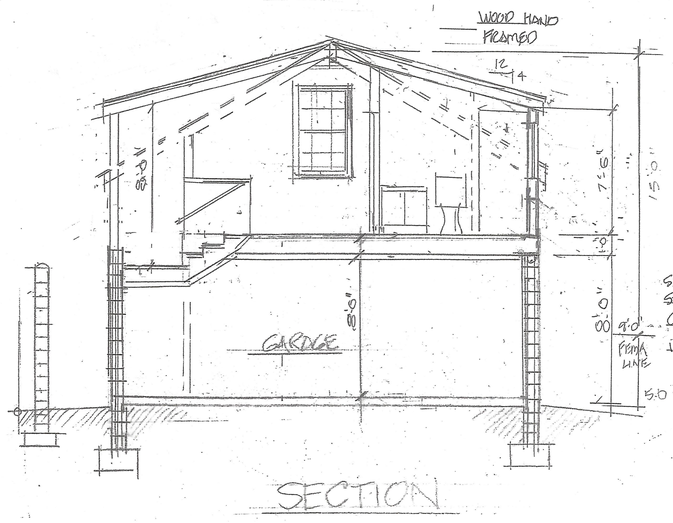


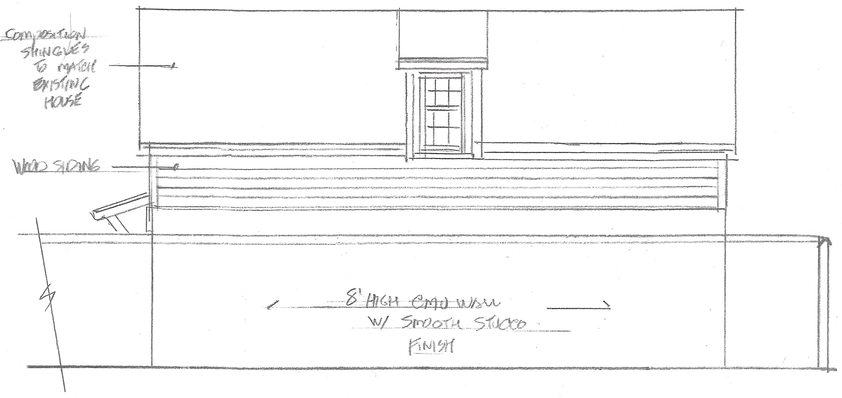
SECTION



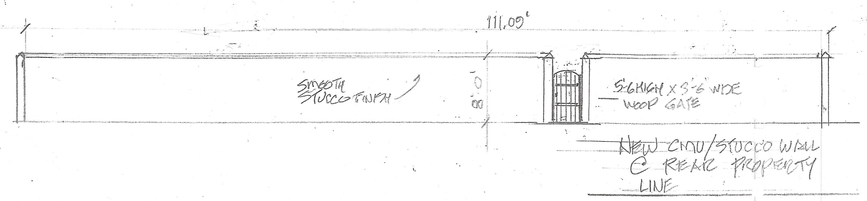
NORTH ELEVATION

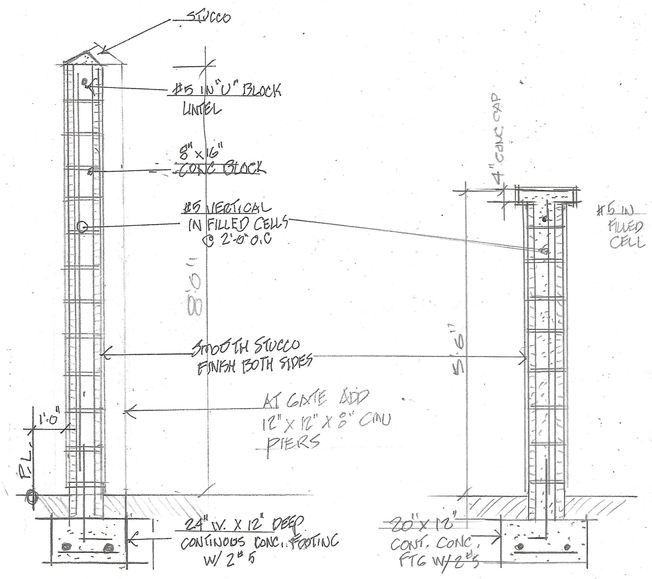


EAST ELEVATION



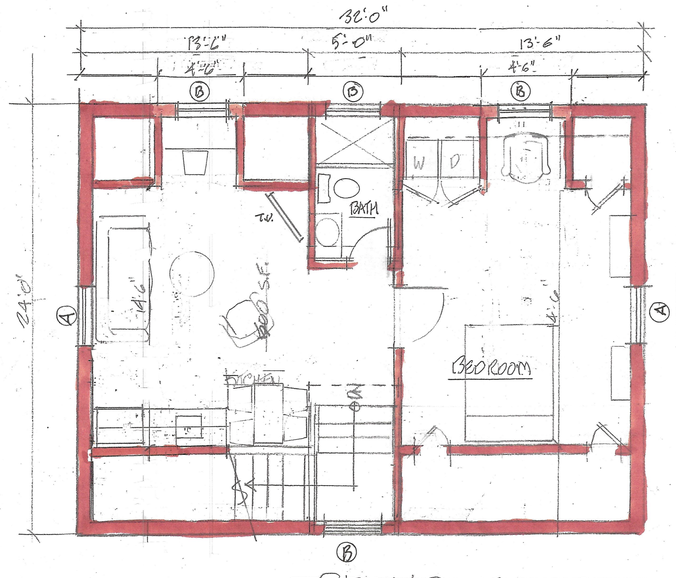
WEST ELEVATION



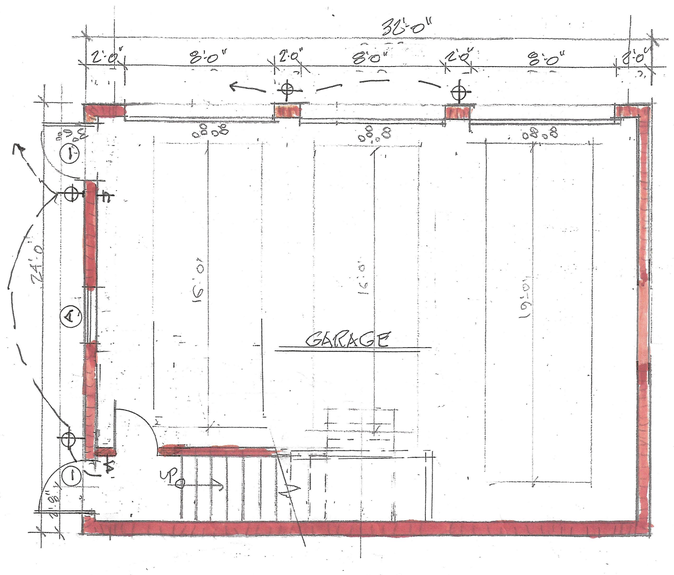


WALL SECTION @ REAR WALL

WALL SECTION @ DRIVEWAY



SECOND FLOOR 1/4"=1'-0"
NEW GARAGE/GUEST HOUSE



FIRST FLOOR 1/4"=1'-0"
NEW GARAGE/GUEST HOUSE

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

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SUMMER SAVINGS ARE HERE. GET THE BEST VALUES NOW. SHOP NOW >

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W. Jacksonville Lowe's Open until 9 PM >

JUL 11 2022

Planning/Building Dept.

LOWE'S

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Owens Corning TruDefinition Duration 32.8-sq ft Terra Cotta Laminated Architectural Roof Shingles

Item #267167 Model #TD99

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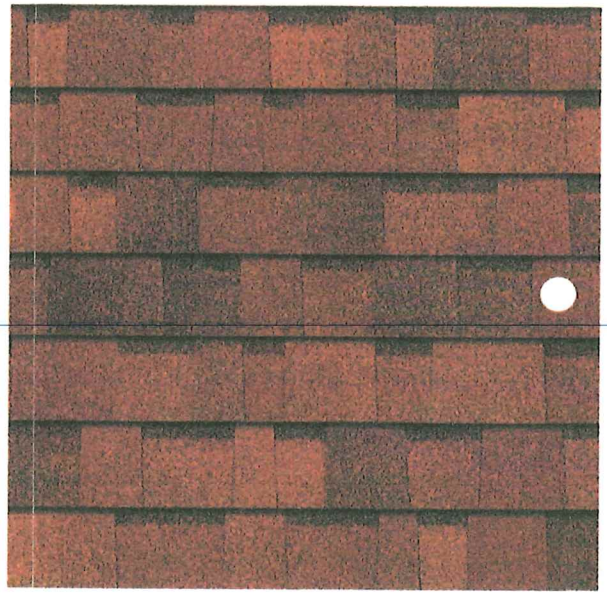
SHINGLES TO MATCH SIZE AND COLOR OF EXISTING HOUSE



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Get it by Tue, Aug 23



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$85.71

+ Add to Cart



Owens Corning Oakridge 32.8-sq f…

★★★★★ 1813

$52.45

+ Add to Cart



Owens Corning TruDefinition…

★★★★★ 14111

$56.41

+ Add to Cart



GAF Timberline HDZ 33.33-sq ft Charco…

★★★★★ 15950

$37.98

+ Add to Cart



Owens Corning Supreme 33.33-sq…

★★★★★ 2101

$40.45

+ Add to Cart



Owens Oakridg

★★★

$52.45

+ Add

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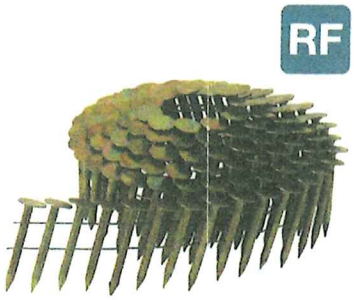
COMPLETE YOUR ROOFING PROJECT



$56.98



$299.00



$10.98

$3.88

★★★★½ 138

Metabo HPT 1-1/4-in 15-Gauge Electro-Galvanized Steel Pneumatic Roofing Nails (7200-…

Add to Cart

★★★★★ 238

Metabo HPT 15-Degree Pneumatic Roofing Nailer

Add to Cart

★★★★½ 319

TITE-SEAL Self-adhesive waterproof flashing tape 4-in x 33-ft Rubberized Asphalt Roll…

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★★★★☆ 1

BLACK JACK Waterproofer C Sealant

Add

OVERVIEW



Owens Corning TruDefinition Duration 32.8-sq ft Terra Cotta Laminated Architectural Roof Shingles

$56.41

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Overview Specifications Reviews Q&A Product Features Compare

thanks to patented SureNail technology

- TruDefinition is Owens Corning's color design platform specially formulated to capture bright, vibrant hues and dramatic shades
- 3 Bundles per 98.4 square feet
- The SureNail strip is a tough-engineered woven fabric on the nailing line, allowing for fast and accurate nailing
- The outstanding grip of the SureNail strip provides exceptional wind resistance – 130 MPH limited warranty
- StreakGuard Algae resistance protection helps inhibit the growth of blue-green algae to provide protection against ugly black streaks
- Features unique "triple layer" of reinforcement where the fabric overlays two shingle layers, called the common bond area
- Up to 200% wider common bond area in the nailing zone over standard shingles
- Limited lifetime warranty (for as long as you own your home)

Use and Care Manual
PDF

Warranty Guide
PDF

Prop65 Warning Label
PDF

Installation Manual
PDF

Dimensions Guide
PDF

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CA Residents: ⚠ Prop 65 Warning(s)

SPECIFICATIONS

Warranty	Limited lifetime	**Coverage Area Unit of Measure**	Squa feet
Impact Resistance	×	**Approximate Surface Coverage**	32.8-ft
Shingle Length (imperial) (Inches)	39.375	**ENERGY STAR Certified**	×
Fire Rating	Class A	**Material**	Asphalt
CA Residents: Prop 65	⚠ Prop 65	**Package Type**	Bundle

+ Show All



Owens Corning TruDefinition Duration 32.8-sq ft Terra Cotta Laminated Architectural Roof Shingles

$56.41

Add to Cart

Overview Specifications Reviews Q&A Product Features Compare

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(/en-us)

IWP® Wood Exterior Door: 444 Glass Panel

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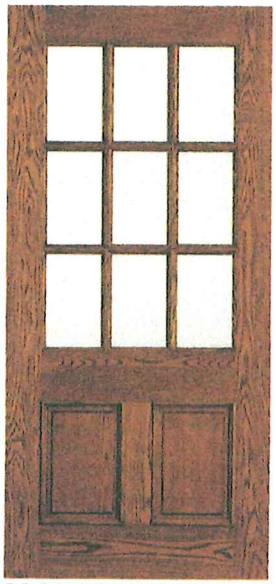
Model Overview



← This is also the FRENCH DOUBLE DOORS

MAINTENANCE LEVEL
Moderate

WARRANTY
5 Year Warranty

COLORS & FINISHES
51 Finish Options
3 Caming Finishes
3 Sill Finishes

TRIM OPTIONS
6 Distressing Options
3 Corner Blocks

GLASS
Decorative, energy efficient, tinted and textured.

HARDWARE
1 Hinge Bearing Option in 6 finishes
3 Hinge Accents

MATERIALS
6 Wood Options

PANEL OPTIONS

P Hey there! Can I help you find anything?

Oak

This hardwood is one of the most popular species used today. Oak is renowned for its dramatically pronounced grain pattern. This pattern varies from tight, vertical grain to a beautifully arched pattern. This wood may also feature pin knots and mineral streaks. The color range includes light straw and honey with a light pink hue. Very durable and strong, oak accepts stains evenly and is easy to work with.

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STAINED TO MATCH TRIM & EXISTING RESIDENCE COLOR TO BE FROM APPROVED COLORS

Walnut

(Clear or Knotty) - One of the more beautiful and expensive species, walnut is traditionally used for fine gun stocks, furniture and boatbuilding. It is a dense hardwood that is fairly porous. The color varies from a rich, dark brown to black with purple undertones. Because of the way it growns, the heartwood of the walnut tree grows darker than the sapwood on the outer rings. Walnut features attractive blonde sapwood streaks within the darker tones and it generally has a straight grain with occasional waves or curls. It requires grain filler when finished.

Colors & Finishes

FINISH OPTIONS

Note: Actual colors may vary from samples shown d monitor calibrations.

Hey there! Can I help you find anything?

JELD-WEN

(/en-us)

IWP® Wood Exterior Door: 160 All Panel

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Model Overview



MAINTENANCE LEVEL
Moderate

COLORS & FINISHES
51 Finish Options
3 Sill Finishes

HARDWARE
1 Speakeasy Option
1 Hinge Bearing Option in 6 finishes
3 Hinge Accents

PANEL OPTIONS
Panel profiles and panel options

WARRANTY
5 Year Warranty

TRIM OPTIONS
6 Distressing Options
3 Corner Blocks

MATERIALS
6 Wood Options

Hey there! Can I help you find anything?

Oak

This hardwood is one of the most popular species used today. Oak is renowned for its dramatically pronounced grain pattern. This pattern varies from tight, vertical grain to a beautifully arched pattern. This wood may also feature pin knots and mineral streaks. The color range includes light straw and honey with a light pink hue. Very durable and strong, oak accepts stains evenly and is easy to work with.

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← STAINED TO MATCH COLOR OF EXISTING HOUSE DOORS. USE APPROVED COLORS

Walnut

(Clear or Knotty) - One of the more beautiful and expensive species, walnut is traditionally used for fine gun stocks, furniture and boatbuilding. It is a dense hardwood that is fairly porous. The color varies from a rich, dark brown to black with purple undertones. Because of the way it growns, the heartwood of the walnut tree grows darker than the sapwood on the outer rings. Walnut features attractive blonde sapwood streaks within the darker tones and it generally has a straight grain with occasional waves or curls. It requires grain filler when finished.

Colors & Finishes

FINISH OPTIONS

Note: Actual colors may vary from samples shown d monitor calibrations.

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omasarchitect@gmail.com>
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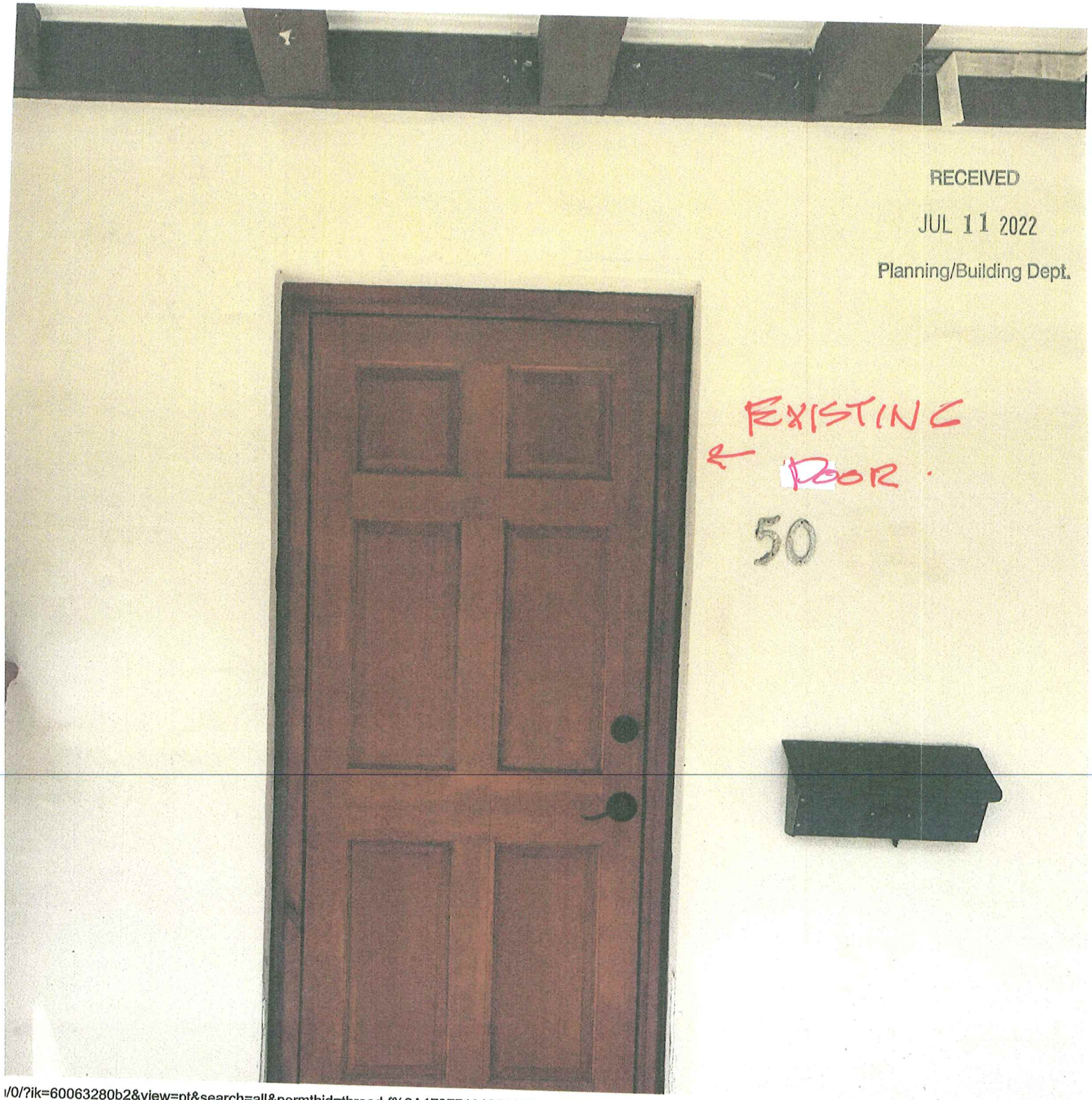

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Item # bci1099965

Schlage Addison Single Cylinder Exterior Entrance Handleset from the F-Series

Model:**F58ADD622**

★★★★★ (118) | Write a Review



← Door Hardware

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$194.94

Free Shipping!

Delivered to 32216 by Wednesday, July 13th - Shipping to 32216

Schlage Take on Summer Sale

Extra 10% savings on Schlage matte black mechanical door hardware. Use coupon SCHLAGE10 at checkout.

Offer Ends 07-31-2022

Finish: Matte Black - 441 In Stock

Matte Black >

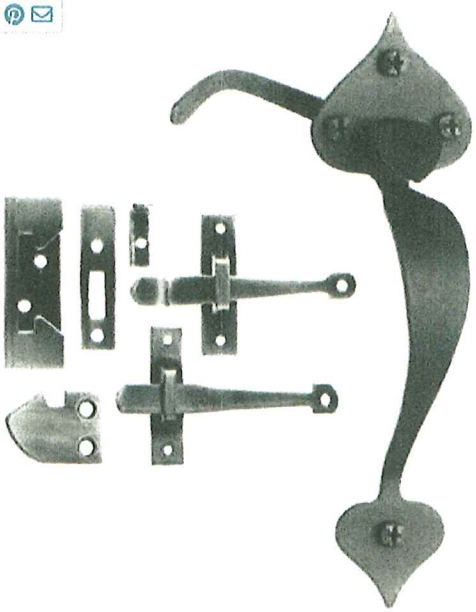
Function ?

Keyed - Single Cylinder >

Handleset Design ?

VAN DYKE'S RESTORERS
The Source for All Your Renovation & Restoration Needs

HOME ▸ ACORN GATE LATCH SET WITH THUMBLATCH



Acorn Gate Latch Set With Thumblatch

★★★★★

As low as: $33.87

Shape

Quantity 1

Store ID: 204961

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GATE HARDWARE

Acorn Gate Latch Set with Thumblatch

You will have the coolest gate in the neighborhood with this Acorn Gate Latch Set with Thumblatch. This 4 1/4-inch, Black Powder Coat latch set is made of iron to last for years. Rim latches are designed for doors 7/8" to 1 3/4" thick. The combination latches include all parts so that the handle may be mounted on either side of the door. All sets have a locking device. Mounting fasteners included. Handle comes in choice of Spade, Heart or Bean design.

Specifications

Finish	Black Powder Coat
Length	4 1/4"
Material	Iron
Brand	Acorn Manufacturing

Product Review Summary

Based on 1 review

★★★★★

Overall Rating: 5.0/5.0

Customer Reviews

March 27, 2013

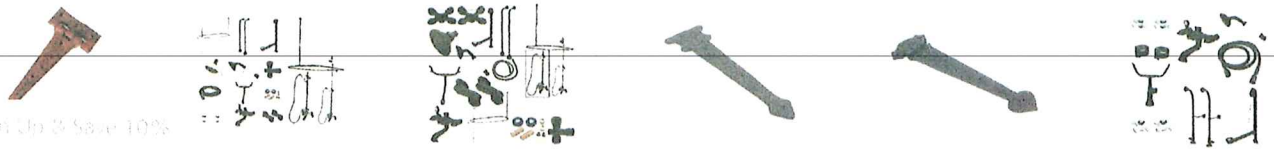
Acorn gate latch set with thumblatch

★★★★★

Great quality hardware; we had to purchase more for our new addition to match what we already have.

Lisa S. from PA

You May Also Like



VAN DYKE'S RESTORERS
The Source for All Your Renovation & Restoration Needs

HOME • RESTORERS SPADE STRAP HINGE



Restorers Spade Strap Hinge

$30.00 per pair

Size

Finish

Quantity

1

Store ID: 203716
Item ID: 02917168

36 in stock; Orders larger than 36 will be backordered

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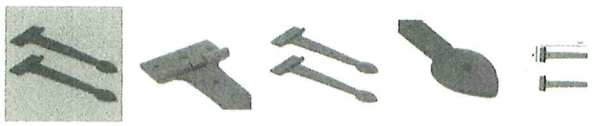
GATE HARDWARE



Restorers Spade Strap Hinge

Crafted like their antique counterparts, Restorers Spade Strap Hinges feature authentic styling and distinctive finish options. Since these straps are handmade, measurements and working tolerances may vary. For heavy or often used doors, we recommend using a faux strap in conjunction with a coordinating butt hinge. Perfect for gates, sheds and other rustic applications. Matching mounting hardware included. 6", 12", 18", and 24" lengths available.

- Rust: Raw iron that has been oxidized. This finish will continue to rust over time and will rub off. This finish can be preserved by sealing with furniture wax or a clear coat sealant.
- Black Powder Coat: A baked-on finish that is virtually maintenance free. This finish is more shiny than Oil Blackened and is permanent.
- Oil Blackened: Raw iron coated with oil. The oil will wear and expose the iron beneath which will rust. Left as is, this finish will erode, or rub off. This can be prevented by sealing with furniture wax or a clear coat sealant.
- Hand forged items may vary slightly and variations in size and finish should be expected.
- 6" Hinges 20 lbs weight per hinge
- 12" Hinge: 40 lbs weight per hinge
- 18" Hinge: 50 lbs weight per hinge
- 24" Hinge: 60 lbs weight per hinge

Specifications

Brand	Restorers
Width	4"
Finish	Oil Blackened
Length	12"
Material	Iron
Style	Rustic
Unit of Measure	Per Pair
UPC Code	097667054781
Manufacturers Part#	MHW55412/HNG OB IRON

Product Review Summary

Based on 3 reviews

Overall Rating: 5.0/5.0

Customer Reviews

August 29, 2021

Nice quality

JAMB EXTENDER, SILL NOSE, & PREP FOR STOOL OPTIONS

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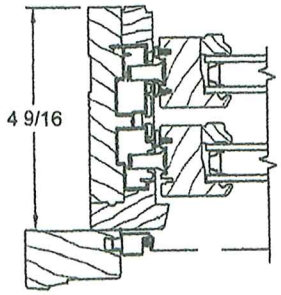
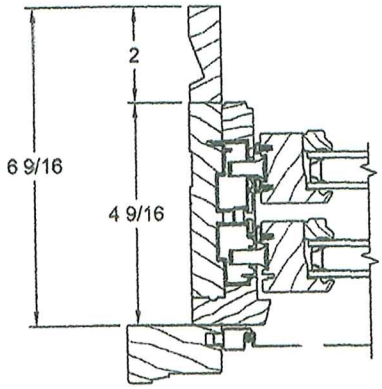
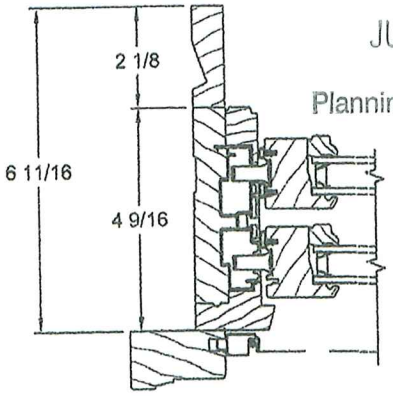
Jamb Extender Options



4 9/16" Jamb Width
4/4 Jamb Thickness

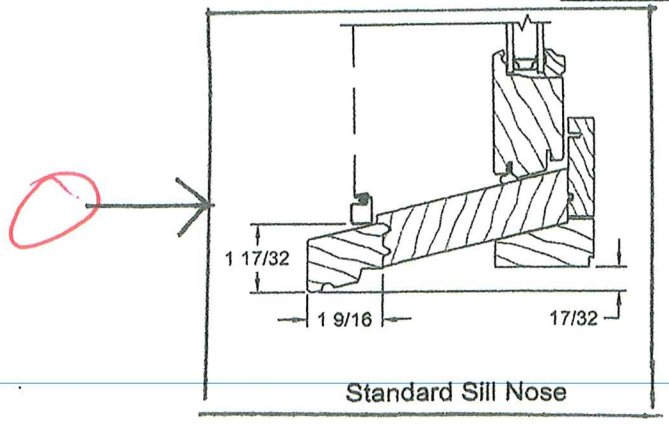


6 9/16" Jamb Width
4/4 Jamb Thickness

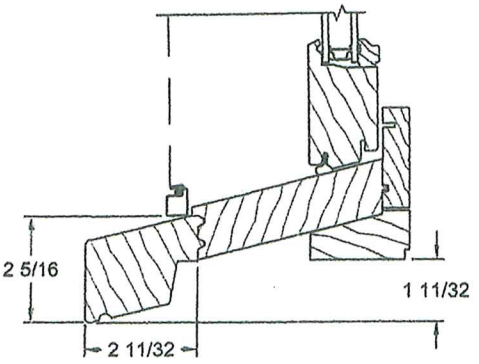


6 11/16" Jamb Width
4/4 Jamb Thickness

Sill Nose Options

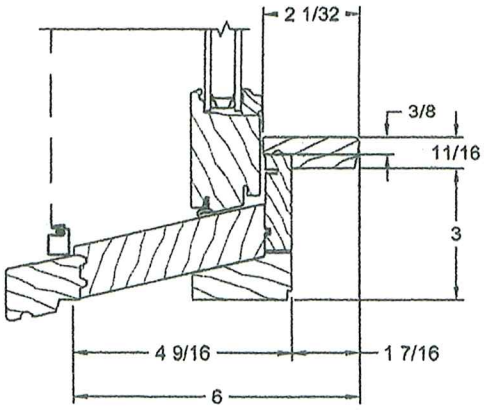


Standard Sill Nose

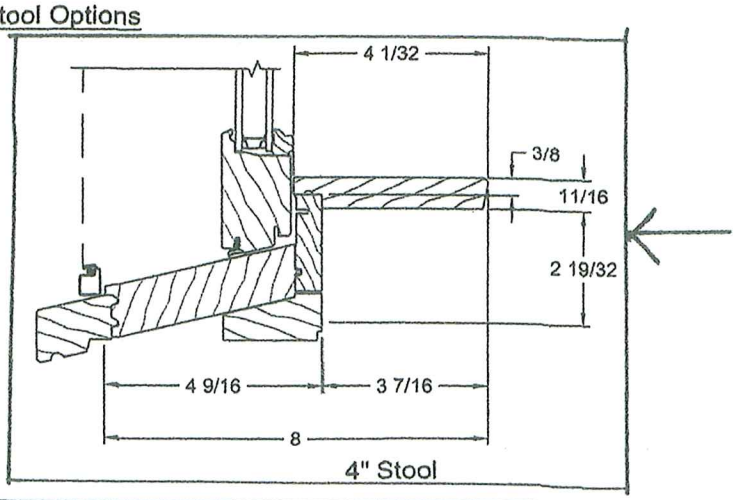


Extended Sill Nose

Prep for Stool Options



2" Stool



4" Stool

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: 3" = 1' - 0"

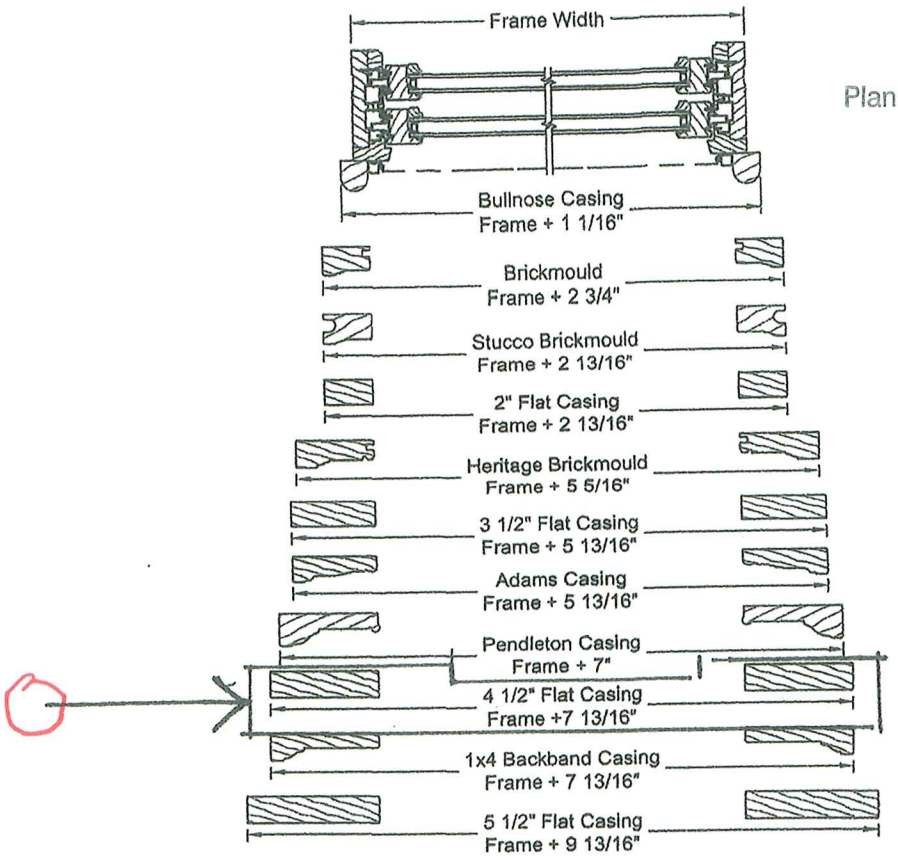
UNIT SIZING

Rough Opening
The frame size of the window plus 3/4".

Masonry Opening
The overall size of the window, including trim, plus 1/2".

Trim - 4 Sides

When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.



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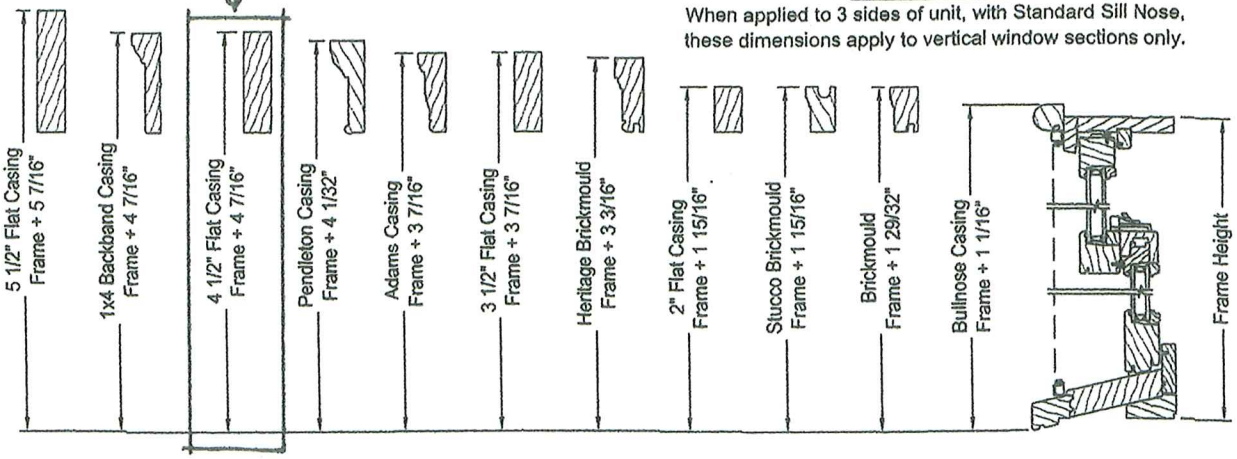
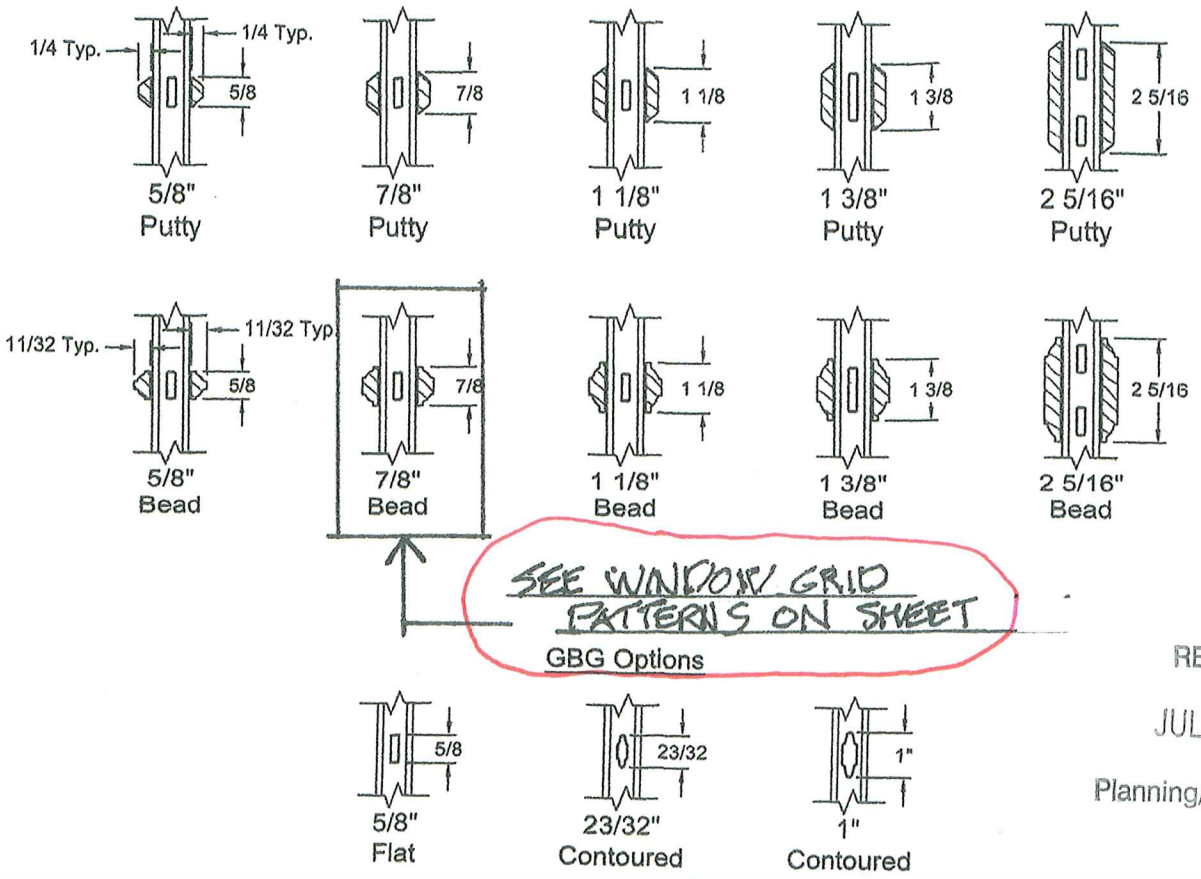
Trim - 3 Sides

When applied to 3 sides of unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.



GRID & GLASS STOP OPTIONS

Exterior ← SDL Options → Interior



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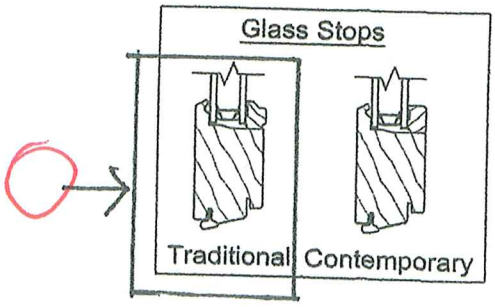
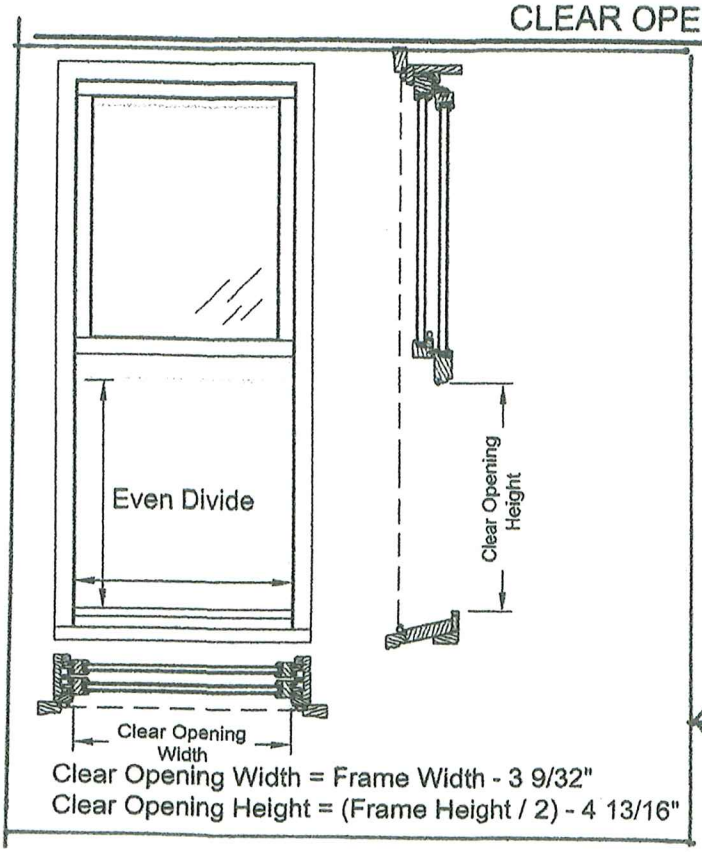


Various combinations of the SDL bars shown are available.

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: 3" = 1' - 0"

CLEAR OPENING LAYOUTS



Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = (Frame Height / 2) - 4 13/16"

Values given are for WZ3 Non-Impact PG35 units. If other ratings are selected, subtract the required value as below:

WZ3 Non-Impact PG50
WZ4 Non-Impact
WZ3 Impact
Clear Opening Height - 3/8"

WZ4 Impact
Clear Opening Height - 25/32"

*Bottom Vent dimension as shown in QuickQuote ordering system.

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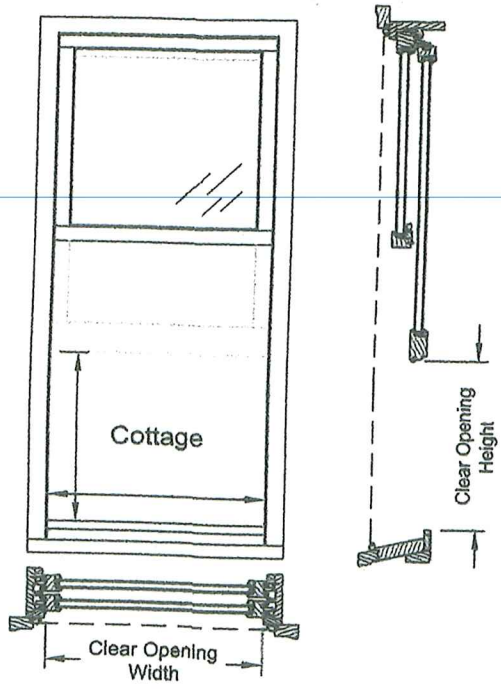
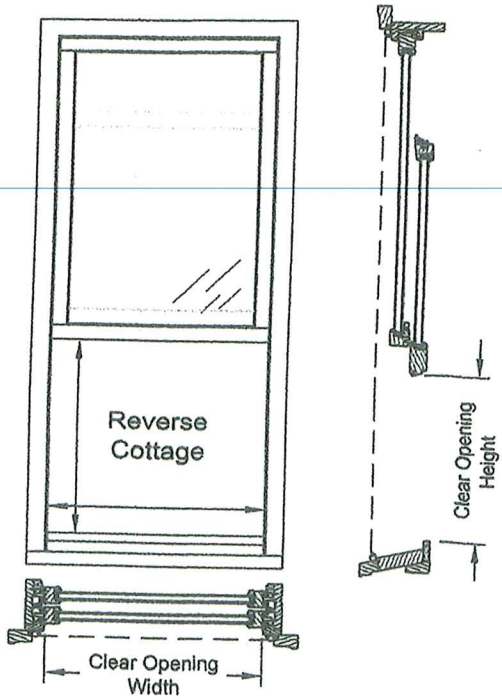


Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Frame Height - Bottom Vent* - 5 15/32"



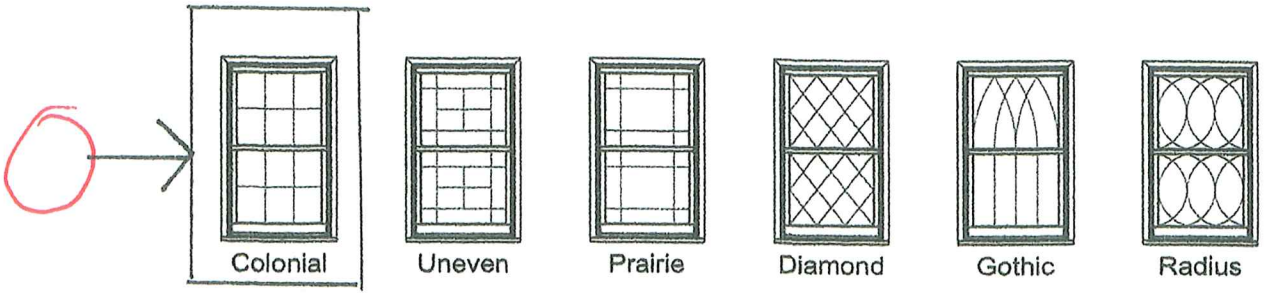
Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Bottom Vent* - 4 27/32'

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

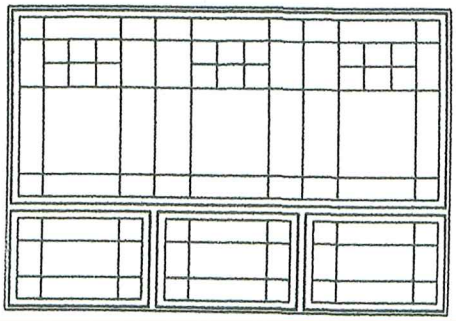
GRID PATTERNS

Custom™ Wood Double-Hung Windows are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles.

Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



Bar Alignment
Alignment of bars from product to product is often required. Wood grilles, GBG, and SDL may be specifed with bars aligned.



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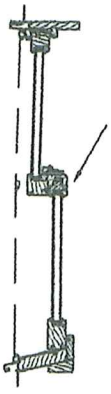
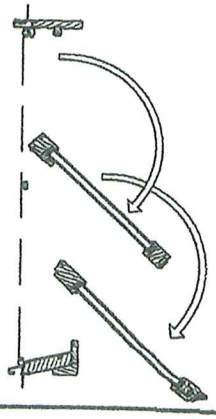


Double-Hung Operation
When the sash are locked at the check rails, the sash are closed and sealed in the sash opening of the frame.

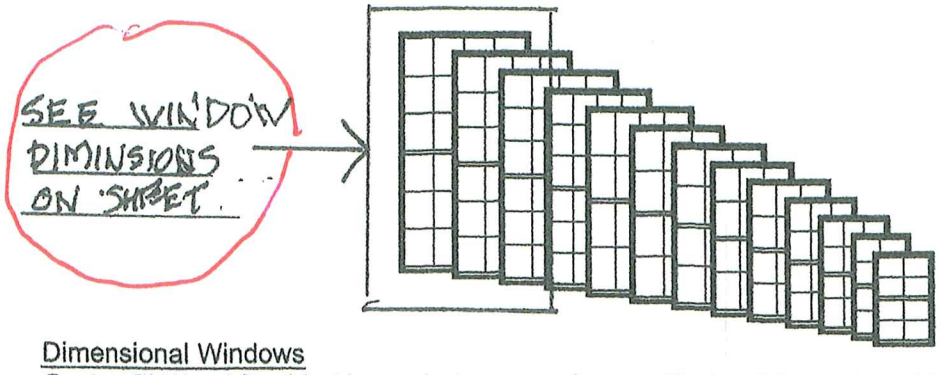
When the sash are unlocked, the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.



Sash Tilt for Washing
The Custom™ Double-Hung window will allow the sash to be tilted or removed for easy cleaning.



GENERAL INFORMATION



Dimensional Windows

Custom™ Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height in 1/16" increments from standard.

Custom™ Wood Double-Hung windows are available as operating or stationary (non-venting) configurations and feature fully operating upper and lower sashes.

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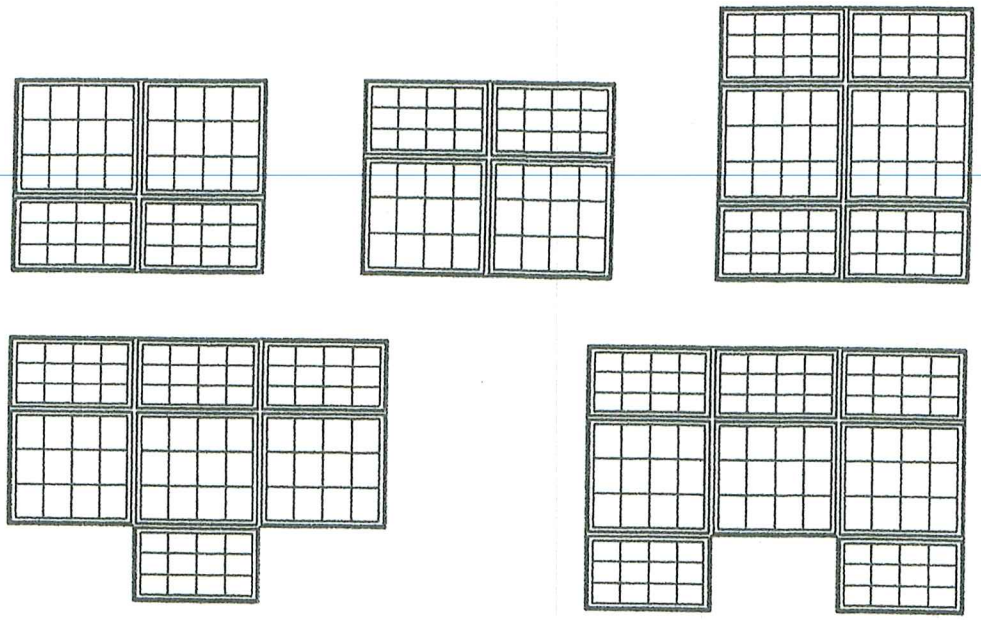
Multiple Assemblies

Custom™ Wood Double-Hung windows may be mulled above, below, or beside other clad-wood Double-Hung windows or other clad-wood window products to fulfill a variety of architectural design needs.



JELD-WEN
WINDOWS & DOORS

Custom™ Wood Wood Windows Double-Hung

Architectural Design Manual

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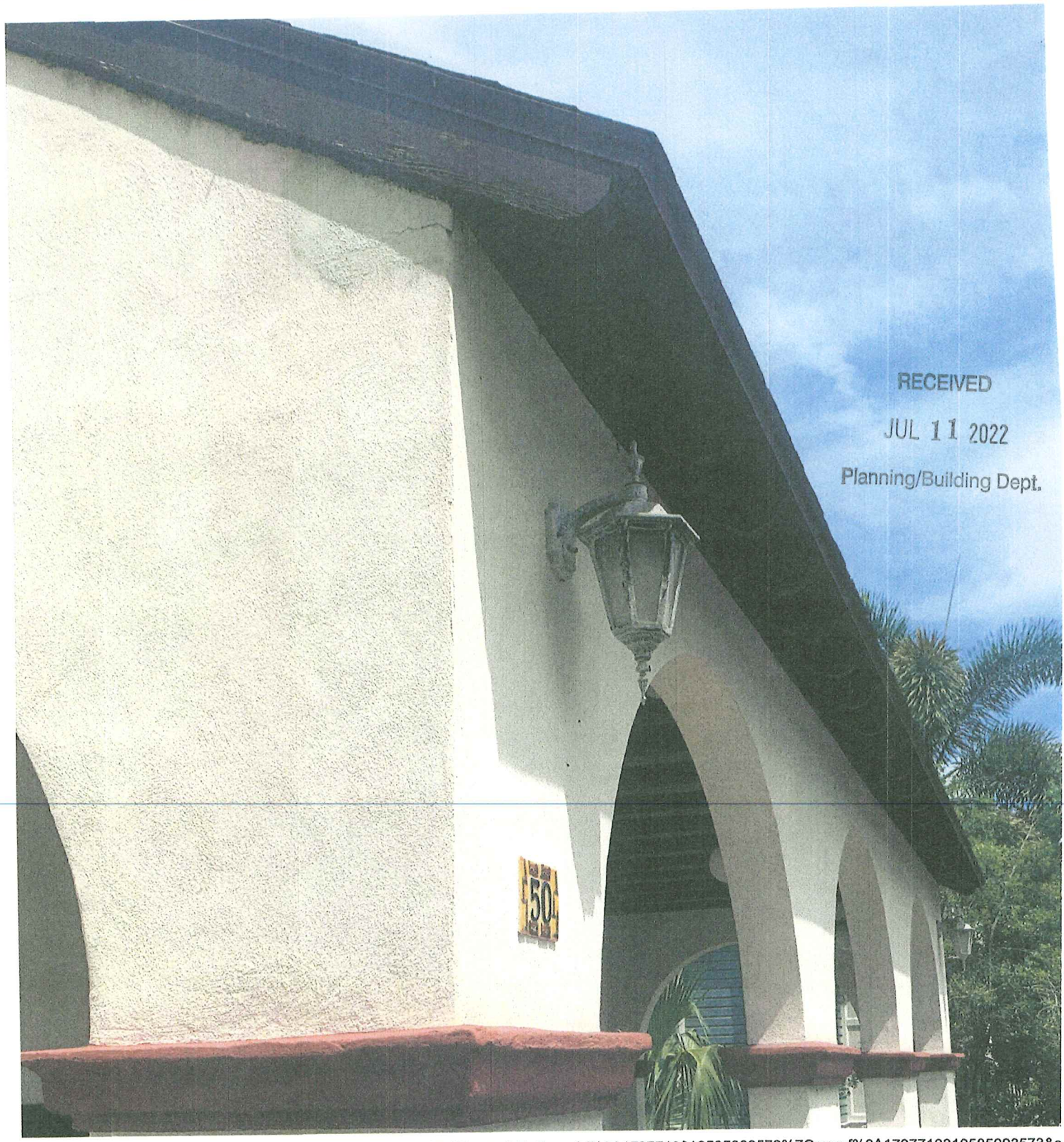
March 2022

(no subject)
1 message

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

EXISTING LIGHT



Thomas Lighting 8111EW Temple Hill Outdoor Lighting



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SIMILAR TO LIGHT ON EXISTING HOUSE SEE PHOTO

Customers Also Viewed

sthomasarchitect@gmail.com>
chitect@gmail.com

BRICKS & BRICK PATTERN FOR DRIVEWAY



/u/0/?ik=60063280b2&view=pt&search=all&permthid=thread-f%3A1737710246884263758%7Cmsg-f%3A1737710246884263758&simpl=msg-f%3A1737710246884263

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Planning/Building Dept.

Instr #2021087167 BK: 5337 PG: 985, Filed & Recorded: 8/6/2021 11:40 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,739.00

Prepared by:
Karen Richmond
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 21-1266-KR

Parcel ID: 198870-0000

Warranty Deed

This Indenture made this **5th day of August, 2021** BETWEEN **Cameron D. Moyer, an unmarried man**, GRANTOR*, whose post office address is 50 Marine Street, St. Augustine, FL 32084, and **Ocean Breezes Real Estate, LLC, a Florida Limited Liability Company**, GRANTEE*, whose post office address is 56 Marine Street, St. Augustine, FL 32084.

COPY

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

Being in the City of Saint Augustine, and being that lot of land situated on the West side of Marine Street and having a frontage thereon of 93 feet with a depth of 113 feet and measuring on the rear 86 feet, said lot being also known and described as;

Lot 25, Block 27, according to the Official Map of the City of Saint Augustine, Florida; being the same property which was conveyed by a deed dated March 4, 1900 and recorded in Deed Book 3, page 339, public records of Saint Johns County, Florida made by Irvin Drysdale as Commissioner to Leonora Campbell and also by deed dated October 27, 1936, recorded in Deed Book 112, page 289 of said public records.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2021 and Subsequent Years.

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

*Singular and plural are interchangeable, as context requires.

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

Cameron D. Moyer

Cameron D. Moyer

WITNESSES

Witness:

Witness:

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization on **August 5, 2021** by **Cameron D. Moyer** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Notary Public:
My commission expires: Jan 22, 2024

KAREN IRENE RICHMOND
Notary Public-State of Florida
Commission # GG 949651
My Commission Expires
January 22, 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	1988700000
Location Address	50 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 25 BLK 27 OR5337/985 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.230
Homestead	N

Owner Information

Owner Name	Ocean Breezes Real Estate LLC 100%
Mailing Address	56 MARINE ST SAINT AUGUSTINE, FL 32084-5037

Map



Valuation Information

	2022
Building Value	$223,222
Extra Features Value	$0
Total Land Value	$449,770
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$672,992**
Total Deferred	$0
Assessed Value	**$672,992**
Total Exemptions	$0
Taxable Value	**$672,992**

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

Historical Assessment Information

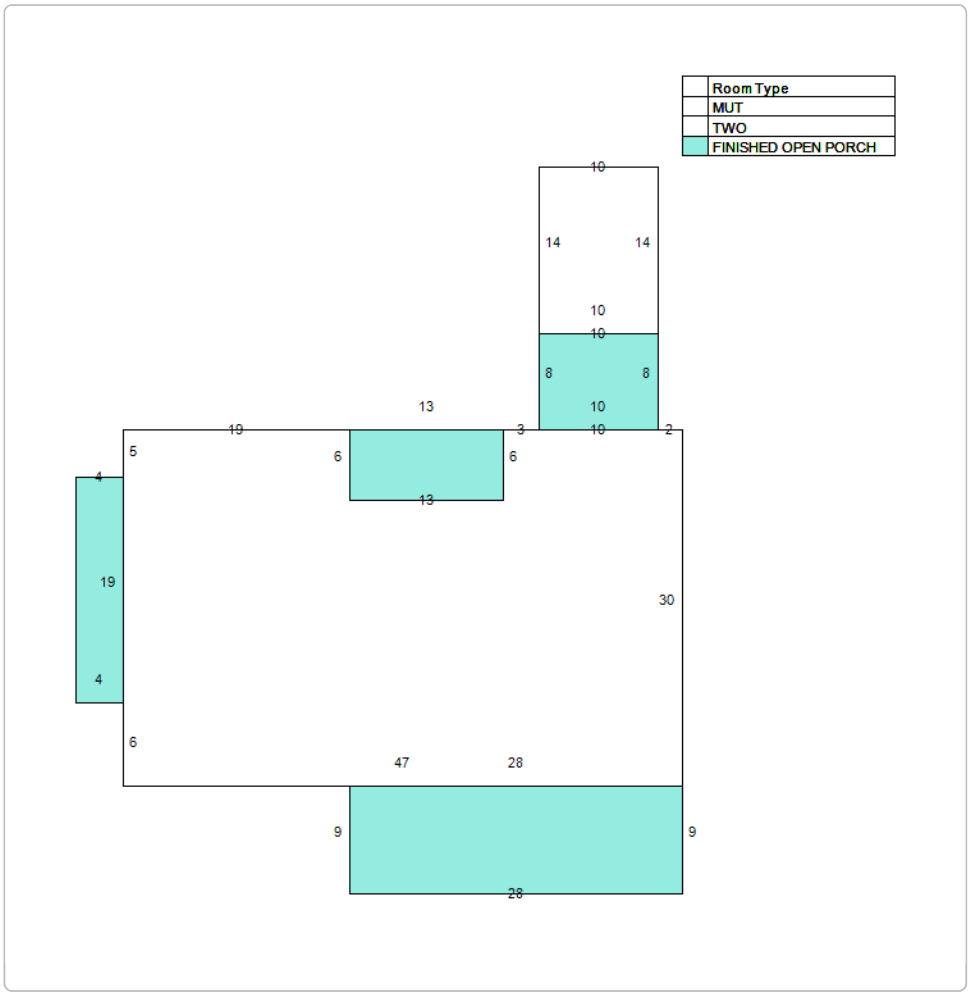
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$167,084	$0	$401,580	$0	$0	$568,664	$322,742	$295,922	$272,742
2020	$184,984	$0	$336,105	$0	$0	$521,089	$318,286	$252,803	$268,286
2019	$178,029	$0	$336,105	$0	$0	$514,134	$311,130	$253,004	$261,130
2018	$184,503	$0	$336,105	$0	$0	$520,608	$305,329	$265,279	$255,329
2017	$190,976	$0	$336,105	$0	$0	$527,081	$299,049	$278,032	$249,049
2016	$194,213	$0	$305,550	$0	$0	$499,763	$292,898	$256,865	$242,898
2015	$96,138	$0	$235,710	$0	$0	$331,848	$290,862	$90,986	$240,862
2014	$76,415	$0	$212,139	$0	$0	$288,554	$288,554	$50,000	$238,554
2013	$80,782	$0	$212,139	$0	$0	$292,921	$292,921	$50,000	$242,921
2012	$85,149	$0	$212,139	$0	$0	$297,288	$297,288	$50,000	$247,288
2011	$87,332	$0	$235,710	$0	$0	$323,042	$323,042	$50,000	$273,042
2010	$91,698	$0	$261,900	$0	$0	$353,598	$353,598	$50,000	$303,598

Building Information

Building	1
Year Built	1975
Actual Area	2036
Conditioned Area	2664
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Carpet
Interior Wall	Drywall
Heating Type	None
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
FINISHED OPEN PORCH	80
2 STORY	1332
FINISHED OPEN PORCH	76
FINISHED OPEN PORCH	252
FINISHED OPEN PORCH	78
MASONRY UTILITY	140
FINISHED OPEN PORCH	78
Total SqFt	2036

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	90	113	90	EF	$449,770

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/6/2021	8/5/2021	$677,000.00	WARRANTY DEED	5337	985	Q	I	MOYER CAMERON D	OCEAN BREEZES REAL ESTATE LLC
10/31/2012	10/30/2012	$100.00	TRUSTEES DEED	3636	1643	U	I	MOYER CAMERON D SUCC TRUSTEE TO JOHN C MADDEN TRUST	MOYER CAMERON D
8/6/2021	10/21/2009	$0.00	AFFIDAVIT	5337	982	U	I	MADDEN JOHN CADMUS(DECD)	MADDEN JOHN CADMUS (DECD)
	8/1/2009	$0.00	LIFE ESTATE	3224	1176	U	I	MADDEN JOHN C ***	MADDEN JOHN C ***

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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 6/25/2022, 12:06:49 AM

Version 2.3.202

Detail by Entity Name

Florida Limited Liability Company
OCEAN BREEZES REAL ESTATE,LLC

Filing Information

Document Number	L21000235217
FEI/EIN Number	N/A
Date Filed	05/20/2021
State	FL
Status	ACTIVE

Principal Address

56 MARINE STREET
ST AUGUSTINE, FL 32084

Mailing Address

56 MARINE STREET
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

GINN & PATROU, PA
460 A1A BEACH BLVD
ST AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title AMBR

SMITH, REBECCA
56 MARINE STREET
ST AUGUSTINE, FL 32084

Title AMBR

SMITH, KEVIN
56 MARINE STREET
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	03/10/2022

Document Images

03/10/2022 -- ANNUAL REPORT	View image in PDF format
05/20/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Profit Corporation
LES THOMAS ARCHITECHT INC.

Filing Information

Document Number	K01082
FEI/EIN Number	58-1765775
Date Filed	11/06/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/30/1990

Principal Address

32 CORDOVA STREET
ST. AUGUSTINE, FL 32084 UN

Changed: 06/12/2012

Mailing Address

32 CORDOVA STREET
ST. AUGUSTINE, FL 32084

Changed: 04/30/1990

Registered Agent Name & Address

THOMAS, LESLIE J.
32 CORDOVA STREET
ST. AUGUSTINE, FL 32084

Address Changed: 03/19/1991

Officer/Director Detail

Name & Address

Title D

Thomas, Leslie J
32 CORDOVA STREET
ST. AUGUSTINE, FL

Title D

Oakes, Catherine A
32 CORDOVA STREET
ST. AUGUSTINE, FL

Annual Reports

Report Year	Filed Date
2020	04/13/2020
2021	03/11/2021
2022	02/03/2022

Document Images

02/03/2022 -- ANNUAL REPORT	View image in PDF format
03/11/2021 -- ANNUAL REPORT	View image in PDF format
04/13/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
03/11/2013 -- ANNUAL REPORT	View image in PDF format
06/12/2012 -- ANNUAL REPORT	View image in PDF format
04/13/2011 -- ANNUAL REPORT	View image in PDF format
04/20/2010 -- ANNUAL REPORT	View image in PDF format
04/13/2009 -- ANNUAL REPORT	View image in PDF format
01/11/2008 -- ANNUAL REPORT	View image in PDF format
05/07/2007 -- ANNUAL REPORT	View image in PDF format
02/09/2006 -- ANNUAL REPORT	View image in PDF format
03/24/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
03/17/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
03/23/2001 -- ANNUAL REPORT	View image in PDF format
03/16/2000 -- ANNUAL REPORT	View image in PDF format
04/01/1999 -- ANNUAL REPORT	View image in PDF format
02/12/1998 -- ANNUAL REPORT	View image in PDF format
01/31/1997 -- ANNUAL REPORT	View image in PDF format
02/12/1996 -- ANNUAL REPORT	View image in PDF format
07/05/1995 -- ANNUAL REPORT	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 21, 2022 Meeting



Application: HP2022-0045 Address: 123 St. George Street

Applicant: Dailey Builders LLC

Property Owner: Baker Family Revocable Tust

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

Architectural Style:	Mediterranean Revival/ Mid-Century Commercial	Florida Master Site File:	SJ06479 (Number assigned for 123-127 St. George Street)
National Register:	St. Augustine Town Plan National Register Historic District: currently noncontributing	Construction date:	1947
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1969200000		
Agenda Item:	6(f)	Previous Action(s):	Certificate of Appropriateness PL2020-0014 (Withdrawn) PL2021-0134 Denied

STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of St. George Street, between Hypolita and Treasury Streets, this mid-century commercial building features Mediterranean Revival details. Originally, modifications to the storefront were proposed under a previous Certificate of Appropriateness application (PL2020-0014) heard at the February 20, 2020 HARB meeting. The applicant stated that the replacement of the storefront glass windows and window frames was for pedestrian safety and liability issues. Further, that no options were found to match the existing beveled frames, but only ones with squared profiles. The HARB continued the application and asked for elevation and section drawings showing the proposed modifications. The COA application was withdrawn before being heard by the HARB at a subsequent meeting.
2. Staff administratively approved a building permit application (PR2019-1441) in July 2020 based on new elevation and section drawings that showed no changes to the design of the existing storefront, along with notations and correspondence from the architect who indicated that the replacement framing would match the profile of the existing beveled framing, as also shown on the permit application architectural plans.
3. A wider aluminum framing system with a squared profile and mill finish was instead used, which does not match the previously existing mid-century narrower width and beveled profile. An extra horizontal rail was also added toward the bottom at the interior window display's raised floor level, with a taller mirror panel below instead of shorter painted trim.
4. Because work completed on the storefront was different than the approved permit plans, the final permit related inspection was not approved by the City's Building Department and was not closed before it expired. Staff informed the applicant of the options of changing to match the permit plans or going to HARB for an after-the-fact approval.
5. An after-the-fact application (PL2021-0134), similar to the one being reviewed currently, was on the October 2021 HARB agenda and was not heard because no one was present at the meeting to represent the application. At the November 2021 meeting after no representative was again present, the HARB subsequently denied the application with the motion stating that they did not follow the administrative approval granted during the permit review and replaced the originally existing with a non-confirming storefront that did does not adhere to the Architectural Guidelines for Historic Preservation.
6. Staff attended an on-site meeting with the applicant, building owner, glass company representative, and architect on April 27, 2022. At that meeting, the glass representative stated that the wider frames, as installed, were needed to support the weight of the storefront glass and reconfirmed he would not install something without a FL Product Approval number, which would require an engineer's sign off if it were used. Please see emails related to this in the attachments.
7. Subsequently, a new application was submitted for this July 2022 meeting seeking an after-the-fact Certificate of Appropriateness approval for the work done to the storefront. When staff asked for additional supporting documentation that has been previously listed as being needed, the applicant requested staff to merge the other documents as submitted for the October and November 2021 meetings. Those are included in the application packet.

STAFF SUMMARY AND ANALYSIS (continued)

8. While the unpainted mill finish of the aluminum framing was deemed to be appropriate for the building based on evidence that the original had likely been painted over the years, the framing work was done differently in both design and materials than what was shown on the permit plans. The applicant should verify that the storefront glass windows were replaced canted to match the exact angle or in a similar manner as the previously existing. Replacing the mirror that was incorrectly installed along the bottom with the proposed aluminum composite panel at the bottom would help return the lower portion of the storefront look more compatible to the building's previously existing appearance. However, use of composite materials has not generally been allowed in HP zoning districts, so the HARB should determine if this proposed composite material is acceptable in place of what appeared to be painted wood when staff studied the originally existing storefront.
9. The AGHP recommends "where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or an accurate restoration of the storefront based on historic research and physical evidence." Overall, the storefront's appearance has been modified with the new framing system and lower mirror panel. The bulkier framing with squared profile is visibly different and more modern looking and has an extra rail that was not on the previous storefront.

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 123 St. George Street**:

1. Approve the after-the-fact work completed to the storefront and the proposed replacement of the lower mirror panel with an aluminum composite panel if the HARB finds that these modifications retain the commercial character of and are compatible to the building, meeting the Secretary of the Interior's Standard for Rehabilitation 9.
2. Deny if the HARB finds that the after-the-fact work does not retain the commercial character of the building through contemporary design, is not architecturally compatible to the building, and/or does not meet the Secretary of the Interior's Standard for Rehabilitation 3, 6, or 9.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

After-the-Fact Work Completed:

1. Replaced store glass (applicant should verify if the glass was canted to match the exact angle of the originally existing storefront glass)
2. Added mirror glass along bottom in place of previously existing wood or metal panel
3. Replaced beveled window frames with a larger aluminum framing system with a squared profile and mill finish
4. Added extra horizontal line of framing above mirror panel towards bottom of storefront windows

Proposed Work:

1. Replace the mirror panel with an ACM (aluminum composite material) panel

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Storefronts

Do...

- Retain and repair existing storefronts, including windows, sash, doors, transoms and decorative features where such features contribute to the architectural and historic character of the building.
- Evaluate the overall condition of storefront materials to determine whether more than protection and maintenance are required.
- Repair storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind, or with compatible substitute materials, of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates and pilasters.
- Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or an accurate restoration of the storefront based on historic research and physical evidence.

Don't...

- Remove or radically change storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Use materials which detract from the historic or architectural character of the building.
- Use substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.
- Remove a storefront that is unrepairable and not replace it; or replace it with a new storefront that does not convey the same visual appearance.
- Introduce a new design that is incompatible in size, scale, material and color.

Post-1821

Storefronts on post-1821 commercial buildings should be consistent with the architectural and historic character of the building and the streetscape.

LIST OF ATTACHMENTS:

1. Staff photographs showing completed after-the-fact work
2. Photos showing originally existing storefront (applicant emailed to staff May 27, 2021)
3. Staff photographs taken before work was started for previous HARB COA application (February 20, 2020)
4. Sanborn Map

THE FOLLOWING DOCUMENTS ARE IN CHRONOLOGICAL ORDER OF TIMELINE:

5. HARB February 20, 2020 meeting minutes for original COA application (when HARB continued and the application was withdrawn)
6. Permit plans approved administratively during an architectural review (for Building Permit PR2019-1441 – 119 St. George Street)
7. Permit application email explaining proposed work from architect
8. Email correspondence (February 2021) with contractor/applicant relating work done that did not match permit application plans
9. HARB meeting minutes showing Denial of COA PL2021-0134 (November 18, 2021)
10. Email corresondence (March 2022) with contractor/applicant, architect, and new glass contractor discussing storefront frame options

STAFF PHOTOGRAPHS
123 St. George Street





STAFF PHOTOGRAPHS
123 St. George Street





STAFF PHOTOGRAPHS
123 St. George Street





Replacement glass appears to be canted at an angle

STAFF PHOTOGRAPHS
123 St. George Street





Previously existing doorway was unchanged

STAFF PHOTOGRAPHS

Neighboring storefront at 125 St. George Street with narrower aluminum framework







ORIGINALLY EXISTING STOREFRONT:
PHOTO EMAILED TO STAFF MAY 27, 2021

ORIGINALLY EXISTING STOREFRONT:
PHOTO EMAILED TO STAFF MAY 27, 2021

Originally existing storefront
emailed to staff May 27, 2021

STAFF PHOTOGRAPHS
123 St. George Street





Front Façade / West Elevation

STAFF PHOTOGRAPHS
123 St. George Street





Storefront windows on Front Façade / West Elevation

STAFF PHOTOGRAPHS
123 St. George Street





Storefront window framing on Front Façade / West Elevation

STAFF PHOTOGRAPHS
123 St. George Street



Storefront Entrance



Mid-century Storefront
of 125 St. George Street

Sanborn Map (1930 revised to 1961)
123 St. George Street



The Board discussed:

- Desire to see the design and planning process and who was involved in developing the project
- Demonstrating any efforts to include the African American community, and Desire to see inclusion of the African American community in the design process
- Desire to see the monument within the context of the surrounding area, including orientation, scale, and sightlines

Mr. Triay responded to Board member questions noting:

- No intent to put anything on the rear of the monument
- Approximately 130 feet from the wall of the government house in the northwest quadrant of the property
- Design and planning process included a series of public meeting of the UF Board hosted at the Government House
- All names listed on the monument served the Union Army, but were from St. Augustine
- No architects or landscape architects were included in the design process

MOTION

Mr. MacDonald MOVED to CONTINUE application F2020-0013, 48 King Street, to the April 16, 2020 meeting to allow the applicant to provide conceptual drawings of the monument within the space and to give additional opportunity for members of the community to participate in the development process. The motion was SECONDED by Mr. Weaver.

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

7. (b) F2020-0014 – Dailey Builders LLC – Applicant
Baker Family Revocable Trust – Owner
123 St. George Street

To replace glass windows and framing in a manner that changes the design elements of the storefront.

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 Appropriateness to replace glass windows and framing in a manner that changes the design elements of the storefront at **123 St. George Street** because it meets the Secretary of the Interior's Standards for Rehabilitation 2, 6, and 9 with the following finding by HARB:

- The storefront elements have been proven to require replacement and there is no exact match available
- As proposed, the new structural system is compatible and preserves the overall character of the storefront

Duncan Dailey reviewed the application with a sample of the aluminum frame to be used. He noted that the main reason for the change was safety concerns with the existing storefront frame.

Ex Parte Communication:

(None)

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

The Board discussed:

- Recommendation to powder coat the mill-finished aluminum
- Clarification of the proposed changes including removal of the beveled-edge framing, proposal of modern aluminum framing twelve inches off-grade to replicate existing aluminum panel with painted glass and aluminum cross-member
- Building was a non-contributing structure
- Desire to see an elevation and section of the proposed changes to clarify the application.

MOTION

Mr. Benoit MOVED to CONTINUE application F2020-0014 to the March 19, 2020 HARB meeting. The motion was SECONDED by Ms. Wingo.

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

8. Certificates of Demolition and Partial Demolition

8. (a) F2020-0004 – James and Jasmine Scott – Applicant and Owner
79 Cerro Street

To demolish a building constructed c 1954 that is not recorded on the FLORIDA MASTER SITE FILE and is not located in a district.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition at **79 Cerro Street** because it is not a local landmark or otherwise designated as a historic building.

James and Jasmine Scott reviewed the application.

Ex Parte Communication:

(None)

5 certified notices were sent, 2 were returned in favor and 2 had comments.

Public hearing was opened.

Benjamin and Juanita Elmore voiced concerns regarding the replacement structure and how close it would be to their neighboring home.

There was discussion in response to the Elmores' comments, including clarification that part of the car port attached to the subject structure actually crosses over onto the Elmores' property, setback requirements, and variance procedures, if necessary, for construction of the replacement structure.

Diane Stoltman felt that the property owners could come to some agreement.

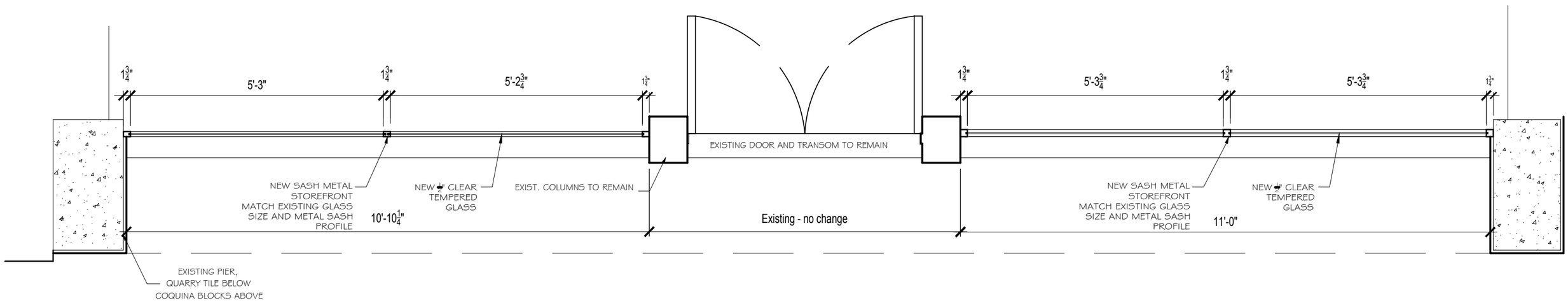
Public hearing was closed.

Mr. and Ms. Scott noted the deteriorated state of the shared carport and that it was not allowed to be rebuilt once taken down.

The Board discussed:

- Concern for demolishing the shared car-port portion on the neighbor's property
- Flooding impacts from Hurricane Irma
- Applicant was not intending to build on original footprint of the house, and if carport was demolished, it was not allowed to be replaced
- Building official provided letter verifying substantially damaged status

Permit plans received by the Building Department in 2020 and approved administratively during an architectural review



PROPOSED PLAN 1/2" = 1'-0" SCALE

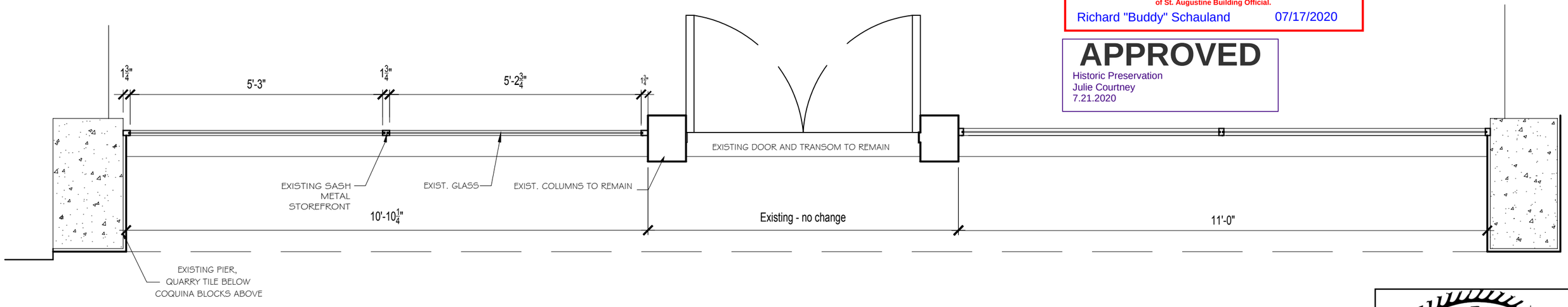
Approved

These plans have been reviewed and found to be in substantial compliance with the provisions of the 2017 Florida Building Code and the City of St. Augustine building ordinances. Any deviations or revisions to these plans must be approved by the City of St. Augustine Building Official.

Richard "Buddy" Schauland 07/17/2020

APPROVED

Historic Preservation
Julie Courtney
7.21.2020



EXISTING PLAN 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT LLC FOR PERMIT

STATE OF FLORIDA
SARAH RYAN
AR97035
REGISTERED ARCHITECT

EXISTING ROOF
(NO CHANGE)

CONCRETE OVERHANG

LINE OF DISPLAY
FLOOR BEYOND
GLASS

EXISTING PIER,
QUARRY TILE BELOW
COQUINA BLOCKS ABOVE

REPLACE EXISTING GLASS W/ TEMPERED
GLASS & METAL SASH STOREFRONT.
MAINTAIN EXISTING ANGLE,
METAL SASH PROFILE TO MATCH EXISTING.
ALUMINUM MILL FINISH

EXISTING DOOR AND TRANSOM TO REMAIN

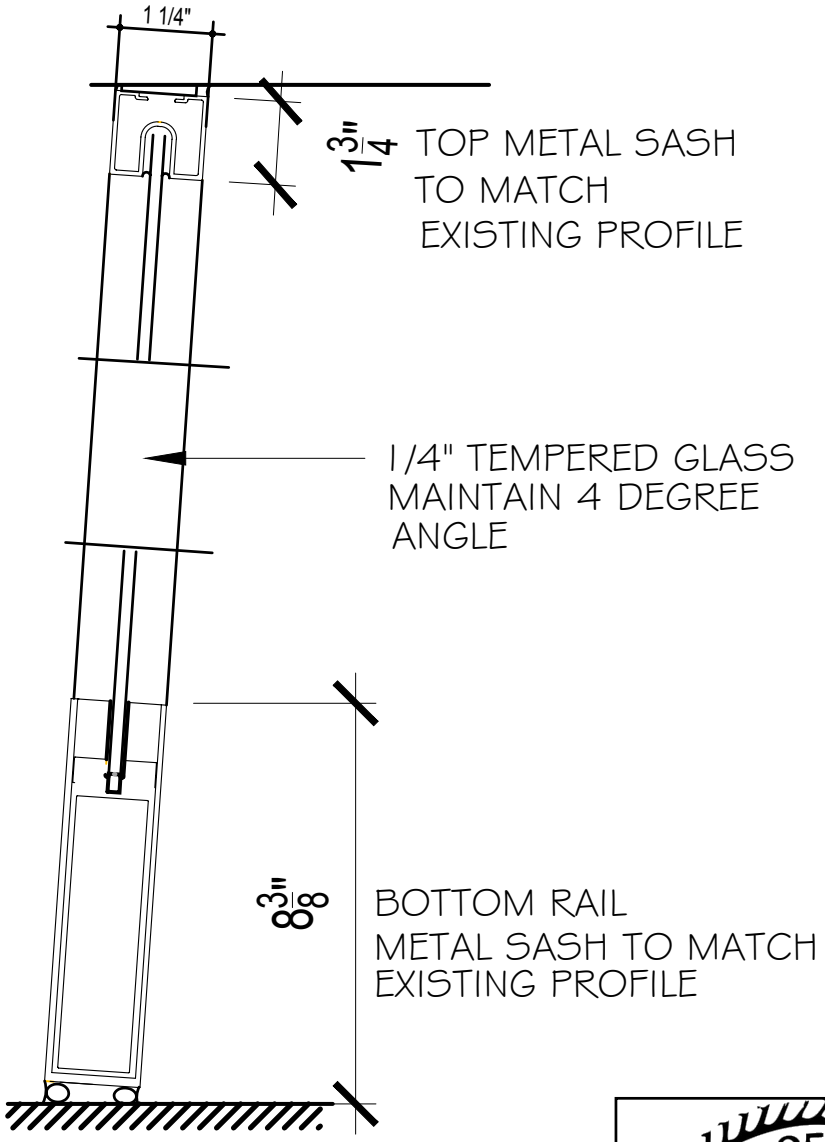
STATE OF FLORIDA
SARAH RYAN
AR97035
REGISTERED ARCHITECT

EXISTING AND PROPOSED ELEVATION 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT LLC

FOR PERMIT



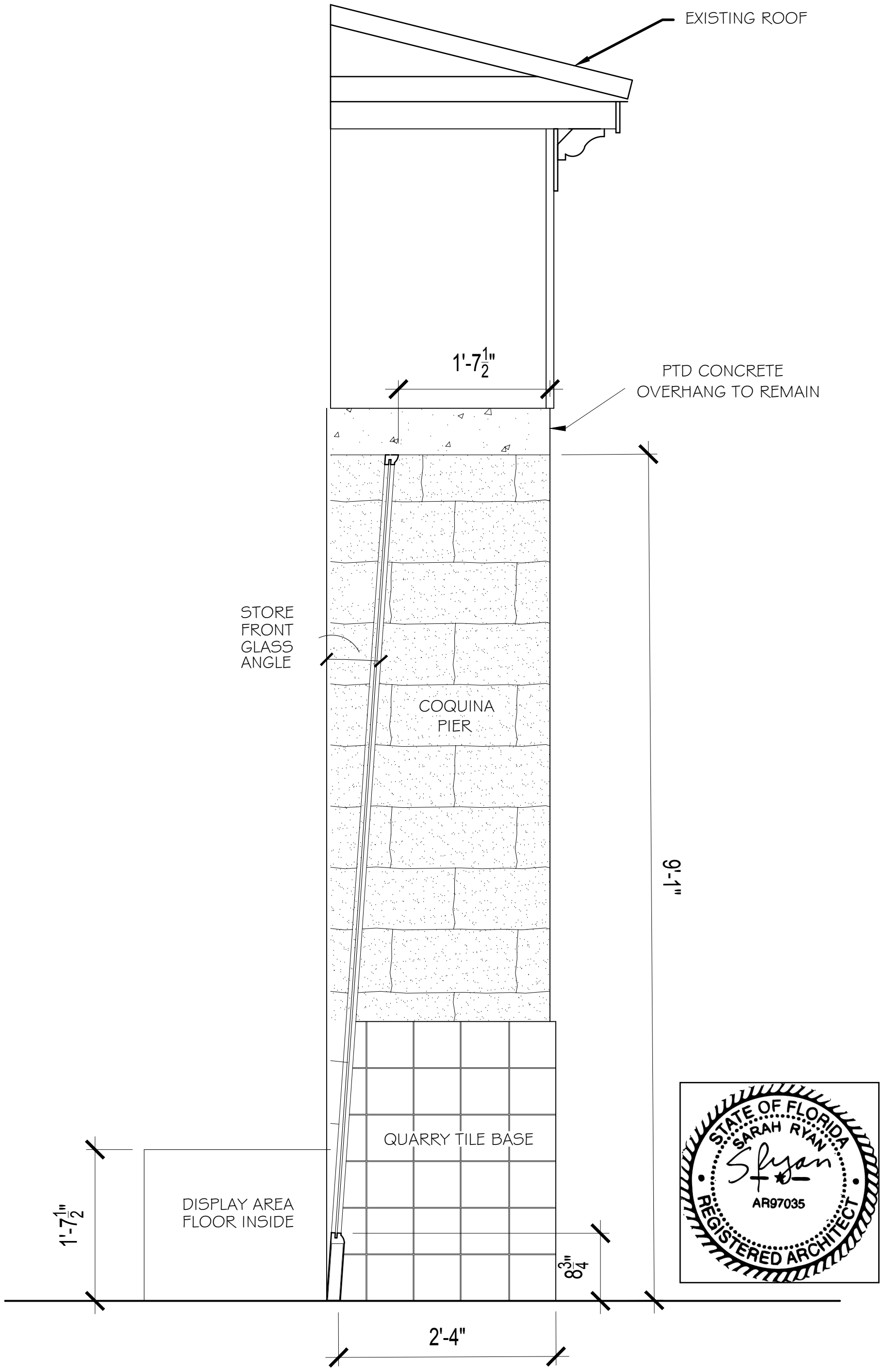
STATE OF FLORIDA
SARAH RYAN
AR97035
REGISTERED ARCHITECT

DETAIL SECTION 3" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT, LLC

FOR PERMIT



SECTION 1" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT, LLC

FOR PERMIT

Julie Courtney

From: Jennifer Wolfe
Sent: Monday, June 8, 2020 2:16 PM
To: Sarah Ryan
Cc: Julie Courtney
Subject: RE: 123 St George Street - Drawings

No, just reflect it within the building permit documents which will get routed for us to sign.
Thanks!
Jenny

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Monday, June 8, 2020 1:32 PM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: Re: 123 St George Street - Drawings

Hi Jenny, Thanks for reviewing.
That is completely acceptable to the owner to keep the exposed aluminum.
Do you want me to send revised drawings with that update?

Sarah Ryan, Architect
904-547-9430

On Mon, Jun 8, 2020 at 9:54 AM Jennifer Wolfe <jwolfe@citystaug.com> wrote:

> Thank you Sarah, this is exactly what I needed. One comment, over time the metal has been painted different colors. If you look next door the frame is just exposed aluminum which I think is original. I would prefer matching that original appearance as it is more authentic than the revolving door of paint colors applied over time (google shows green for example and not the salmon color). Is that possible, and/or desirable to your client?
>
> Thanks,
>
> Jenny

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Friday, June 5, 2020 11:58 AM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: 123 St George Street - Drawings

Dear Jenny,

Please see attached drawings for 123 St George Street. The scope of work is replacing the storefront metal sash frames and glass due to safety concerns. The new metal sash and replacement glass will match the existing metal sash frame profile. The glass will be replaced with 1/4" clear tempered glass. The metal frame will be powder coated to match the salmon color (see photos). The center door and transom will remain in place.

Drawings include the existing and proposed plan (11x17), the proposed elevation (11x17), section (11x17), detail section (letter size) and photos of the property (letter size). Please let us know if you need additional information.

Have a great weekend,

Sarah Ryan, Architect
904-547-9430

From:	Julie Courtney
To:	Duncan and Jenifer dailey
Cc:	Jenny Wolfe; Sarah Ryan
Subject:	LAST CORRESPONDENCE FROM FEBRUARY RE:123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)
Date:	Thursday, May 27, 2021 4:32:00 PM
Attachments:	image001.jpg image002.png image003.png image004.png image005.jpg IMG_2432.JPG IMG_2431.JPG 123 St George St_ photoWorkCompleted2020.pdf.jpg 123 St George St_ photo2WorkCompleted2020.pdf.jpg IMG_2445.JPG 123 St George St_ APPROVED Plans.pdf

---

This was my last correspondence we had from my records:

From: Duncan and Jenifer dailey Dailey@dbdlm.com.co
Sent: Wednesday, February 17, 2021 8:55 AM
To: Julie Courtney jcourtney@citystaug.com
Cc: Sarah Ryan sr@sarahryanarchitect.com; Jennifer Wolfe jwolfe@citystaug.com
Subject: Re: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

Good Morning,

I will get with the Architect and get back to you on an update and application for "after the fact" approval.

Thanks,
~Duncan~

From: Julie Courtney
Sent: Tuesday, February 16, 2021 12:51 PM
To: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Cc: Sarah Ryan <sr@sarahryanarchitect.com>; Jenny Wolfe <jwolfe@citystaug.com>
Subject: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

Hello Mr. Dailey,
I am copying Sarah Ryan as well as Jenny Wolfe so we can all be current with the situation regarding the outstanding issue with the 123 St. George Street storefront project. Unfortunately, just removing the mirrored glass and installing painted kick panels on the lower portion would not fully address the problem of the work not conforming to the plans that we approved with the revised permit application. There are multiple issues as I tried to explain in my last email from the afternoon of February 2, which I'm copying below in BLUE.

- Sarah Ryan's drawings clearly say in different places on Sheet 1, 2, 3 to "match existing metal

sash profile," etc. and I believe we were verbally told by her that a fabricator or supplier was found that could fabricate the sashes to match the existing. Her notation on sheet 2 states "Metal Sash profile to match existing. Aluminum Mill Finish" which is not just saying the aluminum mill finish will match the existing. The sashes used to replace the existing do not match the existing profile.

- Additionally, the extra horizontal sash that was added toward the bottom is much higher than the existing kick plates, so that area would not match the existing if the area below with a kickplate. There would still be the issue with the extra horizontal sash having been added (that are not on the approved plans). If kickplates were added to that full height, they would be much higher than the existing.

From: Julie Courtney
Sent: Tuesday, February 2, 2021 3:36 PM
To: 'Duncan and Jenifer dailey' <Dailey@dbdlm.com.co>
Cc: Jenny Wolfe <jwolfe@citystaug.com>
Subject: RE: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

We realize that your HARB application and presentation included information about using the larger aluminum sash frames, but HARB did not approve that Certificate of Appropriateness application as submitted. I did not see it noted on the architect's drawings (see attached) that a larger sash with different profile was to be used as an alternative, but only notations that the sash was to match the existing profile. The drawings were the only updated information added to the permit application, and this was what the administrative approval was based on.

There are multiple issues with the work done not matching the approved plans. When you compare the work that was done with the design detailed on the architectural plans and administratively approved, it does not match. I have attached some before and after photos that clearly show that. In addition to the new metal sash framing not having the same profile and the mirror, an extra horizontal sash was added in the area where the drawings indicated the display floor would be showing behind the glass window. The drawings show one large piece of glass with no horizontal divisions (only a vertical divider on each side of the door), and a solid panel below at ground level, which is not shown as glass or mirror. The section drawing indicates a bottom rail at 8-3/8" and one 1-3/4" top rail at the very top, with the same narrow profile as the existing, and a solid expanse of glass in between.

Unfortunately, we can not administratively approve the work that was not installed to plan. The only way to get an approved final inspection on the permit is to get after-the-fact approval from HARB, or make sure the work complies with the Sarah Ryan Architect plans submitted with the permit application. We will need to update our Building Inspector and Code Enforcement on which route you decide to take and they will be following up with you accordingly.

Thank you,
Julie Courtney
Historic Preservation Planner

Planning & Building Department

If you are planning to resubmit a Certificate of Appropriateness application for after-the-fact approval from HARB, the application deadlines for the next meeting you could go to is this Friday, February 19th for the March 18 meeting.

Thank you,

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

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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From: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Sent: Tuesday, February 16, 2021 9:29 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

Good Morning Mrs. Courtney,

I recently had a conversation with Sarah Ryan and we looked over everything. She agreed that the mirror portion was not supposed to be in there and said that she felt that a compromise would be to remove the mirror glass and install metal kick panels which have been painted the same color as the building to blend in with the storefront. The metal profile of the framework that was used in accordance to the plans she submitted on sheet 2 states, "Metal Sash Profile to Match Existing Aluminum Mill Finish " which is the finish of the product that we used. Please let us know if we can remove the mirrored glass and install painted kick panels on the lower portion of the storefront glass and get approval or if we need to resubmit for approval?

Thanks in advance,
~Duncan~

From: Julie Courtney
Sent: Tuesday, February 2, 2021 3:36 PM
To: 'Duncan and Jenifer dailey' <Dailey@dbdlm.com.co>
Cc: Jenny Wolfe <jwolfe@citystaug.com>
Subject: RE: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

We realize that your HARB application and presentation included information about using the larger aluminum sash frames, but HARB did not approve that Certificate of Appropriateness application as submitted. I did not see it noted on the architect's drawings (see attached) that a larger sash with different profile was to be used as an alternative, but only notations that the sash was to match the existing profile. The drawings were the only updated information added to the permit application, and this was what the administrative approval was based on.

There are multiple issues with the work done not matching the approved plans. When you compare the work that was done with the design detailed on the architectural plans and administratively approved, it does not match. I have attached some before and after photos that clearly show that. In addition to the new metal sash framing not having the same profile and the mirror, an extra horizontal sash was added in the area where the drawings indicated the display floor would be showing behind the glass window. The drawings show one large piece of glass with no horizontal divisions (only a vertical divider on each side of the door), and a solid panel below at ground level, which is not shown as glass or mirror. The section drawing indicates a bottom rail at 8-3/8" and one 1-3/4" top rail at the very top, with the same narrow profile as the existing, and a solid expanse of glass in between.

Unfortunately, we can not administratively approve the work that was not installed to plan. The only way to get an approved final inspection on the permit is to get after-the-fact approval from HARB, or make sure the work complies with the Sarah Ryan Architect plans submitted with the permit application. We will need to update our Building Inspector and Code Enforcement on which route you decide to take and they will be following up with you accordingly.

Thank you,

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

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From: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Sent: Tuesday, February 2, 2021 10:41 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

Hi Julie,
Per the meeting last year that I attended I brought in a sample of the new framework for all the HARB members to see and explained that matching the original frame was not possible due to that material not being available anymore and that is why we were switching to this updated material (which I believe was noted on the architects info). At that time we had planned on installing a metal kick plate and painting the kick plate the same color as the surrounding walls to blend in properly. The plan was to have the glass company come back out to swap out the mirror glass (which we never approved and don't know why it was installed in the first place) with the kick plate but after 3 months of back and forth with the glass company they have fallen unresponsive to any of our communications. Our plan moving forward is to have the lower sections of mirrored glass be painted to match the surrounding walls as originally planned.

Please advise if this is administratively acceptable or if I need to do something else as we planned on taking care of that this week - possibly tomorrow?

Thanks in advance,
~Duncan~

On Tue, Feb 2, 2021 at 10:03 AM Julie Courtney <jcourtney@citystaug.com> wrote:

> Hello,
> I was hoping to get your input as well on the storefront work done on St. George Street. Architect Sarah Ryan's plans which were submitted with your permit application were what was reviewed to determine if staff could administratively approve the permit application for the proposed storefront metal sash and glass replacement at 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street). The plans state that the metal sash profile is to match existing with an aluminum mill finish. It does not appear that the new metal sashes matched the existing and the mirror that was added along the bottom was not indicated on the plans or documents I looked at. The mirror is not administratively approvable by our staff. I believe your options are to have HARB after-the-fact approval or to remove the mirror. However, the mirror would likely not be approved by HARB if you tried to do an after-the-fact Certificate of Appropriateness.
>
> Thank you,

- Stunned at the amount of demolition needing to be done to the structure
- Questioned if the structure would have any integrity left
- Not a bad plan but removed a lot of historic fabric
- No windows on the south elevation
- Thought the building had a lot of deterioration and replacement and reconstruction was necessary
- Questioned if the south wall needed to be removed
- Applicant wanted to keep as much of the structure as possible
- Beams had been replaced
- Entire roof would not have to be removed but would tie into the existing roof
- Applicant unable to tell Board exact amount of the structure that would be removed
- Contractor for the applicant knows to keep as much of the original structure as possible
- If removal of a material would try to recycle and reuse
- Thought applicant had made a good faith effort to preserve as much as possible
- Questioned if there would be windows on the second floor where there was a new wall
- Windows would be on the new wall just not on the drawing
- Would have windows but unsure on location due to a staircase
- Would not have to completely demo the second floor
- Thought it would be beneficial to have a better scope of the demolition area

Mr. Sapp discussed the project and reviewed the reduced scope with the Board.

Mr. Weaver felt the application had changed but did not believe it was an unreasonable demolition. He said it was selective repair and replacement.

MOTION

Mr. MacDonald MOVED to APPROVED partial demolition to include the rear addition sections and possibly all of the south wall from that addition up to the front of the porch and the removal and rebuilding of the porches and the modifications from a gable to a hip roof. Should the demolition exceed that contact staff to inform or if significant change may need to return to HARB. The motion was SECONDED by Mr. Weaver.

Mr. Weaver asked Mr. MacDonald to include applicant was to salvage any materials that were salvageable.

Mr. MacDonald AMENDED the motion to include reasonable salvage and repurposing of any architectural elements.

Mr. Weaver SECONDED the AMENDED motion.

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

9. Certificate of Appropriateness: After-the-Fact

9. (a) PL2021-0134Continuing from October 21, 2021
Dailey Builders LLC. – Applicant
Baker Family Revocable Trust — Owner
123 St. George Street

For after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower

mirror glass panel that was added along the bottom with an aluminum composite panel.

The applicant was not present.

The Board had a brief discussion about how the applicant had not been present for the past two meetings and what had been previously approved by administration was not followed by the applicant. The Board discussed denying the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi asked if there would be any penalty for an after-the fact application. She asked after an applicant was given several chances to obtain approval which Board was able to propose a penalty to the applicant.

Mr. Birchim stated staff would contact the property owner and it would be turned over to Code Enforcement division for prosecution. He said the applicant would be given ten days to restore the building with the proper permits to reflect what had been previously approved. He said if that was not completed it would be referred to the Code Enforcement Board to handle and the penalty for an irrevocable, irreparable violation was up to $5,000.00 per violation per State regulations.

Mr. Weaver asked if the applicant was able to operate.

Mr. Birchim answered in the affirmative as the applicant still had a Certificate of Occupancy. He said the goal was compliance not punishment. He informed the Board the application could be sent back to HARB from Code Enforcement.

Mr. Benoit inquired about the replacement glass that had been approved and if there were manufacturers for commercial store fronts fames that were thinner.
Ms. Duncan stated the architect indicated it would be replaced and she had spoken to Jenny Wolfe, previous Historic Preservation Officer, to verify and match the existing.

Ms. Courtney stated that was their understand from speaking to the architect, and that was why the architectural review was signed off administratively instead of a HARB approval. She said the reason they had to go before HARB was because the contractor was unable to find an exact framing match and the elevation drawing that had been created by him concerned the Board. She said the Board requested an architectural review and then staff was assured the framing would match exactly.

Mr. Weaver stated he remembered it would be a beveled edge for the store front or match in kind and that was not completed.
Mr. Birchim stated for the record, the applicant would be able to appeal any decision made by the Board to the City Commission.

Mr. Weaver stated they had given two opportunities and they had a right under the due process clause appeal to the City Commission.

MOTION

Mr. Weaver MOVED to DENY a Certificate of Appropriateness after-the-fact for item 9. (a) PL2021-0134 123 St. George Street because they have not followed the administrative approval that was granted and replaced with a non-conforming store front that does not adhere to the Architectural Guidelines. The motion was SECONDED by Dr. Wingo.

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

From: Isabelle Lopez <ilopez@citystaug.com>
Sent: Tuesday, April 5, 2022 1:58 PM
To: Julie Courtney <jcourtney@citystaug.com>; Richard Schauland <rschauland@citystaug.com>
Cc: Shanna Lee <slee@citystaug.com>; Candice Seymour <cseymour@citystaug.com>
Subject: RE: waiting period after the denial from HARB before reapplying?

Unless you can cite to a section in the code that says they must wait a year before re-applying, there is no such thing. The colloquially can say any qualifier they want, but again, if we do not process an application, we must cite to an actual rule in the code prohibiting us from processing it.

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Tuesday, April 5, 2022 10:51 AM
To: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>; Julie Courtney <jcourtney@citystaug.com>
Cc: Mark McConnel <mm@sarahryanarchitect.com>
Subject: Re: 123 St. George

Duncan and Julie,

I spoke with Brad's Glass and he will not install storefront glass that does not meet the florida building code. The profile that was previously installed is, in his terms, 'inexpensive store front from the 70s' and is only used in interior applications now and would not meet current code.

Can we meet at the property in the next few weeks with Brad's Glass, Duncan and Julie to discuss moving forward with a modern storefront which will require HARB approval.

Would April 11th, 15th, 21st, or 22nd work for everyone at 8:30 or 9? I will circle back with Brad's Glass so he can meet us there too.

Julie - Is there a year waiting period after the denial from HARB before reapplying?

Sarah Ryan, Architect
904-547-9430

On Mon, Apr 4, 2022 at 12:08 PM Julie Courtney <jcourtney@citystaug.com> wrote:

In order to use a product that does not have a product approval number, the Building Official requires a signed and sealed letter from an engineer attesting that the product meets the requirements of the Florida Building Code. If you are not going to change the window framing with something that matches what was originally existing and resolve the other outstanding details, I can not administratively approve something that the HARB said was not acceptable.

Thank you,

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

From: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Sent: Monday, April 4, 2022 9:57 AM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Sarah Ryan <sr@sarahryanarchitect.com>
Subject: Re: 123 St. George

Good Morning,

I understand that the board wants the framework replaced but if you look at what Mr. Donald sent over you will see that even if we replace the frame it will be replaced with either the same size frame or larger frame. There is no other smaller window frame available on the marker that is approved by the Florida Building Code. Please advise.

~Duncan Dailey~

On Fri, Apr 1, 2022 at 8:58 AM Julie Courtney <jcourtney@citystaug.com> wrote:

Hello,

Yes, it appears that the proposal for option 2 is just replacing the lower mirror panel? At the meeting that the application was denied, the HARB indicated that in addition to that lower panel, the board is expecting the replacement framing that was done around the glass to be addressed so that it much more closely resembles the previously existing and definitely want the glass canted as it was.

Thank you,

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

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From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Thursday, March 31, 2022 1:11 PM
To: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Cc: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 123 St. George

Hi Duncan,

Thanks for the drawings. Can the storefront company provide samples so we can see the profile. I don't see a difference in what they are proposing to what is installed. I'm happy to meet Donald and you at the property to discuss and look at samples.

Sarah Ryan, Architect
904-547-9430

On Thu, Mar 31, 2022 at 11:09 AM Duncan and Jenifer dailey <Dailey@dbdlm.com.co> wrote:

Hello Sarah and Julie:

We met Donald from Brad's glass on Tuesday of this week and we got this proposal from him today. We would like to go with option 2 if possible seeing as there is no other option available for storefront glass frames. After you have reviewed this let's touch base on how to proceed on what information we need to give to the city.

Thank you,

Duncan Dailey

---------- Forwarded message ---------
From: **Donald Scott** <DScott@bradsglass.com>
Date: Thu, Mar 31, 2022 at 10:46 AM
Subject: 123 St. George
To: dailey@dbdlm.com.co <dailey@dbdlm.com.co>

Duncan,

I have attached the product approval along with the proposal and drawings. There are two options on the proposal. I cannot locate any storefront material that has a smaller profile than the existing that will meet building codes. Option must be chosen, and proposal signed before any materials will be ordered. We must have a meeting with the architect and historical group before we move forward with ordering material, if option 1 is chosen. Please feel free to contact me with any questions.

Donald Scott
Brad's Glass Co.
dscott@bradsglass.com
904-765-5558 office
904-759-4290 cell

Received June 17, 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. HP2022-0045

Receipt No. _____ Meeting Date: July 21, 2022

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

1. NAME OF APPLICANT Duncan Dailey
   Business (if applicable) Dailey Builders LLC
   Address 205 W. Davis Industrial Dr. Suite 5
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-669-9499 Other phone/email dailey@DBDLM.com.co
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Baker Trust
   Business (if applicable) _____
   Address 36 Treasury St
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) _____ Other phone _____
3. PROJECT STREET ADDRESS 123 St. George St
4. LEGAL DESCRIPTION: Lot 4+5 Block 9 Subdivision Genova Replat Parcel 1969200000
5. EXISTING USE Retail PROPOSED USE Retail
6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☒	Windows Replace Mirror kick plate glass with New Mill Finish Aluminum Panel
☐	☐	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)

Remove Mirror panel on lower panel on storefront glass and Replace with Aluminum kick panel

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 Duncan Bailey
SIGNATURE OF APPLICANT _____ DATE 6-17-2022
PRINT OWNER'S NAME Melissa Richardson TOTE Baker Family Revocable Trust
SIGNATURE OF OWNER Melissa Richardson DATE 6-17-2022
TOTE Baker Family Revocable Trust

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

COMPLETENESS REVIEW CHECKLIST

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

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



INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

☐	☐	☐	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:

Photographs of the site are typically required. As this property has been heard before, existing photographs may be available to staff for inclusion in the application and staff report.

Project number: HP2022-0045 Project Address: 123 St. George Street

Reviewed by: Candice Seymour Date: 6/23/22

Received July 5, 2022
Planning and Building Department

ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Dailey Builders LLC is/are hereby authorized TO ACT ON BEHALF OF Melissa Richardson, the owner(s) of those lands described within

☐ the attached application, or ☑ described within the previously filed Application number: HP2022-0045, 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: 123 St George st. St. Augustine, FL 32084

BY: Melissa C Richardson
Signature of Owner

Melissa C Richardson
Print Name of Owner

904-501-4001
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 30th day of June, 2022

By Melissa C. Richardson

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: Tina Escalante

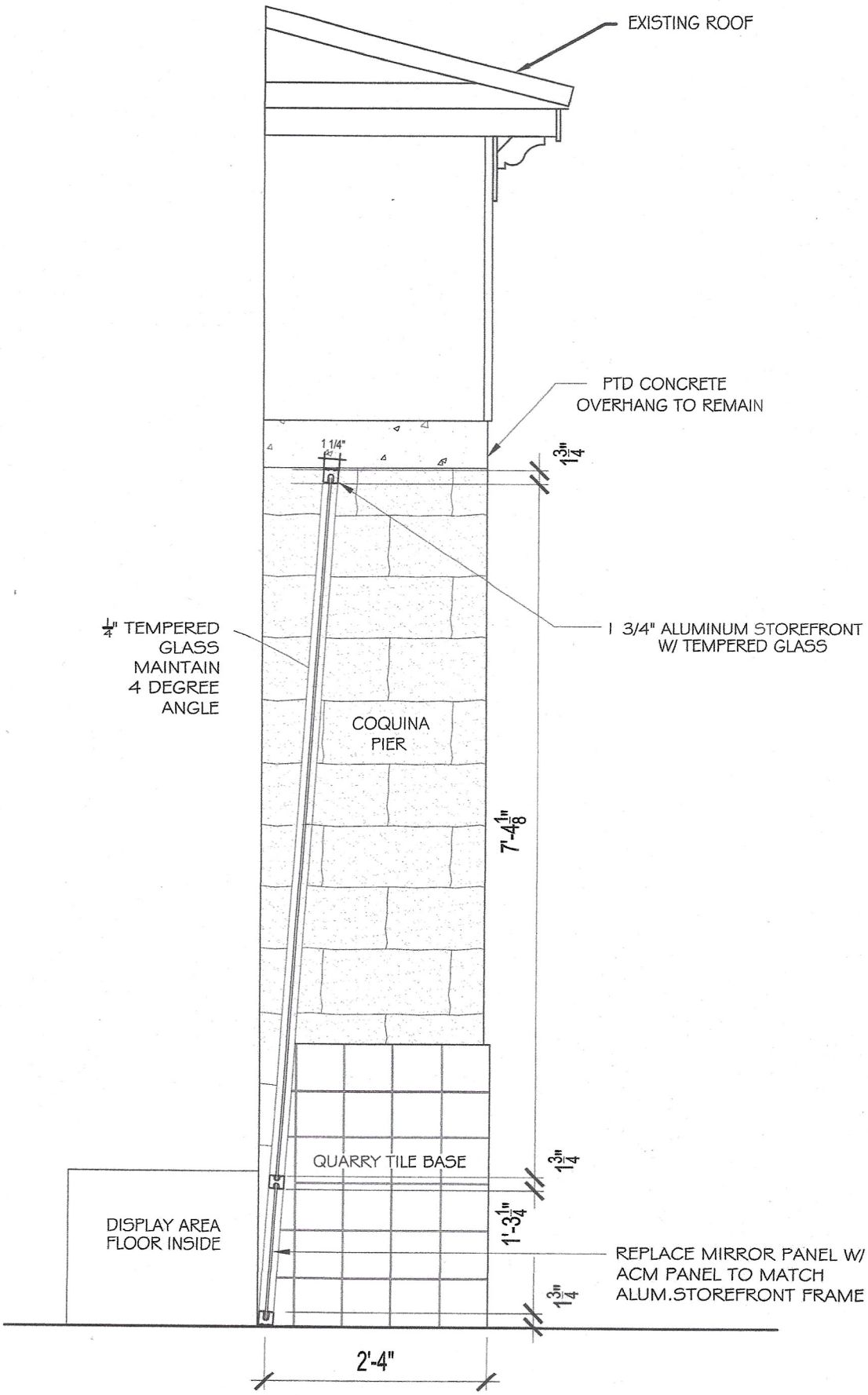
My Commission expires: 4-1-2026

Rev:120219 jw

TINA F. ESCALANTE
Notary Public - State of Florida
Commission # HH 246688
My Comm. Expires Apr 1, 2026
Bonded through National Notary Assn.

Received June 17, 2022
Planning and Building Department

Received September 10, 2021
Planning and Building Department



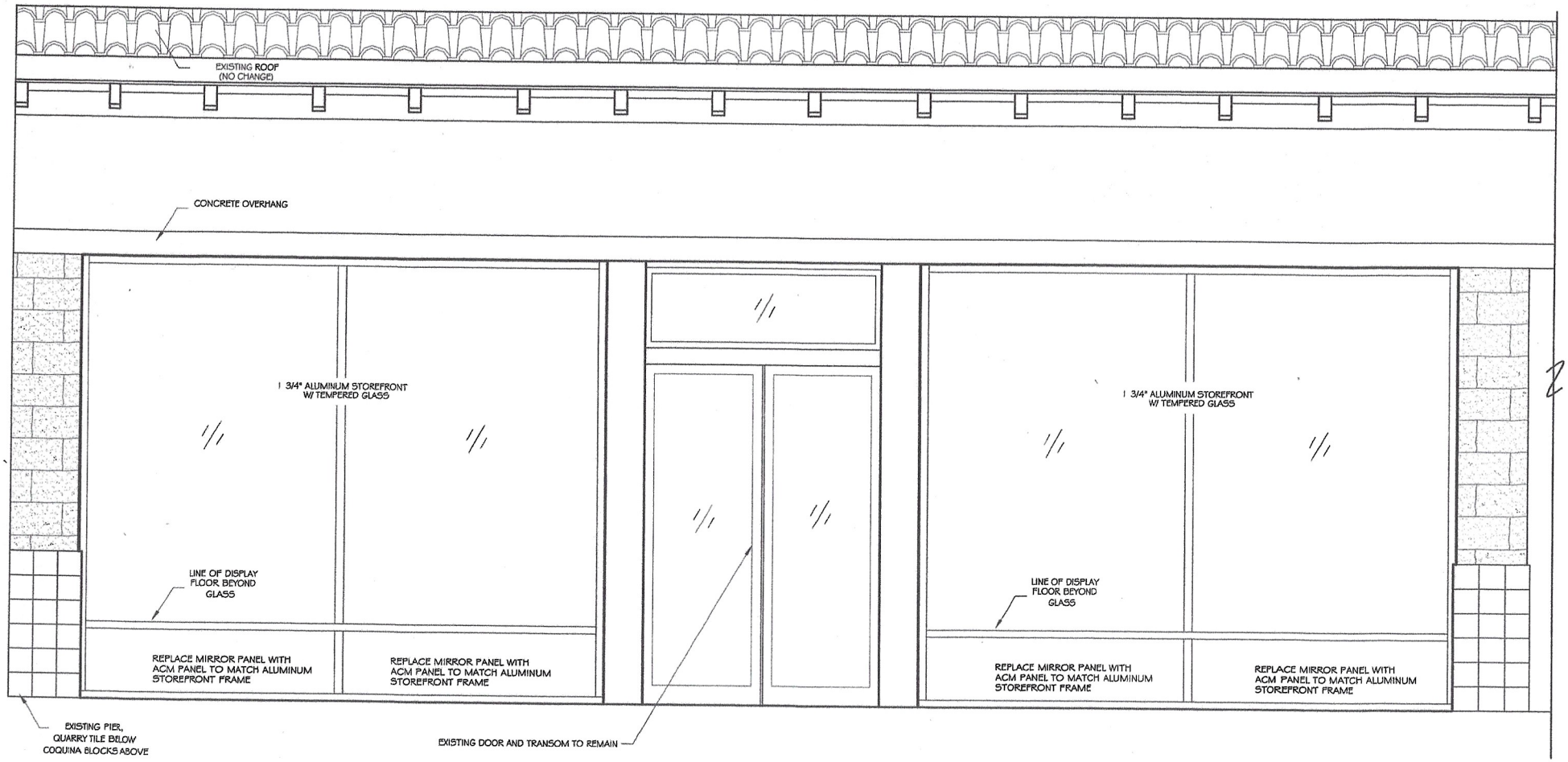
AS-BUILT SECTION 1" = 1'-0" SCALE

123 ST GEORGE STREET - ALUMINUM STOREFRONT

SARAH RYAN ARCHITECT, LLC 5.10.21

Received June 17, 2022
Planning and Building Department

Received September 10, 2021
Planning and Building Department



AS-BUILT ELEVATION 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - ALUMINUM STOREFRONT

SARAH RYAN ARCHITECT LLC

5.10.21

Google Maps

St. Augustine

2 Store Fronts connected to 123 St.George St showing large metal frame on storefront glass. 123 St.George St. is the green trim storefront to the left.



Image capture: May 2012 © 2022 Google

Google

Street View - May 2012

RECEIVED
JUN 22 2022
Planning/Building Dept.

Google Maps

St. Augustine

Store Fronts across the street from 123 St.George St. showing a 20-214 inch high sill under the store front glass.



Image capture: May 2012 © 2022 Google

Google

Street View - May 2012

RECEIVED
JUN 22 2022
Planning/Building Dept.

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

November 18, 2021

Dailey Builders LLC
205 W. Davis Industrial Dr. Ste 5
St. Augustine, FL 32084

cc: Baker Family Revocable Trust

Re: Certificate of Appropriateness – 123 St. George Street – PL2021-0134

Dear Mr. Dailey,

On November 18, 2021, the Historic Architectural Review Board (HARB) met and discussed your application for after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

Specifically, based upon evidence presented, the HARB **DENIED** your application to the November 18, 2021, meeting as described in the attached copy of the executed Order.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	PL2021-0134
Applicant:	Dailey Builders LLC
Owner:	Baker Family Revocable Trust
Address:	123 St. George Street
Parcel Number:	1969200000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, for after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON NOVEMBER 18, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the November 18, 2021 Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS** / **DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES** / **DENIES** / **CONTINUES** the Applicant's request for after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

Subject to the following conditions:

- Because the administrative approval of the permit plan was not followed and does not meet the compatible Architectural Guidelines for historic preservation. (AGHP).
- replaced new storefront that),

DONE AND ORDERED, at a public hearing on the 18 day of November, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0134

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 18th day of November, A.D., 2021.

ELYSE ANDERSON
Commission # HH 131232
Expires May 19, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Elyse Anderson
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
EST. 1565
NATION'S OLDEST CITY

October 21, 2021

Dailey Builders LLC
205 W. Davis Industrial Dr. Ste 5
St. Augustine, FL 32084

cc: Baker Family Revocable Trust

Re: Certificate of Appropriateness – 123 St. George Street – PL2021-0134

Dear Mr. Dailey,

On October 21, 2021, the Historic Architectural Review Board (HARB) met and discussed your application for after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the November 18, 2021 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by November 8, 2021.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	PL2021-0134
Applicant:	Dailey Builders LLC
Owner:	Baker Family Revocable Trust
Address:	123 St. George Street
Parcel Number:	1969200000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, for after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 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 October 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 HP-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / (CONTINUES)** the Applicant's request for after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

Subject to the following conditions:

- Continued to the November 18, 2021 HARB meeting due to no one being present to represent the application.
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of October, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0134

REQUEST APPROVED / DENIED / (CONTINUED)

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21st day of October, A.D., 2021.

ELYSE ANDERSON
Commission # HH 131232
Expires May 19, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Elyse Anderson

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.

From: Duncan and Jenifer dailey
To: Julie Courtney
Cc: Candice Seymour
Subject: Re: 123 St. George Street - Updated application for July 21st HARB meeting
Date: Wednesday, July 6, 2022 3:27:31 AM
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.

Good Morning,
Thank you for getting this to me. Yes we want to merge the 2 different issues to be after the fact approved. I will try to get a piece of this material submitted this week if possible.
Again, thank you for your help in this matter.
~Duncan~

Sender notified by
Mailtrack

On Tue, Jul 5, 2022 at 3:16 PM Julie Courtney <jcourtney@citystaug.com> wrote:

> Hello,
>
> I was out the week that your new HARB application was processed and the sufficiency email was sent. Besides the items listed on that checklist, please be aware that more than the drawings submitted for the July 2022 meeting should be provided. As we discussed in our on-site meeting this spring, even though the glass person stated that the window frames needed to be the thicker version as installed, this was not approved during the permit review process, so the full change to the storefront will have to have after-the-fact approval by the HARB, not just the replacement of the mirror panels below.
>
> Please see the email below that I sent in mid-May and look at the list of things that are needed for a complete application. If you want us to merge the documents that were submitted for the November 2021 HARB meeting (you can view the packet at the links below), we can merge those in with the new application documents you submitted for July, but need to receive that direction from you.
>
> You have until next Monday, July 11th, to submit any additional documents. Please email to harb@citystaug.com.

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: Julie Courtney
Sent: Tuesday, May 17, 2022 11:29 AM
To: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Subject: RE: Updated application

Hello,

You submitted the application you needed for the October 2021 HARB meeting. Here are the links to that application packet from October 2021:
COA 123 St George Street Staff Report PACKET 102121 final
COA123StGeorgeStreet102121applicationPACKET

And November 2021, when it was denied:
COA 123 St George Street Staff Report PACKET 111821
COA123StGeorgeStreet111821applicationPACKET

We will need a new completed Certificate of Appropriateness application, fee paid, with the required documents submitted (photos, plans/drawings, specifications). The link to the application is: https://www.citystaug.com/DocumentCenter/View/149/Certificate-and-Opinion-of-Appropriateness-Application-PDF?bidId=). Since exterior alterations are supposed to be approved first, there are no "after the fact" application forms. You will need to state that this is for work already completed on the application under (7.) Overall Project Description.

Many of these may have been sent over the past year plus, but you need to submit them all

together with your application.

- **Photos:**
  - photos of the storefront before the work was started
  - and photos also after the work, since this will be an after-the-fact approval you are seeking.
- **Plans/drawings:**
  - Elevation drawings of previously existing and existing (any drawings of the storefront from before the work are important too)
  - Section drawings of the storefront
  - as many drawings that were done previously that show the new existing or the previously existing storefront would be important to provide.
- **Specifications:**
  - for products you did use (for the metal framing)
  - or for products you will use (the aluminum product for the panel below)

Your application and supporting materials can be emailed to harb@citystaug.com.

Payment can be made by submitting a check, calling in your credit card information, or emailing a completed and credit card authorization form (available at the link) to:
Meredith Randolph
Planning & Building Clerk
E: mrandolph@citystaug.com
P: 904.825.1065

Please refer to the checklist on page 3 and 4 of the application under Windows and Doors for the items that is needed with the application. Please note that you have 10 days before the meeting date to submit any additional documentation after your application submittal.

The next deadline is May 20 for the June 16 meeting.

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: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Sent: Tuesday, May 17, 2022 6:25 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Updated application

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,

We are getting all the documents together to send to you. Where do you want us to upload them and what type of application do we need to submit for this?

Thanks in advance,

~Duncan~

--

Sincerely,

Duncan and Jenifer Dailey

Dailey Builders LLC

Office: 904-669-9499, ext. 1

Matthew 6:33

https://www.facebook.com/daileybuildersllc

https://daileybuildersllc.com/

Sender notified by

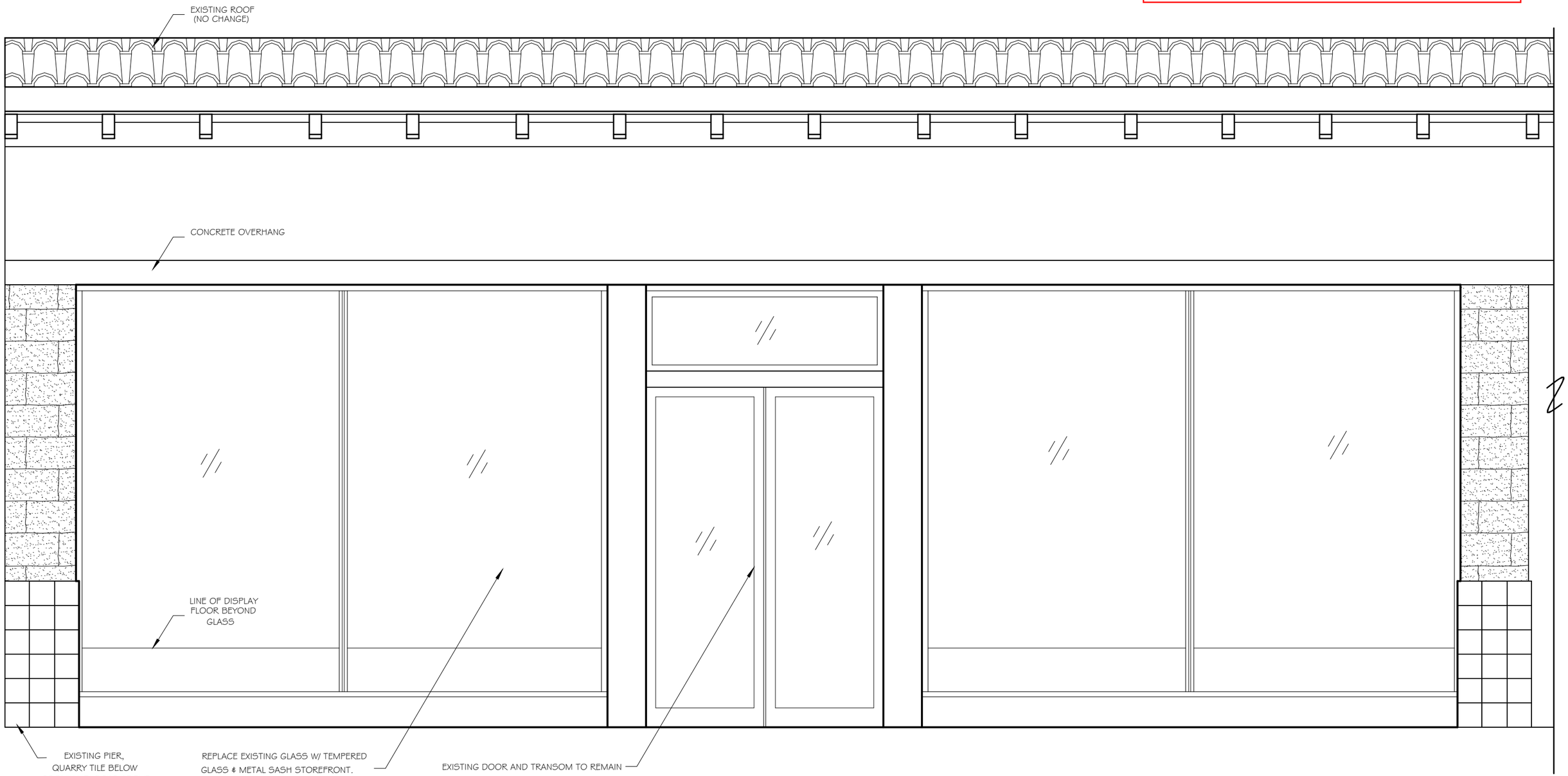
FOR NOVEMBER 18, 2021 HARB MEETING

2021-0134: 123 ST. GEORGE STREET

Materials submitted by applicant.

Received October 21, 2021
Planning and Building Department

AS-PERMITTED



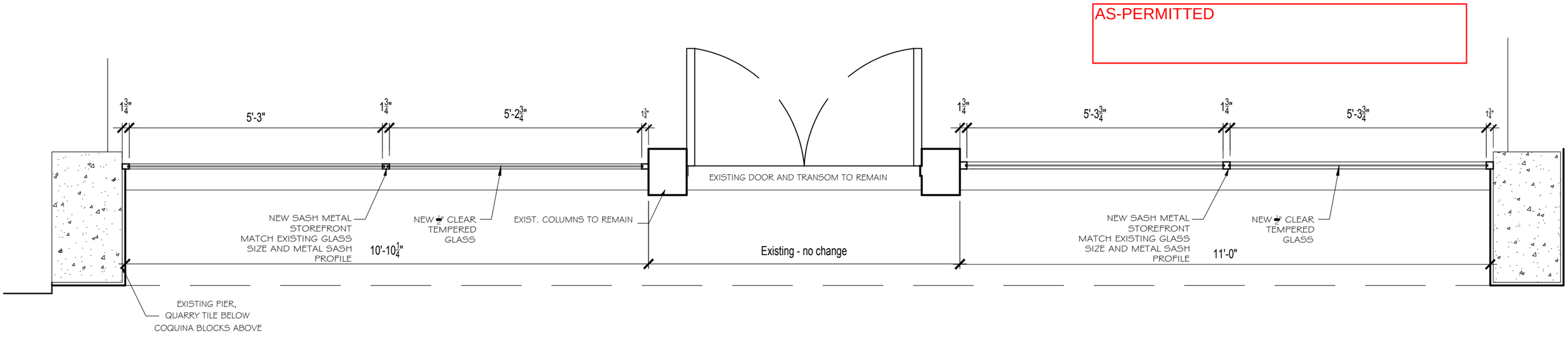
EXISTING AND PROPOSED ELEVATION 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

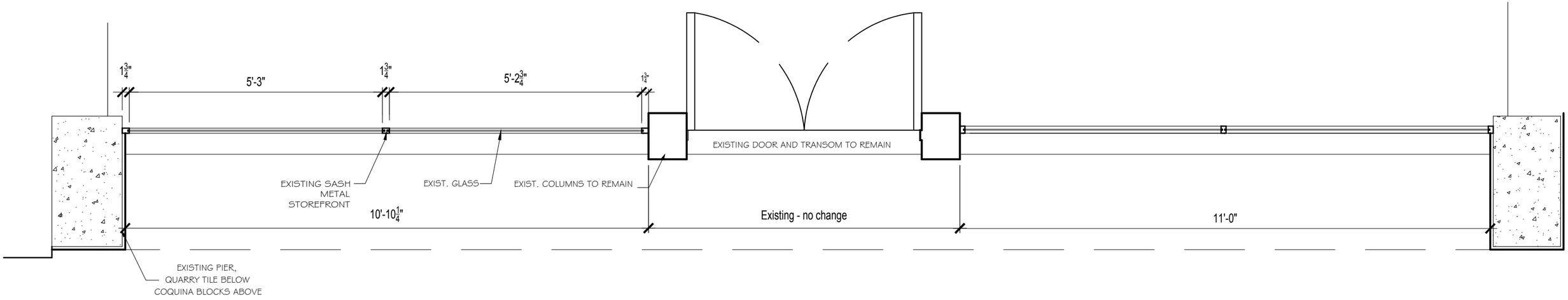
SARAH RYAN ARCHITECT LLC

Received October 21, 2021
Planning and Building Department

AS-PERMITTED



PROPOSED PLAN 1/2" = 1'-0" SCALE



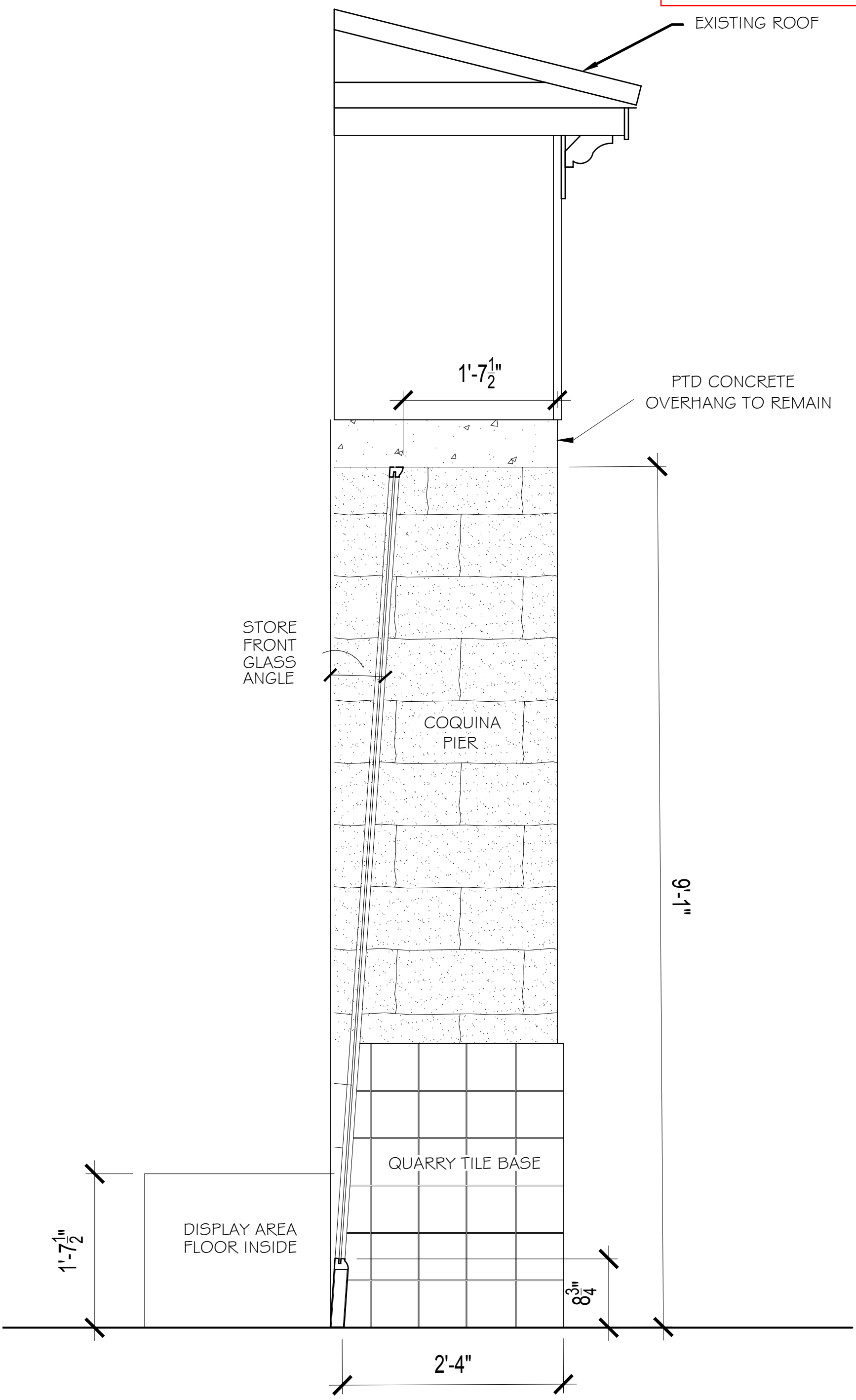
EXISTING PLAN 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT LLC 6.5.20

Received October 21, 2021
Planning and Building Department

AS-PERMITTED



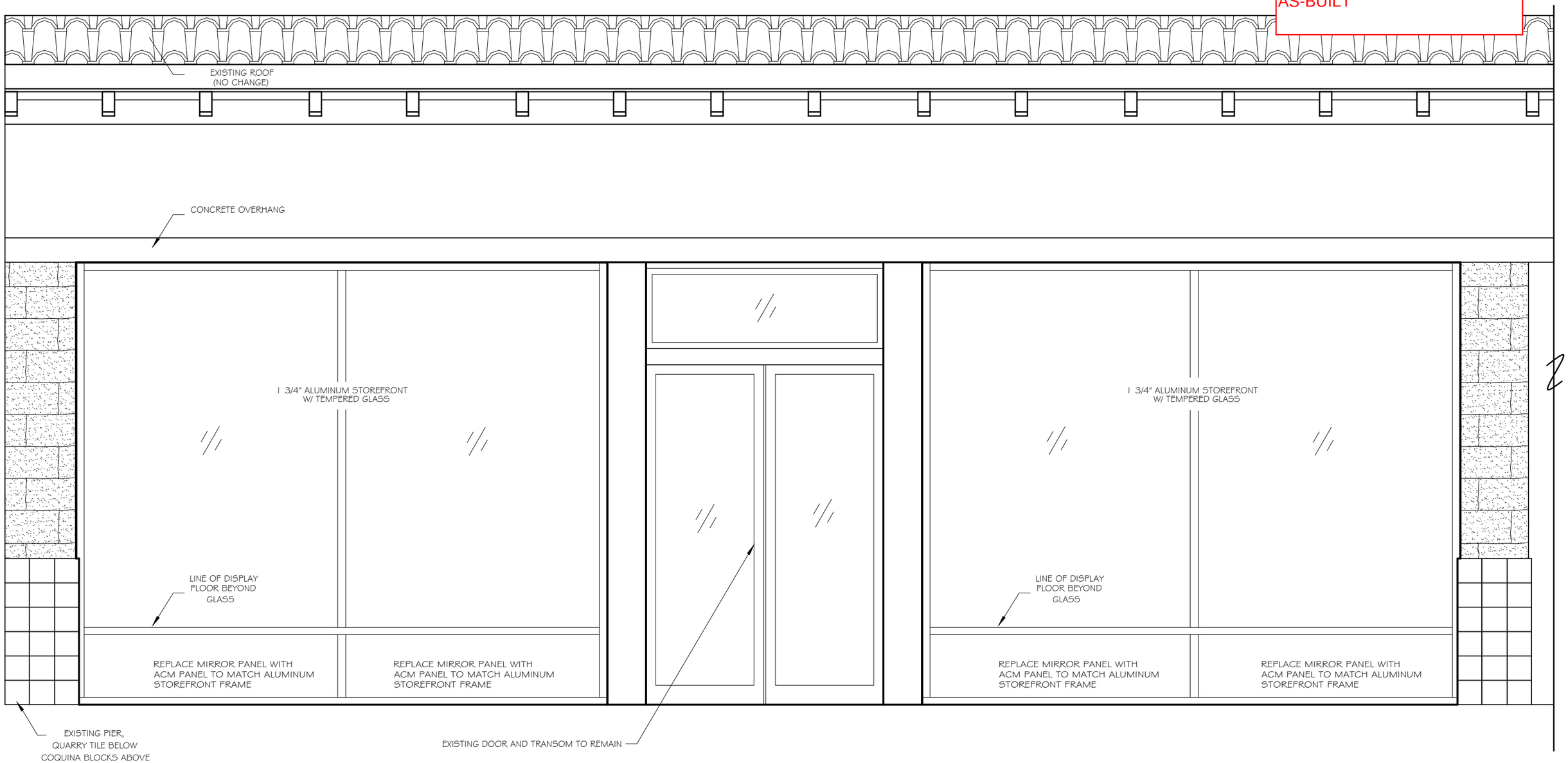
SECTION 1" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT, LLC

Received October 21, 2021
Planning and Building Department

AS-BUILT



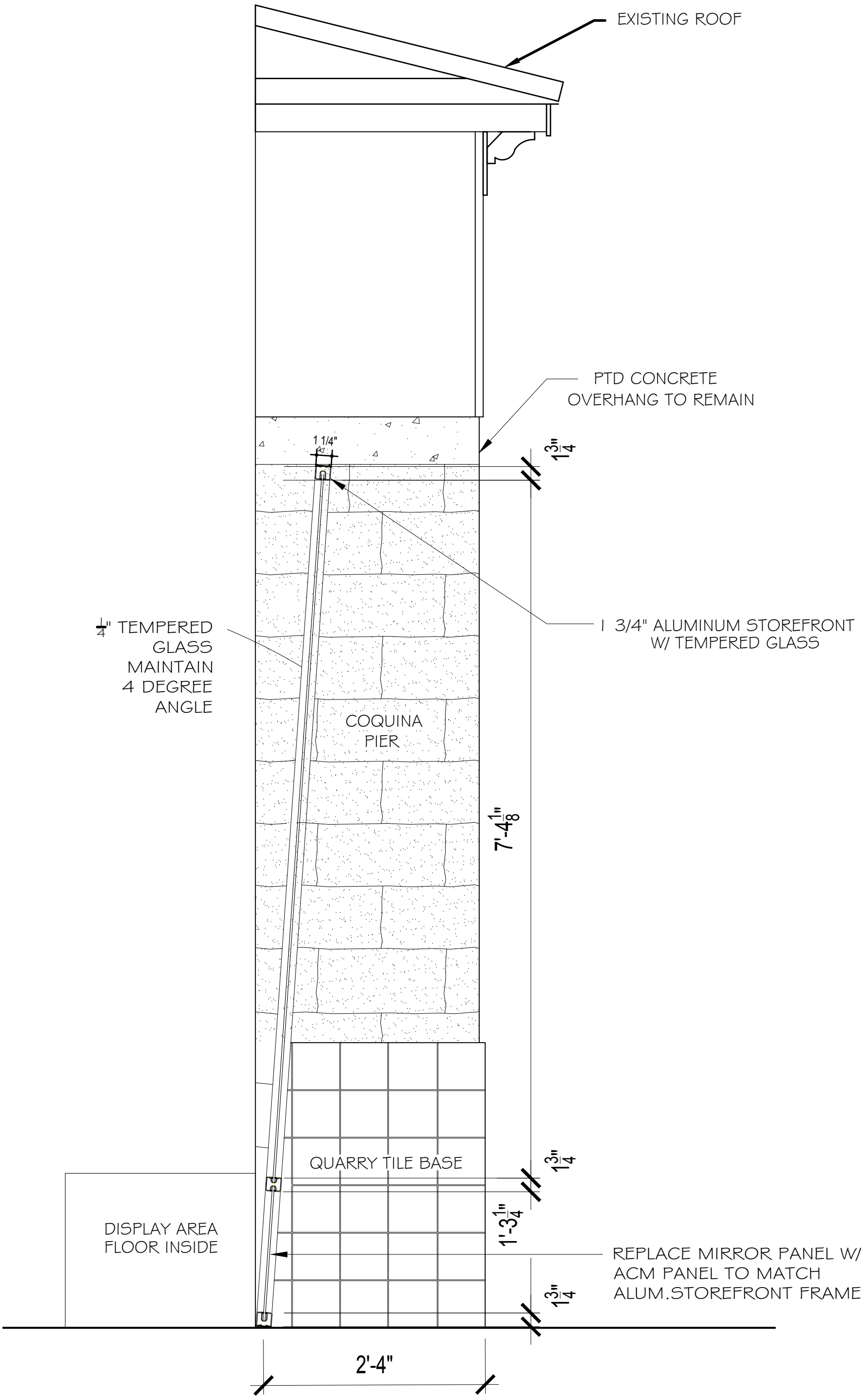
AS-BUILT ELEVATION 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - ALUMINUM STOREFRONT

SARAH RYAN ARCHITECT LLC 5.10.21

Received October 21, 2021
Planning and Building Department

AS-BUILT



AS-BUILT SECTION 1" = 1'-0" SCALE

123 ST GEORGE STREET - ALUMINUM STOREFRONT

SARAH RYAN ARCHITECT, LLC 5.10.21



BEFORE



AFTER

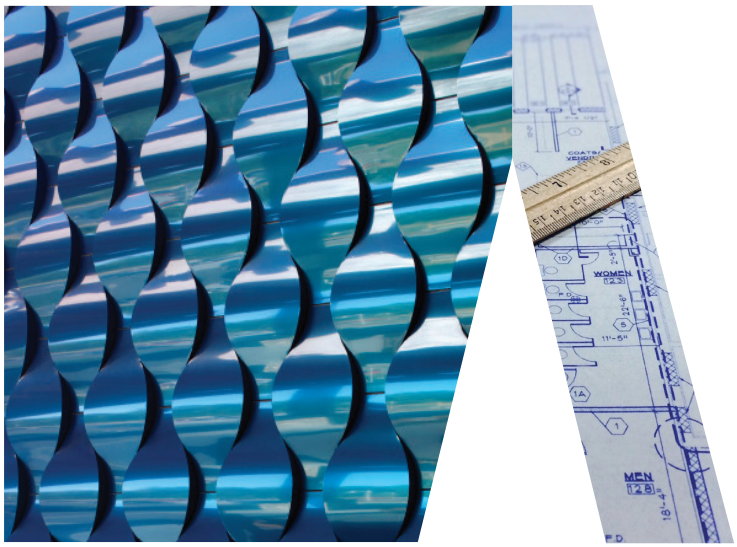
METAL PANEL TO REPLACE MIRROR

Received October 21, 2021
Planning and Building Department

ALUCOBOND® PLUS

GIVING SHAPE TO GREAT IDEAS

TECHNICAL DATA SHEET



As the original "aluminum composite material," ALUCOBOND PLUS consists of two sheets of smooth .020" aluminum thermo-bonded to a solid, fire retardant core and has been developed exclusively to allow architects and designers to meet today's fire performance requirements set by the International Building Code (IBC) while using ACM as the material of choice. Proven product properties and benefits of ALUCOBOND PLUS include:

- Flatness & Rigidity
- Durability
- Ability to be perforated
- Formability
- Ease of fabrication
- Wide range of colors & finishes

The versatile characteristics of ALUCOBOND PLUS provide for a plethora of applications such as exterior and interior cladding, column covers, canopies, soffits and even signage, allowing architects to offer inspiring, creative, and innovative designs while meeting the standards of sustainable planning.

ALUCOBOND PLUS is available in all of our current finishes and custom colors.

PRODUCT DESCRIPTION

MATERIAL COMPOSITION
- Aluminum interior and exterior facings in 0.020" nominal thickness
- 4mm total nominal thickness, including proprietary fire retardant core

SHEET WIDTHS
- Standard coil-coated width of 62"*
  *Some finishes are stocked in 40", 49.2" or 50". Please refer to stock material list
- Custom widths of 40" and 50" available on request

SHEET LENGTHS
- Standard coil-coated length of 196"
- Reflect Mirror is offered in 146"
- Custom lengths for coil coating: maximum 400"
- Custom lengths for anodized: maximum 216"

MINIMUM BENDING RADIUS
- The minimum bending radius of ALUCOBOND PLUS without routing the interior skin is 15 times the thickness
- 4mm x 15 = 60mm (2.36")

MANUFACTURING
- ALUCOBOND PLUS is made in Benton, Kentucky USA

TECHNICAL SUMMARY

TEMPERATURE RESISTANCE
- Withstands environmental temperature changes from -55°F to +180°F
- Coefficient of linear expansion is governed by the aluminum sheet

TECHNICAL PROPERTIES

- Nominal thickness:	4mm
- Nominal weight:	1.56 lb/ft^2
- Moment of intertia:	.000212 in^4/in
- Section of modulus:	.00275 in^3/in
- Rigidity:	2143 lb-in^2/in

SUSTAINABILITY DESIGN
- LEED 3
- LEED v4/4.1
  - LCA Industry Standard
  - EPD Industry Standard

ACCEPTED EVALUATION REPORTS
- ICC-ES: 1185
- Florida Product Approval: FL29842
- Miami Dade County NOA: 15-0923.03
- Los Angeles Research Report: 24868
- Underwriters Laboratory: 19980

WALL ASSEMBLY FIRE TESTING
- CAN/ULC S134**
- NFPA 285**

To download PDF or AutoCAD details and specifications, visit our website at **www.alucobondusa.com**

Information contained herein, or related to, is intended for use at one's own discretion. Such information is believed to be reliable, but 3A Composites shall have no responsibility or liability for results obtained or damages resulting from such use. 3A Composites USA, Inc. does not make any warranties, expressed or implied.

ALUCOBOND® is a registered trademark of 3A Composites USA Inc.
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Received October 21, 2021
Planning and Building Department

CLEAR ANODIZED COLOR PANEL WILL MATCH STOREFRONT FRAME

CLEAR ANODIZED

0 search...



Product Availability:
ALUCOBOND PLUS (4mm ACM)

“A cool icy silver.”

SPECIFICATIONS

Color Collection: Anodized Collection
Finish: Anodized
Gloss: 15 - 25
SRI Value: 78
Stock Sheet Size (PLUS): 62” x 198”
Directional: Yes
Warranty: Standard warranty available
PLUS Material Number: 69553

*Natural variations in shade and color will occur with anodized finished metals. This variation is part of the natural beauty brought out by the anodizing process and often sought after for this aesthetic quality. Visual look of variation may also be effected by tint as well as size of panel. For more details on Anodized finishes please refer to Let’s Talk Tech on Anodized Finishes.

Download the ALUCOBOND® PLUS Stock Color Library



ORDER SAMPLES BUILD CUSTOM SPEC

Clear Anodized in Facademaker



SIMILAR EXAMPLE OF STOREFRONT ON ST GEORGE STREET

88 15158

WARRANTY DEED

This Warranty Deed made the 27th day of April A.D. 1988, by EUGENIA Y. GENOVAR, a single woman, hereinafter called the grantor, to MARY GENOVAR BAKER and EUGENIA Y. GENOVAR, as joint tenants with right to survivorship, and not as tenants in common, whose address is 271 St. George Street, St. Augustine, St. Johns County, Florida hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

PARCEL ONE
Lots 4, 8, and 9, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL TWO
Lot "C" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

Said parcel is also described as : The North 25 feet of the East 134 feet of the West 140 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL THREE
Lot "D" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

Said parcel is also described as the East 20 feet of the West 160 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FOUR

Lots 2 and 4, in Block 14, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

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 grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1987.

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

SIGNED, SEALED AND DELIVERED
in our presence:

David G. Conn
Witness

Witness

Eugenia Y. Genovar L.S.
EUGENIA Y. GENOVAR

Documentary Tax Pd. $.55

$ 0 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns County By: [illegible] D.C.

This instrument prepared by:
David G. Conn
P.O. Box 5239
St. Augustine, Florida 32085-5239
Prepared without request for examination or opinion of title

COPY

STATE OF FLORIDA

COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared EUGENIA Y. GENOVAR, to me known to be the person described in and who executed the foregoing instrument, and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of April, A.D. 1988.

Elena M. Watson
Notary Public
State of Florida at Large
My Commission Expires: 11/18/91

COPY

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
1988 JUN 20 PM 4:19
Ruth "Buddy" Markel
CLERK OF CIRCUIT COURT

(3) 488 6

Public Records of
St. Johns County, FL
Clerk# 04-052743
O.R. 2240 PG 929
08:37AM 07/13/2004
REC $13.00 SUR $14.00
Doc Stamps $0.70

For Clerk's Use Only

WARRANTY DEED

THIS DEED is made this 29 day of June, 2004, by and between MARY GENOVAR BAKER, also know as Mary E. Baker, joined by her husband, WILLIAM T. BAKER, JR., hereinafter referred to as the grantor, and WILLIAM T. BAKER, JR. and MARY E. BAKER, as Trustees of the Baker Family Revocable Trust, under agreement dated September 16, 2003, whose address is 36 Treasury Street, St. Augustine, Florida 32084, hereinafter referred to as the grantees.

WITNESSETH, That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other valuable considerations paid to the grantor by the grantees, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to the grantee forever, all of that certain real property in St. Johns County, Florida, more particularly described on Exhibit "A", attached hereto and by this reference made a part hereof.

COPY

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the grantees in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof, covenants, easements and restrictions of record, if any, and any mortgages and other encumbrances executed by the grantor after she acquired title to the property described above.

The grantees, and their successors and assigns as Trustees of the Baker Family Revocable Trust, shall have full power and authority to sell, convey, lease, encumber and otherwise to manage and dispose of the real property described herein, and no third party need ever inquire into their authority as Trustees under the trust agreement referred to herein.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the day and year first above written.

PREPARED BY:
JOHN R. CRAWFORD
MARKS GRAY
1200 RIVERPLACE BLVD., SUITE 800
JACKSONVILLE, FL 32207
(904) 390-0900

PLEASE RETURN TO:
JOHN R. CRAWFORD
MARKS GRAY
1200 RIVERPLACE BLVD., SUITE 800
JACKSONVILLE, FL 32207
(904) 390-0900

Signed, sealed and delivered
in our presence:

Signature of Witness

Witness Name-Typed or Printed

Signature of Witness

Witness Name-Typed or Printed

Mary Genovar Baker (SEAL)
Mary Genovar Baker

William T. Baker, Jr. (SEAL)
William T. Baker, Jr.

36 Treasury Street
St. Augustine, Florida 32084

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 29th day of June, 2004, by Mary Genovar Baker, also known as Mary E. Baker, joined by her husband, William T. Baker, Jr., and who are each personally known to me, or who have each produced ☐ Florida Driver's License or ☐ _____ as identification.

Signature of Notary Public

B.W. Fletcher Jr
Printed Name of Notary Public
Notary Public, State of Florida
My commission expires: _____

(Notarial Seal)

B. W. Fletcher, Jr.
MY COMMISSION # DD064092 EXPIRES
October 10, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

PARCEL ONE

Lots 4, 8, and 9, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL TWO

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COPY

PARCEL THREE

Lot "D" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

Said parcel is also described as the East 20 feet of the West 160 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FOUR

Lots 2 and 4, in Block 14, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FIVE

Lots 16, 17 and 18, Block 20, DAVIS SHORES SUBDIVISION, as per map or plat thereof recorded in Plat Book 3, page 98, of the public records of St. Johns County, 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

No Image Available

Parcel ID	1969200000
Location Address	119 ST GEORGE ST 121 ST GEORGE ST 123 ST GEORGE ST 125 ST GEORGE ST 127 ST GEORGE ST Saint Augustine 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUG LOTS 4 & N25FT OF GENOVAR REPLAT OF W160FT OF LOT 5 BLK 9 (LOT C) OR 786/624 & 2240/929 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.500
Homestead	N

Owner Information

Owner Name	Baker Family Revocable Trust 100% Baker William T Jr 0%
Mailing Address	36 TREASURY ST SAINT AUGUSTINE, FL 32084-3651

Map



Valuation Information

	2022
Building Value	$919,416
Extra Features Value	$21,807
Total Land Value	$1,487,920
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,429,143**
Total Deferred	$795,883
Assessed Value	**$1,633,260**
Total Exemptions	$0
Taxable Value	**$1,633,260**

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	$951,233	$21,807	$1,487,920	$0	$0	$2,460,960	$1,484,782	$976,178	$1,484,782
2020	$978,289	$21,807	$1,487,920	$0	$0	$2,488,016	$1,349,802	$1,138,214	$1,349,802
2019	$929,140	$21,807	$1,275,360	$0	$0	$2,226,307	$1,227,093	$999,214	$1,227,093
2018	$912,570	$21,807	$1,169,080	$0	$0	$2,103,457	$1,115,539	$987,918	$1,115,539
2017	$546,116	$6,192	$1,381,640	$0	$0	$1,933,948	$981,246	$952,702	$981,246
2016	$371,015	$6,234	$425,120	$0	$0	$802,369	$737,358	$65,011	$737,358
2015	$744,690	$20,975	$684,648	$0	$0	$1,450,313	$1,287,652	$162,661	$1,287,652
2014	$464,660	$21,285	$684,648	$0	$0	$1,170,593	$1,170,593	$0	$1,170,593
2013	$467,024	$21,596	$684,648	$0	$0	$1,173,268	$1,173,268	$0	$1,173,268
2012	$469,387	$21,905	$684,648	$0	$0	$1,175,940	$1,175,940	$0	$1,175,940
2011	$469,387	$22,216	$760,720	$0	$0	$1,252,323	$1,252,323	$0	$1,252,323
2010	$471,751	$22,526	$1,045,990	$0	$0	$1,540,267	$1,540,267	$0	$1,540,267

Building Information

Building 1
Year Built 1947
Actual Area 10064
Conditioned Area 9447
Use Mixed Use (Store/Office/Residential Combo)
Style 04
Class N
Exterior Wall Jumbo Brick, Concrete Stucco

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

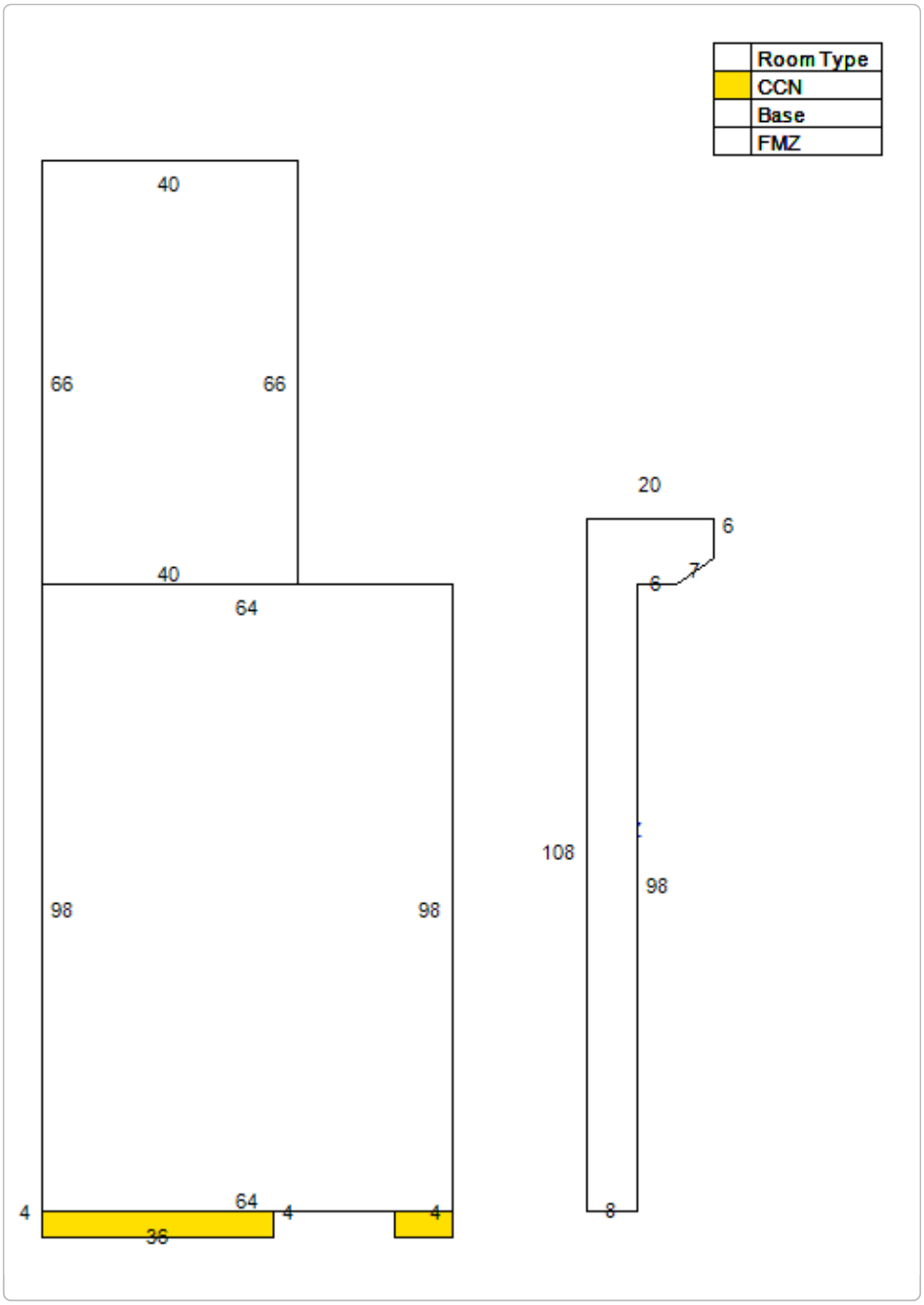
Description	Square Footage
FINISHED MEZZANINE	972
BASE AREA	2640
BASE AREA	6272
CANOPY (COMMERCIAL)	144
CANOPY (COMMERCIAL)	36
Total SqFt	10064

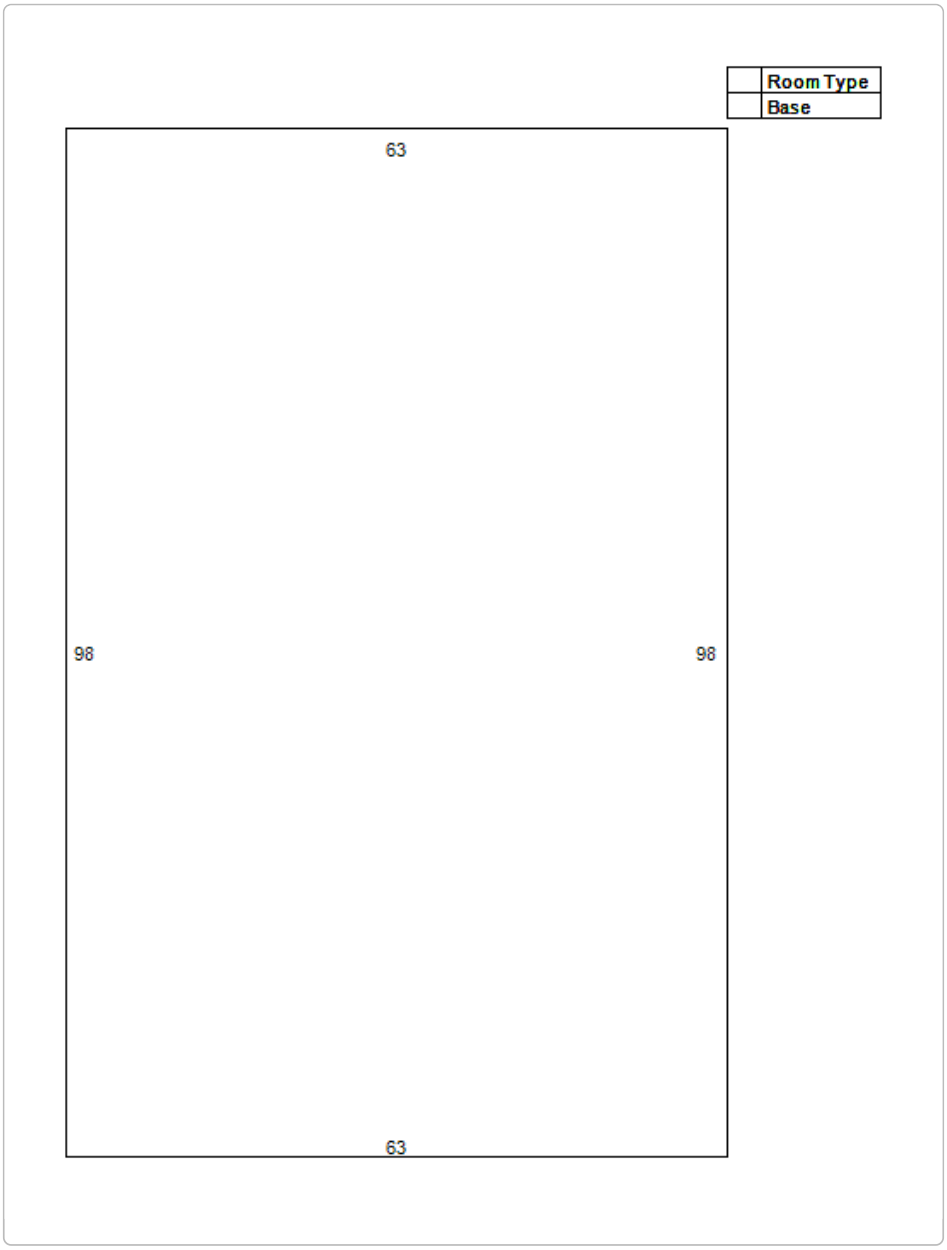
Building 2
Year Built 1955
Actual Area 6174
Conditioned Area 6174
Use Stores (Retail)
Style 04
Class N
Exterior Wall Concrete Stucco

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

Description	Square Footage
BASE AREA	6174
Total SqFt	6174

Sketch Information


Room Type
CCN
Base
FMZ
40
66
66
40
64
98
98
64
4
4
4
36
20
6
6
108
98
8



Extra Feature Information

Code Description	Status	Value
Concrete Paving		1356
Asphault Paving		10690
Sprinkler Wet		9761

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Owner Occupied Restaurants & Cafeterias	0	0	21256	SF	$1,487,920

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/29/2004	$100.00	WARRANTY DEED	2240	929	U	I	BAKER MARY G AKA MARY E JOINED BY WILLIAM JR	BAKER MARY E & WILLIAM T JR TRUSTEES
	4/1/1988	$0.00		786	624	U	I		BAKER MARY G

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: 6/25/2022, 12:06:49 AM

Version 2.3.202



Detail by Entity Name

Florida Limited Liability Company
DAILEY BUILDERS LLC

Filing Information

Document Number	L13000077661
FEI/EIN Number	N/A
Date Filed	05/29/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	07/16/2021
Event Effective Date	NONE

Principal Address

2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Changed: 01/09/2021

Mailing Address

2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Changed: 01/09/2021

Registered Agent Name & Address

DAILEY, DUNCAN
2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Address Changed: 01/09/2021

Authorized Person(s) Detail

Name & Address

Title Authorized Member

Dailey, Jenifer ANN
2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Title Authorized Member

DAILEY, DUNCAN Ashley
2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2021	01/09/2021
2021	12/01/2021
2022	04/30/2022

Document Images

04/30/2022 -- ANNUAL REPORT	View image in PDF format
12/01/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
07/16/2021 -- LC Amendment	View image in PDF format
01/09/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/22/2016 -- ANNUAL REPORT	View image in PDF format
03/12/2015 -- ANNUAL REPORT	View image in PDF format
01/20/2014 -- ANNUAL REPORT	View image in PDF format
05/29/2013 -- 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 July 21, 2022 Meeting



Application HP2022-0049 Address: 10 Tremerton Street

McDonald Brothers, LLC – Applicant Theresa M. Travis – Owner

Project description: To partially demolish a residential building that is recorded in the Florida Master Site File and not located in a district, including removal of the chimney, a dormer, porch and deck, and changes to the fenestration related to elevation, renovations, and additions.

Architectural Style:	Bungalow	Florida Master Site File:	SJ01299
National Register:	N/A	Construction date:	c. 1904-1910
Archaeology Zone:	IC	Zoning District:	RS-1
Parcel number:	2013400000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This Bungalow style residence constructed between 1904 and 1910 is situated at the end of a block fronted by Tremerton Street to the east, South Street to the south, and Marine Street to the west. The address of 151 Marine Street is also related to this property and the driveway is accessed from Marine Street. It features a gable-on-hip metal roof with the gable end to the east and a flat shed roof over the screened covered porch which wraps the east and north elevations, hipped dormers, an off-center interior brick chimney, asbestos shingle siding, 1/1 lite and awning windows which appear to be vinyl, and a brick wall foundation.

The applicant proposes partial demolition of the structure related to elevation, interior renovation, and proposed additions as detailed in the scope of work below. Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** for partial demolition related to elevation, renovations, and additions at **10 Tremerton Street** because it is not a local landmark or otherwise designated as a historic building with the following conditions:

1. For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
2. To limit the time the lot remains vacant, that no permit be issued for the demolition of the structure until drawings sufficient for a building permit and all necessary requirements for the construction of a replacement building have been submitted for the new construction.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition of a residential building including:
    a. Removal of the existing screened porch which from the north to the east elevation including related access steps
    b. Removal of the southeast corner walls to accommodate an addition
    c. South elevation
        i. Removal of the chimney stack located off-center on the roof hip of the
        ii. Changes in window fenestration on the second story related to the proposed addition and window replacement
    d. East elevation:
        i. Alteration of roof form to accommodate a second-story addition and first floor kitchen addition
        ii. Changes in fenestration related to the proposed addition and window replacement
    e. North elevation:
        i. Remove dormer to accommodate addition
        ii. Remove first story window
    f. West elevation:
        i. Replace dormer window

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale to other two-story houses along the streets which it fronts.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area and Bungalow style buildings can be found in several St. Augustine neighborhoods developed around the same timeframe. Full removal of the building is not proposed in this application.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans detailing partial demolition and new additions to the structure were provided by the applicant. Demolition of the screened porch may be mitigated by the new construction which includes rebuilding the porch in a similar design with a second story addition and balcony above. Windows proposed for replacement do not appear to be original to the structure and changes in window fenestration are evident when comparing the 1980 Florida Master Site File (FMSF) photo to photographs of the existing windows which appear less vertically oriented than those photographed. Elevation of the building will change its mass and scale along the streetscape. Chimneys are considered a character defining feature of the building. The HARB may consider whether proposed removal of the brick chimney or, other architectural elements proposed, would impact the structure's potential to contribute to any future historic district designation in the area. 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. Partial demolition and new construction will require Archaeological Review and plans must meet all building and zoning codes prior to issuance of a building permit.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. There are no known historic or cultural associations that would qualify this building for individual National Register listing and further research is necessary to determine whether the altered structure could contribute to a district if one were created.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation and is not located in an existing historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a Bungalow house that has been altered over time and is common throughout St. Augustine. Alterations apparent when studying Sanborn Maps include removal of a previously existing wrap-around porch on the north and east elevations and replacement with a later open porch as well as several additions to the east elevation and changes in roof material from shingle to metal.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the adjacent area as well as the North City and West Augustine neighborhoods.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The wood frame structure with brick foundation does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance. The applicant should demonstrate how existing asbestos shingles are proposed to be matched as this material is no longer widely available.

10. ***The justification for the proposed demolition.*** The applicant's proposed partial demolition is triggered by plans to raise, renovate, and add first and second story additions and a carport to the existing building. The applicant states the chimney proposed for removal is no longer in use interior photos provided by the applicant show that it has been walled-off. The Board may consider conditioning an approval of the application to include salvage of the chimney brick for use in other projects.

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 National Register Historic District, or individually listed on the National Register of Historic Places but is recorded in the Florida Master Site File.

The requirements have been sufficiently met.

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
10 Tremerton Street

East elevation



East elevation as seen from Tremerton Street

STAFF PHOTOGRAPHS
10 Tremerton Street



North elevation with porch proposed for removal



STAFF PHOTOGRAPHS
10 Tremerton Street



West elevation



South elevation as seen from South Street

STAFF PHOTOGRAPHS
10 Tremerton Street







South/east elevations
with details of porch, steps and chimney proposed for removal

STAFF PHOTOGRAPHS
10 Tremerton Street





Context Photographs

STAFF PHOTOGRAPHS
10 Tremerton Street





Context Photographs

STAFF PHOTOGRAPHS
10 Tremerton Street





Context Photographs



STAFF PHOTOGRAPHS
10 Tremerton Street



Context Photographs



STAFF PHOTOGRAPHS
10 Tremerton Street



Context Photographs







Staff Report pg. 15

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1299 1009==

Site Name: 151 Marine Street 830== Survey Date: 7808 820==

Address: 151 Marine Street, St. Augustine, Fla.32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 44B (block) S 1/2 of Lot 3 (lot) 868==

868==

Owner of Site: Name: Baggett, John D., Jr. and Paula S.;

Address: 151 Marine Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RG1D

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

UTM: 17 (zone) 470170 (easting) 3305710 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: L-shape 966==

Exterior Fabrics: Asbestos shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1, awning, attic louver 942==

Foundation: Concrete block wall, brick wall 942==

Roof Type: Gable on hip 942==

Secondary Roof Structures: Shed porch, hip dormer 942==

Porches & Balconies: Large 1 story porch on northeast (rear) side 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

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

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: On corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads, Commerce, Women, Communication 920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Bungalow style residence at 151 Marine Street was constructed between 1904 and 1910 and is one of the later houses built in this neighborhood. The original wood siding has been covered with asbestos shingles; however, the people that have recently purchased the house plan to remove the shingles and restore the wood siding. The house is situated on the corner of Marine, Tremerton and South Streets.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The neighborhoods south of San Salvador Street lie immediately outside the colonial Rosario defense line and its easternmost coquina bastion, Fort St. Francis. The early 18th century Indian village of La Punta was scattered throughout this area and by the early 19th century, a cluster of structures were built in the northern end of the tract in the vicinity of present-day

(over)

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Ciudad de San Agustin de la Florida," May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida," July 21, 1763; Charles Vignoles, "Plan of the Harbour, Town, and Fortifications of Saint Augustine, East Florida," ca. 1821-1822; Benjamin Clements, "Plan of the City of St. Augustine," 1834-1835; St. Johns County Courthouse, Deed Records, Book G, p. 108.

2. Deed Records, Book VV, p. 74; Book 8, pp. 368 and 423; Book 10, p. 51; Tatler, January 27, 1894, p. 2; February 13, 1897, p. 16; Sanborn Fire Insur-

Marine Street. This thoroughfare was cut through by the 1780's and led directly to the British-built stone redoubt and hospital and the late 18th century Powder House at the southern end of the peninsula. The tract was divided into eight small land grants in the late 18th century. By 1821 Charlotte Street was cut through the grants west of Marine Street so a "direct line" could be established between the Castillo and the powder magazine.(1) Residential development generally took place between 1890 and 1910 and in the boom era of the 1920's. Two of St. Augustine's most prominent residents promoted development here. Henry Flagler converted a large structure into Alicia (later Flagler) Hospital in the late 1880's, and in the following decade, William Warden's St. Augustine Improvement Company converted Maria Sanchez Creek into a slender lake and used the dredge to build-up its property along both sides of the water. The real estate firm began selling lots in 1905. The federally-owned Powder House lot, south of the hospital, was developed into a baseball park around World War I.(2)

The house at 151 Marine Street was the residence of Edward K. Barnett in the early 1900's. Barnett was the supervisor of Bridges and Buildings for the Florida East Coast Railway Company. In 1924 it was the home of A. E. Pilgrim, proprietor of the Pilgrim Shoe Store at 45 King Street, and in 1927 the residence of Mrs. Maude Gardner, the society editor for the St. Augustine Tribune. Mrs. Emma Watson, who operated a ladies' ready-to-wear shop on Granada Street, lived here in 1930 and in 1934, it was the home of Whitfield W. Barrier, manager of J. G. McCrory Company Department Store on St. George Street.(3)

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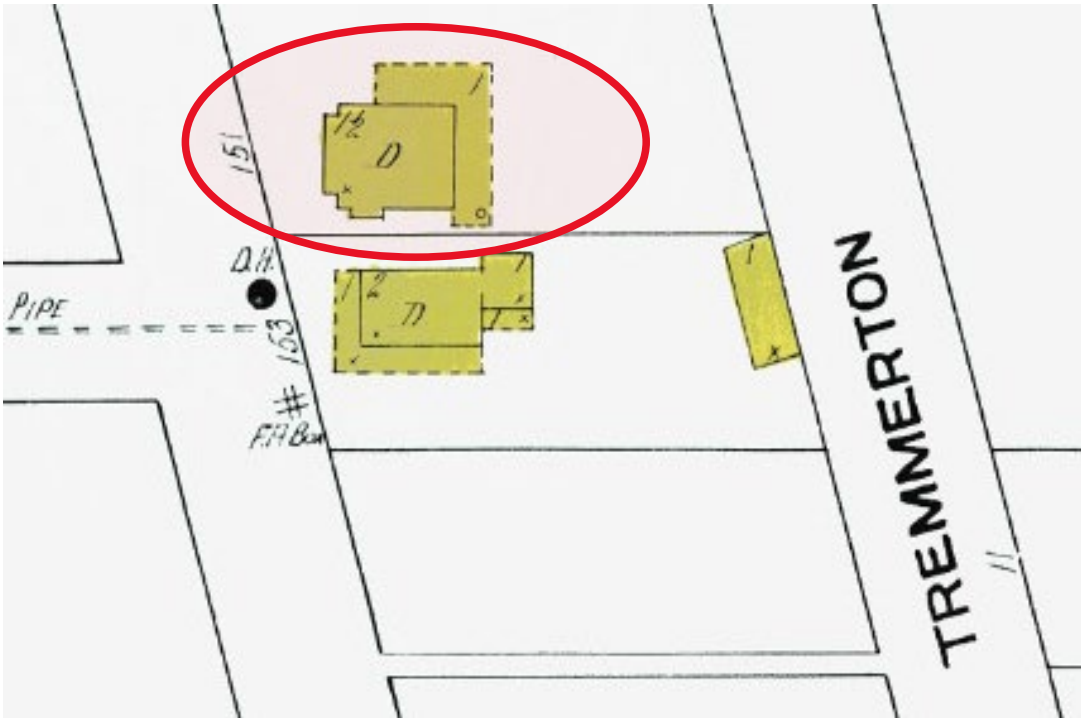
ance Maps, 1893-1930.

3. St. Augustine City Directory, 1907, 1911-12, 1924-25, 1927-28, 1930, 1934.

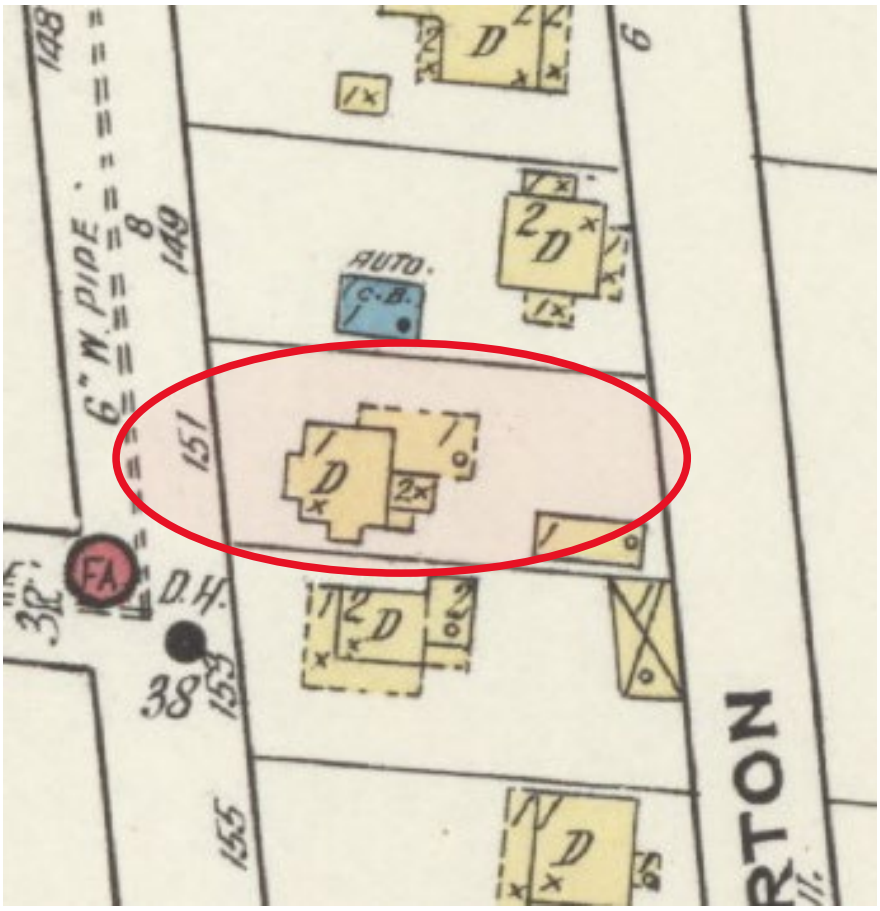

8A
9

SANBORN MAPS

10 Tremerton Street (151 Marine Street)



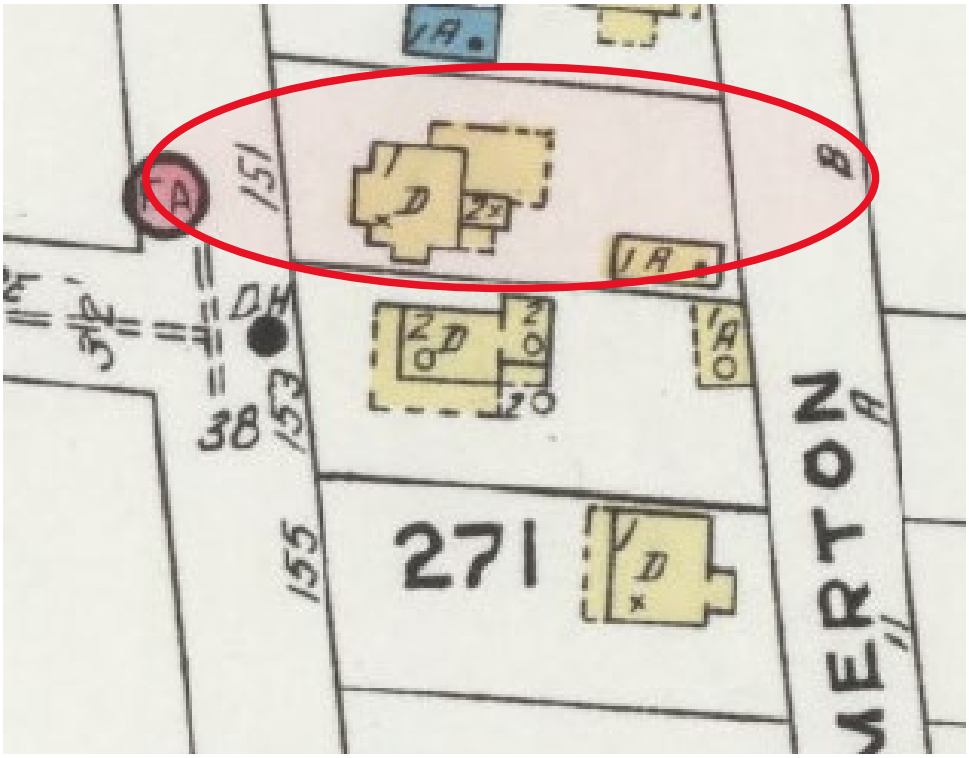
1910



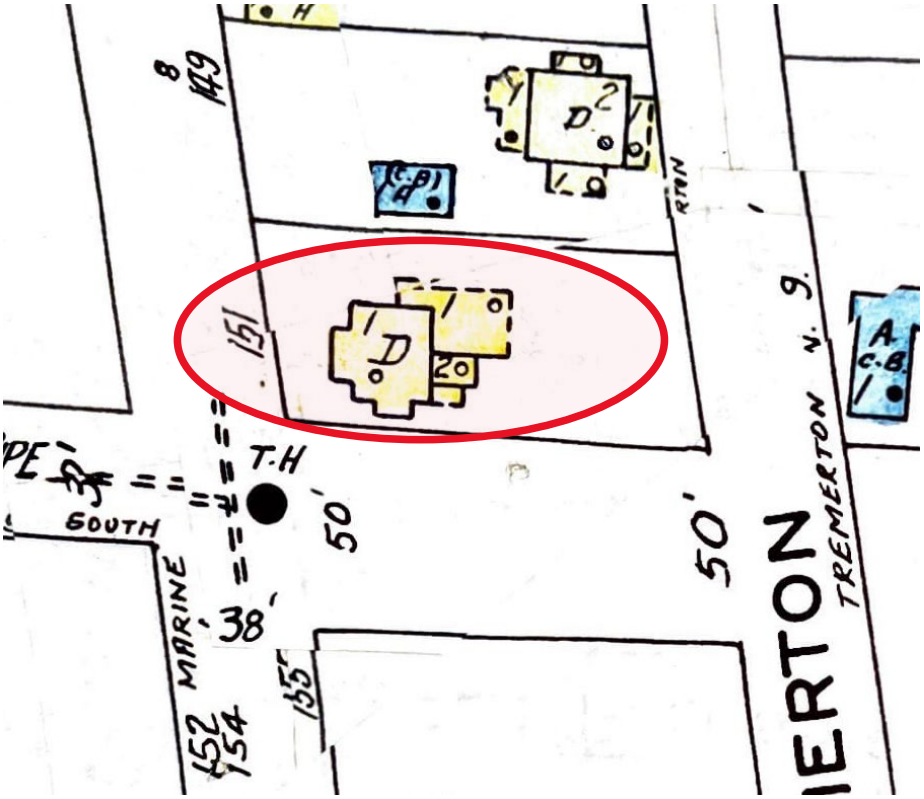
1917

SANBORN MAPS

10 Tremerton Street (151 Marine Street)



1924



1930 updated to 1965

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JUN 21 2022

Planning/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. 2022-0411

Receipt No. 2403674 Meeting Date July 21st

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT David McDonald

   Business (if applicable) McDonald Brothers LLC

   Address 6560 US 1 South

   City St. Augustine State Fl Zip 32084

   Daytime telephone 9046690157 Other phone/email dmcdonald5@att.net

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

2. NAME OF PROPERTY OWNER Theresa Travis

   Business (if applicable) _____

   Address 10 Tremerton St

   City St. Augustine State Fl Zip 32084

   Daytime telephone (required) 727-239-5645 Other phone _____

3. PROJECT STREET ADDRESS 10 Tremerton St

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 3 Block 44 Subdivision City of St. Augutine Parcel Number 2013400000

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: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☑	☑	☑	Building addition
☑	☑	☑	Outbuilding/Accessory building
☑	☑	☑	Roof structures (dormers, chimneys, etc.) Specify: remove chimney, dormer
☑	☑	☑	Porch/Deck/Balcony Specify: replace porch and deck
☑	☑	☑	Exterior walls
☑	☑	☑	Exterior finishes (stucco, masonry, siding) Specify: match existing siding
☑	☑	☑	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ❑ Photographs and/or drawings of elevations and architectural features to be removed.
- ❑ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

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

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME David McDonald DATE 06/16/2022

SIGNATURE OF APPLICANT David McDonald

PRINT 1st OWNER'S NAME Theresa Travis DATE 06/16/2022

SIGNATURE OF 1st PROPERTY OWNER Theresa M. Travis

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 June 21, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE EST. 1565

Owner's Authorization For Agent

David McDonald is/are hereby authorized TO ACT ON BEHALF OF Theresa Travis, the owner(s) of those lands described within ☐ the attached application, or ☑ described within the previously filed Application number: 2022-044 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: 10 Trementon St.

BY: Theresa M. Travis
Signature of Owner

THERESA M. TRAVIS
Print Name of Owner

(727) 239-5645
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 18th day of June, 2022

By Theresa M. Travis

SARA ROSE TYSKOWSKI
Commission # HH 123553
Expires April 28, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Identification verified: FL DL

Oath sworn: ____ Yes ____ No

Notary Signature: [signature]

My Commission expires: April 28th, 2025

Rev:022117

Received June 21, 2022
Planning and Building Department

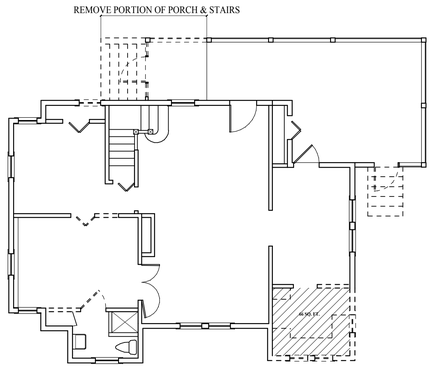
WORK AREA DIAGRAM
RECONFIGURED SPACES

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

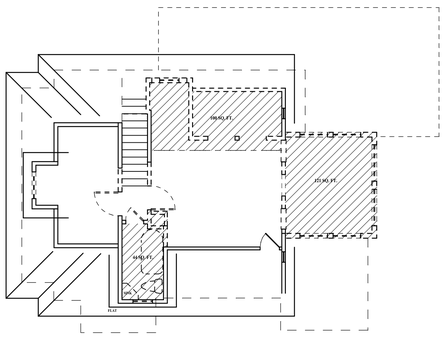
1,899 SQ. FT. EXISTING UNDER ROOF AREA

66 SQ. FT. 1st FLOOR + 265 SQ. FT. 2nd FLOOR = 331 SQ. FT.
= 17% WORK AREA (LESS THAN 50%)

DESIGNATES WORK AREA



FIRST FLOOR WORK AREAS



SECOND FLOOR WORK AREAS

NOTES:

1. NO TREES BEING REMOVED
2. NO CHANGES TO EXISTING DRAINAGE
3. SILT FENCE SHALL BE USED AROUND THE PROPERTY BOUNDARY TO PREVENT IMPACT TO ADJACENT PROPERTIES.

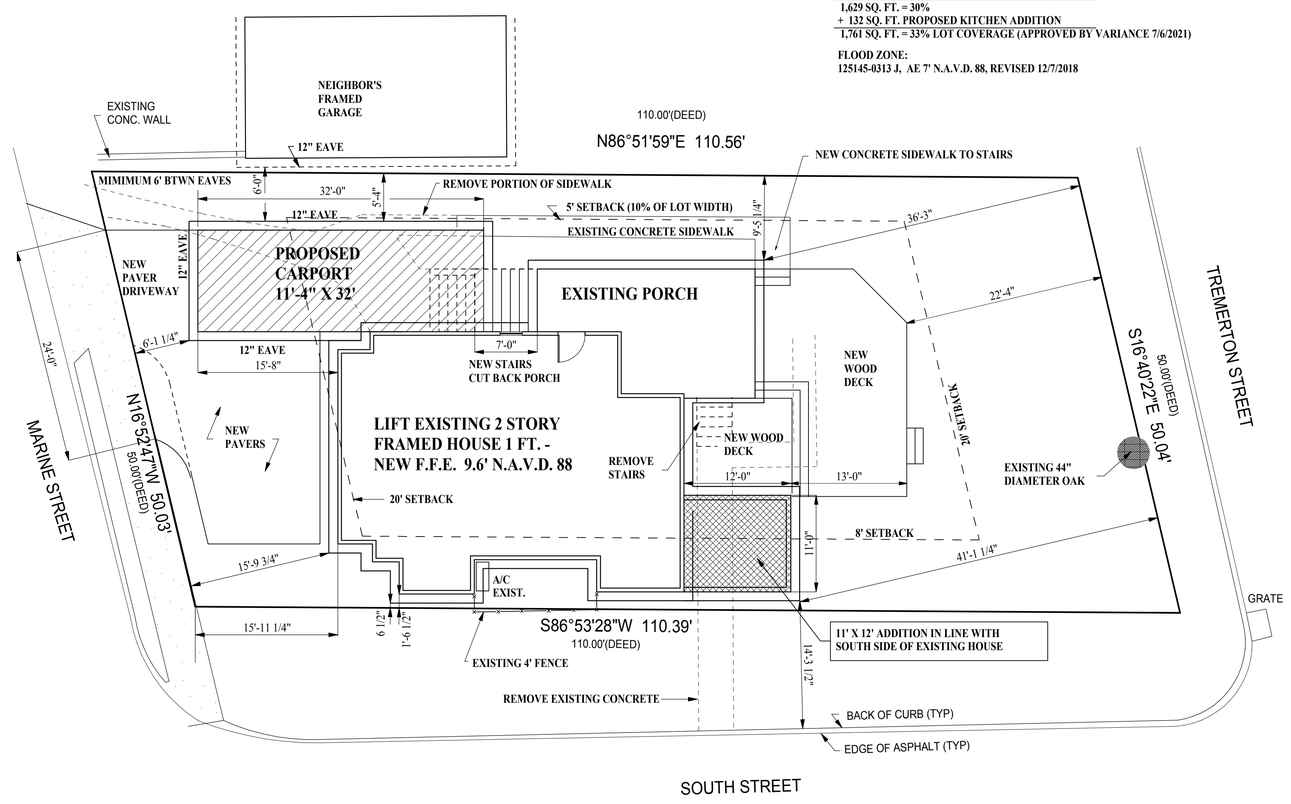
LOT COVERAGE CALCULATIONS:

NON CONFORMING LOT - LESS THAN 75 FT. WIDE,
LESS THAN 10,890 SQ. FT. LOT
LDC SETBACKS 20' AT TREMERTON ST.& MARINE ST., 8' AT SOUTH ST.
MAXIMUM BUILDING HEIGHT 30 FT.

5,354 SQ. FT. LOT X 29% = 1,552 SQ. FT.
MAXIMUM LOT COVERAGE ALLOWED

1,267 SQ. FT. EXISTING HOUSE
+ 362 SQ. FT. PROPOSED CARPORT
1,629 SQ. FT. = 30%
+ 132 SQ. FT. PROPOSED KITCHEN ADDITION
1,761 SQ. FT. = 33% LOT COVERAGE (APPROVED BY VARIANCE 7/6/2021)

FLOOD ZONE:
125145-0313 J, AE 7' N.A.V.D. 88, REVISED 12/7/2018



SITE PLAN

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

SITE SURVEY PROVIDED TO KAREN COWART DESIGN ASSOCIATES, INC.
BY OWNER. KAREN COWART DESIGN ASSOCIATES, INC. ASSUMES NO
RESPONSIBILITY FOR ACCURACY OF SURVEY.

REVISIONS:

DESIGN DRAWINGS FOR CONSTRUCTION PROVIDED BY KAREN COWART DESIGN ASSOCIATES, INC. SHALL BE SEALED ENGINEERED DRAWINGS BY OTHERS FOR STRUCTURAL STRUCTURAL ENGINEER'S DRAWINGS SHALL TAKE PRECEDENCE OVER THE INFORMATION ON THE DESIGN DRAWINGS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DESIGNER OF ANY DISCREPANCIES.

PLAN DESIGNER:
karen cowart DESIGN ASSOCIATES, INC.
4220 South Francis Road
St. Augustine, Florida 32092
(904) 669-4904 cell
karencowartda@gmail.com

SHEET TITLE: SITE PLAN

10 TREMERTON STREET
SOUTH 1/2 OF LOT 3, BLOCK 44-B
CITY OF ST. AUGUSTINE
ADDITION & REMODEL FOR:
THERESA TRAVIS

DESIGN BY:	KC
DWG BY:	KC
DATE	MAY 24, 2021
SCALE	1/8" = 1'-0"
JOB NAME	TRAVIS

SHEET
ST-1
1 OF 7 SHEETS

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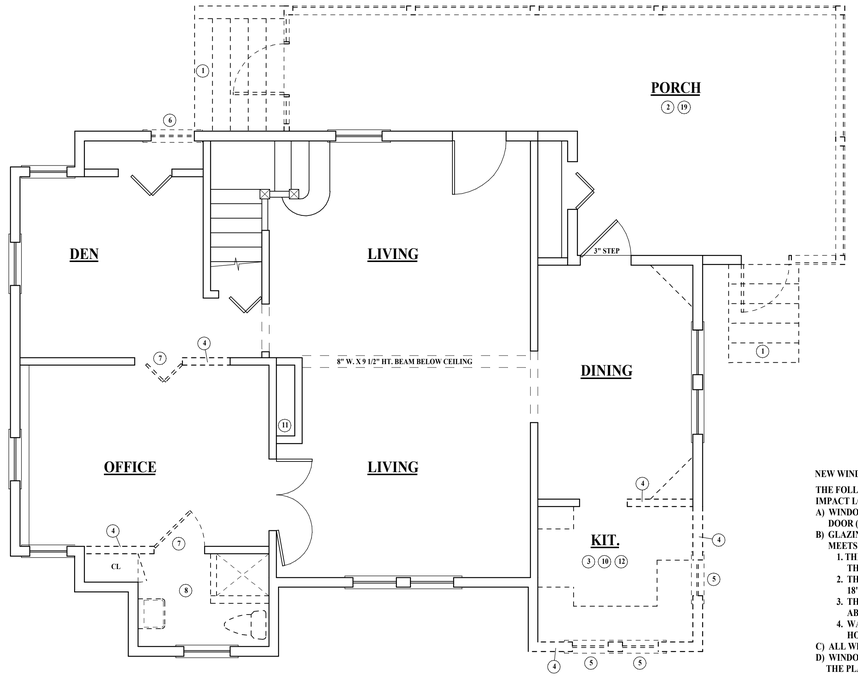


FIRST FLOOR DEMOLITION PLAN

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

EXISTING SQUARE FOOTAGE CALCULATIONS
977 SQ. FT. FIRST FLOOR LIVING (A/C)
579 SQ. FT. SECOND FLOOR LIVING (A/C)
1,556 SQ. FT. LIVING (A/C) TOTAL
343 SQ. FT. FIRST FLOOR PORCH
1,899 SQ. FT. TOTAL UNDER ROOF
SUMMARY:
262 SQ. FT. INCREASE AIR CONDITIONED AREA
309 SQ. FT. INCREASE NON AIR CONDITIONED AREA
571 SQ. FT. INCREASE TOTAL UNDER ROOF AREA

NEW SQUARE FOOTAGE CALCULATIONS
1,110 SQ. FT. FIRST FLOOR LIVING (A/C)
708 SQ. FT. SECOND FLOOR LIVING (A/C)
1,818 SQ. FT. TOTAL (A/C)
294 SQ. FT. FIRST FLOOR PORCH
358 SQ. FT. CARPORT ADDITION
652 SQ. FT. TOTAL NON CONDITIONED AREA
2,470 SQ. FT. TOTAL UNDER ROOF
496 SQ. FT. FIRST FLOOR WOOD DECKS
243 SQ. FT. ROOF DECK

NEW WINDOWS:

THE FOLLOWING WINDOWS SHAL BE RATED FOR HUMAN IMPACT LOADS:

A) WINDOWS THAT ARE WITHIN 24" OF EITHER SIDE OF A DOOR (R308.4.2)

B) GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: (308.4.3)
1. **THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT.**
2. **THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR**
3. **THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR**
4. **WALKING SURFACE IS WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING**

C) ALL WINDOWS IN BATHROOMS (R308.4.5)

D) WINDOWS IN THE STAIRWAY THAT ARE LESS THAN 36" ABOVE THE PLANE OF THE WALKING SURFACE (R308.4.6)

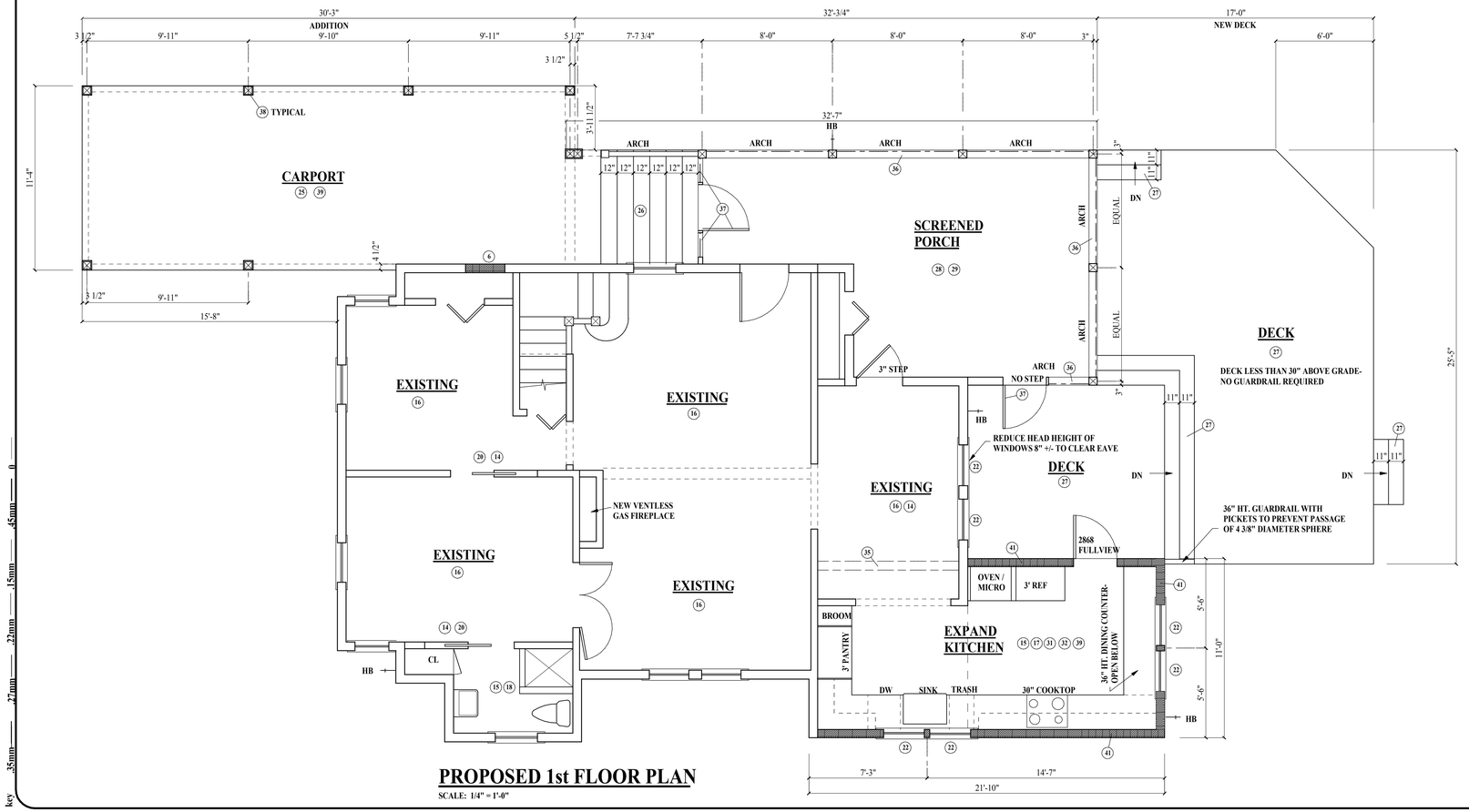
DOOR & WINDOW KEY:

EXAMPLE:

2868 = WIDTH 2 FEET, WIDTH 8 INCHES, HEIGHT 6 FEET, HEIGHT 8 INCHES

NOTES:

1. REMOVE CONCRETE STAIRS
2. REMOVE ENTIRE PORCH FROM FOUNDATION TO ROOF
3. DEMOLISH KITCHEN INCLUCING FLOORING, CABINETRY & APPLIANCES
4. DEMOLISH WOOD FRAMED PARTITION
5. REMOVE WINDOW
6. FRAME IN WINDOW. MATCH ADJACENT FINISHES.
7. FRAME FOR NEW POCKET DOOR
8. REMOVE BATHROOM FIXTURES, WALL TILE & FLOORING
9. NEW WALL FRAMING TO RAISE RAFTER BEARING- SEE ELEVATIONS
10. DEMOLISH ALL WALL & CEILING FINISHES
11. REMOVE FLUE AND CHIMNEY (NOT BEING USED) FRAME IN FLOOR AND ROOF OPENINGS.
12. DEMOLISH ROOF FRAMING
13. REMOVE WINDOW & PORTION OF WALL FRAMING TO INSTALL NEW DOORS
14. MATCH ADJACENT FINISHES
15. NEW LUXURY VINYL FLOORING
16. REFINISH WOOD FLOORS. REPAIR TERMITE DAMAGE.
17. NEW CABINETRY AND APPLICANCES
18. NEW BATHROOM FIXTURES, SHOWER TILE AND WALL FINISHES
19. SALVAGE WOOD FLOOR - COORDINATE WITH OWNER FOR USE
20. NEW 5 PANEL POCKET DOOR
21. NEW DOOR
22. NEW WINDOW
23. NEW 36" HT. P.T. WOOD GUARDRAIL WITH PICKETS TO PREVENT PASSAGE OF 4" DIAMETER SPHERE - WHITE PAINT FINISH
24. NEW TREX DECKING OVER P.T. SLEEPERS 12" ON CENTER OVER WATERPROOF MEMBRANE OVER 3/4" SUBFLOOR
25. NEW CARPORT WITH CONCRETE SLAB & HAND FRAMED ROOF
26. NEW CONCRETE STAIRS
27. NEW P.T WOOD DECK
28. NEW SCREENED ENCLOSURE - RE-BUILD TO MATCH EXISTING COLUMNS, ARCHES AND DECORATIVE ELEMENTS.
29. EXPOSED RAFTER FRAMING AND TONGUE & GROOVE WOOD CEILING WHITE PAINT FINISH
30. NEW METAL ROOF
31. NEW ROOF FRAMING
32. NEW BATT INSULATION
33. NEW BUILT-IN STORAGE - COORDINATE WITH OWNER
34. CUT BACK FLOOR JOISTS / ROOF FRAMING TO END AT WALL ABOVE
35. NEW BEAM UNDER EXISTING WALL & FLUSH WITH CEILING BELOW
36. NEW 36" HT. WALL WITH FINISH TO MATCH EXISTING
37. NEW WOOD SCREENED DOOR AND SCREENED ENCLOSURE TO FLOOR
38. NEW P.T. 6 X 6 POST WRAPPED WITH 1 X COMPOSITE TRIM
39. NEW TONGUE & GROOVE WOOD CEILING WHITE PAINT FINISH
40. NEW WALL FRAMING ABOVE EXISTING - SEE STRUCTURAL
41. NEW 2 X WOOD STUDS AT 16" ON CENTER - SEE STRUCTURAL



PROPOSED 1st FLOOR PLAN

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

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LEVEL I & II ALTERATION

FLORIDA BUILDING CODE 7TH EDITION, 2020

LEVEL I ALTERATION NOTES:

REMOVAL & REPLACEMENT OF THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIAL, ELEMENTS, EQUIPMENT OR FIXTURES THAT SERVE THE SAME PURPOSE.

1. 702.6 MATERIALS & METHODS
ALL NEW WORK SHALL COMPLY WITH MATERIALS & METHODS REQUIREMENTS IN THE FBC, BUILDING, FBC ENERGY CONSERVATION, FBC MECHANICAL, FBC PLUMBING, AS APPLICABLE THAT SPECIFY MATERIALS STANDARDS, DETAIL OF INSTALLATION & CONNECTION, JOINTS, PENETRATIONS, CONTINUITY OF ANY ELEMENT, COMPONENT OR SYSTEM IN THE BUILDING.
2. 708.1 MINIMUM REQUIREMENTS
ALTERATIONS SHALL COMPLY WITH FBC, ENERGY CONSERVATION

LEVEL II ALTERATION NOTES:

RECONFIGURATION OF SPACE, ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

3. 808.3.4 GROUND FAULT CIRCUIT INTERRUPTION
NEWLY INSTALLED RECEPTACLE OUTLETS SHALL BE PROVIDED WITH GROUND FAULT INTERRUPTION AS REQUIRED BY NFPA 70
4. 809.2 ALTERED EXISTING SYSTEMS
IN MECHANICALLY VENTILATED SPACES, EXISTING MECHANICAL VENTILATION SYSTEMS THAT ARE ALTERED, RE-CONFIGURED, OR EXTENDED SHALL PROVIDE NOT LESS THAN 5 CU. FT.. PER MINUTE PER PERSON OF OUTDOOR AIR AND NOT LESS THAN 15 CFM OF VENTILATION AIR PER PERSON; OR NOT LESS THAN THE AMOUNT OF VENTILATION AIR DETERMINED BY THE INDOOR AIR QUALITY PROCEDURE OF ASHRAE 62.

SEE STRUCTURAL PLANS BY SABO ENGINEERING FOR ALL STRUCTURAL MODIFICATIONS AND NEW ADDITIONS.

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SHEET TITLE: FIRST FLOOR PLAN

10 TREMERTON STREET
SOUTH 1/2 OF LOT 3, BLOCK 44-B
CITY OF ST. AUGUSTINE

ADDITION & REMODEL FOR:
THERESA TRAVIS

DESIGN BY:	KC
DWG BY:	KC
DATE	DECEMBER 9, 2021
SCALE	AS NOTED
JOB NAME	TRAVIS

SHEET
A-2
2 OF 7 SHEETS

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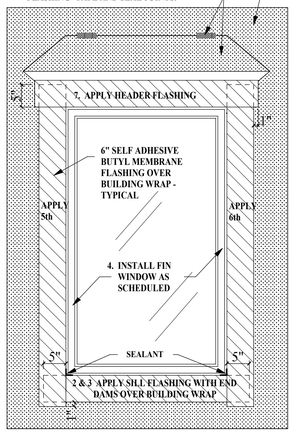
1. APPLY BUILDING WRAP. FOLD AND TAPE UP PRIOR TO INSTALLING WINDOW FLASHING

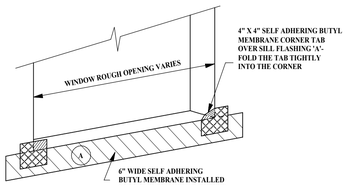
8. FOLD DOWN BUILDING WRAP OVER HEADER FLASHING- TAPE AND SEAL JOINTS.



FLASHING APPLICATION DETAIL

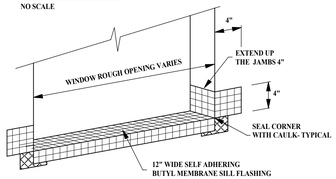
NO SCALE

APPLY BUTYL FLASHING IN WATER SHED FASHION TYPICAL



STEP 2 - CORNER TAB

NO SCALE



STEP 3 - SILL FLASHING WITH END DAMS

NO SCALE

STAIR NOTES:

MINIMUM TREAD DEPTH 10", MAXIMUM RISER HEIGHT 7 3/4"

STAIR TREADS LESS THAN 11" WIDE SHALL HAVE 3/4" - 1 1/4" NOSING TYPICAL. NOSINGS SHALL HAVE A RADIUS OF CURVATURE NOT GREATER THAN 9/16" OR A BEVEL NOT EXCEEDING 1/2"

PROVIDE 34" - 38" HT. WALL OR 34" - 38" HT. GUARDRAIL WITH PICKETS SPACED TO PREVENT PASSAGE OF 4 3/8" DIAMETER SPHERE AT OPEN SIDE OF STAIR WHERE TREAD IS 30" OR GREATER ABOVE FLOOR OR GRADE BELOW.

TRIANGULAR AREA AT OPEN SIDES OF STAIRS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF GUARD SHALL PREVENT PASSAGE OF A 6" DIAMETER SPHERE

RISER FACE SHALL BE SOLID OR PREVENT PASSAGE OF 4" DIAMETER SPHERE WHERE TREAD IS MORE THAN 30" ABOVE ADJACENT FLOOR.

PROVIDE TYPE I OR TYPE II HANDRAIL 34" - 38" HT. TYPICAL ONE SIDE OF STAIRS WITH FOUR OR MORE RISERS.

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAILS ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" CLEAR BETWEEN THE WALL AND THE HANDRAIL.

EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

GRIP SIZE:
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASP-ABILITY.

TYPE I - HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6 1/4" WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

TYPE II - HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES FO THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8" TO A LEVEL THAT IS NOT LESS THAN 1 3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4" AND NOT MORE THAN 2 3/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.

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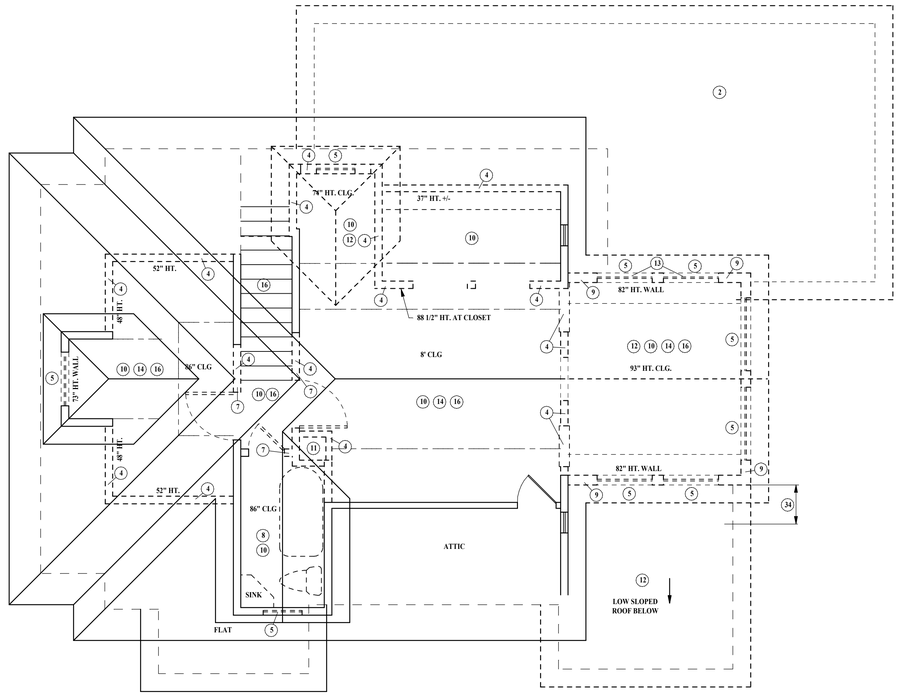

SECOND FLOOR DEMOLITION PLAN

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

NOTES:

1. REMOVE CONCRETE STAIRS
2. REMOVE ENTIRE PORCH FROM FOUNDATION TO ROOF
3. DEMOLISH KITCHEN INCLUCING FLOORING, CABINETRY & APPLIANCES
4. DEMOLISH WOOD FRAMED PARTITION
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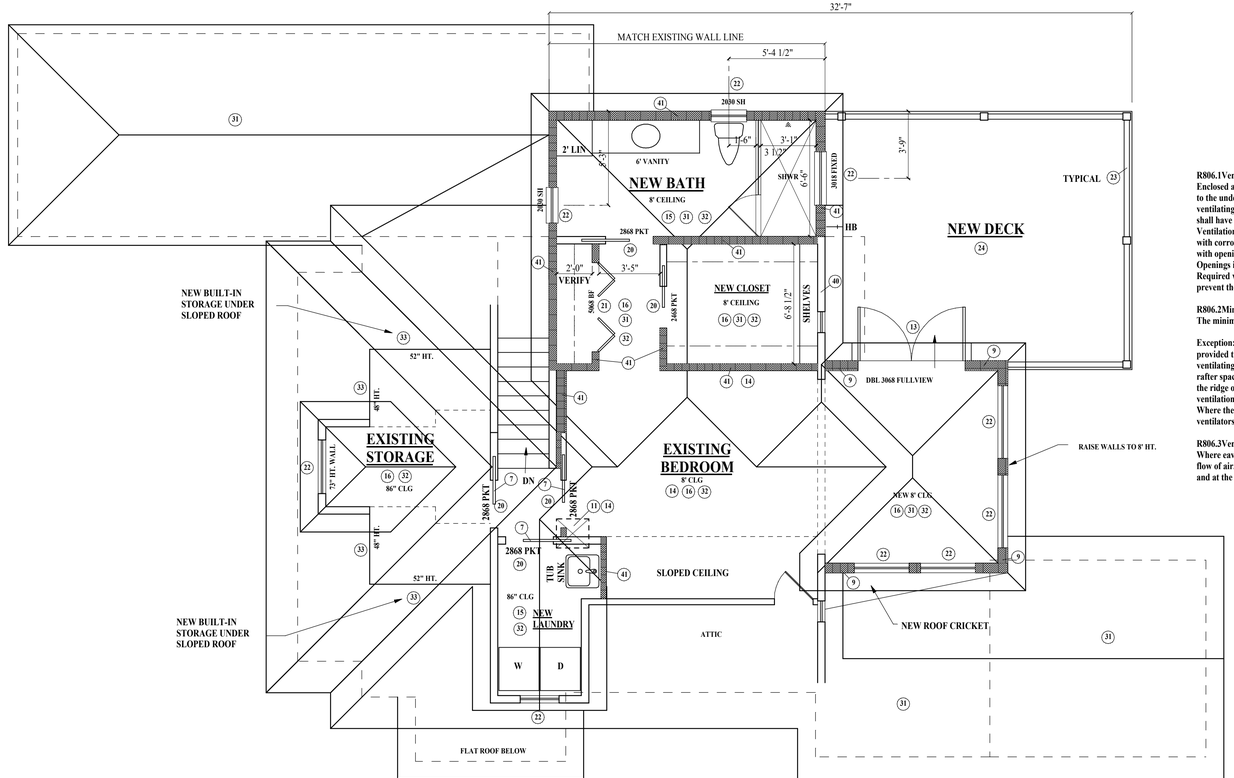

PROPOSED 2nd FLOOR PLAN

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

CONTRACTOR TO LOCATE NEW AIR HANDLER FOR UPSTAIRS

R806.1Ventilation required.
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch) minimum and 1/4 inch maximum. Ventilation openings having a least dimension larger than 1/4 inch shall be provided with corrosion-resistant wire cloth screening, hardware cloth, perforated vinyl or similar material with openings having a least dimension of 1/16 inch minimum and 1/4 inch maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Required ventilation openings shall open directly to the outside air and shall be protected to prevent the entry of birds, rodents, snakes and other similar creatures.

R806.2Minimum vent area.
The minimum net free ventilating area shall be 1/150 of the area of the vented space.

Exception: The minimum net free ventilation area shall be 1/300 of the vented space, provided that not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet below the ridge or highest point of the space shall be permitted.

R806.3Vent and insulation clearance.
Where eave or cornice vents are installed, blocking, bridging and insulation shall not block the free flow of air. Not less than a 1-inch space shall be provided between the insulation and the roof sheathing and at the location of the vent.

SEE STRUCTURAL PLANS BY SABO ENGINEERING FOR ALL STRUCTURAL MODIFICATIONS AND NEW ADDITIONS.

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karencowartfla@gmail.com

SHEET TITLE: SECOND FLOOR PLAN

10 TREMERTON STREET
SOUTH 1/2 OF LOT 3, BLOCK 44-B
CITY OF ST. AUGUSTINE

ADDITION & REMODEL FOR:
THERESA TRAVIS

DESIGN BY:	KC
DWG BY:	KC
DATE	DECEMBER 9, 2021
SCALE	AS NOTED
JOB NAME	TRAVIS
SHEET	A-3
	3 OF 7 SHEETS

Received June 21, 2022
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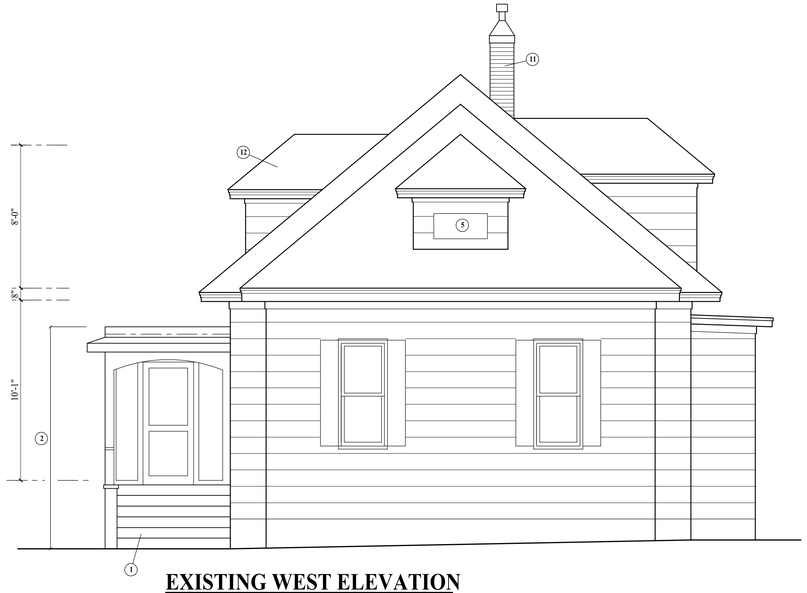
EXISTING EAST ELEVATION

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



EXISTING WEST ELEVATION

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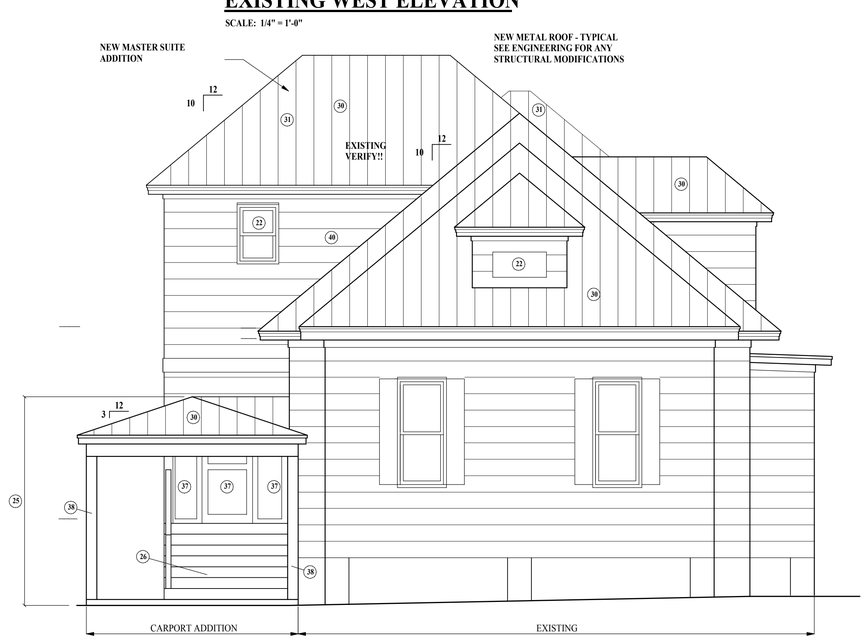
PROPOSED EAST ELEVATION

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



PROPOSED WEST ELEVATION

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

NOTES:

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2. REMOVE ENTIRE PORCH FROM FOUNDATION TO ROOF
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6. FRAME IN WINDOW. MATCH ADJACENT FINISHES.
7. FRAME FOR NEW POCKET DOOR
8. REMOVE BATHROOM FIXTURES, WALL TILE & FLOORING
9. NEW WALL FRAMING TO RAISE RAFTER BEARING- SEE ELEVATIONS
10. DEMOLISH ALL WALL & CEILING FINISHES
11. REMOVE FLUE AND CHIMNEY (NOT BEING USED) FRAME IN FLOOR AND ROOF OPENINGS.
12. DEMOLISH ROOF FRAMING
13. REMOVE WINDOW & PORTION OF WALL FRAMING TO INSTALL NEW DOORS
14. MATCH ADJACENT FINISHES
15. NEW LUXURY VINYL FLOORING
16. REFINISH WOOD FLOORS. REPAIR TERMITE DAMAGE.
17. NEW CABINETRY AND APPLICANCES
18. NEW BATHROOM FIXTURES, SHOWER TILE AND WALL FINISHES
19. SALVAGE WOOD FLOOR - COORDINATE WITH OWNER FOR USE
20. NEW 5 PANEL POCKET DOOR
21. NEW DOOR
22. NEW WINDOW
23. NEW 36" HT. P.T. WOOD GUARDRAIL WITH PICKETS TO PREVENT PASSAGE OF 4" DIAMETER SPHERE - WHITE PAINT FINISH
24. NEW TREX DECKING OVER P.T. SLEEPERS 12" ON CENTER OVER WATERPROOF MEMBRANE OVER 3/4" SUBFLOOR
25. NEW CARPORT WITH CONCRETE SLAB & HAND FRAMED ROOF
26. NEW CONCRETE STAIRS
27. NEW P.T WOOD DECK
28. NEW SCREENED ENCLOSURE - RE-BUILD TO MATCH EXISTING COLUMNS, ARCHES AND DECORATIVE ELEMENTS.
29. EXPOSED RAFTER FRAMING AND TONGUE & GROOVE WOOD CEILING WHITE PAINT FINISH
30. NEW METAL ROOF
31. NEW ROOF FRAMING
32. NEW BATT INSULATION
33. NEW BUILT-IN STORAGE - COORDINATE WITH OWNER
34. CUT BACK FLOOR JOISTS / ROOF FRAMING TO END AT WALL ABOVE
35. NEW BEAM UNDER EXISTING WALL & FLUSH WITH CEILING BELOW
36. NEW 36" HT. WALL WITH FINISH TO MATCH EXISTING
37. NEW WOOD SCREENED DOOR AND SCREENED ENCLOSURE TO FLOOR
38. NEW P.T. 6 X 6 POST WRAPPED WITH 1 X COMPOSITE TRIM
39. NEW TONGUE & GROOVE WOOD CEILING WHITE PAINT FINISH
40. NEW WALL FRAMING ABOVE EXISTING - SEE STRUCTURAL
41. NEW 2 X WOOD STUDS AT 16" ON CENTER - SEE STRUCTURAL

FOUNDATION NOTES:

LOCATION OF EXISTING CONCRETE BLOCK PIERS NOT SHOWN. STRUCTURAL ENGINEER WILL DESIGN NEW CONCRETE BLOCK PIER FOUNDATION SYSTEM AND VERIFY EXISTING BEARING CONDITIONS ONCE STRUCTURE IS LIFTED. EXTERIOR PIERS WILL HAVE BRICK VENEER AT FACE OF BLOCK AND P.T. WOOD OR VINYL LATTICE IN BETWEEN PIERS. PROVIDE CORROSION RESISTANT WIRE MESH WITH MAXIMUM 1/8" OPENINGS BEHIND LATTICE FOR RODENT PROTECTION.

CRAWLSPACE ACCESS SHALL BE A MINIMUM OF 24" X 16".

HYDROSTATIC VENTILATION: PROVIDE 1 SQUARE INCH PER SQUARE FOOT = 1,406 SQ. FT. UNDER FLOOR AREA = 1,406 SQ. INCHES NET FREE VENTILATION REQUIRED 496 SQ. FT. WOOD DECKS = 496 SQ. INCHES NET FREE VENTILATION REQUIRED

AIR VENTILATION:
PROVIDE 1 SQ. FT. PER 150 SQ. FT. OF UNDER FLOOR AREA = 9.3 SQ. FT. NET FREE AREA =1,339 SQ. INCHES
PROVIDE 3.3 SQ. FT. NET FREE AREA UNDER WOOD DECKS = 475 SQ. INCHES

SEE STRUCTURAL PLANS BY SABO ENGINEERING FOR ALL STRUCTURAL MODIFICATIONS AND NEW ADDITIONS.

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REVISIONS:

DESIGN DRAWINGS FOR CONSTRUCTION PROVIDED BY KAREN COWART DESIGN ASSOCIATES, INC. SHALL NOT BE SCALED ENGINEERED DRAWINGS BY OTHERS FOR STRUCTURAL, STRUCTURAL ENGINEERS DRAWINGS SHALL TAKE PRECEDENCE OVER THE INFORMATION ON THESE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DESIGNER OF ANY DISCREPANCIES.

PLAN DESIGNER:
karen cowart
DESIGN ASSOCIATES, INC.
4220 South Francis Road
St. Augustine, Florida 32092
(904) 669-4904 cell
karencowartda@gmail.com

SHEET TITLE: ELEVATIONS

10 TREMERTON STREET
SOUTH 1/2 OF LOT 3, BLOCK 44-B
CITY OF ST. AUGUSTINE

ADDITION & REMODEL FOR:
THERESA TRAVIS

DESIGN BY:	KC
DWG BY:	KC
DATE	DECEMBER 9, 2021
SCALE	AS NOTED
JOB NAME	TRAVIS

SHEET
A-4
4 OF 7 SHEETS

Received June 21, 2022
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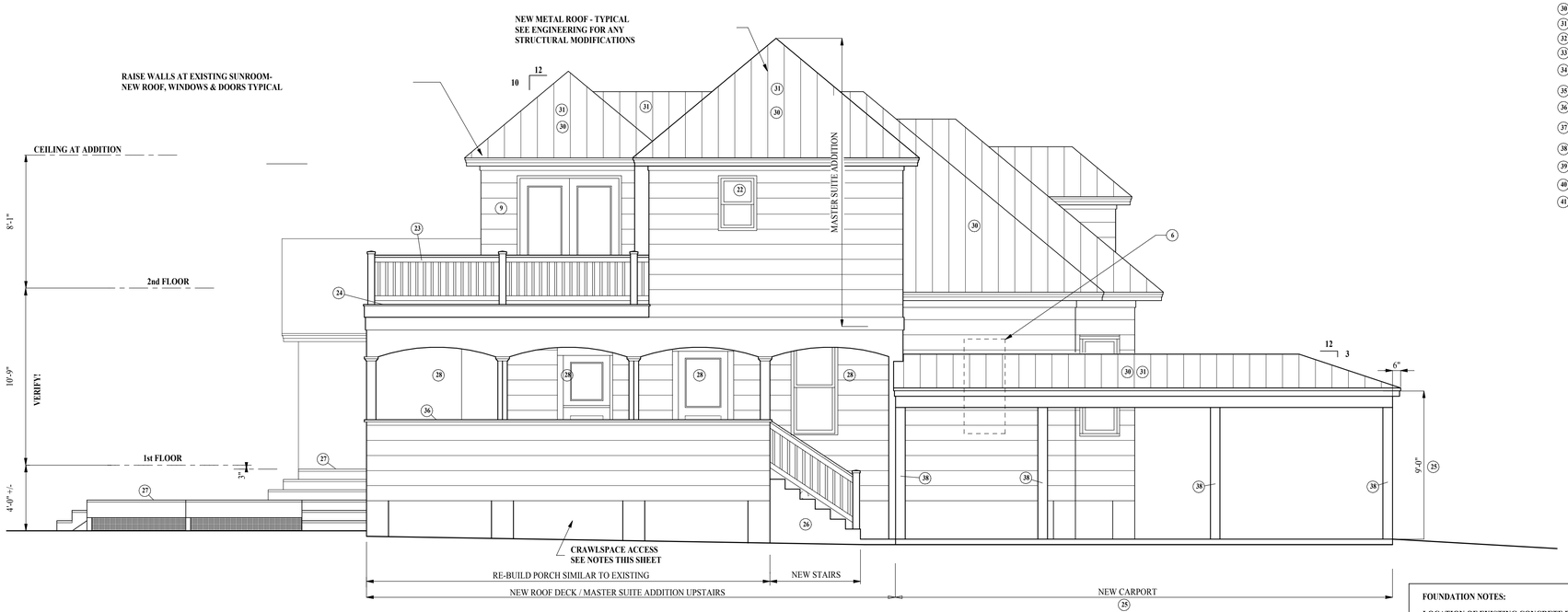
EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

NOTES:

1. REMOVE CONCRETE STAIRS
2. REMOVE ENTIRE PORCH FROM FOUNDATION TO ROOF
3. DEMOLISH KITCHEN INCLUCING FLOORING, CABINETRY & APPLIANCES
4. DEMOLISH WOOD FRAMED PARTITION
5. REMOVE WINDOW
6. FRAME IN WINDOW. MATCH ADJACENT FINISHES.
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SEE STRUCTURAL PLANS BY SABO ENGINEERING FOR ALL STRUCTURAL MODIFICATIONS AND NEW ADDITIONS.

REVISIONS:

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4220 South Francis Road
St. Augustine, Florida 32092
(904) 669-4904 cell
karencowartda@gmail.com

SHEET TITLE: ELEVATIONS

10 TREMERTON STREET
SOUTH 1/2 OF LOT 3, BLOCK 44-B
CITY OF ST. AUGUSTINE
ADDITION & REMODEL FOR:
THERESA TRAVIS

DESIGN BY:	KC
DWG BY:	KC
DATE	DECEMBER 9, 2021
SCALE	AS NOTED
JOB NAME	TRAVIS

SHEET
A-5
5 OF 7 SHEETS

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Received June 21, 2022
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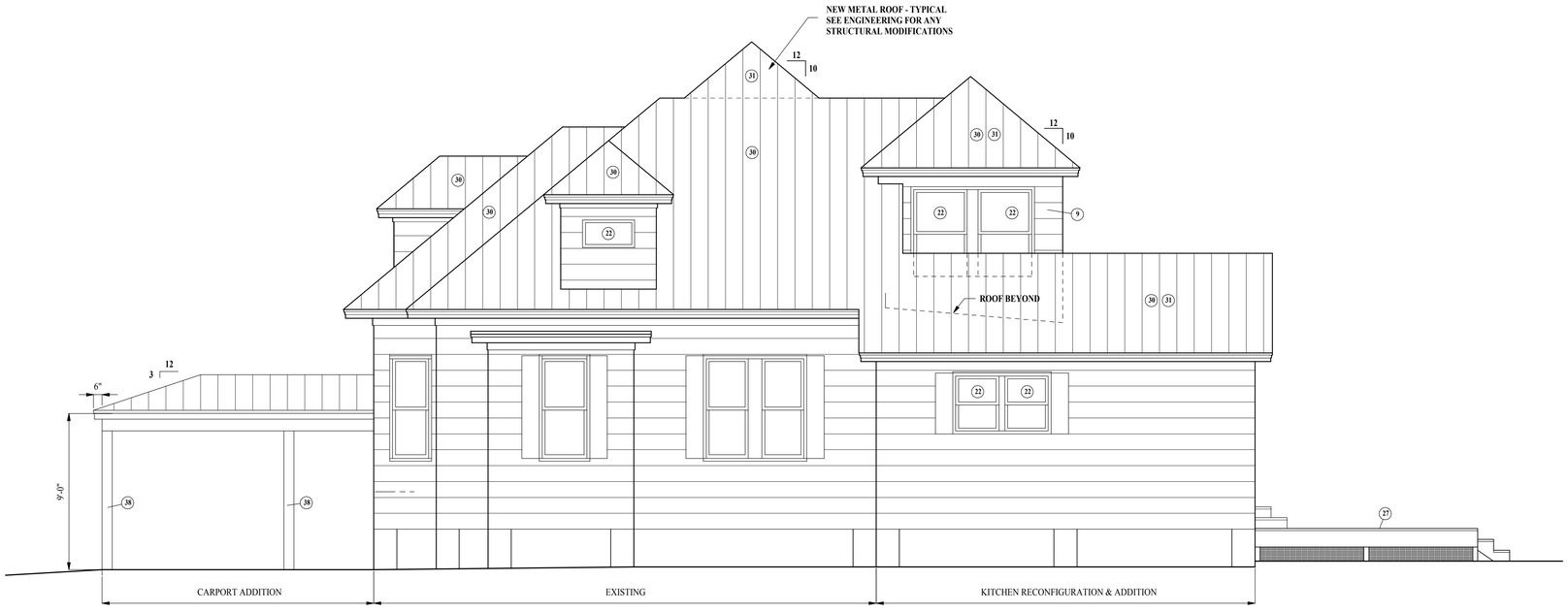
EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

NOTES:

1. REMOVE CONCRETE STAIRS
2. REMOVE ENTIRE PORCH FROM FOUNDATION TO ROOF
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PLAN DESIGNER:
karen COWART DESIGN ASSOCIATES, INC.
4220 South Francis Road
St. Augustine, Florida 32092
(904) 669-4904 cell
karencowartda@gmail.com

SHEET TITLE: ELEVATIONS

10 TREMERTON STREET
SOUTH 1/2 OF LOT 3, BLOCK 44-B
CITY OF ST. AUGUSTINE

ADDITION & REMODEL FOR:
THERESA TRAVIS

DESIGN BY:	KC
DWG BY:	KC
DATE	DECEMBER 9, 2021
SCALE	AS NOTED
JOB NAME	TRAVIS

SHEET
A-6
6 OF 7 SHEETS

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Received June 21, 2022
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ELECTRICAL SYMBOL LEGEND

- CEILING FAN
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL SCONCE
- 4" RECESSED LIGHT
- SMOKE DETECTORS INSIDE & OUTSIDE OF ALL BEDROOMS. SMOKE DETECTORS ARE NOT REQUIRED TO BE INTERCONNECTED OUTSIDE OF WORK AREAS.
- CARBON MONOXIDE DETECTORS LOCATED WITHIN 10' OF BEDROOMS. CARBON MONOXIDE DETECTORS ARE NOT REQUIRED TO BE INTERCONNECTED OUTSIDE OF WORK AREAS.
- EXHAUST FAN
- COMBINATION EXHAUST FAN & LIGHT
- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- DISC DISCONNECT SWITCH
- 110 V. DUPLEX RECEPTACLE
- WP GFI 110 V. DUPLEX RECEPTACLE WITH WATERPROOF COVERPLATE
- 220 V. RECEPTACLE
- GFI 110 V. DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER
- 7' 110 V. DUPLEX RECEPTACLE SPECIAL HT.
- 110 V. DUPLEX RECEPTACLE ABOVE COUNTER OR AS NOTED
- 110 V. FLOOR OUTLET

NOTES:

1. E3902.16 ARC FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED FOR BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS

2. E3902.1 THROUGH E 3902.13 GROUND FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED FOR 125 VOLT, SINGLE PHASE, 15 - 20 AMPERE OUTLETS AT THE FOLLOWING LOCATIONS: BATHROOMS, GARAGE & ACCESSORY BUILDING, OUTDOOR RECEPTACLES, CRAWLSPACES, UNFINISHED BASEMENTS, KITCHEN RECEPTACLES SERVING COUNTER TOPS, SINK RECEPTACLES WITHIN 6 FT. OF THE SINK EDGE, RECEPTACLES LOCATED WITHIN 6 FT. OF TUB OR SHOWER, LAUNDRY ROOMS, DISHWASHER, BOATHOUSES,
ADDITIONALLY: ELECTRICALLY HEATED FLOORS IN BATHROOMS, KITCHENS, HYDROMASSGE, TUB, SPA AND HOT TUB LOCATIONS.

3. RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES (E4002.14)

LEVEL I & II ALTERATION

FLORIDA BUILDING CODE 7TH EDITION, 2020

LEVEL I ALTERATION NOTES:

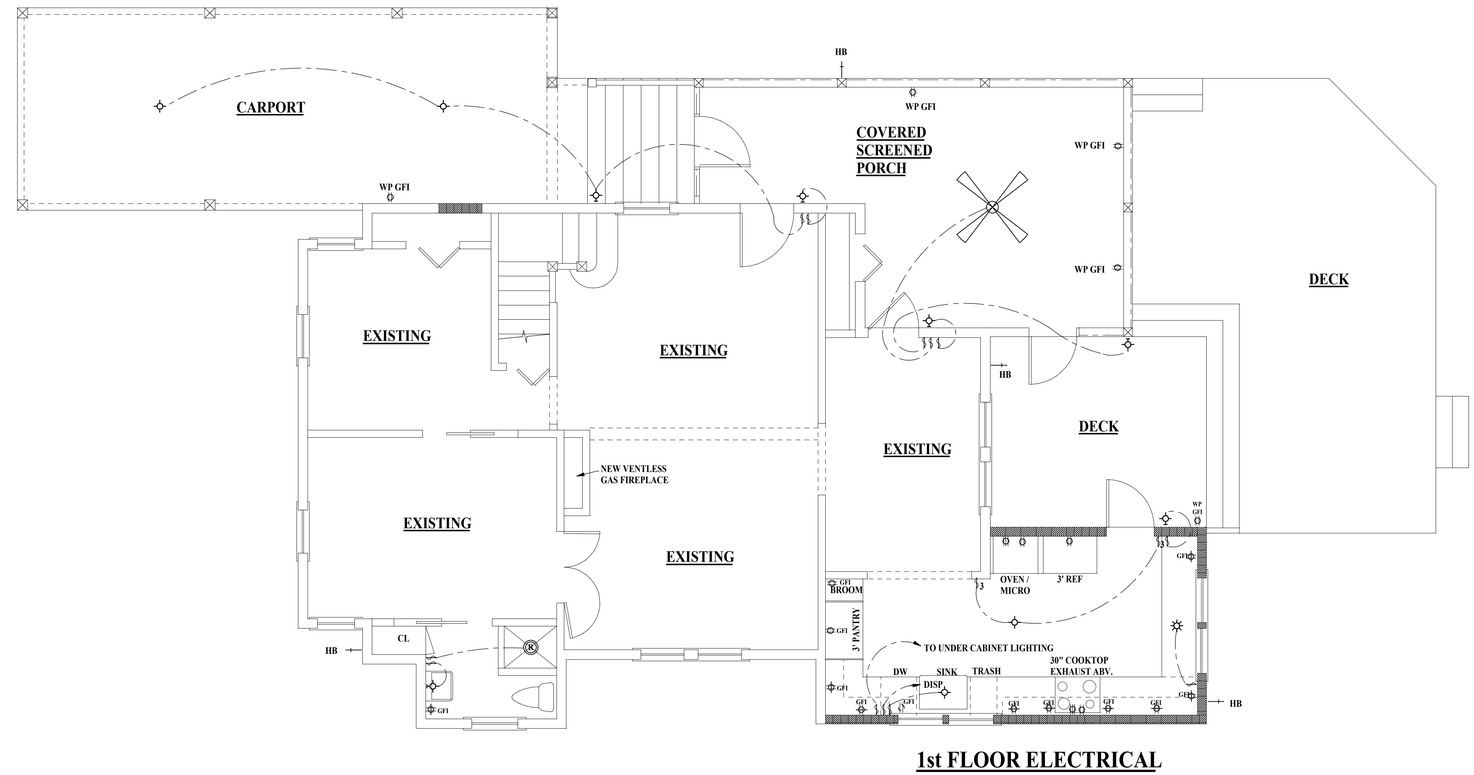
REMOVAL & REPLACEMENT OF THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIAL, ELEMENTS, EQUIPMENT OR FIXTURES THAT SERVE THE SAME PURPOSE.

1. 702.6 MATERIALS & METHODS
   ALL NEW WORK SHALL COMPLY WITH MATERIALS & METHODS REQUIREMENTS IN THE FBC, BUILDING, FBC ENERGY CONSERVATION, FBC MECHANICAL, FBC PLUMBING, AS APPLICABLE THAT SPECIFY MATERIALS STANDARDS, DETAIL OF INSTALLATION & CONNECTION, JOINTS, PENETRATIONS, CONTINUITY OF ANY ELEMENT, COMPONENT OR SYSTEM IN THE BUILDING.
2. 708.1 MINIMUM REQUIREMENTS
   ALTERATIONS SHALL COMPLY WITH FBC, ENERGY CONSERVATION

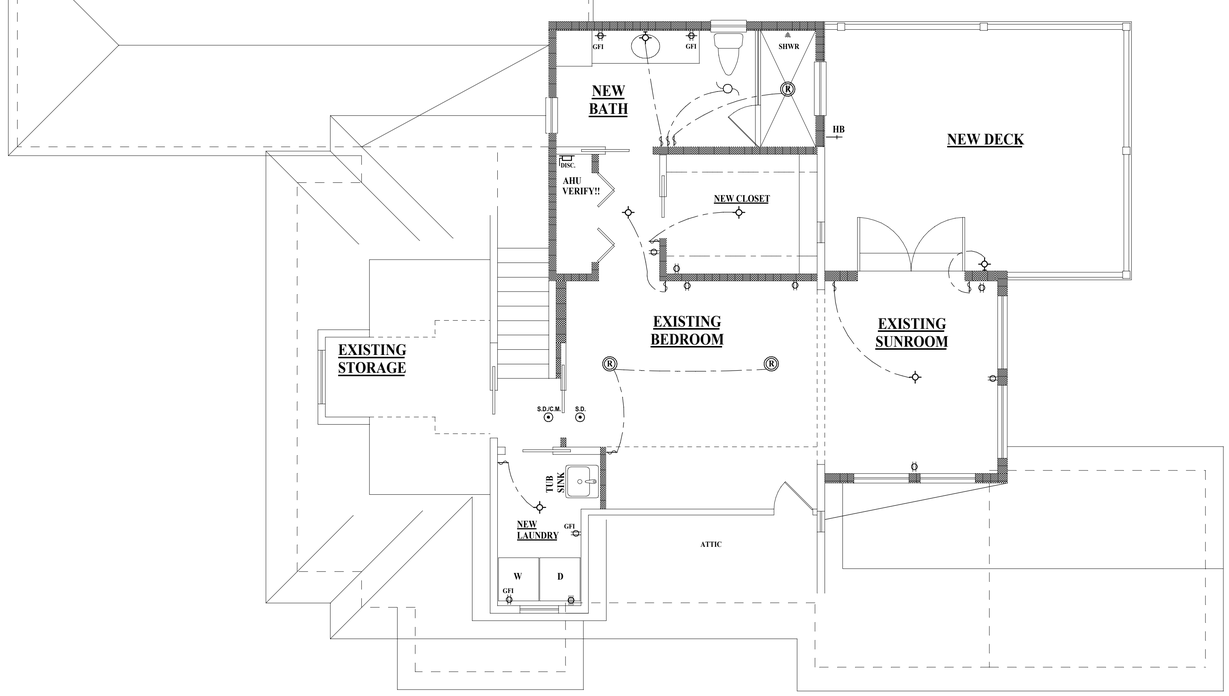
LEVEL II ALTERATION NOTES:

RECONFIGURATION OF SPACE, ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

3. 808.3.4 GROUND FAULT CIRCUIT INTERRUPTION
   NEWLY INSTALLED RECEPTACLE OUTLETS SHALL BE PROVIDED WITH GROUND FAULT INTERRUPTION AS REQUIRED BY NFPA 70
4. 809.2 ALTERED EXISTING SYSTEMS
   IN MECHANICALLY VENTILATED SPACES, EXISTING MECHANICAL VENTILATION SYSTEMS THAT ARE ALTERED, RE-CONFIGURED, OR EXTENDED SHALL PROVIDE NOT LESS THAN 5 CU. FT.. PER MINUTE PER PERSON OF OUTDOOR AIR AND NOT LESS THAN 15 CFM OF VENTILATION AIR PER PERSON; OR NOT LESS THAN THE AMOUNT OF VENTILATION AIR DETERMINED BY THE INDOOR AIR QUALITY PROCEDURE OF ASHRAE 62.



1st FLOOR ELECTRICAL



2nd FLOOR ELECTRICAL

CONTRACTOR TO LOCATE NEW AIR HANDLER FOR UPSTAIRS

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REVISIONS:

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4220 South Francis Road
St. Augustine, Florida 32092
(904) 669-4904 cell
karencowartdal@gmail.com

SHEET TITLE: SECOND FLOOR PLAN

10 TREMERTON STREET
SOUTH 1/2 OF LOT 3, BLOCK 44-B
CITY OF ST. AUGUSTINE

ADDITION & REMODEL FOR:
THERESA TRAVIS

DESIGN BY:	KC
DWG BY:	KC
DATE	DECEMBER 9, 2021
SCALE	AS NOTED
JOB NAME	TRAVIS

SHEET
A-7
7 OF 7 SHEETS

Received June 21, 2022
Planning and Building Department

EAST ELEVATION



Proposed kitchen extension

Received June 21, 2022
Planning and Building Department

SOUTHEAST ELEVATION



Proposed kitchen extension



Southwest view of chimney



Interior view of chimney space

Received June 21, 2022
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WEST ELEVATION



Received June 21, 2022
Planning and Building Department

NORTHWEST ELEVATION





Remove north-facing dormer for upstairs addition & remove window for carport addition



Interior view of north-facing window in bedroom closet

Recorded in Public Records St. Johns County, FL
Clerk # 92019136 O.R. 947 PG 170 01:39PM 06-29-92
Recording 9.00 Surcharge 1.50 Doc Stamp 0.60

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED
(Testate)

QRC
94.50
DOC
.60

THIS INDENTURE, made this 20th day of June, 19 9 and between ALICIA GAIL ALLAN

uly qualified and acting personal representative of the estate of GLADYS LAWRENCE, deceased, party of the first part and ICIA GAIL ALLAN whose post office address is 31 Woodfield Drive, Short Hills, New Jersey 07078, and whose social security or tax identification number is [redacted], party of the second part.

WITNESSETH: That WHEREAS, GLADYS LAWRENCE died testate a resident of St. Johns County, Florida, on November 30, 1991, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part as of the date of said decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to probate and recorded by the Circuit Court for St. Johns County, Florida, Probate Division, in Case No. 92-27 C.P., subject only to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs and expenses of administration of the decedent's estate; and

WHEREAS, the party of the first part wishes to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber;

NOW, THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the party of the second part, her heirs and assigns forever, all of the interest of said decedent in and to the real property situated in St. Johns County, Florida, described as follows:

South one-half (S½) of Lot Three (3), Block 44-B, City of St. Augustine, St. Johns County, Florida.

Form No. P-5.0610-1 of 2
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TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

PROPERTY APPRAISER'S PARCEL IDENTIFICATION NO. 201340-0000

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the said decedent, has executed this instrument under seal on the date aforesaid.

COPY

Signed, sealed and delivered in the presence of

William A Frost

Donna Quadrel

Alicia Gail Allan

Alicia Gail Allan
As personal representative of the estate of
Gladys Lawrence
deceased
103 Browning Road
Short Hills, New Jersey 07078

STATE OF ~~FLORIDA~~ NEW JERSEY

COUNTY OF ESSEX

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 20th day of June, 1992, by ALICIA GAIL ALLAN as personal representative of the estate of GLADYS LAWRENCE, deceased.

Glenn T Sidoti
Notary Public, State of ~~Florida at Large~~ New Jersey
My Commission Expires: July 17, 1995

GLENN T. SIDOTI NOTARY PUBLIC NEW JERSEY

GLENN T SIDOTI
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JULY 17, 1995

This instrument prepared by:
Charles R. Bennett
1750 Highway A1A South
St. Augustine, FL 32084

Form No. P-5.0610-2 of 2
Copyright by The Florida Bar 1990

Recorded in Public Records St. Johns County, FL
Clerk# 96027495 O.R. 1188 PG 958 12:53PM 08/05/96
Recording $9.00 Surcharge $1.50 Doc Stamps $833.00

[Space Above This Line for Recording Data]

Parcel I.D. No.: 201340-0000

WARRANTY DEED

This Indenture made this **31st** day of **July, 1996** BETWEEN **ALICIA GAIL ALLAN**, GRANTOR*, whose post office address is 31 Woodfield Drive, Short Hills, New Jersey 07078-1607, GRANTOR*, and **THERESA MARIE TRAVIS, a single person**, GRANTEE*, whose post office address is 41B Smith Street, Charleston, South Carolina 29401-1720.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

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

THE GRANTOR WARRANTS THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE GRANTOR'S HOMESTEAD AS THAT TERM IS DEFINED PURSUANT TO ARTICLE X, SECTION 4, CONSTITUTION OF THE STATE OF FLORIDA BECAUSE NEITHER THE GRANTOR NOR ANY DEPENDENTS OF GRANTOR RESIDE ON THE ABOVE DESCRIBED REAL PROPERTY OR UPON ANY REAL PROPERTY CONTIGUOUS THERETO.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS and RESERVATIONS of record, if any; However, this reference does not operate to reimpose same: SUBJECT TO Zoning Ordinances that may affect subject property; SUBJECT TO Taxes for the year 1996 and Subsequent Years.

COPY

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

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES:

Typed Name: W. H. JONES, JR.

Typed Name: GRANT MITCHELL

Alicia Gail Allan
ALICIA GAIL ALLAN

COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on **July 31st, 1996 by ALICIA GAIL ALLAN** who is/are personally known to me or has produced his/her Driver's License as identification.

[Seal]

W. H. JONES, JR.
Notary Public, State of Florida
My Comm. expires Feb. 19, 2000
Comm. No. 533918

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Name: W. H. JONES, JR.
COMMISSION EXPIRATION:

THIS INSTRUMENT WAS PREPARED BY: J. Russell Collins, an employee of COLLINS TITLE & ABSTRACT CO., INC., 139 King Street, St. Augustine, Florida 32084, as a necessary incident to fulfill the requirements of a Title Insurance Binder issued by it. C14013.

EXHIBIT "A"

South Half of the Lot 3, Block 44B, CITY OF ST. AUGUSTINE, according to the Official Map of the City of St. Augustine, dated June 12, 1923, St. Johns County, Florida.

BEING ALSO described as follows:

Lot in Block 44-B, situated in the City of St. Augustine, COMMENCING at a point on the East line of Marine Street, 250 feet South of the Southeast corner of Hernandez and Marine Street, run thence Southerly along the East line of Marine Street 50 feet to the Northwest corner of lot formerly of Allen Wood, then of Mickler, run thence Easterly along the North line of said lot Mickler, 110 feet to the West line of Tremerton Street, run thence Northerly along the West line of Tremerton Street 50 feet to the Southeast corner of lot now of Sweeny, urn thence Westerly along the South line of said Lot 110 feet to the East line of Marine street and the POINT OF BEGINNING, being the South half of Lot 3, Block 44-B, according to Official Map of said City, dated Jan. 1, 1905.

COPY

Instr #2021079686 BK: 5321 PG: 276, Filed & Recorded: 7/19/2021 1:53 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

Prepared without request for examination or opinion of title by:

McChesney Law Firm, P.A.
100 Island Cottage Way, Suite 200 D
St. Augustine, FL 32080
Property Appraiser's Parcel Identification No. 201340-0000

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS WARRANTY DEED made between THERESA M. TRAVIS A/K/A THERESA MARIE TRAVIS (the "Grantor"), an unmarried woman, who resides at 10 Tremerton St., Saint Augustine FL 32084, for and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) cash and other good and valuable consideration in hand paid by THERESA M. TRAVIS, trustee (such trustee hereinafter referred to as "Grantee") of THE THERESA M. TRAVIS REVOCABLE TRUST (the "Trust"), such Grantee having an address of at 10 Tremerton St., Saint Augustine FL 32084, and such Trust having been established under that certain revocable declaration of trust dated the 12 day of July in the year 2021, by and between THERESA M. TRAVIS of St. Johns County, Florida, as trust maker and as trustee, has GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Grantee, all of Grantor's interest in and to the real property located in St. Johns County, together with all improvements situated thereon, described as (such interest is hereinafter referred to as "Subject Property"):

South Half of the Lot 3, Block 44B, CITY OF ST. AUGUSTINE, according to the Official Map of the City of St. Augustine, dated June 12, 1923, ST. JOHNS COUNTY, FLORIDA.

Being ALSO described as follows:

Lot in Block 44-B, situated in the City of St. Augustine, COMMENCING at a point on the East line of Marine Street, 250 feet South of the Southeast corner or Hernandez and Marine Street, run thence Southerly along the East line of Marine Street 50 feet to the Northwest corner of lot formerly of Allen Wood, then of Mickler, run thence Easterly along the North line of said lot Mickler, 110 feet to the West line of Tremerton Street, run thence Northerly along the West line of Tremerton Street 50 feet to the Southeast corner of lot now of Sweeny, run thence Westerly along the South line of said Lot 110 feet to the East line of Marine street and the POINT OF BEGINNING, being the South half of Lot 3, Block 44-B, according to Official Map of said City, dated Jan. 1, 1905.

Parcel address: 10 Tremerton St.
Saint Augustine FL 32084
Parcel Number: 201340-0000

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

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

FURTHER, the terms of the Trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and is recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the Trust to homestead exemption status if all of the requirements are met.

AND the Grantor hereby covenants with the 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 this land; that the Grantor hereby fully warrants that title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except taxes accruing subsequent to, reservations, restrictions and easements of record, if any.

THIS Warranty Deed was prepared without the benefit of title insurance.

FOLLOWING the conveyance made by this deed, THE THERESA M. TRAVIS REVOCABLE TRUST AGREEMENT shall own all of the Subject Property. FURTHER, in accordance with Section 689.073 of the Florida Statutes, Grantee as Trustee of the Trust is hereby granted the power and authority to protect, conserve, sell, lease, mortgage, encumber, convey an interest, or otherwise manage and dispose of said property.

COPY

TAXES the current year have been prorated and are assumed by Grantee.

EXECUTED on July 12, 2021.

Maxine S. McChesney, Witness

Theresa M. Travis
THERESA M. TRAVIS, Grantor

Richard F. McChesney, Witness

THE STATE OF FLORIDA §
§
COUNTY OF ST. JOHNS §

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence by THERESA M. TRAVIS, Grantor, who produced a driver's license issued by as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, both of whom signed such instrument in the presence of Maxine S. McChesney, a witness who is personally known to me, and of Richard F. McChesney, a witness who is personally known to me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on July 12, 2021.

Camille Marie Smith
Notary Public, State of Florida
Notary's printed name: Camille Marie Smith

Notary Public State of Florida
Camille Marie Smith
My Commission HH 075517
Expires 12/29/2024

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	2013400000
Location Address	10 TREMERTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE S1/2 OF LOT 3 BLK 44-B OR947/170(PR/D) & 1188/958 & 5321/276 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.150
Homestead	Y

Owner Information

Owner Name	Travis Theresa M Revocable Trust D:07/12/21 100% Travis Theresa M Trustee 100%
Mailing Address	10 TREMERTON ST SAINT AUGUSTINE, FL 32084-5042

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2022
Building Value	$133,339
Extra Features Value	$0
Total Land Value	$266,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$399,339**
Total Deferred	$232,531
Assessed Value	**$166,808**
Total Exemptions	$50,000
Taxable Value	**$116,808**

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

Historical Assessment Information

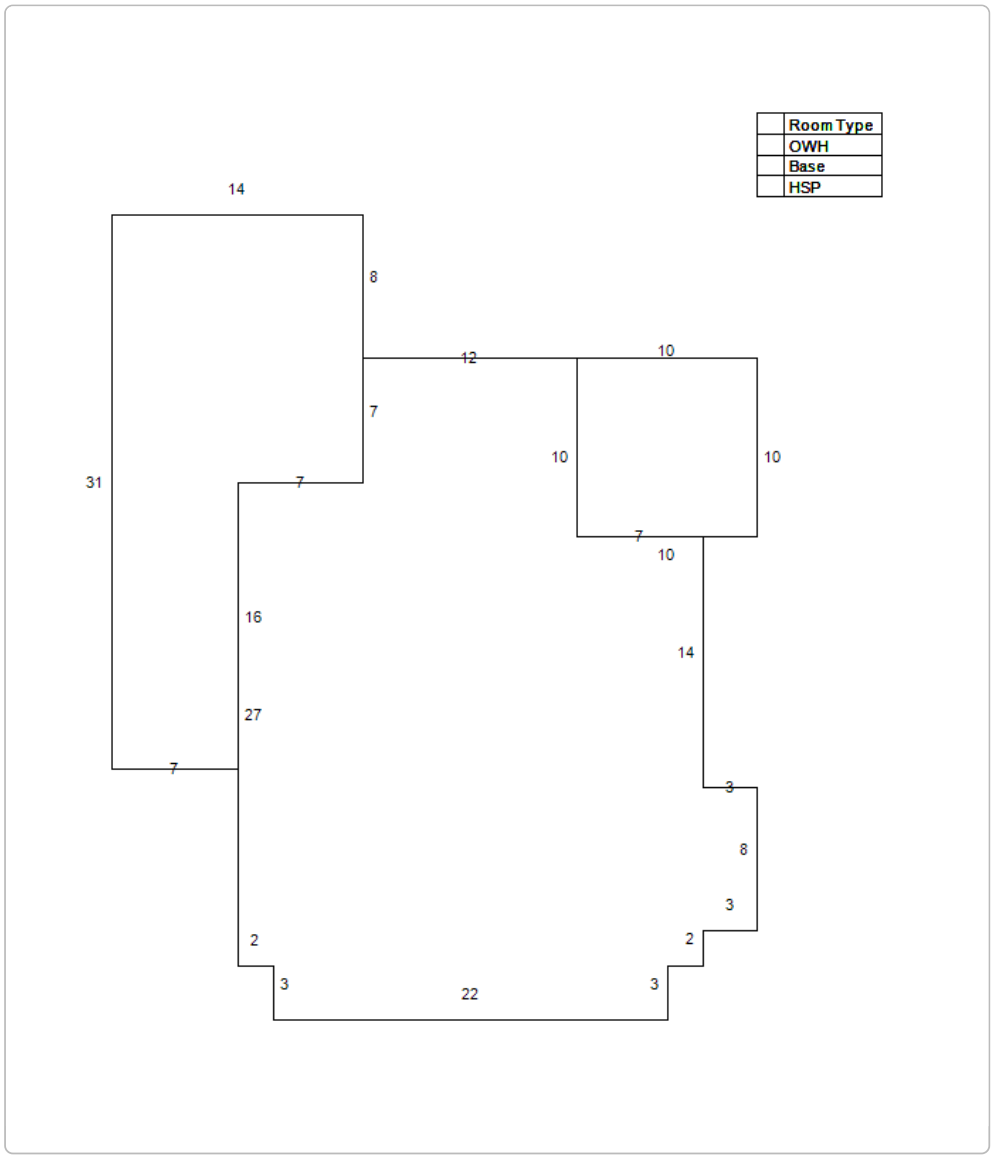
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$99,538	$0	$237,500	$0	$0	$337,038	$161,950	$225,088	$111,950
2020	$110,527	$0	$182,875	$0	$0	$293,402	$159,714	$183,688	$109,714
2019	$99,259	$0	$182,875	$0	$0	$282,134	$156,123	$176,011	$106,123
2018	$89,165	$0	$182,875	$0	$0	$272,040	$153,212	$168,828	$103,212
2017	$94,488	$0	$182,875	$0	$0	$277,363	$150,061	$177,302	$100,061
2016	$97,923	$0	$166,250	$0	$0	$264,173	$146,975	$167,198	$96,975
2015	$91,221	$0	$128,250	$0	$0	$219,471	$145,953	$123,518	$95,953
2014	$69,521	$0	$115,425	$0	$0	$184,946	$144,795	$90,151	$94,795
2013	$71,838	$0	$115,425	$0	$0	$187,263	$142,655	$94,608	$92,655
2012	$72,997	$0	$115,425	$0	$0	$188,422	$140,270	$98,152	$90,270
2011	$75,314	$0	$128,250	$0	$0	$203,564	$136,184	$117,380	$86,184
2010	$76,473	$0	$142,500	$0	$0	$218,973	$134,171	$134,802	$84,171

Building Information

Building	1
Year Built	1910
Actual Area	1277
Conditioned Area	1382
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Cement Fiber
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
1.5 STORY	855
HALF SCREEN PORCH	322
BASE AREA	100
Total SqFt	1277

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	109	50	EF	$266,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/19/2021	7/12/2021	$100.00	WARRANTY DEED	5321	276	U	I	TRAVIS THERESA MARIE	TRAVIS THERESA M REVOCABLE TRUST D:07/12/21
	7/31/1996	$119,000.00	WARRANTY DEED	1188	958	U	I	ALLAN ALICIA GAIL	TRAVIS THERESA MARIE
	6/20/1992	$100.00	PERSONAL REP	947	170	U	I	LAWRENCE GLADYS	ALLAN ALICIA G
	6/1/1989	$0.00		824	641	U	I		LAWRENCE GLADYS
	1/1/1979	$40,000.00		436	660	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Version 2.3.204



Detail by Entity Name

Florida Limited Liability Company
MCDONALD BROTHERS LLC

Filing Information

Document Number	L14000180145
FEI/EIN Number	N/A
Date Filed	11/20/2014
Effective Date	11/20/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/20/2016

Principal Address

6560 US1 SOUTH
ST AUGUSTINE FL, FL 32086

Mailing Address

6560 US1 SOUTH
ST AUGUSTINE FL, FL 32086

Registered Agent Name & Address

MCDONALD, DAVID L
6560 US 1 SOUTH
ST AUGUSTINE, FL 32086

Name Changed: 11/20/2016

Authorized Person(s) Detail

Name & Address

Title MGR

MCDONALD, DAVID L
6560 US 1 SOUTH
ST AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2020	01/21/2020
2021	03/15/2021

2022 01/30/2022

Document Images

01/30/2022 -- ANNUAL REPORT	View image in PDF format
03/15/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
04/09/2019 -- ANNUAL REPORT	View image in PDF format
03/02/2018 -- ANNUAL REPORT	View image in PDF format
04/14/2017 -- ANNUAL REPORT	View image in PDF format
11/20/2016 -- REINSTATEMENT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
11/20/2014 -- 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 July 21, 2022 Meeting



Application HP2022-0051 Address: 36 N. St. Augustine Boulevard

K.A. Morrison – Applicant
Kenton Andrew Morrison Revocable Trust – Owner

Project description: To demolish a residential building constructed c. 1953 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Mid-Century Ranch	Florida Master Site File:	SJ05760
National Register:	N/A	Construction date:	c. 1953
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2135200000		
Agenda Item:	7(b)	Previous Action(s):	N/A

STAFF SUMMARY:

This Mid-Century Ranch Style residence constructed in 1953 is located set back from the road along the west side of N. St. Augustine Boulevard. The single-story building features horizontal lines emphasized by a low-sloped asphalt shingle hipped roof with exposed rafter tails under the deep eaves, delineations along the exterior masonry walls, a pergola leading to an entry patio space with a trellis surrounded by a low decorative stone garden wall, and a wide covered rear porch and deck overlooking the Matanzas River and St. Augustine skyline. According to the applicant, an addition was constructed on the northwest corner in the 1980s which included a bedroom, bathroom, storage, sliding-glass doors, and a bay window on the west elevation. Double-entry wood-paneled doors are on the front façade as well as sliding glass doors on the front and rear elevations, windows are grouped or individual single-lite vinyl sashes, and an attached two-car garage is to the north of the entry porch on the front elevation. A detached two-car garage on the property is proposed to remain.

The applicant is requesting full demolition of the residential building to construct a new two-story single-family residence. Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **36 N. St. Augustine Boulevard** because it is not a local landmark or otherwise designated as a historic building if the HARB find that the building is not architecturally siginificant enough to meet the threshold of a historic local landmark with the following conditions:

1. For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
2. To limit the time the lot remains vacant, that no permit be issued for the demolition of the structure until drawings sufficient for a building permit and all necessary requirements for the construction of a replacement building have been submitted for the new construction.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. Not applicable.

2. The contribution of the structure to the mass and scale of the streetscape. The building is set far back from the street and its mass and scale have less of an impact on the streetscape than others along the block. The low and horizontal single-story building appears less massive than the two and three-story structures along much of N. St. Augustine Boulevard that are adjacent to the water.

3. The impact of the loss of the structure on the streetscape. The building is similar in pattern to other post-WWII, rectangular shaped buildings under a flat or low-sloped roof found throughout Davis Shores. Loss of the structure may have less of an impact on the streetscape due to its position on the large lot and large setback. Vacant lots are not desirable, and the board may choose to require that the building and demolition permit applications be submitted simultaneously to limit the amount of time the lot sits vacant.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Replacement plans submitted indicate a two-story structure that is similar in mass and scale to other more recently constructed residences that have replaced previously existing homes immediately adjacent along N. St. Augustine Boulevard before it turns away from the river. 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 and meet zoning requirements.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. Polk City Directory Research ties the building to Louis Neumann, owner of Neumann Construction Company from inception to the late 1960s. From the mid-1990s until 2022, the property was owned by owners of local accounting firm Edmiston & Edmiston, PA. The building has no known historic or cultural associations that would qualify it for listing individually although it could contribute to a district if one were created according to the Florida Master Site File (FMSF).

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation; however, according to the 2015 FMSF survey, the structure appears to retain integrity and would contribute to a NRH district if one were created. The continued demolitions and modifications in Davis Shores impacts the significance of the neighborhood's historic fabric and streetscape.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. Although the structure has seen alterations over time, the sprawling horizontal floorplan and low-pitched roof are characteristic of the Mid-Century Ranch style.

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.*** While the mid-century building typology is found throughout St. Augustine particularly in the Davis Shores neighborhoods, this building is a good and intact example. Structures of this typology within the floodplain are threatened by demolition and replacement as flooding from storm and tide events continue to occur and building codes and legislation encourage raising finished floor elevations out of the floodplain. The building cannot feasibly be elevated, and the applicant may clarify what previous storm/flood damage the building may have sustained.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced; or, could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

10. ***The justification for the proposed demolition.*** The applicant seeks to redevelop the property with a two-story single-family home after it was determined that a second story could not be added to the existing structure.

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 1953 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Front (east) Elevation

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



View of house from N. St. Augustine Boulevard

Staff Report pg. 8

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Entry pergola

Staff Report pg. 9

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Staff Report pg. 10

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Front door and porch details



STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Front door and porch details

Staff Report pg. 12

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



South Elevation



STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard


South Elevation


West Elevation

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Staff Report pg. 15

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



West Elevation



North Elevation

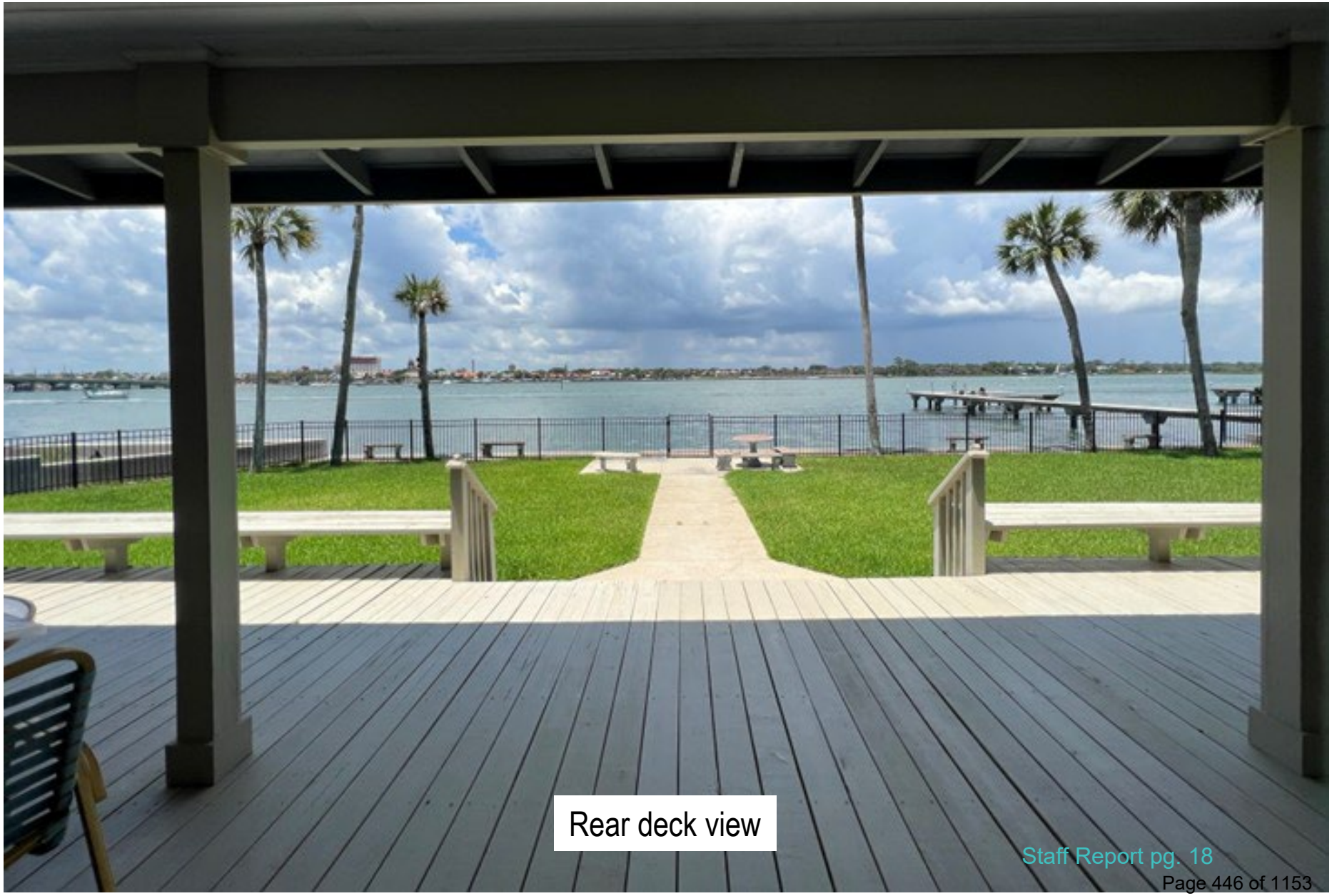
STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



North Elevation

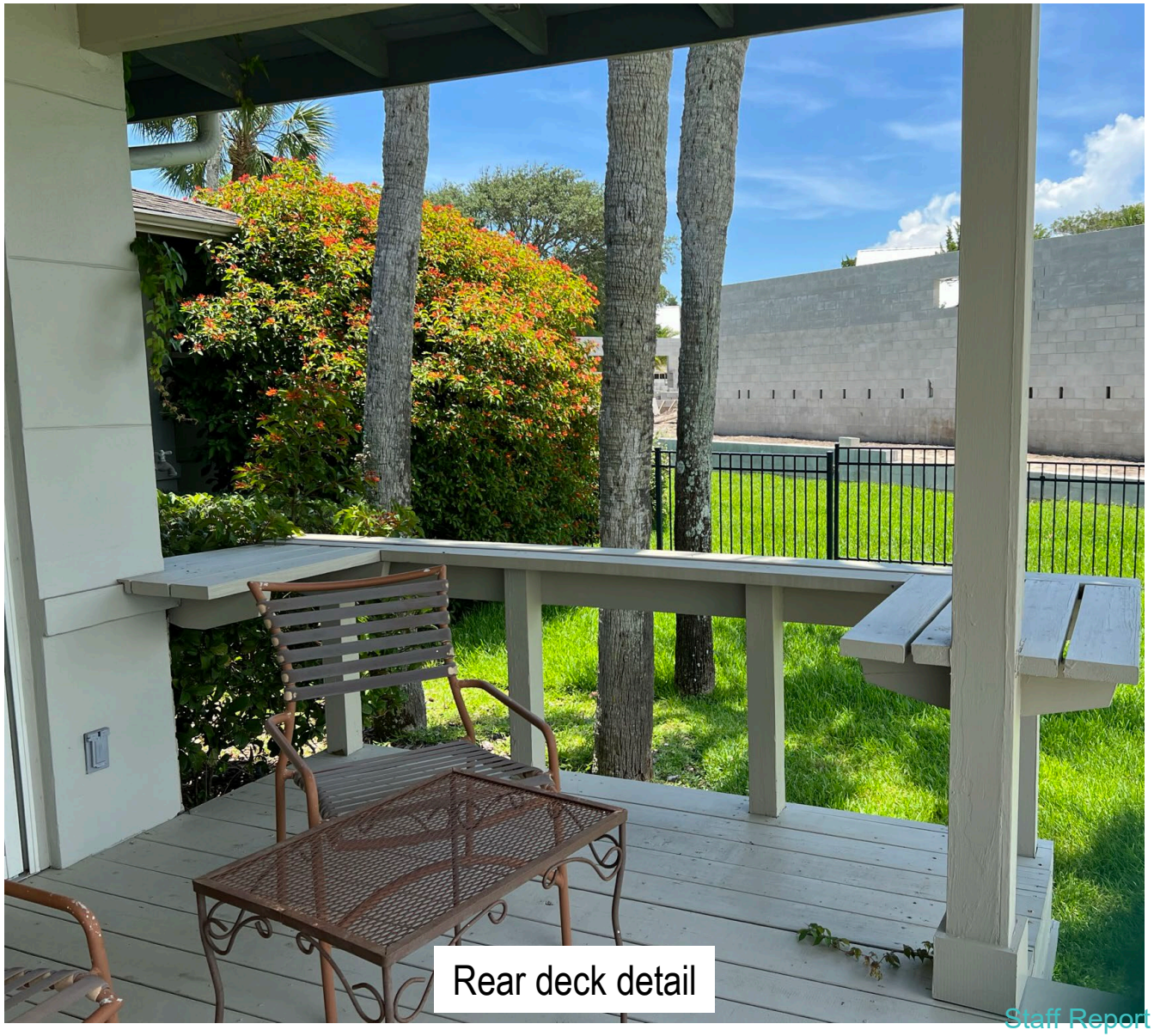


STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Rear deck view

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Rear deck detail

Staff Report pg. 19

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36 N. St. Augustine Boulevard



Detached garage proposed to remain

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36 N. St. Augustine Boulevard



Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Interior Photographs

Staff Report pg. 23

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard







Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

Staff Report pg. 25

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

Staff Report pg. 27

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36 N. St. Augustine Boulevard





Interior Photographs

Staff Report pg. 28

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36 N. St. Augustine Boulevard





Interior Photographs

Staff Report pg. 29

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36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

Staff Report pg. 32

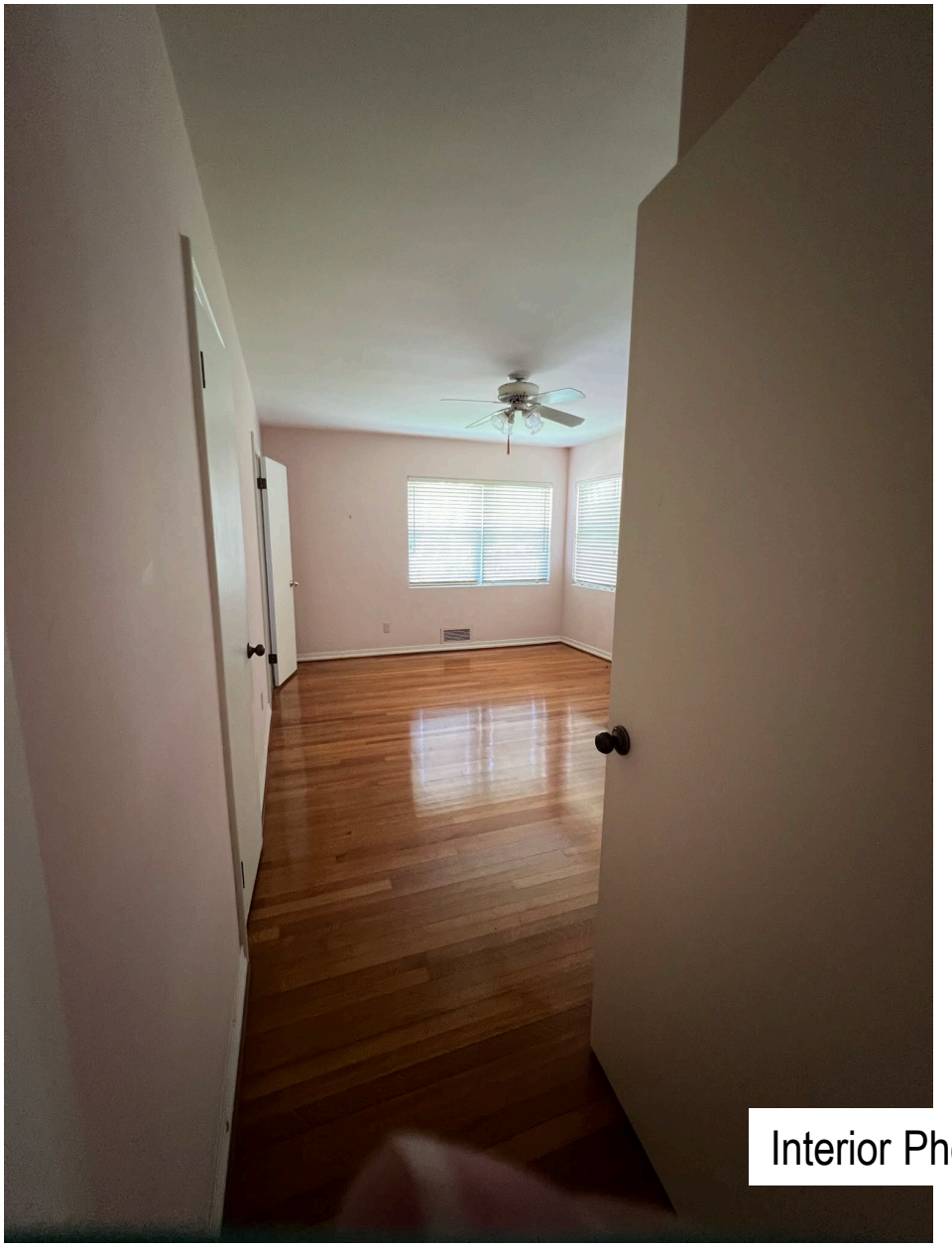
STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard

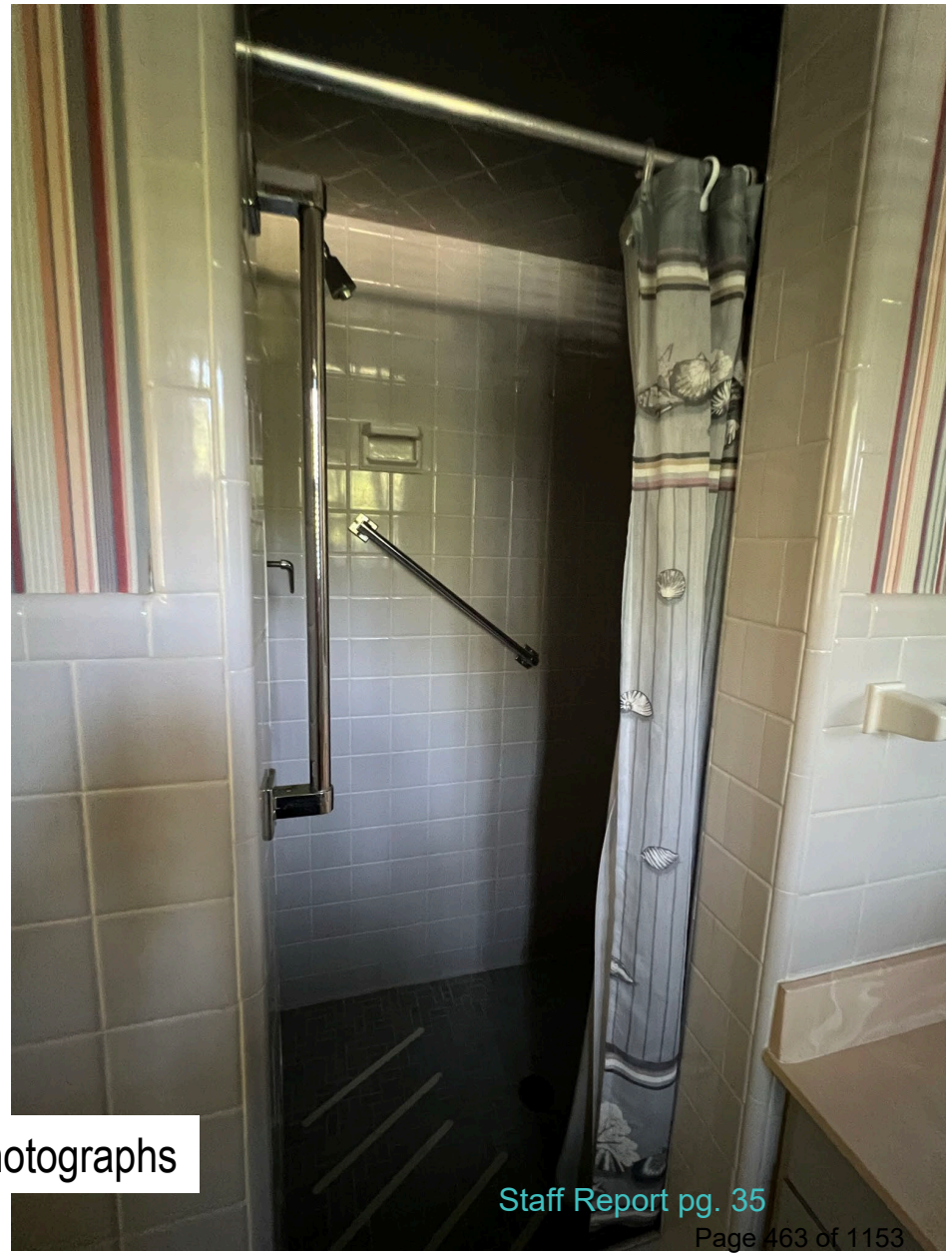




Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Context Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard









Context Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Context Photographs

☒ Original
☐ Update



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

Site #8 SJ05760
Field Date 3-18-2015
Form Date 3-18-2015
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) 36 St. Augustine Blvd — Multiple Listing (DHR only)
Survey Project Name Architecturial Survey of Anastasia Is. Structure — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	36	N	St. Augustine	Boulevard	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — 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 17 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 2135200000 — Landgrant
Subdivision Name Davis Shores — 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: 1953 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☒yes ☐no ☐unknown — Date: — Nature trellis; windows
Additions: ☐yes ☐no ☒unknown — Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Ranch — Exterior Plan U-shaped — Number of Stories 1
Exterior Fabric(s) 1. Stucco — 2. — 3.
Roof Type(s) 1. Hip — 2. — 3.
Roof Material(s) 1. Asphalt shingles — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) single and paired 1/1 replacement vinyl inset in opening

Distinguishing Architectural Features (exterior or interior ornaments) 2 car garage- horizontal sprawling plan- smooth stucco lowpitch roof

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 1 square concrete-block bldg, set away from house: new pergola:corner lot on water w/ dock:long concrete drive w/ pebble parking+stone piers

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 SJ05760

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Stone 2. faux stone
Structural System(s): 1. Unknown 2. 3.
Foundation Type(s): 1. Continuous 2.
Foundation Material(s): 1. 2. unknown
Main Entrance (stylistic details) hidden- unknown

Porch Descriptions (types, locations, roof types, etc.) front patio w/ wood pergola

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

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☒other methods (describe) 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) seems to retain integrity; would contribute to a district

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. 3. 5.
2. 4. 6.

DOCUMENTATION

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

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

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

RECORDER INFORMATION

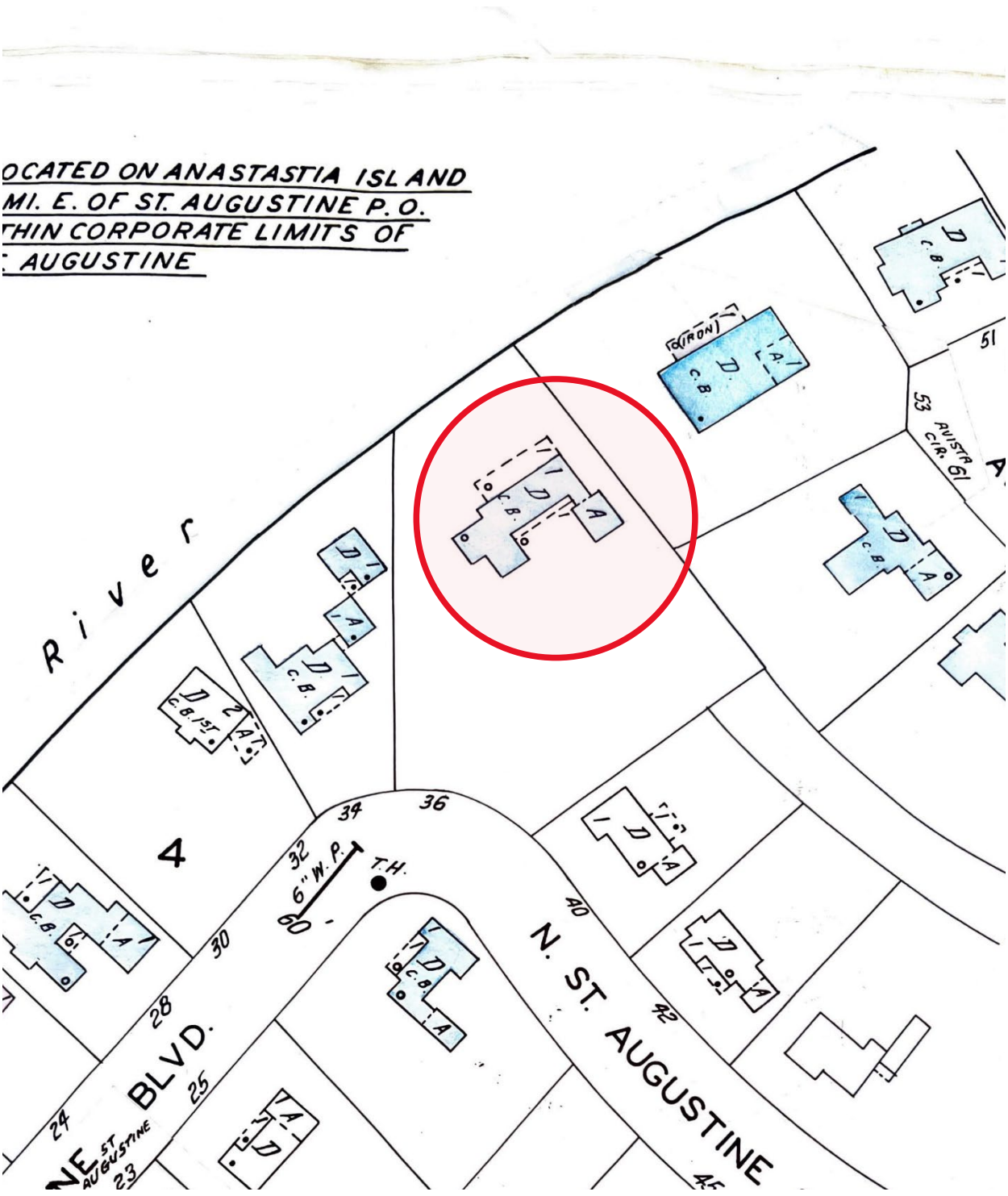
Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way, Ste. 100 Jacksonville, FL 32256/904-470-2200/pdavenport@esinc.cc
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

SANBORN MAP 1930 UPDATED TO 1965

36 N. St. Augustine Boulevard



36 N St. Augustine Boulevard (c. 1953)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1953	Under Construction		
1954	Louis E. Neumann (Wife: Mary)	(o)	Neumann Construction Company General Contractors (Ad in Buyer's Guide), Neumann Supply Company
1960	Louis E. Neumann (Wife: Mary M)	(o)	Neumann Construction Company General Contractors, Neumann Supply Company
	Neumann Construction		
1970	G. William Ellis (Wife: Dorothy L)	(o)	Retired
1979/80	G. William Ellis (Wife: Dorothy L)	(o)	Retired
1984/85	G. William Ellis (Wife: Dorothy L)	(o)	Retired
1995	William C. Edmiston (Wife: Maragaret)	(o)	Accountant, Edmiston & Edmiston PA
	Margaret Edmiston		President, Edmiston & Edmiston PA

\+ First entry found for this address
(o) Owner

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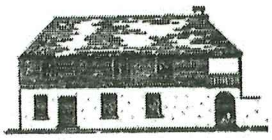

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION

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

Application Fee: ($300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2022-0051

Receipt No. 2403790 Meeting Date July 21, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT KA MORRISON
   Business (if applicable) _____
   Address 25 Dolphin DR.
   City St Augustine State FL Zip 32080
   Daytime telephone 229 237 0678 Other phone/email meridian500tp@gmail.com

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

2. NAME OF PROPERTY OWNER KA MORRISON
   Business (if applicable) _____
   Address 25 Dolphin DR.
   City St Augustine State FL Zip 32080
   Daytime telephone (required) 229 237 0678 Other phone _____

3. PROJECT STREET ADDRESS 36 N. St. Augustine Blvd.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 16,17,11,12 Block 1&6 Subdivision Davis Shores Parcel Number 213520-0000

5. DATE OF CONSTRUCTION 1951 Source: Book 7 Page 7 St. Johns Cty FL.

6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☐ Listed on Florida Master Site File
   - ☑ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)
   - ☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ☑ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ☐ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

☐ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☑ Photographs of existing conditions including façades of the building and interior features if applicable.

☑ Drawings of proposed replacement buildings and or features if applicable.

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

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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Planning/Building Dep

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 KA Morrison DATE 6/9/22

SIGNATURE OF APPLICANT [signature]

PRINT 1st OWNER'S NAME _____ DATE _____

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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JUN 21 2022

Planning/Building Dept.

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

KA Morrison
Print Name of Owner

229 237 0678
Telephone Number

State of GA

County of Lowndes

Signed and sworn before me on this 9 day of June, 2022

By Raissa M. Hill

Identification verified: yes

Oath sworn: ✓ Yes ____ No

Notary Signature: Raissa M. Hill

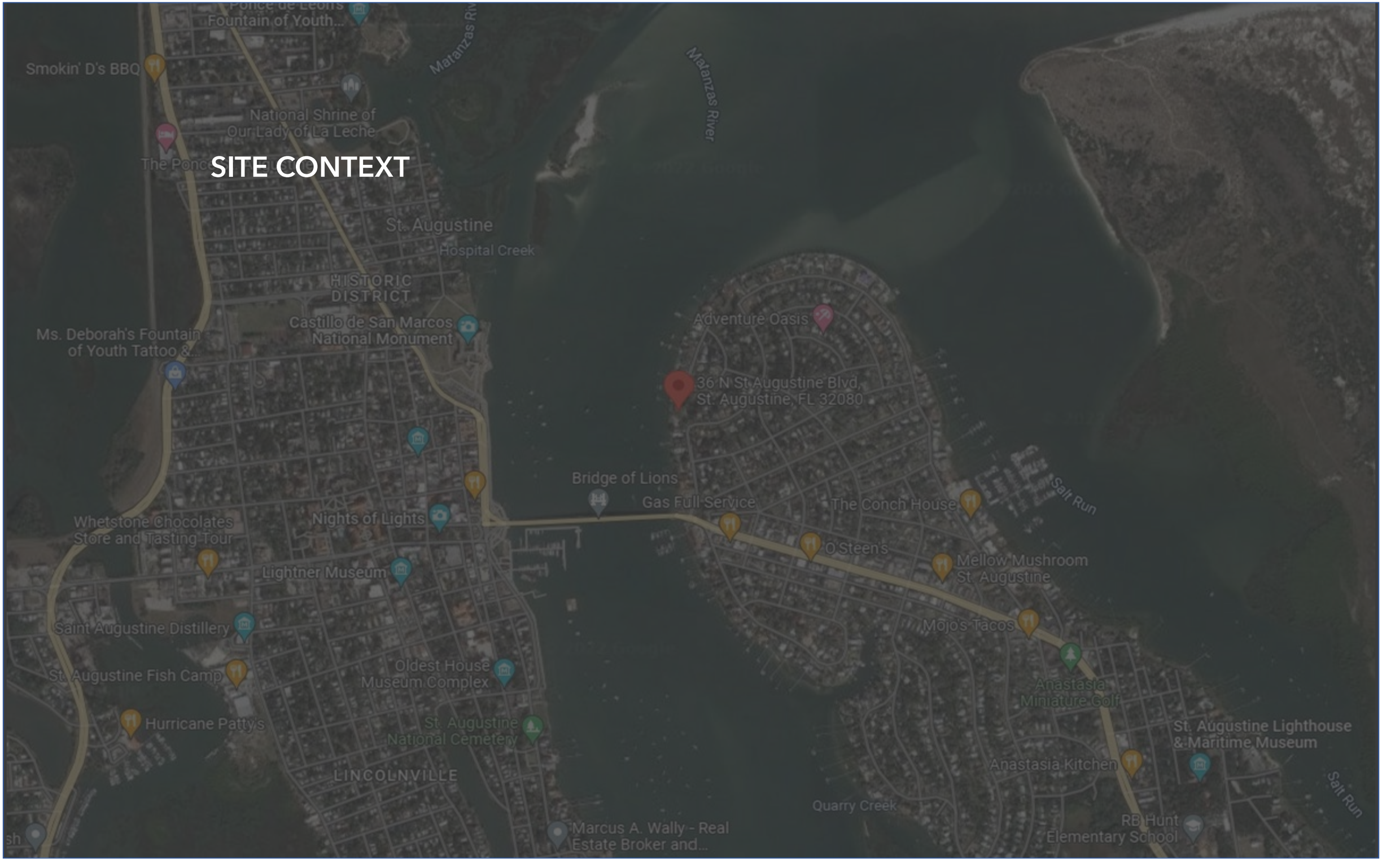
My Commission expires: Jan 29, 2024

RAISSA M HILL NOTARY PUBLIC Exp. Jan. 29, 2024 LOWNDES COUNTY, GA

Rev:022117

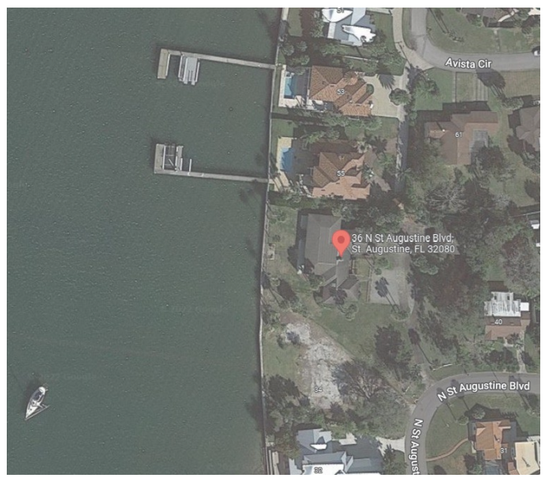
36 NORTH ST AUGUSTINE BLVD
DEMOLITION

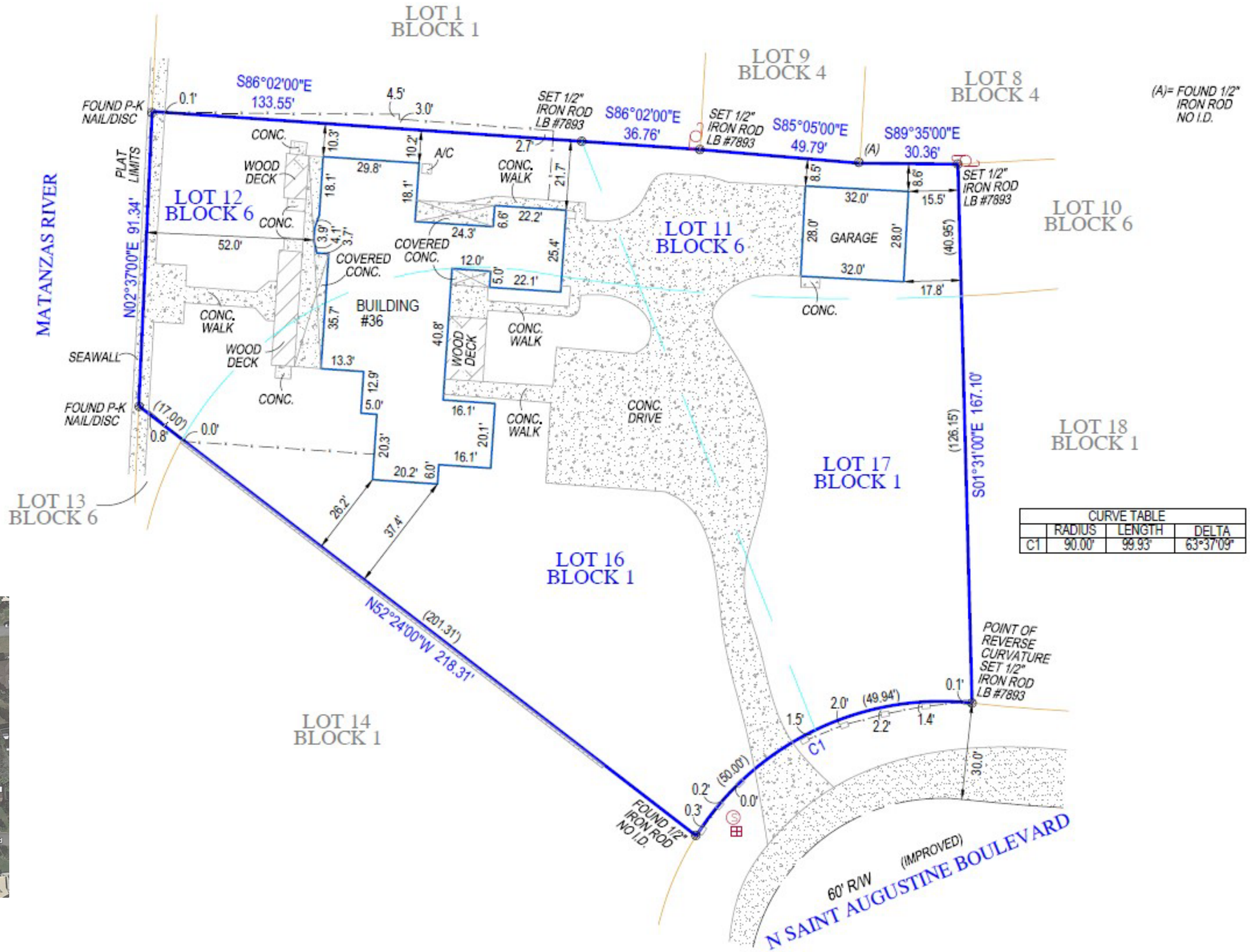



SITE CONTEXT
Fountain of Youth...
Smokin' D's BBQ
National Shrine of
Our Lady of La Leche
The Ponce
Matanzas River
Malanzas River
St. Augustine
Hospital Creek
HISTORIC
DISTRICT
Ms. Deborah's Fountain
of Youth Tattoo &...
Castillo de San Marcos
National Monument
Adventure Oasis
36 N St Augustine Blvd,
St. Augustine, FL 32080
Bridge of Lions
Gas Full Service
The Conch House
Salt Run
Whetstone Chocolates
Store and Tasting Tour
Nights of Lights
O'Steen's
Mellow Mushroom
St. Augustine
Lightner Museum
Saint Augustine Distillery
Mojo's Tacos
Oldest House
Museum Complex
St. Augustine Fish Camp
Anastasia
Miniature Golf
Hurricane Patty's
St. Augustine
National Cemetery
St. Augustine Lighthouse
& Maritime Museum
LINCOLNVILLE
Anastasia Kitchen
Quarry Creek
Salt Run
Marcus A. Wally - Real
Estate Broker and...
RB Hunt
Elementary School


Ponce de Leon's Fountain of Youth...
Smokin' D's BBQ
National Shrine of Our Lady of La Leche
The Ponce St. Augustine
Matanzas River
Matanzas River
St. Augustine
Hospital Creek
HISTORIC DISTRICT
Ms. Deborah's Fountain of Youth Tattoo &...
Castillo de San Marcos National Monument
Adventure Oasis
36 N St Augustine Blvd, St. Augustine, FL 32080
Bridge of Lions
Gas Full Service
The Conch House
Salt Run
Whetstone Chocolates Store and Tasting Tour
Nights of Lights
O Steen's
Mellow Mushroom St. Augustine
Lightner Museum
Saint Augustine Distillery
Mojo's Tacos
Oldest House Museum Complex
St. Augustine Fish Camp
Anastasia Miniature Golf
Hurricane Patty's
St. Augustine National Cemetery
St. Augustine Lighthouse & Maritime Museum
LINCOLNVILLE
Anastasia Kitchen
Quarry Creek
Salt Run
Marcus A. Wally - Real Estate Broker and...
RB Hunt Elementary School

SURVEY


Avista Cir
36 N St Augustine Blvd,
St Augustine, FL 32080
N St Augustine Blvd


LOT 1
BLOCK 1
LOT 9
BLOCK 4
LOT 8
BLOCK 4
(A)= FOUND 1/2" IRON ROD NO I.D.
FOUND P-K NAIL/DISC
S86°02'00"E 133.55'
0.1'
4.5'
3.0'
SET 1/2" IRON ROD LB #7893
S86°02'00"E 36.76'
SET 1/2" IRON ROD LB #7893
S85°05'00"E 49.79'
(A)
S89°35'00"E 30.36'
SET 1/2" IRON ROD LB #7893
PLAT LIMITS
MATANZAS RIVER
N02°37'00"E 91.34'
LOT 12
BLOCK 6
CONC.
WOOD DECK
A/C
CONC. WALK
LOT 10
BLOCK 6
LOT 11
BLOCK 6
GARAGE
COVERED CONC.
BUILDING #36
CONC. WALK
WOOD DECK
SEAWALL
CONC.
CONC. DRIVE
FOUND P-K NAIL/DISC
(17.00')
0.8'
0.0'
LOT 13
BLOCK 6
LOT 18
BLOCK 1
LOT 17
BLOCK 1
S01°31'00"E 167.10'
(126.15')
LOT 16
BLOCK 1
LOT 14
BLOCK 1
N52°24'00"W 218.31'
(201.31')
POINT OF REVERSE CURVATURE SET 1/2" IRON ROD LB #7893
FOUND 1/2" IRON ROD NO I.D.
C1
(50.00')
(49.94')
60' R/W
(IMPROVED)
N SAINT AUGUSTINE BOULEVARD
CURVE TABLE
RADIUS
LENGTH
DELTA
C1
90.00'
99.93'
63°37'09"

EXISTING CONDITIONS

EXISTING FLOOR PLAN
APPROX 5,000SF UNDER ROOF







EXISTING CONDITIONS

EXISTING CONDITIONS





EXISTING CONDITIONS







SALVAGE EXISTING MATERIAL
BRICK + FIREBOX

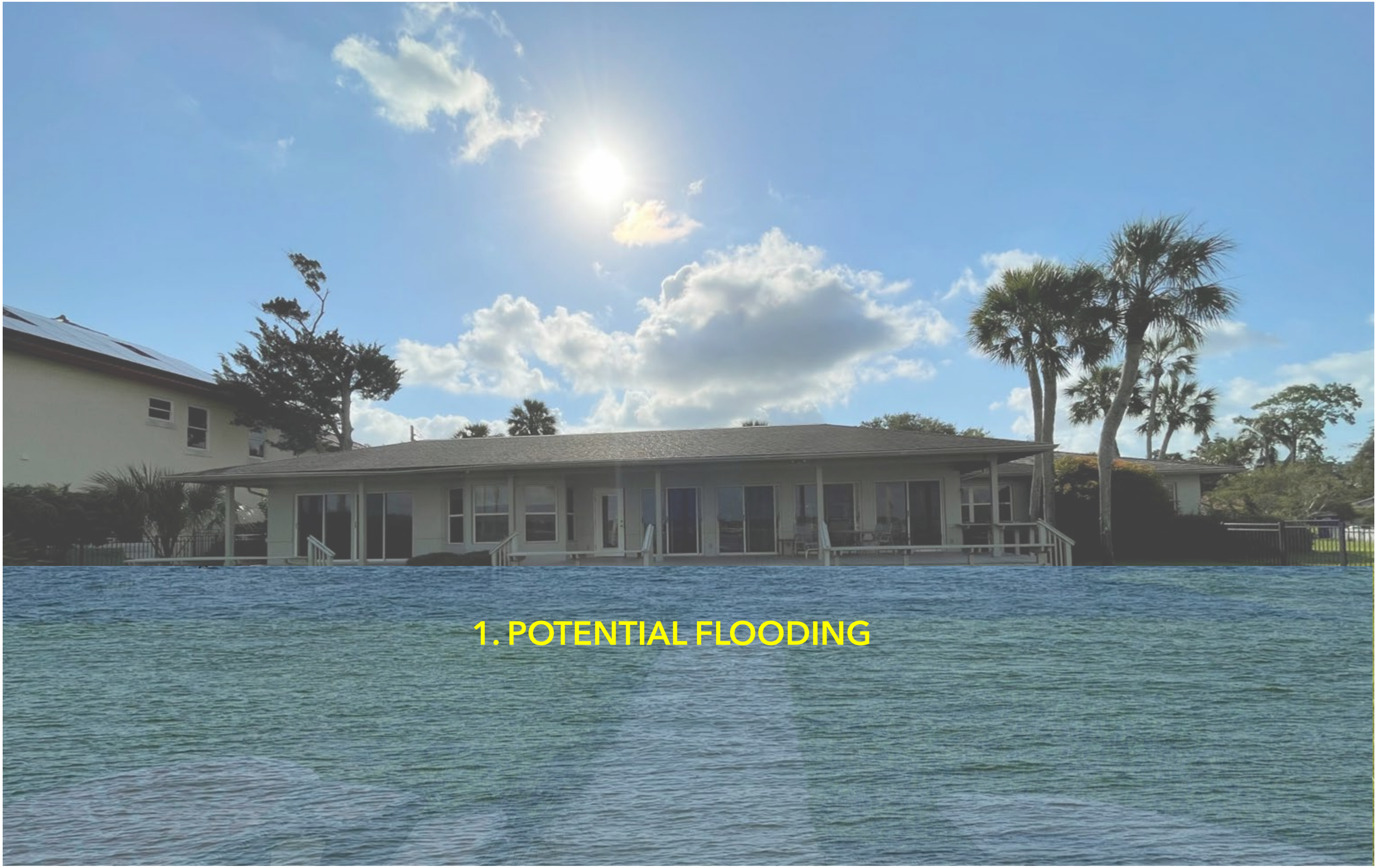
REASONS TO SUPPORT DEMOLITION

1. POTENTIAL FLOODING

2. EXISTING HOUSE IS NOT DESIGNED TO SUPPORT A SECOND FLOOR

3. MAXIMIZE VIEWS AND OUTDOOR LIVING





1. POTENTIAL FLOODING


2. EXISTING HOUSE IS NOT DESIGNED TO
SUPPORT A SECOND FLOOR

3. MAXIMIZE VIEWS AND OUTDOOR LIVING

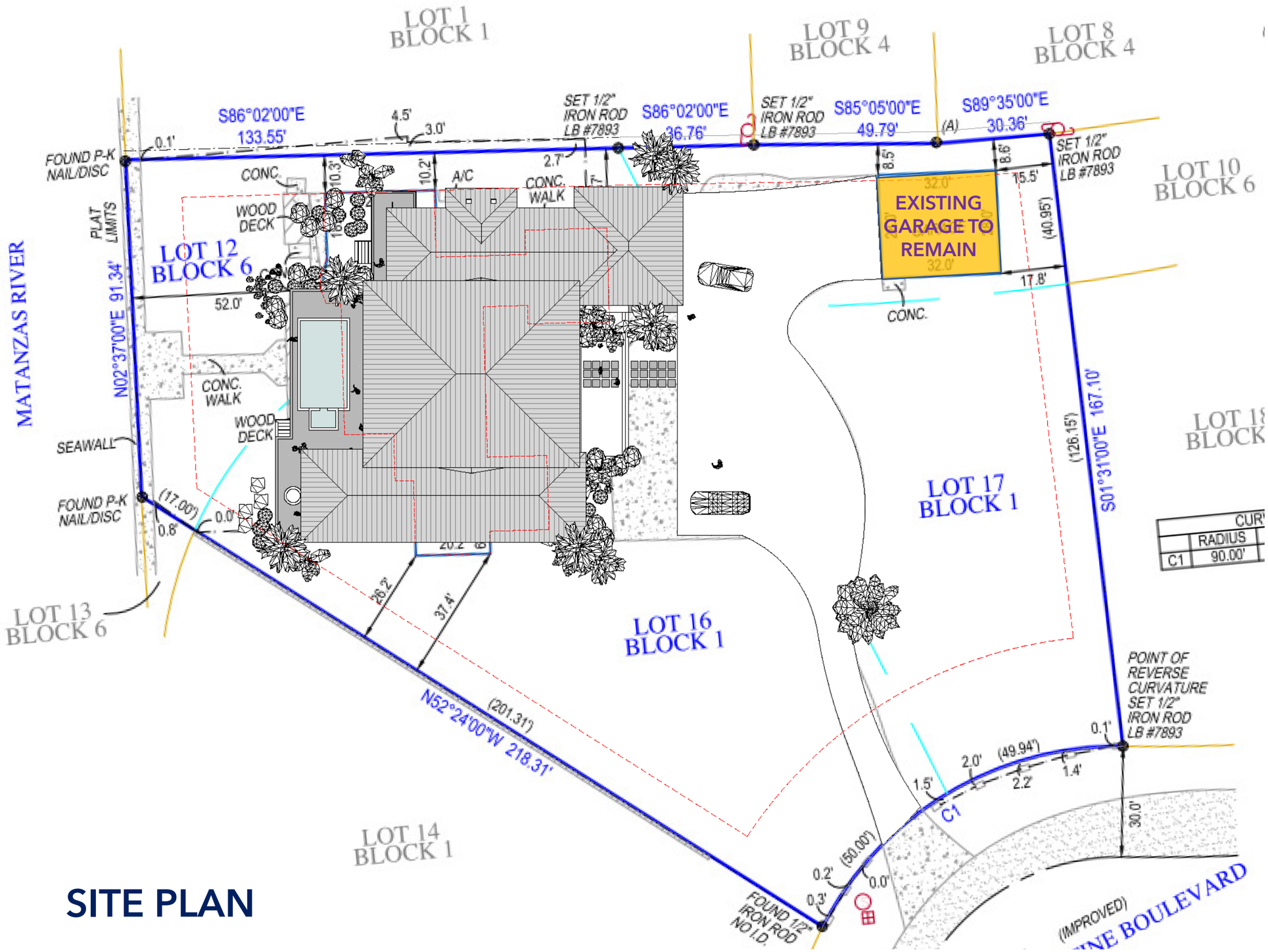




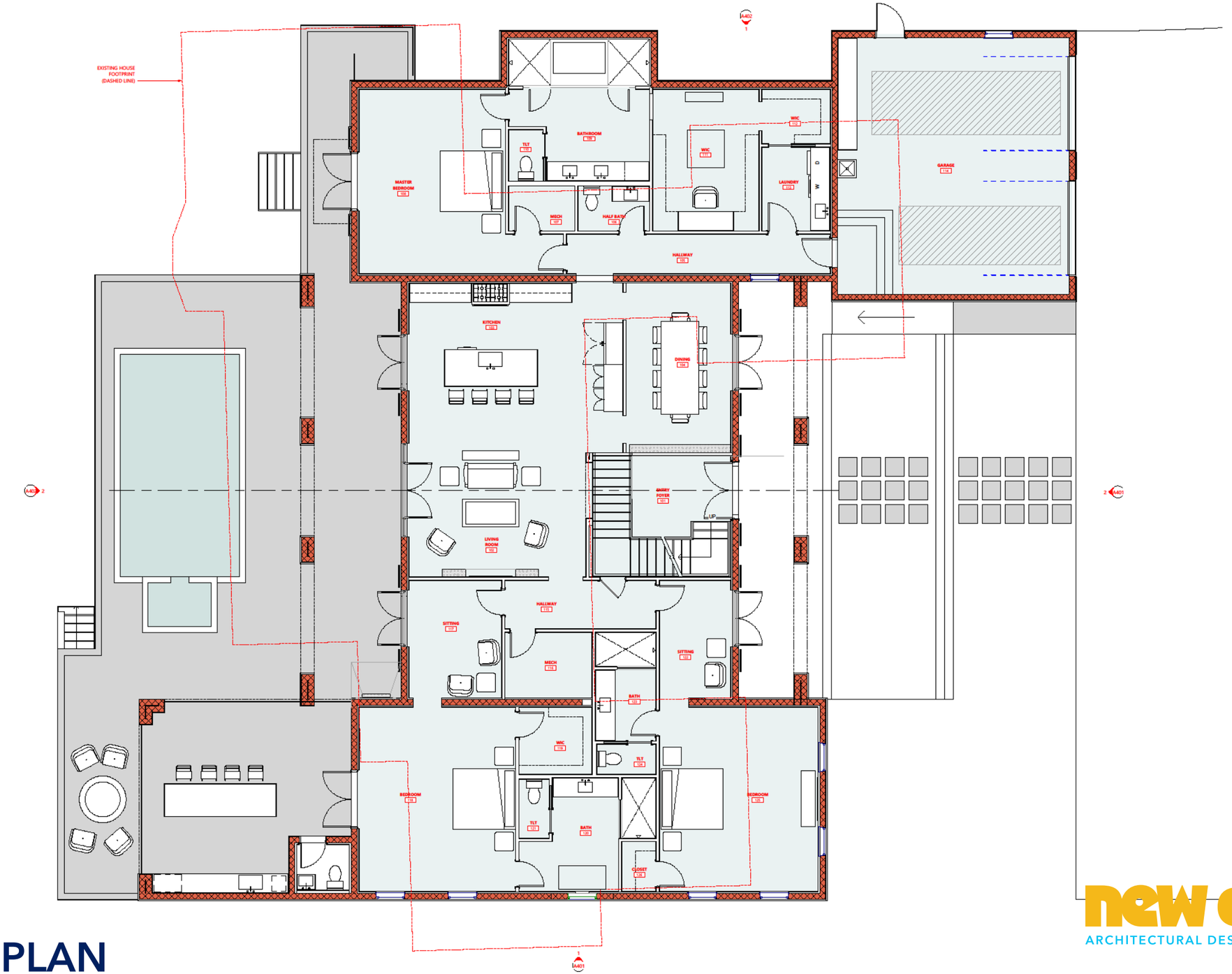
PROPOSED DESIGN

FIRST FLOOR	3,873
SECOND FLOOR	1,452
FIRST FLOOR PORCH	1,218
SECOND FLOOR PORCH	829
GARAGE	746
TOTAL UNDER ROOF	8,118


new day
ARCHITECTURAL DESIGN CO.

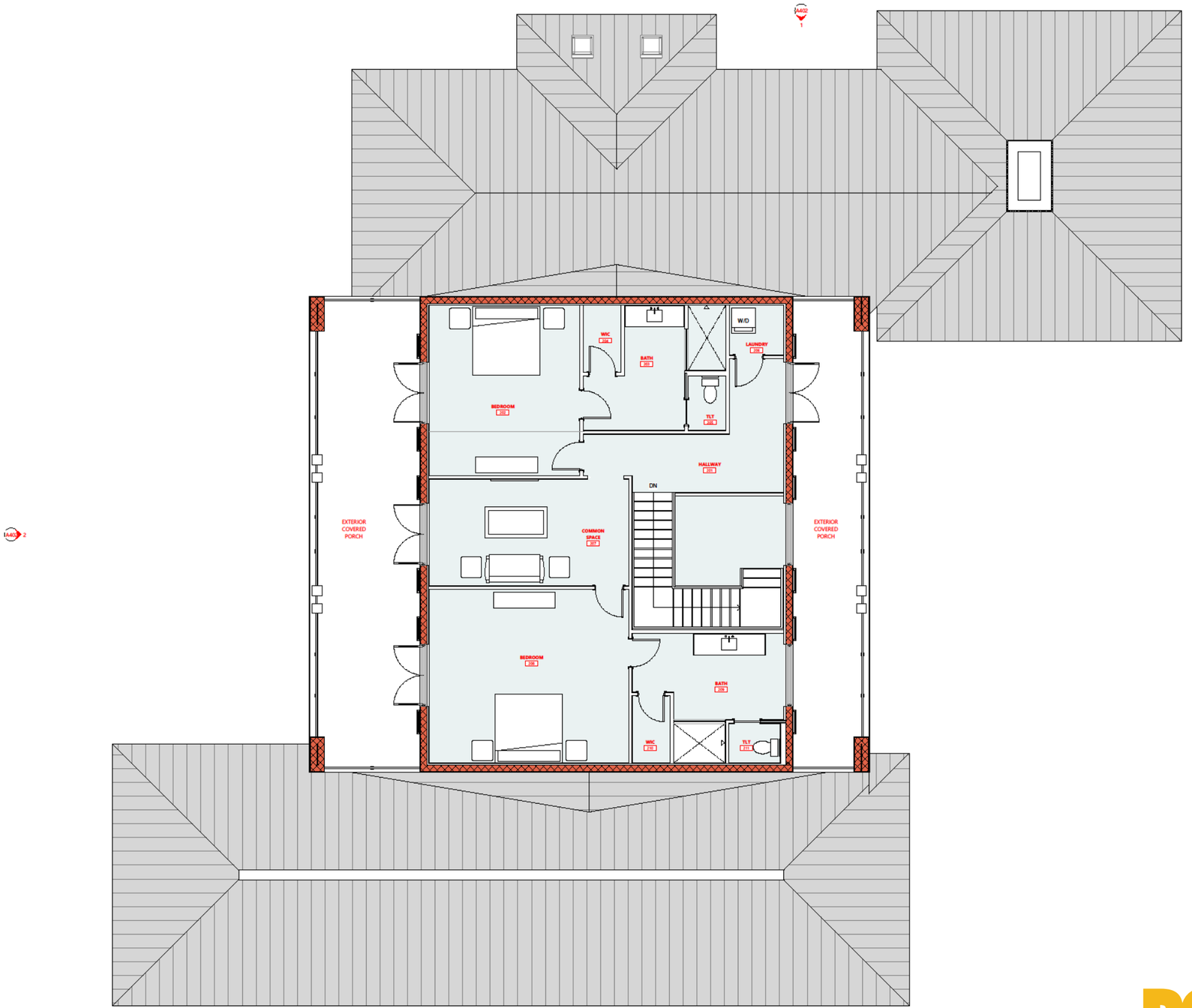

LOT 1
BLOCK 1
LOT 9
BLOCK 4
LOT 8
BLOCK 4
LOT 10
BLOCK 6
S86°02'00"E
133.55'
4.5'
3.0'
SET 1/2"
IRON ROD
LB #7893
S86°02'00"E
36.76'
SET 1/2"
IRON ROD
LB #7893
S85°05'00"E
49.79'
(A)
S89°35'00"E
30.36'
SET 1/2"
IRON ROD
LB #7893
FOUND P-K
NAIL/DISC
0.1'
CONC.
WOOD
DECK
10.3'
10.2'
A/C
2.7'
CONC.
WALK
PLAT
LIMITS
LOT 12
BLOCK 6
EXISTING
GARAGE TO
REMAIN
32.0'
15.5'
8.5'
8.6'
(40.95')
17.8'
CONC.
N02°37'00"E 91.34'
52.0'
CONC.
WALK
WOOD
DECK
SEAWALL
FOUND P-K
NAIL/DISC
(17.00')
0.8'
0.0'
MATANZAS RIVER
LOT 13
BLOCK 6
LOT 14
BLOCK 1
LOT 16
BLOCK 1
LOT 17
BLOCK 1
26.2'
37.4'
N52°24'00"W 218.31'
(201.31')
S01°31'00"E 167.10'
(126.15')
RADIUS
C1
90.00'
POINT OF
REVERSE
CURVATURE
SET 1/2"
IRON ROD
LB #7893
0.1'
2.0'
(49.94')
2.2'
1.4'
1.5'
C1
30.0'
0.2'
(50.00')
0.0'
0.3'
FOUND 1/2"
IRON ROD
NO I.D.
(IMPROVED)
BOULEVARD
FENCE
PERTY CORNER
LITY BOX

SITE PLAN



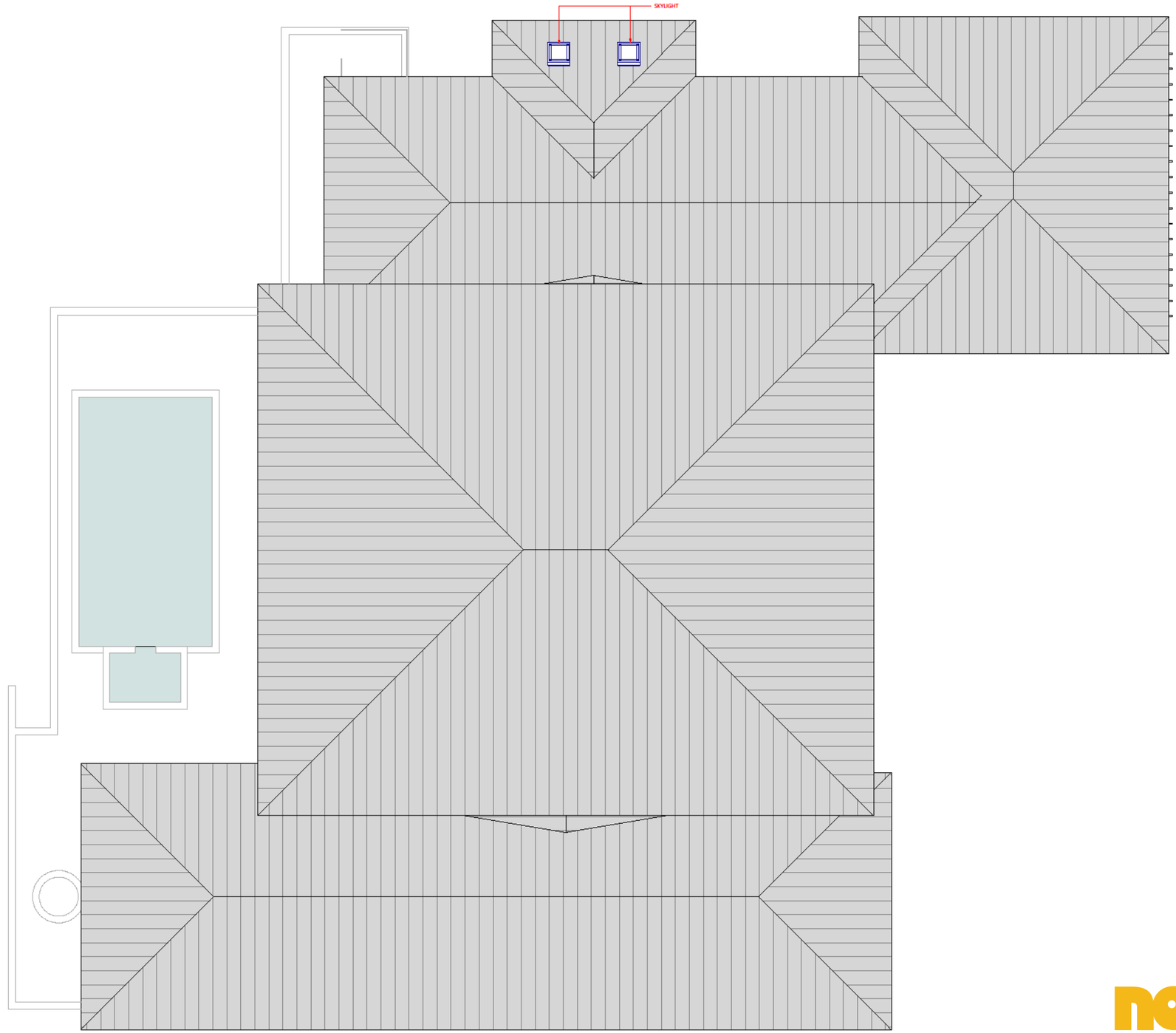
FIRST FLOOR PLAN

new day
ARCHITECTURAL DESIGN CO.



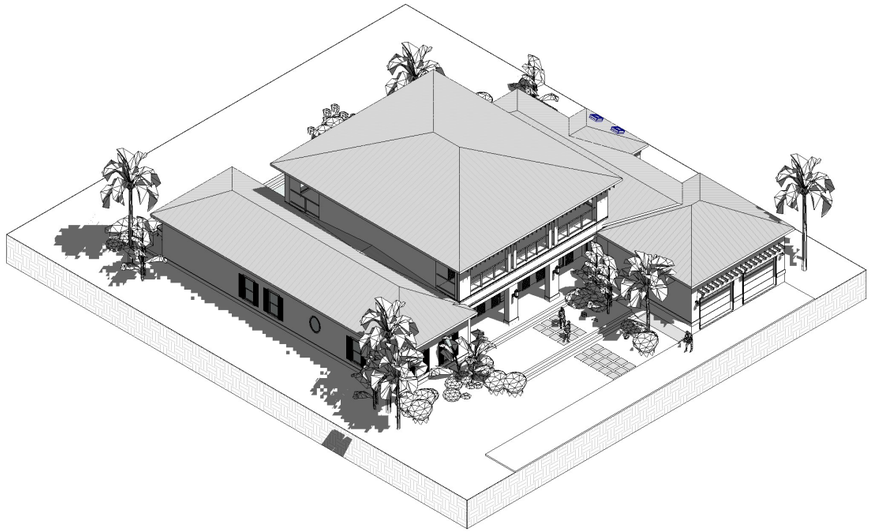
SECOND FLOOR PLAN

new day
ARCHITECTURAL DESIGN CO.



ROOF PLAN

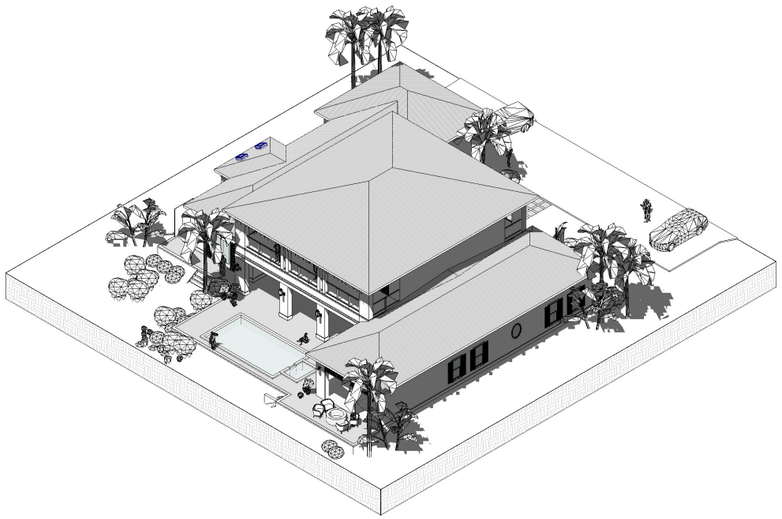
new day
ARCHITECTURAL DESIGN CO.

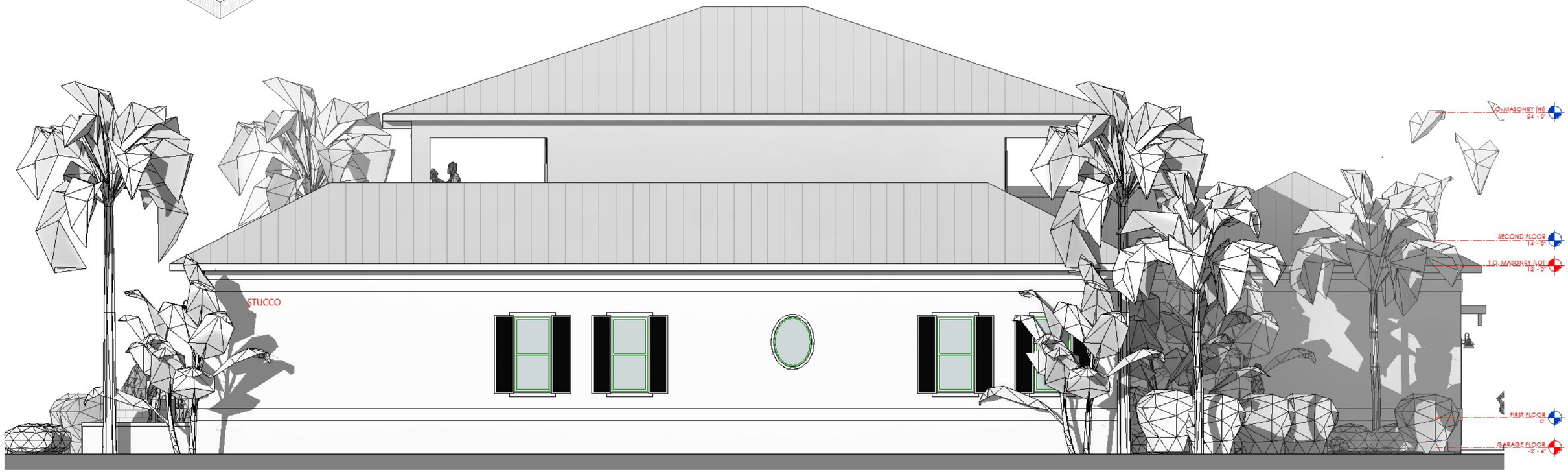




EAST ELEVATION

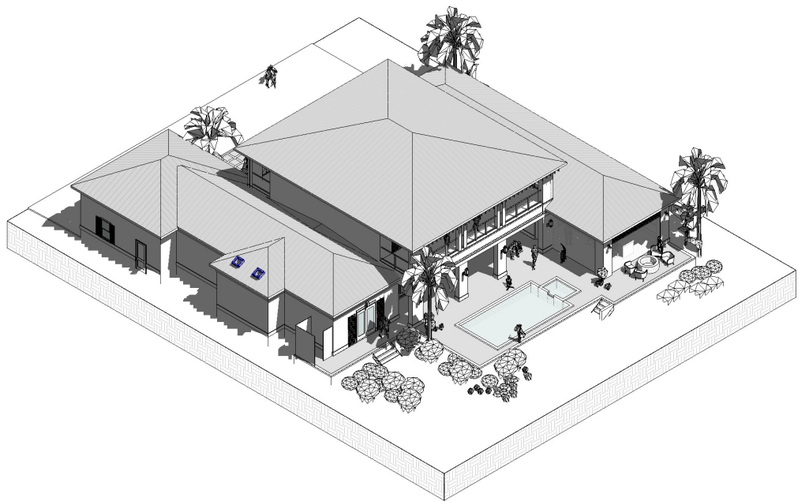
new day
ARCHITECTURAL DESIGN CO.





SOUTH ELEVATION

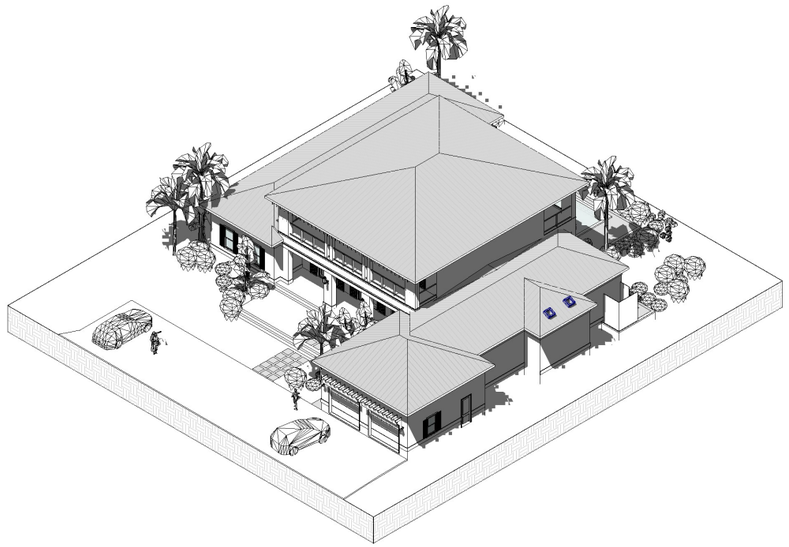
new day
ARCHITECTURAL DESIGN CO.

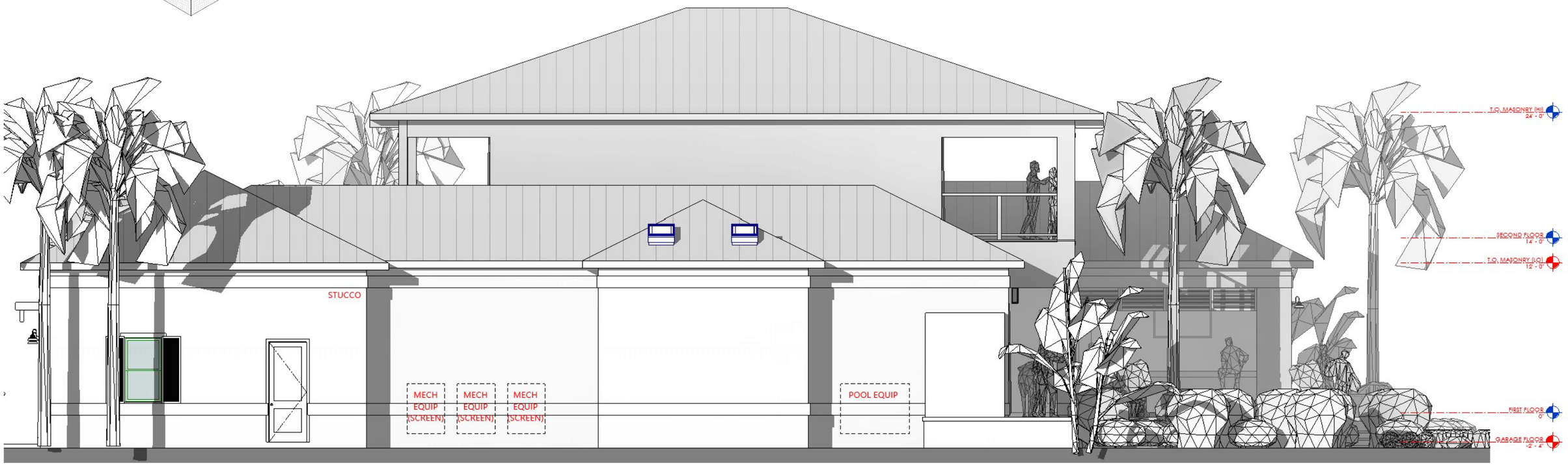




WEST ELEVATION

new day
ARCHITECTURAL DESIGN CO.





NORTH ELEVATION

new day
ARCHITECTURAL DESIGN CO.

MAXIMIZE VIEW







Instr #2022033341 BK: 5526 PG: 1592, Filed & Recorded: 3/30/2022 12:48 PM #Pgs:5
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $44.00 Doc. D $23,100.00

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 6-22-060

$3,300,000.00 – Purchase Price

TRUSTEE'S DEED

THIS INDENTURE, made this 28th day of March, 2022, by and between MARGARET ANN EDMISTON and MARGARET GREER EDMISTON, individually and as Trustees of the Margaret Ann Edmiston Revocable Trust created under agreement dated April 3, 2002 and MARGARET ANN EDMISTON AND MARGARET GREER EDMISTON, individually and as Trustees of the "Edmiston Family Trust" created under Article 4 of the "William C. Edmiston, Jr. Revocable Trust" dated April 3, 2002, whose post office address is 17 Cordova Street, St. Augustine, Florida 32084 (collectively, "Grantor") to KENTON ANDREW MORRISON, SR., AS TRUSTEE OF THE KENTON ANDREW MORRISON REVOCABLE TRUST DATED DECEMBER 28, 2017, whose post office address is Post Office Box 845, Nashville, Georgia 31639 ("Grantee").

COPY

W I T N E S S E T H:

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

Lots 16 and 17, Block 1, Davis Shores, a subdivision of the City of St. Augustine, Florida, according to the map or plat thereof on file in the office of the clerk of the Circuit Court for St. Johns County, Florida.
Also Lots 11 and 12, Block 6, Avista Subdivision, according to the map or plat thereof as recorded in Plat Book 7, Page 7, Public Records of Saint Johns County, Florida (collectively, the "Property").

Parcel Identification Number: 213520-0000

SUBJECT TO: Those matters listed on Exhibit "A", attached hereto and by reference made a part hereof.

THIS DEED REPRESENTS A CONVEYANCE OF NON-HOMESTEAD PROPERTY IN THAT MARGARET ANN EDMISTON IS UNMARRIED AND SAID PROPERTY IS NOT THE HOMESTEAD OF MARGARET GREER EDMISTON UNDER THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA IN THAT MARGARET GREER EDMISTON NOR ANY MEMBER OF HER HOUSEHOLD RESIDES THEREON.

And Grantor does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns, and not otherwise.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, which the said Grantor has, as said Trustees, or otherwise, of, in and to the Property, and every part and parcel thereof with appurtenances.

TO HAVE AND TO HOLD all and singular the Property with the appurtenances, and every part thereof, unto the said Grantee, and his heirs and assigns forever.

And the said Grantor, for themselves, their heirs and assigns, does covenant with the said Grantee that they are the duly qualified and acting Trustees of the Trusts as established by the TRUST AGREEMENTS dated April 3, 2002, and they have the power to convey pursuant to the power granted in said Trust Agreements, and that they have not made, done, or suffered any act, matter or thing whatsoever since the date of said Trust Agreements and the conveyances to it in trust of the Property which shall or may be impeached, charged or encumbered in any manner whatsoever.

COPY

FURTHER, the Trustee, as Grantee, and its successors and assigns, is hereby vested with the full power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the Property.

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

Signed, sealed and delivered
in the presence of:

John D. Bailey Jr
Witness John D. Bailey JR
(type name of witness)

Gloria M Barnes
Witness GLORIA M BARNES
(type name of witness)

Margaret Ann Edmiston
MARGARET ANN EDMISTON, individually and as Trustee of the Margaret Ann Edmiston Revocable Trust created under agreement dated April 3, 2002

Witness John D. Bailey Jr
(type name of witness)

Witness Gloria M Banta
(type name of witness)

Margaret Greer Edmiston
MARGARET GREER EDMISTON, individually and as Trustee of the Margaret Ann Edmiston Revocable Trust created under agreement dated April 3, 2002

Witness John D. Bailey Jr
(type name of witness)

Witness Gloria M Banta
(type name of witness)

Margaret Ann Edmiston
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COPY

Witness John D. Bailey Jr
(type name of witness)

Witness Gloria M Banta
(type name of witness)

Margaret Greer Edmiston
MARGARET GREER EDMISTON, individually and as Trustee of the Edmiston Family Trust created under Article 4 of the "William C. Edmiston, Jr. Revocable Trust" dated April 3, 2002

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 28 day of March, 2022, by MARGARET ANN EDMISTON, individually and as Trustee of the Margaret Ann Edmiston Revocable Trust created under agreement dated April 3, 2002 who ☑ is personally known to me or ☐ has produced a Florida driver's license as identification.

GLORIA M. BANTA
MY COMMISSION # GG 322772
EXPIRES: May 11, 2023
Bonded Thru Notary Public Underwriters

Gloria M Banta
(Name of notary)
Print name of notary_____
My commission expires: _____
My commission number: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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Bonded Thru Notary Public Underwriters

Gloria M Banta
(Name of notary)
Print name of notary_____
My commission expires: _____
My commission number: _____

EXHIBIT "A"

1. Taxes for the year 2022 and subsequent years.

2. All matters contained on the Plat of Avista Subdivision as recorded in Plat Book 7, Page 7, of the public records of St. Johns County, Florida.

3. Any claim that any portion of the Property is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land, and any rights of the City of St. Augustine in and to any such submerged lands.

4. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.

5. The warranties of title do not extend to any portion of the Property lying below the mean high water line of the Matanzas River.

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	2135200000
Location Address	36 N ST AUGUSTINE BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-97 DAVIS SHORES LOTS 16 & 17 BLK 1 & LOTS 11 & 12 BLK 6 AVISTA SUB OR5526/1592(T/R) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.940
Homestead	Y

Owner Information

Owner Name	Morrison Kenton Andrew Revocable Trust D:12/28/17 100% Morrison Kenton Andrew Sr Trustee 0%
Mailing Address	PO BOX 845 NASHVILLE, GA 31639-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000
Widow/Widower		$500

Map



Valuation Information

	2022
Building Value	$513,663
Extra Features Value	$35,486
Total Land Value	$1,025,459
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,574,608**
Total Deferred	$1,068,866
Assessed Value	**$505,742**
Total Exemptions	$50,500
Taxable Value	**$455,242**

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	$379,993	$35,486	$886,923	$0	$0	$1,302,402	$491,012	$861,890	$440,512
2020	$356,537	$35,013	$886,923	$0	$0	$1,278,473	$484,233	$844,740	$433,733
2019	$333,276	$20,778	$858,258	$0	$0	$1,212,312	$473,346	$789,466	$422,846
2018	$341,932	$21,732	$854,230	$0	$0	$1,217,894	$464,520	$803,874	$414,020
2017	$238,054	$19,805	$854,230	$0	$0	$1,112,089	$454,966	$707,623	$404,466
2016	$246,710	$19,805	$854,230	$0	$0	$1,120,745	$445,608	$725,637	$395,108
2015	$205,533	$19,805	$793,810	$0	$0	$1,019,148	$442,510	$627,138	$392,010
2014	$196,722	$19,805	$729,362	$0	$0	$945,889	$438,998	$557,391	$388,498
2013	$203,280	$19,805	$729,362	$0	$0	$952,447	$432,510	$570,437	$382,010
2012	$187,787	$19,805	$610,471	$0	$0	$818,063	$425,280	$443,283	$374,780
2011	$193,748	$19,805	$616,884	$0	$0	$830,437	$412,893	$468,044	$362,393
2010	$196,729	$19,805	$685,426	$0	$0	$901,960	$406,791	$545,669	$356,291

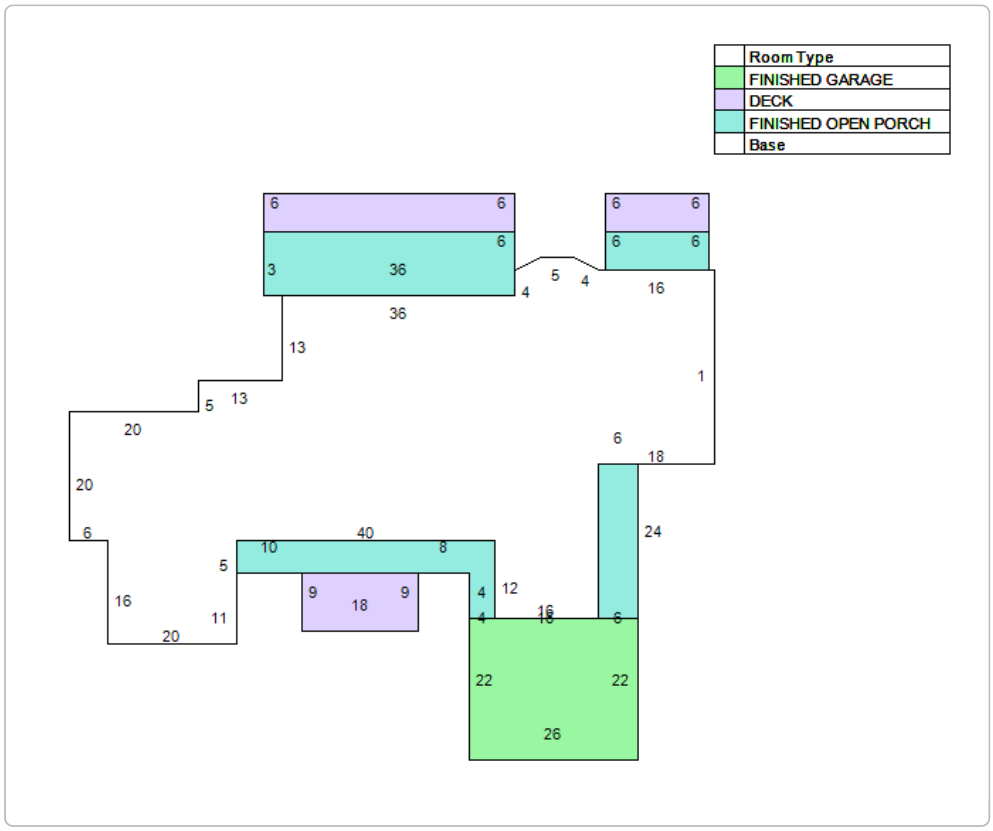
Building Information

Building 1
Year Built 1953
Actual Area 5631
Conditioned Area 3709
Use Single Family Residence
Style 01
Class N
Exterior Wall Concrete Stucco

Roof Cover Cement Fiber Shingle, Composite Shingle
Roof Structure Gable Hip
Interior Flooring Hardwood, Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	3709
FINISHED OPEN PORCH	390
FINISHED DECK	234
FINISHED DECK	96
FINISHED OPEN PORCH	96
FINISHED OPEN PORCH	228
FINISHED DECK	162
FINISHED OPEN PORCH	144
FINISHED GARAGE	572
Total SqFt	5631

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Garage		21952
Bulkhead (Average)		8081
Concrete Paving		3428
Pergola		2025

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	91	250	91	FF	$727,709
Single Family	152	145	152	EF	$297,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/30/2022	3/28/2022	$3,300,000.00	TRUSTEES DEED	5526	1592	Q	I	EDMISTON FAMILY TRUST	MORRISON KENTON ANDREW REVOCABLE TRUST D:12/28/17
	1/27/2010	$100.00	LIFE ESTATE	3282	234	U	I	EDMISTON MARGARET ANN TRUSTEE/WMC EDMISTON JR REV	EDMISTON FAMILY TRUST
	2/12/2008	$0.00	WILL	3111	273	U	I	EDMISTON WILLIAM C JR(DECD)	
	4/25/2002	$100.00	WARRANTY DEED	1752	1324	U	I	EDMISTON MARGARET ANN JOINED BY WILLIAM JR	EDMISTON MARGARET ANN REV TRUST
	4/25/2002	$100.00	WARRANTY DEED	1752	1322	U	I	EDMISTON WILLIAM C JR JOINED BY MARGARET ANN	EDMISTON WILLIAM C JR & MARGARET ANN TRUSTEES
	10/1/1989	$0.00		834	554	U	I		EDMISTON WILLIAM C JR
	7/1/1986	$0.00		712	710	U	I		
	1/1/1985	$0.00		689	801	U	I		

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 21, 2022 Meeting



Application HP2022-0053 Address: 36 Granada Street

Applicant and Property Owner: 36 Granada, LLC

Project description: To modify an existing HARB approved Certificate of Demolition (Partial, PL2021-0136 from October 2021) for a commercial building constructed ca. 1905-1910 that is recorded in the Florida Master Site File and not within a district, including removal of the front entrance from Granada Street, and alterations to the existing and previously approved window fenestration and the roof form.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ00872
National Register:	N/A	Construction date:	1905-1910
Archaeology Zone:	IIIA	Zoning District:	PUD in CL-1 zone
Parcel number:	2032400000		
Agenda Item:	7(c)	Previous Action(s):	PL2021-0136; Pending PUD amendment

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of Granada Street and the southwest corner of De Soto Place, a Planned Unit Development (PUD) amendment is currently in process for the property, which was rezoned a PUD in November 2021.
2. At the October 2021 meeting, the HARB approved the partial demolition of the building to include removal of several portions of exterior walls, roof parapet, and altering the existing opening patterns. With the proposed PUD amendment, the building plans have been modified to the extent that a new COD application is required. *With this new application, the HARB should only consider how the existing building is being altered with the newly proposed partial demolition.*
3. According to the owner/applicant, increased nuisance flooding along the streets the building is bound by has influenced the new design, which calls for a raised finished floor height to 30", moving the front entrance off Granada Street (east elevation) to the north (side) elevation, and adding a knee wall along the Granada and De Soto Place elevations to make the building more resilient to flooding.
4. Elevations drawings were provided in the application packet, which show three versions for each side of the building including the existing, what was approved by the HARB, and what is now proposed. Other visible changes include: modification of some of the rooflines, changing the proposed openings to be in different locations and sizes than the former openings that are currently demarcated in but covered over with stucco. On the rear elevation, a double door opening, pilaster, and projecting portions of the building under lower shed roofs will be removed.
5. The commercial building has been significantly altered over time including the opening patterns on the front façade and changes to the rear areas of the building. The Florida Master Site File indicates that the building was later stuccoed over and the storefronts covered up, at a time outside the structure's potential period of significance, likely when it became a bar and movie theater.
6. Staff has analyzed the proposed site plan in comparison with the Sanborn map updated through 1965. Older photographs show that the front façade clearly had storefront openings; the interior construction's in-progress images establish physical evidence of those patterns.
7. Only the portions of the building that are being permanently removed can be reviewed by the HARB, as there are no design requirements in this area. Since the primary façade once had storefront openings, adding window openings will not have a negative impact. HARB noted concern that the previous proposed design's openings were too large and while there are more openings overall with the new design, the knee wall lessens the amount of wall removed for expanses of glass on the front façade. Removing the front façade/street entrance and reorienting the entrance to the side is not recommended and, that combined with the large openings, make the building appear more suburban in nature. Small changes to the roofline or removal of the rear projecting elements will not have a detrimental impact.
8. The building is not a designated historic building, within a National Register Historic District, and has minimal integrity. While it faces a Historic Preservation Zoning District (HP-4), it does not have to meet the general AGHP compatibility requirements of buildings facing HP-1 to 3. With the previously proposed design, the HARB noted that it was not in keeping with the historical context of the surrounding area but that the existing design did not either. Furthermore, it was recognized the changes were to accommodate an adaptive use of a building. The new design appears to not incorporate the return to exposed brick that would take it back to the look of the original store. Overall, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc.
9. Archaeology will be required for any demolition and construction work. The applicant will need to consider any unique signage, zoning, tree/landscape, stormwater, or other issues as required by other city agencies.

STAFF RECOMMENDATION:

Based on a review of the AGHP, a previous HARB review and partial COD approval (under PL2021-0136), 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 **36 Granada Street:**

1. **APPROVE** because it is not a local landmark or otherwise designated as a historic building and the structure does not have a high degree of integrity to become one, if the HARB can make a finding that the newly proposed partial demolition of the already signficantly altered building will not be detrimental to the historic integrity of the city.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

To partially demolish a commercial building, including portions of each elevation, to remove portions from the rear/west elevation, and to modify the existing fenestration and roofline.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built between 1905-1910 so is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File. Additionally, the building faces the Historic Preservation Zoning Four District (HP-4).

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. The building is not in a district, but does face the HP-4 zoning district.

2. The contribution of the structure to the mass and scale of the streetscape. The building façade has been altered but the form and massing remain, along with its close proximity to the street front, which are important features of the streetscape.

3. The impact of the loss of the structure on the streetscape. The building is not proposed for full demolition and the features that will be removed will not negatively impact the streetscape, with the exception of the entrance from the street / front façade.

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 renovation were provided and will improve the building's interaction with the streetscape by returning storefront opening patterns.

5. The historical or cultural merit of the structure. The building is recorded on the Florida Master Site File, but is not located in a district. No known significant historic or cultural association are associated with the building which has changed over time from the earliest period to include an auto and repair garage, bicycle shop and later to include a dry cleaner and multiple stores.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because there are no known significant cultural or architectural affiliations, the building is not designated as historic and is not eligible for individual designation.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is not representative of a significant type of style or an unusual style, further since the façade along the street front has been altered, the building does not have a high degree of integrity.

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 meets neither of these conditions.

9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure. The building is not being fully demolished.

10. The justification for the proposed demolition. The applicant seeks to redevelop the property as shown in the revised plans included in the application packet to adapt for a different use.

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. Overlay map of proposed plan with 1930-1965 Sanborn
3. Florida Master Site File survey and photo
4. Undated historic photo
5. Sanborn Maps
6. Order and Minutes from the October 2021 HARB meeting

STAFF PHOTOGRAPHS
36 Granada Street





Front Façade / East Elevation

STAFF PHOTOGRAPHS
36 Granada Street





Front Façade / East Elevation: looking south down Granada Street

STAFF PHOTOGRAPHS
36 Granada Street





Front Façade / East Elevation

STAFF PHOTOGRAPHS
36 Granada Street





Front Façade / East Elevation: Looking north and west down Granada Street

STAFF PHOTOGRAPHS
36 Granada Street





Front Façade / East Elevation
and North elevation

STAFF PHOTOGRAPHS
36 Granada Street





Northeast corner, North Elevation and northwest corner





STAFF PHOTOGRAPHS
36 Granada Street





Southeast corner and South Elevation



STAFF PHOTOGRAPHS
36 Granada Street





Looking east:
Southeast corner and South Elevation

STAFF PHOTOGRAPHS
36 Granada Street





Southwest Corner and Rear Elevation; South Elevation along Desoto Place





STAFF PHOTOGRAPHS
36 Granada Street







Rear/West Elevation

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 872 1009==

Site Name: 34-40 Granada Street 830== Survey Date: 7807 820==

Address: 34-40 Granada Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 46J (block) pt. 9 (lot) 868==

868==

Owner of Site: Name: Parrish, William E. and Carol;

Address: 36 Granada Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: DanJans (occupant) 904==

Type of Ownership: Private 848== Zoning: CBD

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

UTM: 17 (zone) 469680 (easting) 3306430 (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==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Masonry vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Brick, wood, flush siding 854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: Fixed, single sheet 942==

Foundation: Brick wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: Porch 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built up 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Institutional 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Politics/Government, Transportation, Minorcans, Families 920==

Statement of Significance: (911==)

ARCHITECTURE

The one-story Masonry Vernacular commercial structure at 34-40 Granada Street was constructed between 1905 and 1910 and is one of the later buildings in this area. Formerly, before the south section of the building was erected, a large stable was on the site. Currently this is one of the oldest brick buildings in the city, although it has been stuccoed over and the front filled in.

This area is bordered and cut through by narrow, heavily traveled thoroughfares. It is adjacent to the downtown business district and reflects the parking problems of that area. It is bounded at the west by a largely abandoned industrial and warehouse district along Riberia Street. On the east it is bordered by what was filled land of Maria Sanchez Creek, transformed into the great hotels of the Flagler era. The whole area suffers from the fact that it has been zoned in commercial classifications, residential neighborhoods and all. It is a combined commercial, industrial and residential area where the residential sector has been losing out to the commercial one over the years. Significant buildings like the Buckingham Hotel, the Gilbert Villa and the Kellogg Cottage have been demolished for parking lots and other developments. The area once was famous in landscape architecture for its orange groves and rose gardens, but these, too, are gone. The area borders on sites listed on the National Register of Historic Places, including Markland, Hotel Ponce de Leon and Alcazar Hotel, and contains many significant buildings and groups of buildings. Along Bridge Street, and in the area of Weeden, Sanford, and Bravo Streets it is one of St. Augustine's most extensive Victorian neighborhoods. Also Block 46-A is an architectural curiosity of the city, containing more examples of different styles than any other single block.

HISTORY

The neighborhoods bounded by King, Bridge, Granada and Riberia Streets evolved out of five late 18th century Spanish land grants. The largest, encompassing three-quarters of the area, was given to Valentine Fitzpatrick, an Irishman who was chief physician at the royal hospital, and was later acquired by Fernando de la Maza Arredondo, Jr., one of the largest landholders in colonial Florida. The area was generally dedicated to citriculture, and

(over)

V. BIBLIOGRAPHY

1. Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; St. Johns County Court House, Deed Records, Book B and L, p. 52; Book C, p. 134; Book I-J, p. 174; Biographical File, St. Augustine Historical Society.

2. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; F. W. Dorr, "San Augustine and Vicinity, East Florda, 1860"; Deed Records, Book H, pp. 83, 84.

3. Map Book 2, p. 7, 1885 and 1894 Birds-Eye Views of St. Augustine; Sanborn Fire Insurance Map, 1930.

one orange grove along Bridge Street between Central Avenue and Granada Street was owned by Philip Edinburgh, a free Black, from 1801-1831.(1) Prominent early streets in the area include Bridge Street, a colonial thoroughfare which led to one of three late 18th century ferry crossings and a mid-19th century sawmill, and King Street, a public road opened in the 1820's which connected the old city with the newly completed San Sebastian River Bridge. Of all sections outside the colonial city, this area was the most intensively developed in the pre-Civil War years, particularly along the two principal streets.(2) Extensive residential development first occurred in the late 19th century, especially along Bridge, Sanford, Weeden and Bravo Streets. A number of stately buildings were then constructed along King Street, the Senator Gilbert residence and Zorayda Castle, and along Granada (formerly Bronson) Street, the Buckingham Smith Benevolent Home for Blacks, later a hotel. Another construction boom took place in the 1920's along Central Avenue and Cedar Street, and the western section of the street was platted at that time into Burt and Colee Subdivisions, the latter housing the stables for the St. Augustine Transfer Company.(3)

Before the current building was constructed on this site at 34-40 Granada Street, Bartolo Genovar had a large stable here.(4) Genovar was a well-known businessman and merchant in St. Augustine for nearly seven decades.(5) Members of the Genovar family descend from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777.

The current commercial building was built by 1910 and housed many different businesses over the years. One of the first occupants was Butterfield's Garage. At one time there was a bicycle repair shop on the south side of the building. E. J. Wishard, mayor of St. Augustine from 1933 to 1934, had his plumbing offices here for a time. In the 1960's it was the business adress for St. Johns Farmers Supply. Today the entire northern section of the building is occupied by a bar.(6)

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4. Sanborn Fire Insuarnce Maps, 1899, 1904, 1910, 1917.
5. St. Augustine City Directory, 1885, 1899, 1904, 1907, 1920-21, 1930, 1937.
6. Thomas Graham, The Awakening of St. Augustine: The Anderson Family 1821-1924 (St. Augustine, 1978), p. 268; City Directory, 1899, 1904, 1907, 1911-12, 1920-21, 1924-25, 1927-28, 1930; Historic Properties Inventory Research File.


DAN JANS
CIGAR

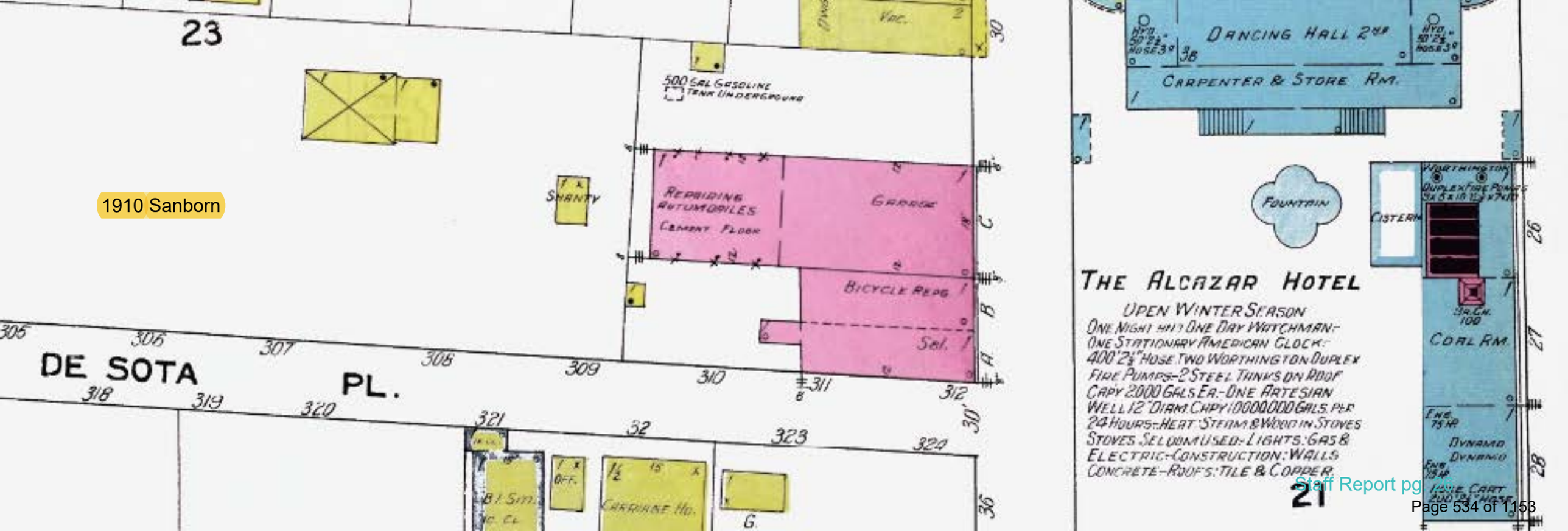


Staff Report pg. 23



36 Granada Street: Undated photograph, source unknown


1904 Sanborn
23
Bicycle Repairing
Dwg 2st
Hair Dresser
Shanty
TRANSFER
DE SOTA
PL.
305
306
307
308
309
310
311
312
317
318
319
320
321
322
323
324
Sal 2
Vac 1st 2
Vac 1st 2
G
Swimming Pool
Dancing Hall 2st
Carptr & Store Rm
FOUN TRIN
CISTERN
Coal Rm
THE ALCAZAR HOTEL
OPEN WINTER SEASON. ONE NIGHT AND ONE DAY WATCHMAN. ONE STATIONARY AMERICAN CLOCK. 400 2½" HOSE. TWO WORTHINGTON DUPLEX FIRE PUMPS. ¼ STEEL TANKS ON ROOF CAPY 2,000 GALS EA. ONE ARTESIAN WELL 12" DIAM. CAPY 10,000,000 GALS PER 24 HOURS. HEAT: STEAM & WOOD IN STOVES STOVES SELDOM USED LIGHTS: GAS & ELEC. CONSTRUCTION: WALLS CONCRETE. ROOFS TILE & COPPER.
21


1910 Sanborn
23
500 GAL GASOLINE TANK UNDERGROUND
SHANTY
REPAIRING AUTOMOBILES
CEMENT FLOOR
GARAGE
BICYCLE REPG.
Sal.
DE SOTA PL.
305
306
307
308
309
310
311
312
318
319
320
321
32
323
324
30
36
OFF.
CARRIAGE HO.
G.
DANCING HALL 2nd
CARPENTER & STORE RM.
FOUNTAIN
CISTERN
WORTHINGTON
DUPLEX FIRE PUMPS
CORL RM.
DYNAMO
DYNAMO
THE ALCAZAR HOTEL
OPEN WINTER SEASON
ONE NIGHT WATCHMAN; ONE DAY WATCHMAN;
ONE STATIONARY AMERICAN CLOCK;
400' 2½" HOSE TWO WORTHINGTON DUPLEX
FIRE PUMPS-2 STEEL TANKS ON ROOF
CAPY 2000 GALS EA.-ONE ARTESIAN
WELL 12" DIAM CAPY 10000000 GALS PER
24 HOURS-HEAT: STEAM & WOOD IN STOVES
STOVES SELDOM USED-LIGHTS: GAS &
ELECTRIC-CONSTRUCTION: WALLS
CONCRETE-ROOFS: TILE & COPPER.
21

1917 Sanborn

GARAGE
CAPCY 35 CARS.
LIGHTS & POWER: ELECTRIC.
CEMENT FL.
(C. B.)
OFF.
BURIED GASOL. TANK.
GRANADA
FRAME 2º
HYD. 50' 2 HOSE
3B.
2B
D.
Furnished Apartments
AUTO (IR. CL.)
AUTO. (IR. CL.)
SHANTY.
BL. SM. (IR. CL.)
STGE
REPAIRING AUTOMOBILES. WOOD FLOOR.
GARAGE
CAPCY 20 CARS NO POWER.
VACANT.
REPAIRING BICYCLES.
BURIED GASOL TANK.
AUTOS. (IR. CL.)
SHED.
CARRIAGE HO.
JUNK.
IR. CL.
2 NI
AME
STOV
2 WO
550'
CAPC
WAL

308 309 310 311 312

321 322 323 324

1924 Sanborn

1 A.

1 (C. B.) 2 A.

2½ Apartments

2

28

30

A. 2 2

8"

12

AUTO. REPAIRING

GARAGE

CAPCY. 30 CARS.

LIGHTS: ELEC. - NO POWER

CONC. FL.

CONC. FL.

18'

34

36

38

40

S.

Bicycle Repair

310

311

312

8"

6" W. PIPE

32

323

324

CARRIAGE HO.

1½ 15'

1 16'

A.

STGE. & A.

WG

WG

42

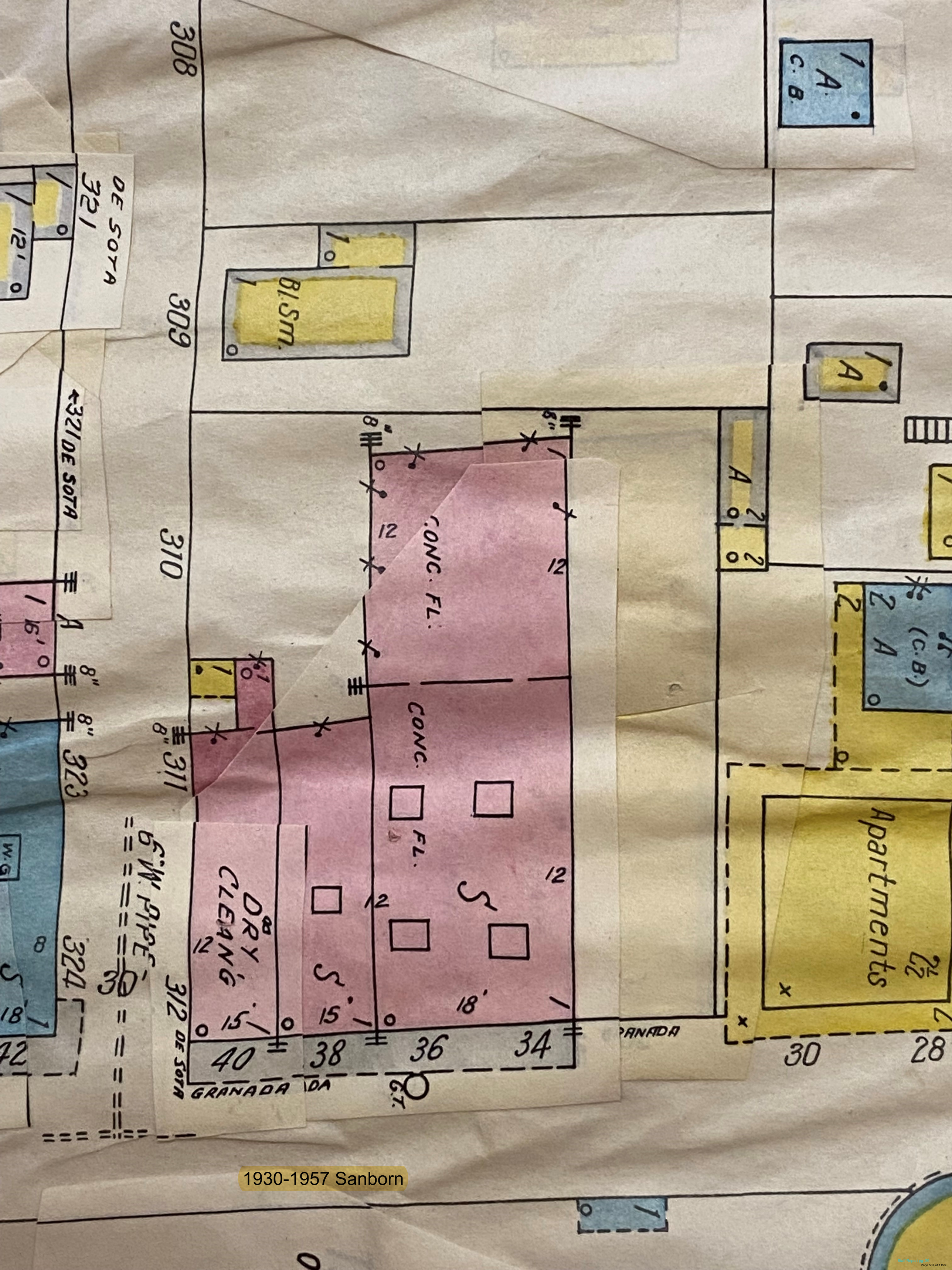
44

(36)

C.

B.

A.



1930-1957 Sanborn

1930-1965 Sanborn

D
(C. B.)
A
Apartments
GRANADA
CONC. FL.
DRY CLEANG
W. PIPE
W.G
309
310
311
312
321 DE SOTA
323
324
DE SOTA
GRANADA

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

October 21, 2021

Cronk Duch Architecture
1936 San Marco Blvd., Studio 101
Jacksonville, FL 32207

cc: 36 Granada LLC

Re: Certificate of Demolition – 36 Granada Street – PL2021-0136

Dear Applicant,

On October 21, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to partially demolish a commercial building, constructed c. 1905-1910, that is recorded in the Florida Master Site File but is not located in a district, including portions of the front facade, north elevation, and rear/west elevation, and to modify the existing fenestration.

Specifically, based upon evidence presented, the HARB **APPROVED** your application as described in the attached copy of the executed Order.

A Certificate of Demolition is valid for a period of one (1) year from the date of approval. Failure to exercise the Certificate of Demolition by commencement of the use or action approved shall render the Certificate of Demolition invalid, unless an extension has been applied for and approved not less than thirty (30) days prior to the one (1) year expiration date. A Certificate of Demolition shall become effective on the thirty-first (31st) day following the date of the rendered order.

Please contact the Planning and Building Department at (904) 825-1065 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,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	PL2021-0136
Applicant:	Cronk Duch Architecture, LLC
Owner:	36 Granada, LLC
Address:	36 Granada Street
Parcel Number:	2032400000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to partially demolish a commercial building, constructed c. 1905-1910, that is recorded in the Florida Master Site File but is not located in a district, including portions of the front facade, north elevation, and rear/west elevation, and to modify the existing fenestration.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 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 October 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 CL-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 partially demolish a commercial building, constructed c. 1905-1910, that is recorded in the Florida Master Site File but is not located in a district, including portions of the front facade, north elevation, and rear/west elevation, and to modify the existing fenestration.

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.
- For the front facade on the original building: to reopen the existing pattern, with the exception of where raising the floor 2' will allow an additional height of 2' for those openings (but not for the others where the floor is not being raised) and to approve the other proposed areas of partial demolition

DONE AND ORDERED, at a public hearing on the 21 day of October, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0136

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 October, A.D., 2021.

ELYSE ANDERSON
Commission # HH 131232
Expires May 19, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Elyse Anderson

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.

thought Mr. Sears had stated he did not have the funds for the renovations.

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

MOTION

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

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

7. (d) PL2021-0121 Certificate of Appropriateness Continuing from September 16, 2021 – CD + Urban Applicant
44 Avenida Menendez, LLC– Owner
44 Avenida Menendez

To construct a new two-story commercial building and courtyard with outdoor seating to replace the one-story drive-through building (Following Opinion of Appropriateness application approval on July 15, 2021).

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

8. Certificate of Demolition and Partial Demolition

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

To partially demolish a commercial building, constructed c. 1905-1910, that is recorded in the Florida Master Site File but is not located in a district, including portions of the front facade, north elevation, and rear/west elevation, and to modify the existing fenestration.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 36 Granada Street because it is not a local landmark or otherwise designated as a historic building and the partial demolition will not be detrimental to the historic integrity of the city.

Henry See reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

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

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

BJ Kalaidi opposed the application and stated because it was just slightly outside the historic district that caused an issue. She felt it was completely inappropriate. She said she was concerned with the parking and with Granada being a one-way street. She said the design was modern and not historical.

Public hearing was closed.

The Board discussed:

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

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

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

The discussion continued:

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

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

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

Mr. See responded in the affirmative.

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

Mr. See replied on the design it was higher.

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

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

The discussion continued:

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

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

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

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

MOTION

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

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

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

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

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 181 Martin Luther King Avenue:

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

2. Continue the application to allow the applicant time to provide the required condition assessment and optional economic hardship information, if the HARB determines that the proposed demolition

Received June 22, 2022
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☑ CERTIFICATE OF DEMOLITION
☐ CERTIFICATE OF RELOCATION

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2022-0053

Receipt No. 2415167 Meeting Date July 21, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT 36 Granada, LLC

   Business (if applicable) _____

   Address 77 Almeria St.

   City St. Augustine State FL Zip 32084

   Daytime telephone 904-509-9062 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Same

   Business (if applicable) _____

   Address _____

   City _____ State _____ Zip _____

   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 36 Granada St

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: see attached

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	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 36 Granada LLC by:J N McGarvey Jr DATE June 22, 2022

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME 36 Granada LLC by: J N McGarvey Jr DATE June 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.

Received June 22, 2022
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APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida.* (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

Received June 22, 2022
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CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Cronk Duch Architects is/are hereby authorized TO ACT ON BEHALF OF 36 Granada, LLC, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

J N McGarvey, Jr. for 36 Granada LL(
Print Name of Owner

904-509-9062
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 22nd day of June, 2022

By James N. McGarvey, Jr

Identification verified:

Oath sworn: ____ Yes ✓ No

Notary Signature: Patricia H. Gray

My Commission expires: 2-21-2024

PATRICIA H. GRAY
Commission # GG 947267
Expires February 21, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Rev:022117

Meredith H. Randolph

From: Jay <jay@mcgarveycommunities.com>
Sent: Monday, July 11, 2022 10:38 AM
To: harb; Amy Skinner
Subject: Fwd: 36 Granada Elevations

Follow Up Flag: Follow up
Flag Status: Completed

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

Candice,
Regarding the HARB review for partial demo,
Please find attached comparative elevations for the 4 sides of the building at 36 Granada and the corresponding site plan.

In the attachment, I have included the existing building elevation, the elevation from the PUD approval of 1 year ago and the revised elevation after raising the interior floor 36" for flood resilience for each side of the building.

Sent from my iPhone
JAY MCGARVEY

Begin forwarded message:

> **From:** Jay <jay@mcgarveycommunities.com>
> **Date:** July 11, 2022 at 10:25:31 AM EDT
> **To:** Henry See <henry@cronkduch.com>
> **Cc:** Joe Cronk <joe@cronkduch.com>
> **Subject: Re: 36 Granada Elevations**
>
> Thanks Henry. I will send to HARB now
>
> Sent from my iPhone
> JAY MCGARVEY
>
> > .On Jul 10, 2022, at 3:58 PM, Henry See <henry@cronkduch.com> wrote:
> >
> > Jay,
> >
> > Attached Elevations comparison with existing / old / new. I have also added the site plan for reference.
> >
> > Thanks,
> > Henry See
> > <36 Granada_Elevations Comparison 07112022.pdf>

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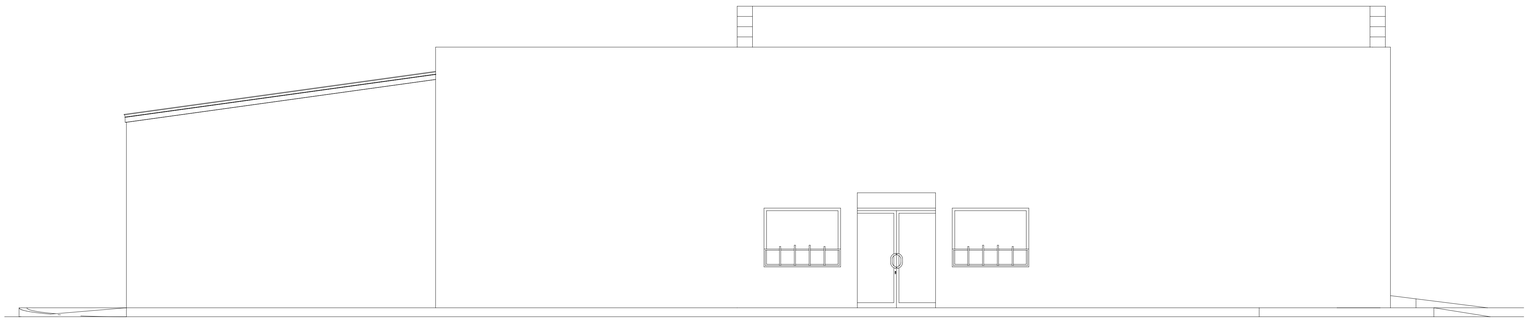
DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 GRANADA STREET ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



2 GRANADA STREET ELEVATION (OLD)
SCALE: 1/4" = 1'-0"



3 GRANADA STREET ELEVATION (NEW)
SCALE: 1/4" = 1'-0"

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1936 San Marco Boulevard, Suite 100 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave. Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

REVISION: DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: SEE DRAWING

CADD USER ID: HDS

LEGAL DESCRIPTION:

PROJECT PHASE: SCHEMATIC DESIGN

PROJECT NUMBER

FRENCH PANTRY
LITTLE MISS HA
ST. AUGUSTINE

NEW CONSTRUCTION

36 GRANADA ST.
ST. AUGUSTINE
FLORIDA 32084

ELEVATIONS

A2.1

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Planning and Building Department

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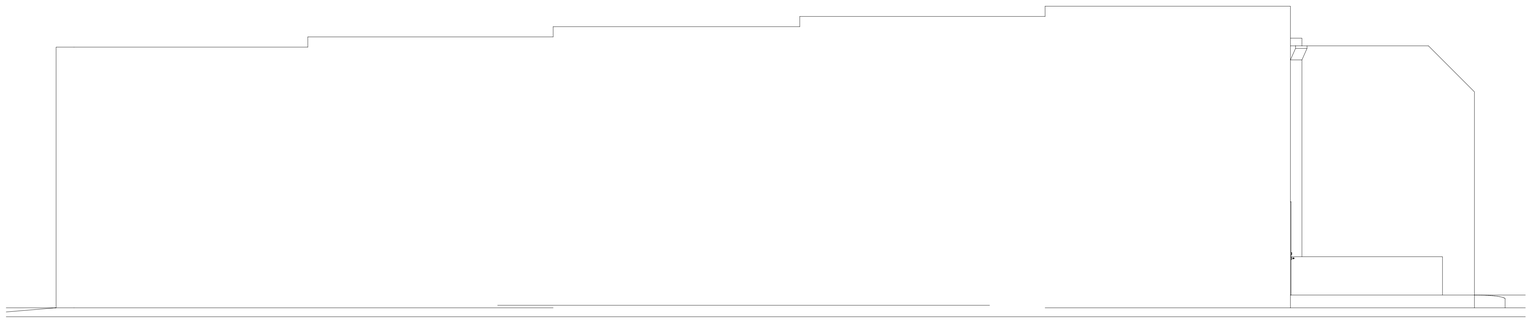

1 DRIVEWAY ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



2 DRIVEWAY ELEVATION (OLD)
SCALE: 1/4" = 1'-0"



3 DRIVEWAY ELEVATION (NEW)
SCALE: 1/4" = 1'-0"

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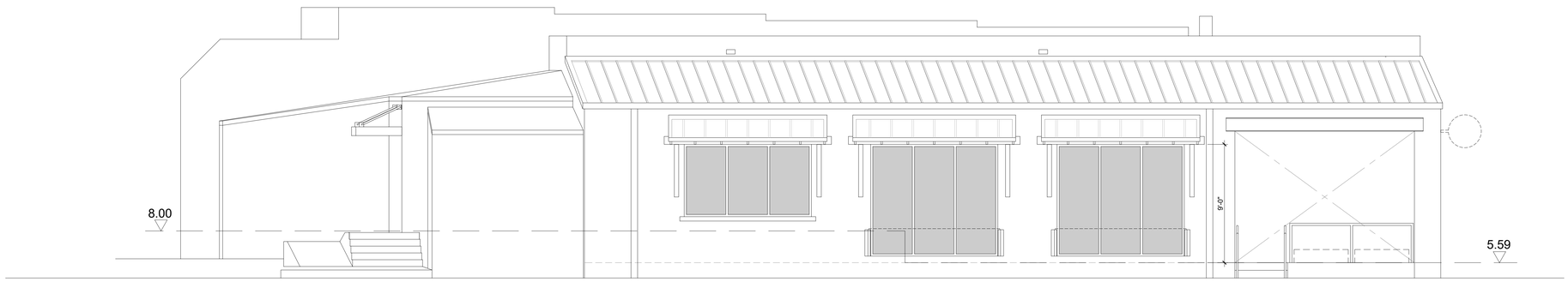
1 DE SOTO PLACE ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



2 DE SOTO PLACE ELEVATION (OLD)
SCALE: 1/4" = 1'-0"



3 DE SOTO PLACE ELEVATION (NEW)
SCALE: 1/4" = 1'-0"

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REVISION: DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: SEE DRAWING

CADD USER ID: HDS

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PROJECT PHASE: SCHEMATIC DESIGN

PROJECT NUMBER

FRENCH PANTRY
LITTLE MISS HA
ST. AUGUSTINE

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36 GRANADA ST.
ST. AUGUSTINE
FLORIDA 32084

ELEVATIONS

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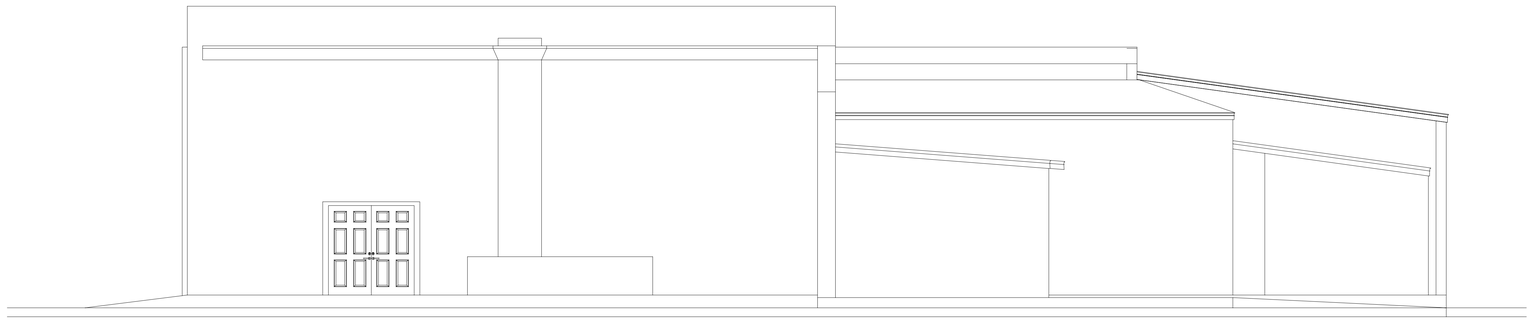
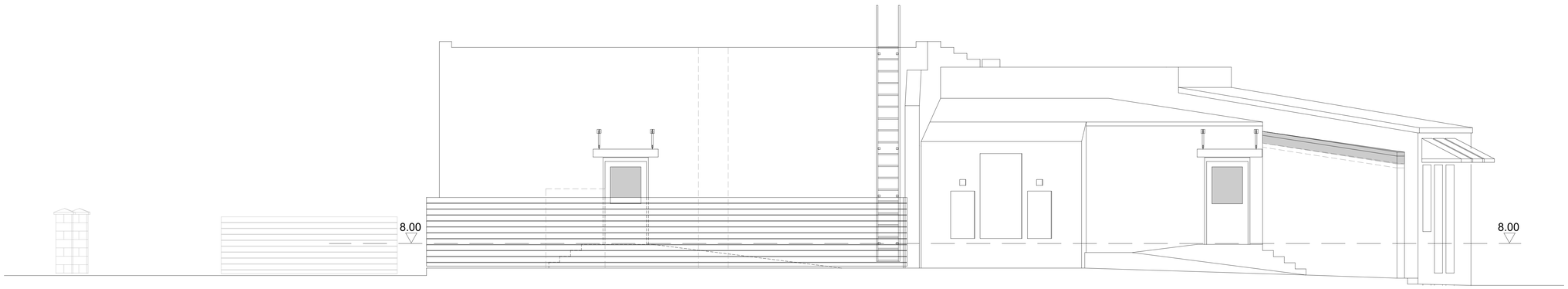
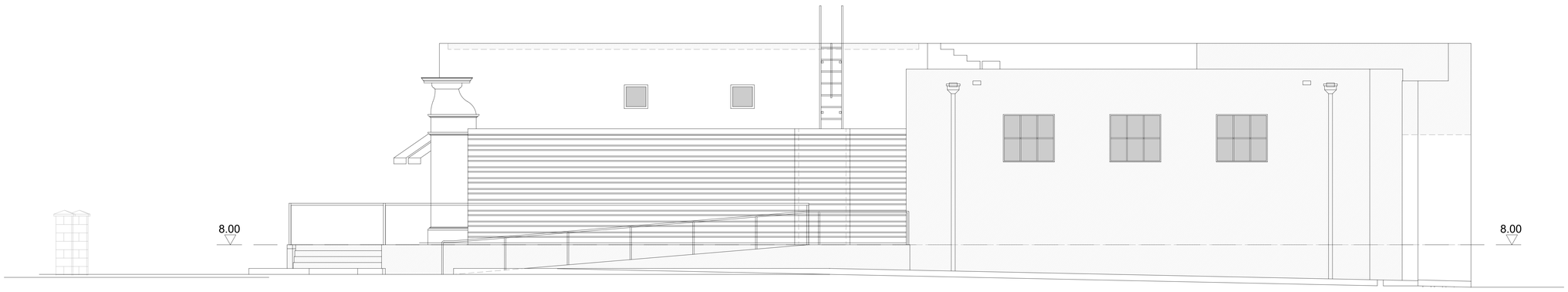


1 PARKING ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



2 PARKING ELEVATION (OLD)
SCALE: 1/4" = 1'-0"



3 PARKING ELEVATION (NEW)
SCALE: 1/4" = 1'-0"

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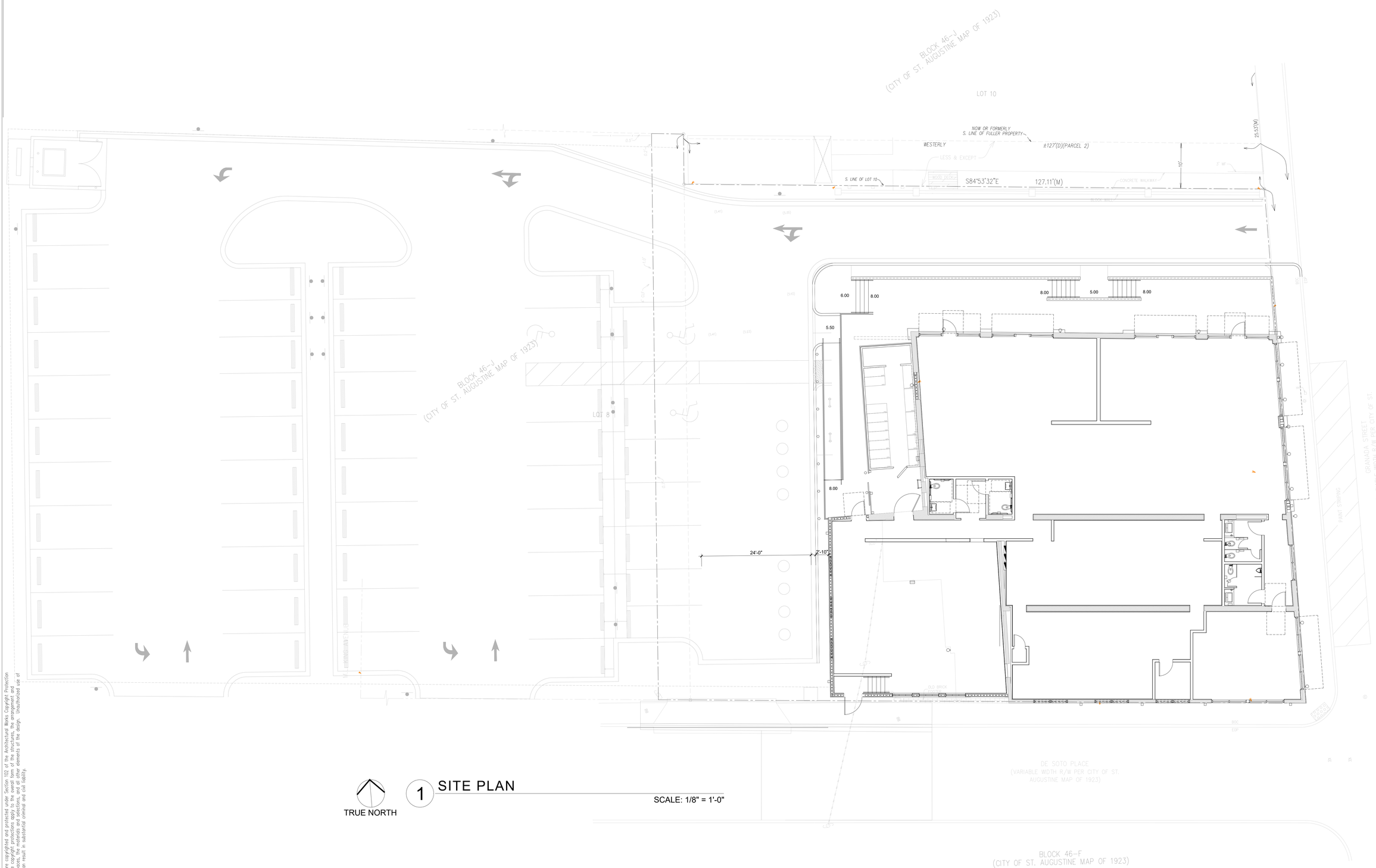

TRUE NORTH

1 SITE PLAN

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

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CRONK DUCH ARCHITECTURE
1936 San Marco Boulevard, Suite 100 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.2850
240 Worth Ave. Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

REVISION:

		DATE
2	RESPONSE TO CIVIL PERMIT	9.07.2021

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: SEE DRAWING

CADD USER ID: HDS

LEGAL DESCRIPTION:

PROJECT PHASE: SCHEMATIC DESIGN

PROJECT NUMBER

FRENCH PANTRY
LITTLE MISS HA
ST. AUGUSTINE

NEW CONSTRUCTION

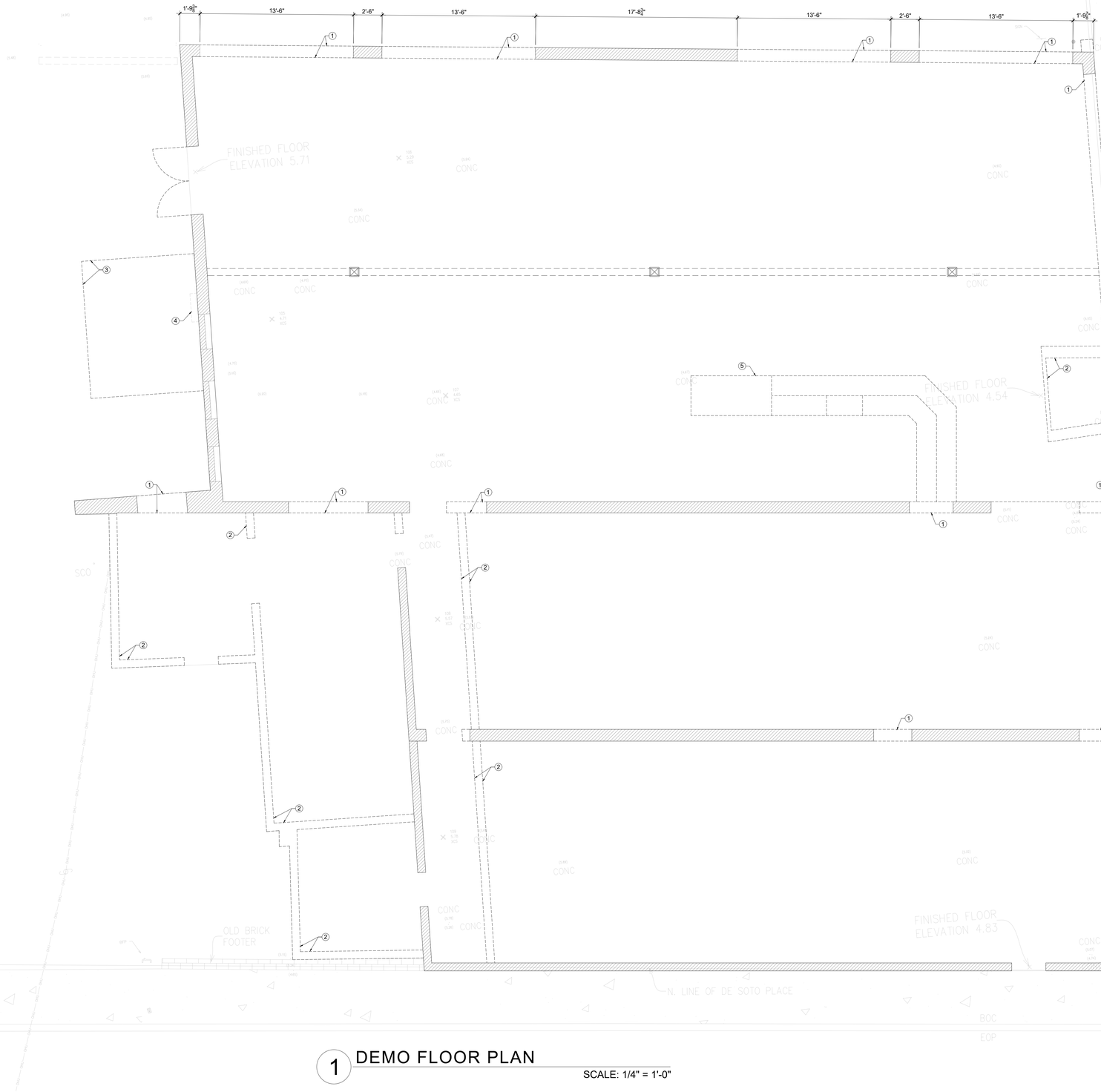
36 GRANADA ST.
ST. AUGUSTINE
FLORIDA 32084

SITE PLAN

AS1.1

Received June 17, 2022
Planning and Building Department

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



KEY NOTES:

1. SAW CUT EXISTING CMU/BRICK FINISH WALL, PROVIDE STRUCTURAL SUPPORT PER STRUCTURAL SPECIFICATIONS.
2. DEMO EXISTING WALL IN ITS ENTIRETY, PROVIDE STRUCTURAL SUPPORT PER STRUCTURAL SPECIFICATION.
3. DEMO EXISTING CONCRETE PLATFORM AND SUPPORTING WALLS.
4. DEMO EXISTING PILASTER.
5. REMOVED EXISTING BAR, COORDINATE WITH OWNER FOR STORAGE.

1 DEMO FLOOR PLAN

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

50% Issue - Constuction Documents - Phase I - 05.24.2022

CRONK DUCH ARCHITECTURE
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
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DEMO FLOOR PLAN

AD1.1

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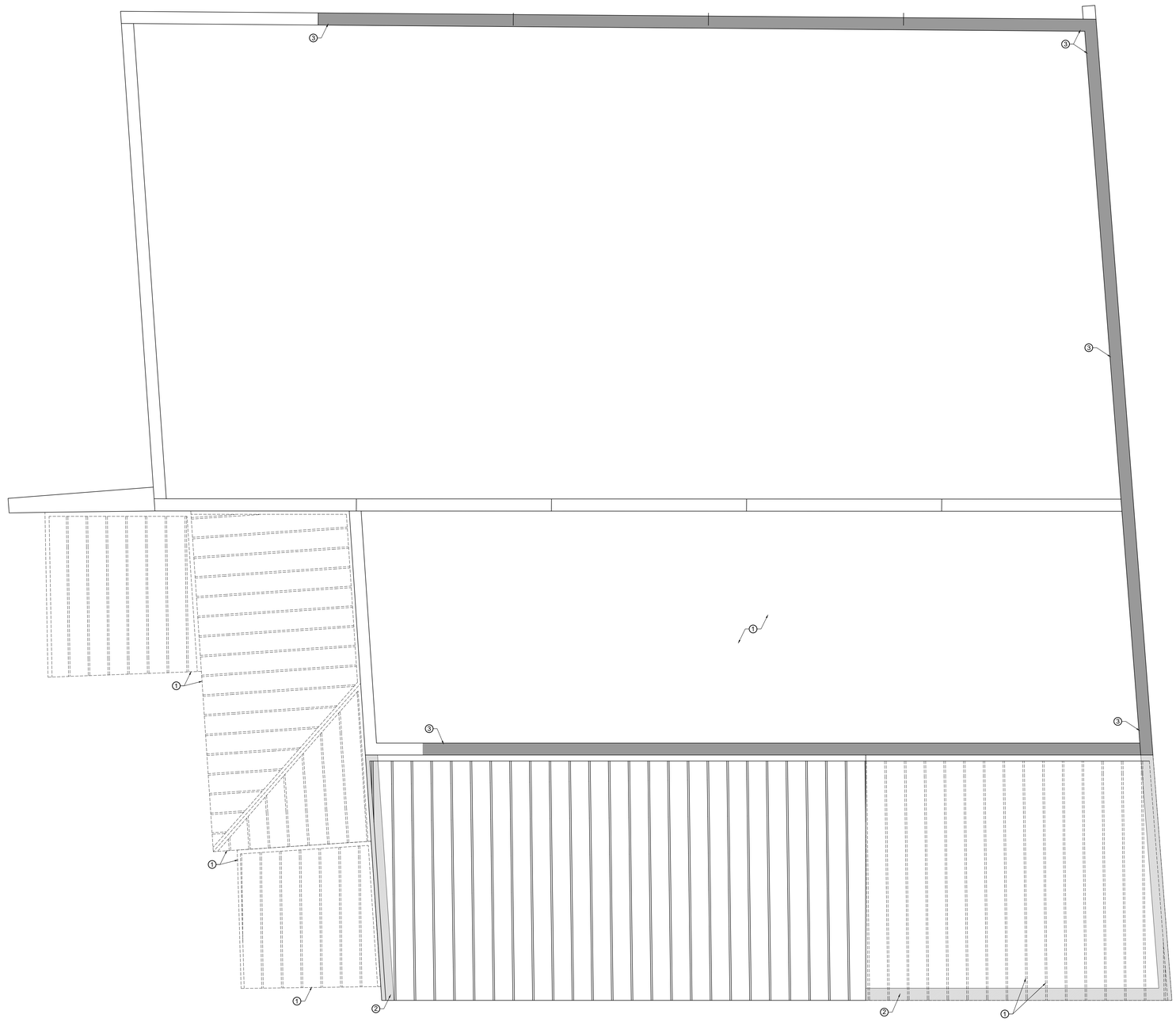

KEY NOTES:

1. DEMO EXISTING ROOF AND WOOD TRUSS/JOIST IN ITS ENTIRETY.
2. DEMO EXISTING ROOF AND PREPARE EXISTING BEARING WALL FOR EXTENSION. SEE STRUCTURAL.
3. DEMO EXISTING PARAPET CAP AND PREPARE TOP OF PARAPET WALL FOR WALL EXTENSION.

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

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LITTLE MISS HA
ST. AUGUSTINE

NEW CONSTRUCTION

36 GRANADA ST.
ST. AUGUSTINE
FLORIDA 32084

DEMO ROOF PLAN

AD1.2

50% Issue - Constuction Documents - Phase I - 05.24.2022

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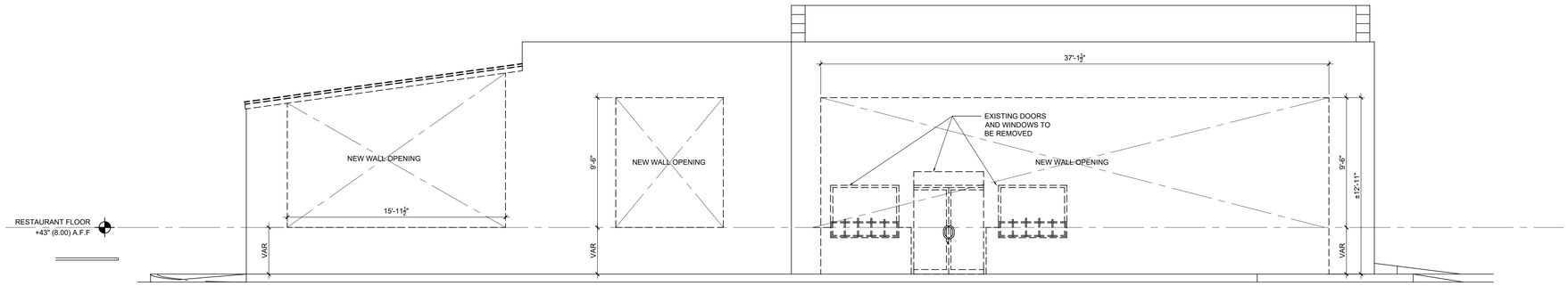
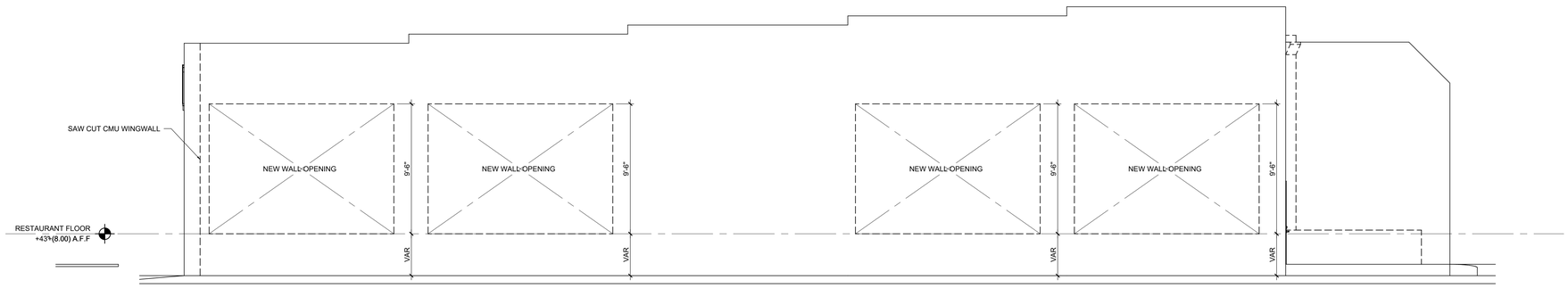
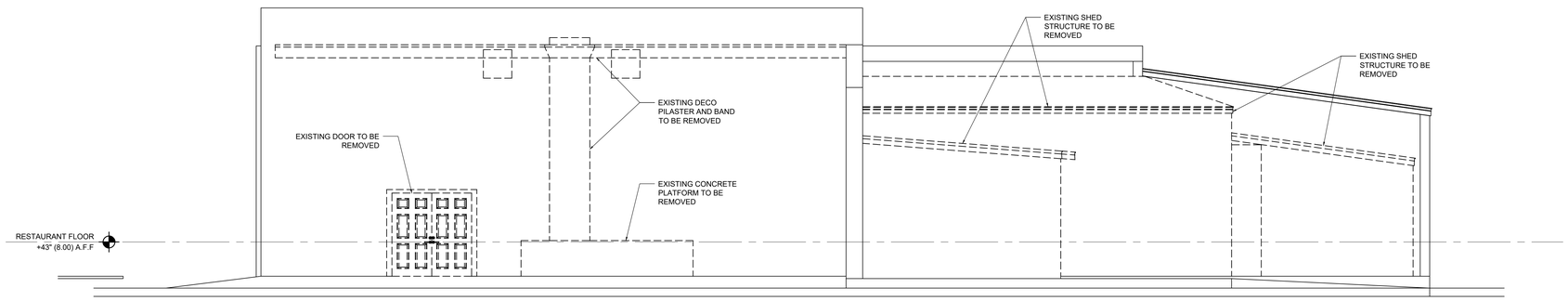


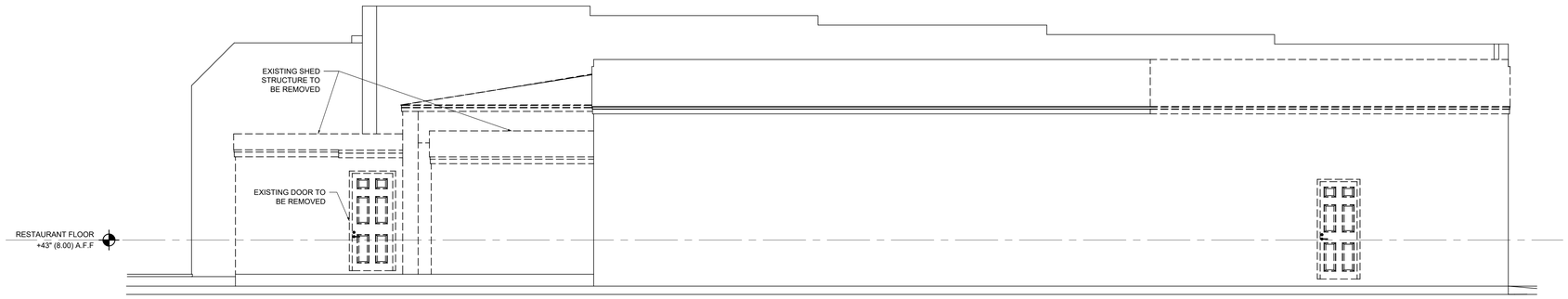
1 GRANADA STREET ELEVATION
SCALE: 1/4" = 1'-0"



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



3 PARKING VIEW ELEVATION
SCALE: 1/4" = 1'-0"



4 DE SOTO PLACE ELEVATION
SCALE: 1/4" = 1'-0"

50% Issue - Constuction Documents - Phase I - 05.24.2022

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240 Worth Ave, Studio 260, Palm Beach, Florida 33480
Office: 561.535.6382

REVISION:	DATE
1 RESPONSE TO COSA PLANNING & BLDG DEPT.	12.08.2021

ARCHITECT'S SEAL

CADD DWG. FILE NO.

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PROJECT PHASE: SCHEMATIC DESIGN

PROJECT NUMBER

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LITTLE MISS HA
ST. AUGUSTINE

NEW CONSTRUCTION

36 GRANADA ST.
ST. AUGUSTINE
FLORIDA 32084

DEMO ELEVATIONS

AD2.1

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Planning and Building Department

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1 EXISTING CONDITIONED EXHIBITS

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50% Issue - Constuction Documents - Phase I - 05.24.2022

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ST. AUGUSTINE

NEW CONSTRUCTION

36 GRANADA ST.
ST. AUGUSTINE
FLORIDA 32084

EXISTING EXHIBITS

AD2.2

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Planning and Building Department

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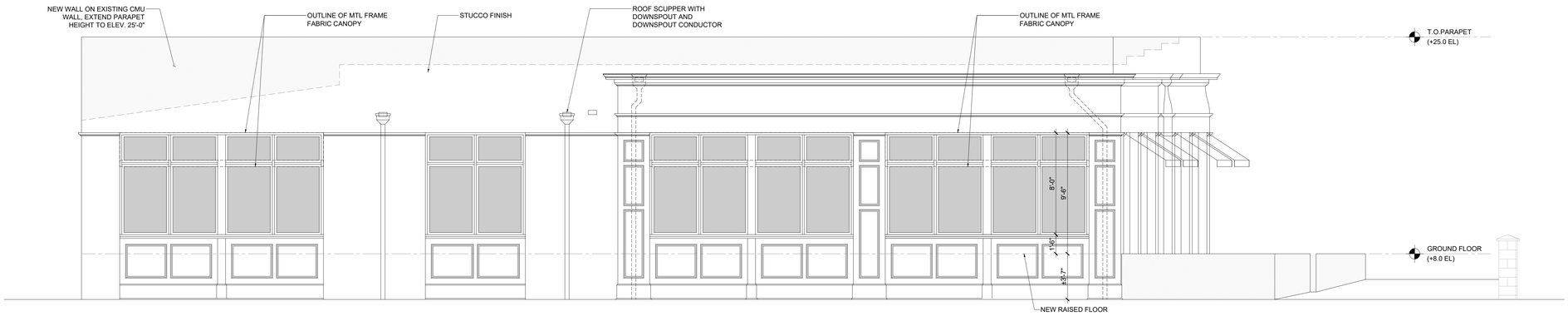


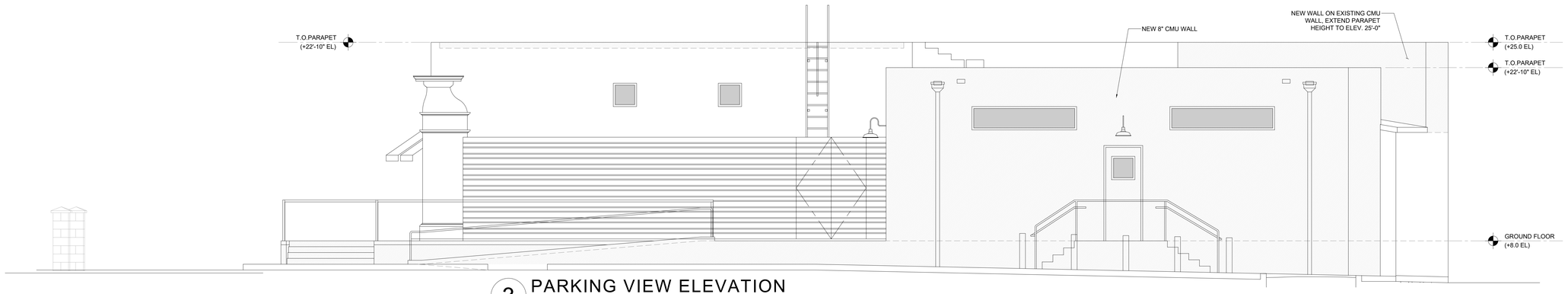
1 GRANADA STREET ELEVATION

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



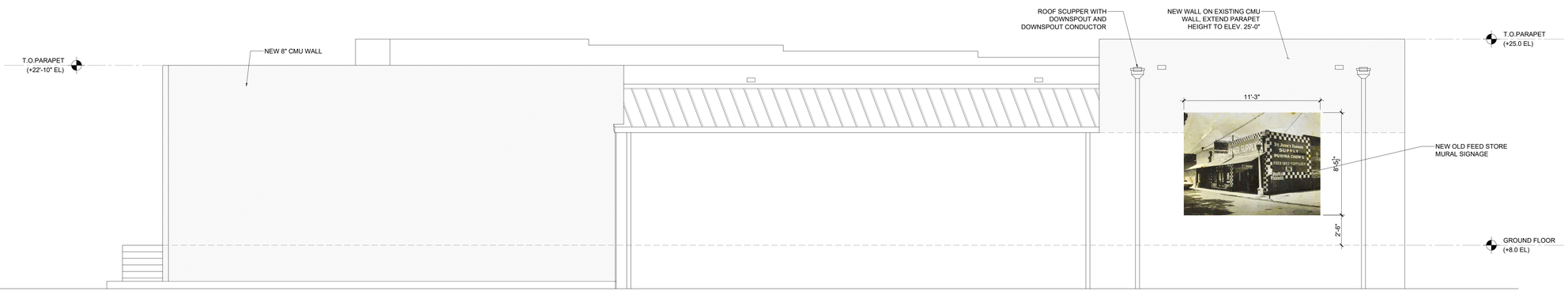
2 DRIVEWAY VIEW ELEVATION

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



3 PARKING VIEW ELEVATION

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



4 DESOTO STREET ELEVATION

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

50% Issue - Constuction Documents - Phase I - 05.24.2022

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NEW CONSTRUCTION

36 GRANADA ST.
ST. AUGUSTINE
FLORIDA 32084

ELEVATIONS

A2.1

Application pg. 16
Page 560 of 1153

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Instr #2021018822 BK: 5184 PG: 843, Filed & Recorded: 2/19/2021 1:27 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00 Doc. D $10,500.00

PREPARED BY AND RETURN TO:

Repass Law
111 Solana Road, Suite B
Ponte Vedra Beach, FL 32082

File: 20-4164

WARRANTY DEED

THIS WARRANTY DEED is executed as of February 16, 2021, by **Kabo Investments, LLC, a Florida limited liability company** whose address is **323 St. George Street, St Augustine, Florida 32084** hereinafter called the "Grantor"), in favor of **36 Granada, LLC, a Florida limited liability company** whose address is: **77 Almeria Street, St. Augustine, Florida 32084** (hereinafter called the "Grantee).

Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situated in **St. Johns** County, Florida (the "Property"), as more particularly described in the attached Exhibit "A".

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, Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that Grantor fully warrants the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

The Property is subject to future taxes, easements, encumbrances and matters of record; however, this reference shall not serve to reimpose same.

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

Signed, sealed and delivered
in the presence of:

Sign: _____
Witness #1
Print: _____

Sign: _____
Witness #2
Print: _____

Kabo Investments, LLC, a Florida limited liability company

_____
Robert F. Wagner, Manager

_____
Karla A. Wagner, Manager

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I hereby certify that the foregoing instrument was acknowledged before me by means of physical presence or __ online notarization, this 12 day of February,2021 by Robert F. Wagner and Karla A. Wagner, Managers of Kabo Investments, LLC, a Florida limited liability company They [ ] are personally known to me or [ ] have produced _____ as identification.

Affix Notary Stamp or Seal Below:

CURTIS KEITH HARDY
MY COMMISSION # GG 354080
EXPIRES: July 11, 2023
Bonded Thru Notary Public Underwriters

_____
NOTARY PUBLIC – signature above

Printed Name:_____

EXHIBIT "A"

PARCEL 1:

BEGINNING AT A POINT ON THE NORTH LINE OF DESOTO PLACE, 135 FEET WEST OF THE WEST LINE OF GRANADA STREET, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF PROPERTY OF PARRISH; RUN THENCE WEST ALONG THE NORTH LINE OF DESOTO PLACE 7 FEET TO A POINT, RUN THENCE NORTH AND PARALLEL TO THE EAST LINE OF PROPERTY DESCRIBED IN DEED BOOK 228, PAGE 200 AND AT ALL TIMES 7 FEET WEST THEREOF, A DISTANCE OF 124.7 FEET MORE OR LESS TO A FENCE, WHICH FENCE IS THE NORTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 228, PAGE 200; RUN THENCE EAST ALONG SAID FENCE LINE 7 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED IN DEED BOOK 228, PAGE 200; RUN THENCE SOUTH AND ALONG EAST LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 228, PAGE 200, 124.7 FEET TO POINT OF BEGINNING; SAID PROPERTY BEING A PORTION OF BLOCK 46-J, CITY OF ST. AUGUSTINE, FLORIDA.

COPY

PARCEL 2:

BEGINNING AT THE NORTH CORNER OF GRANADA STREET AND PLAZA DE SOTO PLACE, IN THE CITY OF ST. AUGUSTINE, RUNNING THENCE NORTHERLY ON THE WEST LINE OF GRANADA STREET, 123 FEET, MORE OR LESS, TO LAND OF FULLER; THENCE WESTERLY ON FULLERS SOUTH LINE 127 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF THIS TRACT, KNOWN AS THE "BRAINARD TRACT", 123 FEET MORE OR LESS, TO THE NORTH LINE OF PLAZA DE SOTO PLACE; THENCE EASTERLY ON THE NORTH LINE OF PLAZA DE SOTO PLACE 133 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: A STRIP OF LAND BEGINNING 113 FEET NORTH FROM THE SOUTHEAST CORNER OF BUILDING OF BARTOLO GENOVAR ON WEST SIDE OF GRANADA STREET, SAID BUILDING BEING LOCATED ON NORTHWEST CORNER OF GRANADA STREET AND DESOTO PLACE, THENCE WEST 127 FEET.

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

Parcel ID	2032400000
Location Address	36 GRANADA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Theatre COSA (COM) (610.26)
Tax Description*	CITY OF ST AUGUSTINE BLK 46-J E7FT OF LOT 8 & S113FT OF LOT 9 - 113FT ON GRANADA ST OR5184/843 *The Description above is not to be used on legal documents.
Property Use Code	Theaters (Owner Occupied) (3205)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.340
Homestead	N

Clicking Image Opens Cyclomedia Viewer In a New Tab



Owner Information

Owner Name	36 Granada LLC 100%
Mailing Address	77 ALMERIA ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$626,187
Extra Features Value	$406
Total Land Value	$600,880
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,227,473**
Total Deferred	$0
Assessed Value	**$1,227,473**
Total Exemptions	$0
Taxable Value	**$1,227,473**

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	$505,169	$406	$450,660	$0	$0	$956,235	$781,961	$174,274	$781,961
2020	$410,028	$406	$300,440	$0	$0	$710,874	$710,874	$0	$710,874
2019	$407,259	$406	$300,440	$0	$0	$708,105	$708,105	$0	$708,105
2018	$439,689	$446	$300,440	$0	$0	$740,575	$740,575	$0	$740,575
2017	$439,689	$446	$300,440	$0	$0	$740,575	$740,575	$0	$740,575
2016	$451,735	$446	$300,440	$0	$0	$752,621	$752,621	$0	$752,621
2015	$490,176	$446	$300,440	$0	$0	$791,062	$791,062	$0	$791,062
2014	$449,360	$0	$300,440	$0	$0	$749,800	$319,541	$430,259	$319,541
2013	$93,704	$0	$196,788	$0	$0	$290,492	$290,492	$0	$290,492
2012	$89,630	$4,693	$207,242	$0	$0	$301,565	$301,565	$0	$301,565
2011	$89,630	$4,693	$229,390	$0	$0	$323,713	$323,713	$0	$323,713
2010	$96,800	$4,693	$253,120	$0	$0	$354,613	$354,613	$0	$354,613

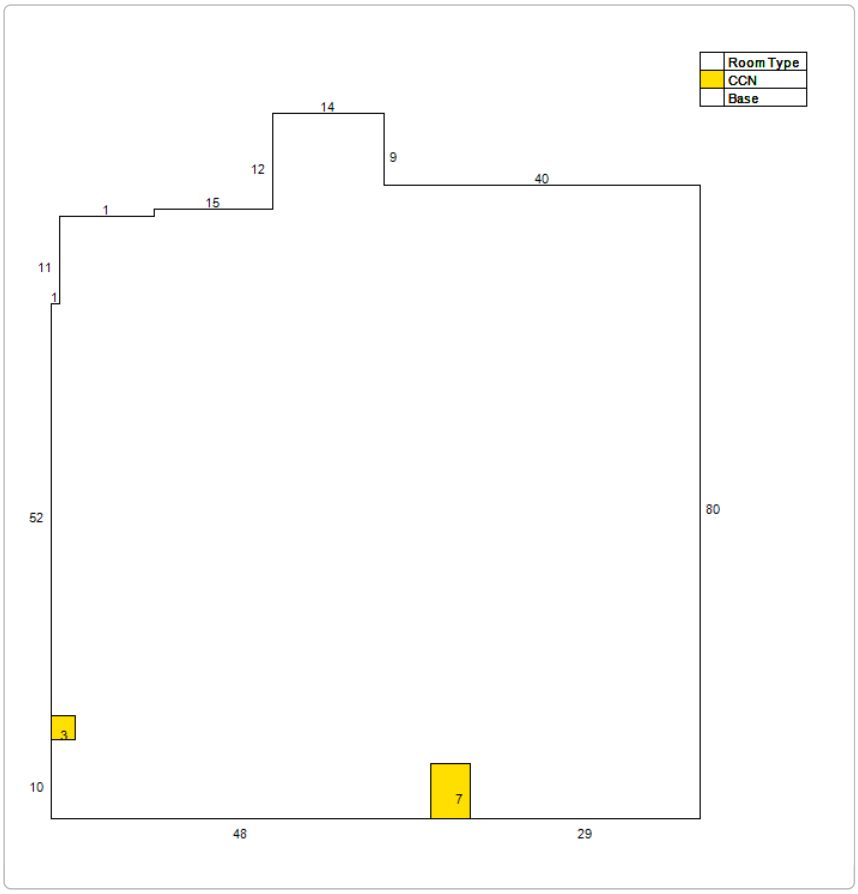
Building Information

Building 1
Year Built 1880
Actual Area 6578
Conditioned Area 6534
Use Theater
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Cover Modular Metal, Roll Composite
Roof Structure Rigid Frame
Interior Flooring Concrete Finish, Vinyl Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	6534
CANOPY (COMMERCIAL)	9
CANOPY (COMMERCIAL)	35
Total SqFt	6578

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving		100
Concrete Paving		306

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Enclosed Theaters & Auditoriums	113	140	15022	SF	$600,880

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/19/2021	2/16/2021	$1,500,000.00	WARRANTY DEED	5184	843	Q	I	KABO INVESTMENTS LLC	36 GRANADA LLC
5/27/2014	5/23/2014	$1,000,000.00	TRUSTEES DEED	3883	507	Q	I	BABY'S FAMILY TRUST D: 1-1-05 BY PIERCE RENEE L TRUSTEES	KABO INVESTMENTS LLC
	2/3/2005	$100.00	WARRANTY DEED	2377	1238	U	I	PIERCE KENNETH L & EUNICE B	NEYBERT KENNETH G & PIERCE RENEE L TRUSTEES
	12/1/1982	$100,000.00		565	766	U	I		PIERCE KENNETH L,EUNICE B
	1/1/1977	$0.00		325	349	U	I		

No data available for the following modules: Exemption Information.

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User Privacy Policy
GDPR Privacy Notice

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Last Data Upload: 7/1/2022, 12:45:30 AM

Version 2.3.204



Detail by Entity Name

Florida Limited Liability Company
36 GRANADA, LLC

Filing Information

Document Number	L21000051977
FEI/EIN Number	86-2013176
Date Filed	01/28/2021
Effective Date	01/28/2021
State	FL
Status	ACTIVE

Principal Address

77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Mailing Address

77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

ALSOP PROPERTY MANAGEMENT, LLC
77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

KILLEBREW, JESSE
77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Title MGR

NORGART, ANDREW
77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date

2022 03/03/2022

Document Images

03/03/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 16, 2022 Meeting



Building before partial demolition occurred





Application HP2022-0052 Address: 103 South Street

Applicant: KP Meiring Company

Property Owner: Meiring Trust

Project description: To demolish a residential building constructed ca. 1904-1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (Previous HARB Certificate of Demolition approvals under F2019-0109 (Partial) and 2018-0005 expired)

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02219
National Register:	Lincolnville NR Historic District: Contributing	Construction date:	ca. 1904-1910
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2120400000		
Agenda Item:	7(d)	Previous Action(s):	COD F2018-0005 COD F2019-0109

STAFF SUMMARY AND ANALYSIS:

1. Located on the south side of South Street, one house east of Twine Street, this one-story Frame Vernacular residential building is contributing to the Lincolnville National Register Historic District and, according to the Florida Master Site File, was one of the older houses built in the area within the Buena Esperanza subdivision.
2. A Certificate of Demolition for the entire structure was approved April 19, 2018 under F2018-0005 with a one-year expiration. In December 2019, the HARB approved a new COD application (F2019-0109) that had been modified for a partial demolition to include removal of the unique gambrel metal roof that was constructed over the original roof (since investigative physical research revealed was hipped), the front porch which had been modified when it was enclosed with stucco, and rear projecting additions.
3. Subsequently, the partial demolition of these elements occurred, and a building permit (2021-0697) is still active to redevelop the property by incorporating the existing historic building that remains into a design with new additions. However, the applicant has recently decided to move forward with a new COD application for full demolition of what remains of the existing structure and to rebuild that portion along with what were proposed as new additions in the approved building permit application. A letter stating the circumstances of this decision was included in the application packet documents. Since the applicant hopes to move forward with the approved building project, the approved permit building plans were submitted so the HARB can see the project scope that was proposed, but will be revised with a similar structure in the same footprint to be rebuilt if the existing remaining structure is approved to be demolished.
4. After Hurricane Irma in 2017, the building was deemed substantially damaged by the city's building official. An August 2017 condition assessment, provided by the applicant with the full COD application that was approved in April 2018 and resubmitted with this current application, states that the building is extensively damaged, and that repairs to the building are not practical and should not be attempted due to its current state.
5. Staff recommended that the applicant also provide documentation related to unreasonable economic hardship, but did not receive by the writing of this report.
6. A comparison of Sanborn Maps show that the overall footprint was altered over time with the wrapped front porch being enlarged. Former staff reports reference further modifications since the last Sanborn publication or revision of 1965, included enclosing a portion of the front porch and adding a small rear addition to the southern/southeastern corner of the home.
7. Research of the Polk City Directories did not identify any known historic connections.
8. Previously, the building was recorded with measured drawings and photographs to meet the condition of the approved 2018 COD.
9. Located within Archeological Zone IIIA, any additional site work should be coordinated with the City Archeologist.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous HARB reviews and COD approvals (under F2018-0005 and F2019-0109), and without the support of evidence to the contrary, staff finds that the board **can take the following actions for a Certificate of Relocation and Demolition at 103 South Street:**

1. APPROVE based on the past HARB approval for a full demolition in 2018 with the finding that the condition of the remaining portion of the substantially damaged structure has not improved since that time.
    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.
2. Continue the application to allow the applicant time to provide an updated structural assessment and undue economic hardship information if the HARB determines that more information is needed to justify approving the full demolition of a contributing NRHD building.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Full demolition of the remaining existing residential building.

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. 1904-1910, 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 similar mass and scale as many of the residential buildings that are in the immediate area, with the exception of a few newer two story buildings, including one immediately adjacent to the west.

3. The impact of the relocation or 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 will 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. After the applicant/owner moved forward with the approved partial demolition with the stated intent to incorporate the remaining existing building with a new residential project, a similar replacement structure is now proposed in the same footprint as the existing. This portion must be constructed within one year in order to be allowed to keep the current setbacks. Vacant lots in neighborhoods with a regular development pattern are not desirable. Therefore, the HARB can make it a condition that the active building permit be revised and approved with the proposed change to a new building in place of the existing building, before a demolition permit can be approved to minimize the time that the lot is vacant.

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.

6. The impact of the relocation or loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The permanent loss of a contributing building negatively impacts the integrity of the historic district. Continued demolition and modification of contributing buildings will threaten the Lincolnville National Register Historic District's designation status. While the approved partial demolition was a preferred to maintain most of the original structure, the existing building has suffered from deferred maintenance over the years, was deemed substantially damaged after Hurricane Irma.

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 residence. The gambrel roof was one of the more unique features, but was found to not be original to the house. While the building overall is not unusual and is a typical building style in Lincolnville, it 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. Each demolition or major modification erodes away at Lincolnville's architectural integrity.

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 still likely have a different look and feel than the existing house and other historic buildings.

10. ***The justification for the proposed relocation and/or demolition.*** According to the applicant, the deteriorated condition is worse than anticipated in areas they were hoping to retain and cited the 2017 condition assessment submitted to the HARB with the approved 2018 COD application indicated that the building is extensively damaged.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research
5. Minutes from the April 2018 and December 2019 HARB meetings
6. Lincolnville National Register Historic District Map: With demolitions noted

STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition





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STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition











STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition

STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition





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STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition





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103 South Street – after Partial Demolition





STAFF PHOTOGRAPHS
103 South Street





STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition





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STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition





STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition





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STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET





North/main elevation showing enclosed porch

STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET





East elevation

STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET



South/rear elevation



Southeast corner

STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET



Interior parlor room



Interior room

STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET



Interior

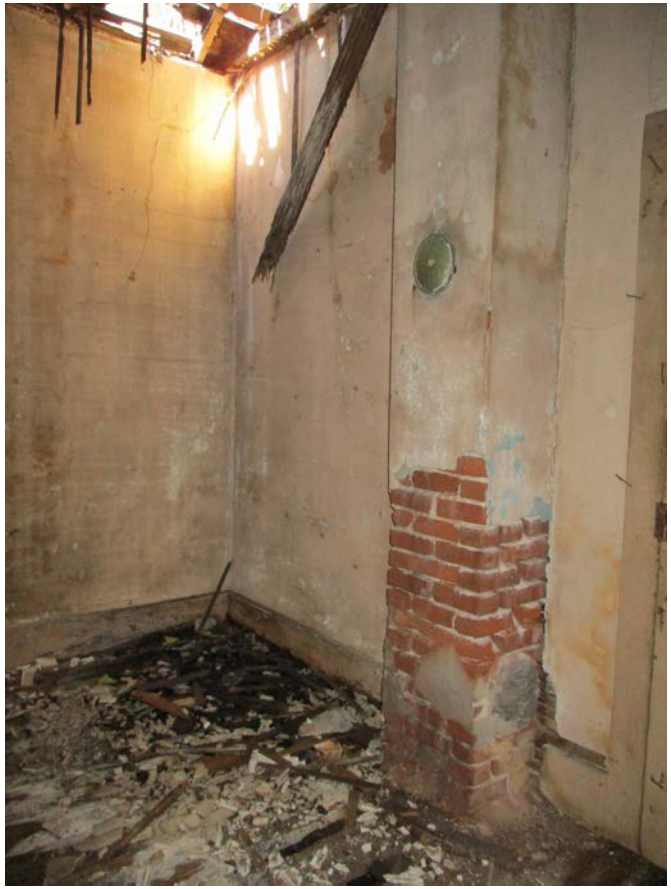


Interior towards bathroom

STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET



Interior



Interior with brick chimney, likely original exterior wall

STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET





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STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET





Enclosed front porch

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2219 1009==

Site Name: 103 South Street 830== Survey Date: 7901 820==

Address: 103 South Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Buena Esperanza (subdivision) 5 (block) Pt. 2 (lot) 868==

Mueller St 8T3248 868==

Owner of Site: Name: Jones, Henry P. Sr., Estates;

Address: 103 South Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Jones, Henry 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469660 (easting) 3305530 (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:

( ) Altered 858==

( ) Unaltered 858==

( ) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, dropside, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, metal jalousie, attic louver 942==

Foundation: Concrete block piers; concrete block wall 942==

Roof Type: Gambrel 942==

Secondary Roof Structures: Gable on rear 942==

Porches & Balconies: L-shaped porch on NE Side; one story enclosed porch on front, jalousie windows 942==

Chimney Location: End, exterior, rear; offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Set up close to the street. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 103 South Street was constructed between 1904 and 1910, and is one of the older homes built in this area. It has a gambrel roof, and a one-story enclosed front porch with jalousie windows. In front of the house there is a coquina concrete block wall.

Buena Esperanza Subdivision contains some of the finest and some of the most modest homes in St. Augustine, reflecting different periods and different plans for the development of the area. The area was developed by, and served as the home of, prominent Victorian builders and suppliers of building materials like G. E. Hood, whose mill on Riberia Street provided much of the gingerbread used in local construction, and Heth Canfield, who owned the Canfield Lumber Company and was president of the St. Augustine Improvement Company which developed Buena Esperanza. In its early development, along Oneida, South, Central, Cerro and Blanco Streets, it was one of the outstanding Victorian neighborhoods of St. Augustine. It included two of the largest estates in the city: "Three Oaks" at 175 Oneida Street and "Villa Rosa" at 187 Oneida. Its southern boundary, below Cerro Street, was the grounds of the St. Augustine Country Club--now a city park and sewage treatment facility. The early development was primarily White. A later infill of more modest houses, generally one story, and some influenced by the Bungalow style, were designed as Black residences. The area is bounded on the east and west by marshes and the San Sebastian River and Maria Sanchez Creek. Boatyards and some small stores along Riberia are industrial and commercial uses along the western boundary of this primarily residential neighborhood. Threats to the area include heavy traffic on Riberia and South Streets and drainage problems when it rains. There are several unpaved streets in the area. There is also a problem of housing deterioration, though several Victorian houses on Oneida Street have been restored recently.

HISTORY

The southwestern tip of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.

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area and contained a mission church and redoubt. Bernardo Segui, a Minorcan merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promoter, built a plantation home on part of the tract and attempted but failed to promote residential construction on the northern fringes of the estate. Further development did not occur until 1885-1891 when the St. Augustine Improvement Company, a local real estate development firm, purchased and subdivided the Buena Esperanza Subdivision. Development proceeded quickly and by 1894 over thirty Victorian style residences were built in the tract, mainly along Oneida Street. Construction continued, however, over the next thirty-five years.[2]



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☐ Original
☒ Update



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

Site#8 SJ02219
Field Date 12-9-2020
Form Date 1-13-2021
Recorder # AWS

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) 103 South 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
103		South	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 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2120400000 — Landgrant _____
Subdivision Name Buena Esperanza — 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: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1910 — To (year): _____
Current Use: Abandoned/Vacant — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature: porch, windows
Additions: ☒yes ☐no ☐unknown Date: _____ Nature: rear
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Meiring Kenneth P,Patricia M

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s): 1. Drop siding 2. Concrete 3. vertical plank
Roof Type(s): 1. Gambrel 2. Shed 3. _____
Roof Material(s): 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed extension 2. _____
Windows (types, materials, etc.)

covered w/ plywood

Distinguishing Architectural Features (exterior or interior ornaments)

gambrel roof w/ vent in gable, corner boards, shallow eaves w/ rafter tails, asymmetrical fenestration, enclosed porch w/ concrete siding

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

large lot, side and back yard, overgrown vegetation, concrete block surrounding wall

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 SJ02219

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. Brick
Main Entrance (stylistic details)

off center under shed extension, covered with plywood

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

concrete siding, shed roof, asymmetrical fenestration covered with plywood

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

This 1910 1 story Frame Vernacular style building is in deteriorated condition. It has a Gambrel roof and Drop siding siding.

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)

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Architecture 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 _____

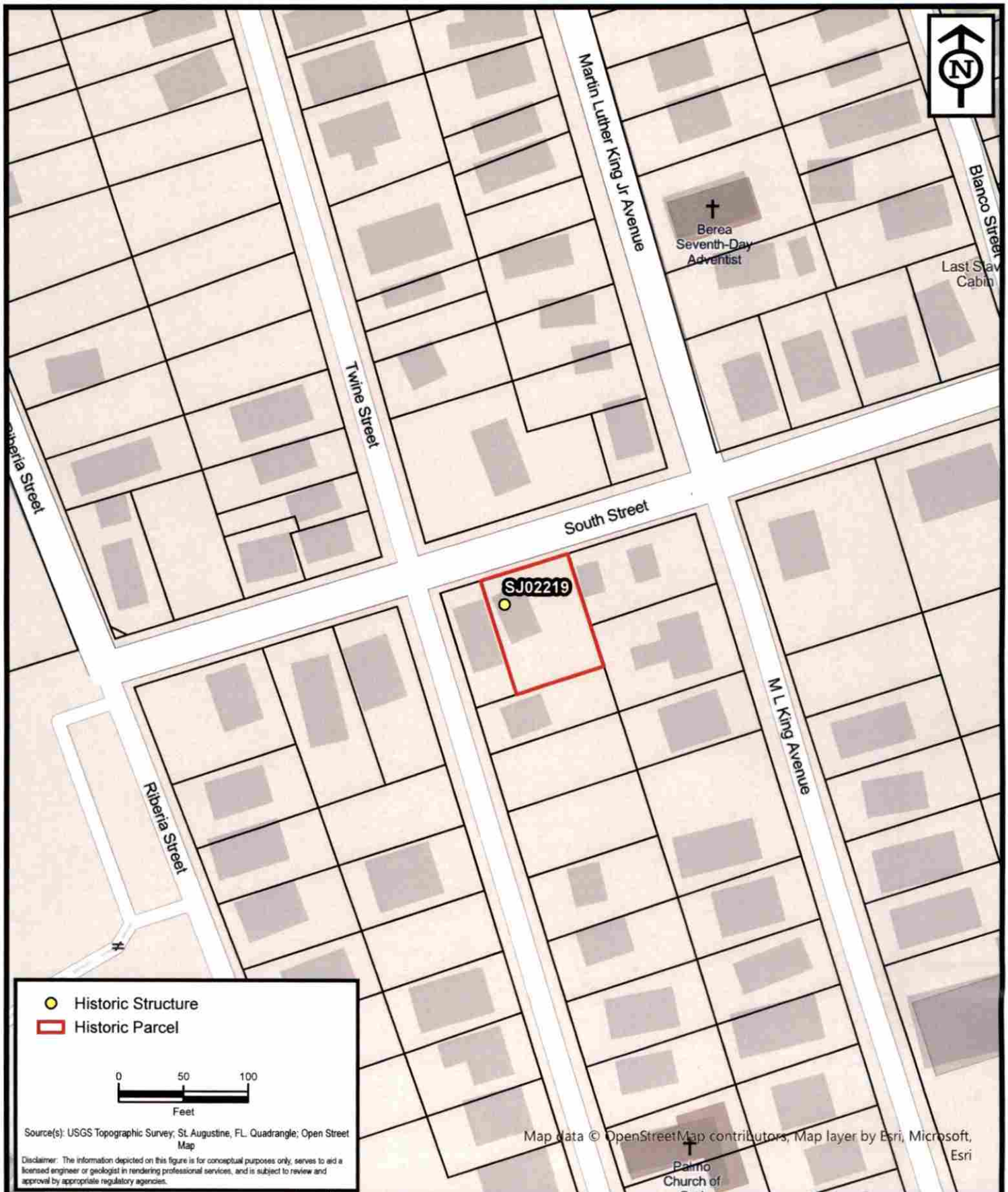
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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 - SJ02219

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2

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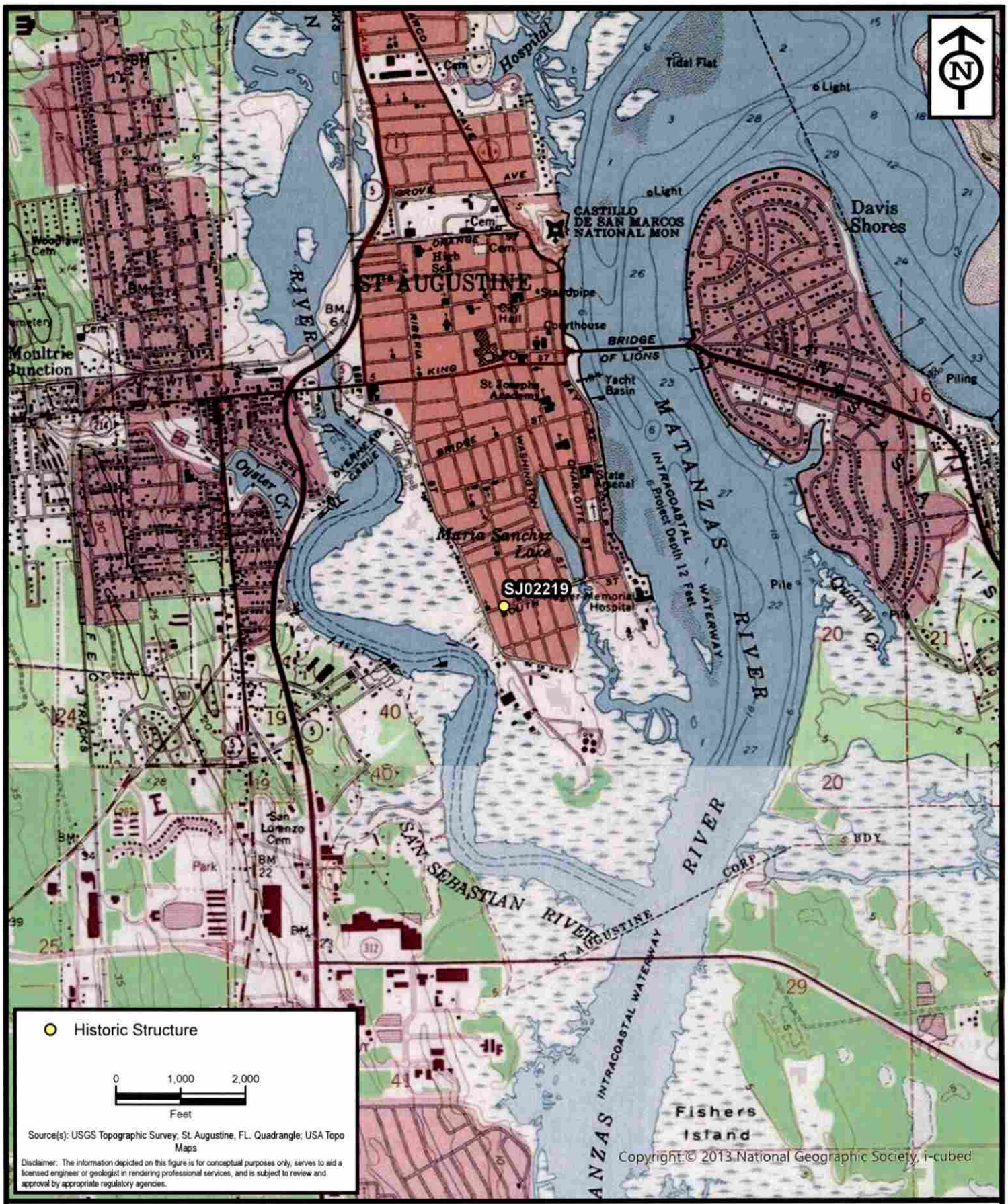

ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ02219

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
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Figure No.	1

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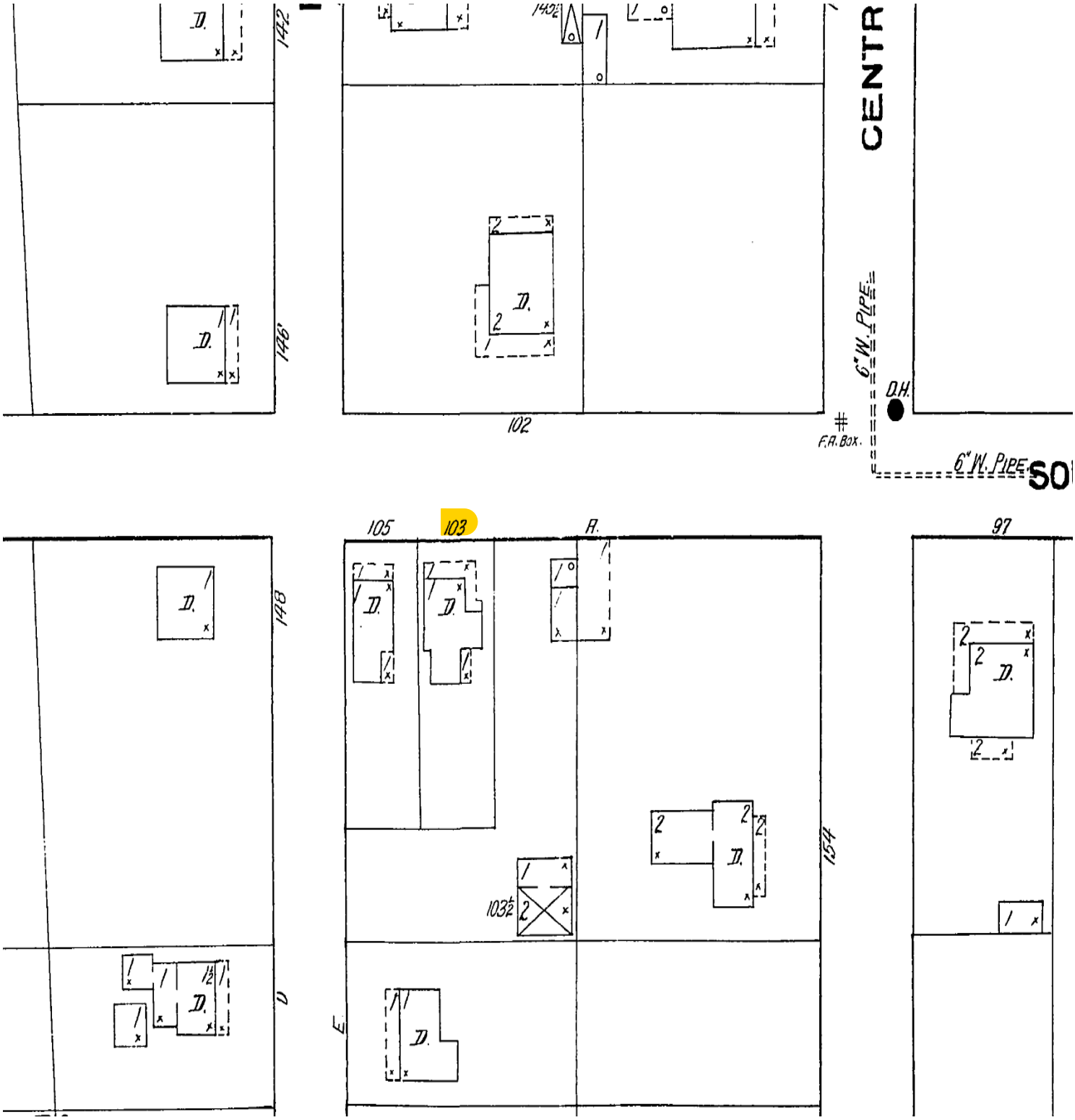
105



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1910, Sheet 19



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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 17



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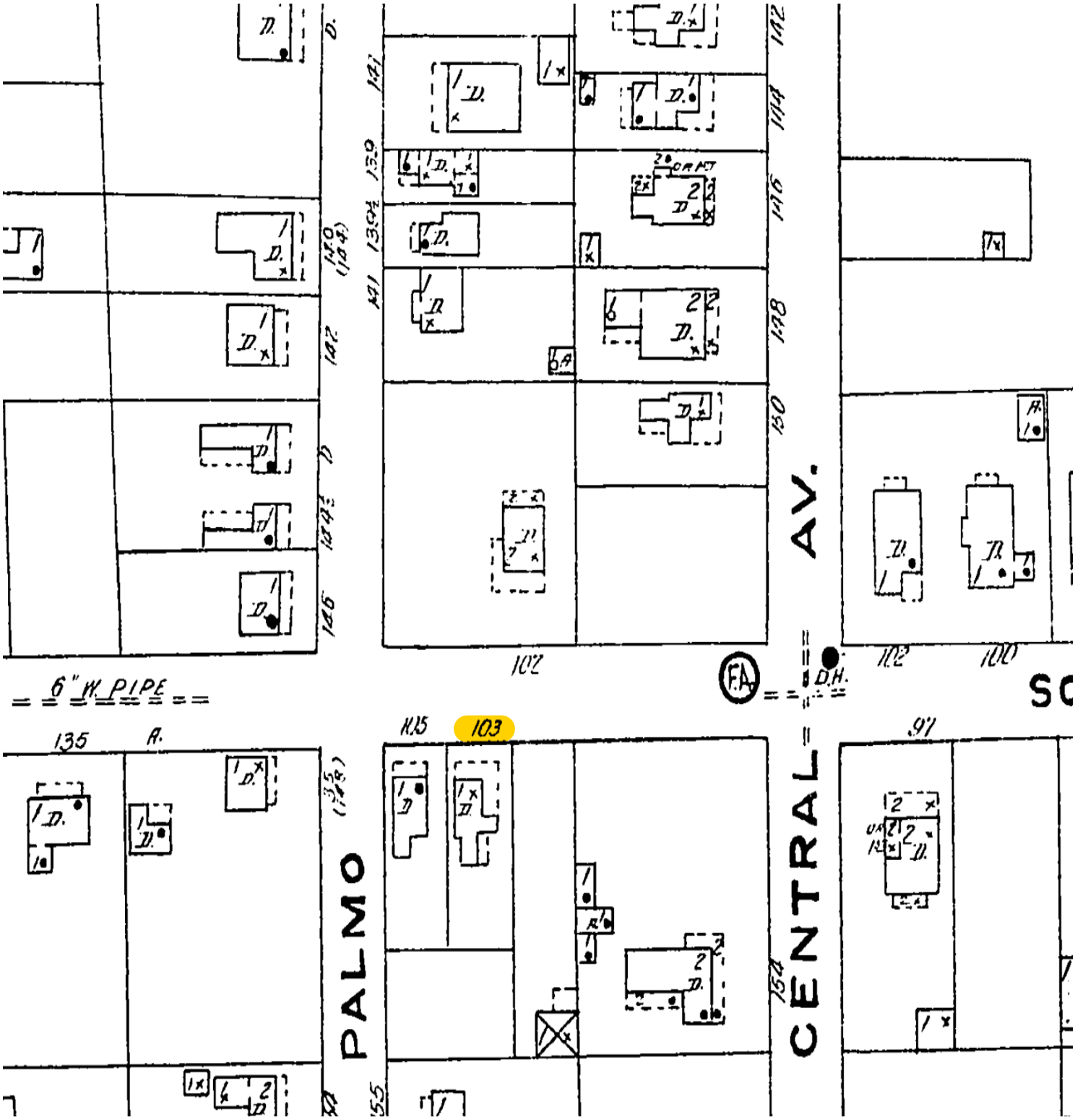
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 20



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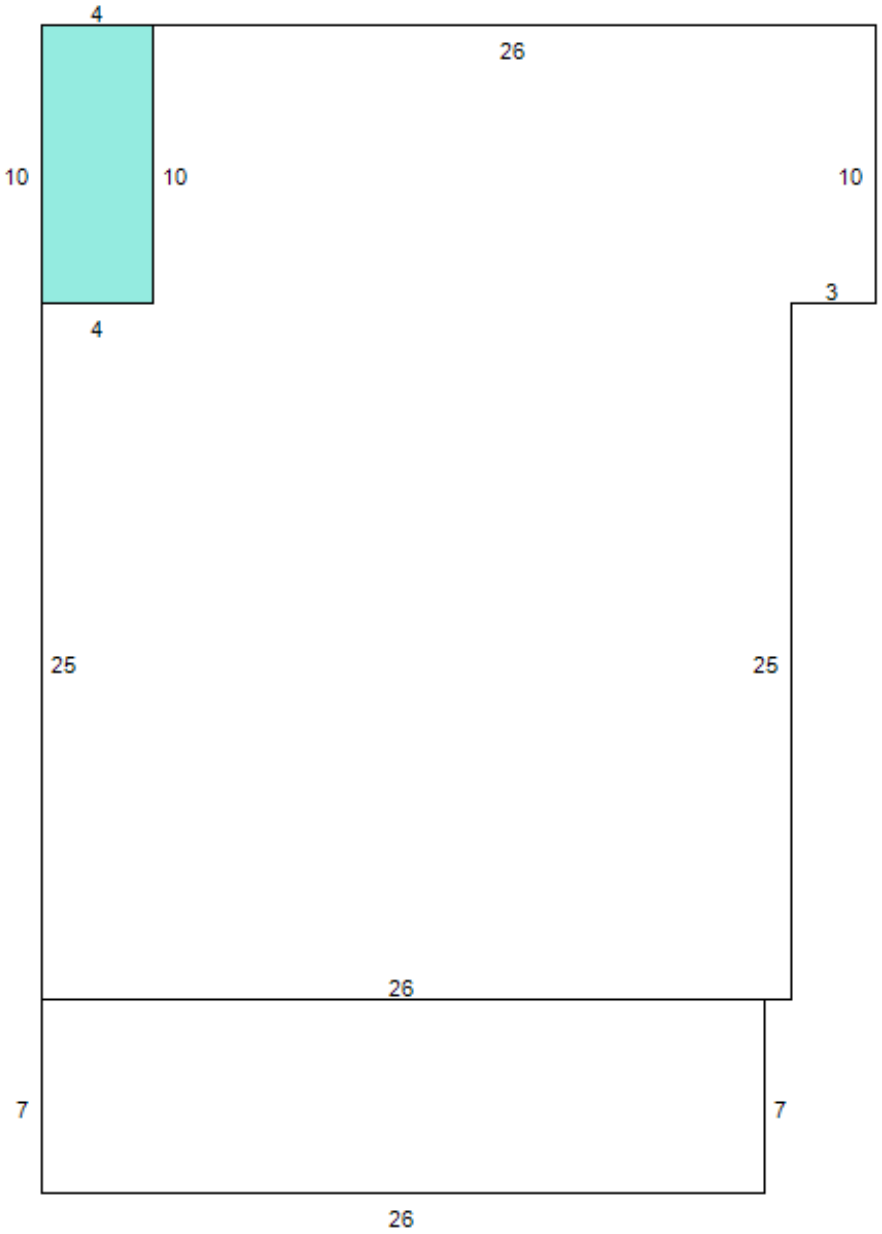
	Room Type	Area
	Base	0
	MAD	0
	FINISHED OPEN PORCH	0



SAHS POLK CITY DIRECTORY RESEARCH
103 South Street – C. 1904-1910

DATE(S)	NAME	SYMBOLS	PROFESSION
+1914/1915	Robert Houston		Gardener
1920/1921	Major Smith	*	Barber
1927	Henry Jones (Wife: Mamie)	*	Laborer
1930	Henry Jones (Wife: Mary)	*	Butler
1940	Henry Jones (Wife: Mamie)	*	Butler
1949	Henry P. Jones (Wife: Mamie)	*	Machinist helper, Florida East Coast Railway
1951	Henry P. Jones (Wife: Mamie L.)	*	Carmen helper
1960	Henry P. Jones		Not listed
1970	Henry P. Jones (Wife: Lillian)	(o)	Retired
1979-1980	Henry Jones, Jr.		Retired
1984/1985	Sandra Huff		Not listed
1986	Sandra Huff		Not listed
1987	Vacant		
1989	No Return		
1990	Vacant		
1992	103 South Street Not Listed		
1993	102-5 (3 Houses) Vacant		
1995	Mceclom Jenkin	(o)	Not listed
	Sheann Williamson		Not listed
1996	Mceclom Jenkin, Robin Holden		
1998	102 & 103 Not Verified		
2000	103 South Street Not Listed		
Nov. 2001	Not Verified		
2002	102 & 103 Not Verified		
2004	103 South Street Not Listed		
Dec. 2006	103 South Street Not Listed		

\+ First entry found for this address
(o) Owner
* Denotes person of color

finds that the Board can **APPROVE** a Certificate of Appropriateness for **123 Marine Street** with the following conditions:

- The applicant shall provide drawings of the proposed gate as well as material information about the side walkways, sitting areas, and the clay brick pavers
- The applicant shall select a more compatible material for PVC Fence and the grass
- The driveway will be reconfigured to preserve the relationship between the building and the grounds
- The applicant shall receive approval from the city to develop in the right of way and on city land

Valerie Lee reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked for clarification regarding the expedited hearing items and whether the applicant could have qualified to be included in that section if she had provided further details in advance.

Jeanne DeSmedt, owner of the subject property, noted that the rounded portion of the driveway was added to increase available parking since the curb in front of the house had been recently painted yellow, thus eliminating their on-street parking option.

Lee Geanuleas wanted to verify that the Board was aware of the unimproved right-of-way near the property to which the Board responded affirmatively, noting that the applicant had altered the application from the previous meeting to remove encroachments onto that right-of-way.

Public Hearing was closed.

Ms. Lee responded to public comment regarding expedited hearings.

The Board discussed:

- Reconfiguration of the driveway
- Concern for too much pavement in the front with the circular driveway and eliminating the circular portion the driveway
- Lack of vertical plantings in front of the house
- Recommendation to add trees to the front of the yard such as legustrums or grapefruit, or any tree that would grow up to the roofline
- No longer adding additional PVC fencing
- Grass needed to be specified

MOTION

Mr. Rumpel MOVED to APPROVE Certificate of Appropriateness application F2018-0030 with the conditions that the curved portion of the driveway in the front of the house is eliminated and there are at least three vertical plantings/trees that meet the landscaping requirements to be submitted and approved by staff. The motion was SECONDED by Mr. Benoit.

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

6. (c) Certificate of Demolition F2018-0005 – Kenneth K. Meiring – Applicant
Kenneth P. Meiring and Patricia M. Meiring – Owner
103 South Street

To demolish a building constructed in 1910 that is recorded on the Florida Master Site File and is a contributing building in the Lincolnville Historic

District. (Determined to be substantially damaged by City Building Official.).

Ms. Mitchell 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 for **103 South Street** with the following condition:

- Recording of the structure for archival purposes prior to demolition to include photographs and measured drawings that will be submitted by the applicant to the Florida Master Site File with a courtesy copy provided to staff

Kenneth Meiring was available for questions.

Ex Parte Communication:

(None)

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

Public hearing was opened.

B.J. Kalaidi asked about Code Enforcement issues and felt that the structure had been neglected to the point of requiring a demolition.

Public hearing was closed.

The Board discussed:

- Condition assessment
- Possible sale conditions
- Flooding of the structure
- Engineering letter which noted roof damage which caused additional building damage
- Applicant had not utilized the property since purchase

MOTION

Mr. Benoit MOVED to APPROVE application F2018-0005 with the condition that the applicant provide photographs and measured drawings to staff for the Florida Master Site File. Motion SECONDED by Mr. Rumpel.

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

6. (d) Opinion of Appropriateness F2017-0153 – Don Crichlow & Assoc. – Applicant
18 St. George Street LLC. – Owner
18 St. George Street

To construct new buildings between Spanish and St. George set in the character of the Spanish Colonial Architecture. (Two versions of the proposed building were provided.)

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

7. Opinion of Appropriateness

7. (a) 2018-0042 – Keith Andrews – Applicant
Keith and Tina Andrews – Owner
156 Avenida Menendez

To construct a two story porch on the front façade, to replace existing windows with porch entries and new windows, and to paint the structure using pre-approved paint colors.

Heard prior to Other Business to allow the applicant time to appear.

Ms. Mitchell 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 **DENY** an Opinion of Appropriateness for **156 Avenida Menendez** as the proposed design does not

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.: 2019-0109
Applicant: Kenneth K. Meiring
Owner: Kenneth & Patricia Meiring
Address: 103 South Street
Parcel Number: 212040-0000

RE: Certificate of Demolition, pursuant to Section 28-89-92, City of St. Augustine Code, to demolish a building constructed ca. 1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (COD 2018-0005 expired)

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON DECEMBER 19, 2019, 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 December 19, 2019 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 Residential Single Family Two (RS-2).
4. The above-described Certificate of Demolition is subject to Section 28-89-92 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 28-89-92, City of St. Augustine Code, and **APPROVES / DENIES/ CONTINUES** the Applicant's request to demolish a building constructed ca. 1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (COD 2018-0005 expired) Partial demolition

Subject to the following conditions:

- This 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.
- front porch, gambrel roof, rear projections are only areas approved for demolition.
-
-

DONE AND ORDERED, at a public hearing on the 19th day of December, A.D., 2019, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2019-0109

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 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 December, A.D., 2019.

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

Notary Public, State of Florida

- Reinterpretation of the structure's original HARB approval
- Recommendation of having wood windows on main elevation (street-side) with aluminum-clad on secondary elevations
- Applicant's decision to use Pella brand windows
- Windows could not be factory painted, only primed
- Jeldwen aluminum-clad window was more expensive than the wood window according to the quotes submitted by the applicant

MOTION

Mr. Weaver MOVED to DENY application 2019-0087 because the windows were inappropriate and did not meet the HARB guidelines. The motion was SECONDED by Mr. MacDonald.

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

6. (b) Certificate of Demolition 2019-0109 – K. Kemper Meiring – Applicant
Kenneth and Patricia Meiring – Owner
103 South Street

To demolish a building constructed ca. 1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (COD 2018-0005 is expired).

Ms. Wolfe read the staff report and said based on the previous Certificate of Demolition issued in 2018, lack of new evidence, and review of the AGHP without support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for the partial demolition of the building including the front porch, gambrel roof, and small rear projections.

Kenneth Meiring was available for questions.

Ex Parte Communication:

(None)

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

Ms. Wolfe noted that there had been Code Enforcement action on the property and timely action was needed on the structure.

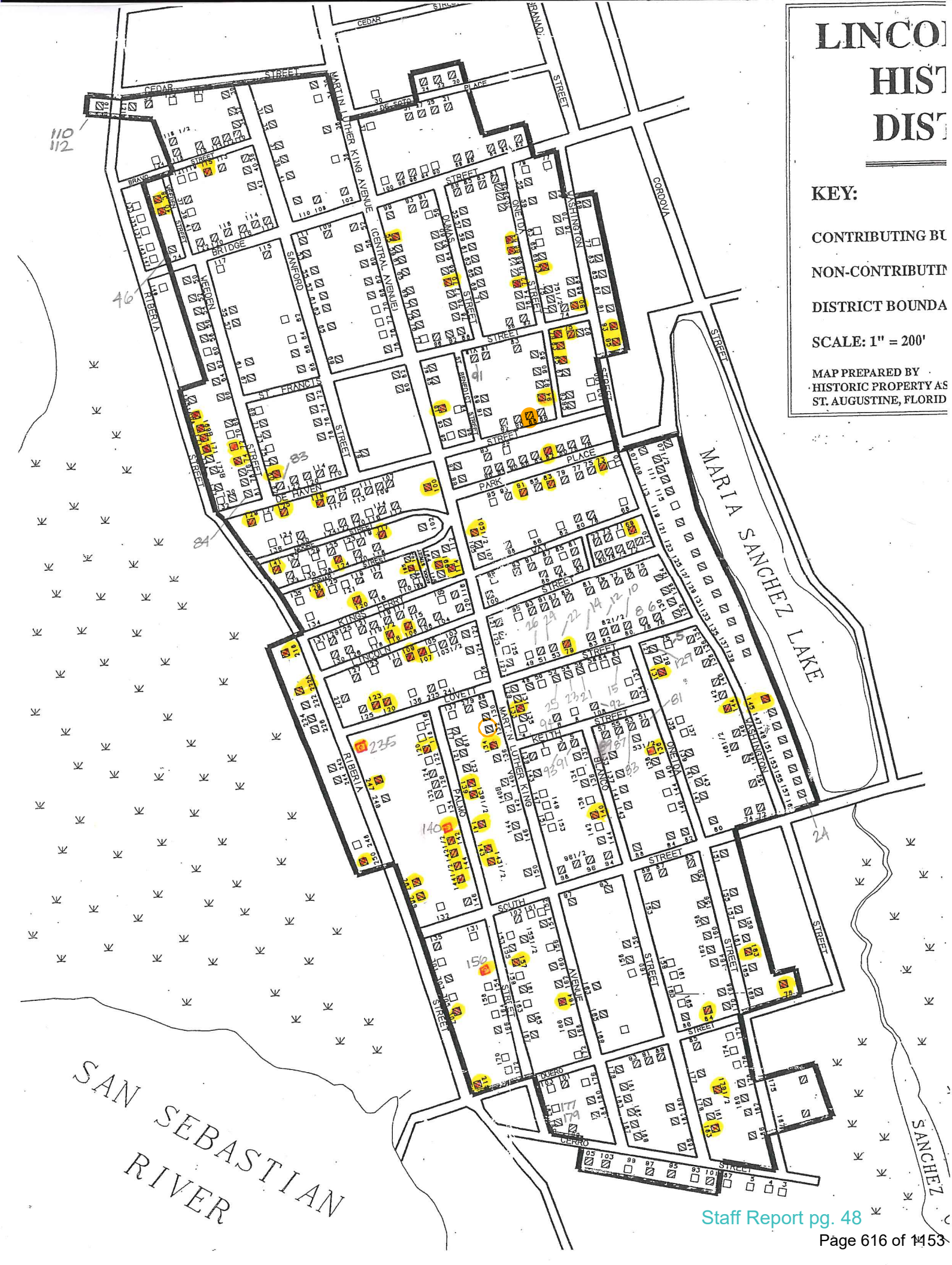
The Board discussed:

- Timeline for work to be done on the property
- Lifting of the house may be required and the applicant was prepared to do so if necessary
- Gambrel roof would be replaced with a gable

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2019-0109 for the partial demolition limited to the front porch, the gambrel roof, and the small rear projections at 103 South Street. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:
AYES: Weaver, Benoit, MacDonald, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY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KEY:
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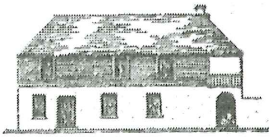
DISTRICT BOUNDA
SCALE: 1" = 200'
MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORID
MARIA SANCHEZ LAKE
SAN SEBASTIAN RIVER
CEDAR STREET
MARTIN LUTHER KING AVENUE
(CENTRAL AVENUE)
BRIDGE
WEEDEN
RIBERIA
SANFORD
ST. FRANCIS
DE HAVEN
PARK PLACE
KINGS FERRY
LINCOLN
LOVETT
KEITH
PALMO
BLANCO
ONEIDA
WASHINGTON
SCUTH
CERRO
CORDOVA
SANCHEZ



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. HP2022-0052

Receipt No. 2405973 Meeting Date July 21, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Kemper Meiring
   Business (if applicable) KP Meiring Company
   Address 1715 Lakeside Ave, Sutie 5
   City St. Augustine State FL Zip 32084
   Daytime telephone 904-669-0008 Other phone/email kempmeiring@kpmeiri

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

2. NAME OF PROPERTY OWNER The Meiring Trust
   Business (if applicable) _____
   Address 2501 S. Ponte Vedra Blvd
   City Ponte Vedra Beach State FL Zip 32082
   Daytime telephone (required) 317-710-6666 Other phone _____

3. PROJECT STREET ADDRESS 103 South St. St. Augustine, FL

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 2 Block 5 Subdivision Buena Esperanza Parcel Number 2120400000

5. DATE OF CONSTRUCTION 1910 Source: SJC Property Appraiser

6. HISTORIC STATUS (check all that apply)
   - ❑ Designated Local Landmark
   - ❑ Property individually listed on the National Register of Historic Places
   - ❑ Contributing building in National Register Historic District
   - ■ Listed on Florida Master Site File
   - ■ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)
   - ❑ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ■ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ❑ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Per Permit: PR2021-0697

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

☐ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

■ Photographs of existing conditions including façades of the building and interior features if applicable.

■ Drawings of proposed replacement buildings and or features if applicable.

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

■ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

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

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Kemper Meiring DATE 6/16/22

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Kenneth P. Meiring DATE 6/16/22

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME Patricia M. Meiring DATE 6/16/22

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

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1ST 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

Kenneth P. Meiring
Print Name of Owner

317-710-6666
Telephone Number

State of Indiana

County of Marion

Signed and sworn before me on this 16th day of June, 2022.

By Kenneth P. Meiring

Identification verified: Yes Drivers License

Oath sworn: √ Yes ____ No

Notary Signature: _____

My Commission expires: 06/20/2026

RICHARD G THOMPSON
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0714529
My Commission Expires Jun 20, 2026

Rev:022117

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JUN 17 2022
Planning/Building Dept.

To: City of St. Augustine
Historic Architectural Review Board

From: Kemper Meiring
Authorized Agent for Mr. & Mrs. Kenneth P. Meiring/The Meiring Trust
56 Macaris St.
St. Augustine, FL 32084

Date: June 17, 2022

RE: 103 South Street
St. Augustine, FL 32084
Certificate of Demolition

Members of The Board,

This structure has been previously approved for both a full and partial demolition (two separate applications), but we only followed through with a partial demolition because we wanted to do our best to keep the original structure and just add on a new addition. We currently have a building permit to refurbish the remaining "original" existing structure and add an attached addition with a detached garage with guest suite above. Included in this application submission is a full set of permit plans.

I am returning to the board to request another full demolition of the remaining structure because our desire to refurbish is not feasible. Please see the structural engineer inspection report that was submitted in a previous full demolition application that was approved.

If this application is approved, We want to keep the current permitted design, so, we would rebuild a new version of the original structure, currently in place, build the addition, detached garage/guest suite and site improvements as currently designed and permitted.

Respectfully,

Kemper Meiring

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HULSBERG ENGINEERING
Residential and Commercial Structural Engineers

August 14, 2017

K.P. Meiring Company
1715 Lakeside Avenue, Suite 5
St. Augustine, Florida 32084

Re: 103 South Street, St. Augustine, Florida

Dear Mr. Meiring:

A site visit was made to the subject property on July 12, 2017 in order to observe the residence in its existing state and comment on its structural integrity. This report summarizes our observations and findings.

Observations

According to the St. Johns County Property Appraiser's web site, the main home was constructed in 1910. The building is a one-story, wood-framed structure consisting of 2x dimensional lumber. The home has a conventionally framed gambrel and hip roof with wood siding exterior walls. Subsequent additions were constructed at the front and rear of the home. During the site visit, observations were made from readily accessible portions of the interior and around the exterior of the building. The home has an off-grade foundation system consisting of 2x dimensional lumber supported by a combination of concrete masonry unit (CMU) and brick piers. Representative photographs are attached at the end of this report.

The deteriorated metal roof is showing signs of corrosion in multiple areas and has several roof leaks throughout. As a result, the wood roof decking has experienced significant water damage in several locations. Additionally, many of the roof system framing members (rafters and ceiling joists) are damaged due to the water intrusion and apparent termite damage.

Exterior observations revealed several areas of moisture/insect damage and rot to the exterior wood siding and floor framing. The floor system of the home is in a severe state of disrepair in multiple locations. Along the left side of the main home, the outer support beam has extensive termite damage that has led to major loss of bearing area and section size of the beam. In the rear of the home, where an apparent addition was constructed, the floor system has completely collapsed. This appears to be the result of significant roof leaks. In the right rear corner of the home, which appears to be encroaching on the neighboring property, the outer beam has crushed and the support pier has rotated outward due to the extent of wood rot. Along the right side of the original home, the brick piers have experienced significant loss of material leading to reduced bearing area and overall functionality.

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The interior of the residence has suffered substantial damage as a result of the numerous roof leaks previously mentioned. All of the interior finishes appear to have some degree of mildew, mold or water damage. The plaster is cracked and/or fallen off of a majority of the ceiling and walls throughout the house. Large sections of the flooring display severe signs of wood rot and in other locations are completely missing, leaving the floor joists and soil exposed to the interior, as well as representing a safety hazard.

Conclusions

In our professional opinion, the structure is extensively damaged and is in such poor condition that repairs are not practical nor should they be attempted. Repairs cannot be isolated to any one area, and are simply not feasible or cost-effective. Further hidden considerations may exist and allowance should be made for unforeseen damage and possible issues related to encroachment onto neighboring property. The building should be considered *Dangerous* and *Unsafe* as defined in the 5th Edition (2014) Florida Building Code – Existing Building. Given the significant damage that the structure has undergone, it is our recommendation that the building be demolished.

Although wood-destroying organism damage and apparent mold growth were observed during our site visit, these issues are outside our area of expertise and are excluded from our scope of services. However, they represent significant issues that should be considered.

If you have any further questions, please feel free to contact our office.

Sincerely,

Digitally signed by Floyd Simpson
Date: 2017.08.14 08:29:40 -04'00'

Matt Bryan, P.E.
FL PE 83219

Floyd S. Simpson, P.E.
FL PE 50791

Attachment: Representative Photographs

Floyd S. Simpson, State of Florida, Professional Engineer, License No. 50791

This item has been electronically signed and sealed by Floyd S. Simpson, P.E. on August 14, 2017 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.

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Picture 1 – Deteriorated Metal Roof and Roof Leak



Picture 2 – Roof Leak

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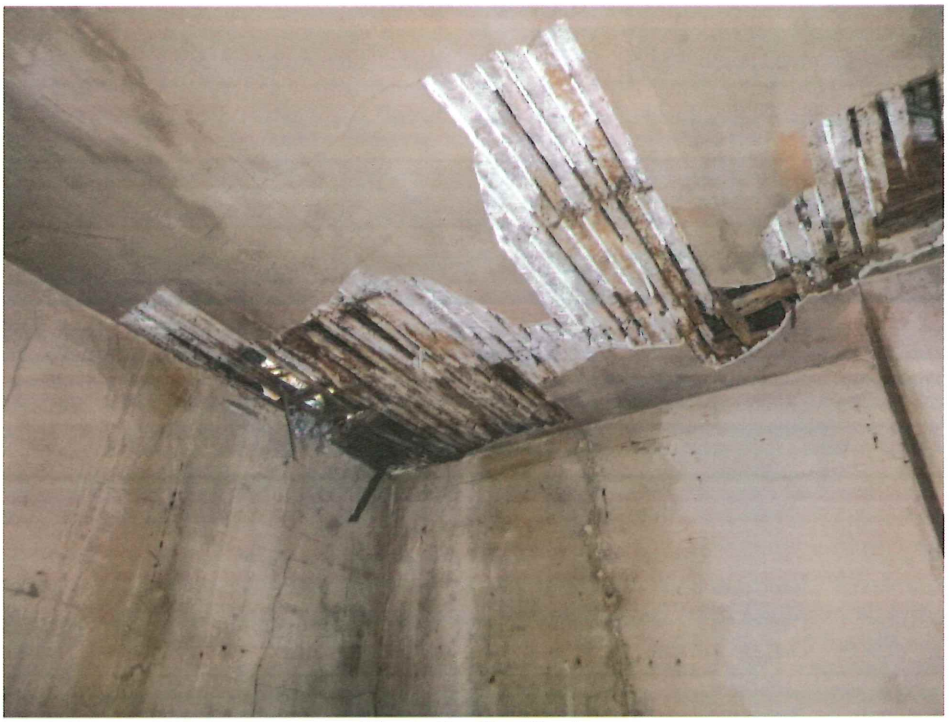

Picture 3 – Roof Leak



Picture 4 – Insect Damage at Beam

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Picture 5 – Insect Damage at Beam Bearing Location



Picture 6 – Collapsed Floor System

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Picture 7 – Collapsed Floor System



Picture 8 – Collapsed Floor System

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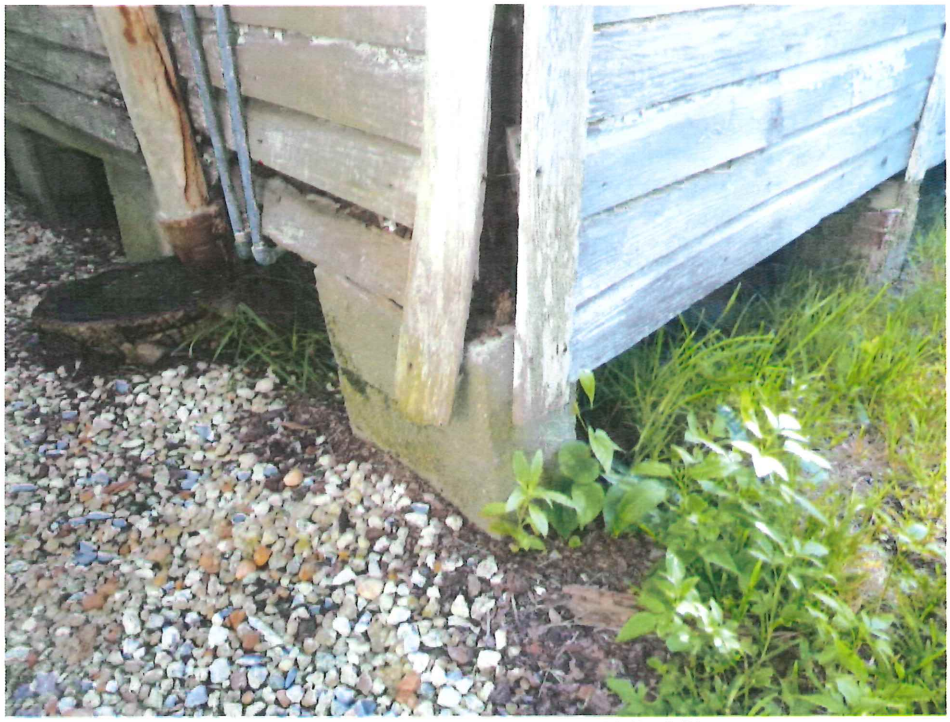
Picture 9 – Collapsed Floor System



Picture 10 – Deteriorated Beam and Shifted Pier

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Picture 11 – Damaged Siding



Picture 12 – Deteriorated Brick Pier

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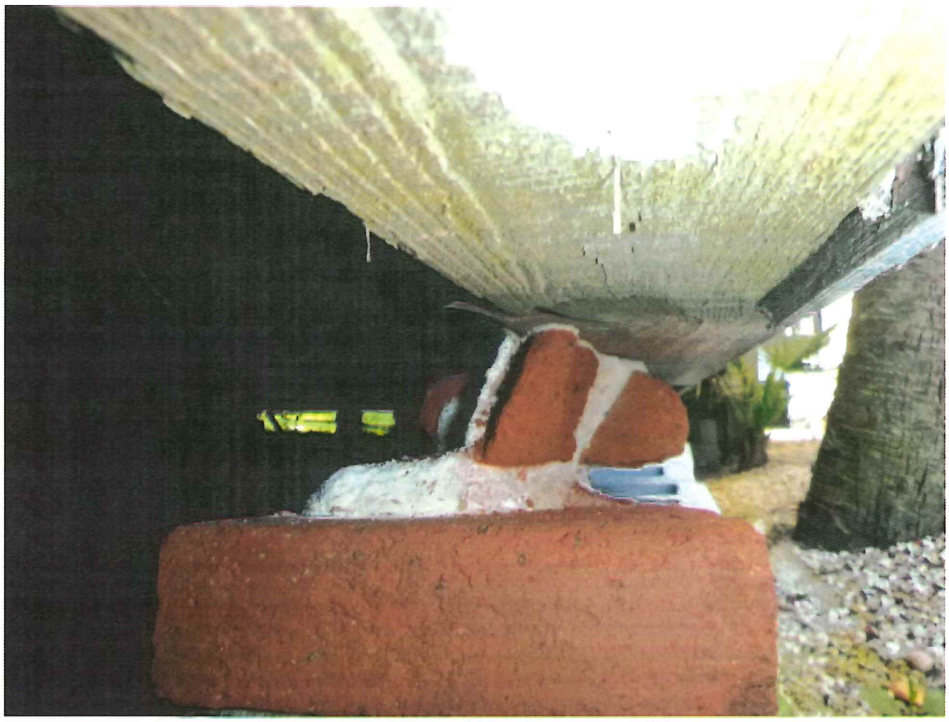

Picture 13 – Minimal Bearing Area at Pier



Picture 14 – Damaged Plaster

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Picture 15 – Damaged Interior Finishes/ Water Damage



Picture 16 – Damaged Interior Finishes

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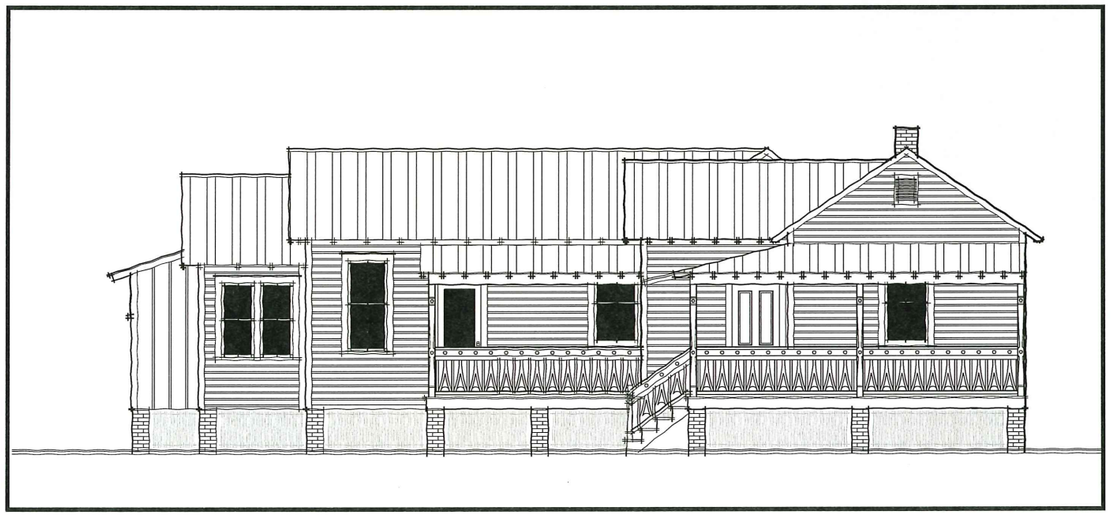
Planning/Building Dept.

Alteration and addition for:

K.P. MEIRING INC.

103 South Street
St. Augustine, Florida



APPROVED

With condition that no other elements of the existing house can be removed that was not approved under the partial demo plans submitted for the partial demolition permit: PR2020-1652

Historic Preservation
Julie Courtney, Historic Preservation Planner
June 3, 2021

Approved

These plans have been reviewed and found to be in substantial compliance with the provisions of the 2020 Florida Building Code and the City of St. Augustine building ordinances. Any deviations or revisions to these plans must be approved by the City of St. Augustine Building Official.

Richard "Buddy" Schauland 11/01/2021

Provide Elevation Certificate prior to vertical construction and prior to the final inspection. Minimum finished floor elevation must be at or above 9' NAVD 1988.

All construction shall comply with NPDES including the use of perimeter silt barrier fences, waste materials washout/containing pits, stabilized driveways during construction, silt protection of storm drains, waterways, unprotected slopes, and all stormwater systems.

CONSTRUCTION DOCUMENTS
2-1-2021

Anthony R. Harwell
Architect
AR 95000
215 Dodge Street Palatka, Florida 32177
www.anthonyharwell.com - 386-530-1226 - arharwell@gmail.com

STATE OF FLORIDA · ANTHONY R HARWELL · AR95000 · REGISTERED ARCHITECT

Digitally signed by Anthony R Harwell, AIA ar95000. This item has been electronically sign and sealed by Anthony R Harwell Architect using an SHA-2 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-2 authentication code must be verified on any electronic copies.

2021.11.01 11:46:08-04'00'

REVISIONS
1	
2	

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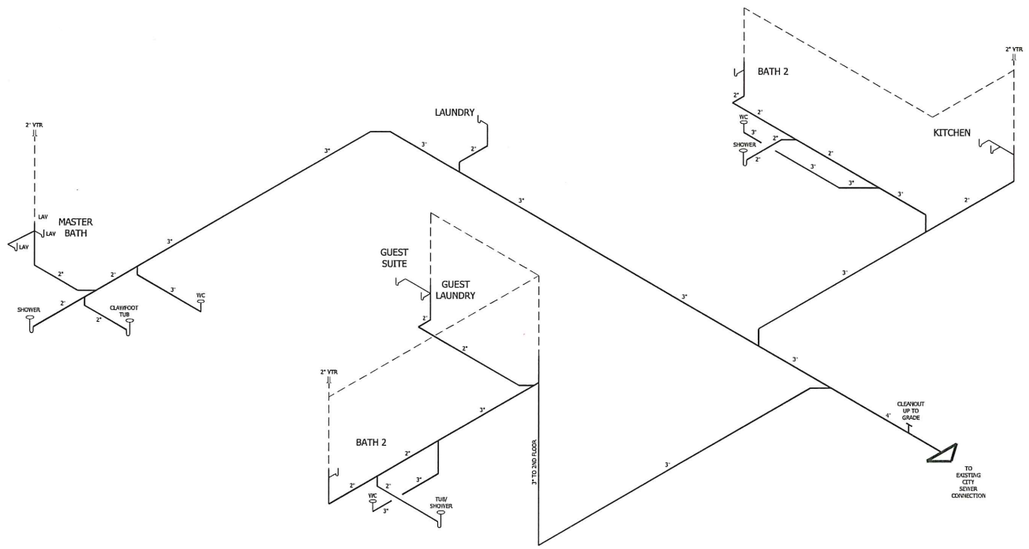
PROJECT:
ADDITION/ALTERATION & NEW ACCESSORY BUILDING FOR: KP MEIRING INC. 103 SOUTH STREET ST. AUGUSTINE FL

Anthony R. Harwell Architect
AR 95000
215 Dodge Street
Palatka, FL 32177
www.anthonyharwell.com - 386-530-1226 - arharwell@gmail.com

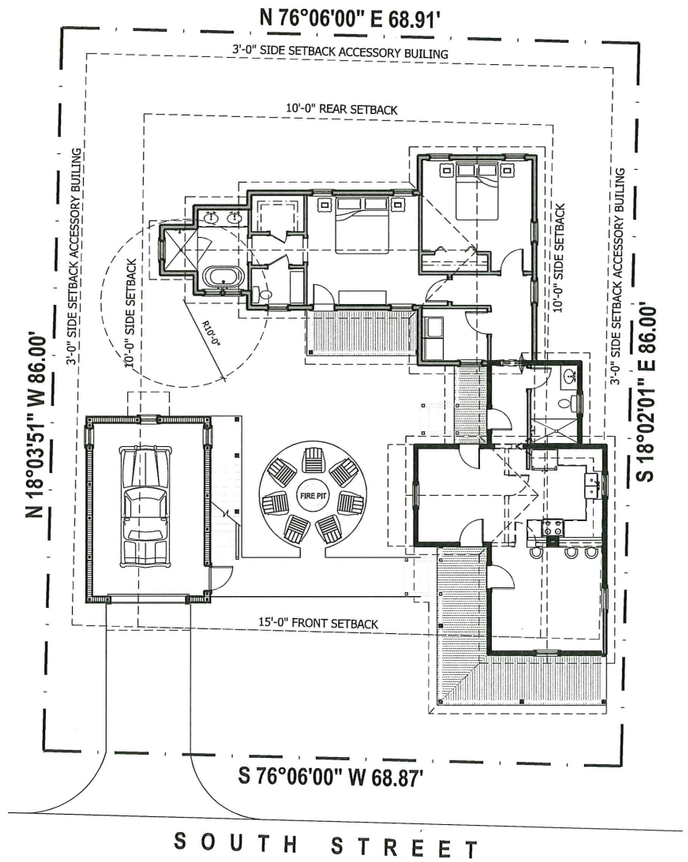
DRAWING	TITLE SHEET
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	G1.0



2 SANITARY RISER ISOMETRIC
SCALE: NONE

Approved

These plans have been reviewed for compliance with the City of St. Augustine Land Use and Development Codes. Any deviation from these plans or specifications related to the above codes must be reviewed and approved in advance in writing by the Planning and Building Department. An approved set of these plans must be kept on the job site at all times.
tmullins06/01/2021



NORTH

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

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REVISIONS	
1	
2	

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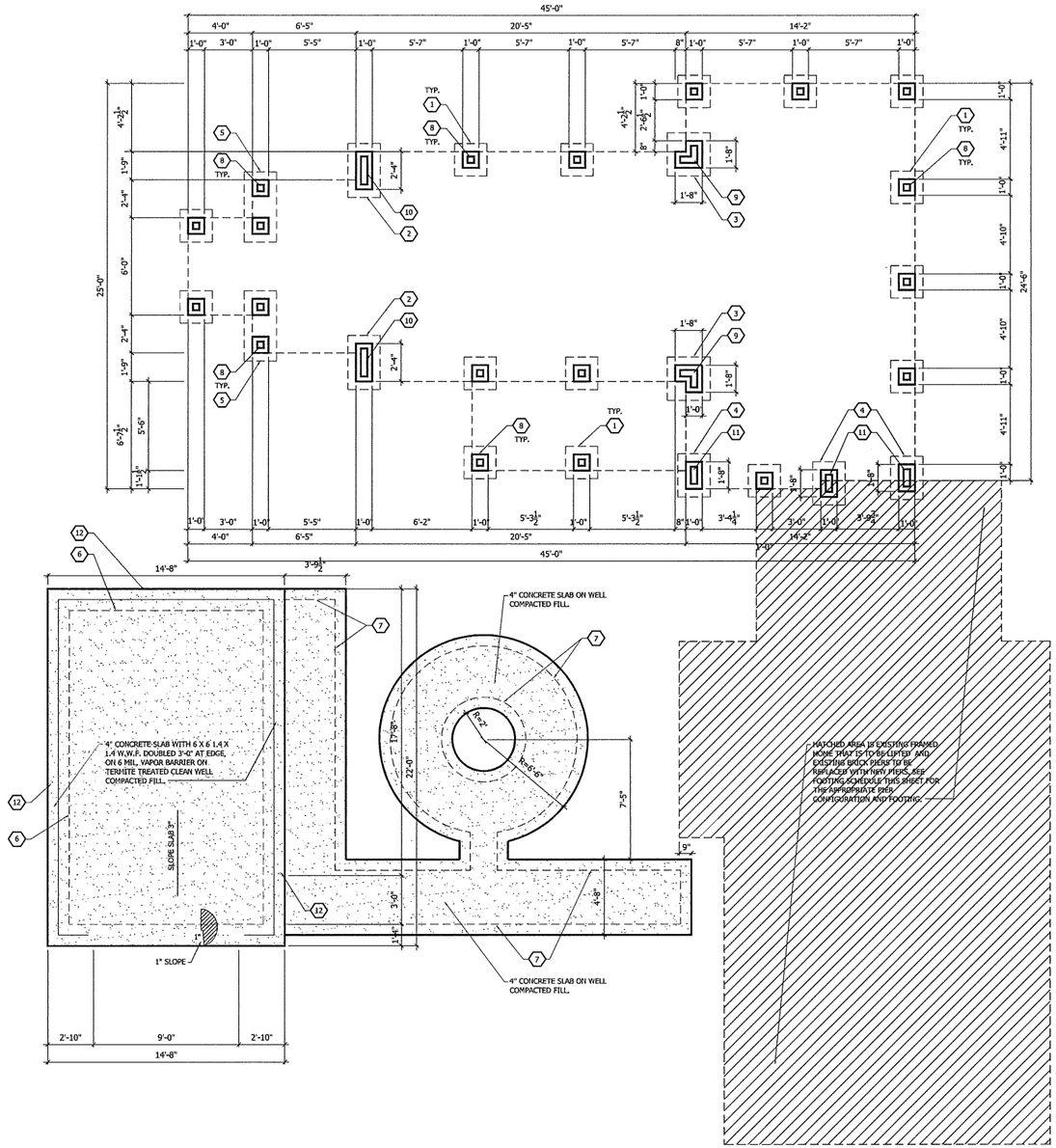
PROJECT:
ADDITION/ALTERATION & NEW ACCESSORY BUILDING FOR: KP MEIKING INC. 103 SOUTH STREET ST. AUGUSTINE FL

Anthony R. Harwell, AR 95000
215 Dodge Street
Palatka, FL 32177
(386) 530-1226

Anthony R. Harwell
Architect
AR 95000
215 Dodge Street
Palatka, FL 32177
www.anthonyharwell.com - 386-530-1226 - arharwell@gmail.com

DRAWING	SITE PLAN
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	SP1.1



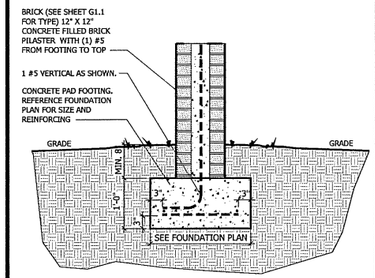
NORTH

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

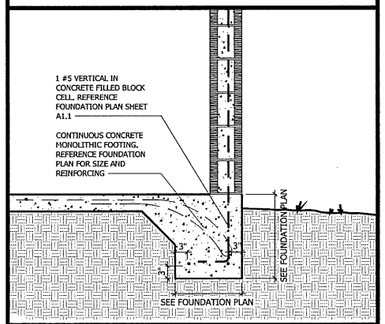
FOUNDATION FOOTING SCHEDULE

CONTRACTOR TO VERIFY DIMENSIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCY TO BE REPORTED TO ARCHITECT IMMEDIATELY. DO NOT SCALE. GO BY DIMENSIONS ONLY.

1. 24" X 24" X 12" DEEP CONCRETE PAD FOOTING WITH 2 #5 BOTTOM EACH WAY.
2. 24" X 40" X 12" DEEP CONCRETE PAD FOOTING WITH (3) #5 BOTTOM SHORT WAY AND 2 #5 BOTTOM LONG WAY.
3. 32" X 32" X 12" DEEP CONCRETE PAD FOOTING WITH (3) #5 BOTTOM EACH WAY
4. 24" X 32" X 12" DEEP CONCRETE PAD FOOTING WITH (3) #5 BOTTOM SHORT WAY AND 2 #5 BOTTOM LONG WAY.
5. 24" X 52" X 12" DEEP CONCRETE PAD FOOTING WITH (4) #5 BOTTOM SHORT WAY AND 2 #5 BOTTOM LONG WAY.
6. 20" DEEP x 16" WIDE CONTINUOUS CONCRETE MONOLITHIC FOOTING WITH (2) #5 CONTINUOUS.
7. 8" X 8" THICKEN CONCRETE SLAB EDGE WITH (1) #5 CONTINUOUS.
8. 12" X 12" CONCRETE FILLED BRICK PIER WITH (1) #5 VERTICAL FOOTING TO TOP.
9. 20" X 20" CONCRETE FILLED BRICK CORNER PIER WITH (2) #5 VERTICAL FOOTING TO TOP AT ENDS AND (1) #5 AT CORNER.
10. 12" X 28" CONCRETE FILLED BRICK PIER WITH (3) #5 VERTICAL FOOTING TO TOP.
11. 12" X 20" CONCRETE FILLED BRICK PIER WITH (2) #5 VERTICAL FOOTING TO TOP.
12. 1 #5 VERTICAL IN CONCRETE FILLED BLOCK CELL FOOTING TO TOP OF BOND BEAM MAXIMUM 6'-0" O.C.



2 PIER & FOOTING DETAIL
SCALE: 3/4" = 1'-0"



3 MONO. FOOTING DETAIL
SCALE: 3/4" = 1'-0"

REVISIONS	
1	
2	

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PROJECT:
ADDITION/ALTERATION & NEW ACCESSORY BUILDING FOR: KP MEIRING INC.
103 SOUTH STREET ST. AUGUSTINE FL

Anthony R. Harwell
Architect
AR 95000
215 Dodge Street
Palatka, FL 32177
www.anthonyharwell.com - 386-530-1226 - arharwell@gmail.com

DRAWING	FOUNDATION PLAN
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.1

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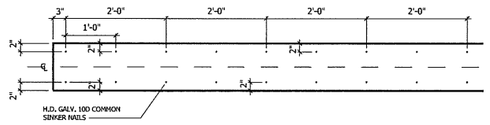
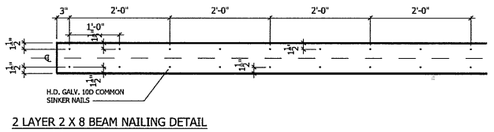
FLOOR FRAMING SCHEDULE

CONTRACTOR TO VERIFY DIMENSIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCY TO BE REPORTED TO ARCHITECT IMMEDIATELY. DO NOT SCALE, GO BY DIMENSIONS ONLY.

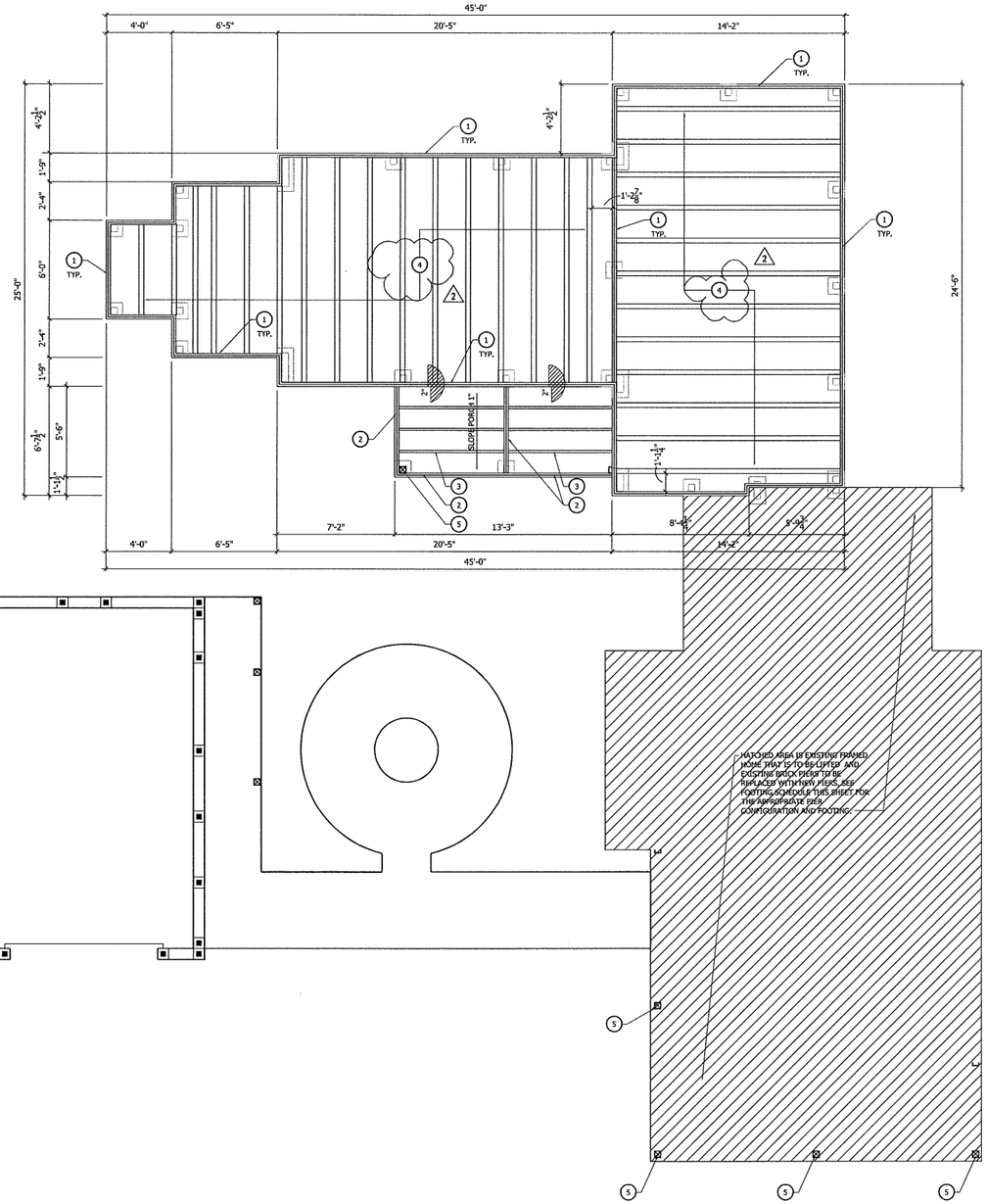
1. DOUBLE 2 X 12 SYP WOOD SILL BEAM ATTACHED TO BRICK PIERS WITH SIMPSON HETA16 WITH (9) 10D X 1 1/2" NAILS INTO WOOD BEAM.
2. DOUBLE 2 X 8 P.T. SYP WOOD PORCH BEAM ATTACHED TO SILL BEAM WITH SIMPSON LUS48 WITH (6) 16D NAILS TO SILL BEAM AND (4) 16D NAILS TO PORCH BEAM..
3. 2 X 8 P.T. SYP WOOD PORCH JOIST @ 16" O.C. ATTACHED TO DOUBLE 2 X 8 WOOD BEAM WITH SIMPSON LU26 HANGER WITH (6) 10D TO BEAM AND (4) 10D X 1 1/2" TO JOIST.
4. 12" DEEP 4 X 2 PRE-ENGINEERED FLOOR TRUSSES @ 24" O.C. AND ATTACHED TO SILL BEAM WITH SIMPSON LUS48 WITH (6) 16D NAILS TO SILL BEAM AND (4) 16D NAILS TO TRUSS.
5. 4 1/2 X 4 1/2" (TO MATCH EXISTING) CARVED P.T. WOOD COLUMN OR DURABLE WOOD SPECIES. SEE DETAIL THIS SHEET.



2 LAYER 2 X 12 BEAM NAILING DETAIL

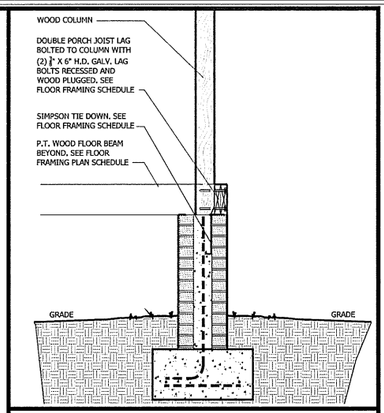


2 LAYER 2 X 8 BEAM NAILING DETAIL

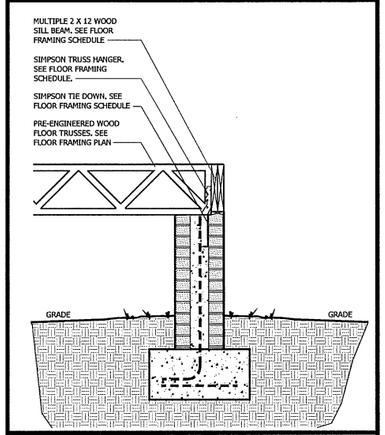


NORTH

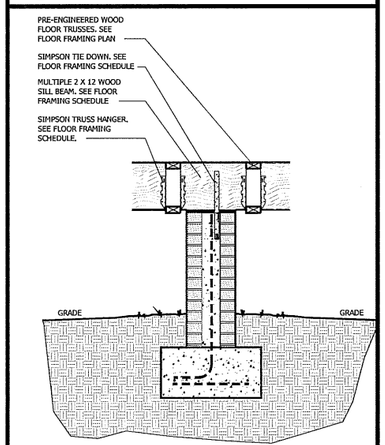
1 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 PORCH COLUMN DETAIL
SCALE: 3/4" = 1'-0"



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



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

REVISIONS		
1	1	BUILDING DEPT. COMMENTS 6-4-2021
2	2	ARCHITECTS MODIFICATIONS 9-29-2021

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PROJECT:
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DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.2

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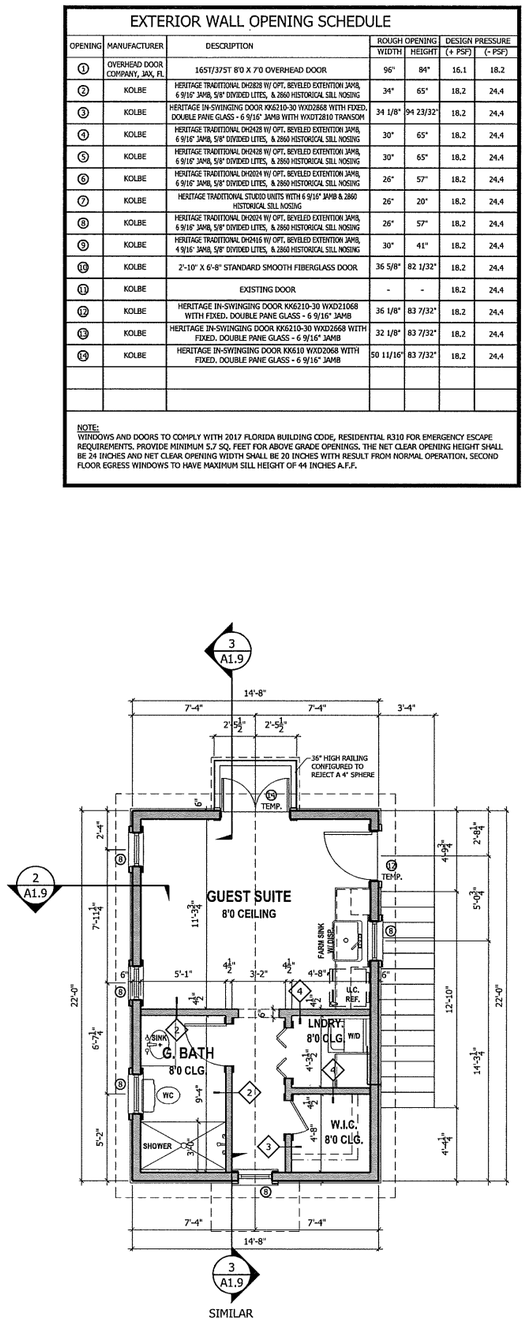
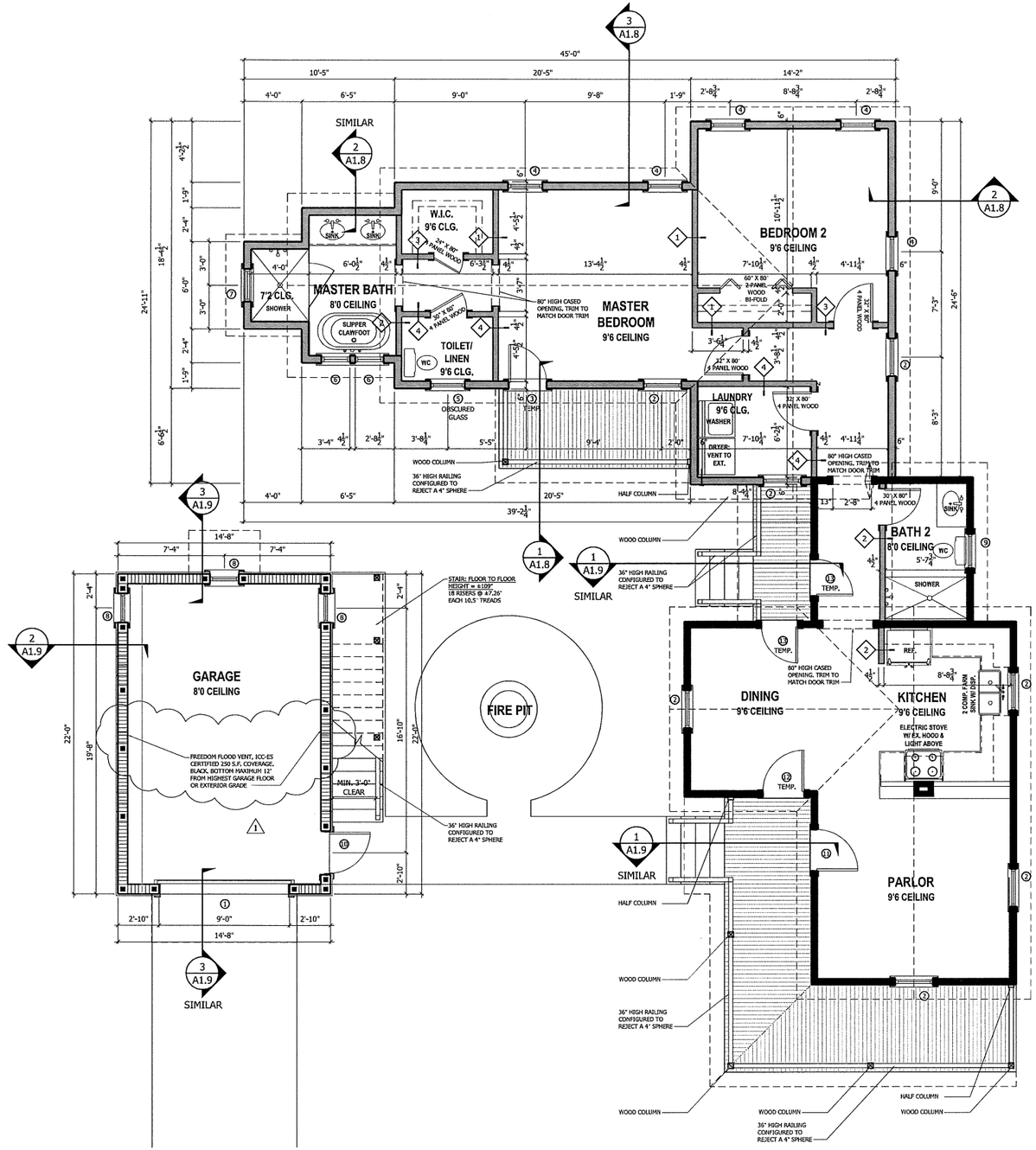
EXTERIOR WALL OPENING SCHEDULE

OPENING	MANUFACTURER	DESCRIPTION	ROUGH OPENING		DESIGN PRESSURE	
			WIDTH	HEIGHT	(+ PSF)	(- PSF)
①	OVERHEAD DOOR COMPANY, JAX, FL	165T/375T 8'0 X 7'0 OVERHEAD DOOR	96"	84"	16.1	18.2
②	KOLBE	HERITAGE TRADITIONAL DH0828 W/ OPT. BEVELED EXTENTION JAMB, 6 9/16" JAMB, 5/8" DIVIDED LITES, & 2860 HISTORICAL SILL NOSING	34"	65"	18.2	24.4
③	KOLBE	HERITAGE IN-SWINGING DOOR KK6210-30 WXD2868 WITH FIXED, DOUBLE PANE GLASS - 6 9/16" JAMB WITH WXDT2810 TRANSOM	34 1/8"	94 23/32"	18.2	24.4
④	KOLBE	HERITAGE TRADITIONAL DH2428 W/ OPT. BEVELED EXTENTION JAMB, 6 9/16" JAMB, 5/8" DIVIDED LITES, & 2860 HISTORICAL SILL NOSING	30"	65"	18.2	24.4
⑤	KOLBE	HERITAGE TRADITIONAL DH2428 W/ OPT. BEVELED EXTENTION JAMB, 6 9/16" JAMB, 5/8" DIVIDED LITES, & 2860 HISTORICAL SILL NOSING	30"	65"	18.2	24.4
⑥	KOLBE	HERITAGE TRADITIONAL DH2024 W/ OPT. BEVELED EXTENTION JAMB, 6 9/16" JAMB, 5/8" DIVIDED LITES, & 2860 HISTORICAL SILL NOSING	26"	57"	18.2	24.4
⑦	KOLBE	HERITAGE TRADITIONAL STUDIO UNITS WITH 6 9/16" JAMB & 2860 HISTORICAL SILL NOSING	26"	20"	18.2	24.4
⑧	KOLBE	HERITAGE TRADITIONAL DH2024 W/ OPT. BEVELED EXTENTION JAMB, 6 9/16" JAMB, 5/8" DIVIDED LITES, & 2860 HISTORICAL SILL NOSING	26"	57"	18.2	24.4
⑨	KOLBE	HERITAGE TRADITIONAL DH2416 W/ OPT. BEVELED EXTENTION JAMB, 4 9/16" JAMB, 5/8" DIVIDED LITES, & 2860 HISTORICAL SILL NOSING	30"	41"	18.2	24.4
⑩	KOLBE	2'-10" X 6'-8" STANDARD SMOOTH FIBERGLASS DOOR	36 5/8"	82 1/32"	18.2	24.4
⑪	KOLBE	EXISTING DOOR	-	-	18.2	24.4
⑫	KOLBE	HERITAGE IN-SWINGING DOOR KK6210-30 WXD21068 WITH FIXED, DOUBLE PANE GLASS - 6 9/16" JAMB	36 1/8"	83 7/32"	18.2	24.4
⑬	KOLBE	HERITAGE IN-SWINGING DOOR KK6210-30 WXD2668 WITH FIXED, DOUBLE PANE GLASS - 6 9/16" JAMB	32 1/8"	83 7/32"	18.2	24.4
⑭	KOLBE	HERITAGE IN-SWINGING DOOR KK610 WXD2068 WITH FIXED, DOUBLE PANE GLASS - 6 9/16" JAMB	50 11/16"	83 7/32"	18.2	24.4

NOTE:
WINDOWS AND DOORS TO COMPLY WITH 2017 FLORIDA BUILDING CODE, RESIDENTIAL R310 FOR EMERGENCY ESCAPE REQUIREMENTS. PROVIDE MINIMUM 5.7 SQ. FEET FOR ABOVE GRADE OPENINGS. THE NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES AND NET CLEAR OPENING WIDTH SHALL BE 20 INCHES WITH RESULT FROM NORMAL OPERATION. SECOND FLOOR EGRESS WINDOWS TO HAVE MAXIMUM SILL HEIGHT OF 44 INCHES A.F.F.



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



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

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REVISIONS		
1	BUILDING DEPT. COMMENTS 6-9-2022	
2		

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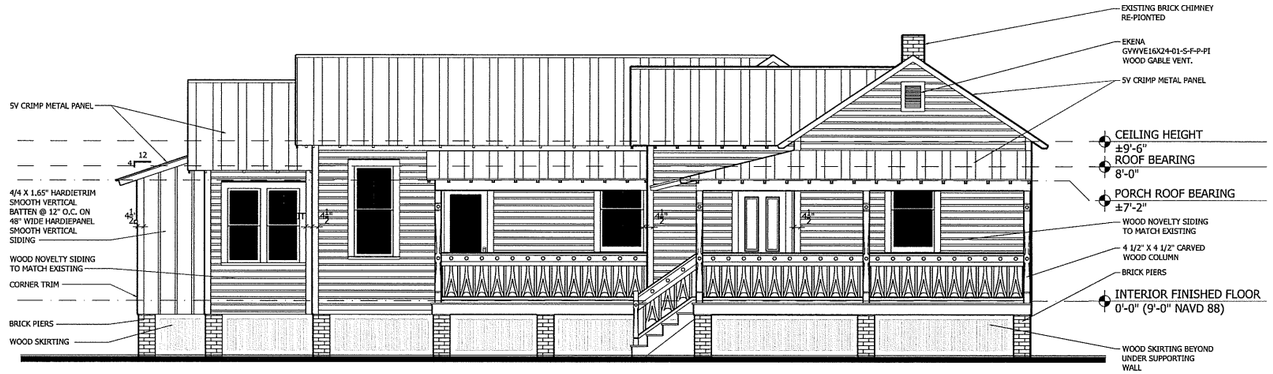
PROJECT:
ADDITION/ALTERATION & NEW ACCESSORY BUILDING FOR:
KP MEIRING INC.
103 SOUTH STREET ST. AUGUSTINE FL

Anthony R. Harwell
Architect
AR 95000
215 Dodge Street
Palatka, FL 32177
www.anthonyharwell.com - 386-530-1226 - arharwell@gmail.com

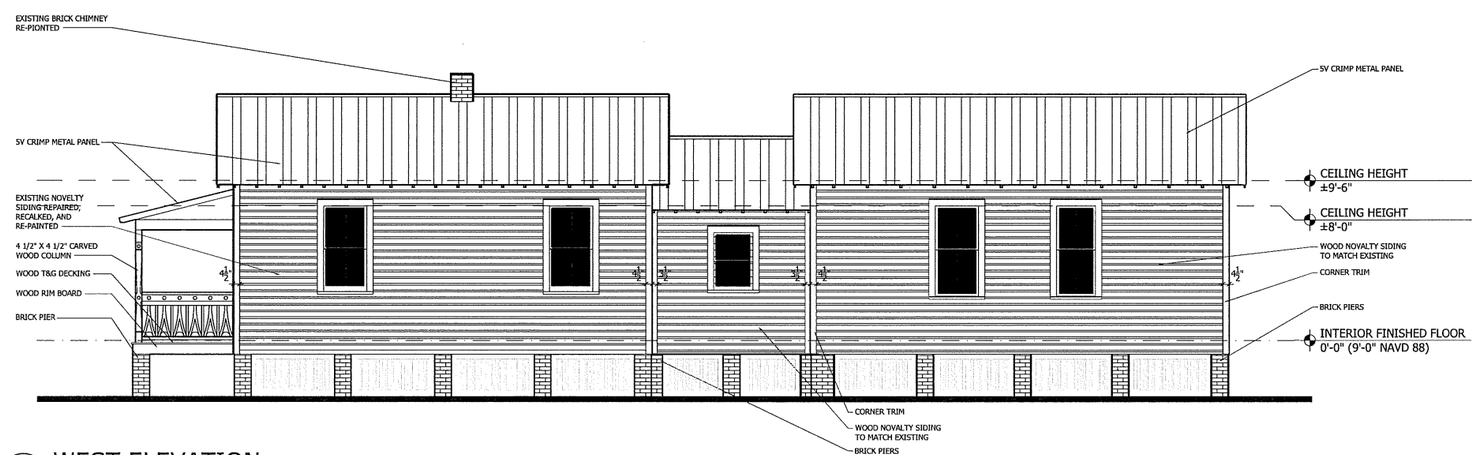
DRAWING	FLOOR PLAN
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.3



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



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



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

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REVISIONS	
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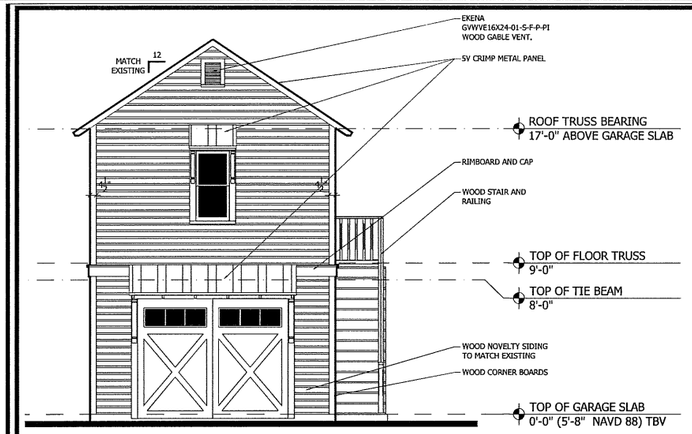
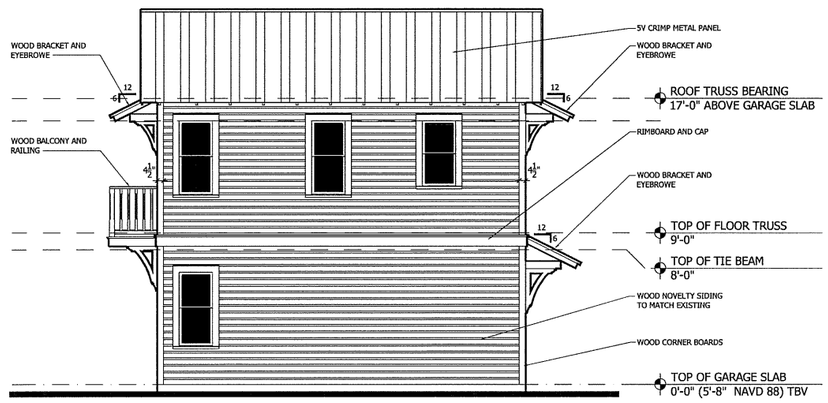
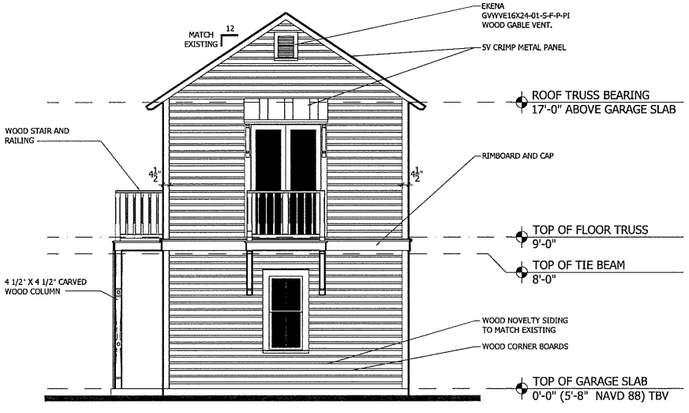
DRAWING	EXTERIOR ELEVATIONS
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.4



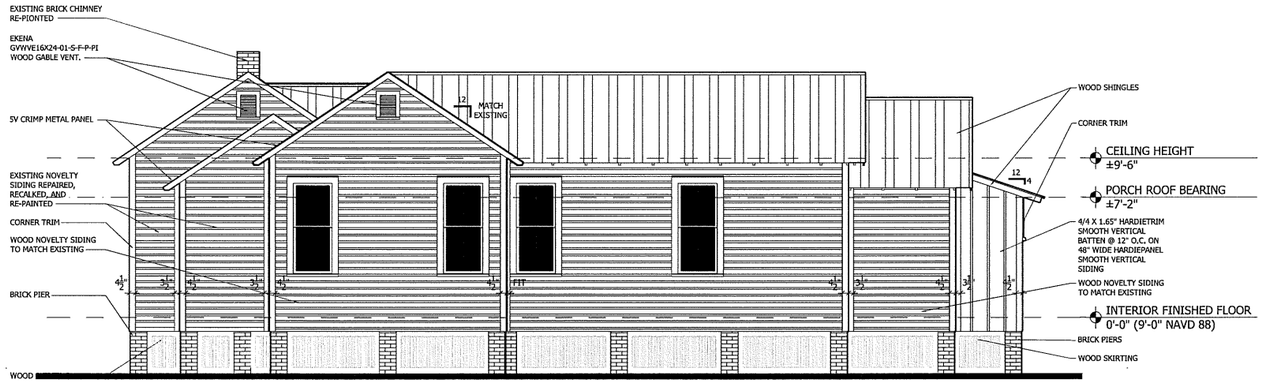
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



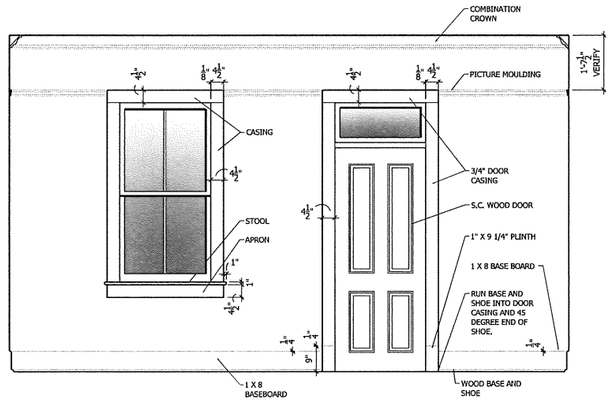
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



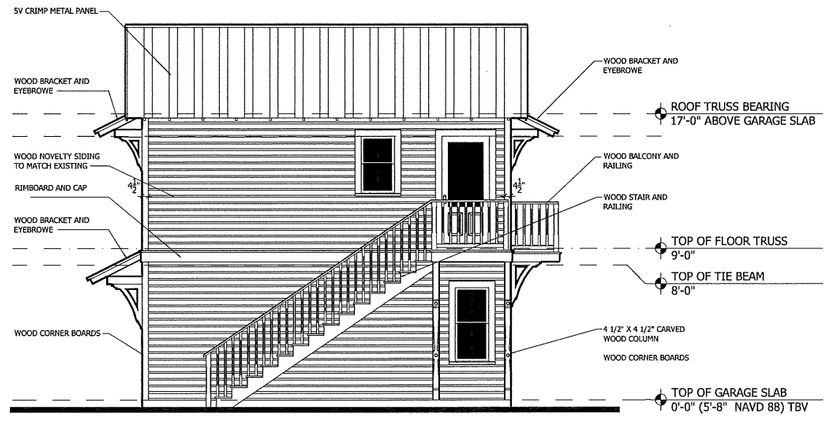
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



6 INTERIOR TRIM DETAILS
SCALE: 1/4" = 1'-0"



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

REVISIONS	
1	
2	

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DRAWING	EXTERIOR ELEVATIONS
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.5

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200 AMP 42 SPACE LOAD SCHEDULE - MAIN HOUSE PANEL

LOAD	WIRE	TRIP	POLE	DESCRIPTION	CIR.	200 AMP TRIP CIR.	DESCRIPTION	POLE	TRIP	WIRE	LOAD
10,000	6	60	2	AHU NO. 1	1,3	2,4	DRYER	2	30	8	5,000
750	12	20	1	WASHER	5	6,8	TANKLESS ELECT. WATER HEATER	2	40	8	18,000
1,200	12	20	1	REAR EXT. RECEPTACLES	7						
1,200	12	20	1	FRONT EXT. RECEPTACLES	9	10,12	STOVE	2	30	10	5,000
1,200	12	20	1	PARLOR RECEPT.	11						
1,200	12	20	1	DINING ROOM RECEPT.	13	14	REFRIGERATOR	1	20	12	1,000
1,200	12	20	1	LAUNDRY, HALL, RECEPT.	15	16	SMALL APPLIANCE	1	20	12	1,200
1,200	12	20	1	BEDROOM 2 RECEPT.	17	18	SMALL APPLIANCE	1	20	12	1,200
1,200	12	20	1	M. BEDROOM RECEPT.	19	20	BATH 2 GFCI	1	20	12	1,200
1,200	12	20	1	M. BATH GFCI	21	22	MICROWAVE	1	20	12	1,200
800	12	20	1	RANGE HOOD	23	24	GARBAGE DISPOSAL	1	20	12	750
600	14	15	1	BEDROOM 2 LIGHTS	25	26	M. BED, BATH & CL. LIGHTS	1	15	14	600
600	14	15	1	KITCHEN, DINING, & HALL LIGHTS	27	28	FR. PORCH, PARLOR LIGHTS	1	15	14	600
					29	30	REAR PORCHES, LNDRY., BATH 2 LTS.	1	15	14	600
					31	32					
					33	34					
					35	36					
					37	38					
20,440	2	100	2	100 AMP SUB PANEL	39,41	40,42	A/C COND NO. 1	2	50	6	7,650
42,790	TOTAL			SUBTOTAL			78,390 W			TOTAL	35,600

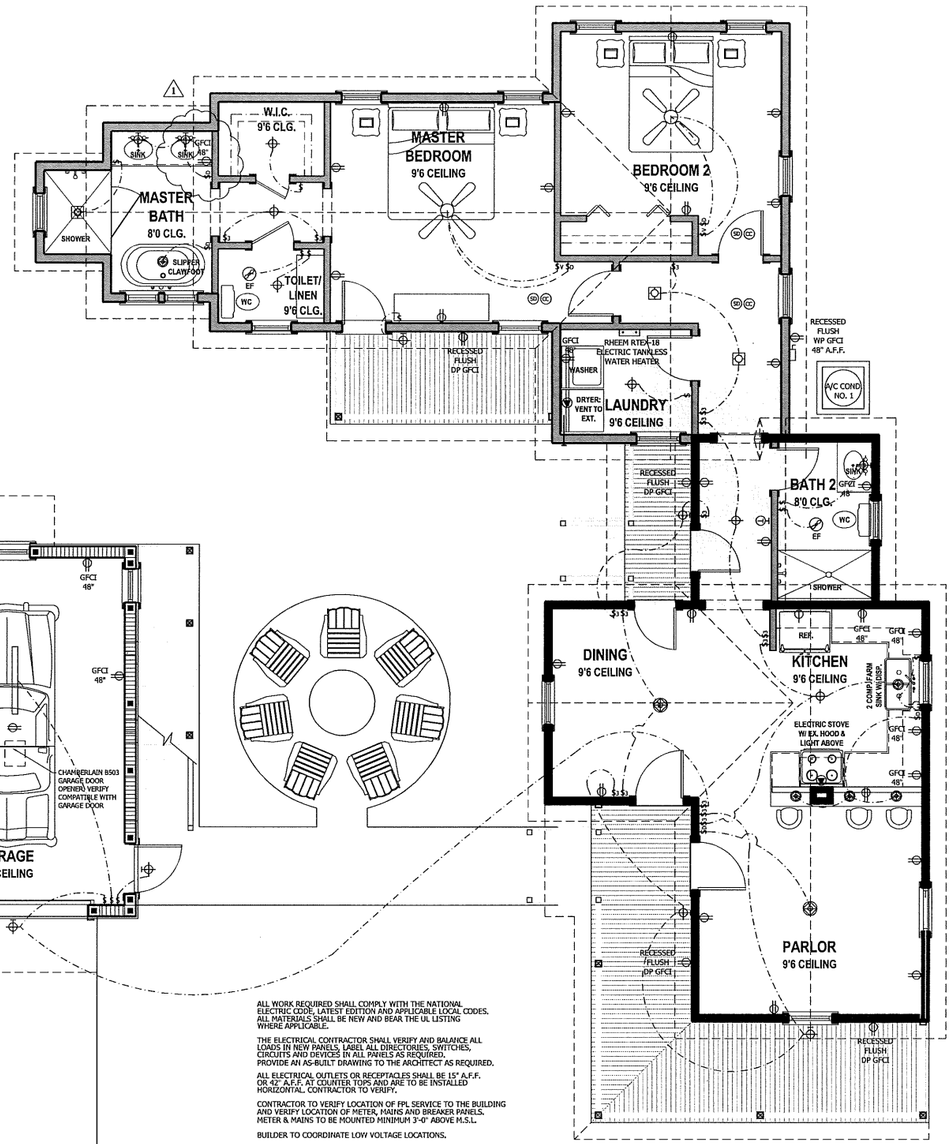
FIRST 10,000 W @ 100 % — 10,000 W
BALANCE @ 40 % — 27,356 W
HEAT STRIP @ 65% — 9,750 W
TOTAL AMPS — 47,106 W / 240V = 196 AMPS

NOTE:
1. ALL LOADS SHOWN IN PANEL SCHEDULES ARE TO BE VERIFIED WITH APPLIANCE AND/OR FIXTURE TYPE PRIOR TO ANY ELECTRICAL INSTALLATION.
2. VERIFY WIRE SIZE PER WIRE TYPE FOR LOADS USED. SEE GENERAL NOTES.
3. VERIFY ALL BREAKERS SHOWN WITH APPLIANCE OR FIXTURES USEDLOADS

100 AMP - SUB PANEL

LOAD	WIRE	TRIP	POLE	DESCRIPTION	CIR.	100 AMP TRIP CIR.	DESCRIPTION	POLE	TRIP	WIRE	LOAD
4,500	8	30	2	WASHER/DRYER	1,3	2,4	AHU NO. 2	2	30	10	5,000
6,000	10	25	1	GUEST. TANKLESS ELECT. W. HEATER	5	6	GUEST SMALL APPLIANCE	1	20	12	1,200
1,200	12	20	1	GUEST GARBAGE DISPOSAL	7	8	U.C. REFRIGERATOR	1	20	12	250
720	14	15	1	GARAGE DOOR OPENER	9	10	GUEST BATH GFCI	1	20	12	1,200
					11	12	GARAGE & G. SUITE LIGHTS	1	15	14	600
					13	14					
					15	16					
					17	18,20	A/C COND NO. 2	1	20	12	2,500
					19						
12,420	TOTAL			SUBTOTAL			20,440 W			TOTAL	8,020

NOTE:
1. ALL LOADS SHOWN IN PANEL SCHEDULES ARE TO BE VERIFIED WITH APPLIANCE AND/OR FIXTURE TYPE PRIOR TO ANY ELECTRICAL INSTALLATION.
2. VERIFY WIRE SIZE PER WIRE TYPE FOR LOADS USED. SEE GENERAL NOTES.
3. VERIFY ALL BREAKERS SHOWN WITH APPLIANCE OR FIXTURES USEDLOADS



ALL WORK REQUIRED SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION AND APPLICABLE LOCAL CODES. ALL MATERIALS SHALL BE NEW AND BEAR THE UL LISTING WHERE APPLICABLE.

THE ELECTRICAL CONTRACTOR SHALL VERIFY AND BALANCE ALL LOADS IN NEW PANELS, LABEL ALL DIRECTORIES, SWITCHES, CIRCUITS AND DEVICES IN ALL PANELS AS REQUIRED. PROVIDE AN AS-BUILT DRAWING TO THE ARCHITECT AS REQUIRED.

ALL ELECTRICAL OUTLETS OR RECEPTACLES SHALL BE 15" A.F.F. OR 42" A.F.F. AT COUNTER TOPS AND ARE TO BE INSTALLED HORIZONTAL. CONTRACTOR TO VERIFY.

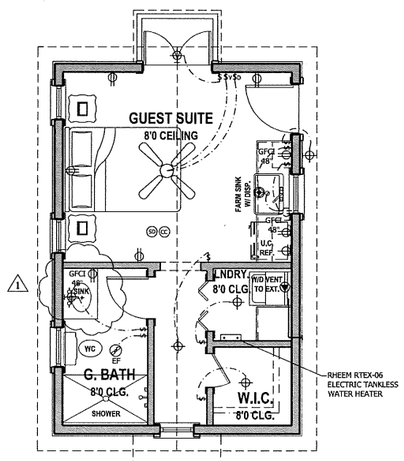
CONTRACTOR TO VERIFY LOCATION OF FPL SERVICE TO THE BUILDING AND VERIFY LOCATION OF METER, MAINS AND BREAKER PANELS. METER & MAINS TO BE MOUNTED MINIMUM 3'-0" ABOVE M.S.L.

BUILDER TO COORDINATE LOW VOLTAGE LOCATIONS.

ELECTRICAL DEVICES TO BE LOCATED WITH PROPER DESIGN PLACEMENT IN MIND. PLACEMENT MAY VARY FROM PLAN DUE TO CONSTRUCTION RELATED ISSUES. CONTACT ARCHITECT WITH

PER 2014 NEC 210.12(B) ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMPHERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT IN FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLORS, LIBRARIES, DENS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

PER 2014 NEC 406.12 ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMPHERE RECEPTACLES TO BE LISTED AS TAMPER RESISTANT IN ALL LOCATIONS REQUIRED BY SECTION.



2 GUEST SUITE ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

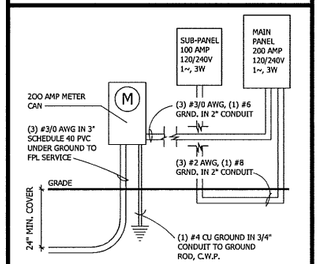
1 FIRST FLOOR AND GARAGE FLOORS ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

NORTH

ELECTRICAL SYMBOLS LEGEND

- SINGLE POLE SWITCH
- $ SINGLE POLE SWITCH WITH DIMMER
- $3 DOUBLE POLE SWITCH
- $V VARIABLE SPEED AND CONTROL POLE SWITCH
- RECEPTACLE
- DUPLEX RECEPTACLE
- QUADRAPLEX RECEPTACLE
- DEDICATED DUPLEX RECEPTACLE
- GFCI DUPLEX RECEPTACLE - 20 AMP WITH GROUND FAULT INTERUPTER
- FLOOR RECEPTACLE, VERIFY LOCATION W/ OWNER
- EMERGENCY GENERATOR RECEPTACLE. VERIFY LOCATION WITH OWNER.
- J JUNCTION BOX
- 220V APPLIANCE OUTLET
- 3 220V 3 PHASE
- TELEPHONE JACK
- C CABLE JACK
- WALL MOUNTED LIGHT FIXTURE
- DOWN LIGHT
- RECESED LED LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- UNDER CABINET LIGHTING
- TRACK LIGHTING
- FLOOD LIGHT
- SM 120V SMOKE DETECTOR CONNECTED TO KITCHEN OR BATHROOM LIGHTING CIRCUIT
- CO 120V CARBON MONOXIDE DETECTOR ON KITCHEN OR BATHROOM LIGHTING CIRCUIT W/ BATTERY BACKUP. LOCATED WITHIN 10 FEET OF EACH SLEEPING ROOM, CAN BE COMBINED WITH SMOKE ALARM.
- T THERMOSTAT
- EF EXHAUST FAN
- WP WATERPROOF
- DP DAMPPROOF

NOTE:
NON-METALLIC SHEATHED CABLE (ROMEX) MAY BE USED WHEN IN COMPLIANCE WITH NATIONAL ELECTRIC CODE ARTICLES 300, 310 & 334, WHERE APPLICABLE



ELECTRICAL RISER DIAGRAM

ELECTRICAL NOTES:

ALL WORK REQUIRED SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION AND APPLICABLE LOCAL CODES. ALL MATERIALS SHALL BE NEW AND BEAR THE UL LISTING WHERE APPLICABLE.

THE ELECTRICAL CONTRACTOR SHALL VERIFY AND BALANCE ALL LOADS IN NEW PANELS, LABEL ALL DIRECTORIES, SWITCHES, CIRCUITS AND DEVICES IN ALL PANELS AS REQUIRED.

BUILDER TO COORDINATE LOW VOLTAGE LOCATIONS. NO LOW VOLTAGE WIRING OR CONDUIT ON EXTERIOR OF BUILDING.

CONTRACTOR TO VERIFY LOCATION OF FPL SERVICE TO THE BUILDING AND VERIFY LOCATION OF METER, MAINS AND BREAKER PANELS. METER & MAINS TO BE MOUNTED MINIMUM 3'-0" ABOVE M.S.L.

VOLTAGE RATING SHALL BE 120/240V, SINGLE PHASE WITH GROUNDED NEUTRAL.

ALL ELECTRICAL OUTLETS OR RECEPTACLES SHALL BE 15" A.F.F UNLESS NOTE OTHERWISE ON DRAWINGS.

ALLOWABLE WIRE TYPES AND SIZES:
THHN, THHW, THW, THWN, USE, RHH, RHW, XHHW, RHW-2, THW-2, THWN-2, XHHW-2, SE, USE-2,

PER 2014 NEC 210.12(B) ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMPHERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT IN FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLORS, LIBRARIES, DENS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

PER 2014 NEC 406.12 ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMPHERE RECEPTACLES TO BE LISTED AS TAMPER RESISTANT IN ALL LOCATIONS REQUIRED BY SECTION.

ELECTRICAL DEVICES TO BE LOCATED WITH PROPER DESIGN PLACEMENT IN MIND. PLACEMENT MAY VARY FROM PLAN DUE TO CONSTRUCTION RELATED ISSUES. CONTACT ARCHITECT FOR ANY QUESTIONS.

ALL LIGHT FIXTURES TO BE PROVIDED BY OWNER.

ALL RECEPTACLES TO BE LEVITON WHITE OR BETTER. VERIFY WITH OWNER.

ALL LIGHT SWITCHES TO BE LEVITON TOGGLE WHITE OR BETTER. VERIFY WITH OWNER.

REVISIONS		
1	1 BUILDING DEPT. COMMENTS 6-6-2022	
2		

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DRAWING	ELECTRICAL FLOOR PLANS
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.6

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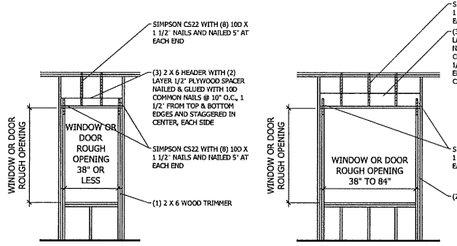
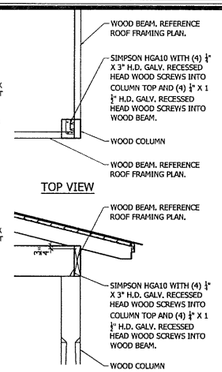


FIRST FLOOR OPENING DETAIL

FIRST FLOOR OPENING DETAIL



BEAM TO COLUMN DETAIL

3 FRAMING DETAILS

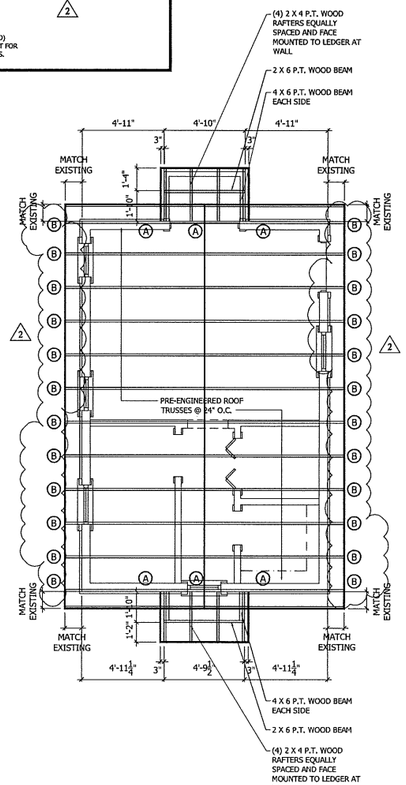
SCALE: NONE

TRUSS, BEAM, AND COLUMN CONNECTORS

MARK	MAX. UPLIFT	LAT. LOAD	VERT.LOAD	MANUF.	MODEL NO.	FASTENERS	REMARK
(A)	695 LBS.	1165/940 LBS.	N/A	SIMPSON	HGA10	(4) SDS 1/4" X 1 1/2" TO TRUSS, (4) SDS 1/4" X 3" TO TOP PLATE	SPACED MAXIMUM 42" O.C. ALONG TOP PLATE
(B)	400 LBS.	210/170 LBS.	N/A	SIMPSON	H3	(6) 8D X 2 1/2" NAILS TO TRUSS/RAFTER AND (4) 8D X 2 1/2" NAILS TO PLATE.	

(A) —— TYPE OF ANCHOR
2 —— NUMBER OF ANCHORS PER TRUSS END. (MAX. 2 PER MEMBER)

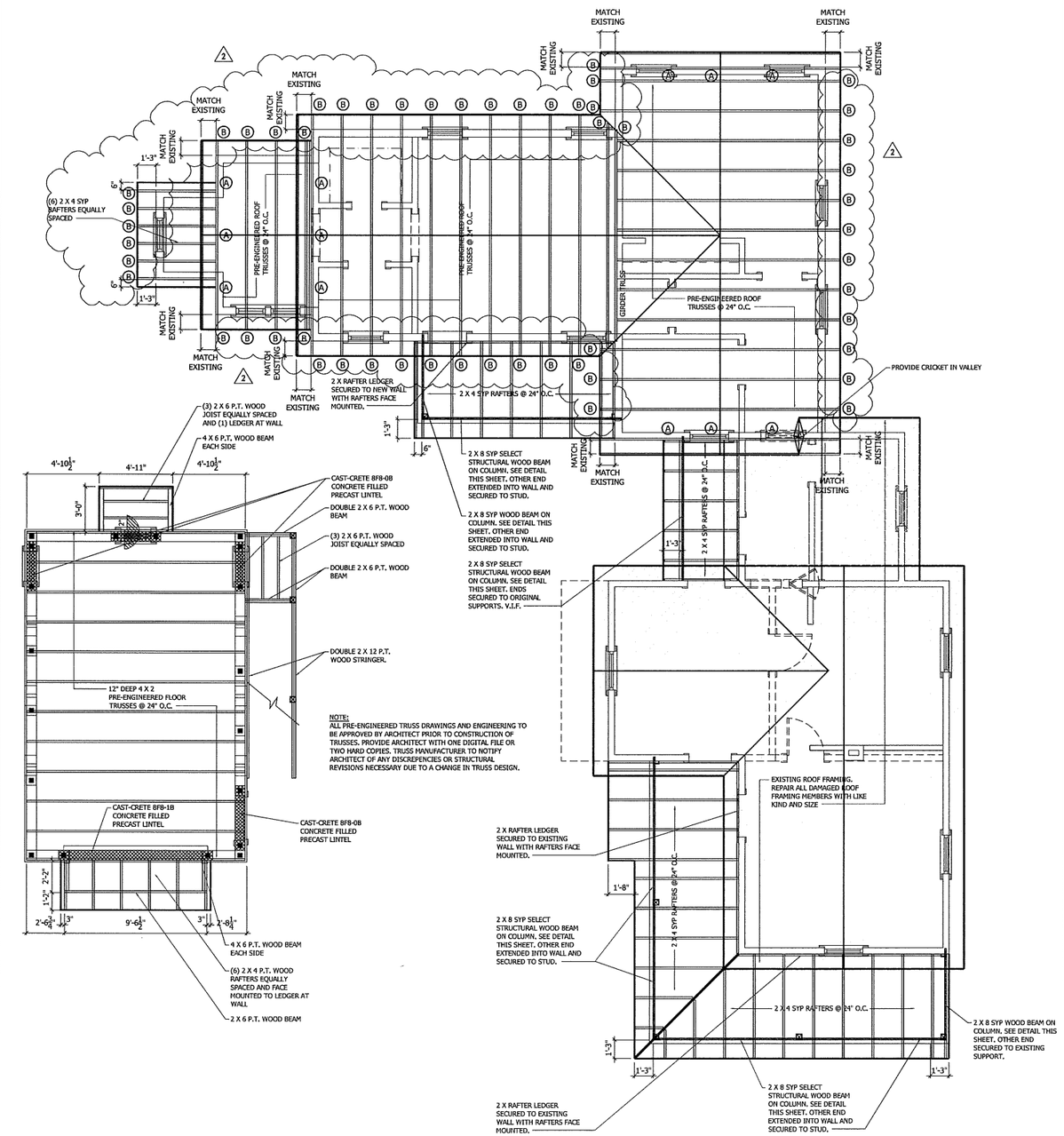
NOTES:
1. ALL TRUSS CONNECTIONS NOT SHOWN ARE TO BE 'J' & 'K' FOR USE SHOWN IN TABLE.
2. USE STAINLESS STEEL OR TRIPLE ZINC CONNECTIONS FOR PRESSURE TREATED LUMBER(NON CCA BASED)
3. FOR CORROSIVE PROTECTION, FOLLOW RECOMMENDATIONS OF THE PRESERVATIVE WOOD TREATMENT FOR
4. USE OF CONNECTORS AND FASTENERS IN CONTACT WITH THEIR BRAND OF TREATED WOOD PRODUCTS.



NORTH

2 SECOND ROOF FRAMING PLAN

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



NORTH

1 ROOF FRAMING PLAN

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

REVISIONS		
1	BUILDING DEPT. COMMENTS 6-8-2021	
2	ARCHITECTS MODIFICATIONS 9-29-2021	

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470 Sisco Road
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Architect
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Pomona Park, FL 32181
www.anthonyrharwell.com - 386-530-1226 - arharwell@gmail.com

DRAWING	ROOF FRAMING PLAN
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.7

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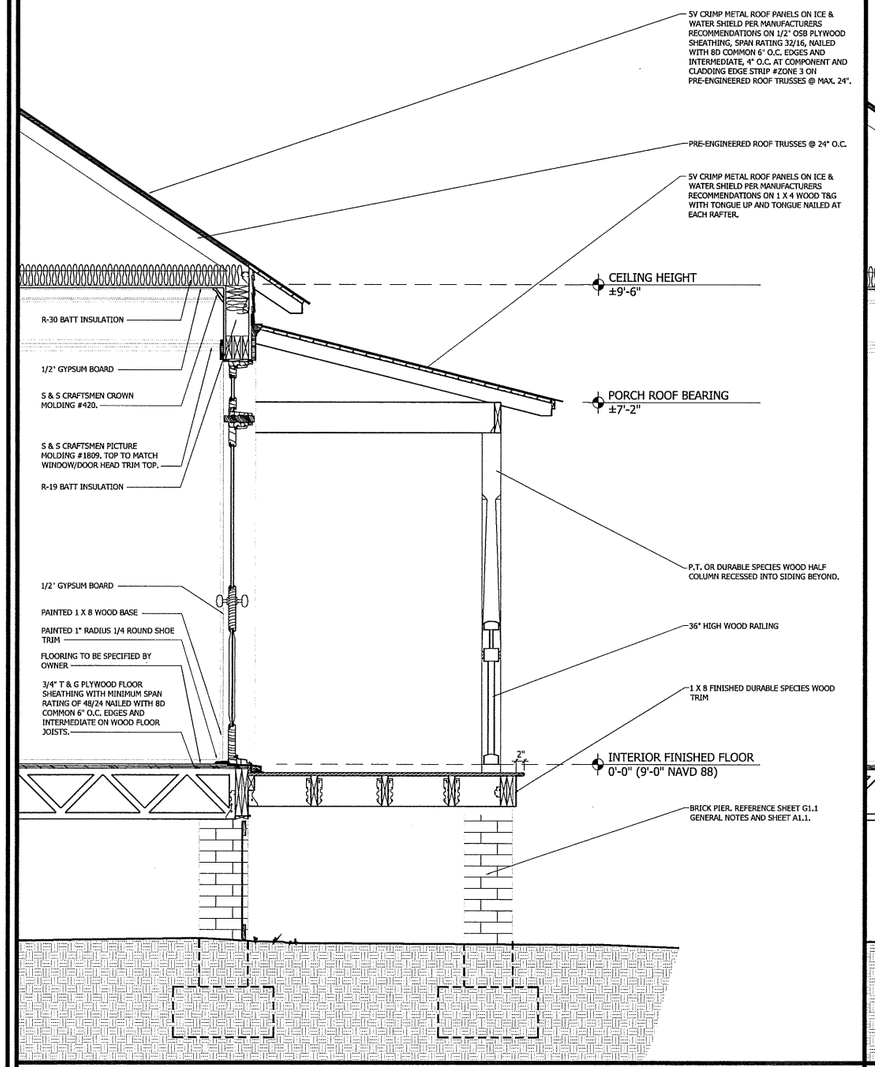
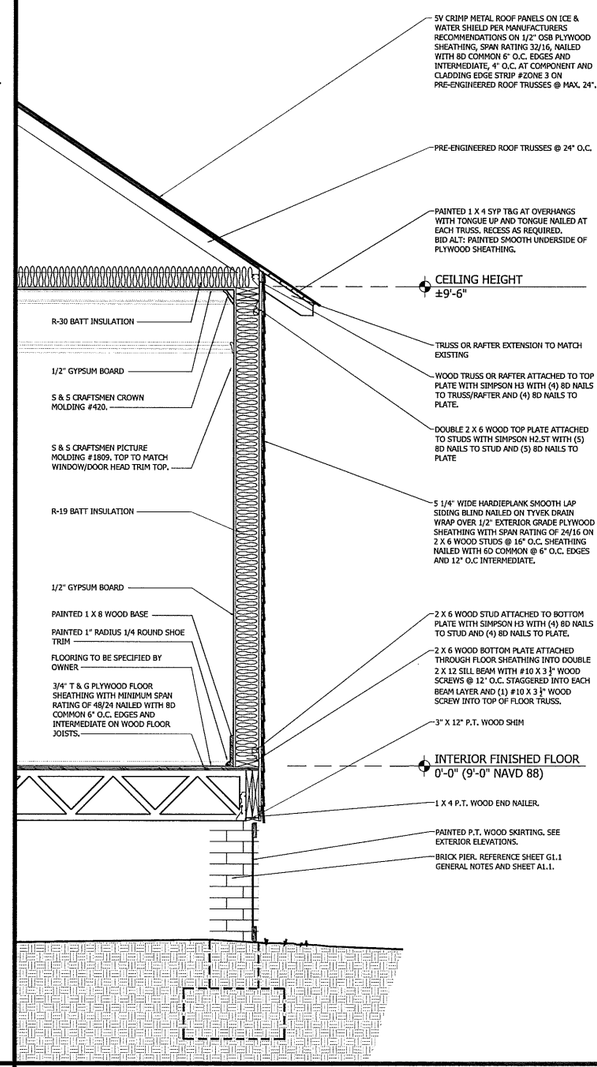
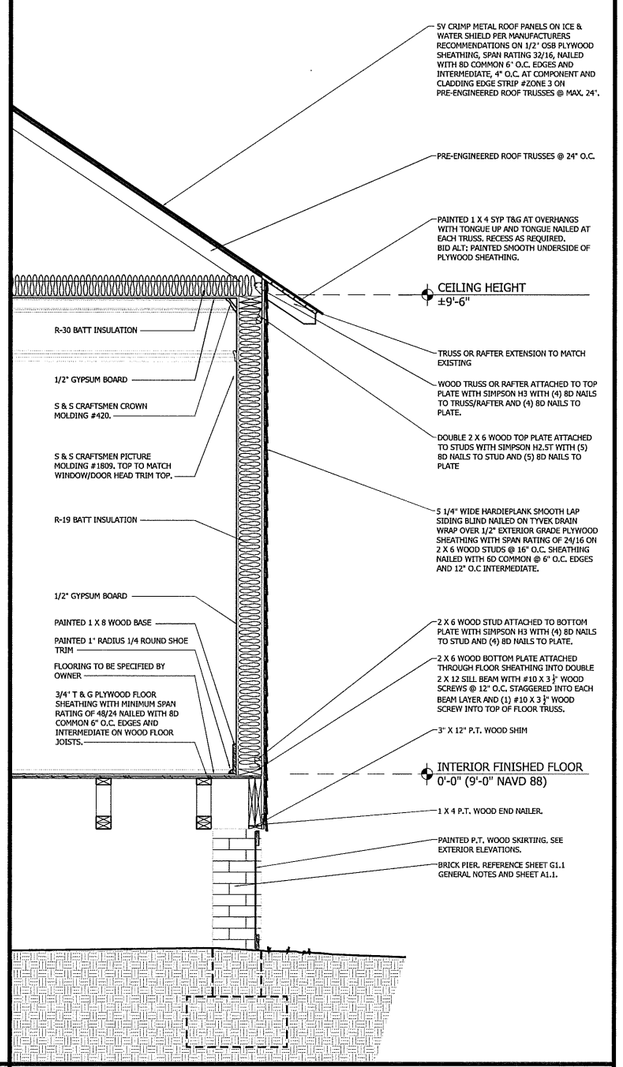


1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



2 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



3 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

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REVISIONS	
1	
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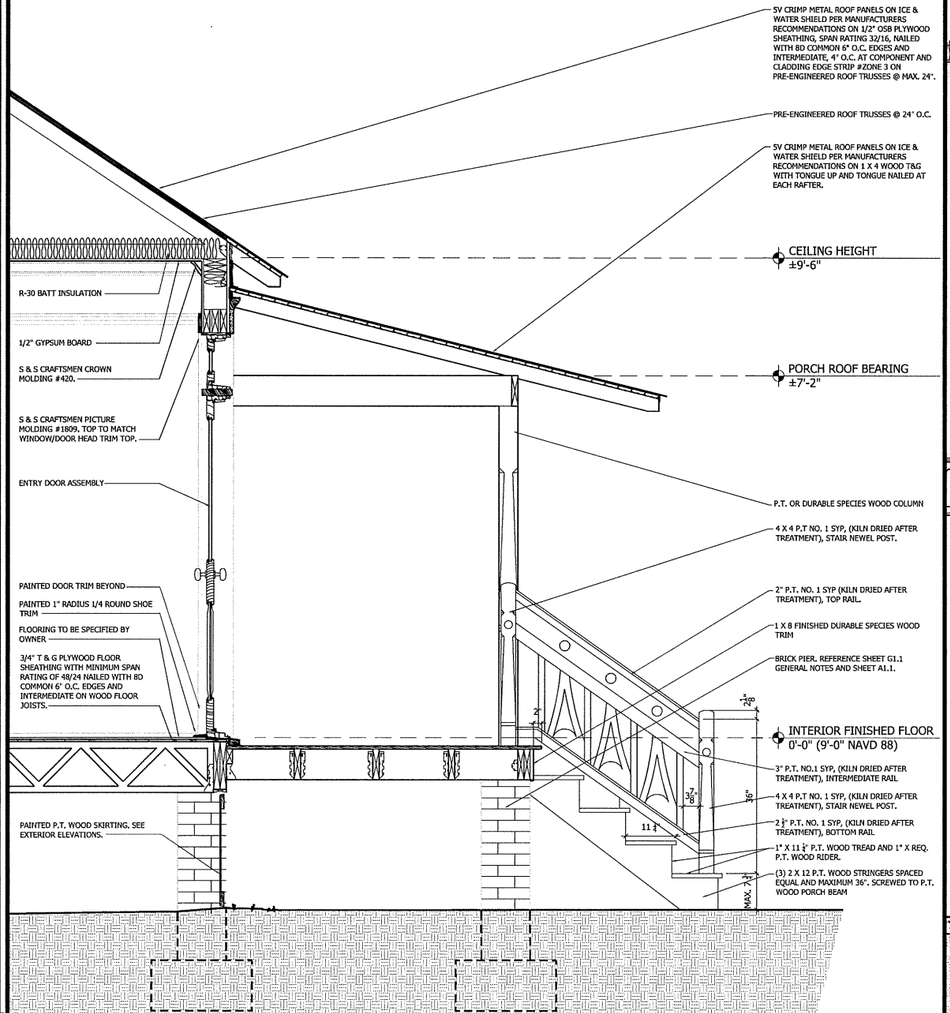
PROJECT:
ADDITION/ALTERATION & NEW ACCESSORY BUILDING FOR: KP MEIRING INC.
103 SOUTH STREET ST. AUGUSTINE FL

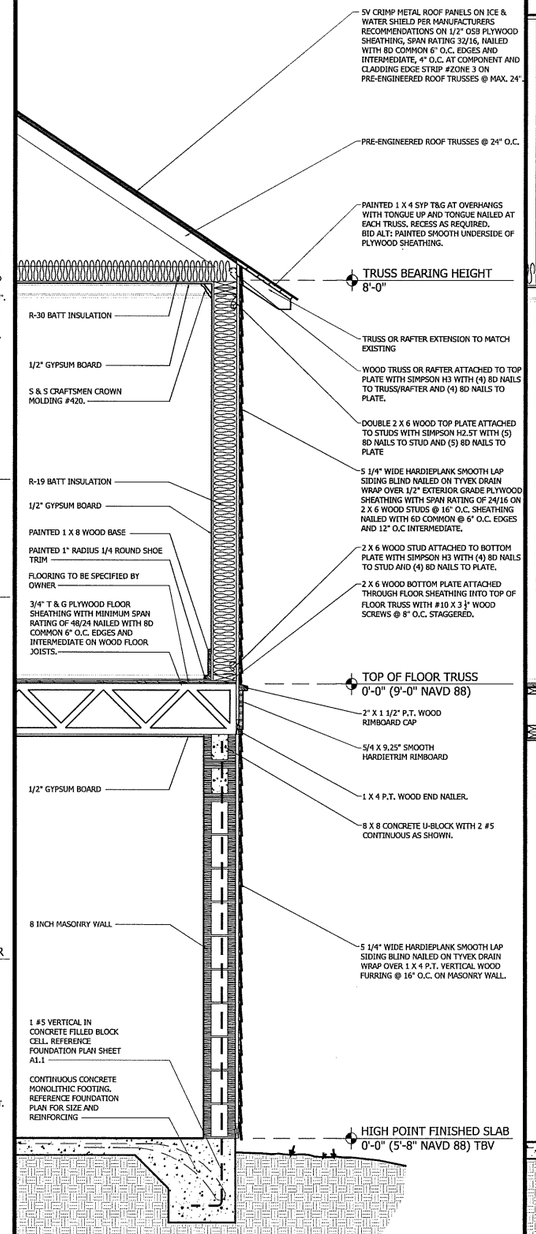
Anthony R. Harwell AR 95000
215 Dodge Street
Palatka, FL 32177
(386) 530-1226

Anthony R. Harwell
Architect
AR 95000
215 Dodge Street
Palatka, FL 32177
www.anthonyharwell.com - 386-530-1226 - anthonyrh@gmail.com

DRAWING	WALL SECTIONS AND DETAILS
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.8



1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



2 TYPICAL WALL SECTION
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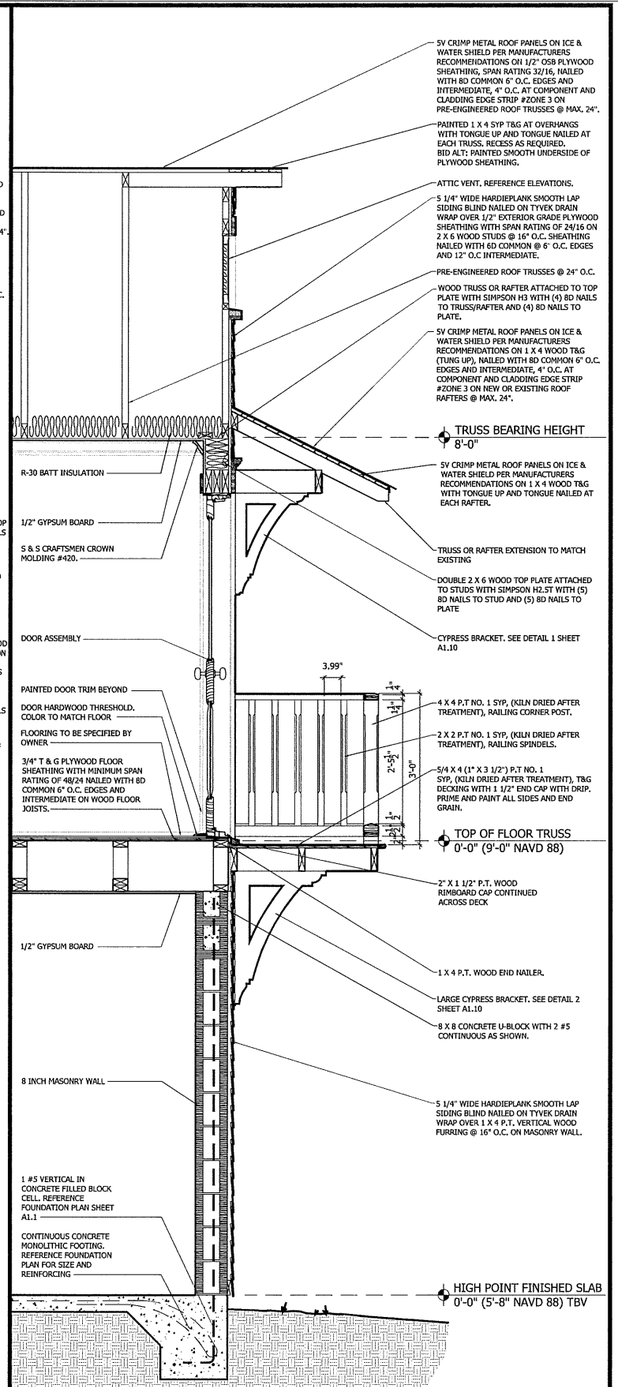

3 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

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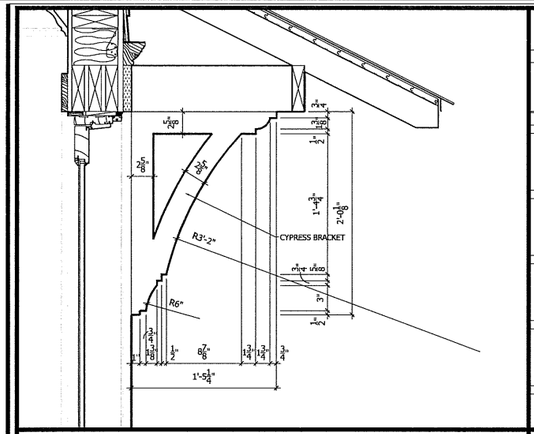
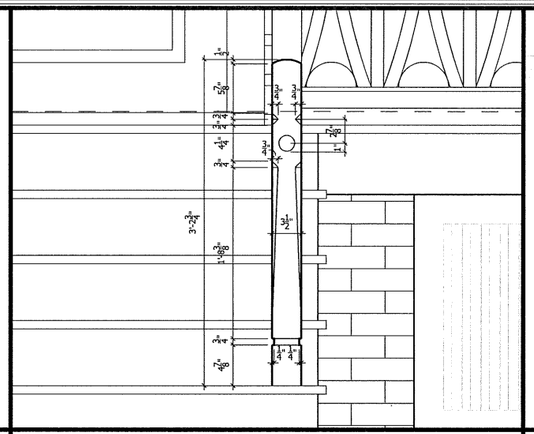
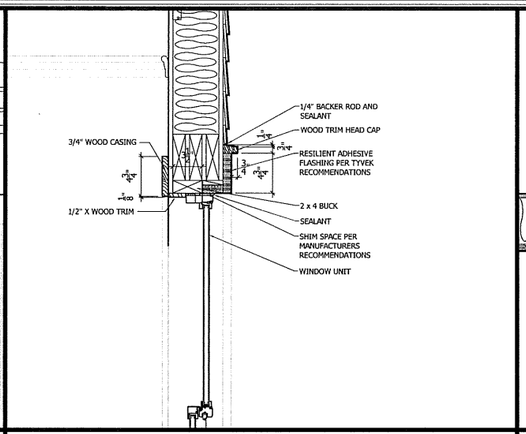


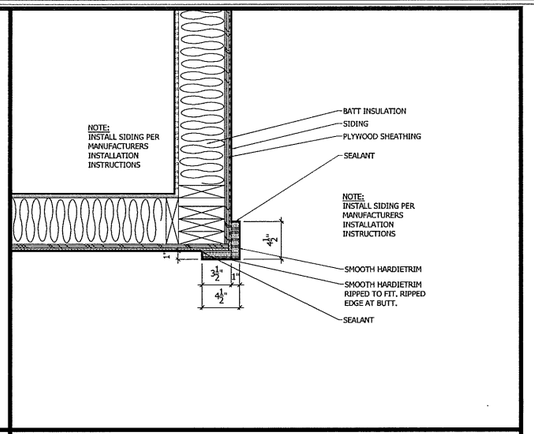
1 BRACKET DETAIL
SCALE: 1 1/2" = 1'-0"



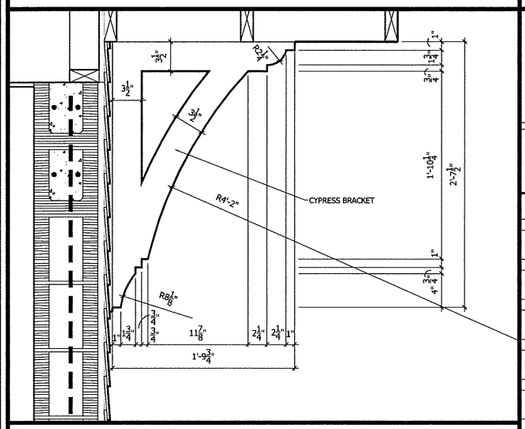
4 PORCH STAIR NEWEL DETAIL
SCALE: 1 1/2" = 1'-0"



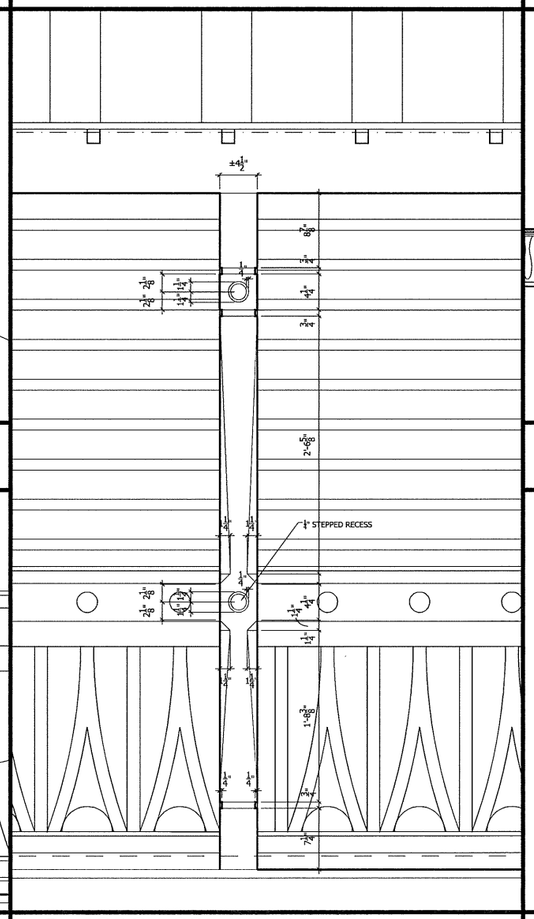
6 WINDOW HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



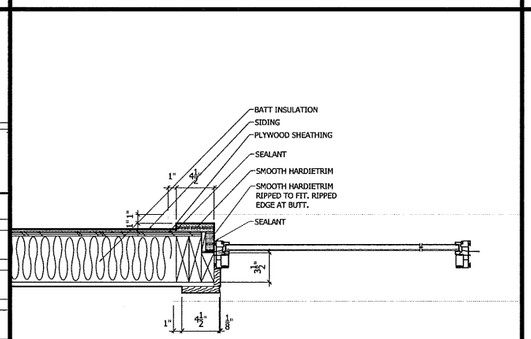
9 EXTERIOR OUTSIDE CORNER DETAIL
SCALE: 1 1/2" = 1'-0"



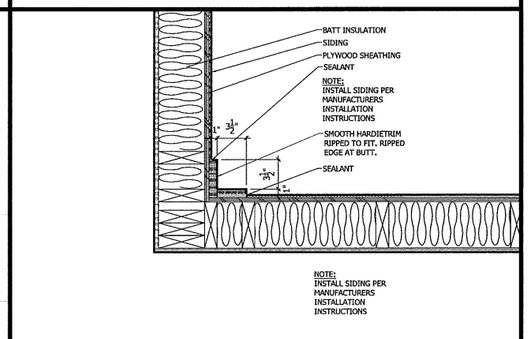
2 LARGE BRACKET DETAIL
SCALE: 1 1/2" = 1'-0"



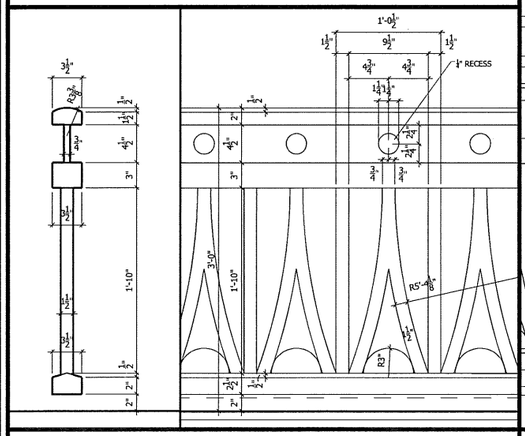
5 PORCH COLUMN DETAIL
SCALE: 1 1/2" = 1'-0"



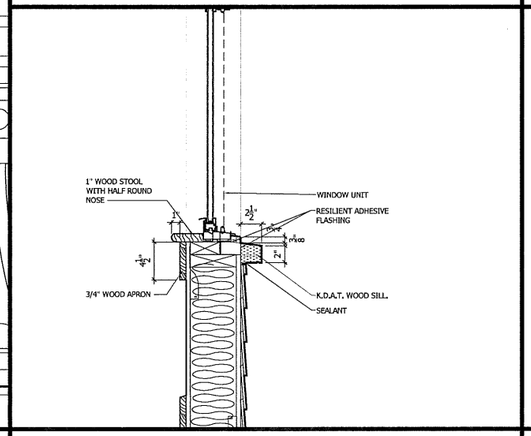
7 WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



10 EXTERIOR INSIDE CORNER DETAIL
SCALE: 1 1/2" = 1'-0"



3 PORCH RAILING DETAIL
SCALE: 1 1/2" = 1'-0"



8 WINDOW HEAD DETAIL
SCALE: 1 1/2" = 1'-0"

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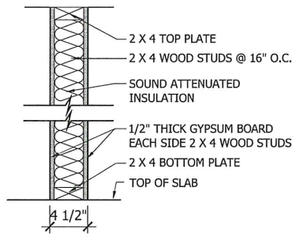
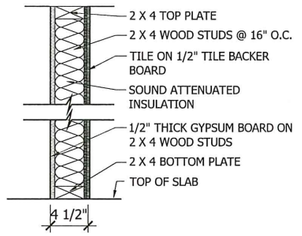
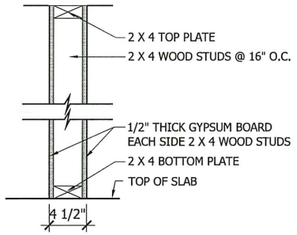
WALL TYPES



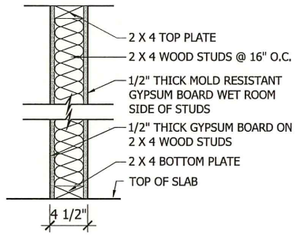
1 WALL TYPE
SCALE: 1 1/2" = 1'-0"



2 WALL TYPE
SCALE: 1 1/2" = 1'-0"



3 WALL TYPE
SCALE: 1 1/2" = 1'-0"



4 WALL TYPE
SCALE: 1 1/2" = 1'-0"

SYMBOLS

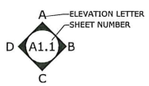
FOOTING SYMBOL

EXTERIOR OPENING SYMBOL

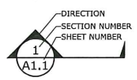
WALL TYPE TAG



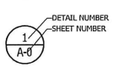
EXTERIOR ELEVATION



INTERIOR ELEVATION



SECTION



DETAIL



ELEVATION

CENTER LINE

EARTH

CONCRETE

WALL LEGEND

NEW EXTERIOR & INTERIOR FRAMED WALL

EXISTING EXTERIOR & INTERIOR FRAMED WALL

WALL, BEAM, OR HEADER ABOVE

SHELF, CABINET, OR OVERHANG ABOVE

SHEET LIST

G1.0 - TITLE SHEET

G1.1 - CODE SUMMARY GENERAL NOTES, AND DETAILS

SP1.0 - SITE PLAN

A1.1 - FOUNDATION PLAN AND DETAILS

A1.2 - FLOOR FRAMING PLAN AND DETAILS

A1.3 - FLOOR PLAN AND DETAILS

A1.4 - EXTERIOR ELEVATIONS

A1.5 - EXTERIOR ELEVATIONS

A1.6 - ELECTRICAL FLOOR PLANS AND SCHEDULES

A1.7 - ROOF FRAMING PLAN AND DETAILS

A1.8 - TYPICAL WALL SECTIONS AND DETAILS

A1.9 - TYPICAL WALL SECTIONS AND DETAILS

A1.10 - ENLARGED DETAILS

DESIGN CRITERIA

APPLICABLE CODES:	FEDERAL, STATE, LOCAL CODES AND ORDINANCES	
AGENCY/JURISDICTION:	CITY OF ST. AUGUSTINE, FL	
ACCESSIBILITY:	FL BUILDING CODE	7TH EDITION 2020
BUILDING:	FL BUILDING CODE	7TH EDITION 2020
PLUMBING:	FL PLUMBING CODE	7TH EDITION 2020
MECHANICAL:	FL MECHANICAL CODE	7TH EDITION 2020
ELECTRICAL:	NATIONAL ELEC. CODE	2017
FUEL GAS:	FL FUEL GAS CODE	7TH EDITION 2020
FIRE & LIFE SAFETY:	FL FIRE PREVENT. CODE NFPA 1, 10 AND 101	7TH EDITION 2020
EXIST'G BUILDING:	FL BUILDING CODE	7TH EDITION 2020
ENERGY CONSERVATION:	FL BUILDING CODE	7TH EDITION 2020
TEST PROTOCOLS:	FL BUILDING CODE	7TH EDITION 2020

SCOPE OF WORK

REPAIR OF ORIGINAL HOME AND PORCH, THE ADDITION OF A 2 BEDROOM 1 BATH, AND 1 CAR GARAGE/GUEST.

WIND DESIGN DATA: CODE REFERENCE ASCE 7-10

WIND LOADS:
-ULTIMATE DESIGN WIND SPEED (V ult) = 130 MPH (3 SEC. GUSTS)
-NOMINAL DESIGN WIND SPEED (V asd) = 101 MPH

RISK CATEGORY II

EXPOSURE CATEGORY - EXPOSURE B

LIVE LOADS:
-FLOORS = 40 PSF
-UNINHABITABLE ATTIC STORAGE = 20 PSF
-ROOFS = 20 PSF

NOT IN FLOOD ZONE

ASSUMED SOIL BEARING CAPACITY = 2,500 PSF

INTERNAL PRESSURE COEFFICIENT - WALLS & ROOFS:
-ENCLOSED = .18
-ENCLOSED = -.18
-PARTIALLY ENCLOSED = .55
-PARTIALLY ENCLOSED = -.55

DESIGN WIND PRESSURES COMPONENTS & CLADDING:
WALLS = 23.8 PSF
ROOFS = 17.0 PSF

USE AND S.F. OF OCCUPANCY FBC CHAPTER 3 & 10

USE	NO. OF FLOORS	ROOFED SQUARE FEET
EXISTING-HOUSE	1	807
NEW-ADDITION	1	806
GARAGE	1	332
GUEST-SUITE	1	332
TOTAL / SQ. FT.:		2,277

GENERAL BLD'G HT'S & AREAS - FBC CHAP. 5

ALLOWABLE ZONING HEIGHT	35'
ALLOWABLE BUILDING HEIGHT	35'
ALLOWABLE NUMBER OF STORIES	N/A
ALLOWABLE LOT COVERAGE	35%
ALLOWABLE FLOOR AREA INCREASE	N/A

SITE STATISTICS

ZONING	R-1
TOTAL SITE AREA IN S.F./ACRES	5,924/.135
EXISTING BUILDING FOOTPRINT S.F.	807
NEW BUILDINGS FOOTPRINT S.F.	1,138
TOTAL SITE COVERAGE - S.F./%	1,945/.33

LOCATION MAP



GENERAL NOTES

THESE PLANS ARE THE SOLE PROPERTY OF THE ARCHITECT AND/OR ITS AGENTS AND ARE NOT TO BE REPRODUCED WITHOUT THE SOLE EXPRESSED WRITTEN PERMISSION OF THE OWNER.

SUBSTITUTION: NO SUBSTITUTIONS, MODIFICATION TO METHODS, MATERIALS, OR CONSTRUCTION SHALL BE MADE WITHOUT THE ARCHITECTS APPROVAL.
ANY DEVIATION AS SUCH WILL DEFINE THESE CONSTRUCTION DOCUMENTS AS VOID AND NO LONGER VALID, EITHER FOR BUILDING OR AS REQUIRED DOCUMENTS FOR CONSTRUCTION PERMIT.

THESE CONSTRUCTION DRAWINGS ARE CONSIDERED A BINDING CONTRACT BETWEEN OWNER AND CONTRACTOR BY THE ACT OF SUBMITTING FOR BUILDING PERMIT AND/OR USING THESE CONSTRUCTION DOCUMENTS FOR THE CONSTRUCTION AS DETAILED HEREIN.

DO NOT SCALE THESE DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY OF ANY DISCREPANCIES. ANY OMISSION OR CONFLICT BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK INVOLVED.

THIS STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO INSURE THE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION.

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPENCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY.

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE, RESIDENTIAL OR LOCAL CODE AS ADOPTED AND AMENDED BY LOCAL GOVERNING AUTHORITIES.

NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY, HEALTH AND WELFARE STANDARDS.

BUILDER TO VERIFY ALL ROUGH OPENING SIZES WITH MANUFACTURERS SPECS.

WINDOW AND DOOR SUPPLIERS TO COORDINATE WITH ARCHITECT AND FIELD VERIFY ALL OPENING SIZES.

ALL WINDOW AND DOOR ASSEMBLIES SHALL BE INSTALLED BASED ON MANUFACTURERS SPECIFICATIONS, PRODUCT APPROVALS AND THE LOCAL BUILDING CODE LATEST EDITION.

A/C CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.

CONTRACTOR TO COORDINATE HVAC SYSTEM WITH PRE-ENGINEERED ROOF TRUSS DESIGN FOR REQUIRED DISTRIBUTION OPENINGS.

CONTRACTOR TO VERIFY AND COORDINATE ALL INTERIOR FINISH MATERIALS WITH OWNER.

SCREEN ENCLOSURE CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.

SECURITY SYSTEM OPTIONAL. VERIFY WITH OWNER.

ALL BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL.

ANCHORAGE SHALL BE CONTINUOUS FROM FOUNDATION TO ROOF AND SHALL SATISFY THE UPLIFT REQUIREMENTS.

THE TERM "CONTRACTOR" AS USED HEREIN AND ON THE DRAWINGS SHALL ALSO BE APPLICABLE TO EACH SUB-CONTRACTOR.

ALL FINISHES ARE TO BE VERIFIED WITH ARCHITECT AND OWNER PRIOR TO BIDDING, INCLUDING FLOORING, COUNTERS, BANDING, MOLDINGS, CASEWORK AND TRIM.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR A BARRIER PROVIDED BETWEEN.

STRUCTURAL DESIGN IS IN ACCORDANCE WITH ASCE 7 LATEST EDITION AND DESIGNED BY RATIONAL ANALYSIS.

SITE

FINISHED FLOOR ELEVATIONS ARE TAKEN FROM THE ELEVATION CERTIFICATE USING N.A.V.D. 88.

CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.

CONTRACTOR TO VERY EXISTING UTILITIES PRIOR TO GROUND BREAKING.

FOUNDATION NOTES

THERE SHALL BE A 12 HOUR TIME DELAY FOR IMPOSING A LOAD ON A PAD FOOTING, CONTINUOUS FOOTING OR SLAB AFTER CONCRETE PLACEMENT.

STRUCTURAL DESIGN IS BASED ON RATIONAL ANALYSIS.

FOOTING DESIGN IS BASED ON AN ASSUMED SOIL BEARING PRESSURE OF 2500 PSF. TO BE VERIFIED BY CONTRACTOR.

CONCRETE SHALL BE A MINIMUM Fc = 2500 PSI FOR FOOTINGS AND GROUND SLABS..

ALL REINFORCING STEEL SHALL BE GRADE 60.

TOP OF ALL ISOLATED COLUMN FOOTINGS AND PADS TO BE MINIMUM 8" BELOW GRADE.

THE SOIL UNDER ALL FOOTINGS AND GROUND SLABS SHALL BE TREATED WITH AN APPROVED PRE-CONSTRUCTION TERMITICIDE TREATMENT WITH A CERTIFICATE OF COMPLIANCE ISSUED TO THE BUILDING DEPARTMENT PER FBC 1816 AND 2326.5.

MOTAR

MORTAR SHALL CONFORM TO ASTM C270 REQUIREMENTS.

MORTAR USED IN THE MASONRY CONSTRUCTION SHALL BE TYPE M WITH AVERAGE COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS TYPE 1 CEMENT.

MORTAR THAT HAS NOT BEEN USED FOR MORE THAN AN HOUR IS REJECTED AND SHALL NOT BE USED ON THIS PROJECT.

SAND PARTICLES IN THE MORTAR MIX SHALL BE WASHED AND TREATED TO REMOVE ALL FOREIGN DEBRIS. SAND SHALL BE FREE FROM CLAY AND ORGANIC MATERIAL.

WATER IN THE MORTAR MIX SHALL BE CLEAN, PURE, FREE FROM ORGANIC MATERIAL, ACIDIC AND ALKALIS COMPOUNDS. WATER IN THE MIX SHALL NOT CONTAIN SODIUM OR POTASSIUM SULFATE (WATER SOFTENER COMPOUNDS) TO CONTROL EFFLORESCENCE.

BRICK MASONRY

ALL BRICK MASONRY WORK TO CONFORM TO THE LATEST EDITION OF "THE BRICK INDUSTRY ASSOCIATION" STANDARDS.

BRICK: COLUMBUS BRICK COMPANY-ST. LOUIS BRICK: MUST MEET ASTM DESIGNATION C-216 AND C-652.
-MAXIMUM SATURATION COEFFICIENT = .88 (AVERAGE OF 5 BRICK)
-MINIMUM COMPRESSIVE STRENGTH = 2500 PSI (AVERAGE OF 5 BRICK)
-MAXIMUM FIVE HOUR BOILING ABSORBTION, % = 22.0

MORTAR: TYPE "S".

MORTAR JOINT: FLUSH JOINT (SLOPPY). COLOR: HOLCIM 200 (DESERT BUFF). PROVIDE COLOR SAMPLE AND PANEL FOR ARCHITECTS APPROVAL.

USE SOLID BRICK WHEN BRICK BED EXPOSED.

NO SUBSTITUTION OF BRICK OR MORTAR WITHOUT ARCHITECTS APPROVAL.

BLOCK WALLS

INSTALLATION OF BLOCK UNITS: PROVIDED BY SKILLED MECHANICS IN MASONRY WORK.

INSTALL UNITS IN FULL MORTAR BED, LAID PLUMB, TRUE TO LINES, DIMENSIONS, WITH ACCURATELY SPACED COURSES, BOND HORIZONTAL COURSES LEVEL, SET UNITS WITH COVES VERTICALLY. BUTTER ALL VERTICAL JOINTS. WHERE CONSTRUCTION IS STOPPED ON VERTICAL LINE, COURSES: RACKED BACK. MAINTAIN 3/8" THICK SPACED NOT MORE THAN 30'-0" ON CENTER, EACH SIDE OF SAID JOINTS: CAULKED.

CONCRETE BLOCK UNIT: OF SIZES AS REQUIRED BY DRAWINGS, OF MODULAR DIMENSIONS, INCLUDE SPECIAL SHAPES, SIZES TO COMPLETE WORK AS SHOWN. UNITS: FREE FROM CRACKS, CHIPPED EDGES OR OTHER DEFECTS THAT WOULD IMPAIR STRENGTH OR DURABILITY OF CONSTRUCTION. WHERE USED AS EXPOSED MASONRY WALLS: FREE FROM SURFACE DEFECTS. DELIVERED TO JOB SITE IN AIR-DRY CONDITION.

BUILD IN ACCESS PANELS FURNISHED BY MECHANICAL SECTION, (IF ANY REQUIRED).
PORTLAND CEMENT: AS PER ASTM C-150 TYPE I
MASONRY CEMENT: AS PER ASTM C-91
SAND: AS PER ASTM C-144
LIME: AS PER ASTM C-207 FOR BLOCK WORK
MORTAR: AS PER ASTM C 270 TYPE S
WATER: POTABLE

HOLLOW LOAD-BEARING UNITS: AS PER ASTM C-90.
HOLLOW NON-LOAD BEARING UNITS: AS PER ASTM C-145.

LAY BLOCK IN RUNNING BOND, UNLESS OTHERWISE INDICATED OR DIRECTED.

BLOCK WORK TOLERANCES: 1/8" IN 50'-0" PLUMB COURSES LEVEL WITHIN 1/4" IN 50'-0". FACES OF WALLS STRAIGHT WITHIN 1/4" IN 50'-0".

KEEP FACES OF BLOCK WORK FREE FROM EXCESS MORTAR WHILE LAYING BLOCK. REPAIR, REPOINT ANY DEFECTIVE WORK, REPLACE BROKEN OR DAMAGED WORK.

WOOD / LUMBER NOTES

ALL PRE-ENGINEERED TRUSS DRAWINGS AND ENGINEERING TO BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION OF TRUSSES. PROVIDE ARCHITECT WITH ONE DIGITAL FILE OR TWO HARD COPIES.

TRUSS MANUFACTURER TO NOTIFY ARCHITECT OF ANY DISCREPENCIES OR STRUCTURAL REVISIONS NECESSARY DUE TO A CHANGE IN TRUSS DESIGN.

ALL LUMBER USED FOR FRAMING, COLUMNS, BEAMS, AND STRUCTURAL MEMBERS SHALL BE STRUCTURAL GRADE NO. 2 WITH MINIMUM: UNLESS NOTED OTHERWISE.
Fb = 1,250 PSI, SOUTHERN PINE, SPRUCE-PINE-FIR.
Fv = 135 PSI, SOUTHERN PINE, SPRUCE-PINE-FIR.
E = 1,400,000 PSI, SOUTHERN PINE, SPRUCE-PINE-FIR.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.

ALL EXTERIOR P.T. WOOD TO BE KILN DRIED AFTER TREATMENT.

ALL EXTERIOR WOOD, WOOD TRIM, ETC., NOT PRESSURE TREATED TO BE OF A DURABLE SPECIES WOOD.

ALL EXTERIOR WOOD END GRAIN TO BE SEALED PRIOR TO INSTALLATION

PLUMBING NOTES

ALL FIXTURES TO COMPLY WITH CURRENT FLORIDA BUILDING RESIDENTIAL

BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIALS.

PROVIDE CLEARANCES FOR ALL FIXTURES AS REQUIRED BY 2017 FLORIDA BUILDING CODE, PLUMBING.

ALL WATER SUPPLY LINES TO BE CPVC.

ALL SANITARY PIPING TO BE SCHEDULE 40 PVC.

PLUMBING CONTRACTOR TO VERIFY TIE IN AND LOCATIONS OF EXISTING SANITARY, IF ANY.

ALL SUPPLY LINES SHUTOFFS FOR TOILETS AND SINKS TO BE WALL MOUNTED.

VERIFY HEIGHT OF SHOWER HEAD PRIOR TO INSTALLATION OF WATER SUPPLY.

INTERIOR WOOD TRIM

ALL INTERIOR DOOR AND WINDOW TRIM, CASING, HEAD, SILL, AND APRON TO BE OF SELECT PINE AND PAINTED.

ALL CROWN, PICTURE, COVE, PANELING, CHAIR RAIL, AND WAINSCOT TO BE OF SELECT PINE AND PAINTED.

INTERIOR FINISH

WALL FINISH IN ALL ROOMS TO BE LEVEL 4.

WALL FINISH IN CLOSETS, LAUNDRY, STORAGE, MECHANICAL ROOMS TO BE LEVEL 3.

CEILING FINISHES IN ALL ROOMS TO BE LEVEL 3.

CEILING FINISH IN CLOSETS, LAUNDRY, STORAGE, MECHANICAL ROOMS TO BE LEVEL 2.

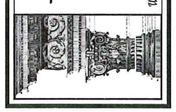
ALL INTERIOR FINISH TRIM TO BE CAULKED AND PAINTED. VERIFY WITH OWNER.

REVISIONS
1
2

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND IS THE PROPERTY OF ANTHONY H. HARWELL ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ANTHONY R. HARWELL

PROJECT:
ADDITION/ALTERATION & NEW ACCESSORY BUILDING FOR:
KP MEIRING INC.
103 SOUTH STREET ST. AUGUSTINE FL

Anthony R. Harwell Architect
AR 95000
215 Dodge Street
Palatka, FL 32177
www.anthonyharwell.com - 386-530-1226 - arharwell@gmail.com



DRAWING	CODE SUMMARY GENERAL NOTES, AND DETAILS
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	G1.1

RECEIVED
JUN 17 2022
Planning/Building Dept.

Tax Deed File # 2853
PARCEL # 212040-0000

Public Records of
St. Johns County, FL
Clerk# 02-013765
O.R. 1727 PG 1594
02:36PM 03/07/2002
REC $5.00 SUR $1.00
Doc Stamps $469.00

IN: T.D. DIV. RET: GRANTEE Rec. $5.00 Sur. $1.00 Doc. $469.00

TAX DEED

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The following Tax Sale Certificate Numbered 4310 issued on May 26, 1994 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on MARCH 7, 2002 offered for sale as required by law for cash to the highest bidder, and was sold to:

Kenneth P. & Patricia M. Meiring
Address: 1715 Lakeside Ave., Suite 5
St Augustine, FL 32084, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, this 7th day of MARCH, 2002, the County of St. Johns, State of Florida, in consideration of the sum of ($67,000.00) Sixty-seven thousand and no/100's - - -

Public Records of St. Johns County, FL Clerk # 2007040620, O.R. 2933 PG 1186,
06/13/2007 at 04:14 PM REC. SUR.

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

CASE NO.: CA06-534
DIVISION: 55

KENNETH P. MEIRING AND
PATRICIA M. MEIRING,

Plaintiffs,

vs.

ESTATE OF HENRY JONES, if living, and all unknown parties claiming by, through, under or and against the above named defendant who is not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants,

Defendants.
_____/

COPY

FINAL JUDGMENT QUIETING TITLE

This cause came on to be heard on Plaintiffs' Motion for Summary Judgment and the Court having heard the evidence presented and given due consideration thereto, it is

ADJUDGED

1. The title of Plaintiffs, KENNETH P. MEIRING AND PATRICIA M. MEIRING, to the following described real property in St. Johns County, Florida:

PARCEL NUMBER 212040-0000 SEC 18 TWP 07 RGE 30
BUENA ESPERANZA SUB CITY E 17.5 OF N 86 FT OF LOT 1
& N 86 FT OF LOT 2 BLK 5 – 69 FT FRONT.

More Particularly described as:

In St. Augustine, commence in the South line of South St. 34 feet east from Palmo St. run thence south 86 feet, thence east 34 feet, thence north 86 feet, thence west 34 feet to point of beginning, all measurements being more or less, being the east 171/2 feet of the north 86 feet of lot 1 and west 161/2 feet of the north 86 feet of lot 2, Block 5, Buena Esperanza sub-division of the City of St. Augustine, Florida. Together with the North Eighty-six feet (N. 86') of the East Thirty-five feet (E 35') of Lot two (2), in Block

Five (5), Buena Esperanza Subdivision of the City of St. Augustine, St. Johns County, Florida.

is a good title against the claims or purported claims of Defendants, ESTATE OF HENRY JONES and all unknown parties claiming by, through, under or and against the above named defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, whether said unknown are persons, heirs, devisees, grantees, or other claimants, through or under the Defendants since the filing of the Lis Pendens; and those claims or purported claims are cancelled; and the title to the property is forever quieted in Plaintiffs.

COPY

DONE AND ORDERED at St. Augustine, St. Johns County, Florida, this 11th day of June, 2007.

CIRCUIT COURT JUDGE

Copies furnished to: 6/11/07 KR

Duane C. Romanello, Esquire
1919-8 Blanding Blvd.
Jacksonville, FL 32210

Bryan C. Goode III, Esquire
1301 Plantation Island Drive South, Suite 204
St. Augustine, FL 32080

Instr #2022030273 BK: 5520 PG: 1820, Filed & Recorded: 3/22/2022 2:40 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00

THIS DOCUMENT WAS PREPARED WITHOUT
BENEFIT OF TITLE SEARCH OR SURVEY

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 18th day of March, 2022, between KENNETH P. MEIRING and PATRICIA M. MEIRING, husband and wife, whose address is 2501 S Ponte Vedra Boulevard, Ponte Vedra Beach, Florida 32082, parties of the first part, and KENNETH P. MEIRING and PATRICIA M. MEIRING, as Trustees of The Meiring Trust, a revocable living trust, whose address is 2501 S Ponte Vedra Boulevard, Ponte Vedra Beach, Florida 32082, parties of the second part.

COPY

W I T N E S S E T H:

That the parties of the first part, in consideration of love and affection, have granted, bargained, and conveyed to the parties of the second part, their successors and assigns forever, the following described lands, situate, lying and being in St. Johns County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Real Estate Assessment Nos.: 2120400000, 2102000000 and 2109200001

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 2021; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the parties of the first part, but not otherwise.

The parties of the second part, and their successors, as Trustees, shall have the full power and authority to protect, conserve and to sell, to lease, to encumber and otherwise to manage and dispose of the real property described above.

NOTE TO CLERK: THIS DEED IS EXEMPT FROM DOCUMENTARY STAMP TAX UNDER FAC RULE 12B-4.013(28)(i) AS A TRANSFER INTO A GRANTOR REVOCABLE LIVING TRUST

The written acceptance by a successor Trustee recorded among the public records in the county where the real property described above is located, together with evidence of the previous Trustee's death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust agreement have been complied with. Evidence of death shall consist of a certified copy of a death certificate. Evidence of disability shall consist of a licensed physician's written statement establishing that the Trustee is unable to properly care for himself or herself or his or her property. Evidence of resignation shall consist of a resignation, duly executed and acknowledged by the Trustee.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals effective as of the day and year first above written.

WITNESSED BY:

Sign:_____
Print Name: Clay B. Tousey, Jr.

Sign: Terrence L. Waters
Print Name: Terrence L. Waters

Sign:_____
Print Name: Clay B. Tousey, Jr.

Sign: Terrence L. Waters
Print Name: Terrence L. Waters

KENNETH P. MEIRING

PATRICIA M. MEIRING

COPY

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of [NOTARY MUST CHECK ONE BOX] ☑ physical presence or ☐ online notarization, this 18 day of March 2022, by KENNETH P. MEIRING and PATRICIA M. MEIRING, husband and wife, [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION] ☑ who are personally known to me or ☐ who have produced current _____ (state) driver's licenses as identification.

Signature:_____
Printed Name: Clay B. Tousey, Jr.
NOTARY PUBLIC, State of Florida
Commission Number:_____

1290938

CLAY B. TOUSEY, JR.
Commission # HH 001359
Expires June 24, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

Parcel 1:

SEC 18 TWP 07 RGE 30 BUENA ESPERANZA SUB CITY E 17.5 OF N 86 FT OF LOT 1 & N 86 FT OF LOT 2 BLK 5 – 69 FT FRONT.

More particularly described as:

In St. Augustine, commence in the South line of South St. 34 feet east from Palmo St. run thence south 86 feet, thence east 34 feet, thence north 86 feet, thence west 34 feet to point of beginning, all measurements being more or less, being the east 171/2 feet of the north 86 feet of lot 1 and west 161/2 feet of the north 86 feet of lot 2, Block 5, Buena Esperanza sub-division of the City of St. Augustine, Florida. Together with the North Eighty-six feet (N. 86') of the East Thirty-five feet (E 35') of Lot two (2), in Block Five (5), Buena Esperanza Subdivision of the City of St. Augustine, St. Johns County, Florida.

COPY

Real Estate Assessment No.: 2120400000

Parcel 2:

LOT 36, BLOCK A, IN KEITH SUBDIVISION, IN THE CITY OF ST. AUGUSTINE, AS PER PLAT OF SAME FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR THE ST. JOHNS COUNTY, FLORIDA.

Real Estate Assessment No.: 2102000000

Parcel 3:

The West 19 feet of Lot 15 and the East 37 of Lot 16, Block E, Keith Subdivision, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 30, of the Public Records of St. Johns County, Florida.

Real Estate Assessment No.: 2109200001

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

Parcel ID	2120400000
Location	103 SOUTH ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY E17.5 OF N86FT OF LOT 1 & N86FT OF LOT 2 BLK 5 - 69FT FRONTAGE OR1727/1594(T/D) & OR2933/1186 (FJ/QT) & 5520/1820 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.150
Homestead	N

Clicking Image Opens Cyclomedia Viewer In a New Tab



Owner Information

Owner Name	Meiring Trust 100% Meiring Kenneth P Trustee 0% Meiring Patricia M Trustee 0%
Mailing Address	2501 S PONTE VEDRA BLVD PONTE VEDRA BEACH, FL 32082-0000

Map



Valuation Information

	2022
Building Value	$46,584
Extra Features Value	$737
Total Land Value	$215,457
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$262,778**
Total Deferred	$127,378
Assessed Value	**$135,400**
Total Exemptions	$0
Taxable Value	**$135,400**

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	$7,801	$737	$183,885	$0	$0	$192,423	$123,091	$69,332	$123,091
2020	$7,596	$737	$147,108	$0	$0	$155,441	$111,901	$43,540	$111,901
2019	$6,348	$737	$147,108	$0	$0	$154,193	$101,728	$52,465	$101,728
2018	$6,220	$737	$135,792	$0	$0	$142,749	$92,480	$50,269	$92,480
2017	$6,220	$737	$122,213	$0	$0	$129,170	$84,073	$45,097	$84,073
2016	$6,220	$737	$106,088	$0	$0	$113,045	$76,430	$36,615	$76,430
2015	$6,220	$737	$84,870	$0	$0	$91,827	$69,482	$22,345	$69,482
2014	$4,899	$737	$67,896	$0	$0	$73,532	$63,165	$10,367	$63,165
2013	$4,899	$737	$52,619	$0	$0	$58,255	$57,423	$832	$57,423
2012	$4,899	$1,474	$45,830	$0	$0	$52,203	$52,203	$0	$52,203
2011	$4,899	$1,474	$50,922	$0	$0	$57,295	$57,295	$0	$57,295
2010	$4,899	$1,474	$56,580	$0	$0	$62,953	$62,953	$0	$62,953

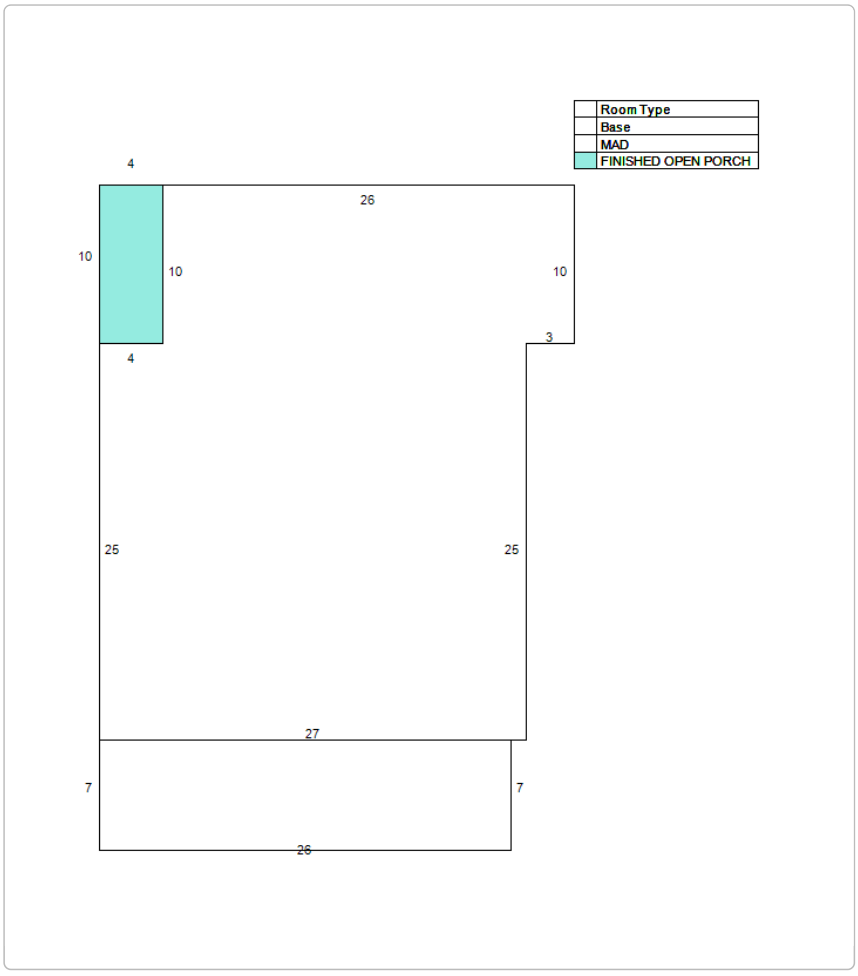
Building Information

Building	1
Year Built	1910
Actual Area	1157
Conditioned Area	1117
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood, Concrete Stucco

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Minimum Plywood
Interior Wall	Plaster
Heating Type	None
Air Conditioning	None
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	935
FINISHED OPEN PORCH	40
MASONRY ADDITION	182
Total SqFt	1157

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall		737

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	69	80	69	EF	$215,457

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/22/2022	3/18/2022	$0.00	WARRANTY DEED	5520	1820	U	I	MEIRING KENNETH P,PATRICIA M	MEIRING TRUST
	6/11/2007	$0.00	QUIET TITLE	2933	1186	U	I	MEIRING KENNETH P,PATRICIA M VS ESTATE OF HENRY JO	MEIRING KENNETH P,PATRICIA M
	3/7/2002	$67,000.00	TAX DEED	1727	1594	U	I	JONES HENRY P SR ESTATE	MEIRING KENNETH P & PATRICIA M

No data available for the following modules: Exemption Information.

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Version 2.3.204

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 21, 2022 Meeting



Application HP2022-0050 Address: 30 Sanford Street

Thayver Holdings LLC, ETAL – Applicant and Owner

Project description: To demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01988
National Register:	Lincolnville NR District: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2031400000		
Agenda Item:	7(e)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This building is located on the southwest corner of Cedar and Sanford Streets and is part of a grouping of houses utilized as multi-family rental units. The building features a two story front porch with turned spindles and decorative brackets on the second story, a paneled front entry door with transom and sidelights, wood lap siding with Hardie lap siding in areas that appear to be additions, wood shutters on the side and rear elevations, an exterior wood staircase to the rear to access the second and third stories, a rear partially covered deck on the south elevation, wood sash windows of varying lite configurations, and an asphalt-shingled gable roof. Other buildings associated with this structure on adjacent parcels are to remain.

The applicant is proposing full demolition based on the current condition of the structure and has provided both a condition assessment report and documents related to undue economic hardship (page 5 of this report contains details regarding undue economic hardship review). Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **30 Sanford Street** if the HARB finds that the condition assessment report and/or undue economic hardship documentation provided by the applicant are sufficient to justify demolition of this contributing building in the Lincolnville National Register District with the following conditions:

1. For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
2. To limit the time the lot remains vacant, that no permit be issued for the demolition of the structure until drawings sufficient for a building permit and all necessary requirements for the construction of a replacement building have been submitted for the new construction.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. Not applicable.

2. The contribution of the structure to the mass and scale of the streetscape. Vacant lots and homes with less massing surrounding the property cause the building to sit prominently on the corner though it is similar in size and scale to other 2-story residential structures along the block.

3. The impact of the loss of the structure on the streetscape. Although the building is similar to other Frame Vernacular structures throughout Lincolnville, the permanent loss a building that contributes to the National Register district with intact architectural character will negatively impact the streetscape. The proposed new construction will reduce the historic and architectural integrity of the area. Loss of this structure would create a vacant space in a highly visible area and would change the streetscapes of both Sanford and Cedar Streets. Vacant lots are not desirable, and the Board may consider requiring the building and demolition permits to be submitted simultaneously to limit the time the lot sits vacant.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The applicant provided replacement plans illustrating a three-story duplex with carport below and living space above that appears larger in mass and scale than the existing building. 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. Archaeological Review for the demolition and new development will be required. Any redevelopment plans will be required to meet all zoning and building codes prior to issuance of a permit for new construction.

5. The historical or cultural merit of the structure. The residence is a contributing building in the Lincolnville National Register Historic District. The Florida Master Site File (FMSF) indicates it was one of the later structures built in the neighborhood. Polk City Directory research reveals several residents and owners of varying occupations. Multifamily use of the building is also indicated in the Polk City Directory as far back as the late 1970s when use of the address 30-1/2 Sanford Street is seen, though two families appear to occupy the structure in 1949 and the resident listed in the 1916/17 Polk City Directory is noted to be a boarder. No historical associations appear to qualify this structure for individual listing in the National Register according to the 2020 FMSF survey.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. While the building is not eligible for individual designation, loss of this contributing building and others like it negatively impacts the integrity of the Lincolnville National Register Historic District. Continued demolition and modification of contributing buildings will threaten the district's designation status.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The structure is representative of the Frame Vernacular style though it has seen alterations over time including additions and changes in roof material as indicated in the Sanborn Fire Insurance Maps. Additions can also be noted by the inconsistency in siding along the west and south elevations. The varied window types may also indicate fenestration changes over time.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The Frame Vernacular typology is still widely seen in Lincolnville and throughout St. Augustine's residential neighborhoods. Structures of this typology continue to be threatened with demolition due to age or deferred maintenance related deterioration and environmental impacts such as storms and flooding.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The building does not have a unique architectural style or characteristics that would be difficult to reproduce; however, new construct will be significantly different in appearance.

10. ***The justification for the proposed demolition.*** The applicant has provided a condition assessment report which concludes that the foundation system in its current state is considered "dangerous," and points out several areas of deterioration and termite damage. No hurricane or flood related damage was reported in the applicant's submittal. Additionally, the applicant has provided several documents related to undue economic hardship including a breakdown of the cost to rehabilitate the existing building which is estimated to be over $900,000. The applicant seeks to replace the structure with a new multi-family residential building. A cost estimate for new construction does not appear to have been provided.

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 is a contributing building to the Lincolnville National Register Historic District. The applicant has provided required condition assessment and economic hardship documentation for the HARB to consider when justifying approval or denial of the application.

The requirements have been sufficiently met.

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.

According to the City's ordinance (Section 28-89(2)d, the burden of proof is on the applicant to make the case of "undue economic hardship" to justify demolition. HARB has the option to deny the demolition request if an undue economic hardship is not proven and if the board finds that the removal of the building or structure will be detrimental to the historic and architectural character of the city.

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.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research
5. Map of Lincolnville Demolitions

STAFF PHOTOGRAPHS
30 Sanford Street



Front (east) Elevation

STAFF PHOTOGRAPHS
30 Sanford Street



South Elevation

STAFF PHOTOGRAPHS
30 Sanford Street



South Elevation

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STAFF PHOTOGRAPHS
30 Sanford Street



West Elevation

STAFF PHOTOGRAPHS
30 Sanford Street





North Elevation

STAFF PHOTOGRAPHS
30 Sanford Street



North Elevation and Exterior Stairs



STAFF PHOTOGRAPHS
30 Sanford Street

Roof/Siding Detail



STAFF PHOTOGRAPHS
30 Sanford Street



Exterior Stair



STAFF PHOTOGRAPHS
30 Sanford Street



Related buildings to remain



STAFF PHOTOGRAPHS
30 Sanford Street





Interior Photographs

STAFF PHOTOGRAPHS
30 Sanford Street





Interior Photographs

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STAFF PHOTOGRAPHS
30 Sanford Street





Interior Photographs

STAFF PHOTOGRAPHS
30 Sanford Street





Interior Photographs

STAFF PHOTOGRAPHS
30 Sanford Street





Interior Photographs

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30 Sanford Street





Interior Photographs

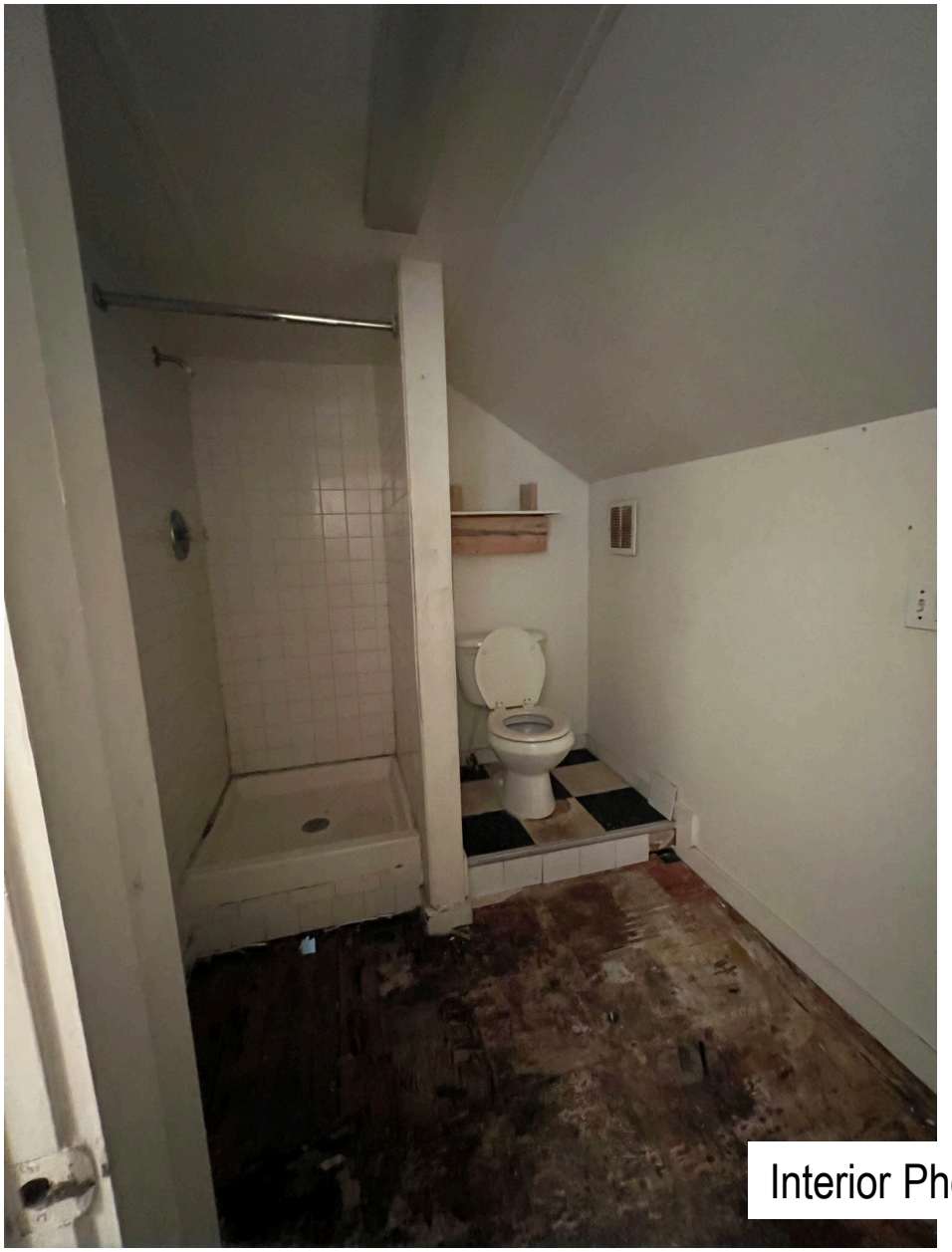
STAFF PHOTOGRAPHS
30 Sanford Street





Interior Photographs

STAFF PHOTOGRAPHS
30 Sanford Street





Interior Photographs

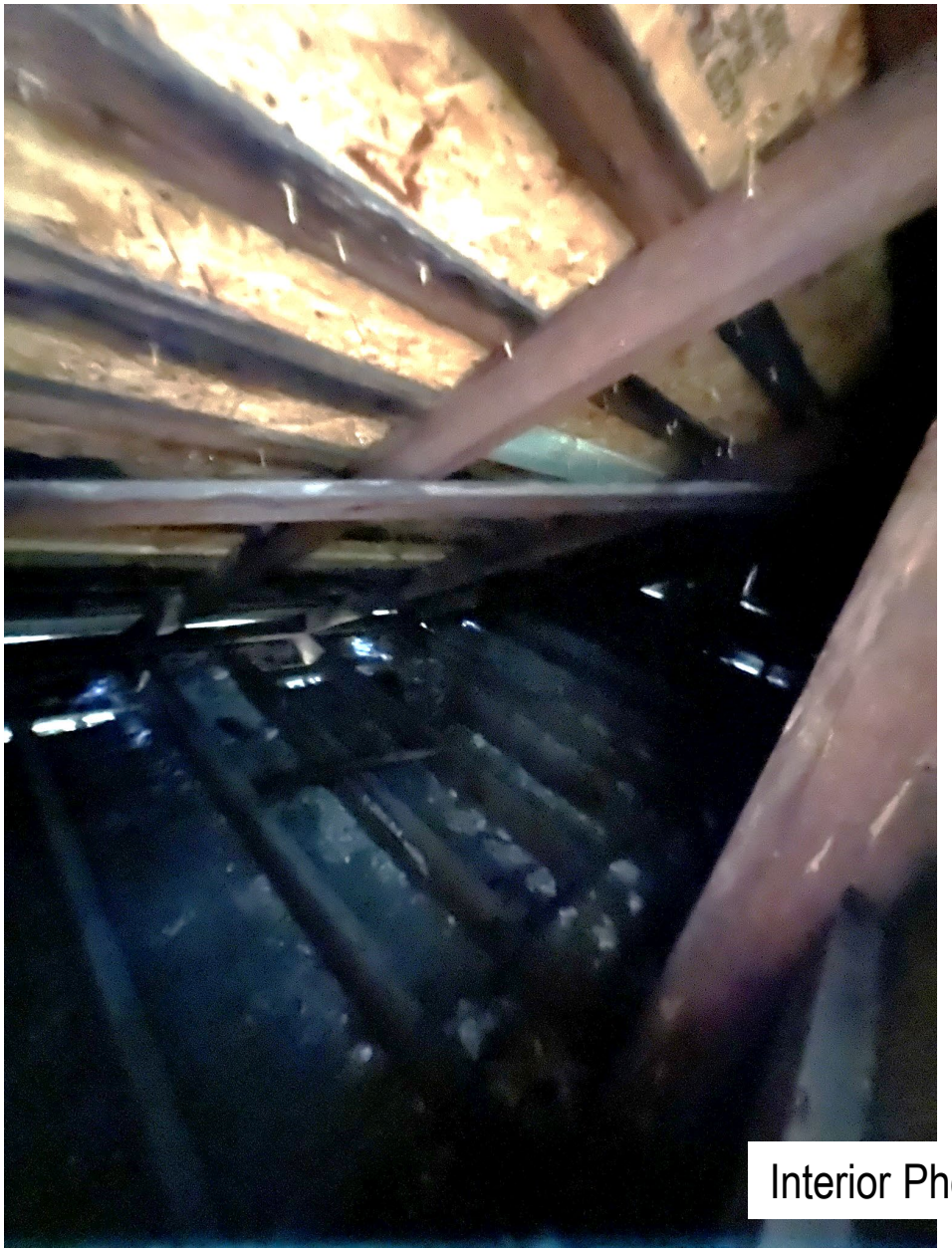
STAFF PHOTOGRAPHS
30 Sanford Street





Interior Photographs

STAFF PHOTOGRAPHS
30 Sanford Street





Interior Photographs

STAFF PHOTOGRAPHS
30 Sanford Street

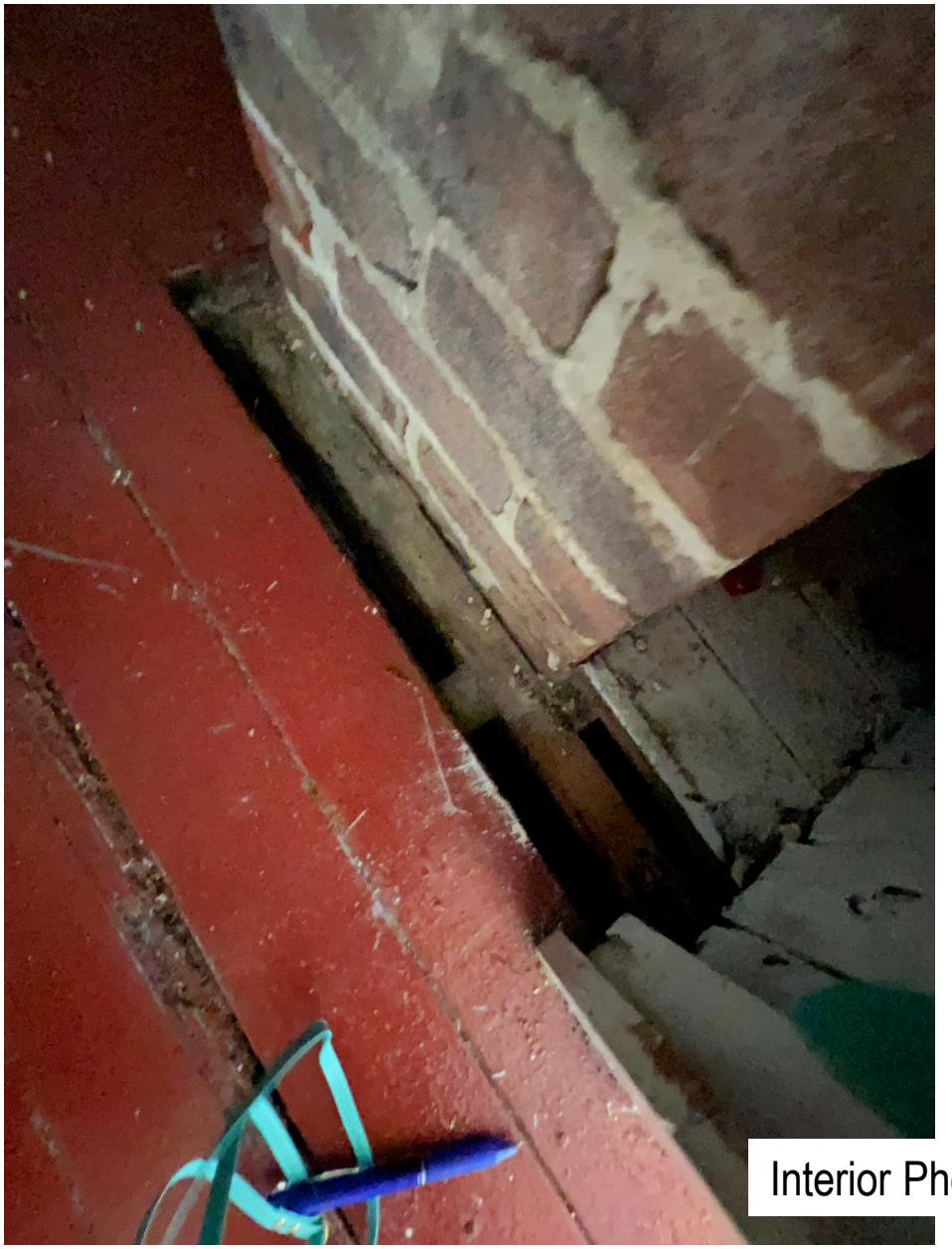




Interior Photographs

Staff Report pg. 26

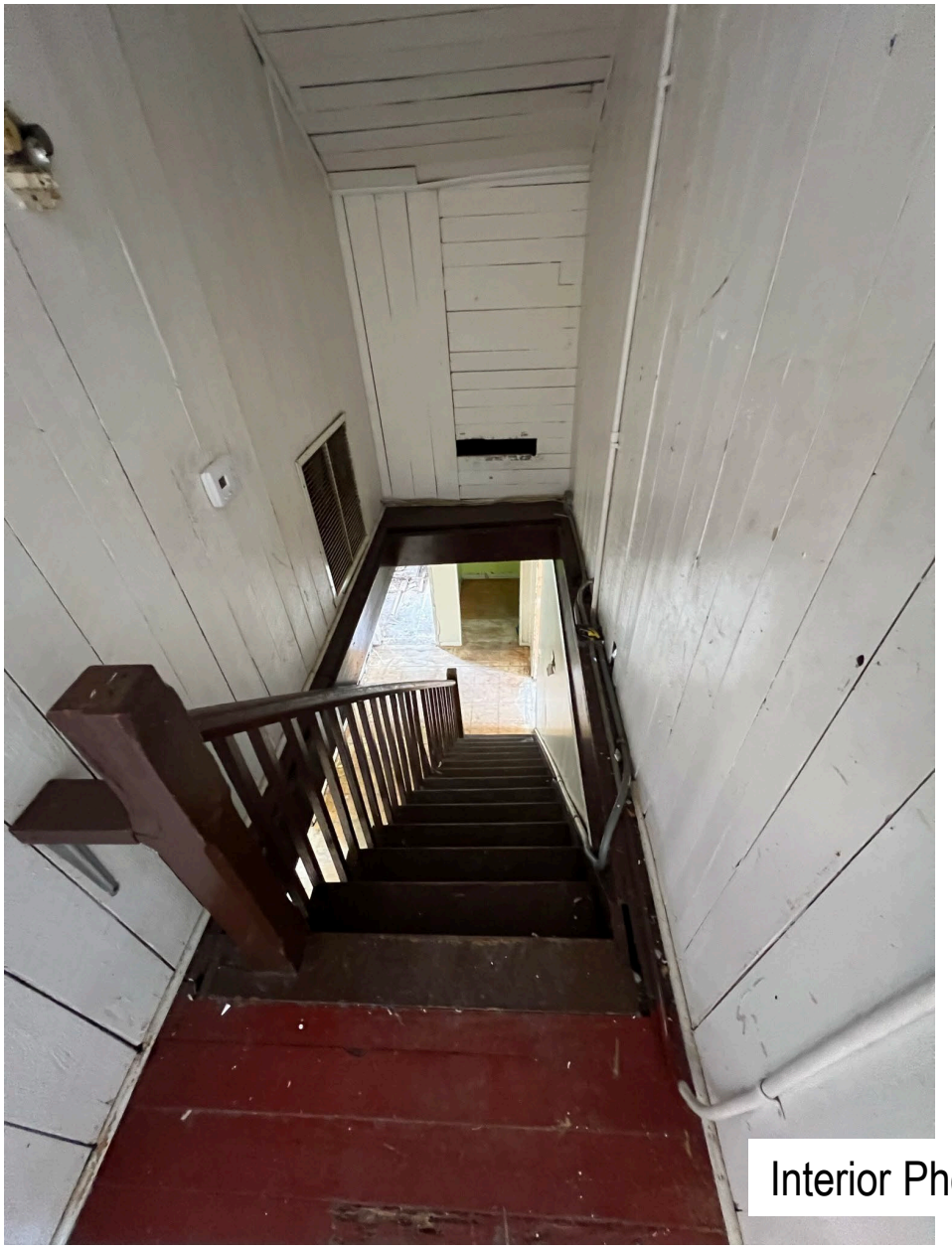
STAFF PHOTOGRAPHS
30 Sanford Street





Interior Photographs

STAFF PHOTOGRAPHS
30 Sanford Street





Interior Photographs

Staff Report pg. 28

STAFF PHOTOGRAPHS
30 Sanford Street



Context Photographs



STAFF PHOTOGRAPHS
30 Sanford Street



Context Photographs



STAFF PHOTOGRAPHS
30 Sanford Street



Context Photographs



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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1988 1009==

Site Name: 30 Sanford Street 830== Survey Date: 7807 820==

Address: 30 Sanford Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine 46I 13, pt. 14 868==
(subdivision) (block) (lot)

Methodist 8SJ3248 868==

Owner of Site: Name: Olson, Ruth Schill;

Address: 30 Sanford Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: CBD

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

UTM: 17 469360 3306400 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1917 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards, dropsiding 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: 2 story porch on front; enclosed on 1st and open on second; one story on E side 942==

Chimney Location: Offset, slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: Square wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Residential/Commercial/Industrial 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

The two and one-half story Frame Vernacular residence at 30 Sanford Street was constructed between 1910 and 1917 and is one of the later houses built in this neighborhood. It has square wood columns on the two-story porch, enclosed on the first floor and open on the second, and is situated on a corner lot.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

1. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; Biographical File, St. Augustine Historical Society.

2. St. Johns County Court House, Deed Records, Book L, p. 139; Book P, pp. 441, 447, 457, 464, 476; Book R, pp. 68, 69, 75; Book S, p. 364; Book Z, p. 352; 1885 and 1894 Birds-Eye View of St. Augustine; See Dumas Tract, Blocks A-E; Biographical File, SAHS.

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

In 1905 the property at 30 Sanford Street was owned by the heirs of George Burt. Burt was one of the most significant businessmen and land developers in St. Augustine before the turn of the century and was mayor of the city in 1867.(3) In 1924-25 the house was occupied by Hervey W. McElroy, manager of the Money Saver store.(4)

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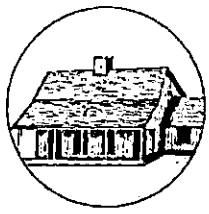
3. C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 38; Thomas Graham, The Awakening of St. Augustine: The Anderson Family 1821-1924 (St. Augustine, 1978), pp. 31, 108, 128, 267.
4. St. Augustine City Directory, 1924-25.

☐ Original
☒ Update



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

Site#8 SJ01988
Field Date 11-20-2020
Form Date 1-1-2020
Recorder # AWS

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) 30 Sanford 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
Address:	30		Sanford	Street	

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 18W — Section 97 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2031400000 — Landgrant _____
Subdivision Name City of St. Augustine — 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 _____
Additions: ☒yes ☐no ☐unknown Date: _____ Nature: rear addition
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Siano Living Trust

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Rectangular — Number of Stories 2.5
Exterior Fabric(s): 1. Wood siding 2. _____ 3. _____
Roof Type(s): 1. Gable 2. Shed 3. _____
Roof Material(s): 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

2/2 wood sash, 6/6 wood sash, 2/1 wood sash

Distinguishing Architectural Features (exterior or interior ornaments)

2 story frame vernacular w/ side gable roof & wood siding, eave returns, recessed 2 story porch, dentil frieze board, corner brackets, symmetrical

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

corner lot, wooden back yard fence, parking on Cedar Street, paved walkway

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 SJ01988

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. Brick 2. _____
Main Entrance (stylistic details)

centered on porch, 1 wood panel door with 5 lite, side lites and 3 lite transom, pedimented decorative wood surround

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

2 story recessed, concrete steps, wood deck, square supports, turned spindle railing, decorative knee brackets

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

This 1917 Frame Vernacular style building is 2.5 stories with Wood siding exterior and a Gable roof. It appears to be in good condition.

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)

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Architecture 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 _____

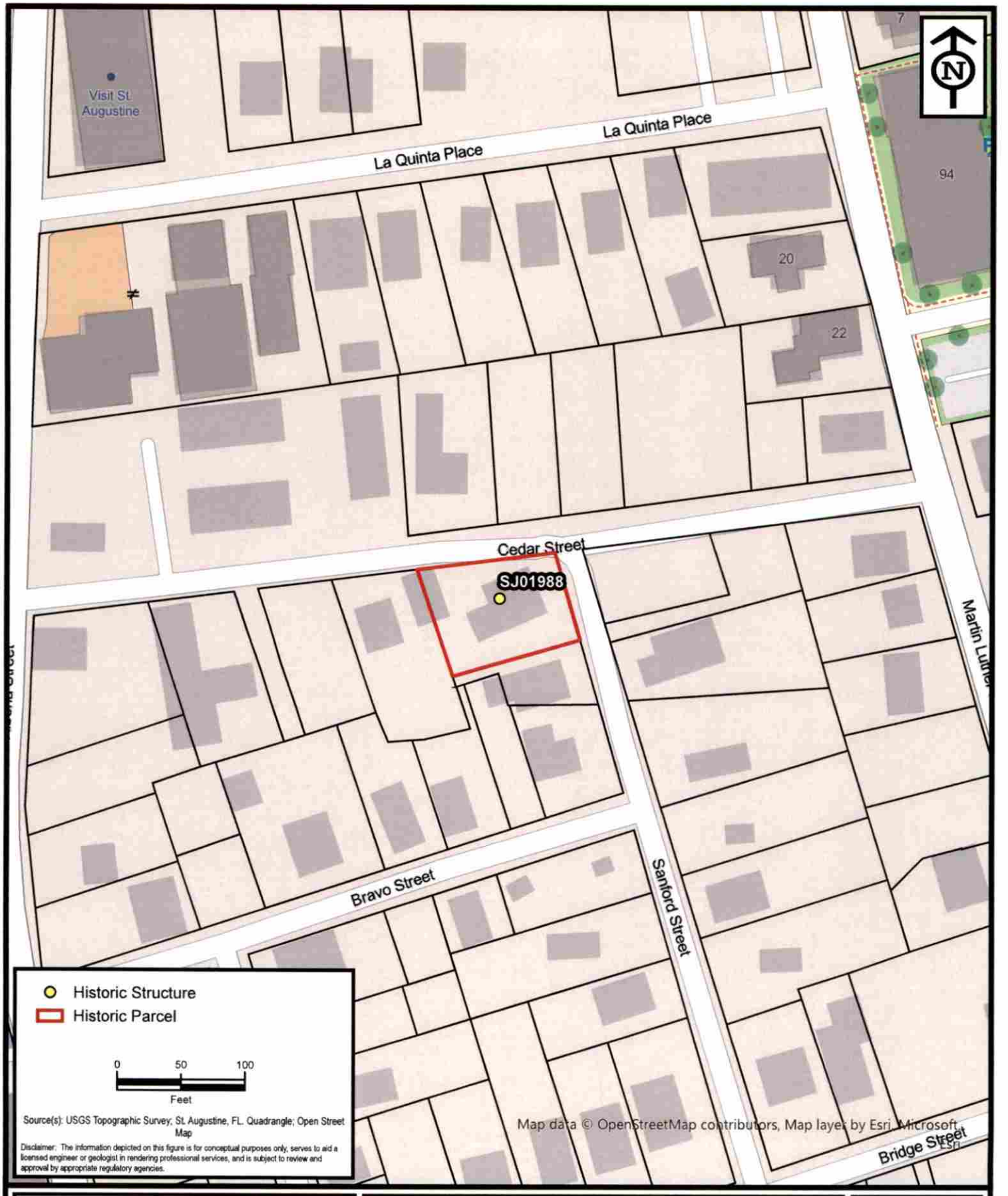
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

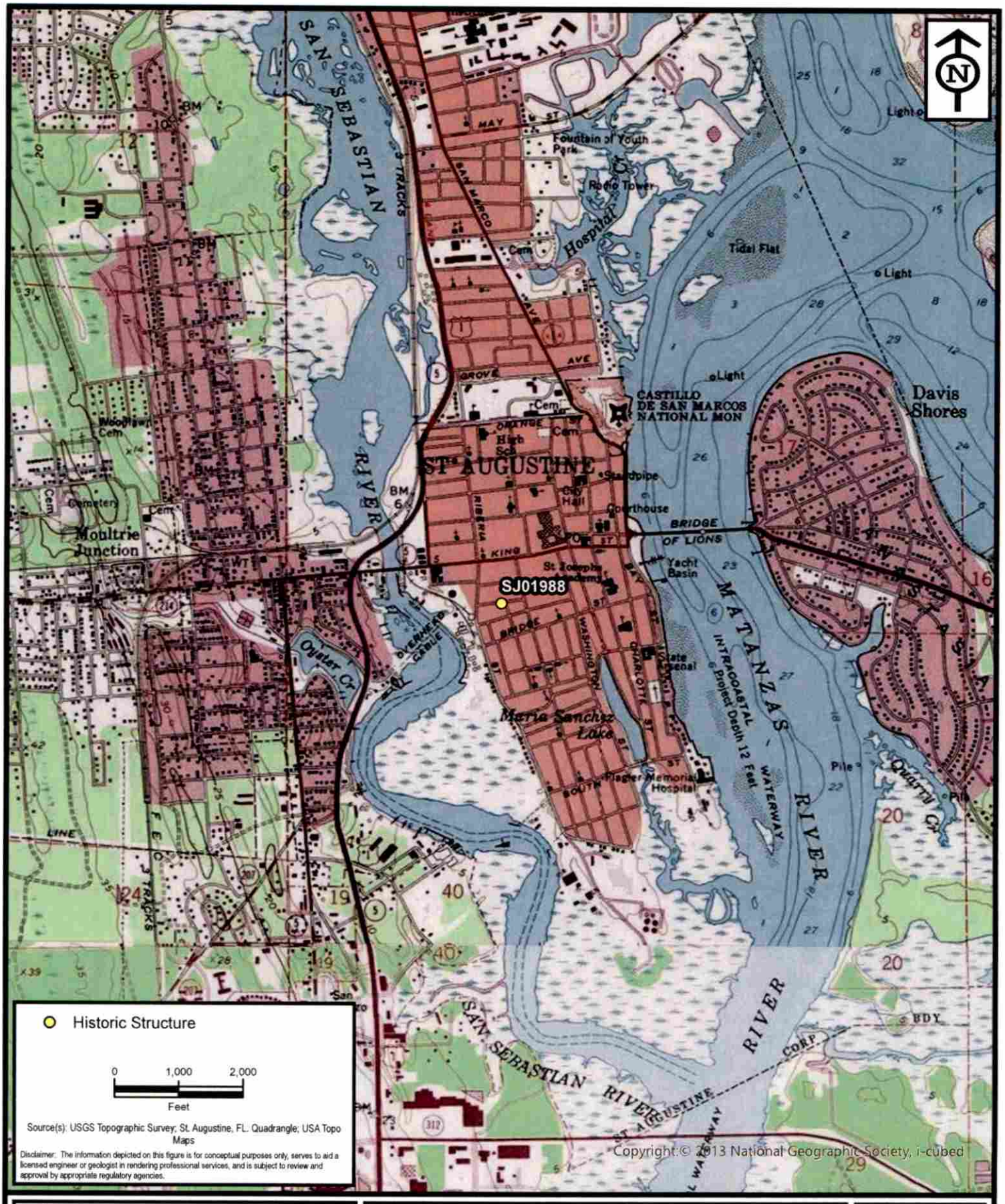
Parcel Location - SJ01988

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
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: 1/10/2021 12:21 PM



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Project Location - SJ01988

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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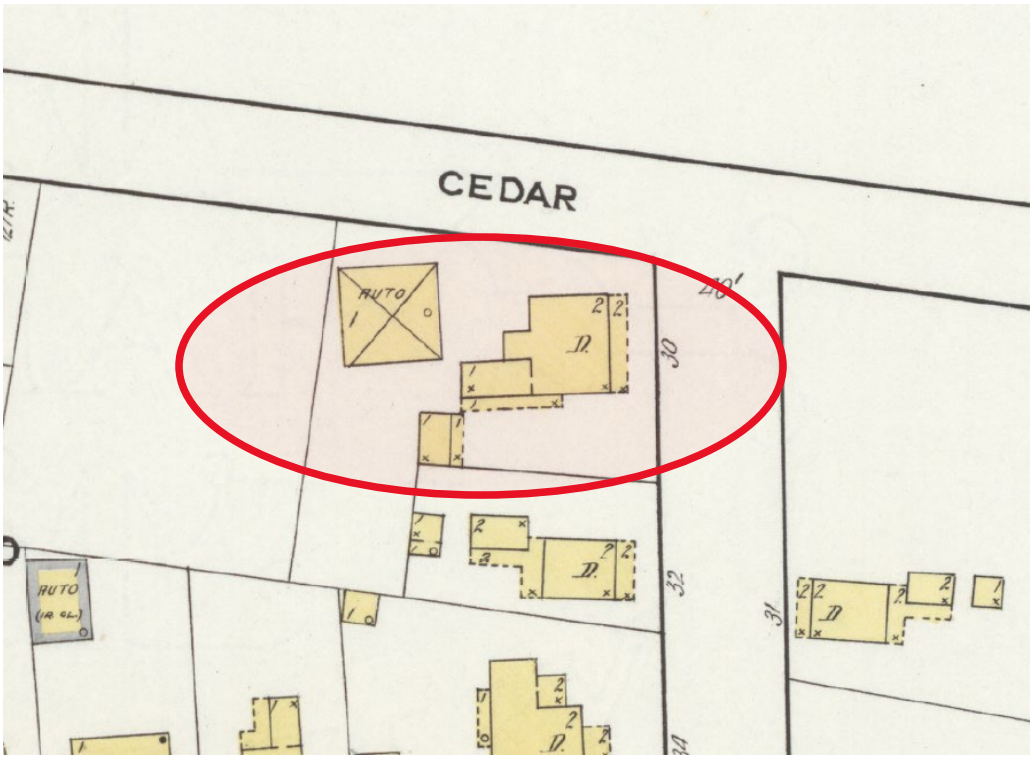
→5



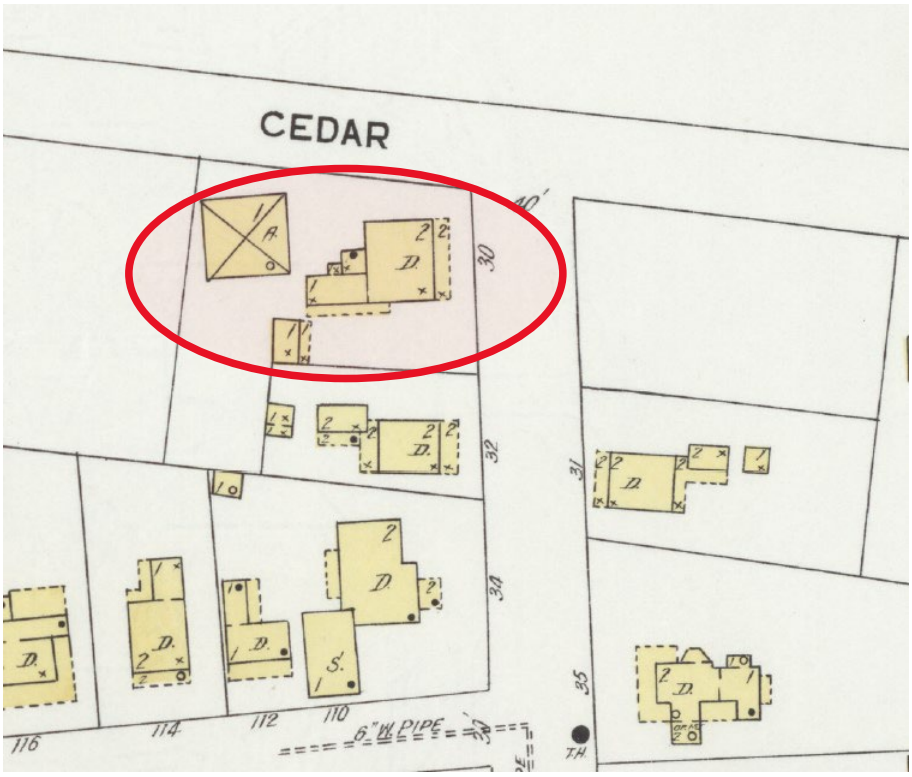

TOYOTA



SANBORN MAPS
30 Sanford Street



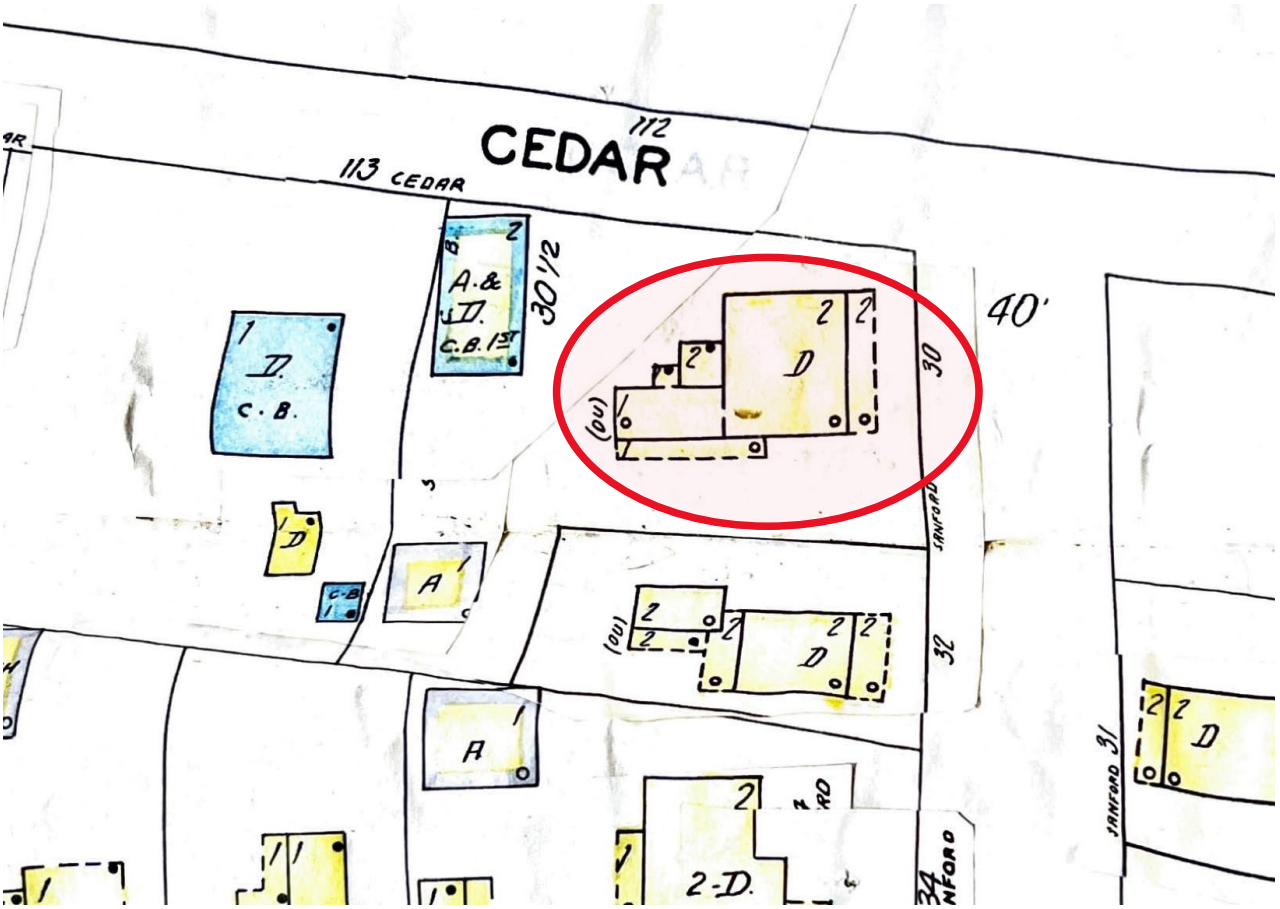
1917



1924

SANBORN MAPS

30 Sanford Street

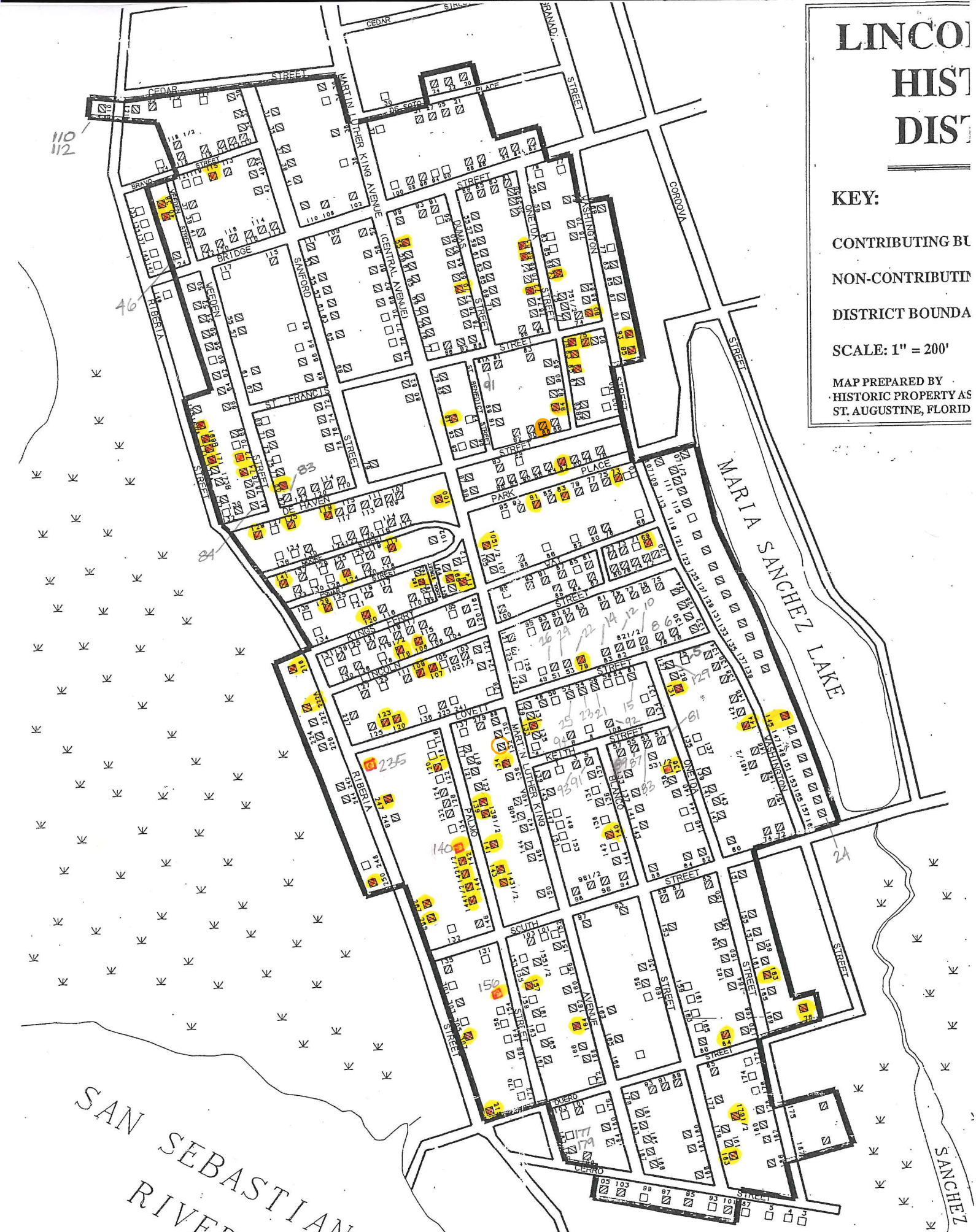


1930 updated to 1965

30 Sanford Street (c. 1910-1917)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1914/15	W. Royce Burton		Gas fitter
1916/17	W.R. Burton	Boarder	Gas fitter
1920/21	Wellington R. Burton		Foreman, St. Augustine Gas & Electric Light Company
1927	W. H. McElroy (Wife: Franklin R.)		Manager, Market Basket
1930	Mrs. Done V. Sykes		Widow, Teab
1940	Gus J. Olson (Wife: Ruth)	(o)	Shrimper
1949	Gus J. Olson (Wife: Ruth)	(o)	Fisherman
	Roland T. Murphy (Wife: Martha)		Station foreman, Florida Power & Light Company
1951	Thomas Lewis		Not listed
1954	Gus J. Olsen (Wife: Ruth S)	(o)	Shrimper
1960	Gus J. Olson (Wife: Ruth S)	(o)	Shrimper
1970	Mrs. Ruth S. Olson	(o)	Widow, Gus J
1979/80	Mrs. Ruth S. Olson	(o)	Not listed
	[1]Jack Robinett (Wife: Jenise)		Custodian, Flagler Hospital
1984/85	Deloris Bosich		Not listed
	[1]Vacant		
1995	Kevin E. Rich	New Resident	Not listed
	[1]Margo J. Celano	New Resident	Not listed

\+ First entry found for this address
(o) Owner
[1] Resident at 30-1/2 Sanford Street


LINCO
HIST
DIST
KEY:
CONTRIBUTING BU
NON-CONTRIBUTIN
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)
BRIDGE
WEEDEN
RIBERIA
SANFORD
DUMAS
ONEIDA
WASHINGTON
CORDOVA
ST. FRANCIS
DE HAVEN
PARK PLACE
KINGS FERRY
LINCOLN
LOVETT
KEITH
BLANCO
PALMO
SCUTH
AVENUE
DUERO
CERRO
SANCHEZ

Received June 21, 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. HP2022-0050

Receipt No. 2405981 Meeting Date July 21, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT SHANKAR M THAYVER

   Business (if applicable) _____

   Address 137 BEAR PEN RD

   City PONTE VEDRA BEACH State FL Zip 32082

   Daytime telephone 9043273329 Other phone/email STHAYVER@GMAIL.(

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

2. NAME OF PROPERTY OWNER THAYVER HOLDINGS LLC & RENGARAJAN RA(

   Business (if applicable) THAYVER HOLDINGS LLC & RENGARAJAN RAGHUKUMA

   Address 6817 SOUTHPOINT PKWY U#: 2304,

   City Jacksonville State FL Zip 32216

   Daytime telephone (required) 904-327-3329 Other phone _____

3. PROJECT STREET ADDRESS 30 SANFORD ST, ST AUGUSTINE, FL 32084

4. LEGAL DESCRIPTION OF PROPERTY
   Lot W66 Block 14/4(Subdivision _____ Parcel Number 2031500000

5. DATE OF CONSTRUCTION 1900 Source: St. Johns County, FL

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: Concept renderings and pla

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 SHANKAR M THAYVER DATE 06/12/2022

SIGNATURE OF APPLICANT by _____

PRINT 1st OWNER'S NAME THAYVER HOLDINGS LLC/ SHANKAR M THAYVER DATE 06/12/2022

SIGNATURE OF 1st PROPERTY OWNER by _____

PRINT 2nd OWNER'S NAME THAYVER HOLDINGS LLC/ SUDHA B THAYVER DATE 06/12/2022

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME RAGHUKUMAR RENGARAJAN DATE 06/12/2022

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.

Additional Information

Corner of Sanford and Cedar: Bought (September of 2021) 5 buildings on 3 parcels. See survey for details.

- 30 SANFORD
- 32 SANFORD
- 32.5 SANFORD
- 111 CEDAR
- 113 CEDAR

No intention to demolish any building when we bought. Has already invested thousands of dollars in some of the structures.

111 CEDAR -Installed new roof, changed exterior color and did some remodeling.

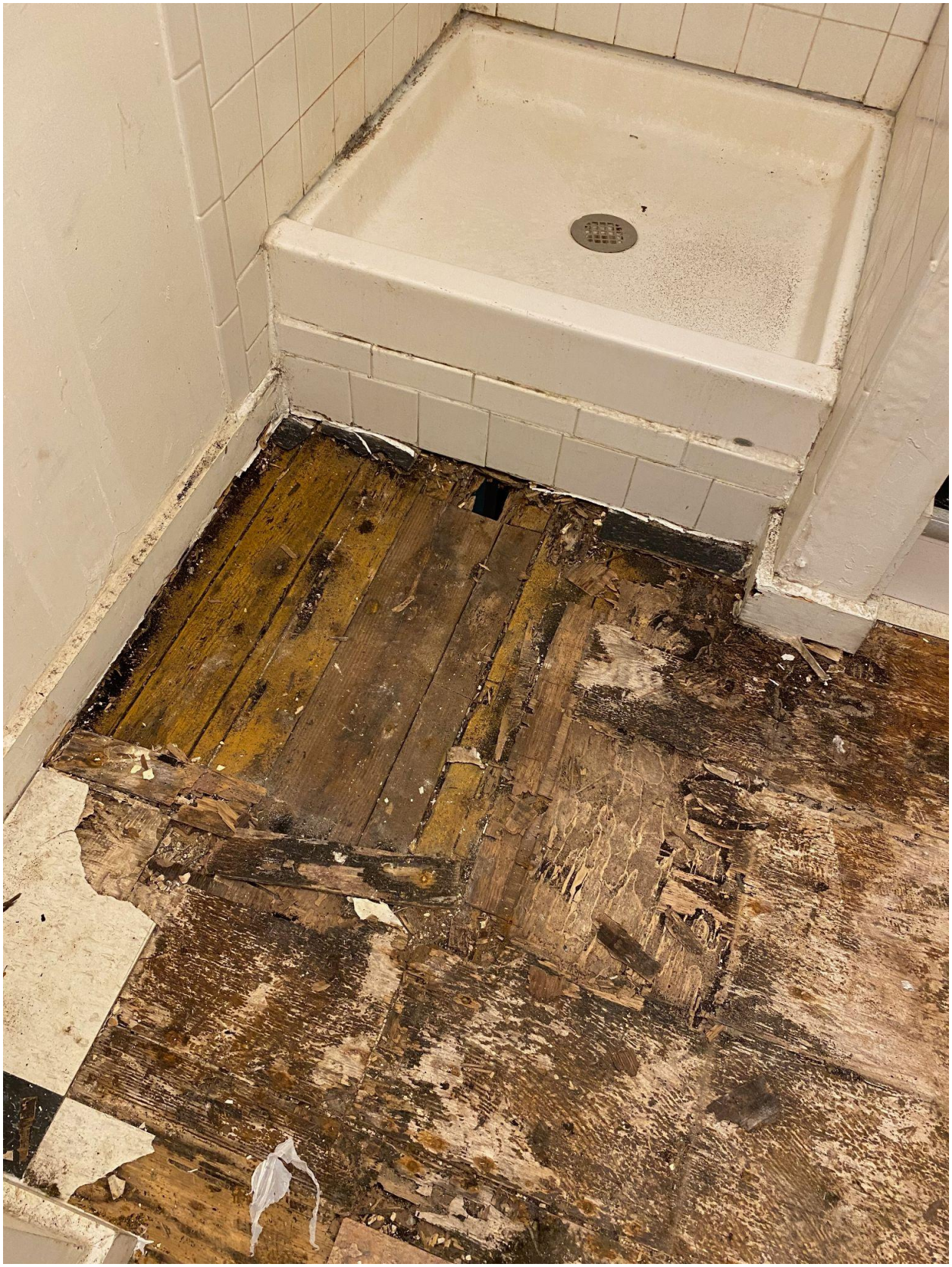
113 CEDAR - Process of Installing a new roof and some major renovations etc.

30 SANFORD - Had a few contractors on site to get estimates and start the work. When we started opening walls and floors, that is when we realized the extent of the settlement that has happened over the years and the mortar deterioration at the piers. With the foundation companies making it clear that there can be no lift and the best case scenario is just stabilization, most of the contractors refused the job. Between the contractors I talked to, Coastal oaks construction is the only contractor who had expressed willingness to do the job and provided the attached estimate. But the cost is so high with only 2455 heated sq.ft it is not economically viable.

	BED	BATH	KITCHEN	SQ.FT
30 SANFORD - 1ST FLOOR	3.00	2.00	YES	1,690.00
30 SANFORD - 2ND FLOOR	2.00	2.00	YES	593.00
30 SANFORD SR - 2.5 FLOOR	2.00	1.00	NO	172.00
				2,455.00












THIS SIDE UP
PAINT PRODUCTS
FRAGILE
ProMar 200











Received June 21, 2022
Planning and Building Department

MAP SHOWING SURVEY OF

DESCRIPTION AS FURNISHED

PARCEL 1

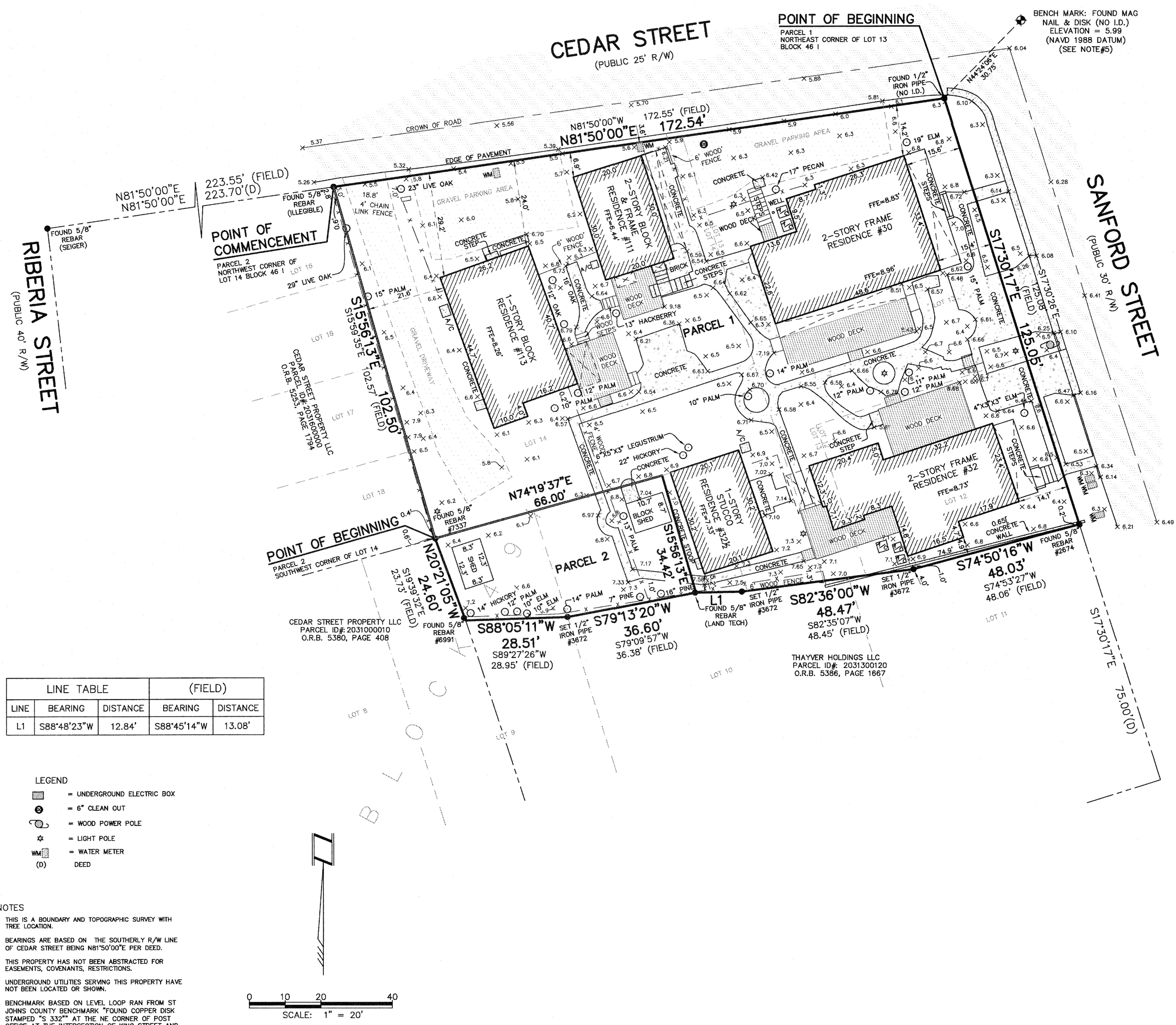
A PART OF LOTS 12, 13 AND 14 OF BLOCK 46 I, OF THE CITY OF ST. AUGUSTINE, AS SHOWN ON THE OFFICIAL MAP, CITY OF ST. AUGUSTINE, DATED JUNE 22, 1923 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID BLOCK AND THE INTERSECTION OF THE SOUTH RIGHT OF-WAY LINE OF CEDAR STREET AND THE WEST RIGHT-OF-WAY LINE OF SANFORD STREET AND RUN THENCE SOUTH 17 DEGREES 30 MINUTES 17 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SANFORD STREET, 125.05 FEET TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 74 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 12, A DISTANCE OF 48.03 FEET TO AN IRON PIPE; THENCE SOUTH 82 DEGREES 36 MINUTES 00 SECONDS WEST 48.47 FEET TO A RE-BAR AND CAP; THENCE SOUTH 88 DEGREES 48 MINUTES 23 SECONDS WEST, 12.84 FEET TO A RE-BAR AND CAP; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, 34.42 FEET TO A RE-BAR AND CAP ON THE SOUTH BOUNDARY OF SAID LOT 14; THENCE SOUTH 74 DEGREES 19 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH BOUNDARY, 66.00 FEET TO A REBAR AND CAP AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, ALONG THE WEST BOUNDARY OF SAID LOT 14, A DISTANCE OF 102.50 FEET TO A RE-BAR AND CAP AT THE NORTHWEST CORNER OF SAID LOT 14 AND THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET: THENCE NORTH 81 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF CEDAR STREET 172.54 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND, BEING A PORTION OF LOT 9 AND POT 10, BLOCK 46 I, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 14, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CEDAR STREET: THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID CEDAR STREET AND ALONG THE WEST LINE OF SAID LOT 14, BLOCK 46 I, A DISTANCE OF 102.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 46 I AND THE NORTH LINE OF LOT 9, BLOCK 46I, SAID CITY OF ST. AUGUSTINE; THENCE NORTH 74 DEG 19'37" EAST, ALONG THE SOUTH LINE OF SAID LOT 14, AND THE NORTH LINE OF SAID LOT 9 AND THE NORTH LINE OF LOT 10, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE, A DISTANCE OF 66.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 12, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE; THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTH LINE OF SAID LOT 14 AND THE NORTH LINE OF SAID LOT 10, AND ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 34.42 FEET; THENCE SOUTH 79 DEG 13'20" WEST, DEPARTING THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 36.60 FEET: THENCE SOUTH 88 DEG 05' 11" WEST, A DISTANCE OF 28.51 FEET; THENCE NORTH 20 DEG 21' 05" WEST, A DISTANCE OF 24.60 FEET TO THE POINT OF BEGINNING.



LINE TABLE			(FIELD)	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S88°48'23"W	12.84'	S88°45'14"W	13.08'

LEGEND

- = UNDERGROUND ELECTRIC BOX
- = 6" CLEAN OUT
- = WOOD POWER POLE
- = LIGHT POLE
- WM = WATER METER
- (D) DEED

NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
2. BEARINGS ARE BASED ON THE SOUTHERLY R/W LINE OF CEDAR STREET BEING N81°50'00"E PER DEED.
3. THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
4. UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
5. BENCHMARK BASED ON LEVEL LOOP RAN FROM ST JOHNS COUNTY BENCHMARK "FOUND COPPER DISK STAMPED "S 332"" AT THE NE CORNER OF POST OFFICE AT THE INTERSECTION OF KING STREET AND CENTRAL AVENUE, ELEVATION = 6.96' (NAVD 88) TO THE SITE BENCHMARK AS SHOWN HERON.
6. THE TREES SHOWN HEREON WERE NOT IDENTIFIED BY A CERTIFIED ARBORIST.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE" (EL 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0314J, REVISED DECEMBER 12, 2018 FOR DUVAL COUNTY, FLORIDA.

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

CHECKED BY:	FILE: 2022-280	DRAWN BY: JAH	BOATWRIGHT LAND SURVEYORS, Inc. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA (904)241-8550	DATE: 04-11-2022	SHEET 1 OF 1

L:\D\Shared\JEREMY\2022\2022-280 11330 CEDAR-SANFORD STREET\2022-280 11330 CEDAR-SANFORD STREET.dwg

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

RECEIVED
JUN 21 2022
Planning/Building Dept.

June 20, 2022

Shankar M. Thayver
30 Sanford St.
St. Augustine, FL 32084

RE: Structural Inspection
30 Sanford St.
St. Augustine, FL 32084

Dear Mr. Thayver:

Per your request, we have made a site visit to the address listed above on June 2nd, 2020. 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 two-story structure with wood joist over crawl space at the 1st level and conventional wood floor joists at the second level. The loadbearing walls are wood framed. The roof system is conventional wood roof rafters with ceiling joists (with habitable space in the conventional truss). Foundations are assumed to be shallow cast in place concrete foundations.

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

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OBSERVATIONS:

The first level floor framing beams sit on clay brick piers which elevate the first level. The brick piers have suffered mortar deterioration as shown in Image 1 with loose brick no longer bonded. The first level floor system had no visible positive 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 and therefore our recommendation would be to remove and replace with an acceptable structural pier which can handle the design gravity and wind loads.

The foundations under these piers are likely under sized for today's building code design loads based on experience inspecting similar structures built around the same time, however these were not exposed for inspection.



Image 1: Clay Brick Pier with Loose Brick and Lack of Attachment.

The first floor living space could not be inspected due to interior finishes covering the structural members.

The second floor had many areas with finishes removed and structural members exposed. The original floor sheathing (where visible) throughout the second-floor displayed signs of deterioration from wood destroying organisms, such as termites, see Image 2 below. A small sample size of floor joists and ceiling joists were exposed. Signs of termite intrusion were visible at exposed joists as shown in Images 3 and 4. More images available upon request.

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209 BILBAO DR. ST. AUGUSTINE, FL 32086

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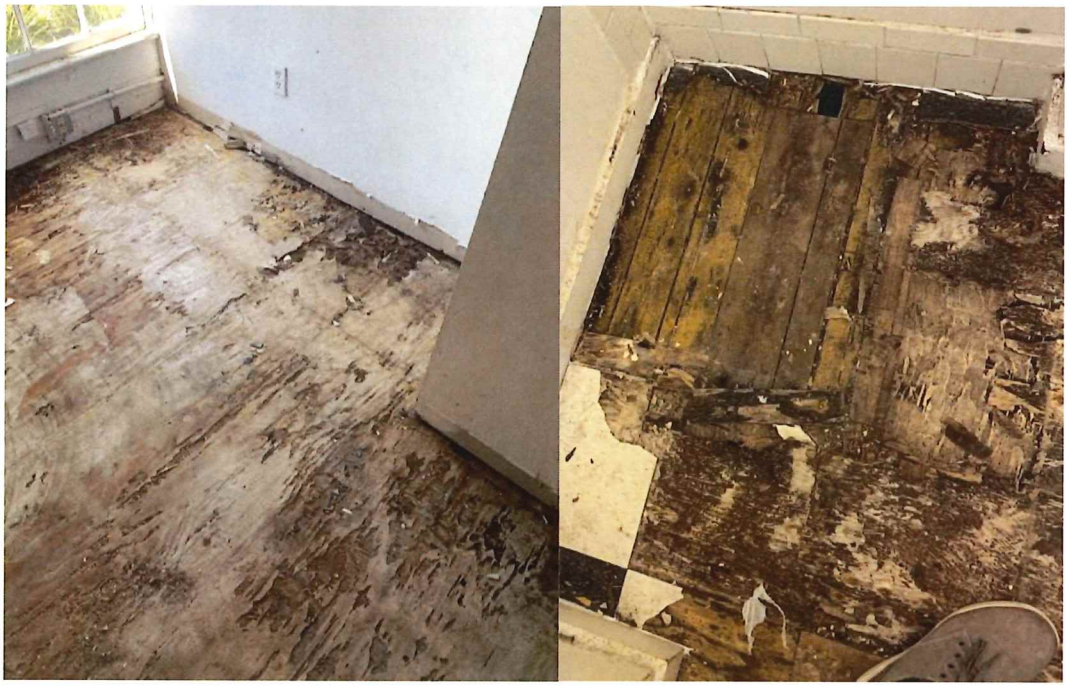

Image 2: Deteriorated Floor Sheathing



Image 3: Floor Joists with Section Loss

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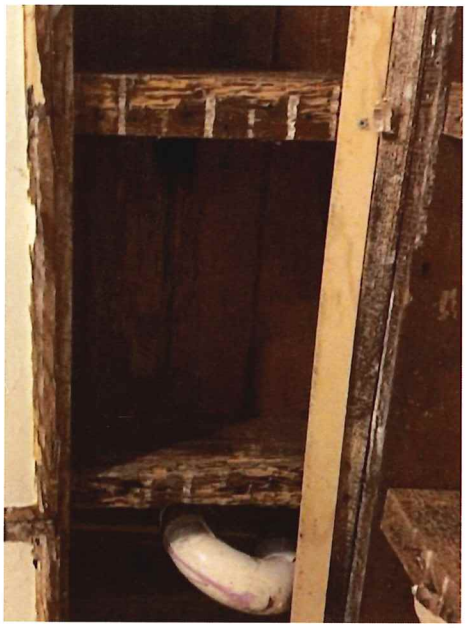

Image 4: Ceiling Joists with Section Loss

The second floor was not level in some locations. Many possibilities exist for the cause of the uneven floor. Structural members were found experiencing failure causing reduction in member depth. The deteriorated mortar at the brick piers could cause reduction in joint depth causing the bricks to settle on one another unevenly across other piers producing differential unevenness. The section loss, from termites, in some floor joists could also be a factor in the unevenness of the floor system. Another possibility is settlement of the foundations. It is common to find undesirable settlement among structures this age due to the smaller foundation sizes and less stringent requirements for soil compaction in the time frame when the building was constructed.

CONCLUSIONS:

Based on the representative samples inspected, the house has appeared to have experienced a termite infestation at some point in the past and possibly ongoing, which has caused severe section loss in load bearing components. 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, based on what was inspected, we believe the structure's remediation efforts would classify as Level 3 alterations, as defined in section 604 of 2020 Florida Building Code, Existing Building, 7th Edition.

The foundation system as it stands is defined as "Dangerous", due to the brick piers failing, and having no attachment from the house to the brick piers, makes this structure at risk of detachment and collapse from wind pressures, less than those derived from the current building code. See below for classification of "Dangerous" per section 202 of the 2020 Florida Building Code, Existing Building, 7th Edition.

[BS] DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

RECEIVED
JUN 21 2022
Planning/Building Dept.

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

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

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 Shankar Thayver. 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 20, 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: 2022.06.20 12:40:32-04'00'

Alex Swanson, P.E.

Florida P.E. #87090



Received June 21, 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:**
30 SANFORD ST, ST AUGUSTINE, FL 32084	07/21/2022

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:

- ☑ 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, listed here: See attached additional information

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?
To keep it as an investment/ rental.
2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?
Text Did a property inspection
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.
NA
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.
Build a new Duplex. Plan attached. No additional approval is needed.
5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)
With so much settlement, the estimated rehab cost is close to a million dollars. With only 2455 sq.ft this will make 30 Sanford one of the most expensive house/sq.f. At that price tag-it is not a viable option and will be financial disaster. Building a brand new house on the same foot print will add additional heated sq.ft and will cost the same.

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 June 21, 2022
Planning and Building Department

JOB: 30 Sanford
St Augustine, FL
DATE: 6.15.2022
Renovations

LOT SIZE: 1
LOT COVERAGE: 1
TOTAL SLAB: SF
TOTAL UNDER ROOF 2925 SF
TOTAL HVAC: 2445 SF
PROJECT WEEKS: 52

100	GEN COND	52	WK	UL	UM	USB	LABOR	MATRLS	SUBS	TOTAL
101	OFFICE OVERHEAD	0	LS	0.00	0.00	0.00	0	0	0	0
0102	SUPERVISION	52	WK	550.00	0.00	0.00	28,600	0	0	28,600
0103	ASSISTANT PM / GENERAL LABOR	0	WK	300.00	0.00	0.00	0	0	0	0
0104	FUEL EXPENSE	52	WK	0.00	150.00	0.00	0	7,800	0	7,800
0105		0	WK	0.00	0.00	0.00	0	0	0	0
0106		0	WK	0.00	0.00	0.00	0	0	0	0
0107		0	WK	0.00	0.00	0.00	0	0	0	0
0109	GENERAL LIABILITY INSURANCE	1	LS	0.00	0.00	5,000.00	0	0	5,000	5,000
0110	NOTICE OF COMMENCEMENT FEE	1	LS	0.00	0.00	10.35	0	0	10	10
0111	BUILDERS RISK INSURANCE	1	ALLOW	0.00	750.00	18,000.00	0	0	18,000	18,000
0112	PROJ SIGNS/PERMIT BOX	1	EA	0.00	125.00	0.00	0	125	0	125
0113		0	LS	0.00	0.00	0.00	0	0	0	0
0114	ST JOHNS CTY IMPACT FEE_Partial	0	WK	0.00		4,000.00	0	0	0	0
0115	WATER/SEWER TAP FEES_Water Meter	0	EA	0.00	0.00	4,500.00	0	0	0	0
0116	BLUEPRINTS	4	LS	0.00	0.00	200.00	0	0	800	800
0117	BUILDING PERMIT	1	ALLOW	0.00	0.00	3,500.00	0	0	3,500	3,500
0118	ARCHITECTURAL/MEP	1		0.00	0.00	10,500.00	0	0	10,500	10,500
0119	HEAT CALCS	1		0.00	0.00	350.00	0	0	350	350
0120	GEOTECHNICAL ENGINEERING	0		0.00	0.00	2,500.00	0	0	0	0
0126	COMPACTION TESTING	1	LS	0.00	0.00	300.00	0	0	300	300
0121	STRUCTURAL ENGINEERING	2925		0.00	0.00	3.00	0	0	8,775	8,775
	BLOWER DOOR	1		0.00	0.00	365.00	0	0	365	365
0122	LAND PURCHASE	0		0.00	0.00	0.00	0	0	0	0
0123	POOL AND DECK	0	ALLOW	0.00	0.00	0.00	0	0	0	0
0124		0	LS	0.00	0.00		0	0	0	0
0125	SURVEYS - CORNER/AS-BUILT	4	TRIP	0.00	0.00	650.00	0	0	2,600	2,600
0125	SURVEYS - elevation cert AE6	2	TRIP	0.00	0.00	650.00	0	0	1,300	1,300
0127	TEMP TOILET	52	Wk	0.00	0.00	50.00	0	0	2,600	2,600
0128	TEMP WATER	0	BY OWNER	0.00	0.00	20.00	0	0	0	0
0129	TEMP ELECT	0	BY OWNER	0.00	0.00	50.00	0	0	0	0
0130	ELECTRICAL TEMP POLE AND SERVICES	1		0.00	0.00	750.00	0	0	750	750
0131	TREE PROTECTION	1	LF	0.00	0.00	500.00	0	0	500	500
0132	SECURITY	1	WK	0.00	0.00	350.00	0	0	350	350
0133	SAFETY	1	LS	0.00	1000.00	0.00	0	1,000	0	1,000
0134	EQUIP RENTAL	1	LS	0.00	1800.00	0.00	0	1,800	0	1,800
0135	HAND TOOLS	0	LS	0.00	0.00	0.00	0	0	0	0
0136	DUMPSTER	25	ea	0.00	0.00	525.00	0	0	13,125	13,125
0137	WINDOW CLEANING	1				1,500.00	0	0	1,500	1,500
0138	LABOR FORCES	100	HR	100.00	0.00	0.00	10,000	0	0	10,000
0139	FINAL CLEAN	2445		0.00	0.00	0.65	0	0	1,589	1,589
0140	FINAL PUNCHLIST	2	Wk	0.00	0.00	500.00	0	0	1,000	1,000
0100	TOTAL	(COST/SF BLDG)	/SF	BLDG)=	41.79		38,600	10,725	72,915	122,240
		(COST/WK)=			2351					122,240

0200	SITEWORK	QTY		UL	UM	USB	LABOR	MATRLS	SUBS	TOTAL
0201	LANDSCAPE ALLOWANCE	1	ALLOW			15,000.00	0	0	15,000	15,000
0202		0					0	0	0	0
0203		0				0.00	0	0	0	0
0204	GRADING	1				3,500.00	0	0	3,500	3,500
0205	Fill Dirt	0	ALLOW	0.00	0.00	0.00	0	0	0	0
0206	Fill Dirt Slab	0	ALLOW	0.00	0.00		0	0	0	0
0207	TERMITE TREATMENT	2445				1.25	0	0	3,056	3,056
0200	TOTAL	(COST	/SF	BLDG)=	7.37		0	0	21,556	21,556
										21,556

0250	DEMO	QTY		UL	UM	USB	LABOR	MATRLS	SUBS	TOTAL
0251							0	0	0	0
0252	DEMO LABOR (4 SKILLED LABORERS/DAY	25	DAYS			1,000.00	0	0	25,000	25,000
0253		0			0.00	0.00	0	0	0	0
0254		0				0.00	0	0	0	0
0255		0		0.00	0.00	0.00	0	0	0	0
0256							0	0	0	0
0257							0	0	0	0
0258							0	0	0	0
0259							0	0	0	0
	TOTAL	(COST	/SF	BLDG)=	8.55		0	0	25,000	25,000
										25,000

0300	CONCRETE	QTY		UL	UM	USB	LABOR	MATRLS	SUBS	TOTAL
0301	PIER REPLACEMENT	8				2,500.00	0	0	20,000	20,000
0302							0	0	0	0
0303							0	0	0	0
0304							0	0	0	0
0305							0	0	0	0
0306							0	0	0	0
0307							0	0	0	0
0308							0	0	0	0
0309							0	0	0	0
0310							0	0	0	0

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0311		1					0	0	0	0
0300	TOTAL	(COST	/SF	BLDG)=	6.84		0	0	20,000	20,000
										20,000

0400	MASONRY	QTY		UL	UM	USB	LABOR	MATRLS	SUBS	TOTAL
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
	WALK/PADS	185	ALLOW			7.00	0	0	1,295	1,295
							0	0	0	0
							0	0	0	0
							0	0	0	0
0400	TOTAL	(COST	/SF	BLDG)=	0.44		0	0	1,295	1,295
										1,295

0500	STEEL	QTY		UL	UM	USB	LABOR	MATRLS	SUBS	TOTAL
0500	Hurricane tie downs-- included in framing	2925				2.50	0	0	7,313	7,313
0501	GUTTERS-- K STYLE W/ ROUND DOWNSPOUT - 8 DOWNSPOUTS	360				8.50	0	0	3,060	3,060
0500	TOTAL	(COST	/SF	BLDG)=	3.55		0	0	10,373	10,373
										10,373

0600	CARP.	QTY		UL	UM	USB	LABOR	MATRLS	SUBS	TOTAL
0610	**FRAMING LABOR AND MATERIALS**	2925		20.00	15.00		58,500	43,875	0	102,375
0611							0	0	0	0
0612							0	0	0	0
0613	**SIDING LABOR - DEMO**	4				4,480.00	0	0	17,920	17,920
0614	SIDING LABOR - INSTALL	1		21873.00	16828.00		21,873	16,828	0	38,701
0615	DECKING	2		3800.00	4500.00		7,600	9,000	0	16,600
0616	PORCH CEILINGS T&G	2		1852.00	926.00		3,704	1,852	0	5,556
0617							0	0	0	0
0618							0	0	0	0
0619	TRIM LABOR AND MATERIAL	1	ALLOW	24550.00	14730.00		24,550	14,730	0	39,280
0620	HANDRAIL EXTERIOR	3	ALLOW	3000.00	4500.00		9,000	13,500	0	22,500
0621							0	0	0	0
0622							0	0	0	0
0623							0	0	0	0
0624							0	0	0	0
0625							0	0	0	0
0626							0	0	0	0
0627							0	0	0	0
0600	TOTAL	(COST	/SF	BLDG)=	83.05		125,227	99,785	17,920	242,932
										242,932

0700	THERMAL-MOIST	QTY		UL	UM	USB	LABOR	MATRLS	SUBS	TOTAL
0700							0	0	0	0
0701	INSULATION OPEN FOAM WALLS/ROOF	1	ALLOW			11,000.00	0	0	11,000	11,000
0702	CLOSED CELL FLOOR	1690	ALLOW			7.50	0	0	12,675	12,675
0703							0	0	0	0
0704							0	0	0	0
0705							0	0	0	0
0706							0	0	0	0
0707							0	0	0	0
0700	TOTAL	(COST	/SF	BLDG)=	8.09		0	0	23,675	23,675
										23,675

0800	DRS & WINDOWS	QTY		UL	UM	USB	LABOR	MATRLS	SUBS	TOTAL
0800							0	0	0	0
0801							0	0	0	0
0802	WINDOWS PER PLAN - SIDE DOOR INCLUDED	1				24,250.00	0	0	24,250	24,250
0803	WINDOW AND DOOR INSTALL	1				9,000.00	0	0	9,000	9,000
0804	FRONT DOOR	1				3,500.00	0	0	3,500	3,500
0805	3RD FLOOR DOOR	1				1,200.00	0	0	1,200	1,200
0806							0	0	0	0
0807		0		0.00	0.00		0	0	0	0
0808		0				0.00	0	0	0	0
0800	TOTAL	(COST	/SF	BLDG)=	12.97		0	0	37,950	37,950
										37,950

0.00

0900	FINISHES	QTY		UL	UM	USB	LABOR	MATRLS	SUBS	TOTAL
0901	DRYWALL W/SHEETROCK RETURNS	1	ALLOW			9,000.00	0	0	9,000	9,000
0902	INTERIOR/EXTERIOR PAINTING	1				27,090.00	0	0	27,090	27,090
0903							0	0	0	0
0904							0	0	0	0
0905	STAIR LABOR AND TREADS	18		65.00	134.75		1,170	2,426	0	3,596
0906	ENGINEERED HARDWOOD FLOORS	2455	ALLOW	3.00	5.75		7,365	14,116	0	21,481

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0907	GLUE	15	BUCKETS		224.00		0	3,360	0	3,360
0908	TILE BATHROOMS W/SCHLUTER	5		2500.00	2500.00		12,500	12,500	0	25,000
0909							0	0	0	0
0910							0	0	0	0
0911	BACKSPLASH KITCHEN	106	ALLOW	6.50	12.00	55.00	689	1,272	5,830	7,791
0912							0	0	0	0
0900	TOTAL	(COST	/SF	BLDG)=	33.27		21,724	33,674	41,920	97,318
										97,318

1000	SPECIALTIES	QTY		UL	UM	USB	LABOR	MATRLS	SUBS	TOTAL
1001	SHOWER GLASS	5	ALLOW			700.00	0	0	3,500	3,500
1002							0	0	0	0
1003							0	0	0	0
1004							0	0	0	0
1000	TOTAL	(COST	/SF	BLDG)=	1.20		0	0	3,500	3,500
										3,500

1100	EQUIPMENT	QTY		UL	UM	USB	LABOR	MTLS	SUBS	TOTAL
1101	APPLIANCES	2	ALLOW			6,500.00	0	0	13,000	13,000
1102	OUTDOOR KITCHEN INC ABOVE						0	0	0	0
1103	APPLIANCE INSTALL	2	ALLOW			375.00	0	0	750	750
1100	TOTAL	(COST /SF BLDG)			4.70		0	0	13,750	13,750
										13,750

1200	FURNISHINGS	QTY		UL	UM	USB	LABOR	MTLS	SUBS	TOTAL
1201	COUNTERS SLABS/FAB/INSTALL	1	ALLOW			11,500.00	0	0	11,500	11,500
1202	KITCHEN AND VANITIES	1	ALLOW			19,000.00	0	0	19,000	19,000
1203							0	0	0	0
1204							0	0	0	0
1200	TOTAL	(COST /SF BLDG)			10.43		0	0	30,500	30,500
										30,500

1300	SPECIAL CONSTRUCTION	QTY		UL	UM	USB	LABOR	MTLS	SUBS	TOTAL
1301							0	0	0	0
1302						0.00	0	0	0	0
1300	TOTAL	(COST /SF BLDG)			0.00		0	0	0	0
										0

1500	MECHANICAL	QTY		UL	UM	USB	LABOR	MATRLS	SUBS	TOTAL
1501							0	0	0	0
1502	HVAC - RELOCATE DUCTS AND RETURNS	3				6,000.00	0	0	18,000	18,000
1503							0	0	0	0
1504							0	0	0	0
1505							0	0	0	0
1506							0	0	0	0
1507	PLUMBING LABOR	1		22000.00			22,000	0	0	22,000
1508	PLUMBING MATERIALS	1	ALLOW		11500.00		0	11,500	0	11,500
1509						0.00	0	0	0	0
1510					0.00		0	0	0	0
1511						0.00	0	0	0	0
1512							0	0	0	0
1513					0.00		0	0	0	0
1514							0	0	0	0
1515							0	0	0	0
1516							0	0	0	0
1500	TOTAL	(COST	/SF	BLDG)=	17.61		22,000	11,500	18,000	51,500
										51,500

1600	ELECTRICAL	QTY		UL	UM	USB	LABOR	MATRLS	SUBS	TOTAL
1610	ELECTRICAL LABOR AND MATERIALS	2925				10.00	0	0	29,250	29,250
1611	ELECTRICAL FIXTURES	1				10,000.00	0	0	10,000	10,000
1612	LOW VOLTAGE PREWIRE ONLY - TV	1				2,500.00	0	0	2,500	2,500
1613							0	0	0	0
1614							0	0	0	0
1600	TOTAL	(COST	/SF	BLDG)=	14.27		0	0	41,750	41,750
										41,750

TOTAL CHECKS			207,551.00	155,683.75	380,103.35	743,338.10
						743,338

JOB: 30 Sanford
0

DATE: 6.15.2022

AREA OF BLDG.: 2925 SF

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PROJECT WEEKS: **52 WK**

CODE	DESCRIPTION	% BID	C/SF		TOTAL LABOR	TOTAL MAT	TOTAL SUBS	GRAND TOTAL
0100	GENERAL REQUIREMENTS	13.40	41.79		38,600	10,725	72,915	122,239.60
0200	SITEWORK	2.36	7.37		0	0	21,556	21,556.25
0201	DEMO	2.74	8.55		0	0	25,000	25,000.00
0300	CONCRETE	2.19	6.84		0	0	20,000	20,000.00
0400	MASONRY	0.14	0.44		0	0	1,295	1,295.00
0500	METALS	1.14	3.55		0	0	10,373	10,372.50
0600	WOOD & PLASTICS	26.62	83.05		125,227	99,785	17,920	242,932.00
0700	THERMAL & MOISTURE PROTECTION	2.59	8.09		0	0	23,675	23,675.00
0800	DOORS & WINDOWS	4.16	12.97		0	0	37,950	37,950.00
0900	FINISHES	10.66	33.27		21,724	33,674	41,920	97,317.75
1000	SPECIALIES	0.38	1.20		0	0	3,500	3,500.00
1100	EQUIPMENT	1.51	4.70		0	0	13,750	13,750.00
1200	FURNISHINGS	3.34	10.43		0	0	30,500	30,500.00
1300	SPECIAL CONSTRUCTION	0.00	0.00		0	0	0	0.00
1500	MECHANICAL	5.64	17.61		22,000	11,500	18,000	51,500.00
1600	ELECTRICAL	4.58	14.27		0	0	41,750	41,750.00
	GRAND TOTALS	81.46 %			207,551	155,684	380,103	743,338.10
	GRAND TOTALS CHECKS				207,551	155,684	380,103	743,338.10

LABOR			207,551.00
MATERIAL			155,683.75
SUBCONTRACTOR			380,103.35
LABOR BURDEN		0.00%	0
STATE SALES TAX		0.00%	0
PAYMENT & PERFORMANCE BOND		0.00%	0
CONTINGENCY		0.00%	30,000
BUILDER'S RISK			0 0

SUB TOTAL		3.29 %	773,338.10
CONTRACTOR FEE	18.00%	15.25 %	139,200.86

ESTIMATED PROJECT COST	**100.00 %**		**373.23**	**COST/SF**	**$ 912,538.96**
			311.98	**COST/SF UNDER ROOF**	

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Application for Payment

Draw # 1

0.00%

A	B	C	D	E	F	G	H	I		J	K
ITEM NO.	DESCRIPTION OF WORK	ESTIMATED SCHEDULED VALUE	REVISIONS TO VALUE	REVISED CONTRACT AMOUNT	PRIOR SUBMITTALS	THIS PERIOD	MATERIAL STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH	RETAINAGE TO DATE
1	CONTRACT MINUS (-) ALLOWANCES										
2	ALLOWANCES										
3	Garage Doors										
4	Countertops										
5	Appliances										
6	Shower Doors										
7	Closet Shelving										
8	Mirrors										
9	Door Hardware										
10	Plumbing Fixtures										
11	Electrical Fixtures										
12	Tile Flooring										
13	Carpet										
14	Blinds										
15	Stair Treads/Handrail/Baulisters										
16	Dumbwaiter										
17	Bathroom Accessories										
18	Kitchen Cabinets/ Vanities										
19	Built In Cabinets										
20	Pavers										
	ORIGINALCONTRACT TOTALS	**-**	**-**								**0.00**

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Residence Quote
Footer Slab Fill Dirt

TO USE THIS FORMULA SHEET ONLY PLACE VALUES IN THE BOXE

(If no value place a zero in the corresponding yellow box)

Linneal Footage of house:	0	0	783
	(12 x 20)	**(8 x 16)**	**(10 x 20)**

***Note - If using different size footers, must know linneal footage for each particular section.**

LABOR:

12 x 20	($3.75 F	3.75	0
8 x 16	($3.00 F	3	0
10 x 20	($3.50 F	0	0
8 x 20	($3.50 F	3.5	0
24x24	($8.00 F	8	0
TOTAL LABOR COST:			**0**

MATERIALS:

	# of Yards of Concrete
12 x 20	0
8 x 16	0
10 x 20	44.1
8 x 20	0
24X24	0.162963
Total Yards of Concrete:	**45.3**

Cost of Concrete Pump Put 0 or 1 in box **1**
0=no; 1=yes

Yards of concrete	Price	Sub-Total
45.27	$2.00	$90.55

Put 1 if pump need or 0 if pump not needed

PER HOUR	**125**	Price	Sub-Total	
HOURS	3	$375.00	375	
				TOTAL
				465.55
Cost per Yard of Concrete				**97.35**
Add fiber (1 yes 0 no)		0	5	0
TOTAL CONCRETE MATERIAL COST:				**4407.54**

8 x 16

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# of Rebar		0
form boards		0
(Look-up: 1 Bundle per 150 feet of footer)		
2-Bar Chairs		0
(Look-up: 1 Box per 300 feet of footer)		

10 x 20 | **10 X 24** | **12 x 20**

# of Rebar		161
Form boards		48
(Look-up: 1 Bundle per 150 feet of footer)		
3-Bar Chairs		2.0
(Look-up: 1 Box per 300 feet of footer)		

8 x 20

# of Rebar		0
Form boards		0
(Look-up: 1 form per 16 feet of footer)		
3-Bar Chairs		0
(Look-up: 1 Box per 300 feet of footer)		

	per piece	
TOTAL REBAR COST:	**10**	**1634.1**
TOTAL FORM COST:	**25**	**1200**
TOTAL 2-BAR CHAIR COST:	**27.82**	**0**
TOTAL 3-BAR CHAIR COST:	**50**	**100**
TOTAL MATERIALS COST:		**3139.5**
TOTAL COST OF CONCRETE PUMP		**465.55**
TOTAL COST OF CONCRETE		**4407.54025**
TOTAL ALL CONCRETE MATERIAL COST		**8012.59342**
Lineal Footage of Footer:		950
# of Courses of Block:	18	3

# of 8 x 8 x 16		2357.1
Cost of 8 x 8 x 16 Labor and Materials	$ 1.00	2357.14
TOTAL:		2357.14
# of Bags of Morter		58.93
# of Tons of Sand		11

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Cost of Bags of Morte	9	530.36
Cost of Tons of Sand	$21.50	232.28
TOTAL:		762.63

TOTAL MATERIALS COST: **3338.161**

TOTAL LABOR COST: **8014.286**

TOTAL BLOCK	2357.143
LABOR AND MATERIAL PER BLOCK	5
TOTAL LABOR AND MATERIALS FOR HOUSE	**11785.7143**

Cell fill for blocks	yards	23.57143
	cost per y	97.35333
	total cost	2294.757

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:S

0	
(8 x 20)	24x24

Total Square Footage of Slab		0
# of Courses	(AVERAGE)	3
# of Trucks		0.00
Cost of Trucks	155	0

	hours	rate
spread dirt	16	85

TOTAL SLAB FILL COST: 1360

Total Square Footage of Slab Area:	0.95	0
Total Lineal Footage of Interior Footers:	0	250
Total Lineal Footage of formwork	($2.50)	0

Materials:

# of total blocks for foundation (per blk mat page)	2357
# OF ROLLS OF VISQUEEN 2000 SQ FT	0

Cost of Plastic	#####	0.0
# of lin ft of form material		0
#5 Rebar		44
Cost of #5 Rebar	$10.00	441
Cost of 2 Bar Chairs (approx.)		27.82
Cost of formwork-materials		0

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# of Yards of Concrete 6" THICK 33.74

Cost of Concrete Pump Put 0 or 1 in box 1
0= No; 1= Yes

Yards of concrete	Price	Sub-Total
33.74	$2.00	$67.49

		Price	Sub-Total	
PER HOUR	**125**	$500.00	$500.00	
HOURS	4			**TOTAL**
				567.49
Cost per Yard of Concrete				**97.35**
Add fiber (1 yes 0 no)		1	5	5

COST OF CONCRETE: **$3,695.51**

MATERIALS COST: **$ 549.25**

TOTAL LABOR COST: **$ 160.0**

TOTAL COST OF CONCRETE PUMP **$567.49**

TOTAL CONCRETE DRIVEWAY COST:

Total Square Footage of driveway Area:	1.25	
Total Lineal Footage of Interior Footers:	2.5	0
Total Lineal Footage of formwork	($2.50)	0

Materials:

# of total blocks for foundation (per blk mat page)	0
# OF ROLLS OF VISQUEEN 3200 SQ FT	0

Cost of Plastic	$93.00	0.0
# of lin ft of form material		0
#5 Rebar		0
Cost of #5 Rebar	$13.00	0
Cost of 2 Bar Chairs (approx.)		20
Cost of formwork-materials		0

# of Yards of Concrete			0.00
Cost of Concrete Pump	Put 0 or 1 in box 0= No; 1= Yes		0

Yards of concrete	Price	Sub-Total
0.00	$2.00	$0.00

Price	Sub-Total
$500.00	$0.00

			TOTAL
			0.00
Cost per Yard of Concrete			**95.00**
Add fiber (1 yes 0 no)	1	5	5

COST OF CONCRETE:	**$0.00**
MATERIALS COST:	**$ 100.25**
TOTAL LABOR COST:	**$ 160.0**
TOTAL COST OF CONCRETE PUMP	**$0.00**

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GRADE BEAMS	0
yards from grade beams	0
CU yrds from GB	0
# OF TRUCKS	0
CREDIT FOR EXCAVATION	0

$ 1,360.00

Received June 21, 2022
Planning and Building Department

Prepared by:
David Cleveland
C 9045882781
david@alphafoundations.com

Alpha Foundation Specialists, Inc.
www.alphafoundations.com
TF (800) 714-3020
O (850) 877-1313
F (850) 671-1313
License# CBC 125 7350

Prepared on:
12-2-21

Prepared for:
Thayber Holdings LLC
sthayber@gmail.com
P (904) 327-3329

Job location:
30 Sanford St
Saint Augustine, FL 32084-4489

Project Summary

Stabilize Floors	$29,397.99
Total Investment	$29,397.99
Same Day Savings	$2,189.78
Total Contract Price	**$27,208.21**
Deposit Required - 20%	$5,441.64
Deposit Paid	$0.00
Amount Due Upon Installation	**$27,208.21**

Customer Consent

Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control, including but not limited to, permitting and weather delays when applicable. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature _____ **Date** _____

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature _____ **Date** _____

Customer is paying by 3rd party financing **Initial** _____

Customer is paying by Check___ Credit card____ **Initial** _____

Received June 21, 2022
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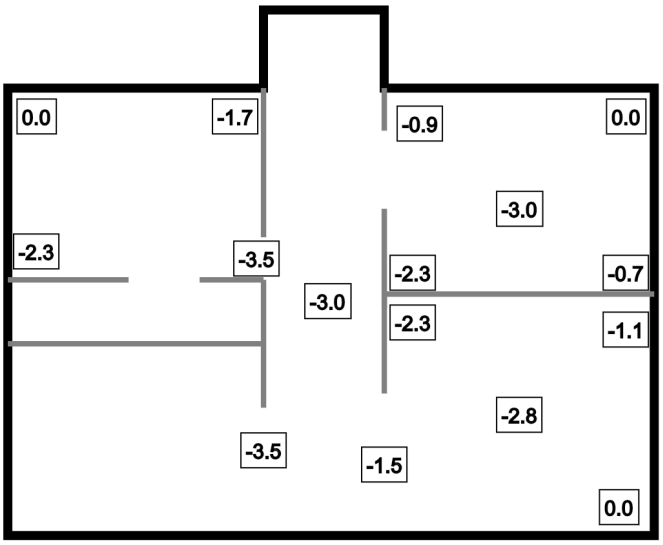
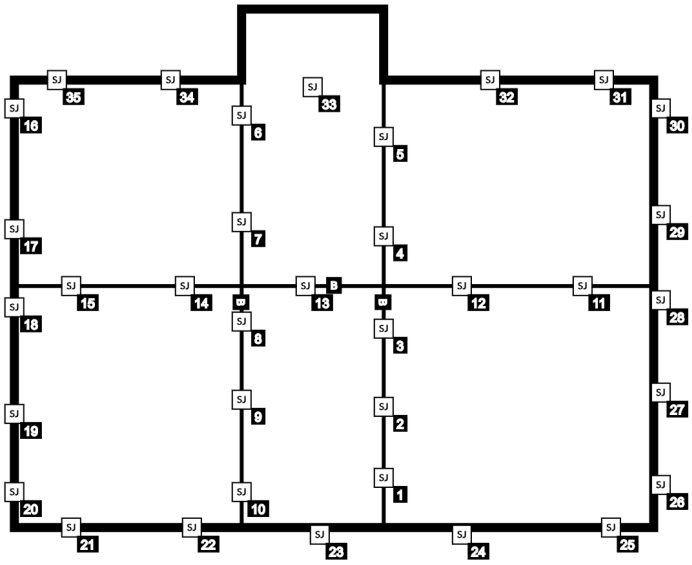
Job Details





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Job Details (Continued)

Specifications

Install SmartJack supports as indicated on job drawing to support the floor joist system above. Contractor to coordinate utilities locating service and take responsibility for repairing any damage occuring to a private utility line during installation.

Contractor Will

1.) Attempt to lift the floor, although lifting is likely, it is not guaranteed.

Customer Will

1.) If customer chooses financing for the project, the customer is responsible for securing the financing through a 3rd party entity.

Product List

Stabilize Floors

SmartJack, 1-3'	35
Utilities Protection	1

Received June 21, 2022
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Limited Warranty

Standard Exclusions Permitted By State Law – This Foundation Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of the contractor ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties, no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Some states do not allow the exclusion or limitation of certain warranties, so some of the above exclusions and limitations may not apply to Customer.

General Terms – For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor's workers are fully covered by Workers' Compensation insurance.

SmartJacks – Contractor warrants that the SmartJacks will stabilize the affected area(s) against further settlement for five (5) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the SmartJacks. Additionally, the manufacturer of SmartJacks warrants that SmartJacks will, under normal use and service, be free from defects in material and workmanship for twenty-five (25) years from the date of installation (see manufacturer's warranty for more details). If changes occur due to excess moisture in the area(s) where SmartJacks are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer.

Exclusions From This Warranty – This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior waterproofing; 2) system damage caused by Customer's negligence, misuse, abuse, or alteration; 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage; 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) basement water seepage; 10) heave or any damages caused by it; and 11) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments.

Items For Which Customer Is Responsible – Customer is responsible for: 1) making full payment to the crew leader upon completion of the work; 2) preparing the work area for installation; 3) any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) marking any private lines such as satellite cables, propane lines, sprinkler system lines, etc.; 5) maintaining positive drainage away from the repaired wall(s); 6) keeping gutters clean and in good working order; 7) directing downspouts a sufficient distance away from the repaired wall(s); 8) maintaining proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

Foundation Repair and Lifting. AFS assumes normal foundation construction and concrete thickness for the purpose of this proposal. If the existing structure or concrete are not of normal construction, or if previous concrete has been poured under the footing and effects proper installation of the piers an additional charge will apply. AFS will lift only what the structural integrity of the building will allow. Items such as mortar, concrete, or soil falling between cracks or behind the veneer could physically prevent the wall from moving back into position. During a lift cosmetic interior and/or exterior damage may occur (For example: Old cracks may reopen, new cracks may appear and doors and windows may have to be realigned.). This is a natural phenomenon of lifting a structure and AFS is not responsible for these repairs. NO cosmetic repairs of any sort will be provided by AFS.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Received June 21, 2022
Planning and Building Department

Notice of Right to Cancel

You are entering into a contract. If that contract is a result of, or in connection with a salesman's direct contact with, or call to you at your residence without your soliciting the contract or call, then you have a legal right to void the contract or sale by notifying us within three business days from whichever of the following events occurs last:

1. The date of the transaction, which is: _____ or

2. The date you received this notice of cancellation.

How to Cancel
If you decide to cancel this transaction, you may do so by notifying us in writing at:

Alpha Foundation Specialists, Inc.
TF (800) 714-3020
O (850) 877-1313
F (850) 671-1313
www.alphafoundations.com
66 Industrial Park
Monticello, FL 32344

You may use any written statement that is signed and dated by you and states your intentions to cancel, or you may use this notice by dating and signing below. Keep one copy of the notice because it contains important information about your rights.

I wish to cancel.

_____

Owner's Signature **Date**

_____

Owner's Signature **Date**

The undersigned acknowledges receipt of the two copies of the Notice of Right to Cancel.

_____

Owner's Signature **Date**

_____

Owner's Signature **Date**

Received June 21, 2022
Planning and Building Department

Comparable Market Analysis

30 SANFORD ST, ST AUGUSTINE, FL, 32084

Prepared for 30 SANFORD—Thursday, June 9, 2022



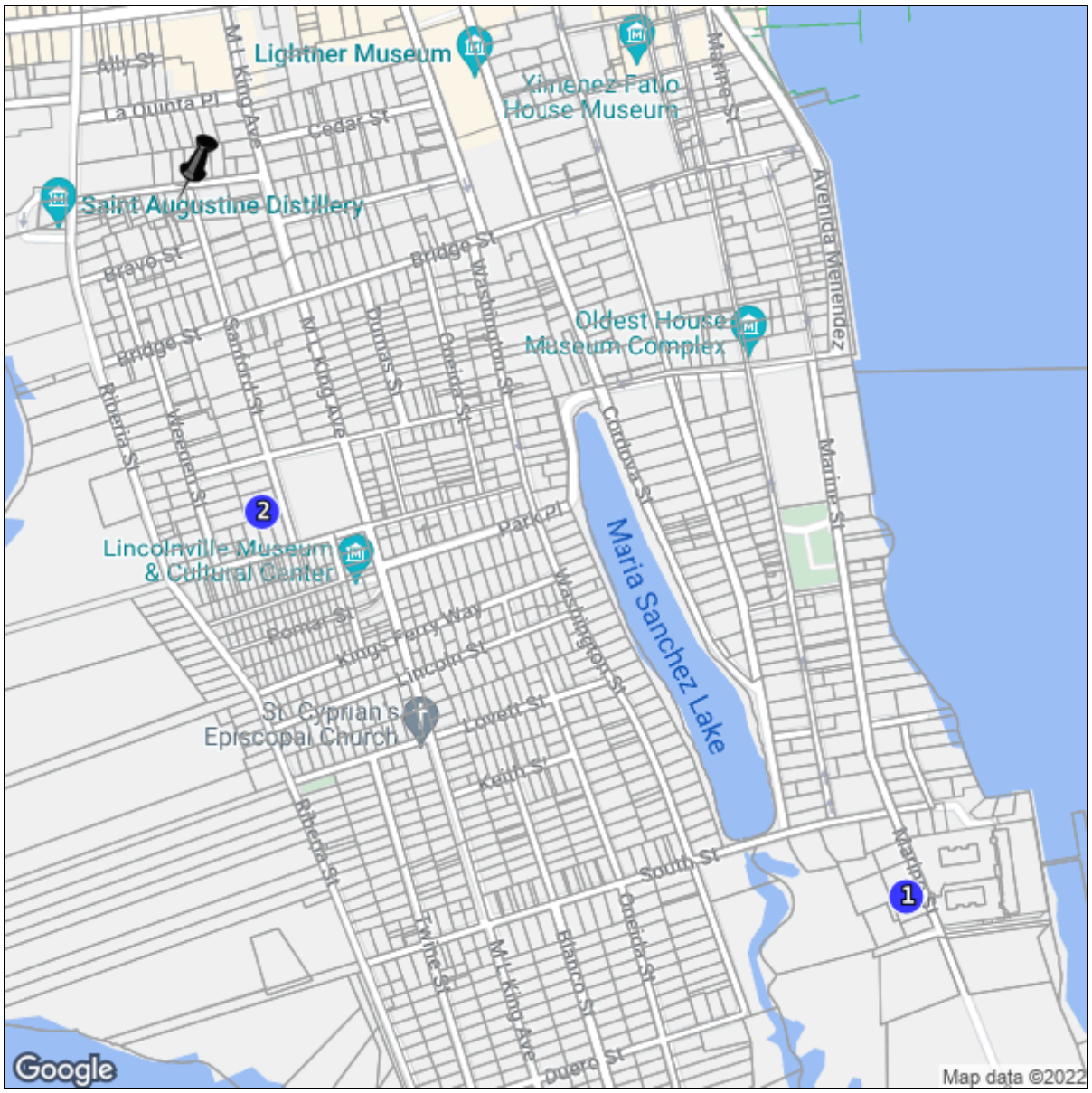


SHANKAR THAYVER
THE THAYVER GROUP
6817 SOUTHPOINT PKWY
STE 2304
JACKSONVILLE, FL 32216
904-327-3329
sthayver@thayvergroup.com
http://www.zillow.com/profile/SudhaSankar/
License #: 3156261

This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

Received June 21, 2022
Planning and Building Department

Map of Subject And Comparable Properties



Active Sold Pending Withdrawn Cancelled Expired

	Address	MLS #	Status	Distance from Subject
Subject	30 SANFORD ST , ST AUGUSTINE FL 32084			
1	164 MARINE ST , ST AUGUSTINE FL 32084	1144836	Sold	0.72m
2	78 SANFORD ST , ST AUGUSTINE FL 32084	1142330	Sold	0.23m

Received June 21, 2022
Planning and Building Department

Subject



Address	30 SANFORD ST , ST AUGUSTINE, FL 32084
Region	32
Area	322
Legal Name of Subdiv	CITY OF ST AUGUSTINE
Approx. Heated SqFt	1690.00
Bedrooms	3
Full Baths	2
Half Baths	0
Year Built	1900
Dining	Living/Dining Combo; Breakfast Room; Eating Space-Kitchen
Misc Exterior	Porch-Front; Deck-Wood; Garden; Outside Lighting; Landscape Lighting
Interior Amenities	Ceiling 8+ Ft.; Bay/Bow Window(s); Tile Floors; Wood Floors; Ceramic Tile; Unfurnished
Fireplace	
Waterfront	
Parking Facilities	2 Car Space
Additional Rooms	Entry Hall / Foyer; Laundry/Utility-Inside
Pool/Hot Tub	No Pool
Appx. Lot Dimensions	Now
Lot Description	Regular Lot
Exterior Wall	Wood Siding
Structure	Wood Frame

Received June 21, 2022
Planning and Building Department

Comparable Properties

Received June 21, 2022
Planning and Building Department

	Subject	1144836	1142330	
				
	30 SANFORD ST ST AUGUSTINE FL 32084	**164 MARINE ST ST AUGUSTINE FL**	**78 SANFORD ST ST AUGUSTINE FL**	
Distance From Subject		0.72	0.23	
List Price		$599,999	$315,000	
Original List Price		$750,000	$315,000	
Sold Price		$450,000	$312,000	
Status		Sold	Sold	
Status Date		03/12/2022	12/21/2021	
Days on Market		77	9	undefined
Cumulative Days on Market		77	9	undefined
Adjustment		**+/-**	**+/-**	**+/-**
Region	32	32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1	32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1	
Area	322	322	322	
Legal Name of Subdiv	CITY OF ST AUGUSTINE	CITY OF ST AUGUSTINE	DUMAS TRACT CITY	
Approx. Heated SqFt	1,690	2,792 -54257	2,062 +59343	
Bedrooms	3	5	2	
Full Baths	2	2	1	
Half Baths	0	0	0	
Year Built	1900	1910	1920	
Dining	Living/Dining Combo; Breakfast Room; Eating Space-Kitchen			
Misc Exterior	Porch-Front; Deck-Wood; Garden; Outside Lighting; Landscape Lighting			
Interior Amenities	Ceiling 8+ Ft.; Bay/Bow Window(s); Tile Floors; Wood Floors; Ceramic Tile; Unfurnished			
Fireplace				
Waterfront				
Parking Facilities	2 Car Space	Detached Garage; # Garage Spaces: 1.00	# Garage Spaces: 0.00; On Street Parking	
Additional Rooms	Entry Hall / Foyer; Laundry/ Utility-Inside			
Pool/Hot Tub	No Pool	No Pool	No Pool	
Appx. Lot Dimensions	Now		65x47x15x83x50	
Lot Description	Regular Lot	Regular Lot	Irregular Lot	
Exterior Wall	Wood Siding			

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Planning and Building Department

	Subject	1144836	1142330
			
	30 SANFORD ST ST AUGUSTINE FL 32084	**164 MARINE ST ST AUGUSTINE FL**	**78 SANFORD ST ST AUGUSTINE FL**
Structure	Wood Frame		
Adjusted Price	**$381,000**	**$395,743**	**$371,343**

Received June 21, 2022
Planning and Building Department

Price Analysis





Received June 21, 2022
Planning and Building Department

Summary of Sold Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1144836	164 MARINE ST, ST AUGUSTINE FL	$599,999	77	77	03/11/2022	$450,000	$-54,257	$395,743
1142330	78 SANFORD ST, ST AUGUSTINE FL	$315,000	9	9	12/17/2021	$312,000	$59,343	$371,343

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	$371,343	$371,343
Average	$383,543	$383,543
Median	$383,543	$383,543
High	$395,743	$395,743

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/ List Price	Avg. Approx. Heated SqFt	Avg. List $/Approx. Heated SqFt	Avg. Sold $/Approx. Heated SqFt	Avg. DOM	Avg. CDOM
Sold	2	914,999	457,500	762,000	381,000	0.87	2,427	183.83	156.24	43	43
Overall	2	914,999	457,500	762,000	381,000	0.87	2,427	183.83	156.24	43	43

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search: Property type Residential; Status of Sold; Region of 32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1; Area of 322-DOWNTOWN ST AUGUSTINE; Approx. Heated SqFt between 1500 and 9999999; Year Built between 1900 and 1960; Sold Date between 12/9/2021 and 06/9/2022

Received June 21, 2022
Planning and Building Department

Listing Price Recommendation



Low	$370,000
High	$395,000
Recommended	$381,000

Received June 21, 2022
Planning and Building Department

Address: 164 MARINE ST , ST AUGUSTINE, FLORIDA, 32084 County: ST. JOHNS
Country: USA

Region: 32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1
Area: 322-DOWNTOWN ST AUGUSTINE

Legal Name of Subdiv: CITY OF ST AUGUSTINE
Subdivision: CITY OF ST AUGUSTINE



List #:	1144836	**Status:**	Sold
Property Type:	Single Family Residence	**List Price:**	$599,999
		Mobile/Mfg Home:	N
Parcel #:	2011400000	**Property Attached YN:**	No
Association Fee Y/N:	N		
CDD Fee Y/N:	N	**Historic Area:**	N
		New Const:	N
		Gated Community:	N
Bedrooms:	5	**Full Baths:**	2
Half Baths:	0	**Bdrms Conform:**	N
Appx Heated SqFt:	2,792	**Year Built:**	1910
Waterfront Y/N:	N	**Nav to Ocean:**	N

Intermediate Schools: Other

Room Name	Length	Width	Level	Room Features	Remarks

Directions: Turn left on Carrera St. from US 1 South, Right on Riberia St, Left on South St, Right on Marine St. Home is on right

Remarks: Check out this investor's special near downtown St. Augustine off Marine St. This home was built in the early 1900s and belonged to a prominent St. Augustine family. Surrounded by million dollar homes and located between the marsh and intracoastal, this house can be magnificent again. It has great bones. Buyer to verify utilities. Property sold AS IS.

Stories:2
Square Foot Source: Tax Roll

Type of Heating: Other Heating
Type of Cooling: No Cooling
Utilities: Other Utilities
Pool/Hot Tub: No Pool

Parking Facilities: Detached Garage; # Garage Spaces: 1
Approx Parcel Size: Less than .25 Acre
Lot Description: Regular Lot
Presently Zoned: Residential
Occupancy: At Closing

Original List Price: $750,000
DOM: 77
Sold Date: 03/11/2022
Sold Price: $450,000



Shankar Thayver
THE THAYVER GROUP
6817 SOUTHPOINT PKWY
STE 2304
JACKSONVILLE, FL 32216
904-327-3329
sthayver@thayvergroup.com
http://www.zillow.com/profile/SudhaSankar/
License #: 3156261

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Adjustments for Comparable #1144836 (Map Number 1)

Description	Value	$450,000
Approx. Heated SqFt	-54257	$395,743

Received June 21, 2022
Planning and Building Department

Address: 78 SANFORD ST , ST AUGUSTINE, FLORIDA, 32084 County: ST. JOHNS Country: USA

Region: 32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1
Area: 322-DOWNTOWN ST AUGUSTINE
Legal Name of Subdiv: DUMAS TRACT CITY
Subdivision: DUMAS TRACT CITY



List #:	1142330	**Status:**	Sold
Property Type:	Single Family Residence	**List Price:**	$315,000
		Block:	BLK B
Lot:	LOT 8 & N'LY 15FT OF LOT 9	**Appx Lot Dim:**	65x47x15x83x50
		Mobile/Mfg Home:	N
Parcel #:	2067700000	**Property Attached YN:**	No
Association Fee Y/N:	N		
Association Fee$:	0	**Historic Area:**	N
CDD Fee Y/N:	N	**New Const:**	N
CDD Fee:	0	**Gated Community:**	N

Bedrooms:	2	**Full Baths:**	1
Half Baths:	0	**Bdrms Conform:**	Y
Appx Heated SqFt:	2,062	**Year Built:**	1920
Waterfront Y/N:	N	**Nav to Ocean:**	N

Elementary School: Ketterlinus **Middle School:** Sebastian **Intermediate Schools:** Other **High School:** St. Augustine

Room Name	Length	Width	Level	Room Features	Remarks

Directions: From US1 turn east on King Street, right on MLK, right on Bridge, left on Sanford. Home on right. Sign in yard.

Remarks: Multiple offers received. Seller requests Highest and Best offers by 5:00 pm on Friday, 11/26/2021. Investor Alert Endless potential with this 2BR/1BA, 1920s fixer upper nestled in the heart of Lincolnville. oned RS-2, this property could be utilized as a primary home, second home, or a cash cow vacation rental. The 130 deep lot allows for plenty of parking and the outdoor space is as good as it gets with a massive backyard great for gardening, relaxing, and entertaining. You can beat the location, only a short distance to Flagler College as well as all the wonderful restaurants such as the Preserve Blue Hen and the Fish Camp, shopping, events, and attractions that accompany life in downtown St. Aug.

Stories: 1
Square Foot Source: Tax Roll

Type of Heating: Window/Wall Heating
Type of Cooling: Window/Wall Cooling
Utilities: Water - Public; Sewer - Public
Pool/Hot Tub: No Pool

Parking Facilities: # Garage Spaces: 0; On Street Parking
Approx Parcel Size: Less than .25 Acre
Lot Description: Irregular Lot
Presently Zoned: Residential
Occupancy: At Closing

Original List Price: $315,000
DOM: 9
Sold Date: 12/17/2021
Sold Price: $312,000



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THE THAYVER GROUP
6817 SOUTHPOINT PKWY
STE 2304
JACKSONVILLE, FL 32216
904-327-3329
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http://www.zillow.com/profile/SudhaSankar/
License #: 3156261

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Adjustments for Comparable #1142330 (Map Number 2)

Description	Value	$312,000
Approx. Heated SqFt	+59343	$371,343

Cash Flow for 30 SANFORD ST

Exported On: 06/09/2022 04:26 PM

Lifestyles Rental Services Inc.

Date Range: 09/01/2021 to 06/09/2022

Account Name	Selected Period
Operating Income & Expense	
Income	
Rent Income	15,300.00
OTHER INCOME/COST OF GOODS	
Other Monthly Charges	
Lease Modification	250.00
Total Operating Income	**15,550.00**
Expense	
EXPENSES	
Repair & Maintenance	730.00
Maintenance Fees	43.00
Utilities	34.65
Property Management Fees	1,224.00
Property Taxes	4,415.70
Total Operating Expense	**6,447.35**
Interest Expense	11,250.00
Total Expense	**17,697.35**
NOI - Net Operating Income	**-2,147.35**

Received June 21, 2022
Planning and Building Department

MORTGAGE NOTE

Loan Amount: **$850,000.00**

Place: **Saint Augustine, FL**

Maturity Date: **October 1, 2023**

Date: **September 30, 2021**

FOR VALUE RECEIVED the undersigned promises to pay to the order of **Greg T. Siano, Trustee of the Siano Living Trust, dated April 29, 2015**, (known as the "Note Holder") the principal sum of **EIGHT HUNDRED FIFTY THOUSAND AND 00/100 (850,000.00)** together with interest thereon at the rate of **SIX AND 00/100 per cent (6%)** per annum until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

> **The interest only monthly sum of FOUR THOUSAND TWO HUNDRED FIFTY AND 00/100 Dollars ($4,250.00) due November 1, 2021, and a like payment on the 1st day of each and every consecutive month, then on October 1, 2023 the entire principal together with interest accrued shall be paid in full.**

Such installment payments shall be applied first to the interest and any other lawful charges accruing under the terms of this note and then to a reduction of the principal indebtedness. Any unpaid interest and applicable late fees shall accrue monthly to principal.

Late Payment Penalty. If the Note Holder has not received the full amount of any monthly payment by the end of **15** calendar days after the date it is due, the Mortgagor shall pay a late charge to the Note Holder. The amount of the charge will be **5%** percent of the overdue payment of principal and interest. The Mortgagor shall pay this late charge promptly but only once on each late payment.

Mortgagor's Right To Prepay. The Mortgagor has the right to make payments of principal at any time before they are due. A payment of principal only is known as a "prepayment." When a prepayment is made, the Mortgagor shall inform the Note Holder of the same.

The Mortgagor may make a full prepayment or partial prepayments without paying any prepayment charge. The Note Holder will use all of any prepayments to reduce the amount of principal that is owed under this Note. If the Mortgagor makes a partial prepayment, there will be no changes in the due date or in the amount of the monthly payment unless the Note Holder agrees in writing to those changes.

Each person liable herein whether maker or endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of mortgage securing this note.

This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall, at the option of the holders, become immediately due and payable. Failure to

exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

Thayver Holdings, a Florida LLC

_____

By: Shankar M. Thayver, Manager

and

_____

By: Rengarajan Raghukumar

GUARANTY:

The undersigned hereby voluntarily, willingly, knowingly, competently, irrevocably and unconditionally guaranty, and is the Guarantor hereunder, the payment and performance and collection of the foregoing Promissory Note and that an event of default under this Promissory Note is simultaneously a default under this Guaranty, which forms a part of and is incorporated into this Promissory Note, entitling Lender to all remedies hereunder and under the Mortgage and the Loan Documents, including, without limitation, acceleration of the debt owed and foreclosure of the Mortgage and all remedies in order to collect under this Guaranty for the debt owed under this Promissory Note. This is a continuing Guaranty.

_____

Shankar M. Thayver

_____

Rengarajan Raghukumar

Said Payments shall be paid at: **1704 Plantation Oaks Drive, Jacksonville, FL 32223** or such other place as the Note Holder shall notify the Mortgagor in writing.

Received June 21, 2022
Planning and Building Department

Dennis W. Hollingsworth Tax Collector

generated on 6/7/2022 2:09:43 PM EDT

Tax Record

Last Update: 6/7/2022 2:09:44 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number	Tax Type	Tax Year
203140-0000	**REAL ESTATE**	**2020**

Mailing Address
SIANO LIVING TRUST
1704 PLANTATION OAKS
JACKSONVILLE FL 32223-0000

Physical Address
30 SANFORD ST

Exempt Amount	Taxable Value
$0.00	**$435,020.00**

Exemption Detail
NO EXEMPTIONS

Millage Code
452

Escrow Code

Legal Description
18-07-30.19 Acres CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR4020/1810

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	435,020	0	$435,020	$2,024.45
ROAD	0.8444	435,020	0	$435,020	$367.33
HEALTH	0.0160	435,020	0	$435,020	$6.96
SCHOOL					
SCHOOL-STATE LAW	3.7050	435,020	0	$435,020	$1,611.75
SCHOOL - LOCAL BOARD	2.2480	435,020	0	$435,020	$977.92
SJRWMD	0.2287	435,020	0	$435,020	$99.49
MOSQUITO	0.2050	435,020	0	$435,020	$89.18
CITY OF ST AUGUSTINE	7.5000	435,020	0	$435,020	$3,262.65
FL INLAND NAV DISTRICT	0.0320	435,020	0	$435,020	$13.92
PORT AUTHORITY	0.0598	435,020	0	$435,020	$26.01

Total Millage	19.4926	Total Taxes	$8,479.66

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
4105	C OF S A FIRE ASSESS FEE	$278.49

Total Assessments	$278.49
Taxes & Assessments	$8,758.15

If Paid By	Amount Due
	$0.00

Received June 21, 2022
Planning and Building Department

Date Paid	Transaction	Receipt	Item	Amount Paid
3/15/2021	PAYMENT	8135360.0002	2020	$2,187.15
12/15/2020	PAYMENT	1087952.0001	2020	$2,121.58
9/23/2020	PAYMENT	8146544.0002	2020	$2,093.26
6/24/2020	PAYMENT	8135011.0001	2020	$2,060.39

Received June 21, 2022
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Tax Record

Last Update: 6/7/2022 2:08:57 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number	Tax Type	Tax Year
203140-0000	**REAL ESTATE**	**2021**

Mailing Address
SIANO LIVING TRUST
C/O THAYVER HOLDINGS LLC ETAL
137 BEAR BEN RD
PONTE VEDRA BEACH FL 32082-0000

Physical Address
30 SANFORD ST

Exempt Amount	Taxable Value
$0.00	**$443,896.00**

Exemption Detail
NO EXEMPTIONS

Millage Code
452

Escrow Code

Legal Description
18-07-30.19 Acres CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR4020/1810

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	443,896	0	$443,896	$2,065.76
ROAD	0.8444	443,896	0	$443,896	$374.83
HEALTH	0.0160	443,896	0	$443,896	$7.10
SCHOOL					
SCHOOL-STATE LAW	3.5640	443,896	0	$443,896	$1,582.05
SCHOOL - LOCAL BOARD	2.2480	443,896	0	$443,896	$997.88
SJRWMD	0.2189	443,896	0	$443,896	$97.17
MOSQUITO	0.2000	443,896	0	$443,896	$88.78
CITY OF ST AUGUSTINE	7.5000	443,896	0	$443,896	$3,329.22
FL INLAND NAV DISTRICT	0.0320	443,896	0	$443,896	$14.20
PORT AUTHORITY	0.0598	443,896	0	$443,896	$26.54

Total Millage	19.3368	Total Taxes	$8,583.53

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
4105	C OF S A FIRE ASSESS FEE	$278.49

Total Assessments	$278.49
Taxes & Assessments	$8,862.02

If Paid By	Amount Due

Received June 21, 2022
Planning and Building Department

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
3/27/2022	PAYMENT	7016471.0002	2021	$2,241.45
12/20/2021	PAYMENT	7011616.0002	2021	$2,174.25
9/16/2021	PAYMENT	1180479.0001	2021	$2,091.01
6/18/2021	PAYMENT	1152055.0001	2021	$2,058.17

Prior Year Taxes Due
NO DELINQUENT TAXES

Address: 30 SANFORD ST , ST AUGUSTINE, FLORIDA, 32084 County: ST. JOHNS Country: USA

Received June 21, 2022
Planning and Building Department

Region: 32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1
Area: 322-DOWNTOWN ST AUGUSTINE

Legal Name of Subdiv: CITY OF ST AUGUSTINE
Subdivision: CITY OF ST AUGUSTINE



List #:	965118	**Status:**	Sold
Property Type:	Rental	**List Price:**	$1,695
Parcel #:	2031400000	**Payment Freq:**	Monthly
Assoc Appl Fee:	N	**Date Available:**	Now
Association Fee:	N	**Gated Community:**	N
Assoc Fee Freq:	N/A		
Bedrooms:	3	**Full Baths:**	2
Half Baths:	0	**Appx Heated SqFt:**	1,690
Waterfront Y/N:	N	**Year Built:**	1900
		Nav to Ocean:	N

Room Name	Length	Width	Level	Room Features	Remarks

Directions: US 1 to Rt on Riberia to Rt on Sanford, house is on Corner, Walk to Courtyard Gate go through then enter into common area home is on the decking on the right side.

Remarks: Great gem of a 3 bedroom 2 bath main level apartment downtown historic district of St. Augustine. Beautiful hardwood floors, spacious kitchen, laundry inside with washer/dryer hook-up, open porch, large deck sits on a nice private fenced in court yard. Great location within 1 block to Flagler College.

Min Lease/Rent Term: 12 Months
Application Fee: $50
Security Deposit: $1,695
Pet Fee/Deposit: $350

Type of Dwellingc Single Family-Attached
Style: Multi Generational
Stories: # Stories: 3
Square Foot Source: Tax Roll
Bedroom Features: Split Bedrooms
Bath: Owner Bath Shower No Tub; Owner Bath Tub W/Shower
Dining: Living/Dining Combo; Breakfast Room; Eating Space-Kitchen
Kitchen: Breakfast Bar; Pantry - Closet; Pantry - Walk in; Solid Surface Countertops
Major Appliances: Range Electric; Self Cleaning Oven; Dishwasher; Refrigerator; Washer/Dryer Connect
Additional Equipment: Laundry on Premises; Laundry on Floor
Additional Rooms: Entry Hall / Foyer; Laundry/ Utility-Inside
Interior Amenities: Ceiling 8+ Ft.; Bay/Bow Window(s); Tile Floors; Wood Floors; Ceramic Tile; Unfurnished
Misc Exterior: Porch-Front; Deck-Wood; Garden; Outside Lighting; Landscape Lighting

Type of Heating: Central Heating
Type of Cooling: Central Cooling
Energy Features: Ceiling Fan(s)
Utilities: Water - Public; Sewer - Public
Unit Location: Ground Level
Building Stories: 3 Stories
Roof: Shingle
Structure: Wood Frame
Exterior Wall: Wood Siding
Parking Facilities: 2 Car Space

Pool/Hot Tub: No Pool
Common Amenities: Garbage Pick-up
Fencing: Fenced Front & Rear; Wood Fencing
Lot Description: Regular Lot
Lot Location: Historic; Downtown
Parcel Size: Less than .25 acre
Road Frontage: City Street
Road Surface: Asphalt Road
Tenant Pays: Electricity; Phone Basic; Phone Long Dist.; Water; Sewer; Cable TV
Min Rental Term: 12 Months
Restrictions: Pets-Limited; Pet Fee (Non Refund); Approval Required
Occupancy: Immediate

Assoc Fee Freq: N/A

Rented Price: $1,695
Rental Date: Now
Sold Date: 02/16/2019



Shankar Thayver
THE THAYVER GROUP
6817 SOUTHPOINT PKWY
STE 2304
JACKSONVILLE, FL 32216
904-327-3329
sthayver@thayvergroup.com
http://www.zillow.com/profile/SudhaSankar/
License #: 3156261

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Dennis W. Hollingsworth Tax Collector

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Tax Record

Last Update: 6/7/2022 2:09:44 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number	Tax Type	Tax Year
203140-0000	**REAL ESTATE**	**2020**

Mailing Address
SIANO LIVING TRUST
1704 PLANTATION OAKS
JACKSONVILLE FL 32223-0000

Physical Address
30 SANFORD ST

Exempt Amount	Taxable Value
$0.00	**$435,020.00**

Exemption Detail
NO EXEMPTIONS

Millage Code
452

Escrow Code

Legal Description
18-07-30.19 Acres CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR4020/1810

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
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SJRWMD	0.2287	435,020	0	$435,020	$99.49
MOSQUITO	0.2050	435,020	0	$435,020	$89.18
CITY OF ST AUGUSTINE	7.5000	435,020	0	$435,020	$3,262.65
FL INLAND NAV DISTRICT	0.0320	435,020	0	$435,020	$13.92
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Taxes & Assessments	$8,758.15

If Paid By	Amount Due
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Application pg. 60

Received June 21, 2022
Planning and Building Department

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12/15/2020	PAYMENT	1087952.0001	2020	$2,121.58
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Tax Record

Last Update: 6/7/2022 2:08:57 PM EDT

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Mailing Address
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C/O THAYVER HOLDINGS LLC ETAL
137 BEAR BEN RD
PONTE VEDRA BEACH FL 32082-0000

Physical Address
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Exempt Amount	Taxable Value
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Exemption Detail
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Millage Code
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Escrow Code

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Taxes & Assessments	$8,862.02

If Paid By	Amount Due

Received June 21, 2022
Planning and Building Department

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
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12/20/2021	PAYMENT	7011616.0002	2021	$2,174.25
9/16/2021	PAYMENT	1180479.0001	2021	$2,091.01
6/18/2021	PAYMENT	1152055.0001	2021	$2,058.17

Prior Year Taxes Due
NO DELINQUENT TAXES

Instr #2021108803 BK: 5386 PG: 1667, Filed & Recorded: 10/5/2021 3:27 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00 Doc. D $9,450.00
Received June 21, 2022
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Prepared by:
Stacey Mackey
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 21-1300-SM

Parcel ID: 203140-0000, 203130-0120, 203150-0000

Warranty Deed

This Indenture made this **30th day of September, 2021** BETWEEN **Greg T. Siano, Individually and as Trustee of Siano Living Trust dated April 29, 2015**, GRANTOR*, whose post office address is 1704 Plantation Oaks Drive, Jacksonville, FL 32223, and **Thayver Holdings, LLC, a Florida Limited Liability Company, and Rengarajan Ranghukumar, a married man, as Joint Tenants with Rights of Survivorship**, GRANTEE*, whose post office address is 137 Bear Pen Rd., Ponte Vedra Beach, FL 32082.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

A PART OF LOTS 12, 13 AND 14 OF BLOCK 46 I, OF THE CITY OF ST. AUGUSTINE, AS SHOWN ON THE OFFICIAL MAP, CITY OF ST. AUGUSTINE, DATED JUNE 22, 1923 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID BLOCK AND THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET AND THE WEST RIGHT-OF- WAY LINE OF SANFORD STREET AND RUN THENCE SOUTH 17 DEGREES 30 MINUTES 17 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SANFORD STREET, 125.05 FEET TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 74 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 12, A DISTANCE OF 48.03 FEET TO AN IRON PIPE; THENCE SOUTH 82 DEGREES 36 MINUTES 00 SECONDS WEST 48.47 FEET TO A RE-BAR AND CAP; THENCE SOUTH 88 DEGREES 48 MINUTES 23 SECONDS WEST, 12.84 FEET TO A RE-BAR AND CAP; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, 34.42 FEET TO A RE-BAR AND CAP ON THE SOUTH BOUNDARY OF SAID LOT 14; THENCE SOUTH 74 DEGREES 19 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH BOUNDARY, 66.00 FEET TO A REBAR AND CAP AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, ALONG THE WEST BOUNDARY OF SAID LOT 14, A DISTANCE OF 102.50 FEET TO A RE-BAR AND CAP AT THE NORTHWEST CORNER OF SAID LOT 14 AND THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET: THENCE NORTH 81 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF CEDAR STREET 172.54 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND, BEING A PORTION OF LOT 9 AND POT 10, BLOCK 46 I, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 14, BLOCK I, SAID CITY OF ST. AUGUSTINE^ SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF

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CEDAR STREET: THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID CEDAR STREET AND ALONG THE WEST LINE OF SAID LOT 14, BLOCK 46 I, A DISTANCE OF 102.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 46 I AND THE NORTH LINE OF LOT 9, BLOCK 46I, SAID CITY OF ST. AUGUSTINE; THENCE NORTH 74 DEC 19'37" EAST, ALONG THE SOUTH LINE OF SAID LOT 14, AND THE NORTH LINE OF SAID LOT 9 AND THE NORTH LINE OF LOT 10, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE, A DISTANCE OF 66.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 12, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE; THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTH LINE OF SAID LOT 14 AND THE NORTH LINE OF SAID LOT 10, AND ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 34.42 FEET; THENCE SOUTH 79 DEG 13'20" WEST, DEPARTING THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 36.60 FEET: THENCE SOUTH 88 DEG 05' 11" WEST, A DISTANCE OF 28.51 FEET; THENCE NORTH 20 DEG 21' 05" WEST, A DISTANCE OF 24.60 FEET TO THE POINT OF BEGINNING.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2021 and Subsequent Years.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

Copy

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

*Singular and plural are interchangeable, as context requires.

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

Greg T. Siano, Individually and as Trustee of the Siano Living Trust, dated April 29, 2015

WITNESSES

Witness: Travis Skoglund

Witness: Trisa Skoglund

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [✓] physical presence or [ ] online notarization on **September 30, 2021** by **Greg T. Siano, Individually and as Trustee of Siano Living Trust dated April 29, 2015** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

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

Notary Public:_____
My commission expires:_____

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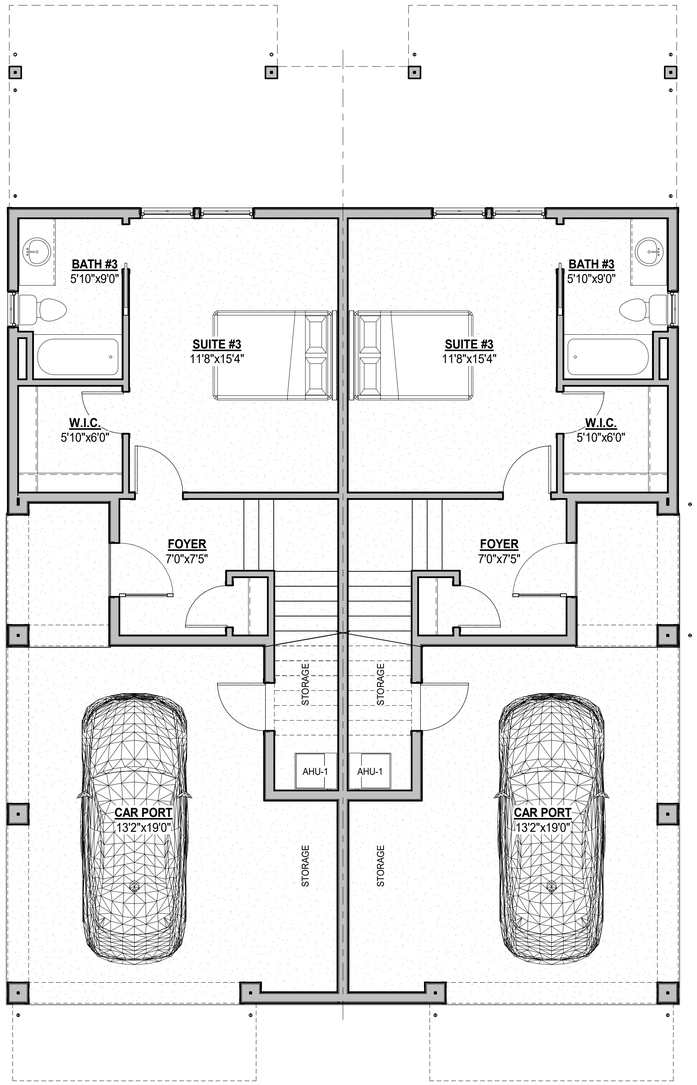

1 FIRST FLOOR PLAN
A01 1/4" = 1'-0"

AREA SCHEDULE	
FIRST FLOOR	409 SF
SECOND FLOOR	828 SF
THIRD FLOOR	977 SF
CONDITIONED AREA	2213 SF
BALCONY	60 SF
CAR PORT	381 SF
DECK	165 SF
STORAGE	72 SF
UNCONDITIONED AREA	678 SF
TOTAL	2892 SF

PER UNIT





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REVISIONS

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■ PRELIMINARY
□ PERMIT

ISSUE DATE
JUNE 20, 2022

SUPERIOR HOME DESIGNS
OFFICE - 904-223-7544 MOBILE - 904-553-3367
BRIAN@SUPERIORHOMEDESIGNS.NET

AWARD WINNING HOME DESIGNS SINCE 1987

FIRST FLOOR PLAN

A01

NOT FOR CONSTRUCTION

JOB # - 22108

THAYVER DUPLEX
30 SANFORD STREET
ST. AUGUSTINE, FLORIDA

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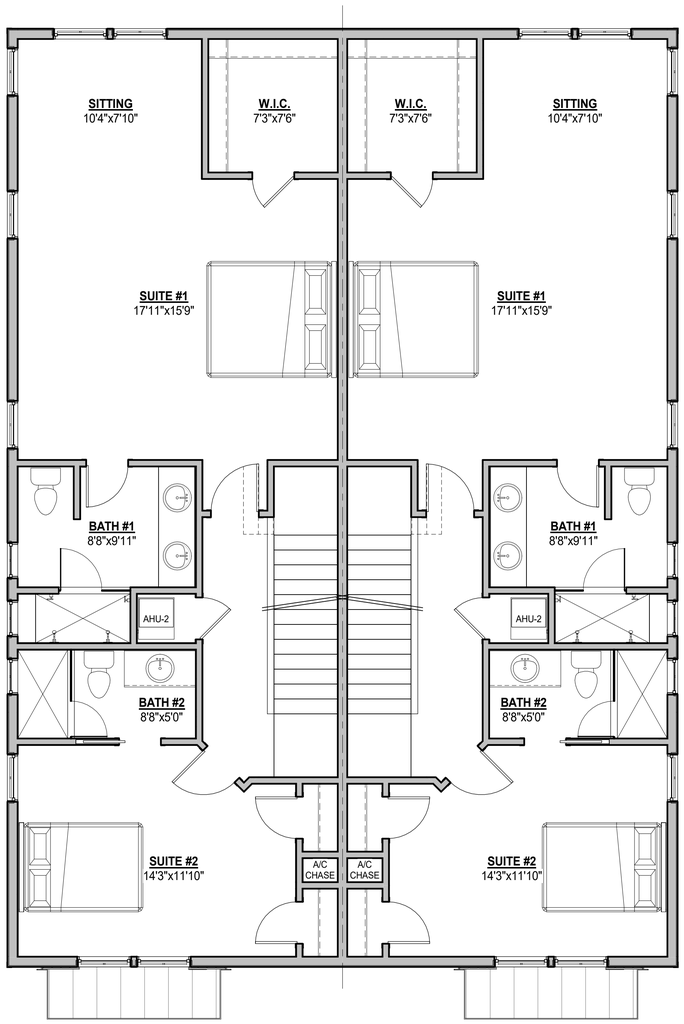
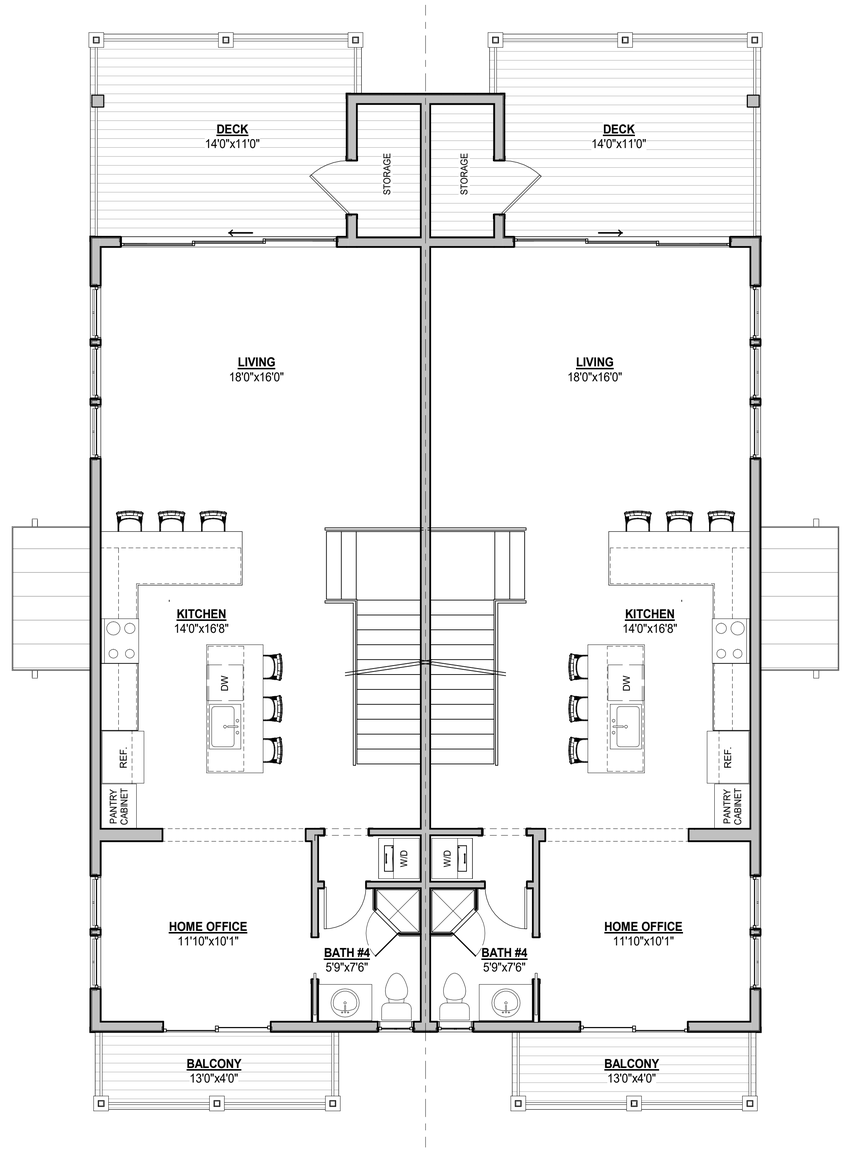


2 THIRD FLOOR PLAN
A02 1/4" = 1'-0"



1 SECOND FLOOR PLAN
A02 1/4" = 1'-0"

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ISSUE DATE
JUNE 20, 2022

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BRIAN@SUPERIORHOMEDESIGNS.NET

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SECOND & THIRD FLOOR PLANS

A02

NOT FOR CONSTRUCTION

JOB # - 22108

THAYVER DUPLEX
30 SANFORD STREET
ST. AUGUSTINE, FLORIDA

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1 FRONT ELEVATION
A03 1/4" = 1'-0"



2 REAR ELEVATION
A03 1/4" = 1'-0"

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ISSUE DATE
JUNE 20, 2022

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BRIAN@SUPERIORHOMEDESIGNS.NET
AWARD WINNING HOME DESIGNS SINCE 1987

FRONT AND REAR ELEVATIONS

A03

NOT FOR CONSTRUCTION

JOB # - 22108

THAYER DUPLEX
30 SANFORD STREET
ST. AUGUSTINE, FLORIDA

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2 A04 RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 A04 LEFT SIDE ELEVATION
1/4" = 1'-0"

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DRAWING PHASE
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□ PERMIT

ISSUE DATE
JUNE 20, 2022
-

SUPERIOR HOME DESIGNS
OFFICE - 904-223-7544 MOBILE - 904-553-3367
BRIAN@SUPERIORHOMEDESIGNS.NET

AWARD WINNING HOME DESIGNS SINCE 1987

LEFT AND RIGHT SIDE ELEVATIONS

A04

NOT FOR CONSTRUCTION

JOB # - 22108

THAYVER DUPLEX
30 SANFORD STREET
ST. AUGUSTINE, FLORIDA

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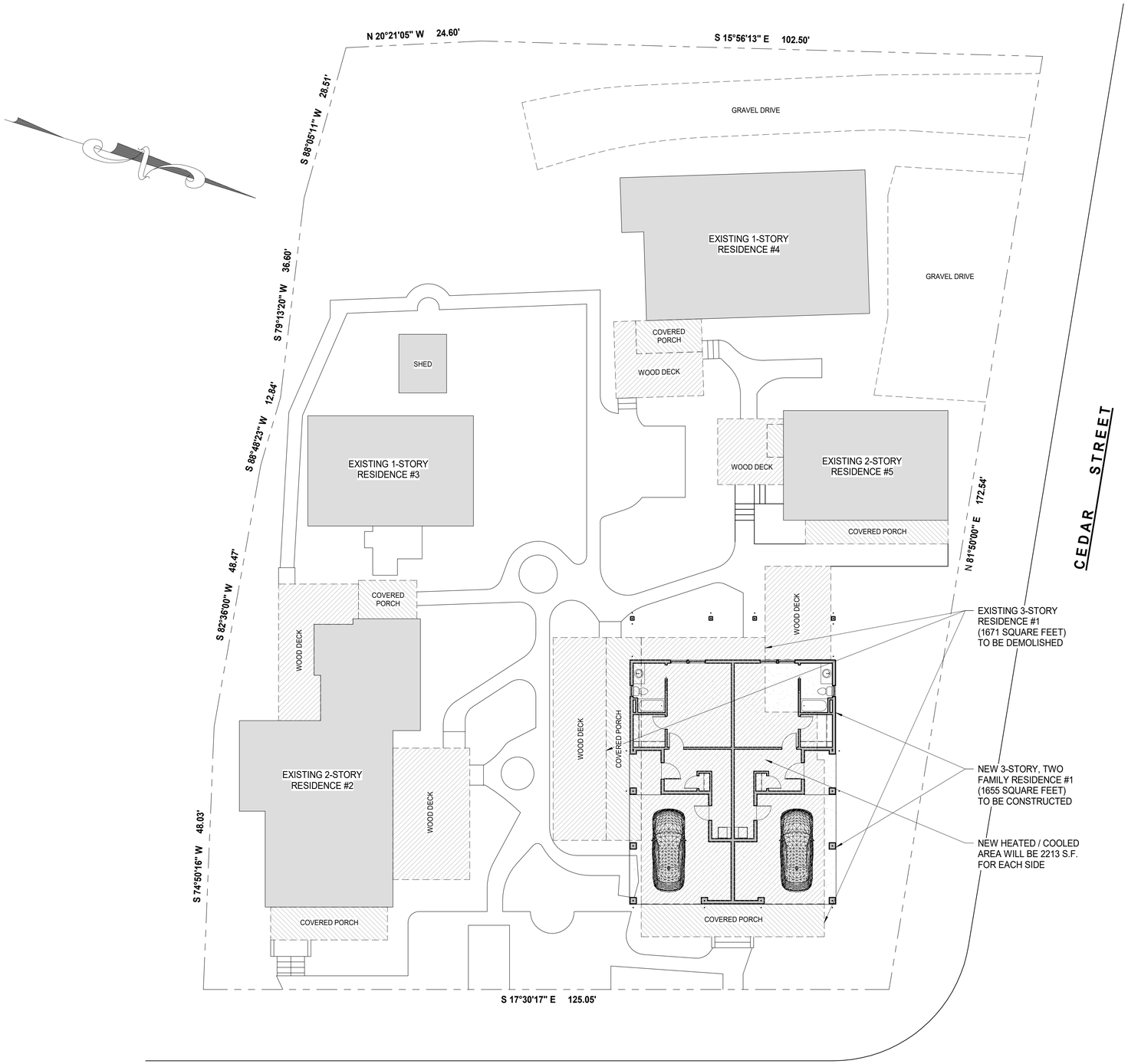
Planning and Building Department



1 S01 SITE PLAN
1" = 10'-0"

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REVISIONS

DRAWING PHASE ■ PRELIMINARY ☐ PERMIT
ISSUE DATE JUNE 20, 2022

SUPERIOR HOME DESIGNS
OFFICE - 904-223-7544 MOBILE - 904-553-3367
BRIAN@SUPERIORHOMEDESIGNS.NET

AWARD WINNING HOME DESIGNS SINCE 1987

SITE PLAN
S01
NOT FOR CONSTRUCTION
JOB # - 22108

THAYVER DUPLEX
30 SANFORD STREET
ST. AUGUSTINE, FLORIDA

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SUPERIOR HOME DESIGNS BY BRIAN COTE

6/20/2022 3:30:12 PM

Instr #2021108803 BK: 5386 PG: 1667, Filed & Recorded: 10/5/2021 3:27 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00 Doc. D $9,450.00

Prepared by:
Stacey Mackey
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 21-1300-SM

Parcel ID: 203140-0000, 203130-0120, 203150-0000

Warranty Deed

This Indenture made this **30th day of September, 2021** BETWEEN **Greg T. Siano, Individually and as Trustee of Siano Living Trust dated April 29, 2015**, GRANTOR*, whose post office address is 1704 Plantation Oaks Drive, Jacksonville, FL 32223, and **Thayver Holdings, LLC, a Florida Limited Liability Company, and Rengarajan Ranghukumar, a married man, as Joint Tenants with Rights of Survivorship**, GRANTEE*, whose post office address is 137 Bear Pen Rd., Ponte Vedra Beach, FL 32082.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

A PART OF LOTS 12, 13 AND 14 OF BLOCK 46 I, OF THE CITY OF ST. AUGUSTINE, AS SHOWN ON THE OFFICIAL MAP, CITY OF ST. AUGUSTINE, DATED JUNE 22, 1923 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID BLOCK AND THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET AND THE WEST RIGHT-OF- WAY LINE OF SANFORD STREET AND RUN THENCE SOUTH 17 DEGREES 30 MINUTES 17 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SANFORD STREET, 125.05 FEET TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 74 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 12, A DISTANCE OF 48.03 FEET TO AN IRON PIPE; THENCE SOUTH 82 DEGREES 36 MINUTES 00 SECONDS WEST 48.47 FEET TO A RE-BAR AND CAP; THENCE SOUTH 88 DEGREES 48 MINUTES 23 SECONDS WEST, 12.84 FEET TO A RE-BAR AND CAP; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, 34.42 FEET TO A RE-BAR AND CAP ON THE SOUTH BOUNDARY OF SAID LOT 14; THENCE SOUTH 74 DEGREES 19 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH BOUNDARY, 66.00 FEET TO A REBAR AND CAP AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, ALONG THE WEST BOUNDARY OF SAID LOT 14, A DISTANCE OF 102.50 FEET TO A RE-BAR AND CAP AT THE NORTHWEST CORNER OF SAID LOT 14 AND THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET: THENCE NORTH 81 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF CEDAR STREET 172.54 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND, BEING A PORTION OF LOT 9 AND POT 10, BLOCK 46 I, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 14, BLOCK I, SAID CITY OF ST. AUGUSTINE^ SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF

CEDAR STREET: THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID CEDAR STREET AND ALONG THE WEST LINE OF SAID LOT 14, BLOCK 46 I, A DISTANCE OF 102.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 46 I AND THE NORTH LINE OF LOT 9, BLOCK 46I, SAID CITY OF ST. AUGUSTINE; THENCE NORTH 74 DEC 19'37" EAST, ALONG THE SOUTH LINE OF SAID LOT 14, AND THE NORTH LINE OF SAID LOT 9 AND THE NORTH LINE OF LOT 10, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE, A DISTANCE OF 66.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 12, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE; THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTH LINE OF SAID LOT 14 AND THE NORTH LINE OF SAID LOT 10, AND ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 34.42 FEET; THENCE SOUTH 79 DEG 13'20" WEST, DEPARTING THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 36.60 FEET: THENCE SOUTH 88 DEG 05' 11" WEST, A DISTANCE OF 28.51 FEET; THENCE NORTH 20 DEG 21' 05" WEST, A DISTANCE OF 24.60 FEET TO THE POINT OF BEGINNING.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2021 and Subsequent Years.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

Copy

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

*Singular and plural are interchangeable, as context requires.

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

Greg T. Siano, Individually and as Trustee of the Siano Living Trust, dated April 29, 2015

WITNESSES

Witness: Travis Skoglund

Witness: Trisa Skoglund

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [✓] physical presence or [ ] online notarization on **September 30, 2021** by **Greg T. Siano, Individually and as Trustee of Siano Living Trust dated April 29, 2015** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

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

Notary Public:_____
My commission expires:_____

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Parcel ID	2031400000
Location Address	30 SANFORD ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (0800) (609.98)
Tax Description*	CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR5386/1667 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.190
Homestead	N

Clicking Image Opens Cyclomedia Viewer In a New Tab



Owner Information

Owner Name	Thayver Holdings LLC Etal 100% Ranghukumar Rengarajan 100%
Mailing Address	137 BEAR BEN RD PONTE VEDRA BEACH, FL 32082-0000

Map



Valuation Information

	2022
Building Value	$361,977
Extra Features Value	$0
Total Land Value	$234,360
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$596,337**
Total Deferred	$0
Assessed Value	**$596,337**
Total Exemptions	$0
Taxable Value	**$596,337**

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	$262,546	$0	$181,350	$0	$0	$443,896	$443,896	$0	$443,896
2020	$271,108	$0	$163,912	$0	$0	$435,020	$435,020	$0	$435,020
2019	$271,684	$0	$151,706	$0	$0	$423,390	$423,390	$0	$423,390
2018	$277,261	$0	$132,525	$0	$0	$409,786	$409,786	$0	$409,786
2017	$286,183	$592	$132,525	$0	$0	$419,300	$384,417	$34,883	$384,417
2016	$290,440	$592	$120,319	$0	$0	$411,351	$349,470	$61,881	$349,470
2015	$269,054	$592	$92,419	$0	$0	$362,065	$317,700	$44,365	$317,700
2014	$204,526	$592	$83,700	$0	$0	$288,818	$288,818	$0	$288,818
2013	$180,024	$592	$64,868	$0	$0	$245,484	$245,484	$0	$245,484
2012	$182,794	$592	$56,498	$0	$0	$239,884	$239,884	$0	$239,884
2011	$146,862	$592	$62,775	$0	$0	$210,229	$210,229	$0	$210,229
2010	$152,326	$592	$69,750	$0	$0	$222,668	$222,668	$0	$222,668

Building Information

Building 1
Year Built 1900
Actual Area 3711
Conditioned Area 2455
Use Duplex
Style 01
Class N
Exterior Wall Wood

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 4
Baths 3

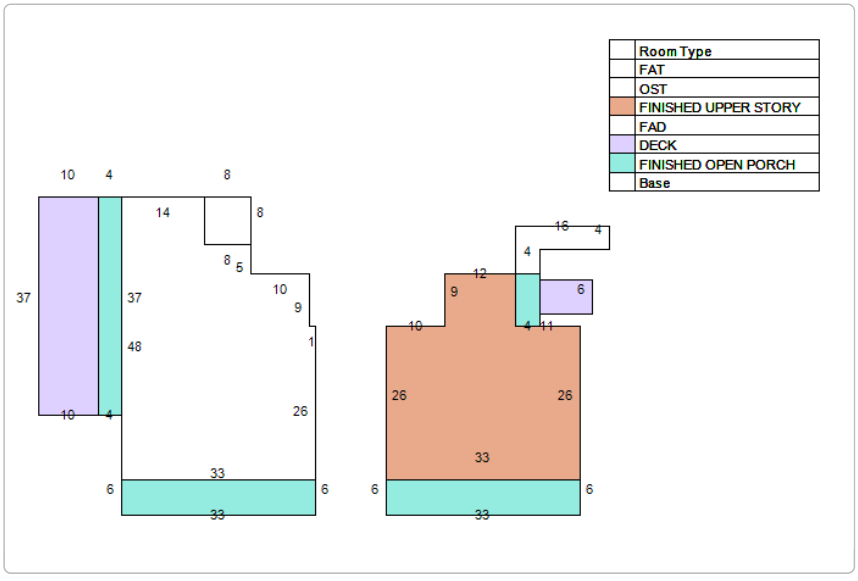
Description	Square Footage
BASE AREA	1368
FINISHED OPEN PORCH	198
FINISHED OPEN PORCH	148
FINISHED DECK	370
FRAME ADDITION	64
FINISHED UPPER STORY	966
FINISHED OPEN PORCH	36
FINISHED DECK	54
OUTSIDE STAIRS	80
FINISHED OPEN PORCH	198
FINISHED ATTIC	229
Total SqFt	3711

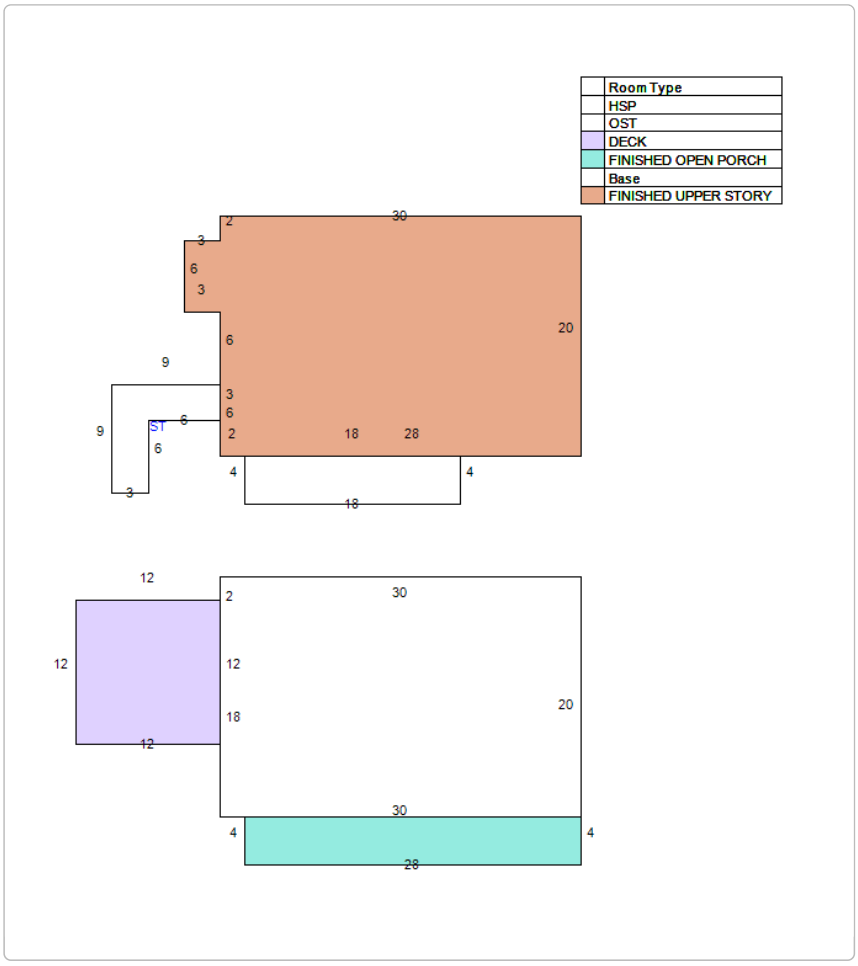
Building 2
Year Built 1958
Actual Area 1591
Conditioned Area 1218
Use Duplex
Style 01
Class N
Exterior Wall Concrete Block, Cement Fiber

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2

Description	Square Footage
FINISHED UPPER STORY	618
BASE AREA	600
FINISHED OPEN PORCH	112
FINISHED DECK	144
OUTSIDE STAIRS	45
HALF SCREEN PORCH	72
Total SqFt	1591

Sketch Information





Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	75	105	75	EF	$234,360

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/5/2021	9/30/2021	$1,350,000.00	WARRANTY DEED	5386	1667	Q	I	SIANO LIVING TRUST	THAYVER HOLDINGS LLC ETAL
4/30/2015	4/29/2015	$100.00	WARRANTY DEED	4020	1810	U	I	SIANO GREG,ELAINE	SIANO LIVING TRUST
9/3/2013	8/30/2013	$720,000.00	WARRANTY DEED	3784	860	Q	I	SHIELDS DANIEL,LYNN	SIANO GREG,ELAINE
5/2/2011	4/25/2011	$0.00	CORRECTIVE DEED	3432	452	U	I	ABELL DAVID & MEREDITH L	SHIELDS DANIEL,LYNN
4/15/2011	4/14/2011	$663,000.00	WARRANTY DEED	3428	340	Q	I	ABELL DAVID,MEREDITH L	SHIELDS DANIEL,LYNN
	9/15/2003	$672,000.00	WARRANTY DEED	2046	1811	Q	I	RUSSELL PHILIP M & ANGELL HELENA M	ABELL DAVID & MEREDITH L
	1/30/1998	$100.00	WARRANTY DEED	1294	699	U	I	RUSSELL PHILIP M & ANGELL HELENA M	RUSSELL PHILIP M & ANGELL HELENA M (JTRS)
	7/6/1993	$125,000.00	WARRANTY DEED	1000	1693	U	I	BARNETT BANK OF THE ST JOHNS	RUSSELL PHILIP M ETAL
	10/20/1992	$1,000.00	CERTIFICATE OF TITLE	961	1824	U	I	TREKELL JOHN T	BARNETT BANK OF THE ST JOHNS
	12/1/1989	$0.00		847	659	U	I		TREKELL JOHN T
	9/1/1985	$0.00		684	1252	U	I		
	9/1/1985	$0.00		684	1251	U	I		

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

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Version 2.3.204



Detail by Entity Name

Florida Limited Liability Company
THAYVER HOLDINGS LLC

Filing Information

Document Number	L18000015979
FEI/EIN Number	82-4066403
Date Filed	01/18/2018
Effective Date	01/17/2018
State	FL
Status	ACTIVE

Principal Address

6817 Southpoint Parkway
2304
JACKSONVILLE, FL 32216

Changed: 01/11/2022

Mailing Address

6817 SouthPoint Parkway
2304
JACKSONVILLE, FL 32216

Changed: 01/11/2022

Registered Agent Name & Address

THAYVER, SUDHA B
6817 Southpoint Pkwy
2304
JACKSONVILLE, FL 32216

Name Changed: 03/06/2019

Address Changed: 01/11/2022

Authorized Person(s) Detail

Name & Address

Title MGR

THAYVER, SANKAR

6817 Southpoint Parkway
2304
JACKSONVILLE, FL 32216

Title Manager

Thayver, Sudha B
6817 Southpoint Parkway
2304
JACKSONVILLE, FL 32216

Annual Reports

Report Year	Filed Date
2020	02/21/2020
2021	02/13/2021
2022	01/11/2022

Document Images

01/11/2022 -- ANNUAL REPORT	View image in PDF format
02/13/2021 -- ANNUAL REPORT	View image in PDF format
02/21/2020 -- ANNUAL REPORT	View image in PDF format
03/06/2019 -- ANNUAL REPORT	View image in PDF format
01/18/2018 -- Florida Limited Liability	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 21, 2022 Meeting



Application HP2022-0048 Address: 9 May Street

Angela Kalb – Applicant and Owner

Project description: For after-the-fact partial demolition of a building constructed ca. 1915-1924 that is recorded on the Florida Master Site File and contributing to the Nelmar Terrace National Register Historic District, including removal of the brick chimney, windows on the west and south elevations, and rear porch deck; and, to alter the fenestration and replace existing windows on the east elevation.

Architectural Style:	Frame Vernacular with Bungalow influences	Florida Master Site File:	SJ01345
National Register:	Nelmar Terrace NR Historic District: Contributing	Construction date:	c. 1915-1924
Archaeology Zone:	IIA	Zoning District:	RS-1
Parcel number:	1539000000		
Agenda Item:	7(f)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This residential building, constructed between 1915 and 1924, is located on a through-lot between May Street and East San Carlos Avenue. According to the Florida Master Site File, which classifies the house as a Frame Vernacular, the front porch features locally produced coquina block and battered (splayed) half columns. These elements along with some other detailing align with the Bungalow influenced architecture that is one found in the neighborhood. The Nelmar Terrace National Register District, which this building contributes to, was developed around World War I and into the 1920s.
2. This is an after-the-fact application for a partial demolition that was brought about when staff was informed that a chimney was removed from this building. After discussing the need for a HARB application with the building owner, it became known that many other modifications that were done without a building permit. More extensive alterations were done beyond what was indicated on the original COD application; however, a large presentation was recently submitted by the applicant/owner, with notations explaining the modifications along with a large number of photographs documenting the project areas.
3. Modifications include: the permanent removal of the brick chimney stack from the west elevation, the rear porch and dormer, windows, and replacement of windows, and covering or replacing the previously existing exterior stucco finish in areas with board and batten siding.
4. In addition, the applicant is proposing to change the fenestration openings by raising the sill height and replacing the windows on the east elevation.
5. The HARB is to consider the impact all of these completed and proposed modifications have to the architectural integrity of the contributing building, to the Nelmar Terrace National Register District, and the city.
6. If HARB approves this application or specific work that was done or proposed, the building owner will be required to obtain after-the-fact building permit for that work. If the HARB does not approve the after-the-fact modifications, this code enforcement case will be required to be heard before the Code Enforcement 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 Demolition at 9 May Street:**

1. APPROVE if the HARB determines:
    a. the after-the-fact project scope does not exceed the threshold of a partial demolition,
    b. and did/will not permanently alter the architectural integrity of the contributing building, to the Nelmar Terrace National Register District, and/or the city.

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

3. Deny if the HARB finds the after-the-fact modifications and removal of architectural elements from the contributing building permanently alters the architectural integrity of the contributing building, to the Nelmar Terrace National Register District, and/or the city.

If the HARB approves the replacement of the proposed windows, staff recommends 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.

SUMMARY SCOPE OF WORK:

1. After-the-fact partial demolition including:
    a. Removal of exterior brick chimney stack on west elevation prior to replacement of the roof material
    b. Removal of windows on the west and south (rear) elevations
    c. Removal rear enclosed porch and dormer
    d. Replacement of front dormer window
    e. Replacement of stucco siding with board and batten siding
2. Planned partial demolition including:
    a. Replacement of windows on the east elevation
    b. Changing the fenestration of east elevation windows by raising the sill height

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as many of the residential buildings that are in the neighborhood with a similar age.

3. The impact of the loss of the structure on the streetscape. The building has a similar typology for the area, and remains in place, with the exception of numerous alterations.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. While the building is not being fully demolished, many of the alterations that were done constitute partial demolition according to the city's ordinance. Permanent removal of a chimney, a porch, or changes to the fenestration creates an impact to a streetscape and a historic district, especially when viewed collectively.

5. The historical or cultural merit of the structure. The building is contributing to the Nelmar Terrace National Register Historic District and listed on the Florida Master Site File. No known historic or cultural association are associated with the building.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Permanent removal or modification of architectural features negatively impacts the architectural integrity of buildings and historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building has Bungalow influences and was constructed during the WWI/post-war era. The building's front porch features locally made coquina block materials.

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.* Frame Vernacular and Bungalow building typologies are commonly found throughout St. Augustine, but the historic character that the house had is different than new construction.

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 architectural style or characteristics would not be difficult to reproduce, but the replacement with new materials and permanent removal of some of the features has resulted in a different look and feel than the house did, as well as other historic buildings.

10. *The justification for the proposed demolition.* The building owner provided information on why each element was removed or altered, including the condition of the materials. The collective work already done constitutes after-the-fact partial demolition.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built between 1915 and 1924, so is 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 contributing to the Nelmar Terrace National Register Historic District and recorded on the Florida Master Site File.

The requirements have been sufficiently met.

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

STAFF PHOTOGRAPHS
9 South Street
After-the-fact Partial Demolition



STAFF PHOTOGRAPHS
9 South Street
After-the-fact Partial Demolition





STAFF PHOTOGRAPHS
9 South Street
After-the-fact Partial Demolition





STAFF PHOTOGRAPHS
9 South Street
After-the-fact Partial Demolition





Staff Report pg. 11

STAFF PHOTOGRAPHS
9 South Street
After-the-fact Partial Demolition






EVERBUILT
EVERBUILT
05/03/2022 09:34

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1345 1009==

Site Name: 9 May Street 830== Survey Date: 7905 820==

Address: 9 May Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Nelmar Terrace (subdivision) (block) 5A (lot) 868==

868==

Owner of Site: Name: Savilla, Willa ;

Address: 9 May Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RSE

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

UTM: 17 (zone) 469197 (easting) 3308585 (northing) 890== Location: T07S (T) R30E (R) S7 (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)

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II. SITE DESCRIPTION, continued.

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

Date: +1924 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/1, casement, metal awning 942==

Foundation: Concrete block wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Gable dormers, shed porch 942==

Porches & Balconies: 1 story screened porch on front 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, novelty shingles 882==

Ornament Exterior: Battered wood posts 882==

Quantitative Data: (950-954)

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

Other: Front porch of locally produced coquina concrete block 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 9 May Street was constructed between 1915 and 1924. It has a front porch of locally produced coquina block and battered wood posts.

Nelmar Terrace is a development of the World War I period and the 1920's. Houses in the area show the influence of the colonial Revival, Bungalow, and Mediterranean Revival styles popular at the time. The substantial houses with spacious lawns on tree-lined streets form one of the city's pleasant residential neighborhoods. The area is bounded on the north by the campus of the Florida School for the Deaf and the Blind; on the south by the old city limits; on the west by the commercial district of San Marco Avenue; and on the east by Macaris Creek. The area is threatened generally by commercial encroachment from the west and by traffic along San Marco Avenue and May Street [Highway A1A]. There is a drainage problem when it rains.

HISTORY

In the early 18th century, the northeast corner of Nelmar Terrace Subdivision was the southern section of the Macaris Indian village. During the first decade of the nineteenth century, the Spanish government issued three land grants in this area, two of which formed the northern border of the colonial defense perimeter known as the Mil y Quinientos [The Fifteen Hundred]. This boundary, later San Carlos Avenue, was the northern city limits of St. Augustine until the mid-1920's.[1] During the 1830's and early 1840's, Thomas Douglas, a justice of the Florida Supreme Court, acquired a large tract of land which became known as the Douglas Plantation, which presently includes all of Nelmar Terrace Subdivision, and constructed a plantation house and other buildings in the eastern section. C. M. Fuller, a local real estate developer, purchased the Nelmar Terrace Tract in 1913 and began selling lots and constructing houses two years later. Nelmar Terrace presently remains an almost exclusively residential neighborhood.[2]

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834] IV, 58, 377; V, 57-58, 377, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. [Tallahassee, 1940], III, 15; V, 38-39, 62-64.

2. F. M. Dorr, "St. Augustine and Vicinity, 1860"; St. Johns County Court House, Deed Records, Deed Book J, pp. 48-49; Deed Book L, p. 37; Deed Book M, p. 90; Deed Book N, pp. 93, 101; Deed Book S, p. 18; Deed Book T, pp. 347-349; Deed Book U, pp. 54, 214.

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→13A
→14











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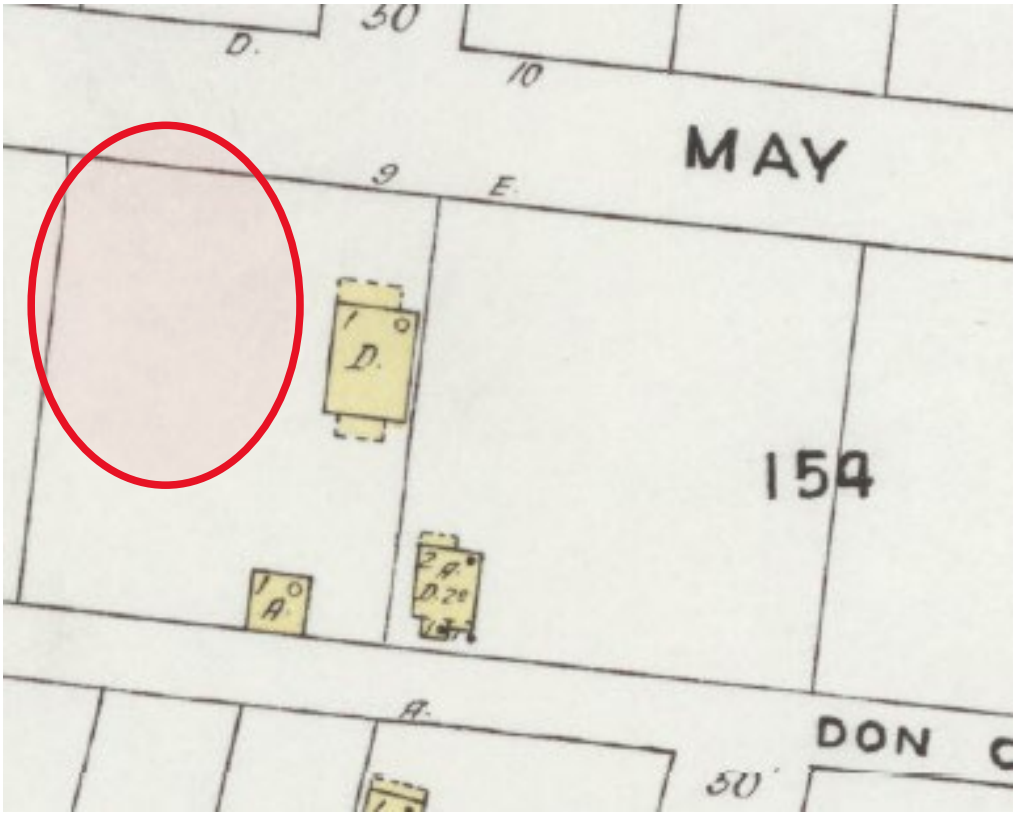
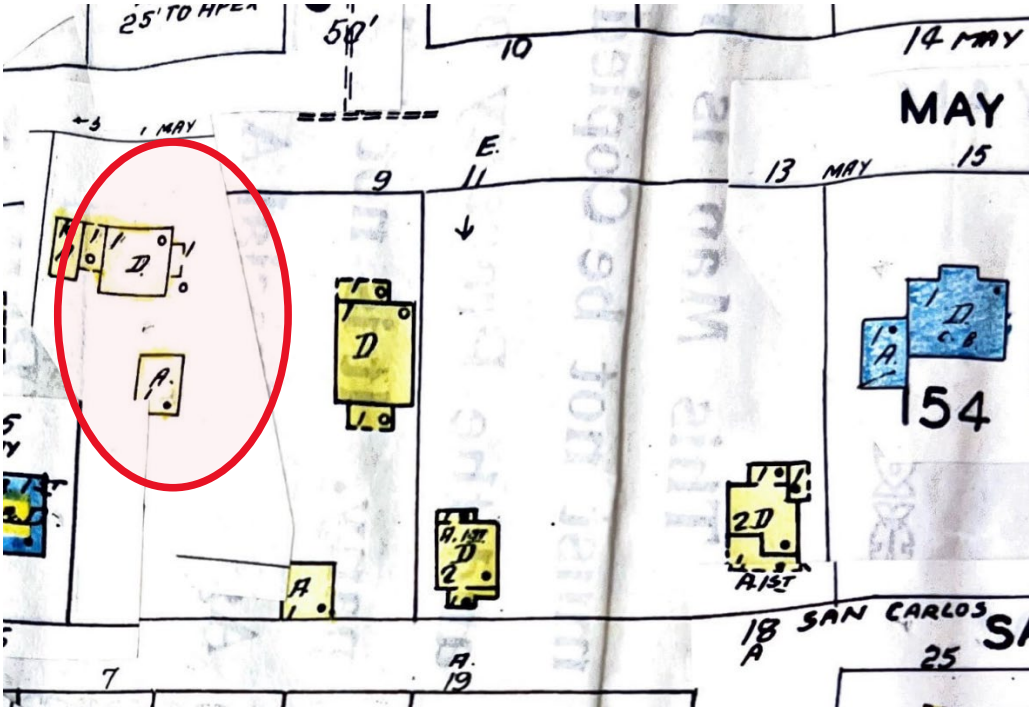
SANBORN MAPS

9 May Street



1924



1930 updated to 1965

CONCRETE MIXING C.B.
2½
MIXING
CEMENT STGE.
NORTH CITY STONE WORKS
OFF. & D. A. 1ST C.B. 2 20'
JUNE
151
35'
CHURCH OF THE NAZARENE
PILAST'D. WALLS 25' TO APEX
D.H.
50'
DOUGLAS AV.
2 A. 1ST D
C.B. BR. 1ST D.
MAY
PILAST'D WALLS IR. POSTS. CONC. C. B. FL. AUTO'S. STORED
C.B.
A. OR 1ST
D
G.T.
SAN CARLOS
R.5 MAY
A. 1ST D 2
18 SAN CARLOS
SAN
154
FILL'G STA
MILK DEPOT C. B.
ST'GE. & OFF.
156
DUFFERIN
6" W. PIPE
R. 167 SAN MARCO
AUTO REP. C.B. CONC.
GENL. STGE. C.B.
OLD JAIL
SAN MARCO
PARK'G
BEAMS
WILLIAMS
ESTEY
AV.
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Received June 19, 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. HP2022-0048

Receipt No._____ Meeting Date July 21, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Angela Kalb

   Business (if applicable) _____

   Address 9 May St.

   City St. Augustine State FL Zip 32084

   Daytime telephone 701-770-2127 Other phone/email Angela.kalb@hotmail.com

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

2. NAME OF PROPERTY OWNER Angela Kalb

   Business (if applicable) _____

   Address 9 May St

   City St Augustine State FL Zip 32084

   Daytime telephone (required) 701-770-2127 Other phone _____

3. PROJECT STREET ADDRESS 9 May St

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 5-A OR4978 Block ____ Subdivision _____ Parcel Number 1539000000

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: dormer, chimney
☑	☑	☑	Porch/Deck/Balcony Specify: back porch/addition
☑	☑	☑	Exterior walls
☑	☑	☑	Exterior finishes (stucco, masonry, siding) Specify: board & Batton over stucco
☑	☑	☑	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 Angela Kalb DATE 6/19/22

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Angela Kalb DATE 6/19/22

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 July 11, 2022
Planning and Building Department

11 July 2022

ATT:
City of St. Augustine
Historic Architectural Review Board
St. Augustine, FL 32084

Subject: Historic Architectural Review Board Certificate of Demolition Application

Dear Members of the Board,

This letter is regarding the residential property located on 9 May St, St. Augustine, FL 32084, submitted in conjunction with the City of St. Augustine Historic Architectural Review Board Certificate of Demolition Application and Power Point Slide.

On 14 June 2022, I received a telephone message from Code Enforcement Officer Robert requesting to be contacted. I immediately returned his call, and was advised to contact Julie Courtney, a Historic Preservation Officer with the city's Planning and Building Department, regarding the recent removal of a chimney from my house on 9 May St.

I immediately contacted Ms. Courtney, and was advised that since my residence on 9 May St is "50 years or older", the chimney, as well as any other " architectural element proposed for removal or modification", requires approval from the Historic Architectural Review Board (HARB), gained by applying for a Certificate of Demolition application and/or an after-the-fact approval for the Certificate of Demolition application since the chimney, as well as other removals and modifications have already been made.

Admittedly, the notification from HARB came as a surprise. Prior to this contact, I had never heard of HARB. In July 2020, my partner and I purchased the home. Despite knowing that the house was a "fixer-upper" and was going to require a lot of work, we were excited to find a home with a great location that was in our price range. As an employee with St. John's County Fire and Rescue, my partner was especially enthusiastic to be able to live close to work and be able to directly serve his neighbors and local community.

During the sale process, we were never advised or made aware that the residence was considered to be historic and/or fell under any historic district and building guidelines. If we had known about the restrictions governing homes older than 50 years, despite how much we liked the home and location we would not have purchased this house.

As previously stated, the house on 9 May St is a "fixer-upper", and while we like the location, the house itself did not overtly offer any distinct charm or enduring characteristics to its

appearance. Although we have made it our goal to eventually make the house safe and comfortable, as well as be aesthetically pleasing both inside and out, and brighten up the neighborhood. Much of the work we have done on the house and plan to do has been dictated by circumstance and environmental conditions.

Timeline of Work

In December 2021, the lath and plaster ceiling in the kitchen partially collapsed due to degraded plaster. We attributed this collapse to sever water, wood rot, and terminate damage that had occurred over time and degraded the supporting wood and surrounding plaster. The dormer and window on the rear of the house and above the kitchen seemed to be the culprit for that water damage.

Additionally, the lath and plaster above the kitchen sink and kitchen windows (west side) was also compromised by wood rot, water, and terminate damage. That damage we attribute to the leaking plumbing from the upstairs bathroom that had occurred prior to us purchasing the house.

During this timeframe, we also replaced the bathroom window located on the east side of the house.

In addition to the issues we were having in the kitchen, after torrential rain storms, we began to see water spots and damage in the living room ceiling. Rainwater would leak through the roof, around the deteriorated brick and flashing around the chimney, and seep down into the living room ceiling. Ceiling tiles in living room had to be removed due to water damage and mold.

In February 2022, we decided it was time for a new roof and we began to contact contractors for estimates. While waiting on contactors to get back to us, we disassembled the chimney and took down the rear dormer from the house to mitigate further water damage to the interior of the home.

The void on the lower remaining portion of chimney was filled with concrete, and plywood sheeting was placed over the concrete filled void. The rear dormer was framed and sheeted with plywood. The roof was tarped, and we patiently waited for the roof to be installed. After several delays due to inclement weather and other issues, a new pained metal roof was installed May 2022.

Before having a new roof installed, we wanted to remove the back porch (not original to the house) and extend the roof line to create a covered patio off the back south side of the house. The idea was for the roof to provide solid protection with minimal obstructions to its integrity, while allowing water and debris to run-off and away from the home.

In June 2022, in conjunction with the new roof, the removal of the back porch, and creation of the patio, we walled off the back south side portion of the house and sided it with board and batten siding and painted it a crisp white.

Liking the classic and clean look it brought to the home, and the way the style and color complimented the new copper roof, we wanted to side the entire house in board and batten siding, as opposed to it current damaged stucco siding. In addition to the clean and bright look that the board and batten siding provides, it will also be consistent around the house and allow for a seamless and cohesive look that will help it to fit in with other houses in the neighborhood.

While altering and siding the south and west sides of the house, modifications were also made to the configuration of the windows and doors. Prior to the removal of the back porch, the porch (south/west side) was the primary entrance to the home since there is no parking or easy accessibility to the front of the home from May St.

On the back, south side of the home, an inoperable window was removed, and it was replaced with a door. This modification now allows for entry from the south side of the residence into the mud room of the home and allows access into the kitchen.

On the west side of the house, (2) windows in the dining room were replaced with French doors. This modification was designed to create a more welcoming entry for guests, since primary access to the home is from the south side. Additionally, the doors allow direct access to the pergola and outdoor living space.

Modifications were also made to the (2) kitchen windows and (2) small windows framing the chimney on the west side of the home. (2) Old kitchen windows were removed due to extensive rot and termite damage to their framing, casing, and trim work. The (2) windows were single pane, non-tempered glass, and they were inoperable. To date, the window opening has been sided over with board and batten, while we await the next course of action as determined by the HARB. We are requesting that the new replacement windows be horizontal style (example photo shown in PP) that meet today's safety and environmental efficiency standards.

The (2) small windows framing the chimney on the west side of the home have also been sided over with board and batten siding. The windows served no real purpose regarding light or egress. They were single pane untempered glass, inoperable, and had major termite and water damage. Furthermore, they allowed rain and moister into the home, which caused rot/termite damage on the plaster wall, fireplace mantel, and built-in bookshelves located beneath the windows and chimney. Replacement windows would have to be custom made at a cost that is not worth the return that they offer.

Since being notified by HARB in June 2022 that certain exterior modifications to the residence on 9 May St. had to be approved by the HARB, all construction, demolition, and modifications have ceased. However, we do have concrete for the south side patio, walkway, driveway, and (2) sets of stairs scheduled to be poured on 28 July 2022. Contactor has already framed and prepped the area for the pouring.

We would like to request approval (after the fact) for the plans and actions to remodel and modify our residence as explained in the paragraphs above, as well as gain HARB's approval to move forward with the modifications listed below and further explained in the accompanying Power Point Slide.

Request Modifications to:

1. **Remove, Relocate, and Replace Windows along East Side**

   -Would like to completely remove the (2) smaller windows on both sides of the bathroom window
   -Would like to relocate and replace the (2) larger windows for bedroom & mud room
   -Replace with hurricane and noise reduction windows, horizontal style, and raise location

2. **Partial demolition of Windows and Doors on Front Porch North Side**

   -Request to remove porch enclosure and return porch to being open
   -Remove (9) aluminum windows
   -Remove vinyl screen door (side entry) into porch
   -Remove all framing and materials used to enclose porch
   -Repairer and replace damage to the columns, posts, and/or trim work caused by water, rot, and termites

3. **Partial demolition of Windows and Front Door on North Side**

   -Request to replace (4) windows
   (2) Living Room
   (2) Bedroom

   Replace front door

   -Replace With
   -Low E/Energy Star tempered, impact resistant, noise reducing
   -Screened/capable for providing ventilation
   -Able to provide emergency egress

4. **Fence North Side Property**

   -Install aluminum (rot iron style) 4 ft fence around the front of the house/property (north)

In conclusion, it is our hope that the Historic Architectural Review Board will forgive our ignorance in not knowing about HARB and the rules and codes governing neighborhoods designated as historic districts and historically significant to the landscape of St. Augustine. We have a sincere appreciation for maintaining the history, charm, and appeal that the City of St. Augustine offers, and we want to do our part in maintaining this appeal for locals and tourists alike.

It is our hope that the HARB will approve our Certificate of Demolition Application and previously completed work, as well as our proposed plans to modify and improve our home and property, not only its look, but also livability. We thank you for your time and considerations. Please contact me if you have any additional questions.

Kindest regards,

Angela Kalb and Brandon Estes

Homeowners
(701) 770-2127
Angela.kalb@hotmail.com

Received July 11, 2022
Planning and Building Department

9 May St
St. Augustine, FL 32084



Before



After

Received July 11, 2022
Planning and Building Department

Request:
After-the-fact partial demolition of a inoperable chimney



This chimney was in poor condition which was noted during the home inspection conducted May 28, 2020.

-Home inspector noted extreme deterioration and safety concerns for the integrity of the fireplace/chimney.

-Recommended not to use the fireplace.

Received July 11, 2022
Planning and Building Department

Chimney

Inoperable and looked out of place and ill-proportioned for size of the house



-The chimney had a noticeable lean, large crack, and deteriorating brick and mortar.

-Main concern was safety and the risk of the chimney toppling over.

Received July 11, 2022
Planning and Building Department

Chimney





Home Inspection Report noted:

E. (2) An area of water staining and detached wood decking was found around the chimney in the soffit. This could be an area with a leak.



Received July 11, 2022
Planning and Building Department

Chimney



Chimney expert recently noted:

-That the paint accelerated the water damage on the brick and mortar joints.

-Water got trapped under the paint and didn't evaporate. It just sat on the brick and broke it down.



Received July 11, 2022
Planning and Building Department

Chimney exterior & interior

(Photos from home inspection)

-After torrential rain storms, water would leak through the roof, around the deteriorated brick and flashing down into the living room ceiling directly below the chimney.

-Ceiling tiles in living room were removed due to mold and damage.

J. (2) Chimney was missing its cap.



J. Item 3(Picture)

J. (1) A large amount of deterioration was found inside of the fireplace.



J. Item 1(Picture)



J. Item 2(Picture)

Received July 11, 2022
Planning and Building Department

Home Inspection report showed:

-A. (4) Two beams have been added with non-permanent pillars under the front porch and under the fireplace. The one under the fireplace was only touching one joist (Home inspection)

Chimney Expert noted:

-Estimated cost for the complete repair of the fireplace/chimney would be $15,000 to $20,000



A. Item 13(Picture)



A. Item 14(Picture)



A. Item 15(Picture)

Received July 11, 2022
Planning and Building Department

Removal conducted by homeowner

-A brace was put in place during the removal because of a large crack in chimney masonry work

-First removed the concrete cover that was placed over the chimney (prevent critters/rain ?)

- I was prepared to use chipping hammers to remover the brick. However, once the cover was removed I noticed that the bricks where loose. I took the chimney down with my hands. There were maybe two or three spots that needed a tap from a hammer.







Received July 11, 2022
Planning and Building Department

After the removal of the chimney

-The void on the lower remaining portion of chimney was filled with concrete

-Plywood sheeting was placed over the concrete filled void

-New metal roof was installed May 2022





Received July 11, 2022
Planning and Building Department

Finished roof, after chimney was removed
May 2022





-Metal painted roof chosen for it's durability and 50 year extended life warranty

-Has the ability to better withstand hurricanes and adverse weather

-Removal of chimney, as well as unused vents, allowed for clean roofing lines and unobstructed, weather-tight coverage, which greatly reduces the potential for future leaks i.e. issues with flashing and potential hazards such as a chimney toppling over during an intense storm or hurricane.

Received July 11, 2022
Planning and Building Department

Request:
After-the-fact partial demolition Front Dormer





Prior to having the new roof installed, alterations were made by the homeowner to the siding and window on the front dormer so the flashing around the dormer for the new roof would be unobstructed, and water tight

Received July 11, 2022
Planning and Building Department

Front Dormer Window Replacement



Old Window

-Single pane untempered glass

-No locking/latch mechanism

-No Screen

- Had to be “propped open” in order to stay open

New Window

-Low E/energy star vinyl window

-Ability to be secured

-Screened ventilation

-Provides wider emergency egress



Received July 11, 2022
Planning and Building Department

Front Dormer Siding



-The wood surrounding the dormer and window/window frame had major termite damage

-Wood was soft to the touch and highly deteriorated



-Deteriorated wood was replaced with plywood

-Dormer was wrapped in house wrap waterproof membrane

-Finished with board and batten siding

-Painted white

Received July 11, 2022
Planning and Building Department

Request:
After-the-fact partial demolition Rear Dormer





Received July 11, 2022
Planning and Building Department

Rear Dormer

Prior to ownership, modifications had been made to rear dormer

-Fiberglass window had been installed (off center) assuming after stairway was added/reversed.

-Unknown if original window existed. No evidence of framework was evident.

-Window air-conditioning unit had been installed for upstairs cooling.





Received July 11, 2022
Planning and Building Department

Rear Dormer

-Had damage to the shingles and roof underlayment

-Appeared that damage around the window, sash, and surrounding walls was caused by water/condensation from leaking window air-conditioning unit

-Wood around window, down the wall, and ceiling on main floor was rotten, moldy, and soft to the touch.

D. (3) Granule loss was found on both sides of the rear dormer.



D. Item 3(Picture)

F. (8) The dormers were in need of paint for protection from the elements.



F. Item 15(Picture)

B. (2) The window A/C unit over the stairwell would not turn on.



B. Item 2(Picture)

Received July 11, 2022
Planning and Building Department

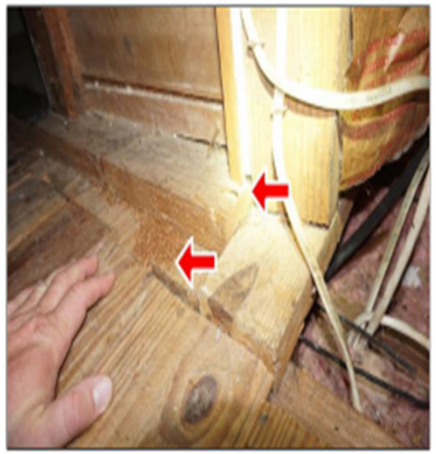
Rear Dormer (Interior)

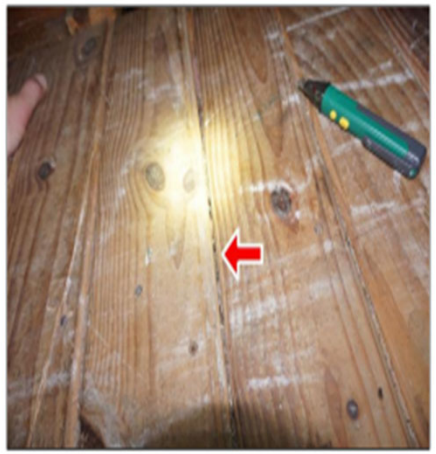
(Photos from Home Inspection Report)

-Extensive termite damage around dormer and supporting rafters

-Wood was highly degraded, soft to the touch, and crumbled upon being touched "rained coffee grounds"

E. (4) Large amount of termite damage was found in the attic areas along with droppings. This home was tinted in January most likely for the termite infestation.







E. Item 11(Picture)



E. Item 7(Picture)



E. Item 8(Picture)



E. Item 9(Picture)



E. Item 10(Picture)

Received July 11, 2022
Planning and Building Department

Rear Dormer (Removed)

-Water and termite damage around/from dormer caused the deterioration of adjoining walls, the stairwell, and ceiling above kitchen to become compromised

-Plaster and lath ceiling above kitchen partially collapsed , thankfully not crushing one of the homeowners and his dog who were within feet of the collapse

-Rotten and deteriorated dormer/wood was completely removed by home owner prior to new roof.

-Ceiling gap framed and sheeted with plywood for roofing.





Received July 11, 2022
Planning and Building Department

South side/Rear Home Modifications

-Rear Dormer and back porch enclosure removed

-New metal roof installed May 2022

-Roof designed to provide solid protection with minimal obstructions and/or degration to its integrity.

-Easy water/debris run-off away from the home

-Extended roofline provides a shaded south facing overhang





Received July 11, 2022
Planning and Building Department

Request:
After-the-fact partial demolition Enclosed Back Porch (South Side)





Received July 11, 2022
Planning and Building Department

South Side: Primary Entrance to Home

-Due to no parking on May St., primary entrance is gained to the property and home from the south side.

-Parking/driveway are located in the back of the home on E. San Carlos St. (dead end)



E. San Carlos St.-July 2020



Received July 11, 2022
Planning and Building Department

South Side Porch

Back porch was not original to the house. Unknown timeframe as to when it was constructed



Interior

-Not insulated

-Painted plywood ceiling (roof)

-Encased in wood paneling

-Windows inoperable

Exterior

-Siding was sheet Hardie board

-(2) Aluminum windows



Received July 11, 2022
Planning and Building Department

Back Porch Exterior

(Photos from Home Inspection Report)

D. (2) A gap was found in the eave drip on the rear of the home. This area has been filled with foam. This could cause an area of wood rot over time.



D. Item 2(Picture)

-Poorly constructed
-Dilapidated condition
-Extensive termite damage
-Wood rot throughout



F. Item 3(Picture)



F. Item 4(Picture)



F. Item 5(Picture)

K. (1) The deck had multiple 4x4 posts that were mounted in the ground which will lead to a faster deterioration.



K. Item 1(Picture)

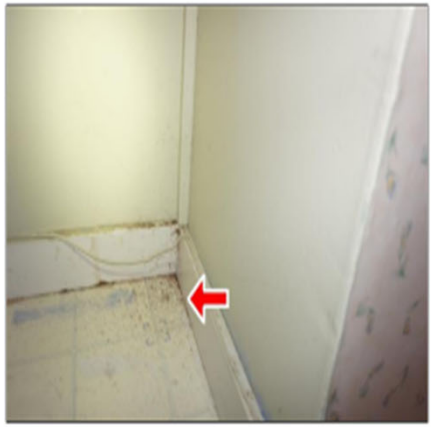
Back Porch Interior

Photos from Home Inspection Report

F. (7) Dry wood termite droppings were found in multiple areas of the home.



F. Item 12(Picture)



F. Item 13(Picture)



F. Item 14(Picture)



B. (6) Two outlets in the laundry room were found on an open ground.



B. Item 6(Picture)



B. Item 7(Picture)

I. (3) Jalousie window in the laundry room would not open due to a broken handle.



I. Item 6(Picture)



B. Item 9(Picture)

Received July 11, 2022
Planning and Building Department

Back Porch/Removal

-Back porch used as main entrance to home. Housed water heater and washer/dryer.

Assumptions

-Door used for main access/into kitchen was once a window. (immediate left upon entry)
-Original doorway leading onto porch was walled off. (peg board coat rack)
-Door way cut out to allow access/ separate entry to the up-stairs. (doorway closest to washer/dryer)
-Stairway was reversed and/or created for upstairs access from the porch.

Home Inspection



Construction Phase



Received July 11, 2022
Planning and Building Department

Former enclosed porch removed, covered patio created

View facing East



-Back porch removed

-Former entry/back of house walled off

-Board and Batten vertical siding installed

-Plan to relocate meter/panel box

Plans for Concrete Patio

-Create covered patio extending out 5ft from roof line (sloped away from house)

-Scheduled to be poured 7/28/22

View facing West



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Planning and Building Department

South Side Covered Patio



Plan to frame out covered porch

Want to create a more esthetically pleasing walkway to the house since it is used as the primary entry point to the home

(similar to the photo below)



As well as

Create an additional outdoor living space that is better protected from the elements and adverse weather.

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Planning and Building Department

Request:
After-the-fact partial demolition Window (South Side)
Former window replaced with door



New Door

-Allows for entry into mud/laundry/utility room and access into the kitchen

-Concrete steps to be added when concrete patio is poured on 7/28/22



I. Item 5(Picture)

Former Window

-Single pane
-Untempered glass
-Inoperable
-Painted shut



Received July 11, 2022
Planning and Building Department

After-the-fact partial demolition of Siding
Re-side stucco siding with vertical board and baton siding
South Side

South side entry- Relocate Electrical Panel Box & Meter



-Will be relocating the electrical meter to East side of the house and plan on having the electrical service run under ground from south side pole (E. San Carlos St) to the meter

-Electrical panel currently located on the back of the house (south) on the exterior wall will be relocated inside in the mud room, east side wall.

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Planning and Building Department

After-the-fact partial demolition Windows (West side)





-(2) Small windows on both sides of the chimney- Removed and covered with siding

-(2) Dinning room windows (center)- Replaced with French doors

-(2) Kitchen widows-Plan to replace with new windows

Received July 11, 2022
Planning and Building Department

West Side

Removed (2) windows & replaced with French doors for primary guest entrance



Primary Guest Entryway

-Want to create a more welcoming and aesthetically pleasing main entry for guests (since main entry is from back of the house)

-Have direct access to pergola/patio.

-Concrete steps and sidewalk leading to rear driveway to be added when
concrete patio is poured on 7/28/22





Received July 11, 2022
Planning and Building Department

West side

Removed (2) kitchen windows & want o replace with new windows





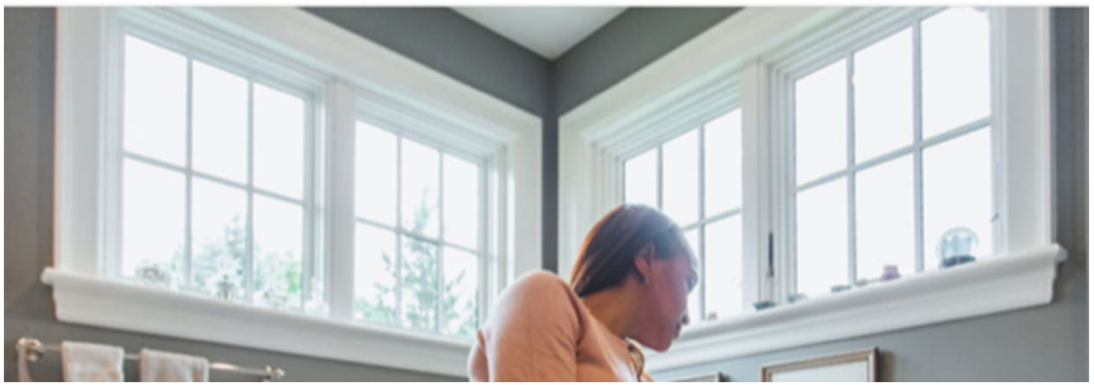
Old Kitchen Windows

-Single pane untempered glass
-Major termite & water damage
-Inoperable

Replace With

-Low E/Energy Star tempered glass
-Impact resistant
-Screened
-Capable for providing ventilation

Want to replace with similar size/style shown below



Received July 11, 2022
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West side

Removed (2) small windows on both sides of the chimney



Old Windows

-Single pane untempered glass
-Inoperable
-Major termite & water damage
-Allowed rain and moister in – which caused rot/termite damage on the wall, fireplace mantel, and built-in bookshelves located beneath the windows

Removal of Windows

-Cover by board and batten siding

-Wanting to minimize/eliminate water and termite damage

Create smooth and clean exterior



Received July 11, 2022
Planning and Building Department

East Side

After-the-fact partial demolition Windows (East side)



Received July 11, 2022
Planning and Building Department

After-the-fact partial demolition Window (East side)
Removed and replaced bathroom window (center window)





Center window on the east side is new. The rest of the windows are old.

Received July 11, 2022
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After-the-fact partial demolition Window (East side)
Removed and replaced bathroom window



Old Windows

-Single pane untempered glass
-Inoperable
-Major termite & water damage
-Allowed rain and moister in – which caused rot/termite damage on the wall and behind bath/shower surround and floor

Replaces With

-Low E/Energy Star tempered glass
-Impact resistant
-Screened
-Capable for providing ventilation



Received July 11, 2022
Planning and Building Department

Request
Partial demolition of Windows
Remove, Relocate, and Replace Windows along East Side





-Would like to completely remove the (2) smaller windows on both sides of the bathroom window (center)

-Would like to relocate and replace the (2) larger windows for bedroom & mud room

-Replace with hurricane and noise reduction windows , horizontal style, and raise location

Application pg. 46

Received July 11, 2022
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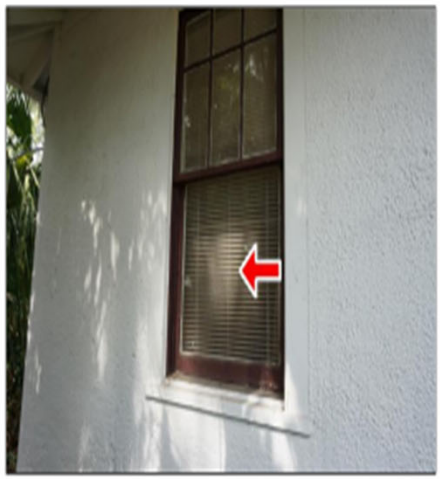
Windows Assessment From Windows Along the East Side (Photos from Home Inspection Report)

I. (1) The windows are single pane which have a low efficiency rating.



I. Item 1(Picture)

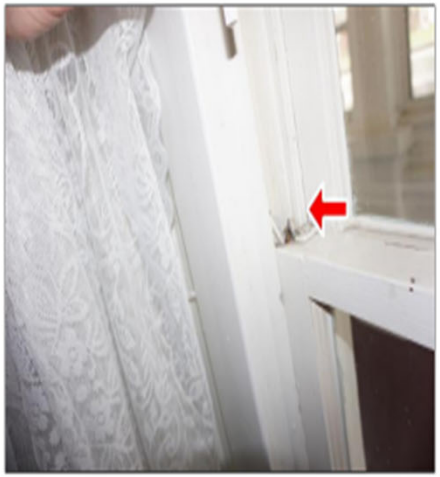


I. Item 2(Picture)

I. (2) All wooden windows in the home were either painted shut or had broken guides.



I. Item 3(Picture)



I. Item 4(Picture)

Old Windows

-All windows single pane untempered glass & inoperable

(2) Smaller Window s located in closets

-Major termite & water damage

-Allowed rain and moister in – which caused rot, mold, termite damage and softened wall plaster and floor damage

F. (5) Water staining was found below the closet window. This area was tested with a moisture meter with normal moisture levels found.



F. Item 10(Picture)

Received July 11, 2022
Planning and Building Department

Request Partial demolition of Windows
Remove, Relocate, and Replace Windows along East Side





-Property line on East side approximately 2ft off of the house

-Neighbors park right along and “hang-out” on the property line

-Neighbors keep late hours and often have friends over socializing by their vehicles parked on the property line between the hours of 11 pm - 3am

-Our home has been physically hit by our neighbors visiting friends vehicle at 2 am. Damage was minor to our home, but the vehicle hit hard enough to shake the entire house and scare us awake. The vehicles tail and brake light were completely shattered.

Received July 11, 2022
Planning and Building Department

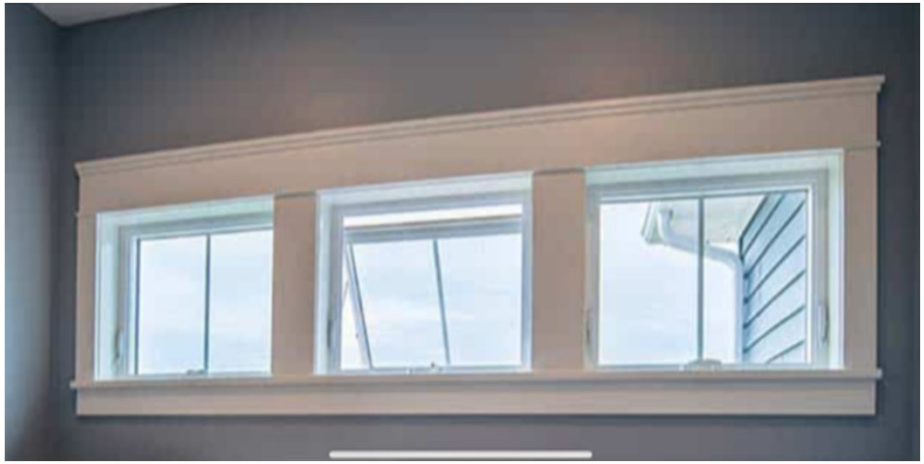
Request Partial demolition of Windows
Remove, Relocate, and Replace Windows along East Side

Would like to replace and reconfigure placement of (2) larger windows and completely remove the (2) small closet windows on the East side

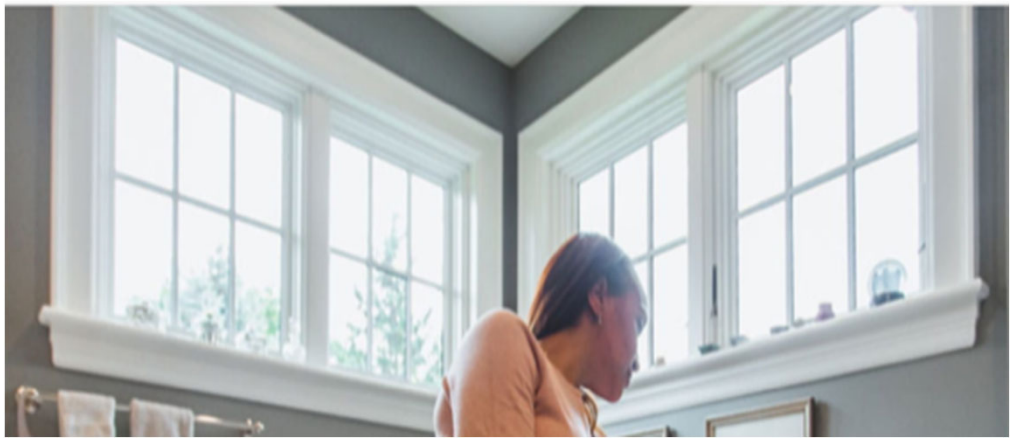
Old Windows

-Single pane untempered glass
-Major termite & water damage
-Bedroom/mud room windows inoperable and painted shut
-Closet windows unable to be secured

Sample style



Sample style



Replaces With

-Horizontal design, for raised elevation
-Low E/Energy Star tempered glass
-Impact resistant
-Screened/capable for providing ventilation
-Noise reduction

Received July 11, 2022
Planning and Building Department

After-the-fact partial demolition of Siding
Re-side stucco siding with vertical board and baton siding
West Side





Would like to side entire home with board and batten siding

-Would like siding to be consistent on all sides of the house and have a cohesive flow
-Complement the style of the house
-Have classic and clean lines
-Be durable and help to protect against the elements, adverse weather and hurricanes, as well as termites

Received July 11, 2022
Planning and Building Department

After-the-fact partial demolition of Siding
Re-side stucco siding with vertical board and baton siding





-Stucco is chipped, cracked and crumbling in several places on every side of the house.
-The May St. 2020-22 road work project caused major cracks in the siding walls

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Planning and Building Department

After-the-fact partial demolition of Siding
Re-side stucco siding with vertical board and baton siding

Stucco siding was damaged and cracked on all side of the house







Received July 11, 2022
Planning and Building Department

After-the-fact partial demolition of Siding
Re-side stucco siding with vertical board and baton siding
(Photos from Home Inspection Report)

Stucco siding was damaged and cracked on all side of the house

F. (2) Multiple areas of the wood trim around the base of the home were found to be rotten.



F. Item 6(Picture)





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Planning and Building Department

After-the-fact partial demolition of Siding
Re-side stucco siding with vertical board and baton siding







Received July 11, 2022
Planning and Building Department

After-the-fact partial demolition of Siding
Re-side stucco siding with vertical board and baton siding









Received July 11, 2022
Planning and Building Department

Partial demolition of Windows and Doors on Front Porch North Side

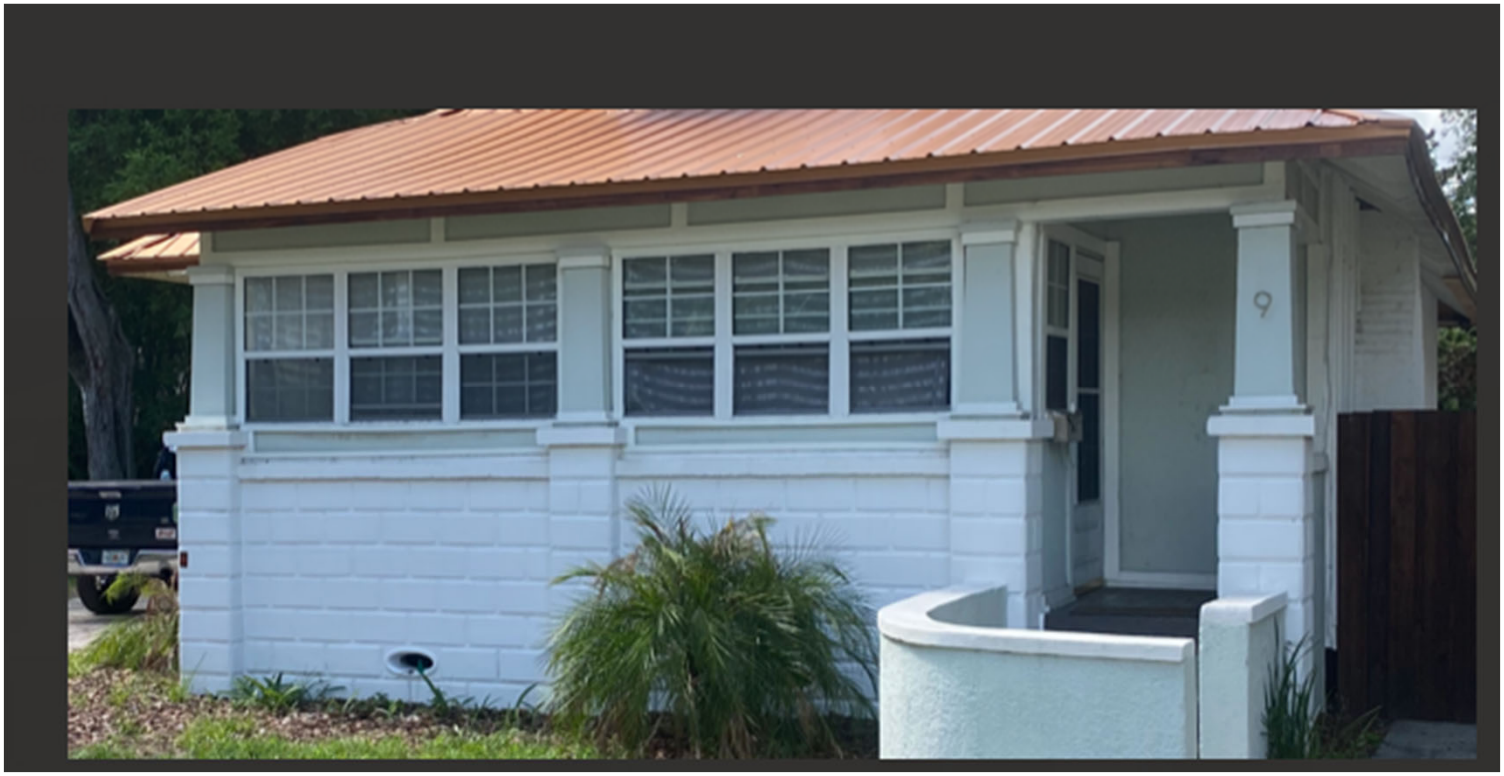






Received July 11, 2022
Planning and Building Department

Partial demolition of Windows and Doors on Front Porch



Request to remove porch enclosure and return porch to being open

-Remove (9)aluminum windows
-Remove vinyl screen door (side entry) into porch
-Remove all framing and materials used to enclose porch
-Repairer and replace damage to the columns, posts, and/or trim work caused by water, rot, and termites

Received July 11, 2022
Planning and Building Department

Partial demolition of Windows and Front Door on North Side



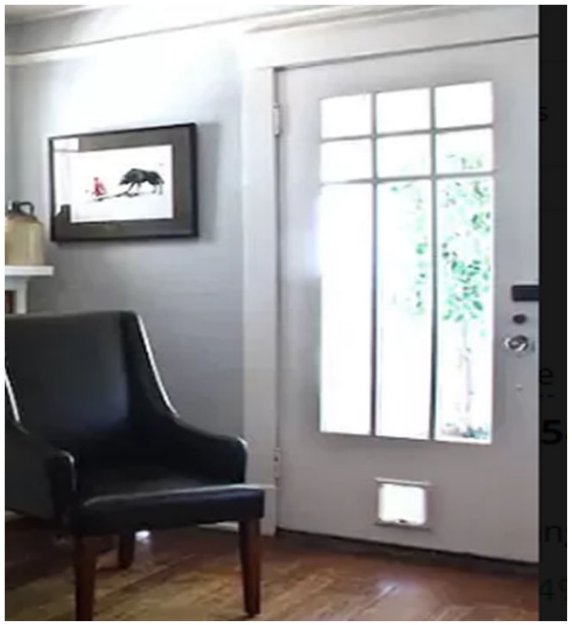
Request to replace (4) windows

(2) Living Room
(2) Bedroom

Old Windows

-Single pane untempered glass
-Inoperable
-Pained shut
-No Screen

Replace Front Door



Replace With

-Low E/Energy Star tempered glass
-Impact resistant
-Noise reducing
-Screened/capable for providing ventilation
-Able to provide emergency egress

Received June 19, 2022
Planning and Building Department





Received June 19, 2022
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Received June 19, 2022
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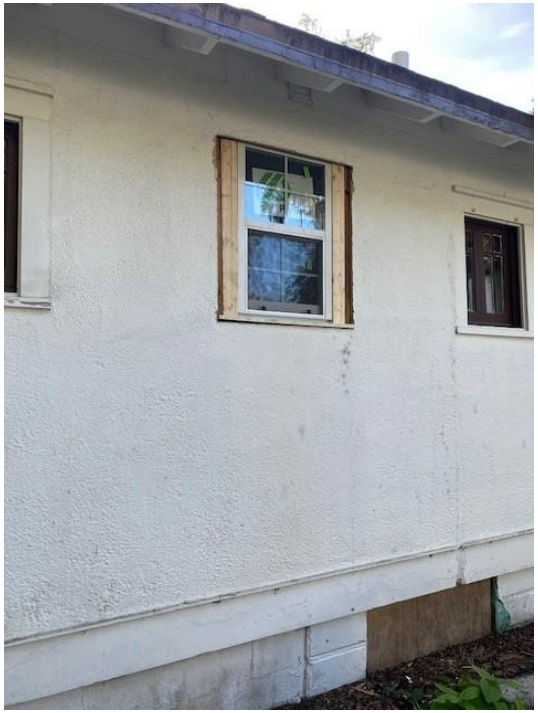


Gem


FIRE

Received June 19, 2022
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Additional Pictures











Instr #2020052248 BK: 4978 PG: 818, Filed & Recorded: 7/1/2020 12:27 PM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,820.00

This instrument was prepared by:
Jenny Brown
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:18887
Consideration: $260,000.00
Documentary Stamps Paid: $1,820.00

This Warranty Deed

Made this **June 30, 2020 A.D.** By **Greg Horvay, a married man, joined by his spouse Rina Cheah** hereinafter called the grantor, to **Angela S. Kalb, a single woman,** whose post office address is: 9 May Street, St. Augustine, FL 32084, hereinafter called the grantee:

COPY

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

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

Lot 5-A, Nelmar Terrace, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 1, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 153900-0000

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

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

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

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

[signature page to follow]

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

[1] _____
Witness Sign Name
Witness Print Name: John Machin

_____(Seal)
Greg Horvay
Address:5906 NW 68th Terrace, Tamarac, FL 33321

[2] _____
Witness Sign Name
Witness Print Name: Jesus M. Medina

_____(Seal)
Rina Cheah
Address:5906 NW 68th Terrace, Tamarac, FL 33321

COPY

State of FLORIDA
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this June 27th, 2020, by Greg Horvay, a married man, joined by his spouse Rina Cheah. Such person (notary must check applicable box):

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

_____
Notary Public
Notary Print Name Jesus M. Medina
My Commission Expires: June 30, 2021

JESUS MANUEL MEDINA
Notary Public – State of Florida
Commission # GG 083735
My Comm. Expires Jun 30, 2021
Bonded through National Notary Assn

(NOTARY SEAL)

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1539000000
Location Address	9 MAY ST SAINT AUGUSTINE 32084-0000
Neighborhood	Nelmar Terrace & Genoply Tract (707)
Tax Description*	2-1 NELMAR TERRACE LOT 5-A OR4978/818 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Nelmar Terrace
Sec/Twp/Rng	50-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.230
Homestead	Y

Owner Information

Owner Name	Kalb Angela S 100%
Mailing Address	9 MAY ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2022
Building Value	$114,535
Extra Features Value	$3,686
Total Land Value	$220,774
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$338,995**
Total Deferred	$114,468
Assessed Value	**$224,527**
Total Exemptions	$50,000
Taxable Value	**$174,527**

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

Historical Assessment Information

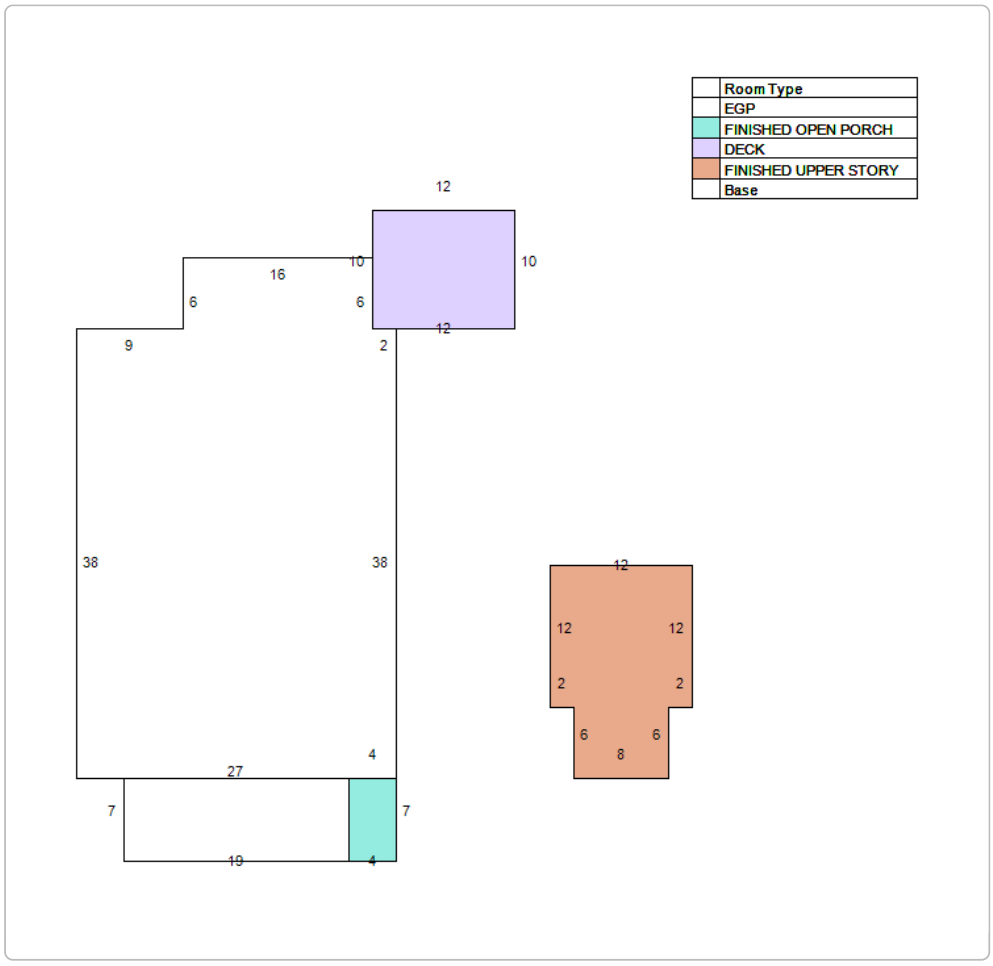
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$87,581	$3,686	$126,720	$0	$0	$217,987	$217,987	$50,000	$167,987
2020	$98,331	$3,686	$112,640	$0	$0	$214,657	$213,684	$973	$213,684
2019	$86,810	$2,835	$112,640	$0	$0	$202,285	$194,258	$8,027	$194,258
2018	$89,566	$2,552	$84,480	$0	$0	$176,598	$176,598	$0	$176,598
2017	$90,944	$2,517	$77,440	$0	$0	$170,901	$170,739	$162	$170,739
2016	$93,700	$2,672	$77,440	$0	$0	$173,812	$155,217	$18,595	$155,217
2015	$95,078	$2,827	$77,440	$0	$0	$175,345	$141,106	$34,239	$141,106
2014	$75,502	$2,983	$69,696	$0	$0	$148,181	$128,278	$19,903	$128,278
2013	$63,494	$3,138	$49,984	$0	$0	$116,616	$116,616	$0	$116,616
2012	$65,258	$3,294	$49,896	$0	$0	$118,448	$118,448	$0	$118,448
2011	$53,135	$3,353	$55,440	$0	$0	$111,928	$93,197	$69,231	$42,697
2010	$53,953	$3,508	$61,600	$0	$0	$119,061	$91,820	$77,741	$41,320

Building Information

Building	1
Year Built	1925
Actual Area	1595
Conditioned Area	1314
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	1.5

Description	Square Footage
BASE AREA	1122
FINISHED UPPER STORY	192
FINISHED DECK	120
FINISHED OPEN PORCH	28
ENCLOSED GLASS PORCH	133
Total SqFt	1595

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage Unfinished (Average)		3686

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	64	158	64	EF	$220,774

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/1/2020	6/30/2020	$260,000.00	WARRANTY DEED	4978	818	Q	I	HORVAY GREG	KALB ANGELA S
11/3/2011	10/28/2011	$155,000.00	WARRANTY DEED	3490	306	Q	I	BARNES CATHERINE	HORVAY GREG
	10/29/1999	$22,600.00	WARRANTY DEED	1454	773	U	I	BLACKBURN TIMOTHY W	BARNES CATHERINE
	10/29/1999	$0.00	WARRANTY DEED	1454	772	U	I	MISKA TERESA A	BARNES CATHERINE
	7/22/1997	$66,000.00	WARRANTY DEED	1254	504	Q	I	CHAPMAN BARBARA	MISKA TERESA A & BLACKBURN TIMOTHY W
	2/23/1993	$100.00	QUIT CLAIM DEED	980	1989	U	I	ANDERSON KIMBERLY K	CHAPMAN BARBARA
	5/1/1991	$62,000.00		894	1170	Q	I		ANDERSON KIMBERLY K
	4/1/1989	$0.00		816	1252	U	I		
	1/1/1980	$0.00		456	622	U	I		

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 21, 2022 Meeting



Applications: HP2022-0020 & HP2022-0021

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

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

Project description: To construct a new 1-1/2 story single family residence along 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. (Separate applications, same scope of work for each, Continued from the April 19, 2022 meeting).

Architectural Style:	New Construction (Frame Vernacular)	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	N/A
Archaeology Zone:	IA	Zoning District:	HP-5
Parcel number:	1939600000		
Agenda Item:	8(a) & 8(b)	Previous Action(s):	COA 2013-0052 OOA 2017-0081

STAFF SUMMARY AND ANALYSIS:

1. After hearing these applications first at the April meeting, the HARB continued them to allow the applicant time to provide additional information and design alterations based on Board discussion. The applicant requested a continuance prior to the May meeting for additional time to prepare required materials. Materials were not received by the deadline for the June meeting and HARB continued the application once more without a hearing.
2. In response to previous HARB discussion and the recommendations of staff the applicant submitted new plan packages for both lots. An e-mail sent to the applicant by staff dated May 20, 2022, provided a list of required items for a complete submittal. The list has been included as an attachment to the staff report with highlight indicating items that have not yet been received. Some items that are noted as received insufficiently reflect design changes and are noted in the remainder of this report.
3. As encouraged by the Board to maintain the residential character of Grove Avenue, the applicant has altered the site plan for lot 14 so that the 1-1/2 story main residence faces Grove Avenue and the two-story garage fronts W. Castillo Drive.
4. Most of the building form and features continue to align with the required Frame Vernacular style for HP-5 as described by the AGHP including the gable roof, rectangular plan, and porches with uniform materials and minimal detailing. Differences in window fenestration and roof form are now seen when comparing the updated front elevations of the main residences.
5. Updated design elements of the front façades for both proposed garages include Hardie lap and shake siding in different configurations as well as double French doors of different styles replacing the previously proposed sliding glass doors on the second story for each garage which are both proposed to face W. Castillo Drive. Elevations included in the construction drawings do not reflect the proposed siding and window design changes detailed in the additional front elevation drawings provided.
6. The board noted that side window fenestration on the buildings was not consistent with the Frame Vernacular style. Updated elevations for the sides and rear of the proposed structures were not received.
7. The AGHP encourages the use of materials in new construction that are compatible in quality, texture, finish, and dimension to those common to the district. The applicant expressed a willingness at the April meeting to consider wood materials at the Board's direction. Staff has made the following observations regarding proposed materials and designs:
    - **Siding** and other proposed exterior materials for the buildings appear to remain wood grain Hardie board in lap and shingle styles which is not a listed pre-approved material in the AGHP but has been used previously in some new construction projects.
    - **Porch elements** were originally indicated to be vinyl; however, the most recent materials list provides an option for pressure-treated wood porch elements.
    - **Driveway** material indicated on the previous site plan was concrete though it does not appear to be clearly stated on the new submittal and the applicant should clarify this. Paving materials recommended for post-1821 construction in the AGHP include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Curb cuts should be kept to a minimum and will require Public Works review. Brick pavers, such as those proposed around the pool, should not be a concrete material.
    - **Entry Door** materials were not clearly specified but do not appear to be wood. The AHGP states that doors are generally wood with ornamentation and detailing in keeping with the character of the building

and the entry design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

- **Garage door** material is specified as a wood grain composite which appears to be consistent with the AGHP. The applicant has provided multiple design examples. Garage door openings should be as small as possible, according to the AGHP and garage doors should be simple and unglazed and should be wood or fiberglass painted to appear as wood.
- **Windows** are noted as single-hung white vinyl with 2/2 and 2/1 interior mullions. The HARB has generally approved wood windows with raised muntin patterns for residential buildings in historic districts. The AGHP indicates that, post-1821 windows should be wood but 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.
- **Fence** material appears to be wood and design appears consistent with the AGHP which states modern wood vertical board privacy fences are generally appropriate for post 1821 styles on side and rear elevations and simple vertical picket fences are appropriate. Details are needed regarding gates and hardware.
- **Foundation** skirting for the proposed stem wall foundation on the main residences is noted as 8"x8"x16 CBS wall. The AGHP states that Continuous foundations are rare, and are never used prior to about 1920.
- **Roof** material is now noted as metal 5v crimp for both the main residences and garages which is a compatible roofing material for Frame Vernacular buildings constructed after 1920.
- **Finish Colors** for all exterior building finishes has not been addressed and must be approved by the HARB or match pre-approved colors listed in the AGHP.

8. The finished floor elevation for each main residence is noted at 8' which meets the city's freeboard requirement (7' required +1' freeboard in this area).
9. The applicant should confirm or demonstrate how the grinder pump and water and sewer taps will be screened from view of the right-of-way consistent with AGHP requirements. Air conditioning units appear to be behind a proposed privacy fence. The location of pool equipment is not shown on the plans.
10. Zoning review of the updated site plans did not produce any additional concerns. A Use by Exception application approved by the Planning and Zoning Board for multi-family use may be required for these projects. Any HARB design approval does not dictate interior layout unless directly related to exterior fenestration, nor does HARB approval make judgement on the future use of the proposed structures.
11. Portions of this property are in archeology zone IA; therefore, new construction must comply with the Archeological Preservation Ordinance and an A14 Archaeological Review application should be submitted well in advance of beginning any ground disturbance including but not limited to foundations and paving for new construction.
12. All additional landscaping, tree removal, impervious surface area, zoning, and building code requirements outside the HARBs purview must also be met prior to issuance of a permit.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Appropriateness** applications **at 28 W. Castillo Drive – Lot 14 (HP2022-0020) & Lot 15 (HP2022-0021**):

1. **CONTINUE** to allow for further clarification and/or modifications as recommended by the HARB necessary for the design to be consistent with the AGHP and appropriate for the Historic District.

Alternatively, if the application is found generally compatible with the district but not to the detail level of a COA, the Board may consider review and approval of the application as an Opinion of Appropriateness and encourage the applicant to submit a new Certificate of Appropriateness application with fully updated drawings modified per HARB's recommendation and all material and design details as required.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Lot 14:
    a. Construct a 1-1/2 story single family residence revised for the July 2022 HARB meeting to front Grove Avenue with a metal gable roof, hip-roofed front porch, Hardie board siding, two-over-two lite windows, front and rear covered porches, and concrete block stem wall foundation.
    b. Construct a detached two-story building along W. Castillo Drive encompassing a garage with residential space above featuring a metal gable roof, Hardie board siding, exterior access stairs, two-over-one lite windows and horizontal fixed windows and 15 lite double French doors on the second floor.
    c. Install concrete driveways along both W. Castillo Drive and Grove Avenue (design not specified).
    d. Install fencing
    e. Install an in-ground pool with paver surround between the main residence and detached garage.
    f. Install associated mechanical equipment including water/wastewater and HVAC equipment (noted on site plan) and other mechanical equipment (not noted on site plan).
    g. Associated landscaping

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

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Pre-Approved Guidelines

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

Vernacular (1821-1940)

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

Frame Vernacular

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

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

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

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete

block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920.

Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Locally, roof types are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco.

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

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

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

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

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-5

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

Post-1821 Building Plans

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

Post-1821 Design Considerations

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

St. Augustine Code of Ordinances:

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

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

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

a. Fifty (50) percent.

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

(6) *Additional requirements.* Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of seventy (70) percent ISR:

(7) *Maximum and minimum yard requirements:*

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

b. Side, five (5) feet.

c. Rear, twenty (20) feet.

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

(9) *Minimum yard requirements.*

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

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

LIST OF ATTACHMENTS:

1. April 21, 2022 HARB minutes
2. May 20, 2022 e-mail to applicant
3. Staff Photographs
4. Sanborn Maps

MOTION was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Benoit, MacDonald, Weaver, Duncan
NAYES: Beach
MOTION CARRIED 4/1[1]

6. (d) HP2022-0020– Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 14

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

Ms. Seymour informed the Board there was one staff report for both applications as they were identical and would be heard together.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can CONTINUE Certificate of Appropriateness applications at 28 W. Castillo Drive – Lot 14 (HP2022-0020) & Lot 15 (HP2022-0021) to allow the applicant time to provide sufficient information regarding materials, and construction details as noted in the staff report, and, to consider any design changes recommended by the HARB.

Alan Register reviewed the application.

The Board provided their ex parte communication.

Public hearing was opened.

Yvonne Picket spoke in opposition to the application and said after reviewing the plan she felt her quality of life would be affected. She said she would be looking at a garage and a parking pad filled with vehicles. She said on the 1910 San Borne maps there were no garages facing Grove Avenue which still applied. She pointed out the road flooded as there was only one storm drain, and at high tide, water did not drain. She said Lots 14 and 15 would drain towards Grove Avenue. She asked why storm water could not be directed to pipes on Castillo Drive as Grove Avenue could not handle more water and other homes would flood.

Public hearing was closed.

The Board discussed:

- Concerned with the position of the properties as they were backwards
- Unsure why applicant wanted to have homes as proposed
- Garages would be where a house should be located
- Same exact house did not help with the character of the neighborhood
- Houses presented did not provide any detail or character and did not bring value or charm to the neighborhood
- Most homes were the same as they were framed vernacular house
- Small details set the homes apart from the others
- Concerned with how narrow Grove Avenue was and the potential influx of people
- Density was a concern
- Were two buildable lots and density was governed by zoning
- Proposed homes were in a historic district and needed a street elevation to show the direction of the proposed homes to ensure compatibility
- Should match the area and the historic district; may need flexibility to fit within the AGHP

[1] Break from 2:47p.m.- 2:59 p.m.

- Proposed buildings would face opposite streets: Lot 14 would face Castillo Drive and Lot 15 would face Grove Avenue
- Windows in the gable and first floor were not accurate in terms of height and length
- Proposed front door was a basic six panel
- Applications lacked detail needed; had an opportunity to add to the block or create an issue but should want to add value
- Should relate to the other homes in the neighborhood

Ms. Duncan pointed out the AGHP required "new construction to be framed vernacular style and encouraged site plans heights, widths, massing, spacing, roof forms to be consistent with and complementary to the existing historic streetscape". She said the adjacent properties needed to be shown in relation to the proposed to understand how it would affect the streetscape. She said each house needed to address its location and understand how it fit with the historic character. She said the homes needed to be presented as a detailed house showing elements of the vernacular.

Discussion continued:

- Foundation details showed slab on grade and an elevated slab
- Should provide elevations to avoid having a slab on grade house when there was flooding in the neighborhood
- Not in support of homes as one was out of context on Castillo Drive and the other would not fit on Grove Avenue
- Homes should add to the streetscape
- Homes on Grove Avenue were not overly complex; should take inspiration from homes on the street

Mr. Register stated he was representing the homeowners and he worked with the builder. He explained the reason the homes were opposite of each other was to differentiate between the two. He said both homes could face Grove Avenue and the drainage was left as it was how the lot currently drains. He said he loved the area and it was important to keep the look in the historic districts.

Mr. Benoit requested a site plan that had been reviewed by zoning for approval in order to eliminate discussing something that was unable to be built.

Ms. Courtney asked if Mr. Benoit were concerned with building code issues, as that could be reviewed during Friday Review.

Mr. Benoit explained it was not the density of the use but more so the elevation of the garage and the stairs that came out to the side which had to meet setbacks.

MOTION

Mr. Benoit MOVED to CONTINUE HP2022-0020 based on discussion for the applicant to come back with more information. The motion was SECONDED by Mr. Weaver.

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

6. (e) HP2022-0021– Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 15

Heard with item 6(d)

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

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can CONTINUE Certificate of Appropriateness applications at 28 W. Castillo Drive – Lot 14 (HP2022-0020) & Lot 15 (HP2022-0021) to allow the applicant time to provide sufficient information regarding materials, and construction details as noted in the staff report, and, to consider any design changes recommended by the HARB.

MOTION

Mr. Benoit MOVED to CONTINUE HP2021-0021 with the same concerns and allow the applicant to return with more information. The motion was SECONDED by Mr. Weaver.

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

7. Certificate of Demolition and Partial Demolition

7. (a) HP2022-0022 – SEG Companies, LLC– Applicant
David Westbrook– Owner
104 Gaspar Street

To demolish a residential building constructed ca.1910-1920 that is recorded in the Florida Master Site File and not located in a district.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Demolition at 104 Gaspar Street because it is not a local landmark or otherwise designated as a historic building with the condition that any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Sarah Sullivan and Scott Nagoz, SEG Construction, reviewed the application.

Ms. Seymour said the County normally provided these applications with a set of pictures and a preliminary plan for the replacement structure; however, they had not been received.

Mr. Nagoz advised those items had not been released by the County. He said the replacement structure would be a one-story single-family resident and in the exact location.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi said she was concerned as the property was in the West City of St. Augustine and had been built between 1910-1920 although not located in a district. She asked if the home could be renovated and if there was a lot of damage. She said the report from the County would probably be beneficial. She asked if the Board was able to stop the demolition if the information from the County was not provided.

Ms. Courtney said the design review was not in the purview of the Board but could require the applicant to submit the permit plans for the new structure at the same time as the demolition permit.

Mr. Weaver stated a standard practice with the Board was the applicant had one year to act on the demolition once granted, but prior to the demolition the applicant would have to secure a building permit.

Candice Seymour

From: Candice Seymour
Sent: Friday, May 20, 2022 5:02 PM
To: allen register
Subject: Re: 28 W. Castillo Lots 14 & 15
Attachments: COA28AWCastilloDr-Lot14_042122SufficiencyChecklist.pdf; COA28AWCastilloDr-Lot15_042122SufficiencyChecklist.pdf

Good afternoon,

I had promised, since I will be out of the office most of next week, to e-mail you a breakdown of what should be included in your updated packet and what HARB would probably like to see. I still suggest compiling a brand new set of everything for each lot since the design has changed substantially and it would be easier for everyone to have a cohesive set rather than try to refer back to previous submittals. The sufficiency checklist that I had sent you shortly after receiving the initial applications is a great reference and I've attached it here in case I miss listing something, though I will try to make a comprehensive list below by going through the checklist itself.

1. Scaled site plan for each lot showing the property line, and existing and/or proposed site features including buildings, sidewalks, driveways, landscape features, pools and decks, mechanical equipment, fencing, etc.
    a. Include dimensions, setback, lot coverage, and impermeable surface ratio
2. Scaled landscape plan with list of plant materials. A list of pre-approved plants is found towards the back of the AGHP and Florida Native plants as indicated by UF are also approvable.
3. Scaled elevations drawings of all four sides of both main house and garage
4. Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape for both Grove Avenue and W. Castillo Dr. (for comparison of mass and scale).
5. Scaled footprint diagram showing proposed building footprints and surrounding existing building footprints (for comparison of mass and site plan compatibility)
6. Written summary describing existing and proposed conditions and the projects consistency with zoning codes
7. Brochure or sample of proposed roofing material for both the garage and house with proposed color of the material.
8. Brochure, sample, and/or detailed list of exterior finishes including siding, decorative features, masonry surfaces, pavement, etc.
    a. Be sure to include types of material, dimensions where applicable, and proposed colors
9. Scaled detail of proposed porches and balconies showing material, construction detail, and finish details
10. Brochure, sample, of scaled drawing of all proposed exterior doors
11. Scaled wall section, brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing and hardware for all windows
12. Scaled site plan and material sample, scaled detailed drawing, and/or brochure showing proposed foundation
13. Brochure, sample, or scaled drawing showing materials, light intensity, source, hardware and finish of any proposed light fixtures
14. Drawing of proposed fence(s) and gates with proposed material and hardware listed.
15. Details of proposed pavement features including material, finish, patterns, etc.

That should summate a substantial submittal. If there are any questions as to what the AGHP recommends for certain aspects of the design, feel free to contact us. I will be out of the office until Friday of next week.

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.

STAFF PHOTOGRAPHS
28 W. Castillo Drive



STAFF PHOTOGRAPHS
28 W. Castillo Drive



Staff Report pg. 16

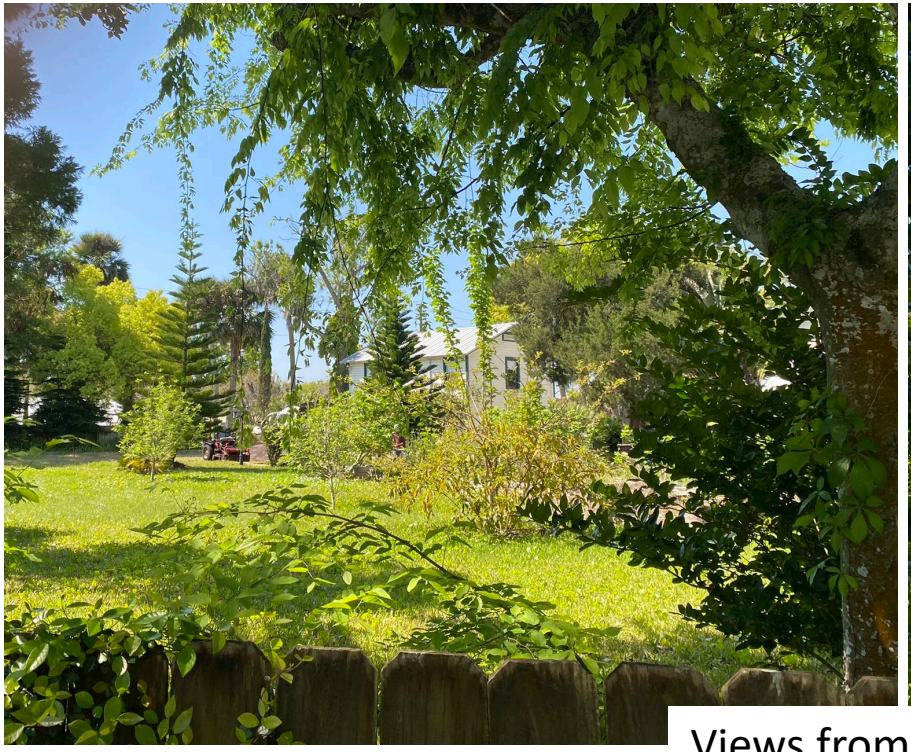
STAFF PHOTOGRAPHS
28 W. Castillo Drive



Views from W. Castillo Drive

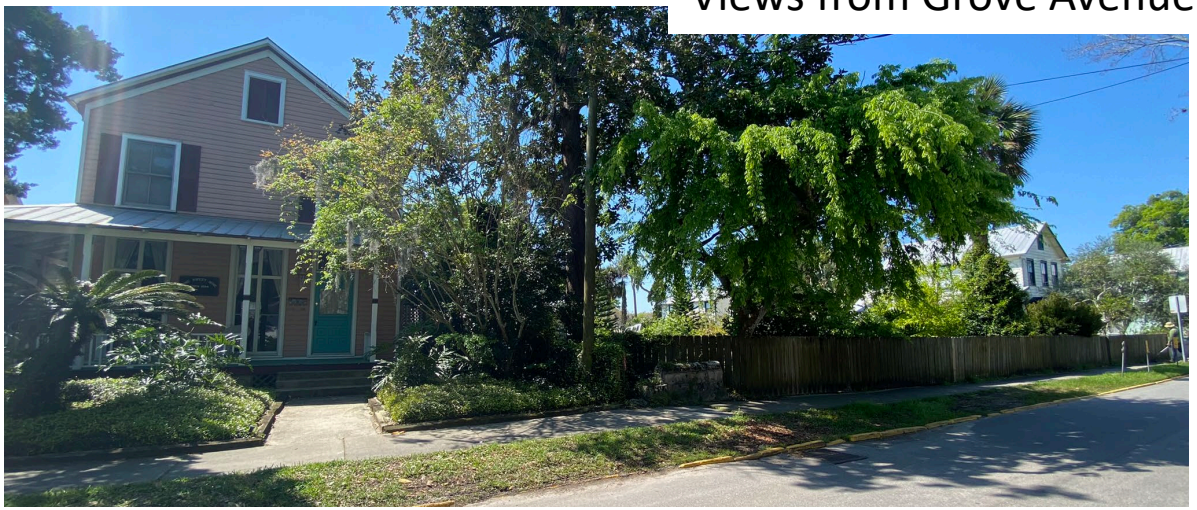


STAFF PHOTOGRAPHS
28 W. Castillo Drive





Views from Grove Avenue



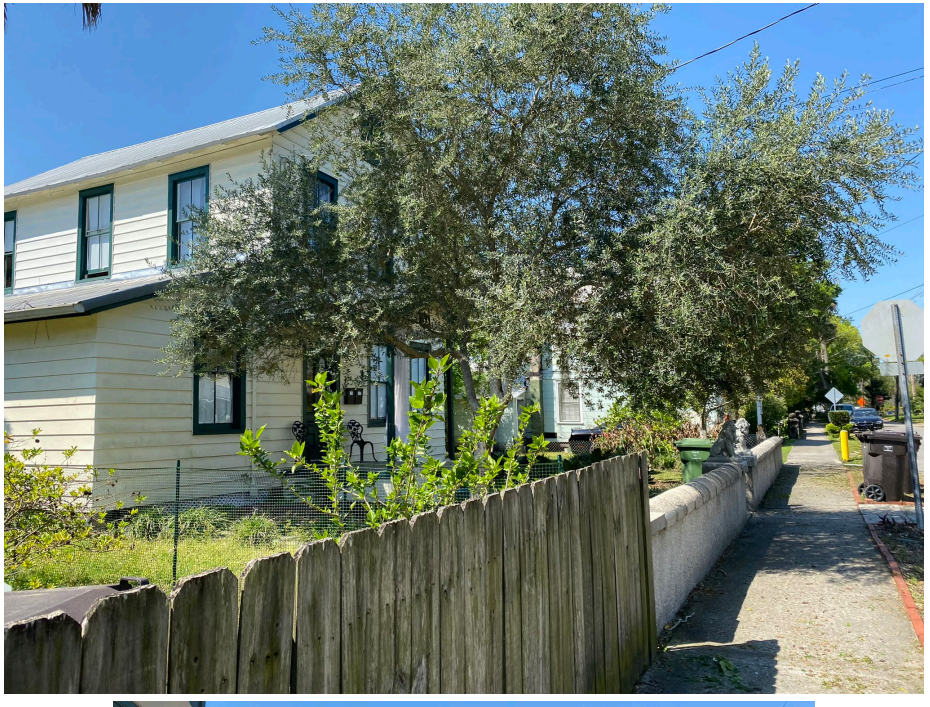


STAFF PHOTOGRAPHS
28 W. Castillo Drive

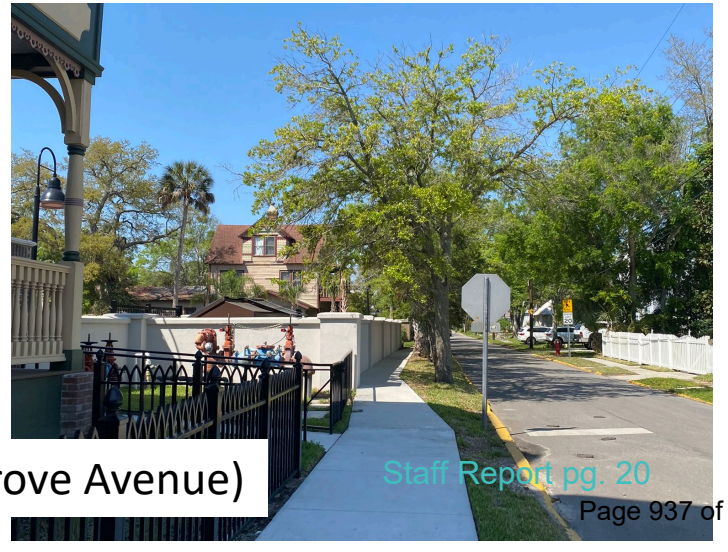


STAFF PHOTOGRAPHS
28 W. Castillo Drive









Context Photographs (Grove Avenue)

STAFF PHOTOGRAPHS
28 W. Castillo Drive









Context Photographs (W. Castillo Drive)

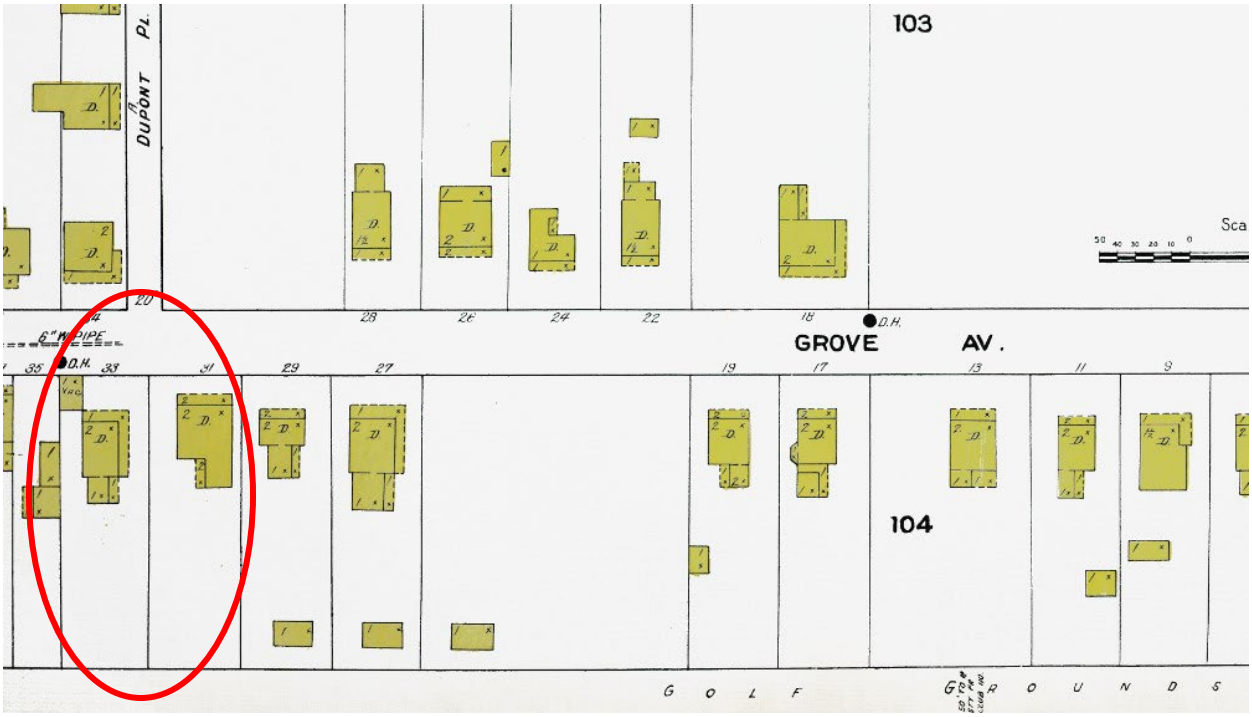
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1904



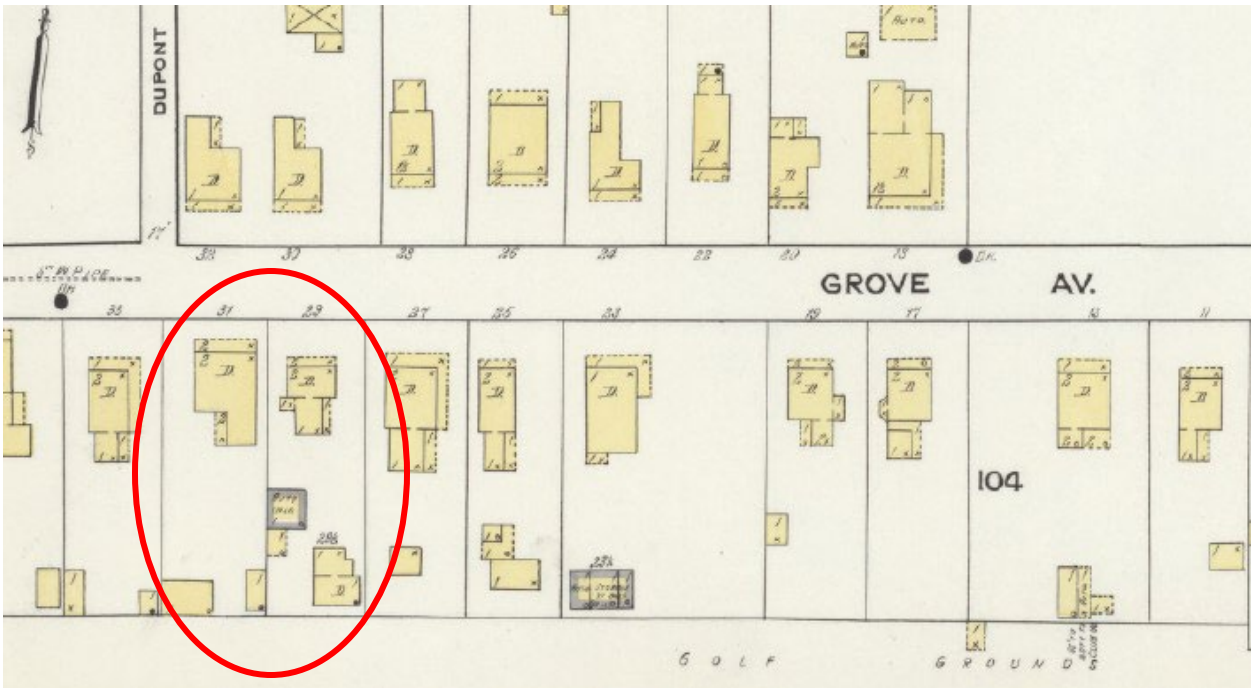
1910



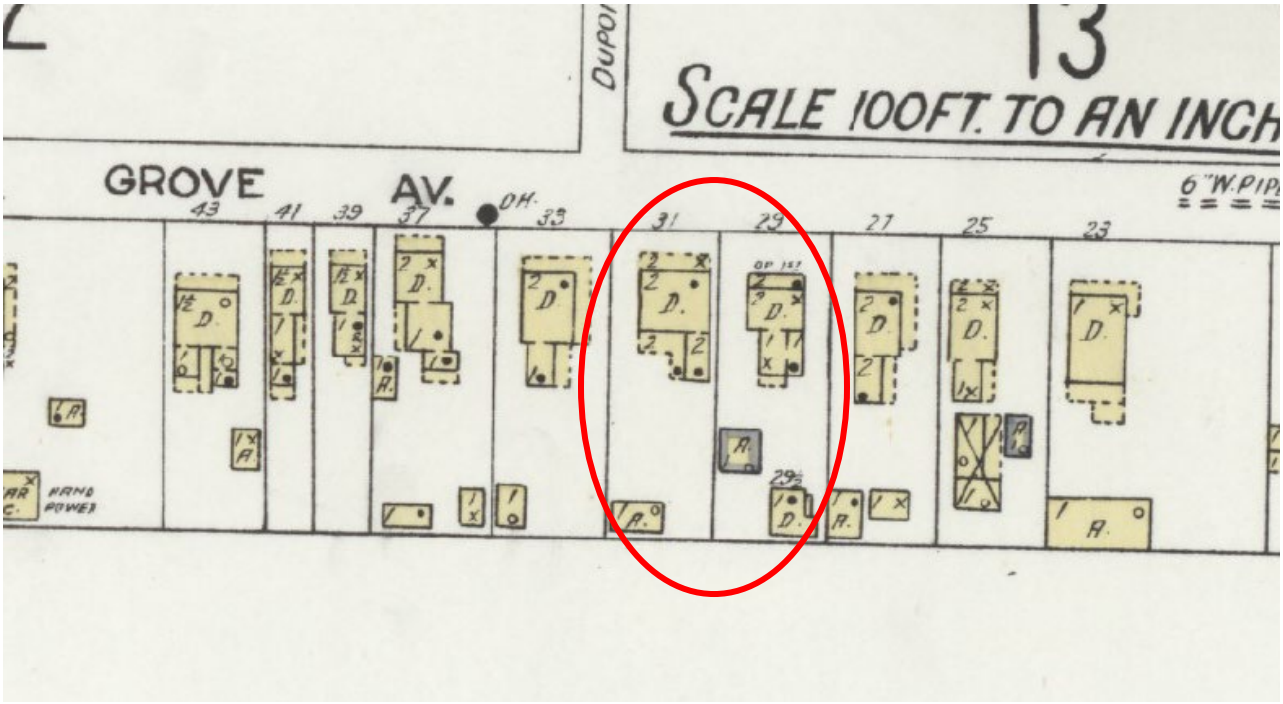
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1917



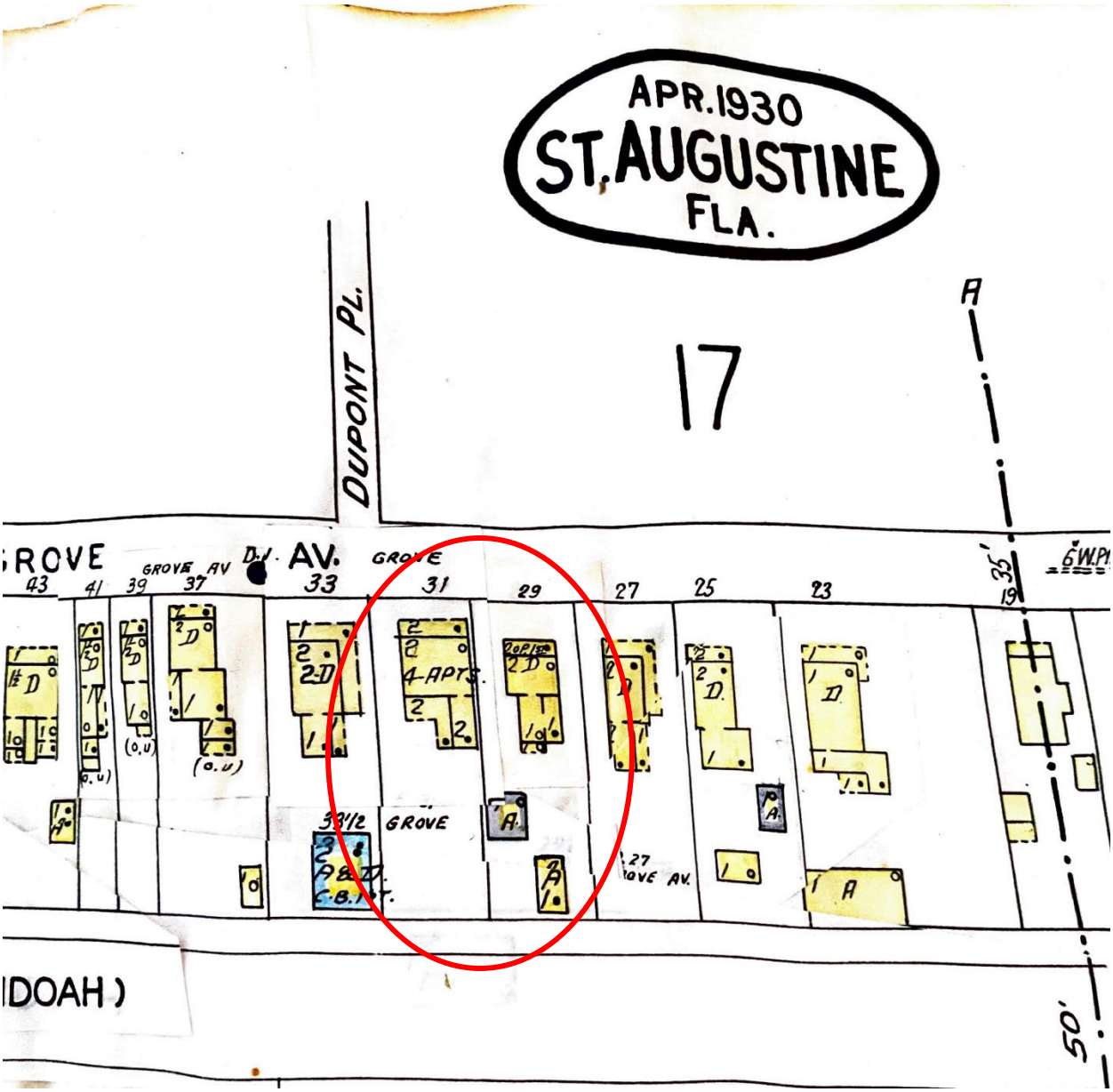
1924



SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1930 updated to 1960



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

June 16, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 14 – HP2022-0020

Dear Mr. Register,

On June 16, 2022, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the July 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 July 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.:	HP2022-0020
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W. Castillo Drive, Lot 14
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 16, 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 June 16, 2022, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along 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.

Subject to the following conditions:

-
- Continued to July 21st, 2022
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 16th day of June, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0020

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 16th day of June, 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.

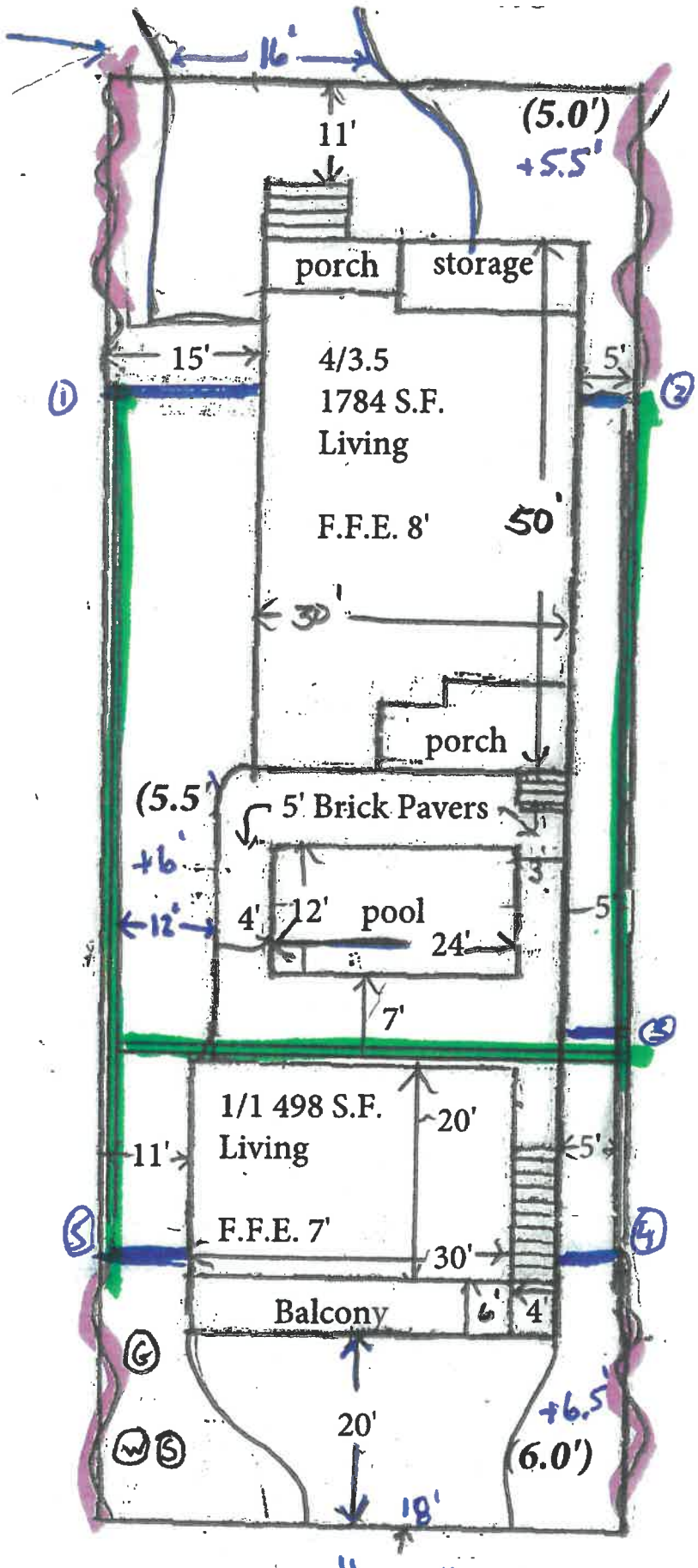
FOR JULY 21, 2022, HARB MEETING

HP2022-0020: 28 W. CASTILLO DRIVE – LOT 14

New materials submitted by applicant.

Received July 11, 2022
Planning and Building Department

NEW
PROPOSED DWL



Scale
1"=20'

6' - GATE (5)
4' picket fence =
6' privacy fence =
Grinder Pump = (G)
Sewer Tap = (S)
Water Tap = (W)
( ) = *Existing Grade Elevations*

LOT COVERAGE

2340 = Total House/Det. Gar.
824 = steps, pool, pavers
200 = driveway
3364 = Total ISR
6900 = Total Lot
48.75% Lot Coverage

*Limit to 12" of fill for building pads
*existing grade elevations to remain

Setbacks
Front - 10'
Sides - 5'
Rear - 20'

"NEW" PROPOSED DWL APRON

Castillo Drive

LOT 14
Parcel ID: 1928600000
AE-7 Flood Zone
HP-5 Zoning

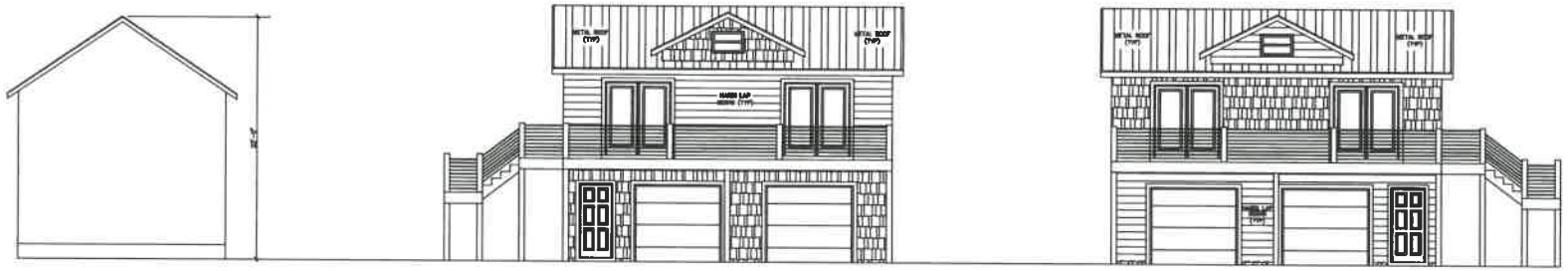
Received July 11, 2022
Planning and Building Department

LOT 14 AERIAL VIEW





LOT 14 GROVE AVE. LOT 15 33 GROVE



VACANT LOT

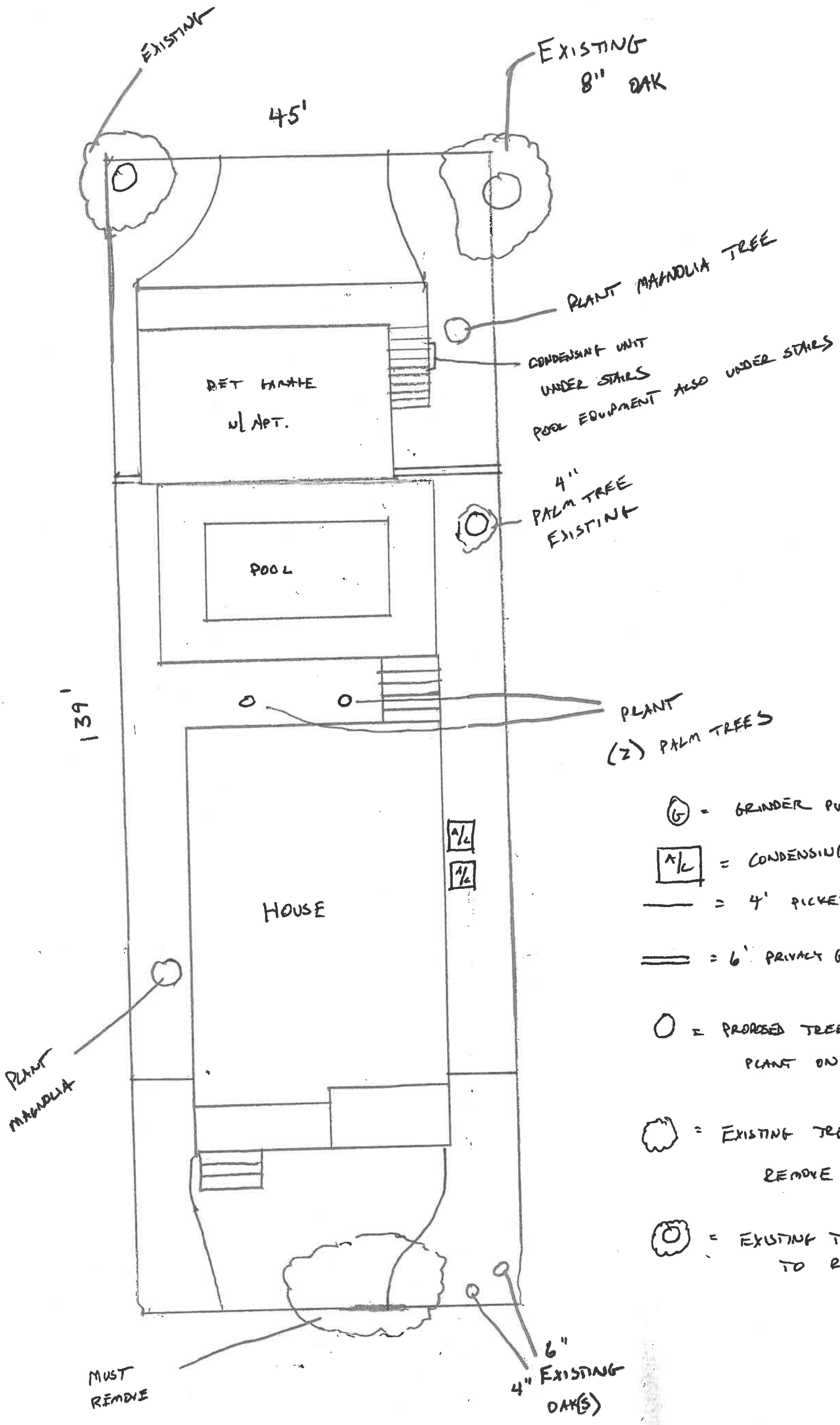
33 W. CASTILLO WEST CASTILLO DRIVE

LOT 15 LOT 14

Received July 11, 2022
Planning and Building Department

CASTILLO

LOT 14



G = GRINDER PUMP

A/C = CONDENSING UNIT

——— = 4' PICKET GATE

═══ = 6' PRIVACY GATE

O = PROPOSED TREES TO PLANT ON SITE

= EXISTING TREES TO REMOVE

= EXISTING TREES TO REMAIN

GROVE

Received July 11, 2022
Planning and Building Department

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

GENERAL NOTES:

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

CONCRETE:

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

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

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

       1 AT 7 DAYS
       2 AT 28 DAYS

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

WOOD FRAMING:

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

MASONRY:

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

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

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

FASTENER DESCRIPTIONS

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

VENTILATION SYSTEM

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

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

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

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS	UPLIFT	DEVICE	WOOD NAILING
	0-365	H2.5	(10)8d(TOTAL)
HETA12 1265	AND 820-	H6	(16)8d(TOTAL)
HETA16 1810	821-1085	HTS16	(18)16d
HETA20 1810	1086-2170	(2)HTS16	(16)10d(EACH)
HETA24 1810			BLOCK:
HETA40 1810	0-1450	META12	(10)16d
	1451-1780	HETA12	(7)16d
	1781-2235	HHETA16	(9)16d

10d x 1 ½" NAILS

TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) * MAX. 12"c/c BETWEEN ANCHORS	MAX. 16"c/c BETWEEN ANCHORS	MAX. 24"c/c BETWEEN ANCHORS	** ALTERNATE SPACING (INCHES)
	2 TO 4	>4 TO 6	>6 TO 8	
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	12	9
1/4" LAG SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

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

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

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

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

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

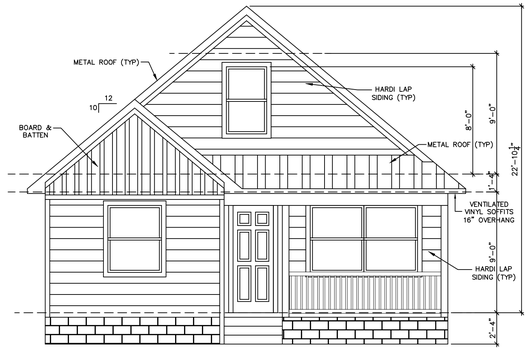
CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT

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

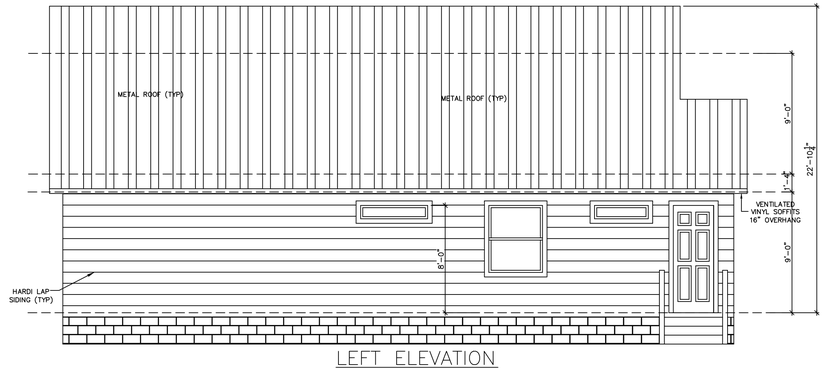
STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:

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

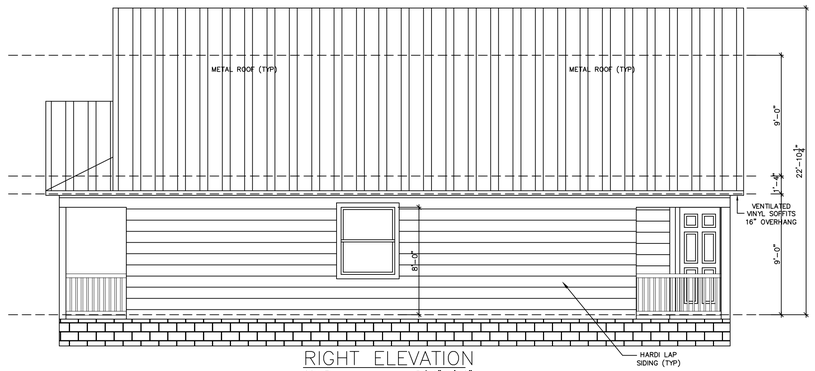
DRAWING SHEET INDEX	
1	COVER SHEET & ELEVATIONS PLANS
2	FOUNDATION & FLOOR PLANS
3	ELECTRICAL PLANS & DECKS FLOOR JOISTS
4	DETAILS
5	
6	
7	
8	
9	
10	



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



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



RIGHT ELEVATION
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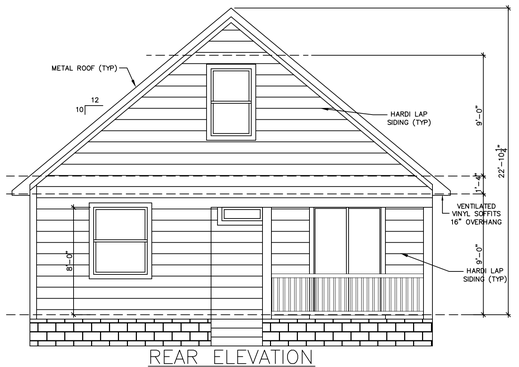

REAR ELEVATION
SCALE: 3/16"=1'-0"

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

SIGNED (DESIGNER)

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

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

Received July 11, 2022
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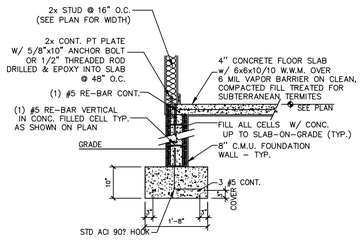
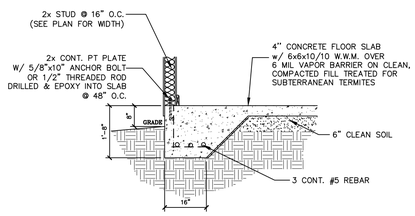
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,244
2nd FLOOR LIVING	540
COVER PATIO	102
ENTRY	83
STORAGE	70
TOTAL	2,039

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

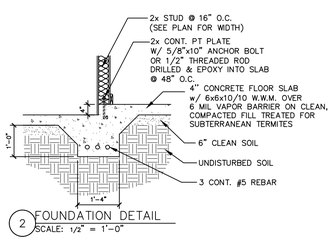
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required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



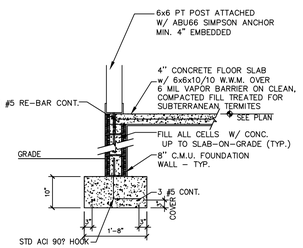
1 FOUNDATION DETAIL
SCALE: NTS



1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



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



3 FOUNDATION DETAIL
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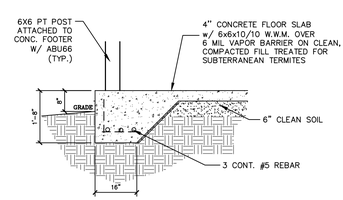

3 ALTERNATE FOUNDATION DETAIL
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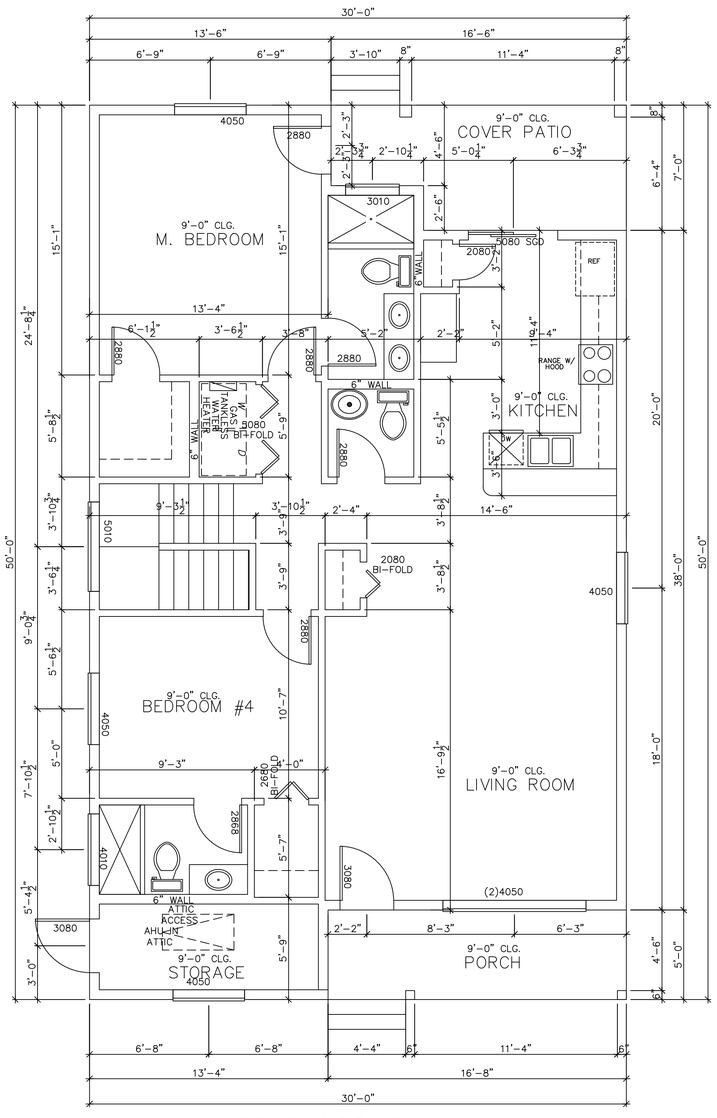
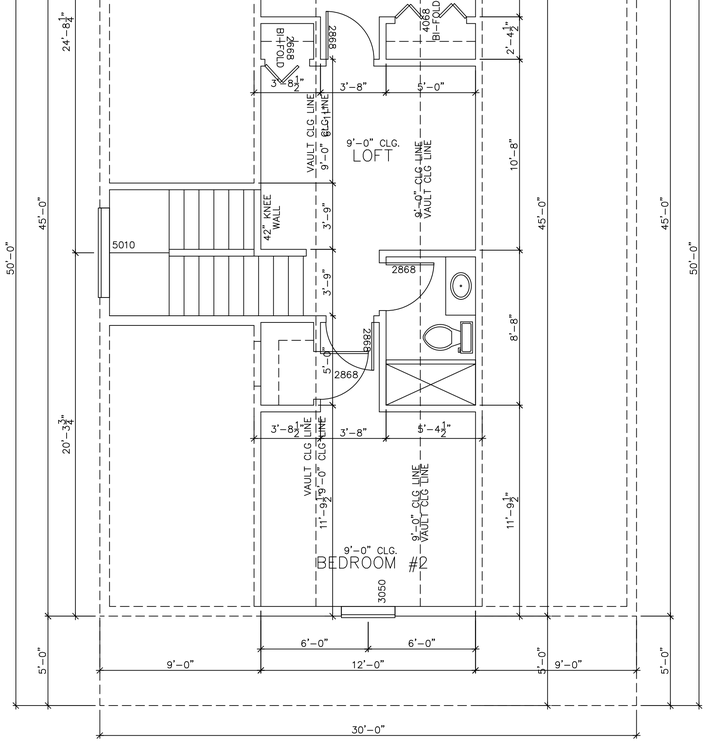
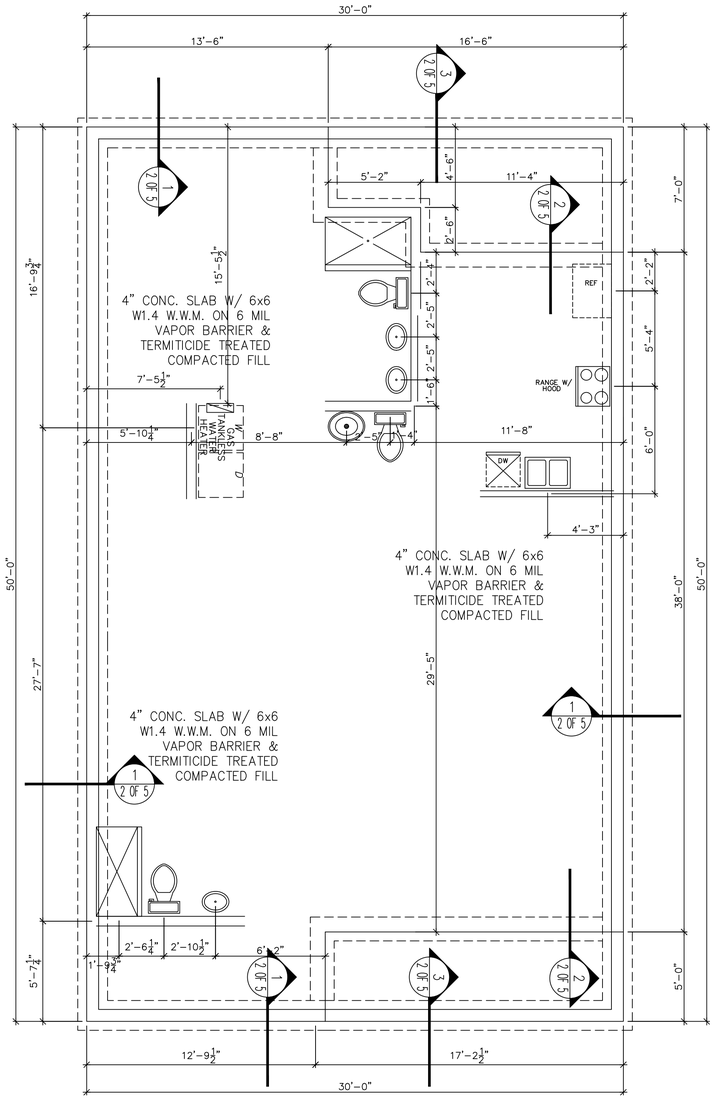


1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



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



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

ROBERT G. MORGEN JR., P.E.
#58118
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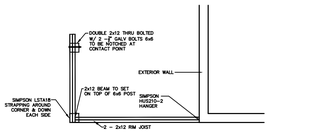
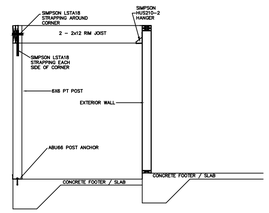
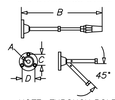




PORCH CORNER SECTION
SCALE: NTS

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL



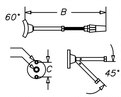
ITEM	A	B	C	D	FAST.	WT
S0981–0005	⅜"	8.00"	1.20"	1.39"	¼"	0.67 (LB)
S0981–0007	½"	8.50"	1.20"	1.39"	¼"	0.75 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS WHERE A LARGER WIRE SIZE IS NEEDED. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. FLAT BASE CAN BE FIXED ON ANY LEVEL SURFACE AT ANY ORIENTATION AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF CABLE.

NOTE: THROUGH BOLT FASTENED TO EXISTING METAL TRUSSES WITH THREE ⅛" 316 STAINLESS STEEL MACHINE SCREWS

RAILEASY™ TENSIONER–ROUND

316 STAINLESS STEEL



ITEM	A	B	C	D	FAST.	WT
S0982–0004	½"	6.10"	1.00"	1.50"	⅛" RIVET.	0.21 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. ROUND SHAPED BASE IS DESIGNED FOR USE WITH 2" STAINLESS TUBING AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF THE CABLE. REQUIRES RIVETS TO ATTACH TO TUBING (SUPPLIED WITH COMPLETE SYSTEMS).

NOTE: ATTACH TENSIONER TO EXHAUST DUCT WITH 2X ⅛" 316 STAINLESS STEEL MACHINE SCREWS AND 2" 316 STAINLESS STEEL WASHERS ON INSIDE OF DUCT SHAPED TO SAME CURVE AS TENSIONER BASE

WIRE ROPE 1X19

316 STAINLESS STEEL

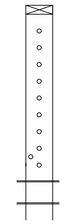
ITEM	SIZE	SPOOL	WT.	WT
C0978–4025	⅛"	25'	580	1.44 (LB)
C0978–4100	⅛"	100'	580	6.84 (LB)
C0978–4500	⅛"	500'	580	32.62 (LB)

NOTE: WIRE IS LEFT HAND LAY. WEIGHT FOR PART NUMBERS C0978–4100 AND C0978–4500 INCLUDES REEL.

13B VALUES USED IN THE DESIGN OF THIS PROJECT FOR ALL S.Y.P. WOOD

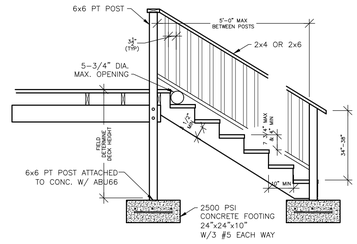
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP

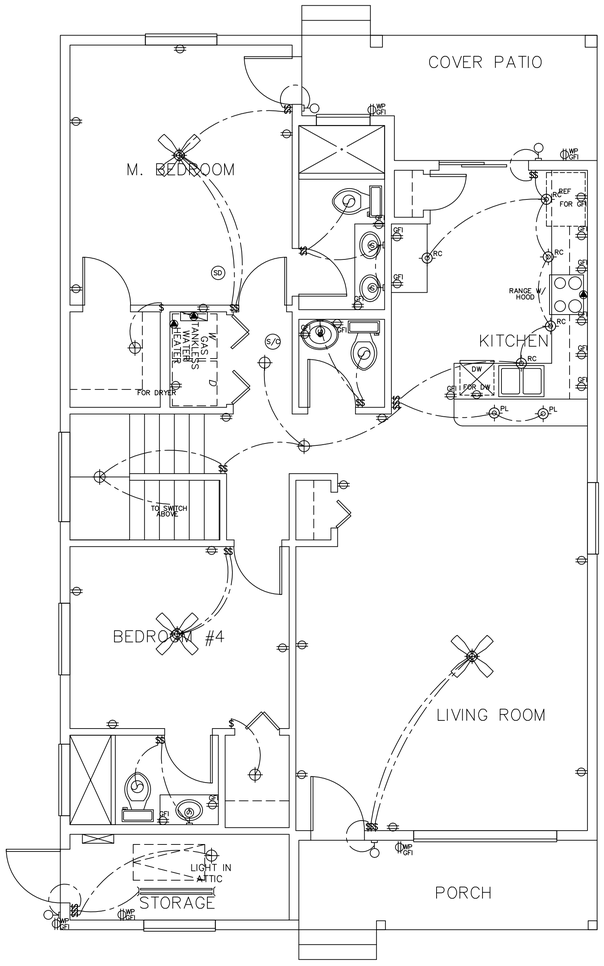


NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 ¾" O.C.

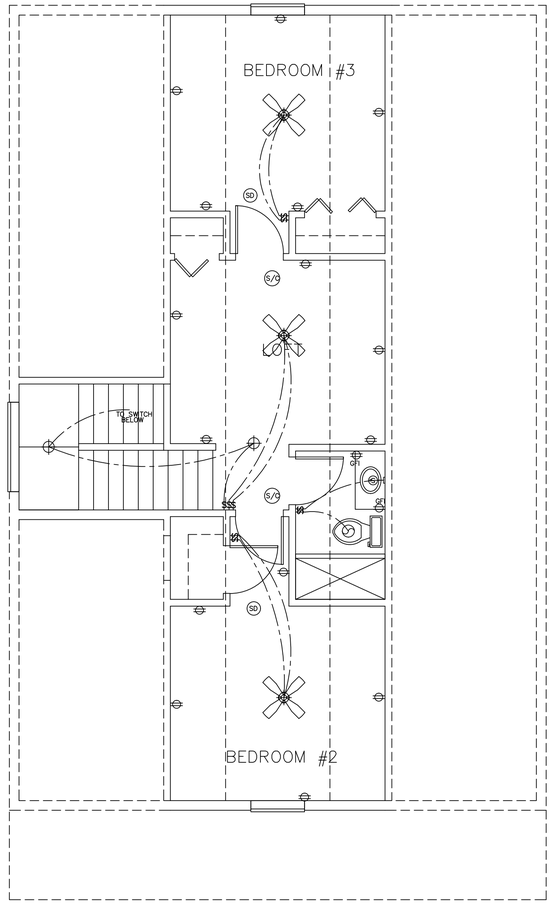
(2) ⅝"X10" LAG BOLTS W/ 3" WASHER



TYPICAL STAIR CONSTRUCTION
(SCALE: 1/2" = 1'–0")



1st FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'–0"



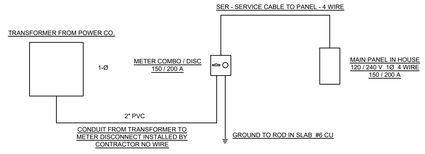
2nd FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'–0"

*NOTE:
–Location of electric outlets are a representation only, outlets will be located per local building code.

–Provide AFCI(arc–fault circut interrupters) in all dwelling unit bedrooms per NEC article 210–12)

ELECTRICAL SYMBOL KEY

	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
	WALL MOUNTED LIGHT	$3	3–WAY SWITCH
	WALL MOUNTED SCONCE LIGHT	$4	4–WAY SWITCH
RC	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
RC WP	VAPOR–PROOF RECESSED	$D	DIMMER SWITCH
PL	PENDANT LIGHT	DB	DOOR BELL CONNECTION
RC EB	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABNET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING	DISC	CUT–OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
PA	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
WP GFI	WATER–PROOF OUTLET	S/D	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
WP GFI	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
	GFI FLOOR OUTLET		
ATS	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7., GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC

ROBERT G. MORGEN JR., P.E.
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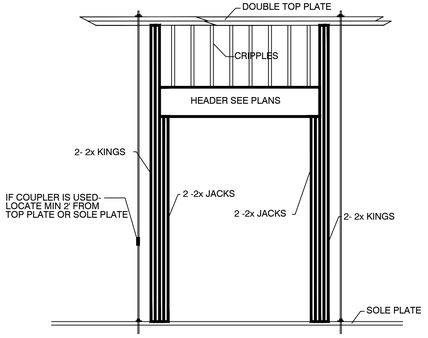
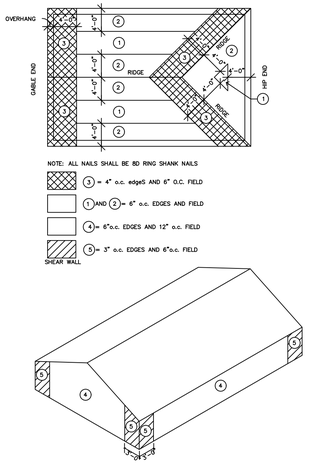


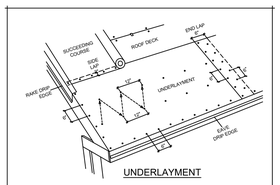
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

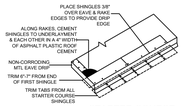
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



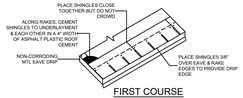
Plywood Nailing Details



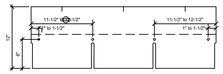
UNDERLAYMENT



STARTER COURSE



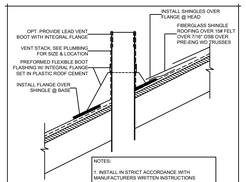
FIRST COURSE



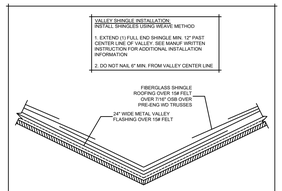
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

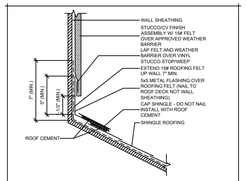
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



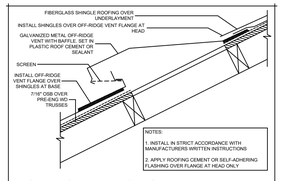
VENT STACK FLASHING DETAIL
N.T.S.



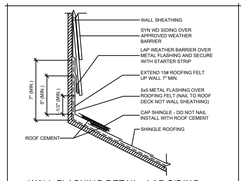
VALLEY FLASHING DETAIL
N.T.S.



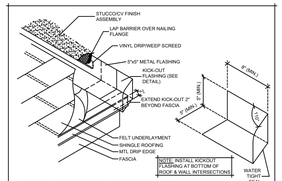
WALL FLASHING DETAIL - STUCCO
N.T.S.



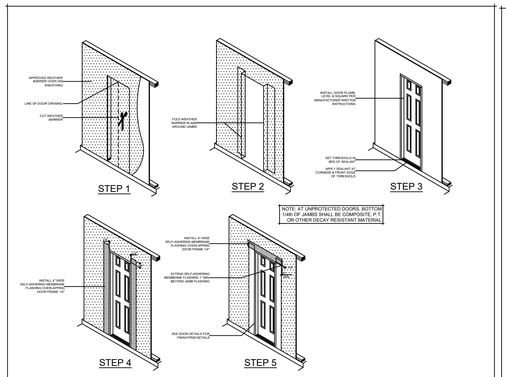
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



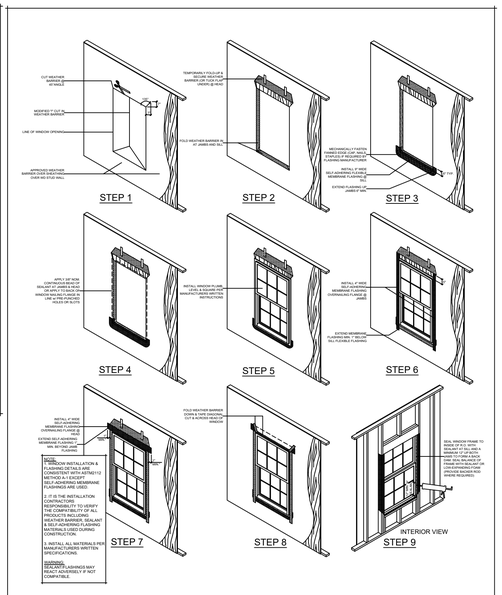
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.



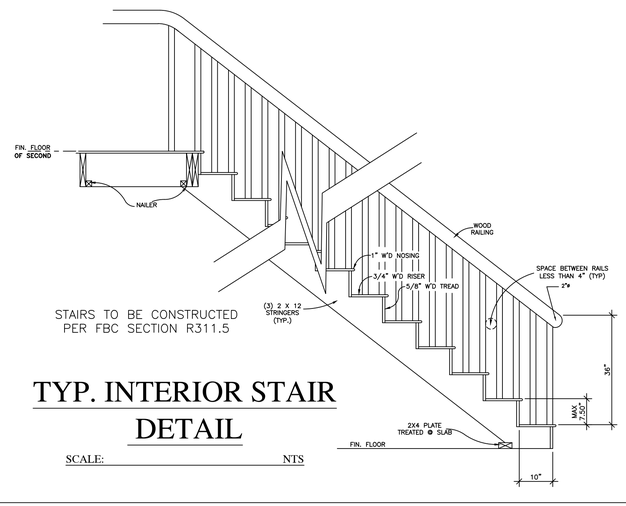
DOOR FLASHING INSTALLATION DETAILS
N.T.S.



WINDOW FLASHING INSTALLATION DETAILS
N.T.S.

TYPICAL WALL SECTION

SCALE $\frac{3}{4}$"=1'



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633

RGM Engineering, Inc.

SIGNED (DESIGNER)

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

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

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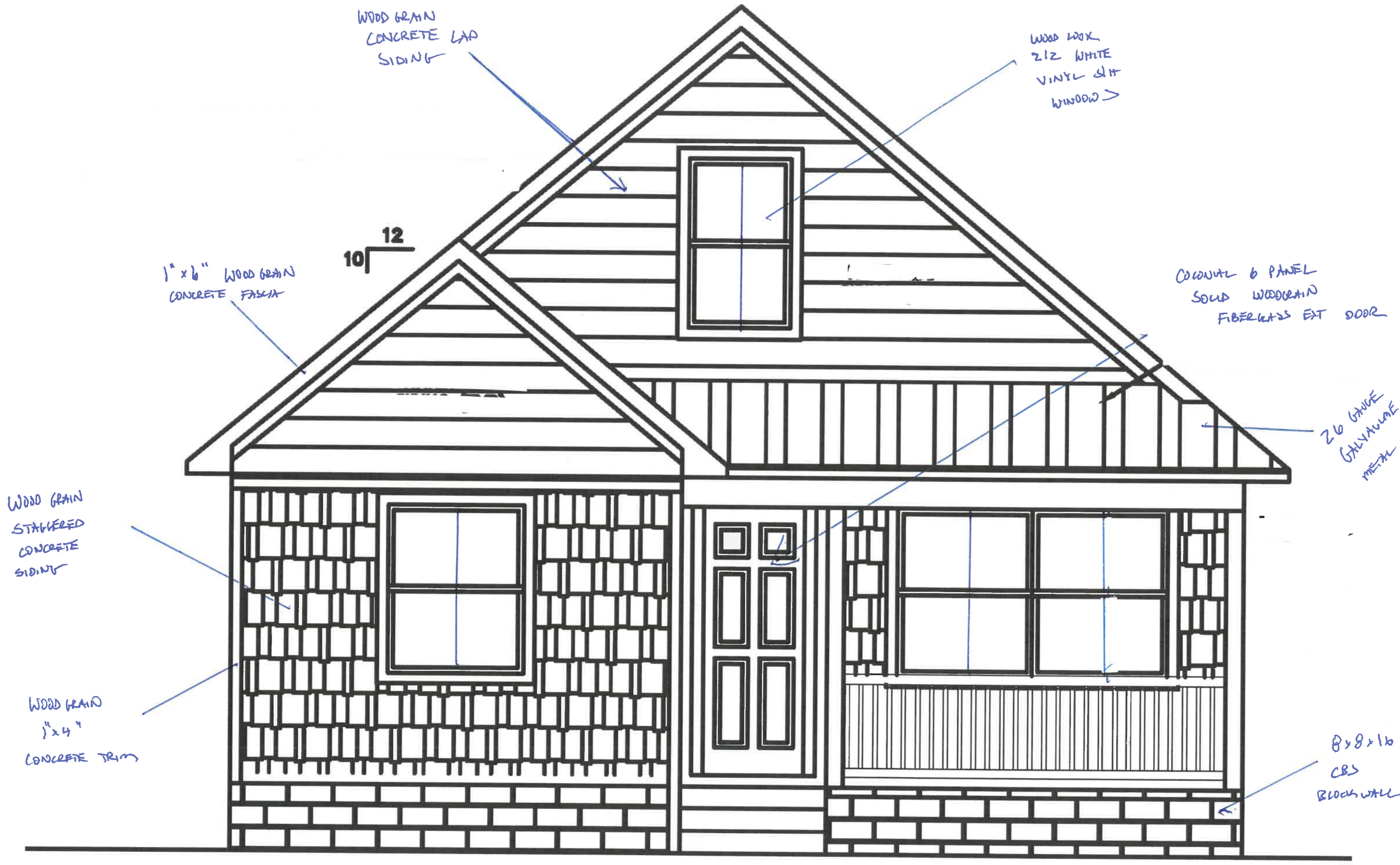
LOT 14



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33 Grove Ave

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31 Grove Ave

" SUBJECT PARCEL "

LOT 15

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29 Grove Ave

"SUBJECT PARCEL"
LOT 14

27 GROVE AVENUE

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Lumber design values are in accordance with ANSI/TPI 1 section 6.3
These truss designs rely on lumber values established by others.

RE: J210808-R -

MiTek USA, Inc.
6904 Parke East Blvd.
Tampa, FL 33610-4115

Site Information:
Customer Info: Brad Grace Contracting Project Name: . Model: .
Lot/Block: . Subdivision: .
Address: 28 W Castillo, .
City: St Augustine State: FL

Name Address and License # of Structural Engineer of Record, If there is one, for the building.
Name: License #:
Address:
City: State:

General Truss Engineering Criteria & Design Loads (Individual Truss Design Drawings Show Special Loading Conditions):
Design Code: FBC2020/TPI2014 Design Program: MiTek 20/20 8.4
Wind Code: ASCE 7-16 Wind Speed: 130 mph
Roof Load: 37.0 psf Floor Load: N/A psf

This package includes 19 individual, Truss Design Drawings and 0 Additional Drawings.
With my seal affixed to this sheet, I hereby certify that I am the Truss Design Engineer and this index sheet conforms to 61G15-31.003, section 5 of the Florida Board of Professional Engineers Rules.

No.	Seal#	Truss Name	Date
1	T25267475	A01	9/7/21
2	T25267476	A02	9/7/21
3	T25267477	A03	9/7/21
4	T25267478	A04	9/7/21
5	T25267479	A05	9/7/21
6	T25267480	A06	9/7/21
7	T25267481	A07	9/7/21
8	T25267482	B01	9/7/21
9	T25267483	B02	9/7/21
10	T25267484	C01	9/7/21
11	T25267485	C02	9/7/21
12	T25267486	D01	9/7/21
13	T25267487	J01	9/7/21
14	T25267488	J02	9/7/21
15	T25267489	J03	9/7/21
16	T25267490	J04	9/7/21
17	T25267491	J05	9/7/21
18	T25267492	P01	9/7/21
19	T25267493	P02	9/7/21

9-4-22

The truss drawing(s) referenced above have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by Manning Building Supplies.

Truss Design Engineer's Name: Lee, Julius
My license renewal date for the state of Florida is February 28, 2023.

JULIUS LEE LICENSE No. 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date: September 8,2021

IMPORTANT NOTE: The seal on these truss component designs is a certification that the engineer named is licensed in the jurisdiction(s) identified and that the designs comply with ANSI/TPI 1. These designs are based upon parameters shown (e.g., loads, supports, dimensions, shapes and design codes), which were given to MiTek or TRENCO. Any project specific information included is for MiTek's or TRENCO's customers file reference purpose only, and was not taken into account in the preparation of these designs. MiTek or TRENCO has not independently verified the applicability of the design parameters or the designs for any particular building. Before use, the building designer should verify applicability of design parameters and properly incorporate these designs into the overall building design per ANSI/TPI 1, Chapter 2.

Lee, Julius 1 of 1

Received July 11, 2022
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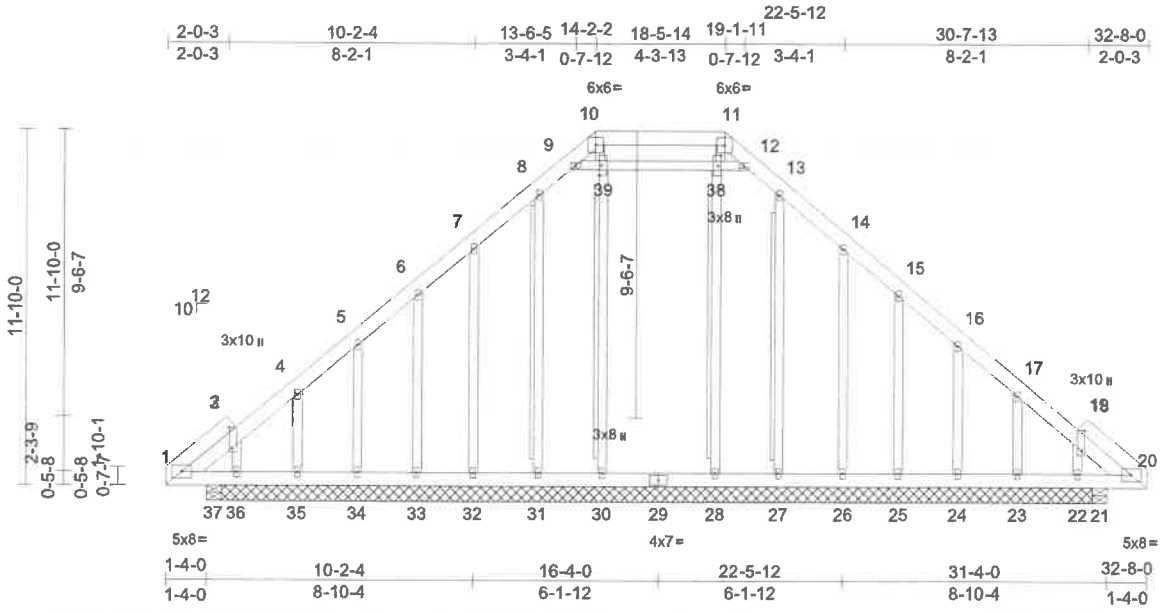
Job	Truss	Truss Type	Qty	Ply	T25267475
J210808-R	A01	GABLE	1	1	Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:51 Page: 1
ID:n725ECHyinDHVHebvF11vCy4VF5-RfC?PsB70Hq3NSgPqnL8w3uITXbGKWrCDoi7J4zJC?f



Scale = 1:73.3

Plate Offsets (X, Y): [2:0-8-3,0-1-4], [19:0-8-3,0-1-4], [38:0-4-0,0-1-0], [39:0-4-0,0-1-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.10	Vert(LL)	0.00	28-30	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.17	Vert(CT)	-0.01	28-30	>999	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.14	Horz(CT)	0.00	21	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH							Weight: 316 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP DSS *Except* 1-10,11-20:2x6 SP No.2
BOT CHORD 2x6 SP No.2
WEBS 2x4 SP No.2
OTHERS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing.
WEBS T-Brace: 2x4 SP No.2 - 30-39, 28-38, 8-31, 13-27
Fasten (2X) T and I braces to narrow edge of web with 10d (0.131"x3") nails, 6in o.c.,with 3in minimum end distance. Brace must cover 90% of web length.

REACTIONS (lb/size) 21=258/0-6-0, 22=25/29-0-0, 23=170/29-0-0, 24=169/29-0-0, 25=158/29-0-0, 26=170/29-0-0, 27=182/29-0-0, 28=266/29-0-0, 30=266/29-0-0, 31=182/29-0-0, 32=170/29-0-0, 33=158/29-0-0, 34=169/29-0-0, 35=170/29-0-0, 36=25/29-0-0, 37=258/0-6-0
Max Horiz 37=-358 (LC 10)
Max Uplift 21=-193 (LC 11), 22=-176 (LC 12), 23=-94 (LC 12), 24=-99 (LC 12), 25=-95 (LC 12), 26=-107 (LC 12), 27=-15 (LC 8), 31=-27 (LC 9), 32=-107 (LC 12), 33=-95 (LC 12), 34=-99 (LC 12), 35=-94 (LC 12), 36=-231 (LC 11), 37=-338 (LC 10)
Max Grav 21=363 (LC 22), 22=278 (LC 23), 23=317 (LC 23), 24=317 (LC 23), 25=293 (LC 23), 26=326 (LC 23), 27=296 (LC 23), 28=439 (LC 2), 30=467 (LC 22), 31=313 (LC 22), 32=325 (LC 22), 33=292 (LC 22), 34=317 (LC 22), 35=315 (LC 22), 36=348 (LC 10), 37=472 (LC 11)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-302/290, 2-4=-253/244, 4-5=-217/200, 5-6=-189/162, 6-7=-160/220, 7-8=-227/334, 8-9=-253/366, 9-10=-197/259, 10-11=-163/221, 11-12=-197/259, 12-13=-253/366, 13-14=-227/334, 14-15=-160/220, 15-16=-102/117, 16-17=-123/106, 17-19=-154/148, 19-20=-196/185
BOT CHORD 1-37=-217/214, 36-37=-144/185, 35-36=-144/185, 34-35=-144/185, 33-34=-144/185, 32-33=-144/185, 31-32=-144/185, 30-31=-144/185, 28-30=-144/185, 27-28=-144/185, 26-27=-144/185, 25-26=-144/185, 24-25=-144/185, 23-24=-144/185, 22-23=-144/185, 21-22=-144/185, 20-21=-144/185
WEBS 7-32=-133/162, 14-26=-135/162, 9-39=-77/169, 38-39=-72/149, 12-38=-77/169, 30-39=-169/0, 28-38=-166/0, 8-31=-161/47, 6-33=-126/145, 5-34=-134/151, 4-35=-135/147, 2-36=-142/111, 13-27=-144/41, 15-25=-127/145, 16-24=-134/151, 17-23=-133/147, 19-22=-131/111, 10-39=-147/20, 11-38=-146/11

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=33ft; eave=2ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Corner(3E) 0-0-0 to 3-3-3, Exterior(2N) 3-3-3 to 14-2-2, Corner(3R) 14-2-2 to 17-5-5, Exterior(2N) 17-5-5 to 18-5-14, Corner(3R) 18-5-14 to 21-9-2, Exterior(2N) 21-9-2 to 32-8-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
5) Provide adequate drainage to prevent water ponding.
6) All plates are 2x4 MT20 unless otherwise indicated.
7) Gable studs spaced at 2-0-0 oc.



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:
September 8,2021

Continued on page 2

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 5/19/2020 BEFORE USE
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see *ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information* available from Truss Plate Institute, 2670 Crain Highway, Suite 203 Waldorf, MD 20601

MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	A01	GABLE	1	1	T25267475

Job Reference (optional)

8) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
9) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
10) Ceiling dead load (5.0 psf) on member(s). 9-39, 38-39, 12-38; Wall dead load (5.0psf) on member(s).2-36, 19-22
11) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 35-36, 34-35, 33-34, 32-33, 31-32, 30-31, 28-30, 27-28, 26-27, 25-26, 24-25, 23-24, 22-23
12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 107 lb uplift at joint 32, 107 lb uplift at joint 26, 27 lb uplift at joint 31, 95 lb uplift at joint 33, 99 lb uplift at joint 34, 94 lb uplift at joint 35, 231 lb uplift at joint 36, 15 lb uplift at joint 27, 95 lb uplift at joint 25, 99 lb uplift at joint 24, 94 lb uplift at joint 23, 176 lb uplift at joint 22, 338 lb uplift at joint 37 and 193 lb uplift at joint 21.
13) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.
14) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 5/19/2020 BEFORE USE
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ***ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information*** available from Truss Plate Institute, 2670 Crain Highway, Suite 203 Waldorf, MD 20601

MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	A02	Attic	2	1	T25267476

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:53 Page: 1
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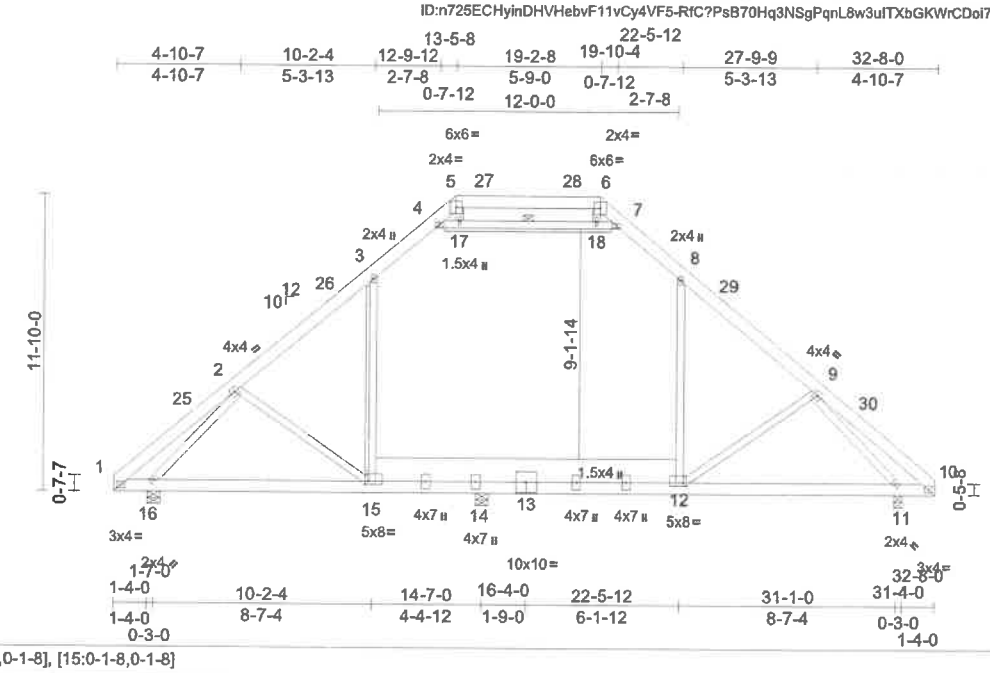

Scale = 1:87.8

Plate Offsets (X, Y): [12:0-1-8,0-1-8], [15:0-1-8,0-1-8]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.39	Vert(LL)	-0.26	11-12	>774	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.78	Vert(CT)	-0.40	11-12	>509	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.57	Horz(CT)	0.02	14	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH		Attic	0.15	14-15	>691	360	Weight: 301 lb	FT = 20%

LUMBER

TOP CHORD	2x6 SP DSS
BOT CHORD	2x6 SP No.2 *Except* 15-12:2x12 SP No.2
WEBS	2x4 SP No.2
OTHERS	2x4 SP No.2(flat)

BRACING

TOP CHORD	Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD	Rigid ceiling directly applied or 8-6-0 oc bracing.
WEBS	1 Row at midpt 4-7
WEBS	T-Brace: 2x4 SP No.2 - 3-15 Fasten (2X) T and I braces to narrow edge of web with 10d (0.131"x3") nails, 6in o.c.,with 3in minimum end distance. Brace must cover 90% of web length. This truss requires both edges of the bottom chord be sheathed in the room area.

REACTIONS (lb/size) 11=1136/0-4-0, 14=641/0-6-0, 16=1058/0-6-0
Max Horiz 16=-358 (LC 10)
Max Uplift 11=-217 (LC 12), 14=-129 (LC 12), 16=-242 (LC 12)
Max Grav 11=1297 (LC 23), 14=1324 (LC 22), 16=1121 (LC 23)

FORCES (lb) - Maximum Compression/Maximum Tension

TOP CHORD	1-2=-283/107, 2-3=-1227/264, 3-4=-899/338, 4-5=-263/138, 5-6=-145/314, 6-7=-275/221, 7-8=-801/304, 8-9=-1200/205, 9-10=-507/74
BOT CHORD	1-16=-11/178, 15-16=-83/855, 14-15=0/756, 12-14=0/794, 11-12=-88/923, 10-11=-6/350
WEBS	2-15=-224/236, 3-15=-181/296, 8-12=-29/391, 9-12=-299/261, 4-17=-1182/347, 17-18=-1147/349, 7-18=-1145/344, 2-16=-1293/332, 9-11=-899/222, 5-17=-12/202, 6-18=-10/109

NOTES

1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=33ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-3-3, Interior (1) 3-3-3 to 13-5-8, Exterior(2R) 13-5-8 to 18-0-15, Interior (1) 18-0-15 to 19-2-8, Exterior(2R) 19-2-8 to 23-9-15, Interior (1) 23-9-15 to 32-8-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
4) Provide adequate drainage to prevent water ponding.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
7) Ceiling dead load (5.0 psf) on member(s). 3-4, 7-8, 4-17, 17-18, 7-18; Wall dead load (5.0psf) on member (s).3-15, 8-12
8) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 14-15, 12-14
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 242 lb uplift at joint 16, 217 lb uplift at joint 11 and 129 lb uplift at joint 14.
10) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.
11) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

September 8,2021

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev 5/19/2020 BEFORE USE
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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	A03	ATTIC	2	1	T25267477

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:54 Page: 1
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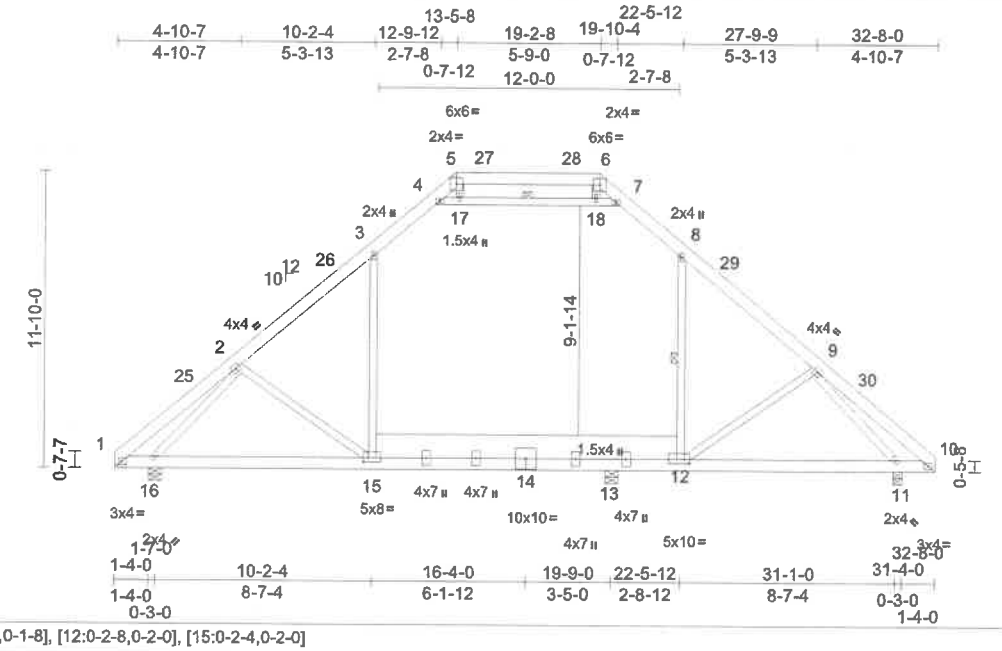

Scale = 1:67.8

Plate Offsets (X, Y): [1:0-1-10,0-1-8], [12:0-2-8,0-2-0], [15:0-2-4,0-2-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.54	Vert(LL)	-0.26	15-16	>842	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.97	Vert(CT)	-0.43	15-16	>515	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.69	Horz(CT)	0.02	11	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH		Attic	0.11	12-13	>616	360	Weight: 301 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP DSS
BOT CHORD 2x6 SP No.2 *Except* 15-12:2x12 SP No.2
WEBS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 5-11-15 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing, Except:
6-0-0 oc bracing: 10-11.
WEBS 1 Row at midpt 8-12, 4-7
This truss requires both edges of the bottom chord be sheathed in the room area.

REACTIONS (lb/size) 11=1129/0-4-0, 13=472/0-6-0, 16=1234/0-6-0
Max Horiz 16=-358 (LC 10)
Max Uplift 11=-207 (LC 12), 13=-202 (LC 8), 16=-272 (LC 12)
Max Grav 11=1315 (LC 22), 13=1085 (LC 23), 16=1489 (LC 22)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-500/48, 2-3=-1466/232, 3-4=-946/321, 4-5=-227/334, 5-6=-106/525, 6-7=-255/207, 7-8=-1050/352, 8-9=-1494/292, 9-10=-204/114
BOT CHORD 1-16=-2/346, 15-16=-236/1361, 13-15=-82/1163, 12-13=-69/1129, 11-12=-105/984, 10-11=-14/139
WEBS 2-15=-277/258, 3-15=-23/576, 8-12=-217/443, 9-12=-182/236, 4-17=-1546/381, 17-18=-1546/388, 7-18=-1584/389, 2-16=-1171/239, 9-11=-1567/357, 5-17=0/82, 6-18=-3/216

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=33ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-3-3, Interior (1) 3-3-3 to 13-5-8, Exterior(2R) 13-5-8 to 18-0-15, Interior (1) 18-0-15 to 19-2-8, Exterior(2R) 19-2-8 to 23-9-15, Interior (1) 23-9-15 to 32-8-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
4) Provide adequate drainage to prevent water ponding.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
7) Ceiling dead load (5.0 psf) on member(s). 3-4, 7-8, 4-17, 17-18, 7-18; Wall dead load (5.0psf) on member (s).3-15, 8-12
8) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 13-15, 12-13
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 272 lb uplift at joint 16, 207 lb uplift at joint 11 and 202 lb uplift at joint 13.
10) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

September 8,2021

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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	A04	Attic	13	1	T25267478

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256.

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:55 Page: 1
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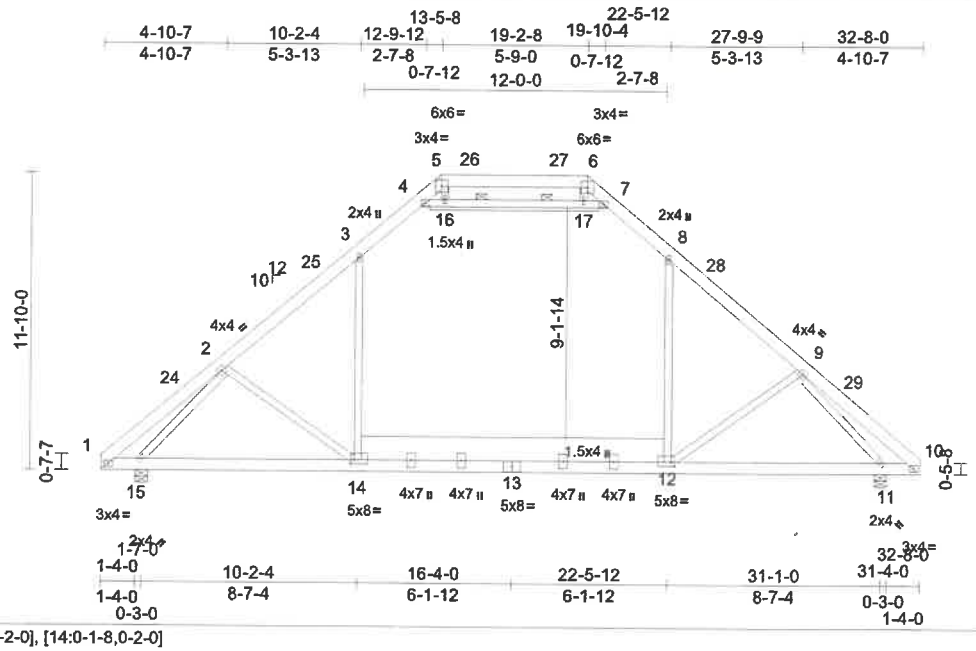

Scale = 1:87.8

Plate Offsets (X, Y): [12:0-1-8,0-2-0], [14:0-1-8,0-2-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.69	Vert(LL)	-0.29	14-15	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.72	Vert(CT)	-0.37	14-15	>959	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.79	Horz(CT)	0.03	11	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH		Attic	-0.17	12-14	>878	360	Weight: 301 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP DSS
BOT CHORD 2x6 SP No.2 *Except* 14-12:2x12 SP No.2
WEBS 2x4 SP No.2
OTHERS 2x4 SP No.2(flat)

BRACING
TOP CHORD Structural wood sheathing directly applied or 5-6-14 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing, Except:
8-8-13 oc bracing: 12-14.
WEBS 2 Rows at 1/3 pts 4-7
This truss requires both edges of the bottom chord be sheathed in the room area.

REACTIONS (lb/size) 11=1417/0-6-0, 15=1417/0-6-0
Max Horiz 15=358 (LC 11)
Max Uplift 11=-274 (LC 12), 15=-315 (LC 12)
Max Grav 11=1668 (LC 23), 15=1668 (LC 22)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-415/98, 2-3=-1831/279, 3-4=-1198/345, 4-5=-28/545, 5-6=-89/864, 6-7=-28/545, 7-8=-1198/345, 8-9=-1831/280, 9-10=-416/98
BOT CHORD 1-15=-21/277, 14-15=-147/1516, 12-14=0/1355, 11-12=-128/1248, 10-11=-21/278
WEBS 2-14=-243/239, 3-14=-21/816, 8-12=-23/816, 9-12=-245/246, 4-16=-2041/478, 16-17=-2007/480, 7-17=-2041/478, 2-15=-1806/347, 9-11=-1805/347, 5-16=-14/194, 6-17=-14/194

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=33ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-3-3, Interior (1) 3-3-3 to 13-5-8, Exterior(2R) 13-5-8 to 18-0-15, Interior (1) 18-0-15 to 19-2-8, Exterior(2R) 19-2-8 to 23-9-15, Interior (1) 23-9-15 to 32-8-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
4) Provide adequate drainage to prevent water ponding.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
7) Ceiling dead load (5.0 psf) on member(s). 3-4, 7-8, 4-16, 16-17, 7-17; Wall dead load (5.0psf) on member (s).3-14, 8-12
8) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 12-14
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 315 lb uplift at joint 15 and 274 lb uplift at joint 11.
10) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.
11) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard

JULIUS LEE LICENSE No 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:
September 8,2021

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 5/19/2020 BEFORE USE
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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	A05	ATTIC	2	3	T25267479

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:55 Page: 1
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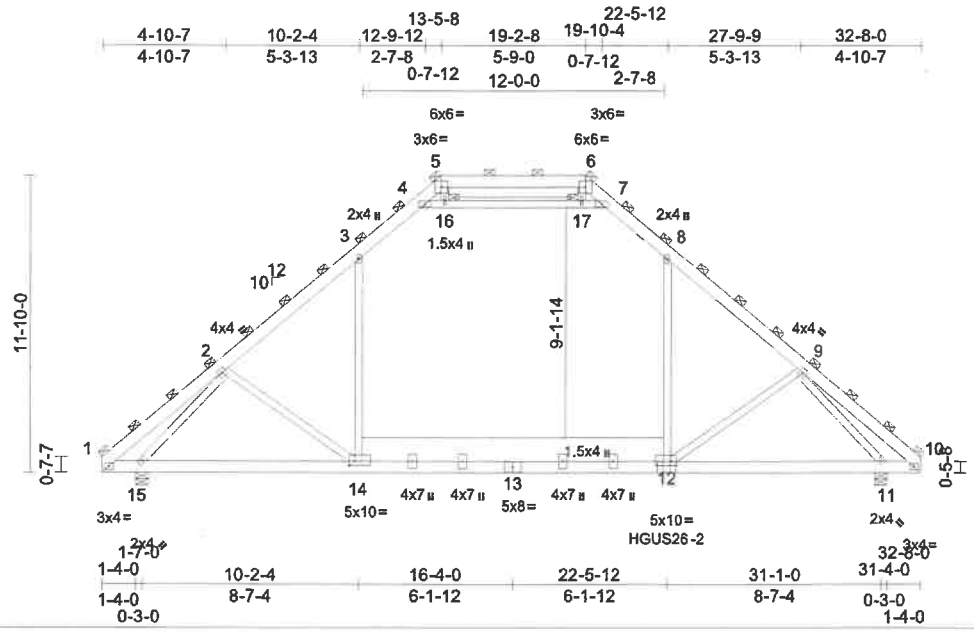


Scale = 1:87.8

Plate Offsets (X, Y): [12:0-2-8,0-2-0], [14:0-2-8,0-2-0]

Loading	(psf)	Spacing	5-6-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.76	Vert(LL)	0.35	11-12	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.91	Vert(CT)	-0.46	11-12	>787	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.85	Horz(CT)	0.03	11	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH		Attic	-0.23	12-14	>643	360	Weight: 903 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP DSS
BOT CHORD 2x6 SP No.2 *Except* 14-12:2x12 SP No.2
WEBS 2x4 SP No.2
OTHERS 2x4 SP No.2(flat)

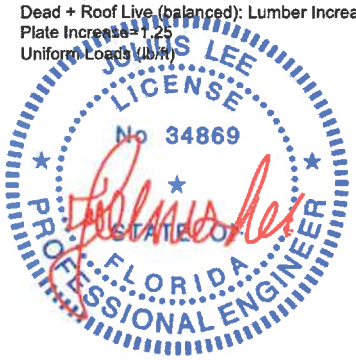
BRACING
TOP CHORD 2-0-0 oc purlins (5-3-14 max.)
(Switched from sheeted: Spacing > 2-0-0).
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing, Except:
6-0-0 oc bracing: 1-15.
WEBS T-Brace: 2x4 SP No.2 - 16-17
Fasten (2X) T and I braces to narrow edge of web with 10d (0.131"x3") nails, 6in o.c.,with 3in minimum end distance.
Brace must cover 90% of web length.
JOINTS 1 Brace at Jt(s): 1, 5, 6, 10, 16, 17
This truss requires both edges of the bottom chord be sheathed in the room area.

REACTIONS (lb/size) 11=4356/0-6-0, 15=4089/0-6-0
Max Horiz 15=-985 (LC 6)
Max Uplift 11=-1172 (LC 8), 15=-1041 (LC 8)
Max Grav 11=5256 (LC 15), 15=4866 (LC 14)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-871/431, 2-3=-5552/1090, 3-4=-3703/1188, 4-5=-177/1627, 5-6=-549/2669, 6-7=-341/1781, 7-8=-3557/1095, 8-9=-5760/1223, 9-10=-1575/554
BOT CHORD 1-15=-194/589, 14-15=-553/4405, 12-14=-154/4162, 11-12=-724/4027, 10-11=-300/1137
WEBS 2-14=-546/794, 3-14=-162/2343, 8-12=-516/2752, 9-12=-770/797, 4-16=-6570/1914, 16-17=-6446/1900, 7-17=-6519/1881, 2-15=-5780/1328, 9-11=-5316/973, 5-16=-154/718, 6-17=-100/428

NOTES
1) 3-ply truss to be connected together with 10d (0.131"x3") nails as follows:
Top chords connected as follows: 2x6 - 2 rows staggered at 1-0-0 oc.
Bottom chords connected as follows: 2x6 - 2 rows staggered at 1-0-0 oc, 2x12 - 2 rows staggered at 0-6-0 oc.
Web connected as follows: 2x4 - 1 row at 1-0-0 oc.
2) All loads are considered equally applied to all plies, except if noted as front (F) or back (B) face in the LOAD CASE(S) section. Ply to ply connections have been provided to distribute only loads noted as (F) or (B), unless otherwise indicated.
3) Unbalanced roof live loads have been considered for this design.
4) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=33ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
5) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
6) Provide adequate drainage to prevent water ponding.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
9) Ceiling dead load (5.0 psf) on member(s). 3-4, 7-8, 4-16, 16-17, 7-17; Wall dead load (5.0psf) on member (s).3-14, 8-12
10) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 12-14
11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 1041 lb uplift at joint 15 and 1172 lb uplift at joint 11.
12) Use Simpson Strong-Tie HGUS26-2 (20-10d Girder, 6-10d Truss) or equivalent at 22-5-8 from the left end to connect truss(es) to back face of bottom chord.
13) Fill all nail holes where hanger is in contact with lumber.
14) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.
15) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard
1) Dead + Roof Live (balanced): Lumber Increase=1.25, Plate Increase=1.25
Uniform Loads (lb/ft)



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date: September 8,2021

Continued on page 2

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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	T25267479
J210808-R	A05	ATTIC	2	3	Job Reference (optional)

Vert: 1-3=-149, 3-4=-176, 4-5=-149, 5-6=-149, 6-7=-149, 7-8=-176, 8-10=-149, 14-18=-55, 12-14=-83, 12-21=-55, 4-16=-28, 16-17=-28, 7-17=-28
Drag: 3-14=-28, 8-12=-28
Concentrated Loads (lb)
Vert: 12=-650 (B)

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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	T25267480
J210808-R	A06	GABLE	1	1	Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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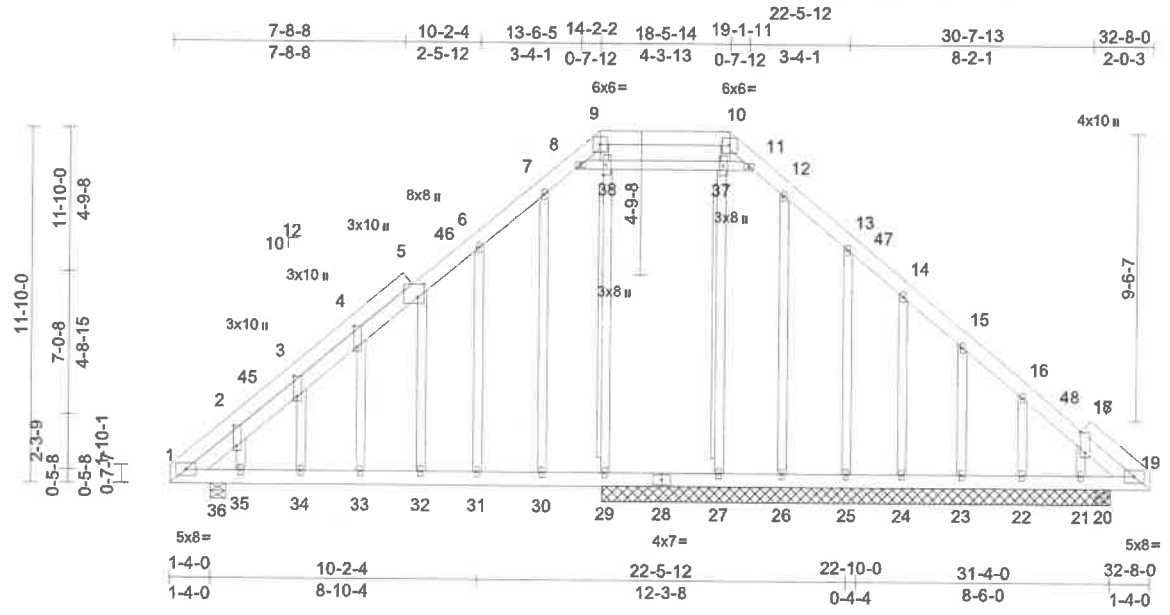


Scale = 1:73.3

Plate Offsets (X, Y): [2:0-8-3,0-1-4], [3:0-8-3,0-1-4], [4:0-8-3,0-1-4], [5:0-5-3,0-2-8], [18:0-8-3,0-2-0], [38:0-4-0,0-1-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.57	Vert(LL)	0.15	32-33	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.52	Vert(CT)	-0.18	32	>870	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.31	Horz(CT)	0.02	20	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH		Attic	-0.03	29-30	>999	360	Weight: 334 lb	FT = 20%

LUMBER

TOP CHORD	2x6 SP DSS *Except* 1-9,10-19:2x6 SP No.2
BOT CHORD	2x6 SP No.2
WEBS	2x4 SP No.2
OTHERS	2x4 SP No.2

BRACING

TOP CHORD	Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD	Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS	T-Brace: 2x4 SP No.2 - 29-38, 27-37 Fasten (2X) T and I braces to narrow edge of web with 10d (0.131"x3") nails, 6in o.c.,with 3in minimum end distance. Brace must cover 90% of web length.

REACTIONS (lb/size) 20=1061/0-6-0, 21=-478/17-0-0, 22=164/17-0-0, 23=141/17-0-0, 24=159/17-0-0, 25=133/17-0-0, 26=-178/17-0-0, 27=193/17-0-0, 29=664/17-0-0, 36=889/0-6-0
Max Horiz 36=-358 (LC 10)
Max Uplift 20=-482 (LC 9), 21=-747 (LC 22), 22=-117 (LC 12), 23=-107 (LC 12), 24=-116 (LC 12), 25=-117 (LC 12), 26=-360 (LC 22), 36=-500 (LC 12)
Max Grav 20=1421 (LC 22), 21=268 (LC 9), 22=180 (LC 23), 23=172 (LC 23), 24=173 (LC 23), 25=176 (LC 23), 26=167 (LC 12), 27=381 (LC 29), 29=942 (LC 22), 36=891 (LC 26)

FORCES (lb) - Maximum Compression/Maximum Tension

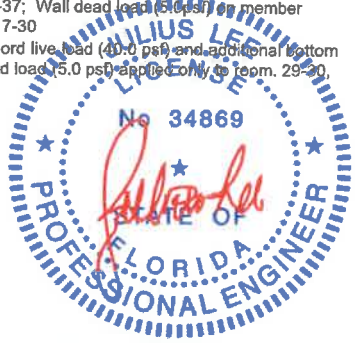
TOP CHORD 1-2=-602/267, 2-3=-745/392, 3-4=-666/424, 4-5=-535/414, 5-6=-527/467, 6-7=-592/572, 7-8=-415/536, 8-9=0/297, 9-10=0/442, 10-11=0/303, 11-12=-454/528, 12-13=-747/642, 13-14=-769/543, 14-15=-784/453, 15-16=-798/364, 16-18=-841/297, 18-19=-935/308

BOT CHORD 1-36=-118/419, 35-36=-197/638, 34-35=-197/638, 33-34=-197/638, 32-33=-197/638, 31-32=-197/638, 30-31=-197/638, 29-30=-197/638, 27-29=-197/638, 26-27=-197/638, 25-26=-197/638, 24-25=-197/638, 23-24=-197/638, 22-23=-197/638, 21-22=-197/638, 20-21=-197/638, 19-20=-197/638

WEBS 6-31=-185/165, 13-25=-135/154, 8-38=-949/561, 37-38=-963/511, 11-37=-964/551, 29-38=-402/5, 27-37=-265/0, 7-30=-158/273, 5-32=-54/61, 4-33=-30/130, 3-34=0/66, 2-35=-282/177, 12-26=-191/437, 14-24=-135/124, 15-23=-136/123, 16-22=-124/117, 18-21=-90/131, 9-38=-169/6, 10-37=-149/70

NOTES

1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=33ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-3-3, Interior (1) 3-3-3 to 14-2-2, Exterior(2E) 14-2-2 to 18-5-14, Exterior(2R) 18-5-14 to 23-1-5, Interior (1) 23-1-5 to 32-8-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
5) Provide adequate drainage to prevent water ponding.
6) All plates are 2x4 MT20 unless otherwise indicated.
7) Gable studs spaced at 2-0-0 oc.
8) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
9) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
10) Ceiling dead load (5.0 psf) on member(s). 7-8, 8-38, 37-38, 11-37; Wall dead load (5.0psf) on member (s).27-37, 7-30
11) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 29-30, 27-29



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

September 8,2021

Continued on page 2

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 5/19/2020 BEFORE USE
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see *ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information* available from Truss Plate Institute, 2670 Crain Highway, Suite 203 Waldorf, MD 20601

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Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	T25267480
J210808-R	A06	GABLE	1	1	Job Reference (optional)

12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 117 lb uplift at joint 25, 360 lb uplift at joint 26, 116 lb uplift at joint 24, 107 lb uplift at joint 23, 117 lb uplift at joint 22, 747 lb uplift at joint 21, 500 lb uplift at joint 36 and 482 lb uplift at joint 20.
13) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.
14) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard

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Received July 11, 2022
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Job	Truss	Truss Type	Qty	Ply	
J210808-R	A07	MONOPITCH	3	1	T25267481

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:56 Page: 1
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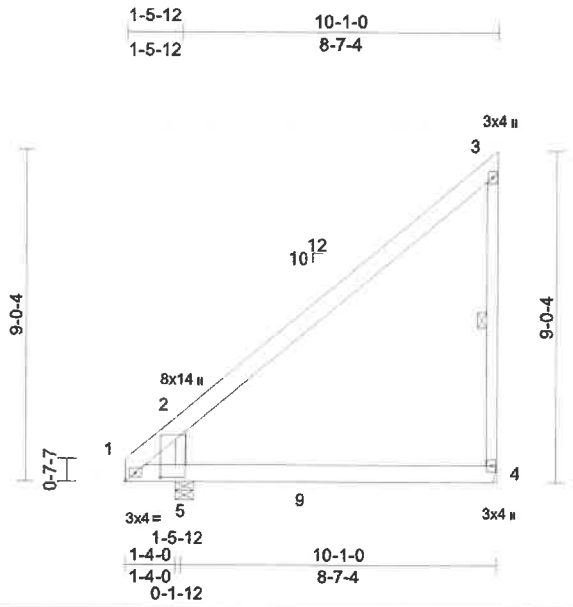

Scale = 1:60

Plate Offsets (X, Y): [2:0-1-1,0-11-4]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.58	Vert(LL)	0.12	4-5	>877	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.66	Vert(CT)	-0.15	4-5	>656	180		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.16	Horz(CT)	0.00	4	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH							Weight: 68 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP No.2
BOT CHORD 2x6 SP No.2
WEBS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 9-9-11 oc bracing.
WEBS 1 Row at midpt 3-4

REACTIONS (lb/size) 4=303/ Mechanical, 5=432/0-6-0
Max Horiz 5=339 (LC 12)
Max Uplift 4=-275 (LC 12), 5=-31 (LC 12)
Max Grav 4=481 (LC 17), 5=487 (LC 20)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-836/482, 2-3=-260/164, 3-4=-297/365
BOT CHORD 1-5=-275/475, 4-5=-25/24
WEBS 2-5=-604/894

NOTES
1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-0-0, Interior (1) 3-0-0 to 9-11-4 zone; cantilever left and right exposed ; end vertical left exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
5) Refer to girder(s) for truss to truss connections.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 275 lb uplift at joint 4 and 31 lb uplift at joint 5.

LOAD CASE(S) Standard



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

September 8,2021

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Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	B01	GABLE	1	1	T25267482

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:56 Page: 1
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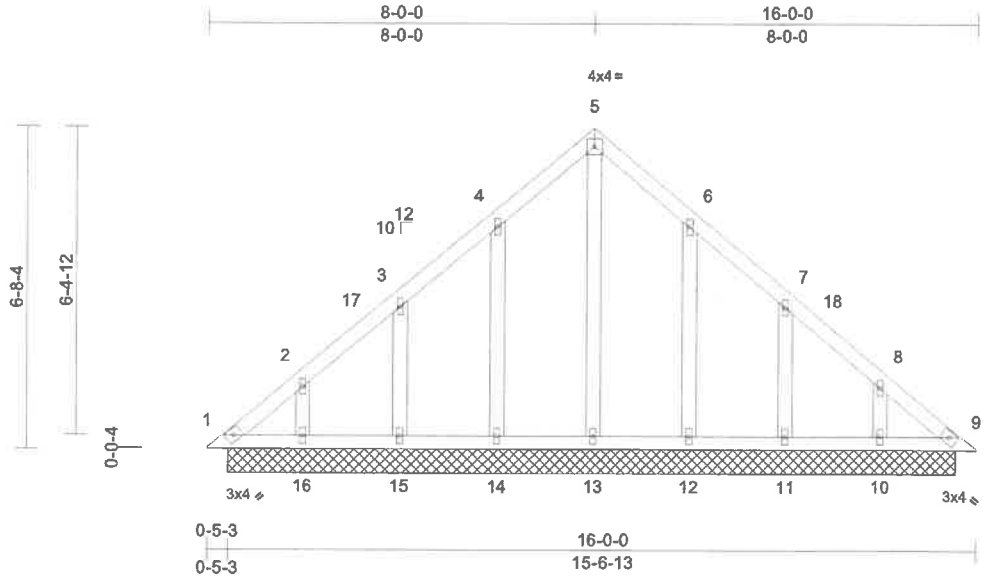

Scale = 1:45.8

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.09	Vert(LL)	n/a	-	n/a	999	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.06	Vert(TL)	n/a	-	n/a	999		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.13	Horiz(TL)	0.00	9	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-SH							Weight: 87 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
OTHERS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 1=58/15-1-11, 9=58/15-1-11, 10=149/15-1-11, 11=147/15-1-11, 12=154/15-1-11, 13=112/15-1-11, 14=154/15-1-11, 15=147/15-1-11, 16=149/15-1-11
Max Horiz 1=-191 (LC 10)
Max Uplift 1=-60 (LC 10), 9=-23 (LC 11), 10=-110 (LC 12), 11=-112 (LC 12), 12=-110 (LC 12), 14=-110 (LC 12), 15=-112 (LC 12), 16=-110 (LC 12)
Max Grav 1=110 (LC 18), 9=83 (LC 17), 10=171 (LC 18), 11=168 (LC 18), 12=177 (LC 18), 13=133 (LC 12), 14=179 (LC 17), 15=167 (LC 17), 16=171 (LC 17)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-205/149, 2-3=-127/115, 3-4=-105/101, 4-5=-122/233, 5-6=-122/233, 6-7=-61/102, 7-8=-84/57, 8-9=-197/91
BOT CHORD 1-16=-77/191, 15-16=-77/191, 14-15=-77/191, 13-14=-77/191, 12-13=-77/191, 11-12=-77/191, 10-11=-77/191, 9-10=-77/191
WEBS 5-13=-187/60, 4-14=-139/189, 3-15=-130/204, 2-16=-125/216, 6-12=-137/189, 7-11=-130/204, 8-10=-125/216

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=2ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Corner(3E) 0-4-9 to 3-4-9, Exterior(2N) 3-4-9 to 8-0-0, Corner(3R) 8-0-0 to 11-0-0, Exterior(2N) 11-0-0 to 15-7-7 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
5) All plates are 1.5x4 MT20 unless otherwise indicated.
6) Gable studs spaced at 2-0-0 oc.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 60 lb uplift at joint 1, 23 lb uplift at joint 9, 110 lb uplift at joint 14, 112 lb uplift at joint 15, 110 lb uplift at joint 16, 110 lb uplift at joint 12, 112 lb uplift at joint 11 and 110 lb uplift at joint 10.

LOAD CASE(S) Standard

JULIUS LEE LICENSE No 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

September 8,2021

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 5/19/2020 BEFORE USE
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Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	B02	Common	2	1	T25267483

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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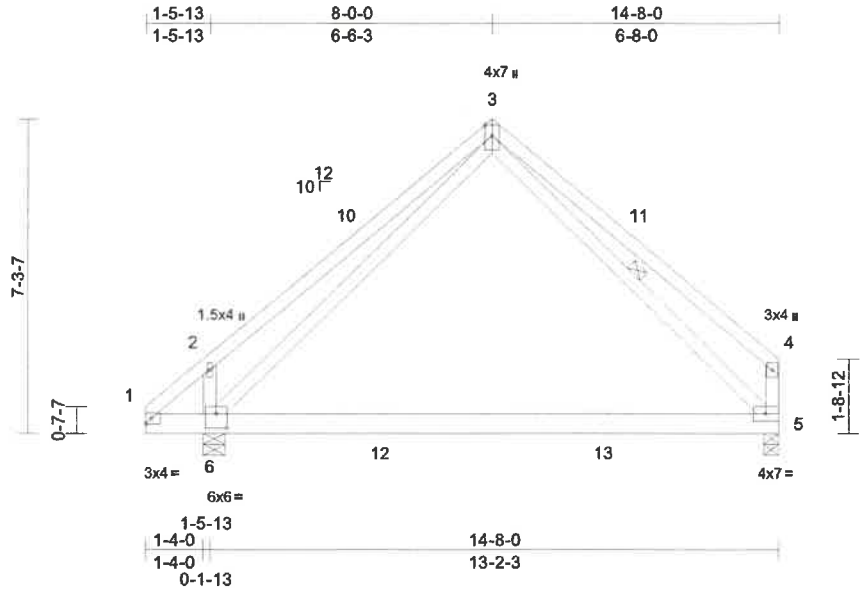

Scale = 1:51.1

Plate Offsets (X, Y): [6:0-3-0,0-4-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.71	Vert(LL)	-0.30	5-6	>514	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.98	Vert(CT)	-0.49	5-6	>318	180		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.20	Horz(CT)	0.00	5	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH							Weight: 94 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP No.2
BOT CHORD 2x6 SP No.2
WEBS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 5-2-15 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.
WEBS 1 Row at midpt 3-5

REACTIONS (lb/size) 5=476/0-4-0, 6=598/0-6-0
Max Horiz 6=232 (LC 11)
Max Uplift 5=-169 (LC 12), 6=-259 (LC 12)
Max Grav 5=558 (LC 17), 6=683 (LC 20)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-715/137, 2-3=-859/271, 3-4=-505/345, 4-5=-451/339
BOT CHORD 1-6=-3/533, 5-6=-83/283
WEBS 2-6=-457/594, 3-6=-133/579, 3-5=-156/234

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-0-0, Interior (1) 3-0-0 to 8-0-0, Exterior(2R) 8-0-0 to 11-0-0, Interior (1) 11-0-0 to 14-6-4 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 259 lb uplift at joint 6 and 169 lb uplift at joint 5.

LOAD CASE(S) Standard



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

September 8,2021

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6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	C01	Half Hip Girder	1	1	T25267484 Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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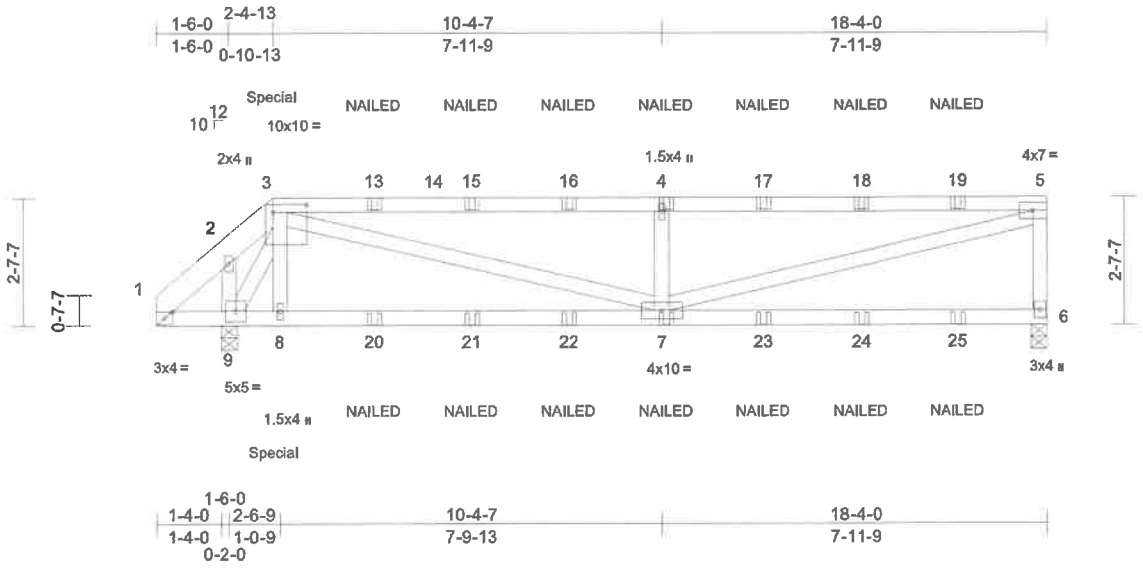

Scale = 1:45.3

Plate Offsets (X, Y): [1:0-2-1,0-1-8], [3:0-8-4,0-2-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.96	Vert(LL)	-0.10	6-7	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.69	Vert(CT)	-0.21	6-7	>949	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.90	Horz(CT)	-0.01	6	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH							Weight: 96 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP No.2 *Except* 3-5:2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEBS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 3-7-13 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing, Except:
6-0-0 oc bracing: 1-9.

REACTIONS (lb/size) 6=596/0-4-0, 9=676/0-4-0
Max Horiz 9=113 (LC 7)
Max Uplift 6=-382 (LC 5), 9=-518 (LC 8)
Max Grav 6=616 (LC 15), 9=734 (LC 16)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-61/73, 2-3=-72/107, 3-4=-1297/787, 4-5=-1297/787, 5-6=-535/386
BOT CHORD 1-9=-21/79, 8-9=-290/343, 7-8=-290/360, 6-7=-71/92
WEBS 3-8=-13/370, 3-7=-568/1062, 4-7=-477/410, 5-7=-798/1271, 3-9=-815/537, 2-9=-100/46

NOTES
1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
2) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
3) Provide adequate drainage to prevent water ponding.
4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 382 lb uplift at joint 6 and 518 lb uplift at joint 9.
7) "NAILED" indicates 3-10d (0.148"x3") or 3-12d (0.148"x3.25") toe-nails per NDS guidlines.
8) Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s) 119 lb down and 254 lb up at 2-4-13 on top chord, and 114 lb down and 39 lb up at 2-4-13 on bottom chord. The design/selection of such connection device(s) is the responsibility of others.
9) In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).

LOAD CASE(S) Standard
1) Dead + Roof Live (balanced): Lumber Increase=1.25, Plate Increase=1.25
Uniform Loads (lb/ft)
Vert: 1-3=-54, 3-5=-54, 6-10=-20
Concentrated Loads (lb)
Vert: 3=101 (B), 8=-54 (B), 7=4 (B), 20=4 (B), 21=4 (B), 22=4 (B), 23=4 (B), 24=4 (B), 25=4 (B)

"Special" indicates special hanger(s) or other connection device(s) required at location(s)shown. The design/selection of such special connection device(s) is the responsibility of others. This applies to all applicable truss designs in this job.



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:
September 8,2021

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Received July 11, 2022
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Job	Truss	Truss Type	Qty	Ply	
J210808-R	C02	Half Hip	1	1	T25267485

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:57 Page: 1
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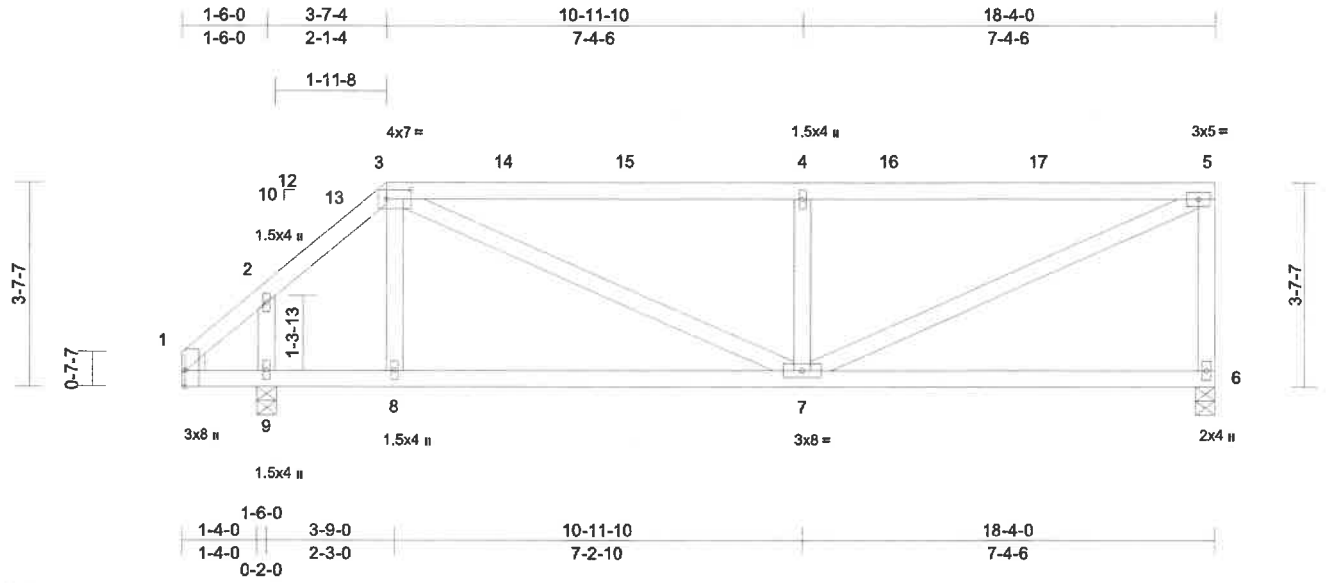

Scale = 1:39.1

Plate Offsets (X, Y): [1:0-3-8,Edge], [3:0-5-4,0-2-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.79	Vert(LL)	0.10	7-8	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.91	Vert(CT)	-0.20	7-8	>999	180		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.55	Horz(CT)	-0.01	6	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH							Weight: 95 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEBS 2x4 SP No.2
WEDGE Left: 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 4-7-12 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 6=612/0-4-0, 9=733/0-4-0
Max Horiz 9=161 (LC 11)
Max Uplift 6=-331 (LC 9), 9=-305 (LC 12)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-344/155, 2-3=-532/217, 3-4=-880/442, 4-5=-880/442, 5-6=-551/347
BOT CHORD 1-9=-128/326, 8-9=-249/371, 7-8=-245/370, 6-7=-57/78
WEBS 2-9=-345/207, 3-8=-89/125, 3-7=-293/614, 4-7=-464/378, 5-7=-504/929

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-0-0, Interior (1) 3-0-0 to 3-7-4, Exterior(2R) 3-7-4 to 7-10-2, Interior (1) 7-10-2 to 18-2-4 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
4) Provide adequate drainage to prevent water ponding.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 331 lb uplift at joint 6 and 305 lb uplift at joint 9.

LOAD CASE(S) Standard



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
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Job	Truss	Truss Type	Qty	Ply	T25267486
J210808-R	D01	FLAT GIRDER	1	2	Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:58
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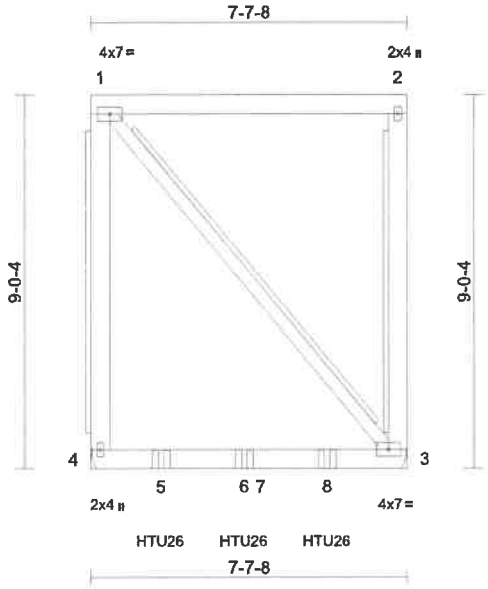

Scale = 1:53.2

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.22	Vert(LL)	0.17	3-4	>506	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.89	Vert(CT)	-0.21	3-4	>401	180		
BCLL	0.0 *	Rep Stress Incr	NO	WB	0.00	Horz(CT)	0.00	3	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MP							Weight: 178 lb	FT = 20%

LUMBER

TOP CHORD	2x6 SP No.2
BOT CHORD	2x6 SP No.2
WEBS	2x6 SP No.2 *Except* 3-1:2x4 SP No.2
OTHERS	2x4 SP No.2(flat)

BRACING

TOP CHORD	Structural wood sheathing directly applied or 7-7-8 oc purlins, except end verticals.
BOT CHORD	Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS	T-Brace: 2x4 SP No.2 - 1-4, 2-3, 1-3
	Fasten (2X) T and I braces to narrow edge of web with 10d (0.131"x3") nails, 6in o.c.,with 3in minimum end distance. Brace must cover 90% of web length.

REACTIONS (lb/size) 3=675/ Mechanical, 4=705/ Mechanical
Max Uplift 3=-547 (LC 4), 4=-577 (LC 4)
Max Grav 3=940 (LC 13), 4=1004 (LC 13)

FORCES (lb) - Maximum Compression/Maximum Tension

TOP CHORD	1-4=-194/162, 1-2=0/0, 2-3=-194/162
BOT CHORD	3-4=0/0
WEBS	1-3=0/0

NOTES

1) 2-ply truss to be connected together with 10d (0.131"x3") nails as follows:
Top chords connected as follows: 2x6 - 2 rows staggered at 1-0-0 oc.
Bottom chords connected as follows: 2x6 - 2 rows staggered at 1-0-0 oc.
Web connected as follows: 2x4 - 1 row at 1-0-0 oc.
2) All loads are considered equally applied to all plies, except if noted as front (F) or back (B) face in the LOAD CASE(S) section. Ply to ply connections have been provided to distribute only loads noted as (F) or (B), unless otherwise indicated.
3) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional); Lumber DOL=1.60 plate grip DOL=1.60
4) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
5) Provide adequate drainage to prevent water ponding.
6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
8) Refer to girder(s) for truss to truss connections.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 577 lb uplift at joint 4 and 547 lb uplift at joint 3.
10) Use Simpson Strong-Tie HTU26 (20-10d Girder, 11-10dx1 1/2 Truss, Single Ply Girder) or equivalent spaced at 2-0-0 oc max. starting at 1-8-4 from the left end to 5-8-4 to connect truss(es) to front face of bottom chord.
11) Fill all nail holes where hanger is in contact with lumber.
12) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.

LOAD CASE(S) Standard
1) Dead + Roof Live (balanced): Lumber Increase=1.25, Plate Increase=1.25
Uniform Loads (lb/ft)
Vert: 1-2=-54, 3-4=-20
Concentrated Loads (lb)
Vert: 5=-283 (F), 6=-283 (F), 8=-283 (F)



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
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Received July 11, 2022
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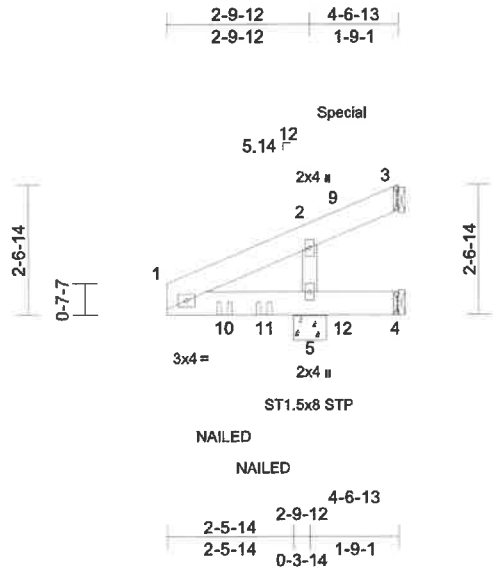
Job	Truss	Truss Type	Qty	Ply	T25267487
J210808-R	J01	Diagonal Hip Girder	1	1	Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:58 ID:n725ECHyinDHVHebvF11vCy4VF5-RfC?PsB70Hq3NSgPqnL8w3ulTXbGKWrCDoi7J4zJC?f



Scale = 1:43.6

Plate Offsets (X, Y): [1:0-2-12,0-0-9]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.30	Vert(LL)	0.00	4-5	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.30	Vert(CT)	0.00	4-5	>999	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.05	Horz(CT)	-0.02	3	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MP							Weight: 24 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP No.2
BOT CHORD 2x6 SP No.2
WEBS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 4-6-13 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 3=-97/ Mechanical, 4=81/ Mechanical, 5=713/0-7-12
Max Horiz 5=79 (LC 8)
Max Uplift 3=-191 (LC 17), 4=-23 (LC 9), 5=-465 (LC 8)
Max Grav 3=20 (LC 22), 4=90 (LC 22), 5=713 (LC 1)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-72/37, 2-3=-97/90
BOT CHORD 1-5=-10/79, 4-5=0/0
WEBS 2-5=-124/290

NOTES
1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
2) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
5) Refer to girder(s) for truss to truss connections.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 191 lb uplift at joint 3, 23 lb uplift at joint 4 and 465 lb uplift at joint 5.
7) "NAILED" indicates 3-10d (0.148"x3") or 2-12d (0.148"x3.25") toe-nails per NDS guidlines.
8) Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s) 101 lb down and 474 lb up at 3-5-9 on top chord, and 524 lb down and 119 lb up at 3-5-9 on bottom chord. The design/selection of such connection device(s) is the responsibility of others.
9) In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).

LOAD CASE(S) Standard
1) Dead + Roof Live (balanced): Lumber Increase=1.25, Plate Increase=1.25
Uniform Loads (lb/ft)
Vert: 1-3=-54, 4-6=-20
Concentrated Loads (lb)
Vert: 9=206 (F), 10=-11 (F), 11=-34 (B), 12=-524



Julius Lee PE No.34869
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Job	Truss	Truss Type	Qty	Ply	
J210808-R	J02	Corner Jack	1	1	T25267488 Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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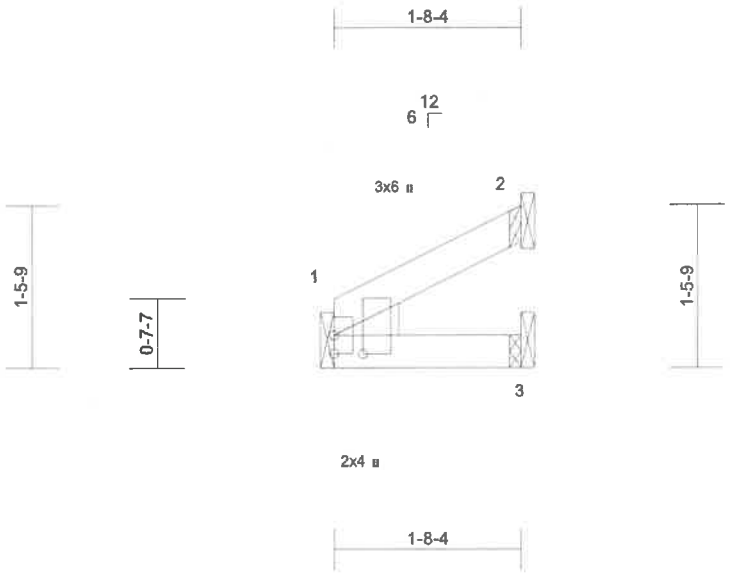

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Plate Offsets (X, Y): [1:0-2-0,0-3-2]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.05	Vert(LL)	0.00	3-6	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.04	Vert(CT)	0.00	3-6	>999	180		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.00	Horz(CT)	0.00	3	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MP							Weight: 6 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEDGE Left: 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 1-8-4 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 1=62/ Mechanical, 2=38/ Mechanical, 3=24/ Mechanical
Max Horiz 2=34 (LC 12)
Max Uplift 1=-31 (LC 12), 2=-9 (LC 12), 3=-5 (LC 12)
Max Grav 1=62 (LC 1), 2=38 (LC 1), 3=29 (LC 3)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-22/56
BOT CHORD 1-3=-27/19

NOTES
1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
5) Refer to girder(s) for truss to truss connections.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 31 lb uplift at joint 1, 5 lb uplift at joint 3 and 9 lb uplift at joint 2.

LOAD CASE(S) Standard



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Job	Truss	Truss Type	Qty	Ply	T25267489
J210808-R	J03	Corner Jack	1	1	Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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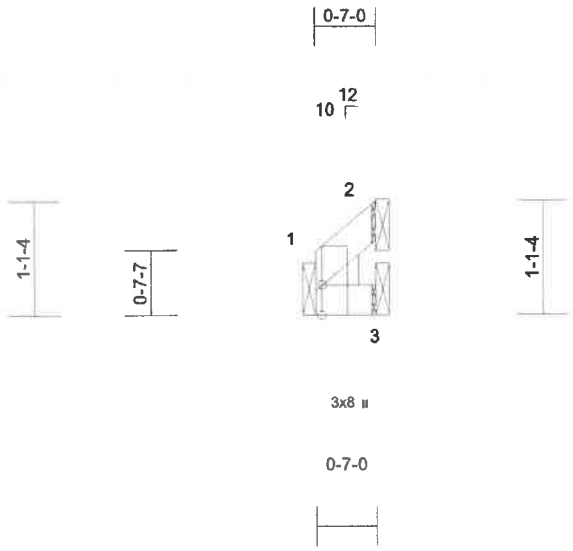

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Plate Offsets (X, Y): [1:0-3-8,Edge]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.01	Vert(LL)	0.00	4	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.00	Vert(CT)	0.00	4	>999	180		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.00	Horz(CT)	0.00	3	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MP							Weight: 3 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEDGE Left: 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 0-7-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 1=21/ Mechanical, 2=12/ Mechanical, 3=10/ Mechanical
Max Horiz 2=19 (LC 12)
Max Uplift 1=-16 (LC 12), 3=-3 (LC 12)
Max Grav 1=24 (LC 17), 2=12 (LC 1), 3=11 (LC 3)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-17/44
BOT CHORD 1-3=-8/5

NOTES
1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
5) Refer to girder(s) for truss to truss connections.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 3 lb uplift at joint 3 and 16 lb uplift at joint 1.

LOAD CASE(S) Standard



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date: September 8,2021

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 5/19/2020 BEFORE USE.
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see *ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information* available from Truss Plate Institute, 2670 Crain Highway, Suite 203 Waldorf, MD 20601

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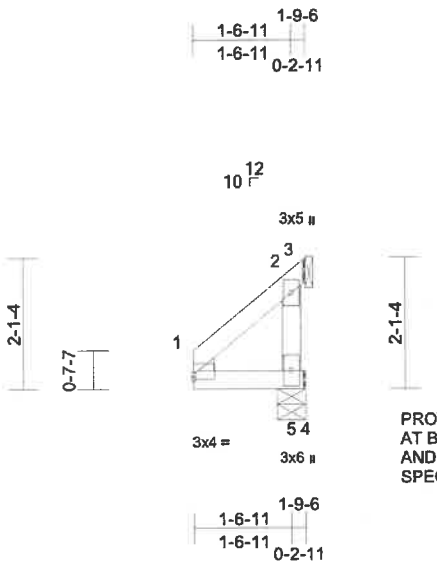
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	J04	Corner Jack	1	1	Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S May 12 2021 Print: 8.430 S May 12 2021 MiTek Industries, Inc. Tue Sep 07 16:35:06 Page: 1
ID:n725ECHyInDHVHebvF11vCy4VF5-F5OLEw6WJjbxzqslDfaGcop1Y96terTNsZ?Zn_yg_45



PROVIDE ANCHORAGE, DESIGNED BY OTHERS, AT BEARINGS TO RESIST MAX. UPLIFT AND MAX HORZ. REACTIONS SPECIFIED BELOW.

Scale = 1:35.3

Plate Offsets (X, Y): [1:Edge,0-0-15]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.26	Vert(LL)	0.00	4	>556	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.11	Vert(CT)	0.00	4	>577	180		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.13	Horz(CT)	-0.03	3	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MP							Weight: 9 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEBS 2x4 SP No.2
WEDGE Left: 2x3 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 1-9-6 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 3=-415/ Mechanical, 5=546/0-5-6
Max Horiz 5=60 (LC 12)
Max Uplift 3=-415 (LC 1), 5=-112 (LC 12)
Max Grav 3=65 (LC 8), 5=546 (LC 1)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-273/320
WEBS 2-5=-536/754

NOTES
1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
5) Refer to girder(s) for truss to truss connections.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 415 lb uplift at joint 3 and 112 lb uplift at joint 5.

LOAD CASE(S) Standard



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
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Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see *ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information* available from Truss Plate Institute, 2670 Crain Highway, Suite 203 Waldorf, MD 20601

MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

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

GENERAL NOTES:

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

CONCRETE:

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

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

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

       1 AT 7 DAYS
       2 AT 28 DAYS

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

WOOD FRAMING:

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

MASONRY:

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

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

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

FASTENER DESCRIPTIONS

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

VENTILATION SYSTEM

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

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

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

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS		UPLIFT	DEVICE	WOOD NAILING
		0-365	H2.5	(10)8d(TOTAL)
HETA12	1265	366-820	H6	(14)8d(TOTAL)
HETA16	1810	821-1085	HTH8	(18)10d
HETA20	1810	1086-2170	(2)HTS16	(16)10d(EACH)
HETA24	1810			BLOCK:
HETA40	1810	0-1450	META12	(10)6d
		1451-1780	HETA12	(7)16d
10d X 1 ½" NAILS		1781-2235	HHETA16	(9)16d

TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) [a] [b] [c] [e] [f] [g] [h] [i] [j] [k] [l] [m] [n] [o] [p] [q] [r] [s] [t] [u] [v] [w] [x] [y] [z] [aa] [bb] [cc] [dd] [ee] [ff] [gg] [hh] [ii] [jj] [kk] [ll] [mm] [nn] [oo] [pp] [qq] [rr] [ss] [tt] [uu] [vv] [ww] [xx] [yy] [zz] [aaa] [bbb] [ccc] [ddd] [eee] [fff] [ggg] [hhh] [iii] [jjj] [kkk] [lll] [mmm] [nnn] [ooo] [ppp] [qqq] [rrr] [sss] [ttt] [uuu] [vvv] [www] [xxx] [yyy] [zzz]			
	WALL STUDS 24 IN. O.C.	WALL TRUSS CHORDS 24 IN. O.C.	FLAT ROOF TRUSS CHORDS ≤6 FEET	FLAT ROOF TRUSS CHORDS ≤9 FEET
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
#8 WOOD SCREW-BASED ANCHOR WITH 3" EMBEDMENT LENGTH	16	16	12	9
¼" LAG SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

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

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

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

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

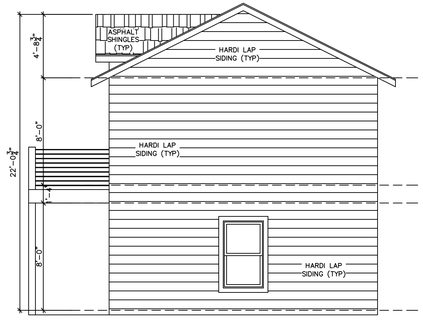
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

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

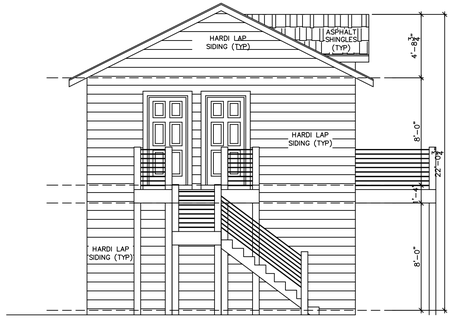
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

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

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



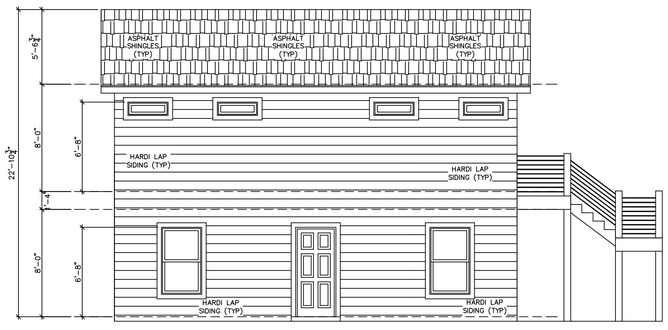
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

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

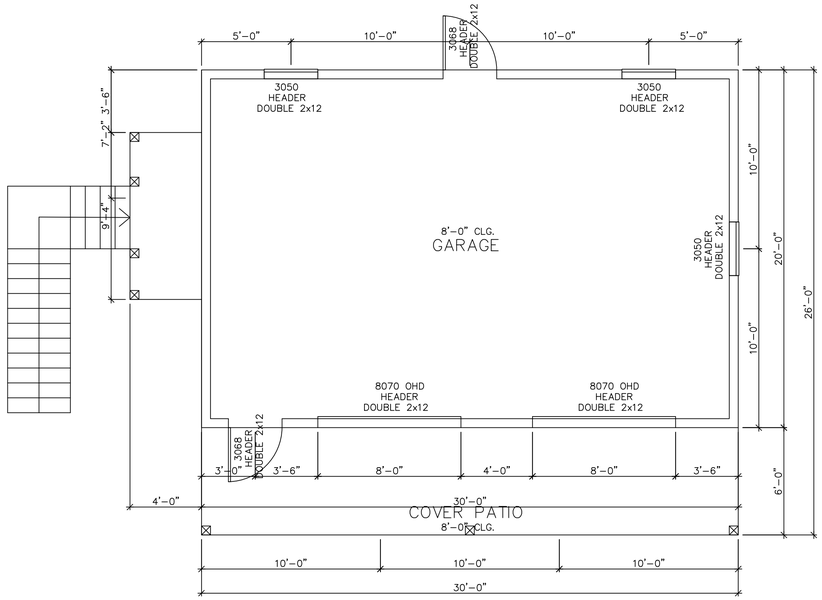
ROBERT G. MORGEN JR., P.E.
#59118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

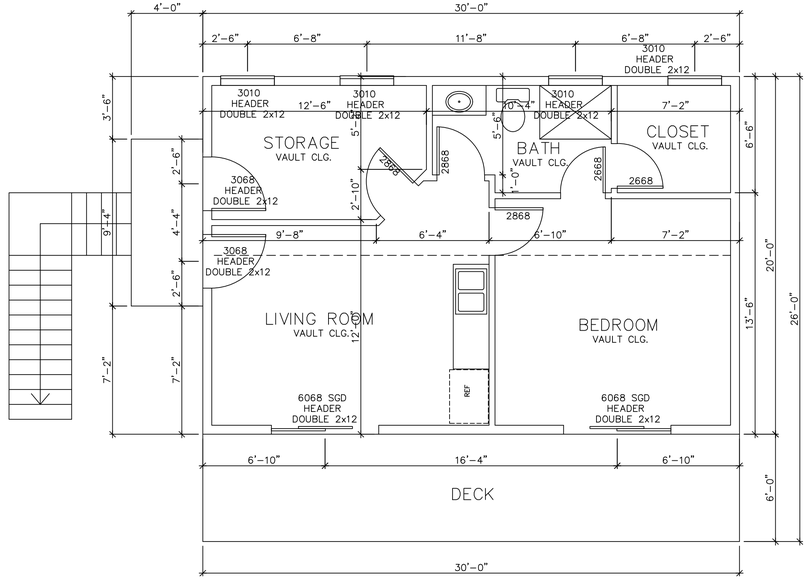
NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

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

Received July 11, 2022
Planning and Building Department



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



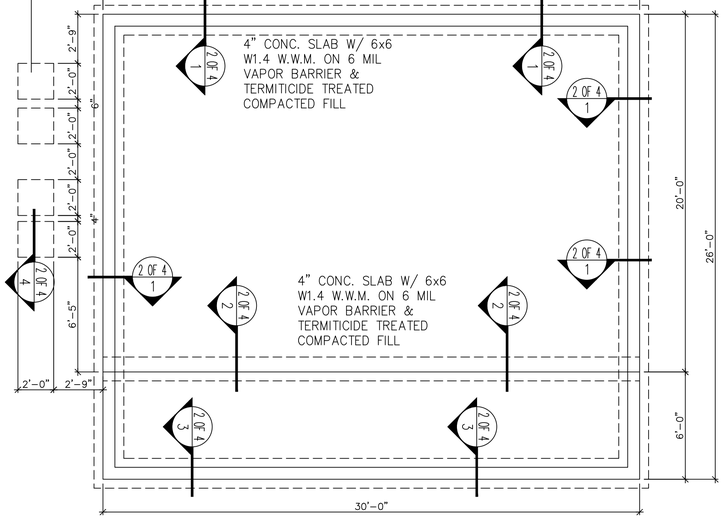
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE TABULATION

1ST FLOOR GARAGE	600
2ND FLOOR LIVING	498
2ND FLOOR DECK	180
STORAGE	102
TOTAL	1,380

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

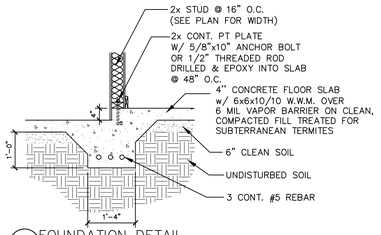
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or
Structure(s) supporting floor/ceiling assemblies used for separation required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



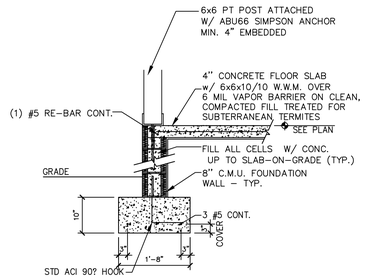
FOUNDATION PLAN
SCALE: 1/4"=1'-0"

1 FOUNDATION DETAIL
SCALE: NTS

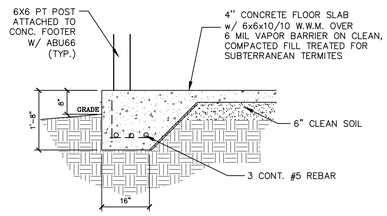
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



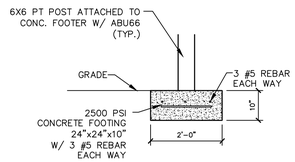
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



3 FOUNDATION DETAIL
SCALE: NTS



3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



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

ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD. 32084
ST. AUGUSTINE, FLORIDA
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NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
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PLAN NO	
SHEET NO	2 OF 4

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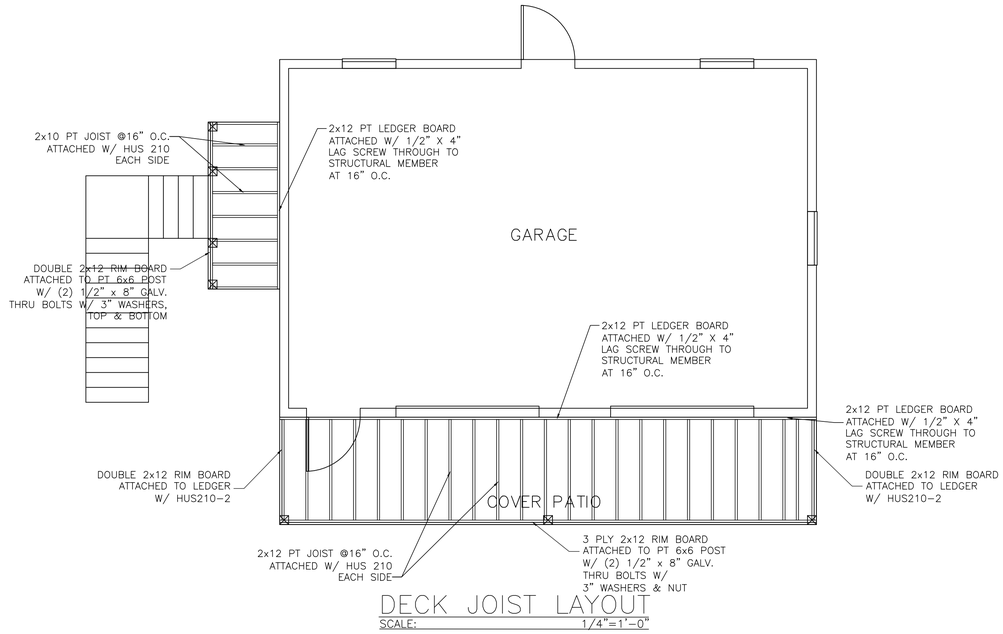
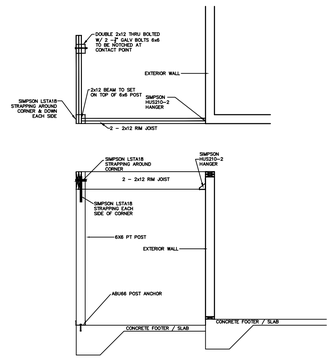


DECK JOIST LAYOUT

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



PORCH CORNER SECTION

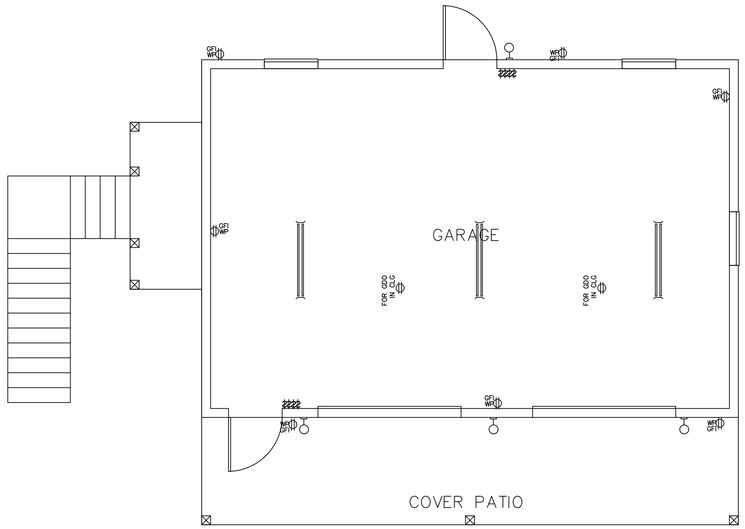
SCALE: NTS

*NOTE:
-Location of electric outlets are a representation only. outlets will be located per local building code.

-Provide AFCI(arc-fault circut interrupters) in all dwelling unit bedrooms per NEC article 210-12)

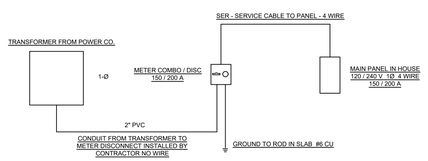
ELECTRICAL SYMBOL KEY

⊕	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
⊕	WALL MOUNTED LIGHT	$3	3-WAY SWITCH
⊕	WALL MOUNTED SCONCE LIGHT	$4	4-WAY SWITCH
RC	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
FLC PC	VAPOR-PROOF RECESSED	$D	DIMMER SWITCH
PL	PENDANT LIGHT	DB	DOOR BELL CONNECTION
EC EB	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABNET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING	DISC	CUT-OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
P.A.	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
WP	WATER-PROOF OUTLET	S/CO	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
WP	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
GFI	GFI FLOOR OUTLET		
GATS	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



1st FLOOR ELECTRICAL

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



ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7. GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL



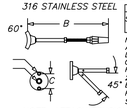
ITEM	A	B	C	D	FAST.	WT.
S0981-0005	1/2"	8.00"	1.20"	1.39"	1"	0.67 (LB)
S0981-0007	1"	8.50"	1.20"	1.39"	1"	0.75 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS WHERE A LARGER WIRE SIZE IS NEEDED. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. FLAT BASE CAN BE FIXED ON ANY LEVEL SURFACE AT ANY ORIENTATION AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF CABLE.

NOTE: THROUGH BOLT FASTENED TO EXISTING METAL TRUSSES WITH THREE 1/8" 316 STAINLESS STEEL MACHINE SCREWS

RAILEASY™ TENSIONER–ROUND

316 STAINLESS STEEL



ITEM	A	B	C	D	FAST.	WT.
S0982-0004	1/2"	6.10"	1.00"	1.50"	1/8" RIVET	0.21 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. ROUND SHAPED BASE IS DESIGNED FOR USE WITH 2" STAINLESS TUBING AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF THE CABLE. REQUIRES RIVETS TO ATTACH TO TUBING (SUPPLIED WITH COMPLETE SYSTEMS).

NOTE: ATTACH TENSIONER TO EXHAUST DUCT WITH 2X 1/8" 316 STAINLESS STEEL MACHINE SCREWS AND 2" 316 STAINLESS STEEL WASHERS ON INSIDE OF DUCT SHAPED TO SAME CURVE AS TENSIONER BASE

WIRE ROPE 1X19

316 STAINLESS STEEL

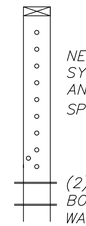
ITEM	SIZE	SPOOL	WT.	WT
C0978-4025	1/8"	25'	580	1.44 (LB)
C0978-4100	1/8"	100'	580	6.84 (LB)
C0978-4500	1/8"	500'	580	32.62 (LB)

NOTE: WIRE IS LEFT HAND LAY. WEIGHT FOR PART NUMBERS C0978-4100 AND C0978-4500 INCLUDES REEL.

13B VALUES USED IN THE DESIGN OF THIS PROJECT FOR ALL S.Y.P. WOOD

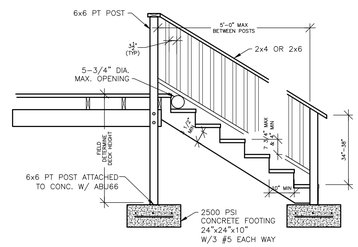
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP



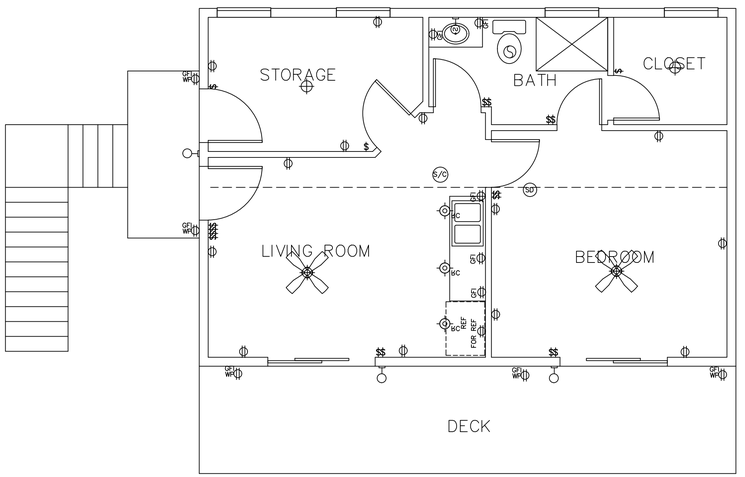
NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 3/4" O.C.

(2) 5/8"X10" LAG BOLTS W/ 3" WASHER



TYPICAL STAIR CONSTRUCTION

(SCALE: 1/2" = 1'-0")



2ND FLOOR ELECTRICAL PLAN

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

ROBERT G. MORGEN JR., P.E.
#56118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
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NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
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PLAN NO	
SHEET NO	3 OF 4

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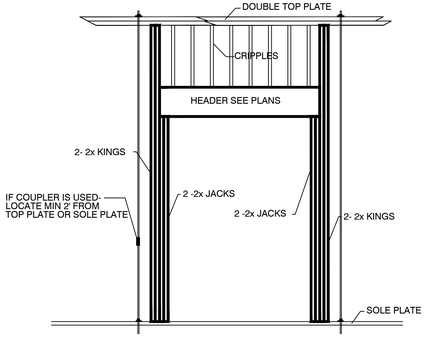
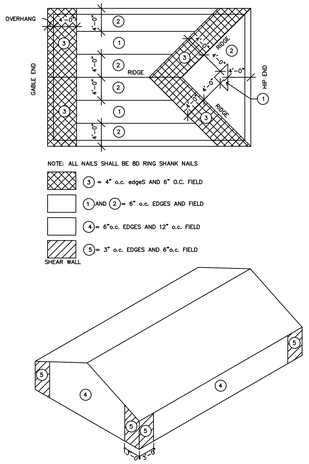


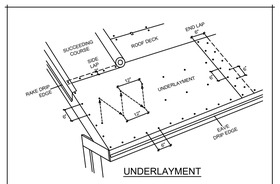
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

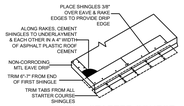
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



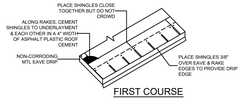
Plywood Nailing Details



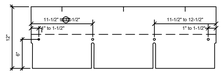
UNDERLAYMENT



STARTER COURSE



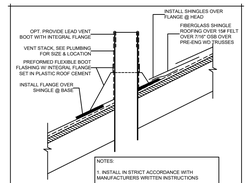
FIRST COURSE



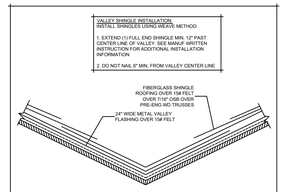
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

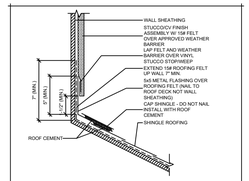
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



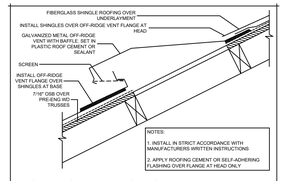
VENT STACK FLASHING DETAIL
N.T.S.



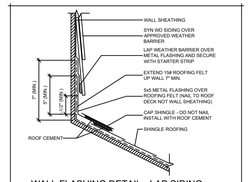
VALLEY FLASHING DETAIL
N.T.S.



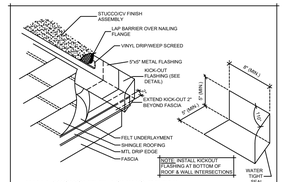
WALL FLASHING DETAIL - STUCCO
N.T.S.



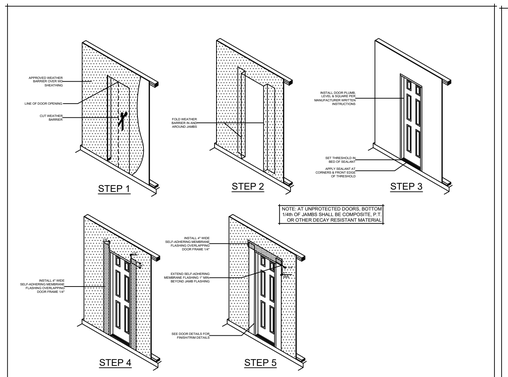
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



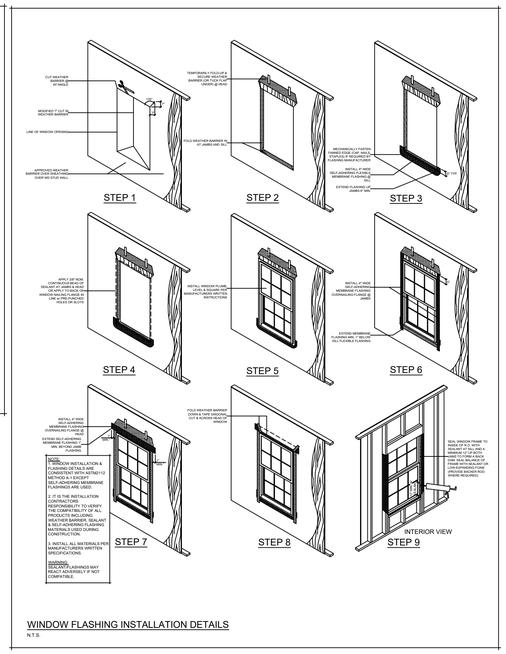
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



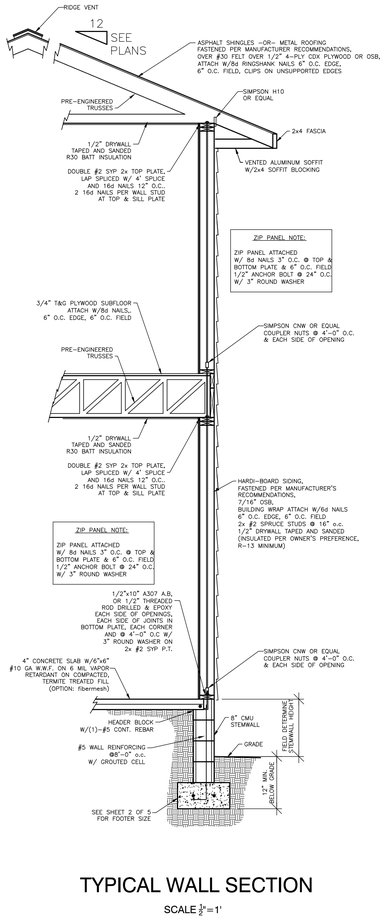
WALL/KICKOUT FLASHING DETAIL
N.T.S.



DOOR FLASHING INSTALLATION DETAILS
N.T.S.

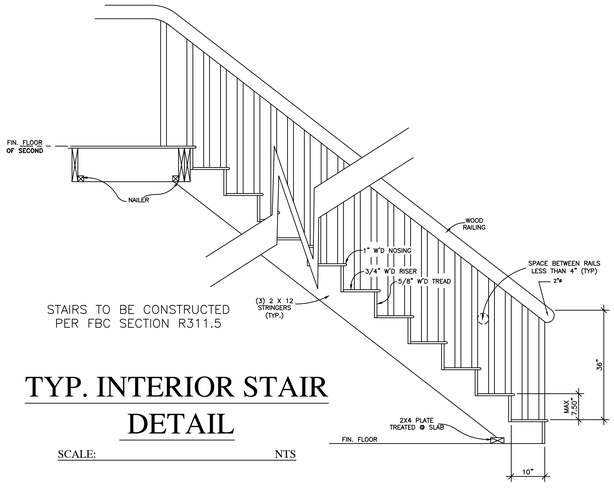


WINDOW FLASHING INSTALLATION DETAILS
N.T.S.



TYPICAL WALL SECTION

SCALE $\frac{3}{4}$"=1'



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

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#58118
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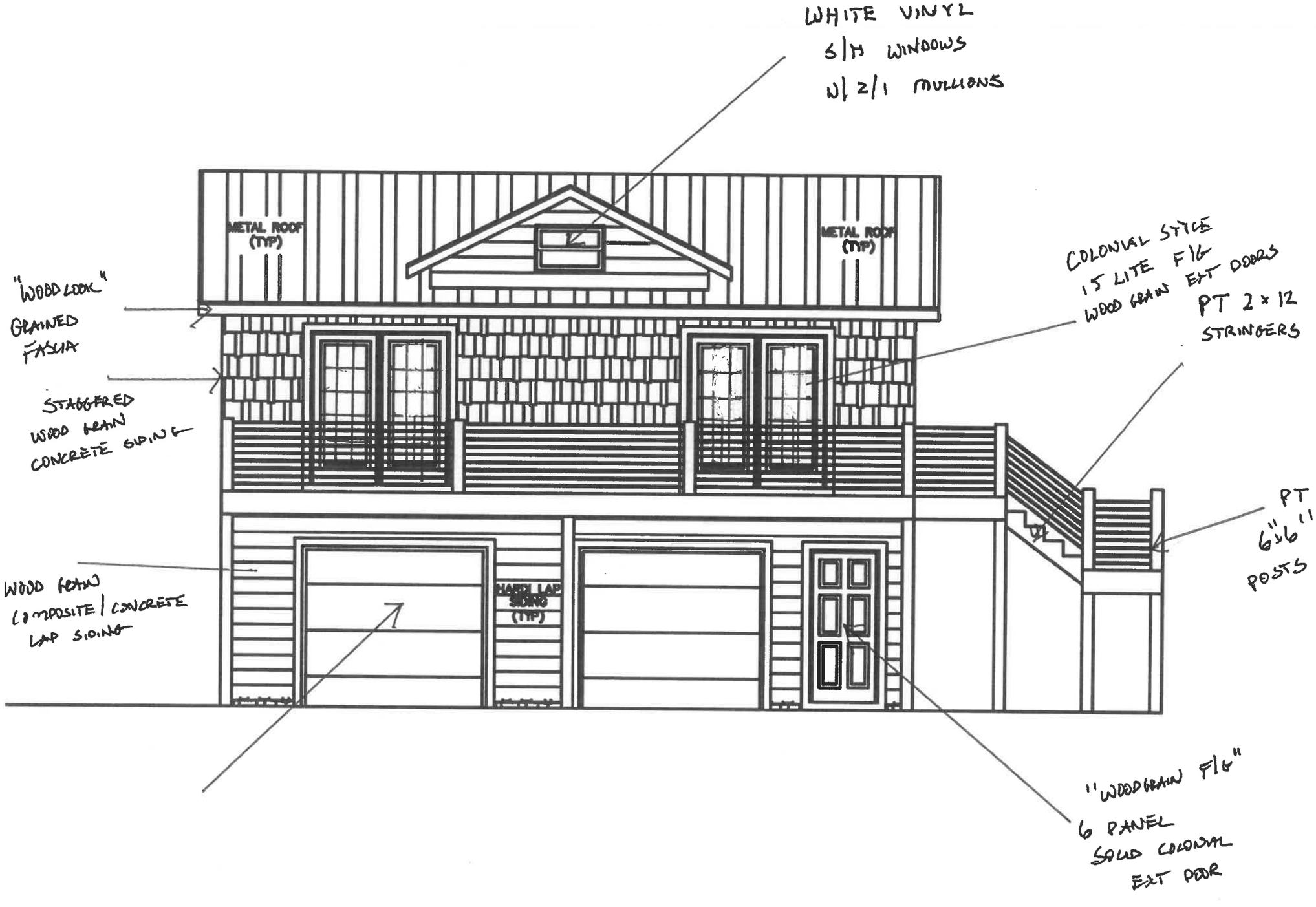
LOT 14

CASTILLO DRIVE



41 GROVE AVE.



VIEW FROM W. CASTILLO DRIVE

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LOT 16 33 GROVE AVE.



VIEW FROM CASTILLO DR

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LOT 15

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SUBJECT PARCEL

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LOT 14



LOT 13



LOT 12

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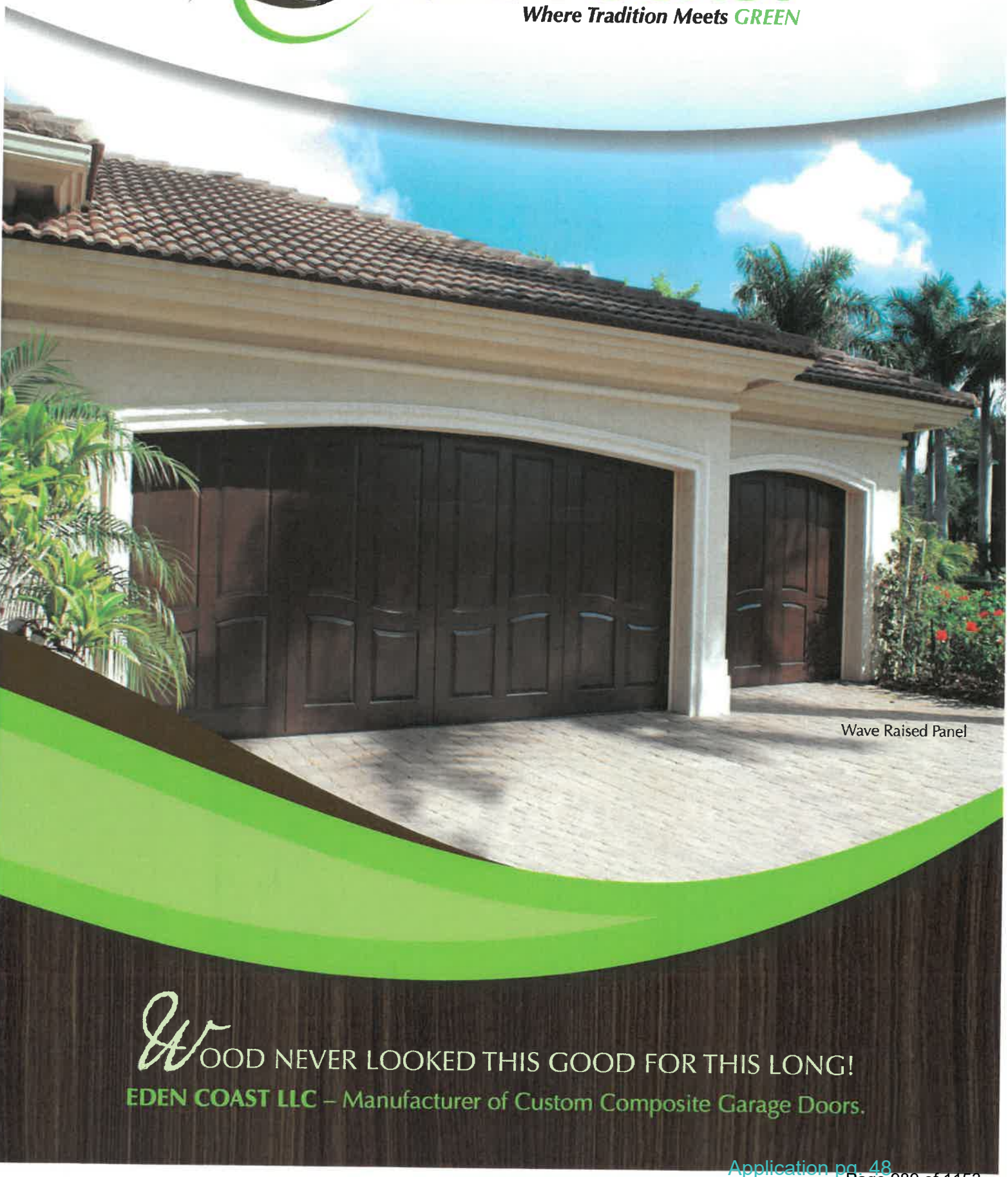
EDEN COAST LLC

Where Tradition Meets GREEN



WOOD NEVER LOOKED THIS GOOD FOR THIS LONG!

EDEN COAST LLC – Manufacturer of Custom Composite Garage Doors.

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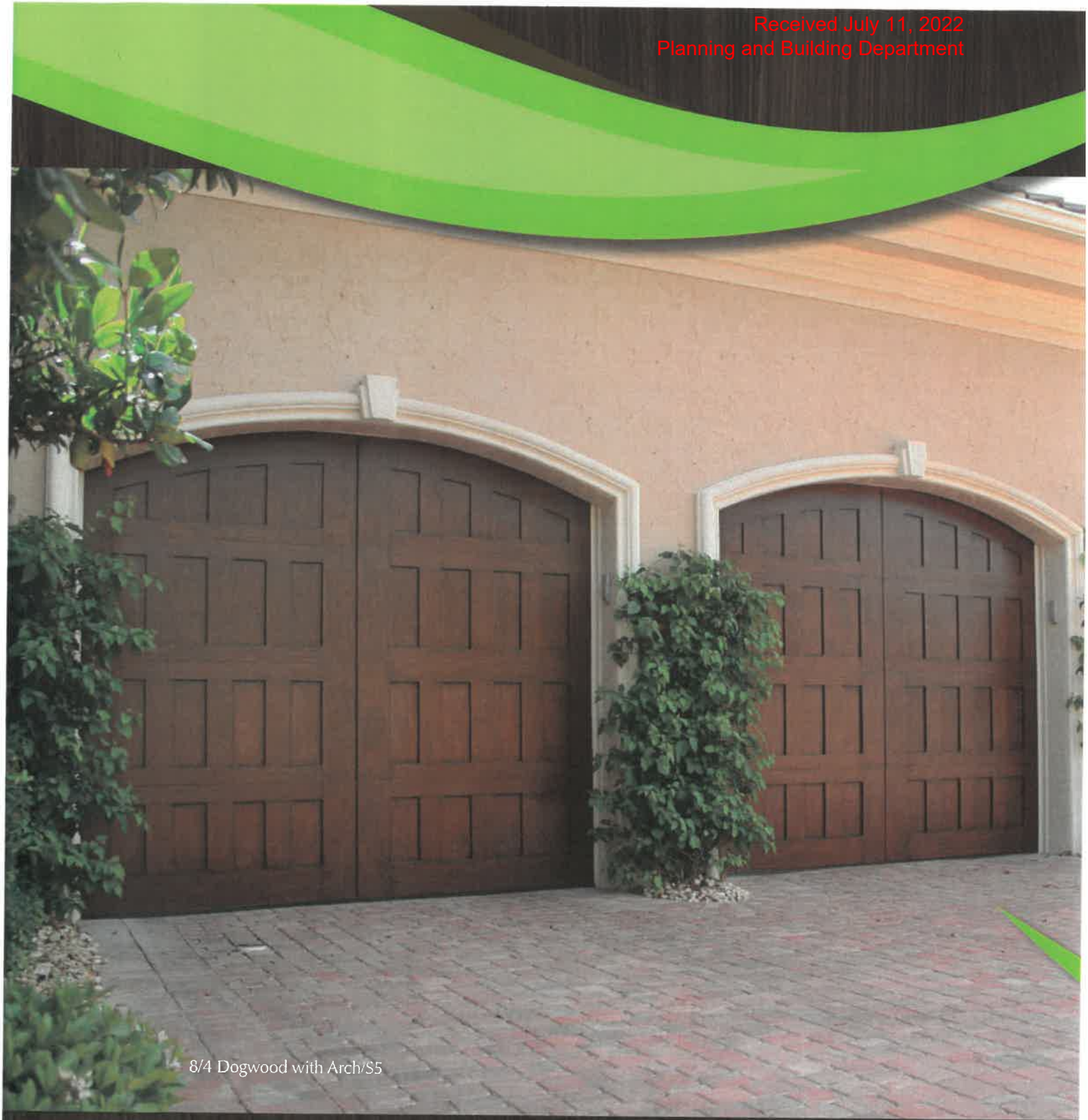

8/4 Dogwood with Arch/S5

If you can dream it, we can build it!

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At Eden Coast, we understand that the finishing details of your home are unique and special. Therefore, we proudly stand on our guiding principle, "If you can dream it, we can build it."

What sets us apart is our dedication to you. Our superior craftsmanship, innovative manufacturing and finishing capabilities allow us to accomplish just about any architectural design you can dream. We are committed to giving you the look you love without the maintenance.

So, take my advice, go on, dream a little and let us serve you.

Sincerely,

Duane Laricey
President

Application pg. 50
Page 991 of 1153

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Leatherwood/W3/4/4 Arched Window with Optional Decorative Hardware



Providence with Arch and Custom Molding/S6



Raised Panel/Cherry Match

WE CAN CUSTOMIZE YOUR DOOR, AND STILL ELIMINATE MAINTENANCE FOR YEARS TO COME.

We construct our doors by overlaying commercial or residential steel sections with our environmentally friendly, composite materials. We use different board thicknesses. From ½" to 1 ½", our different board dimensions allow us to create the best detail in the industry.

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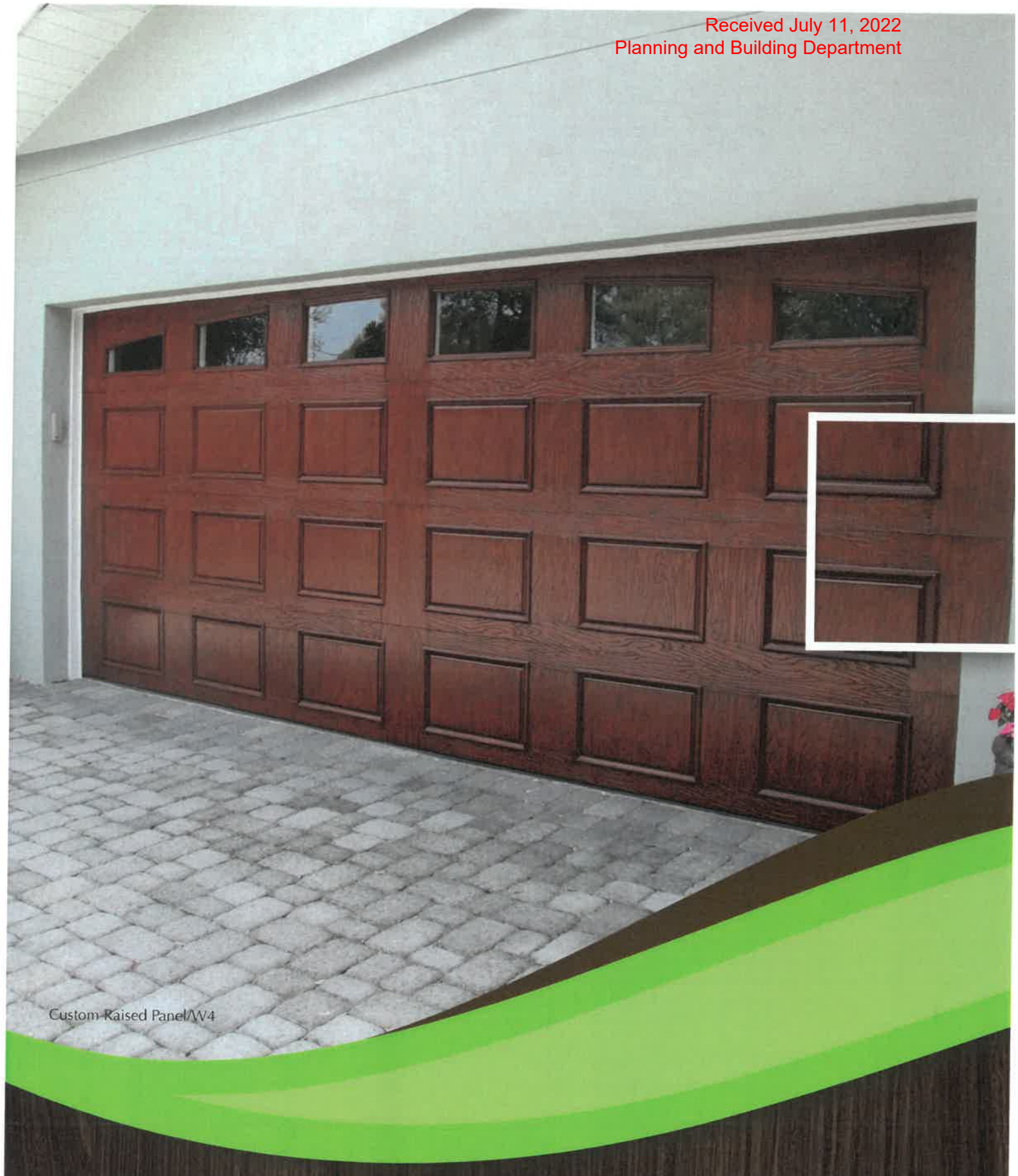

Custom Raised Panel/W4

CUSTOM INLAID MOLDINGS & TRIMS ARE AVAILABLE ON ALL DESIGNS.

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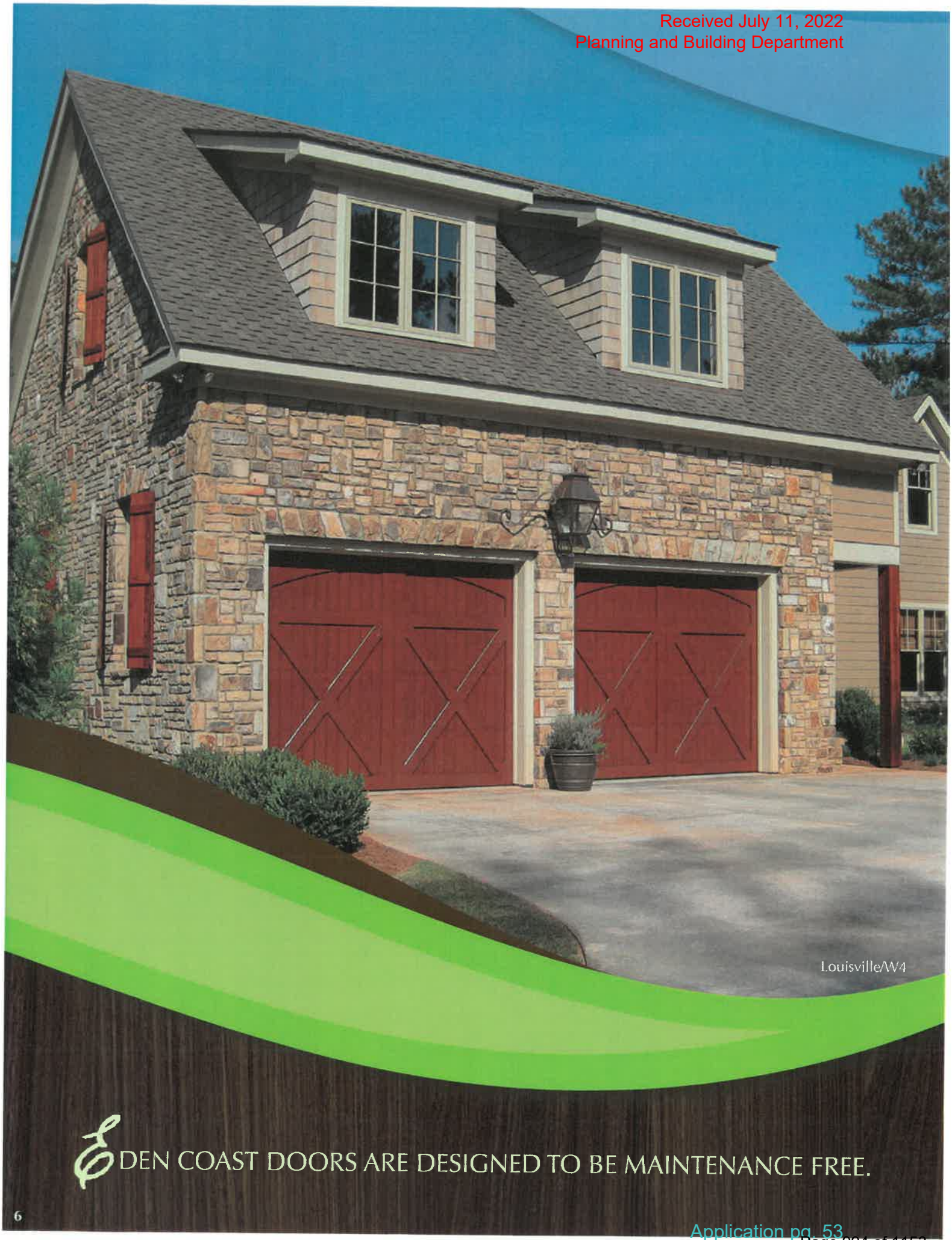

EDEN COAST DOORS ARE DESIGNED TO BE MAINTENANCE FREE.

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OUR UNIQUE FINISHING TECHNIQUES ALLOW US TO OFFER TRADITIONAL WOOD COLORS SUCH AS CEDAR, OAK AND MAHOGANY, AS WELL AS FIVE OTHER STANDARD COLORS. WE ALSO CUSTOM MATCH MANY TYPES OF WOODS AND FINISHES.

Eden Coast is happy to offer a **5 YEAR WARRANTY** on the finish of all of our stain-finished doors.



Custom Raised Panel/Custom Mahogany Match/Option H Window



Magnolia with Arch/W5 with Optional Decorative Hardware



Leatherwood Custom/Custom Color/Option H Window with Optional Decorative Hardware

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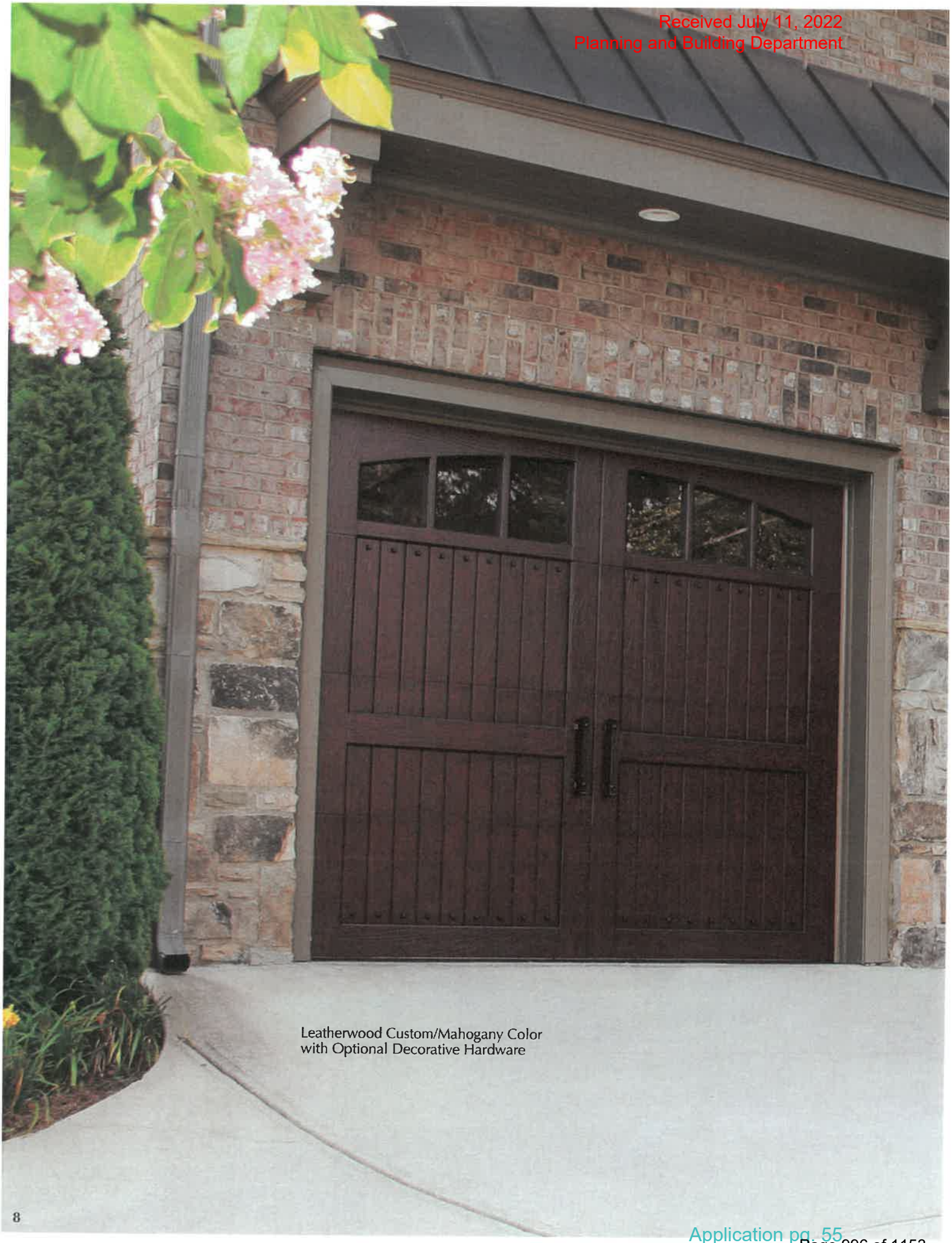

Leatherwood Custom/Mahogany Color
with Optional Decorative Hardware

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Planning and Building Department



Providence



Magnolia with Arch, and Optional Clavos



Birmingham



Custom Horizontal Plank



Custom Recessed Panel

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Magnolia with Arch



Custom Raised Panel with Decorative Molding



Custom Birmingham with Impact Glass



Raised Panel



Dogwood

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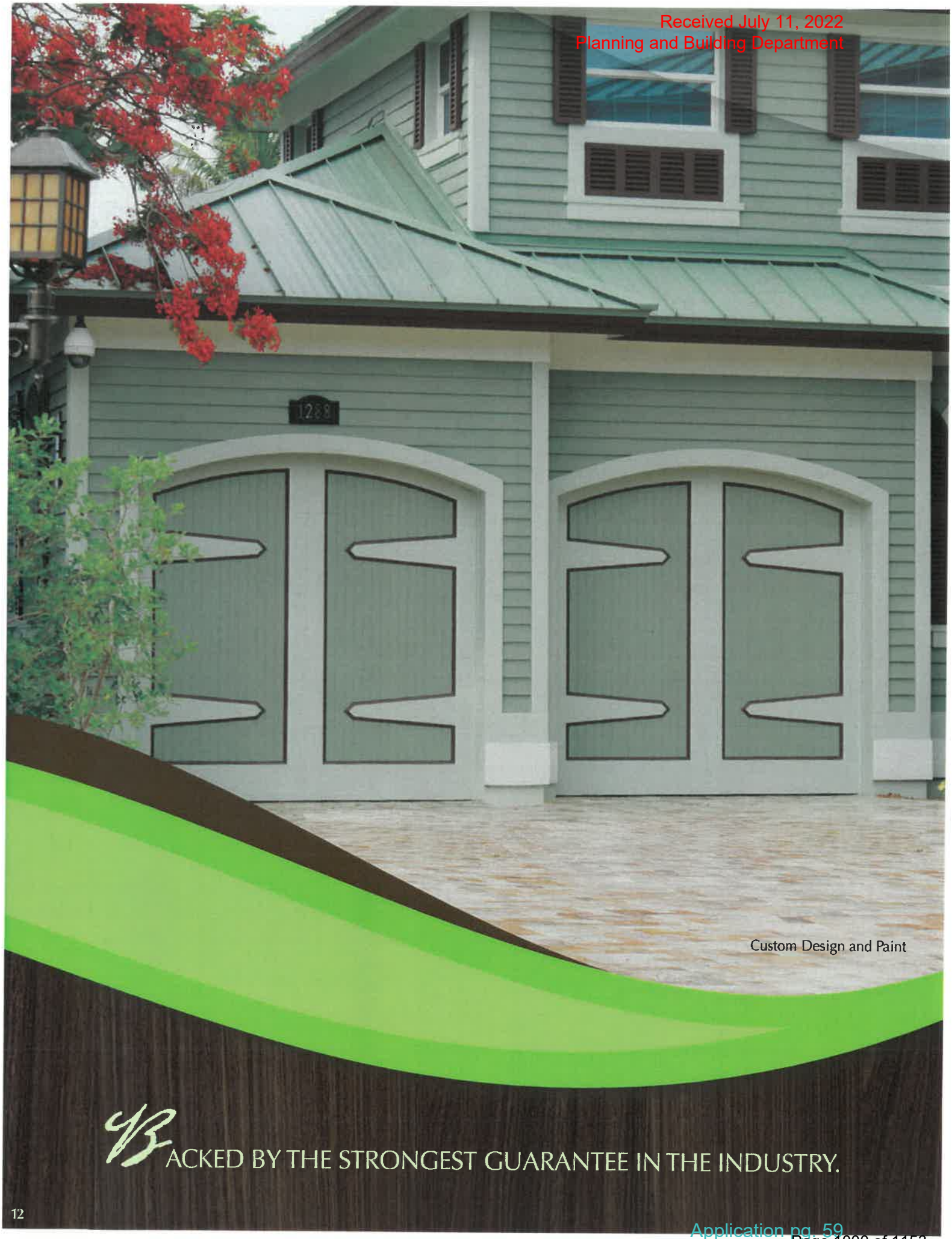

Custom Design and Paint

BACKED BY THE STRONGEST GUARANTEE IN THE INDUSTRY.

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WE PRE-FINISH IN ANY PAINT COLOR, INCLUDING BLACK.

No matter the design, all of our overlays are impervious to moisture, mold and mildew. Because we don't use wood, there are no wood feeding insects, no cracking, warping or splitting. A **10 YEAR WARRANTY** is available on some of our painted doors.



Magnolia with Arch



Birmingham/White Automotive Paint/Option D Window



Custom Design in Combination Paint/Stain Finish

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Louver Painted



Louver Painted



Louver Painted



Louver Stained

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Raised Panel



Custom Birmingham



Bridgemill



Custom Design



Birmingham with Clear Glass

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Louver Design in Paint Finish/Custom Color

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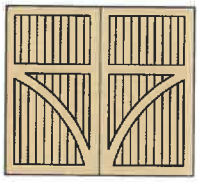
OUR MOST POPULAR DESIGNS

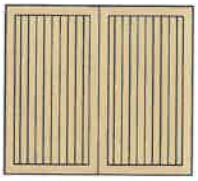

LEATHERWOOD


ANDERSON


ASHEVILLE

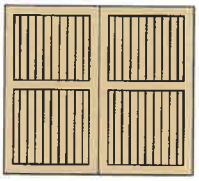

BIRMINGHAM


BRIDGEMILL


CAMBRIDGE

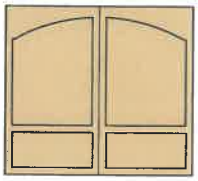

CHARLESTON

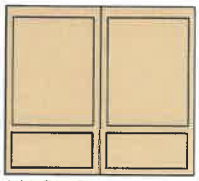

DOGWOOD


HAMPTON

YOUR DREAM DOOR HERE!

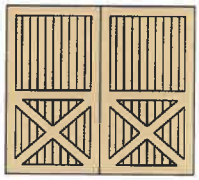

LOUISVILLE


MAGNOLIA-ARCH

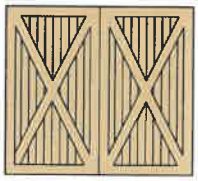

MAGNOLIA


PROVIDENCE

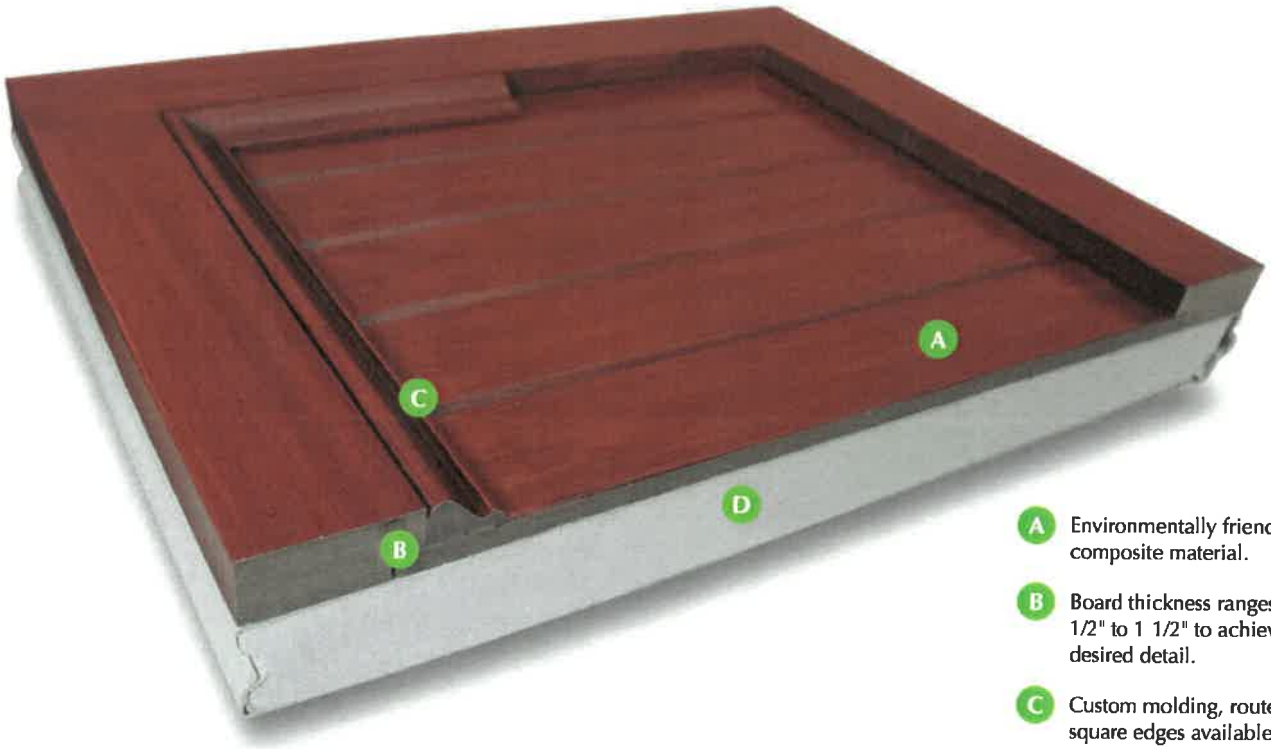

SARATOGA


ST. AUGUSTINE


SUMMERHAVEN


WILLIAMSBURG

V-GROOVE, BEAD BOARD OR SMOOTH BACKINGS AVAILABLE



- **A** Environmentally friendly, composite material.
- **B** Board thickness ranges from 1/2" to 1 1/2" to achieve desired detail.
- **C** Custom molding, routed or square edges available.
- **D** 2" steel sandwich door with foam insulation.

Foam Options:

Polystyrene foam door
R value – 11.24

Polyurethane foam door
R value – 20.04

All of our materials are proudly **MADE IN THE USA.**

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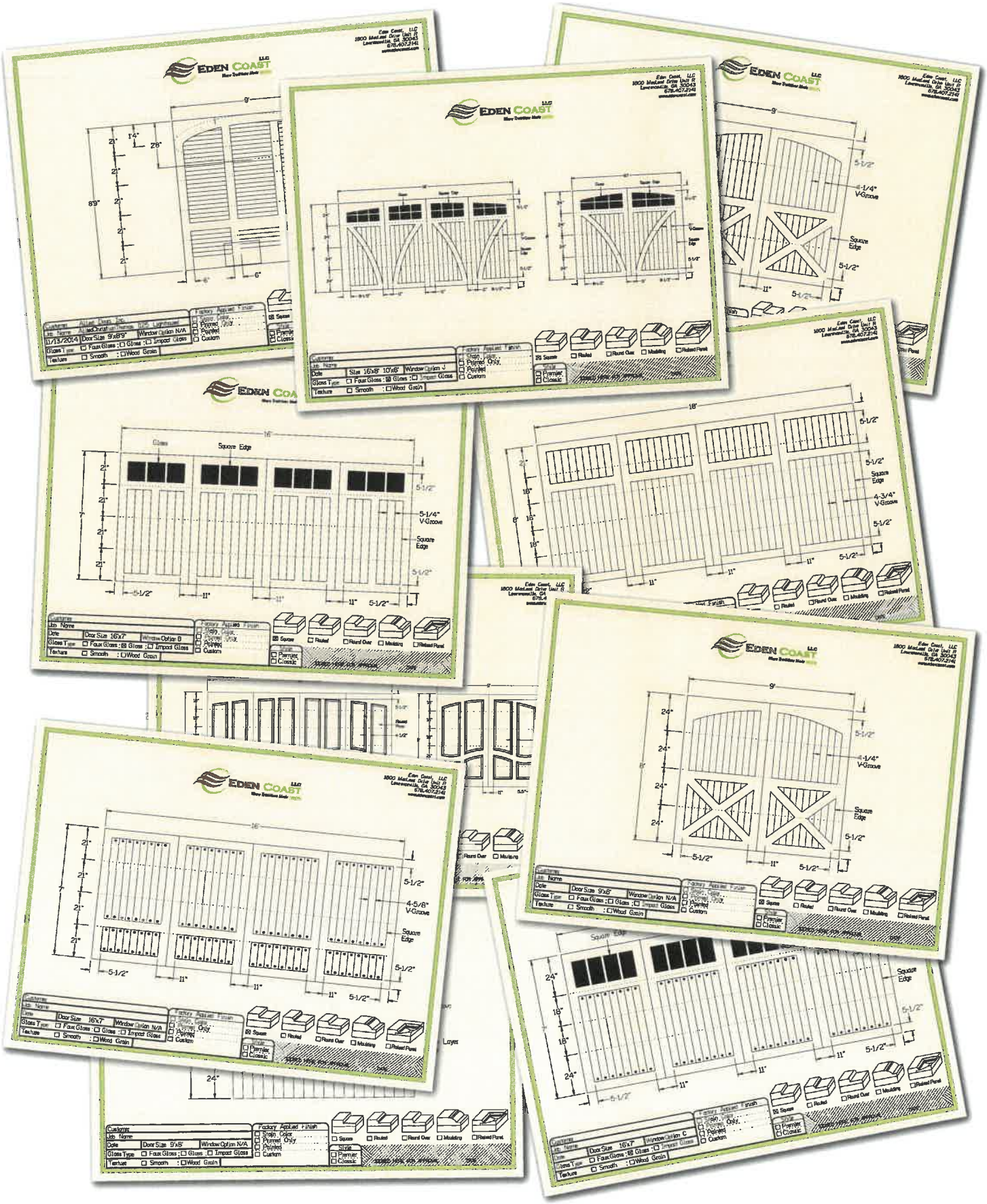
ENDLESS POSSIBILITIES



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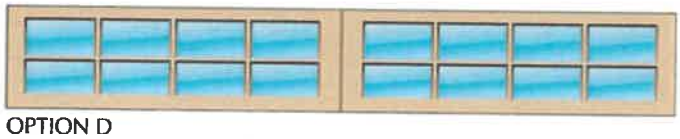
WINDOW OPTIONS

Windows and glass options are completely customizable. From our standard designs, to your custom design, all of our windows are custom built. Glass options range from standard DSB to insulated antique glass.
Just let us know what you're looking for.

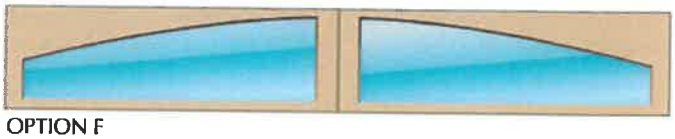

OPTION A


OPTION B

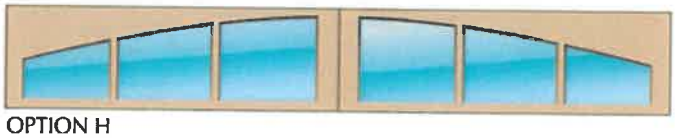

OPTION C


OPTION D

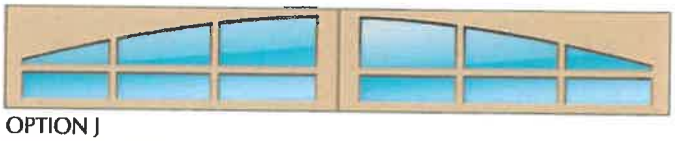

OPTION E


OPTION F


OPTION G


OPTION H


OPTION I


OPTION J


OPTION K


IMPACT GLASS


IMPACT GLASS


FAUX GLASS


STANDARD GLASS


DECORATIVE FROSTED GLASS


GLASS IN 3RD SECTION

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PRE-FINISH OPTIONS

Eden Coast offers 8 standard stain colors available in a smooth or wood grain texture. We can also custom match any stain to meet your needs.

SMOOTH


S1


S2


S3


S4


S5


S6


S7


S8

WOOD GRAIN


W1


W2


W3


W4


W5


W6


W7


W8

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EDEN COAST LLC
Where Tradition Meets GREEN

CREATE YOUR CUSTOM ARCHITECTURAL EXPRESSION WITH
PRODUCTS THAT DEFINE SUSTAINABILITY & INNOVATION



HOW MAY WE SERVE YOU?

1800 MacLeod Drive | Unit R | Lawrenceville, GA 30043
Phone: (678) 407-2141 | Toll Free (888) 407-2114 | Fax (678) 407-2116
www.edencoast.com | sales@edencoast.com

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8.25" BY 12' Wood Grain Lap Concrete Siding

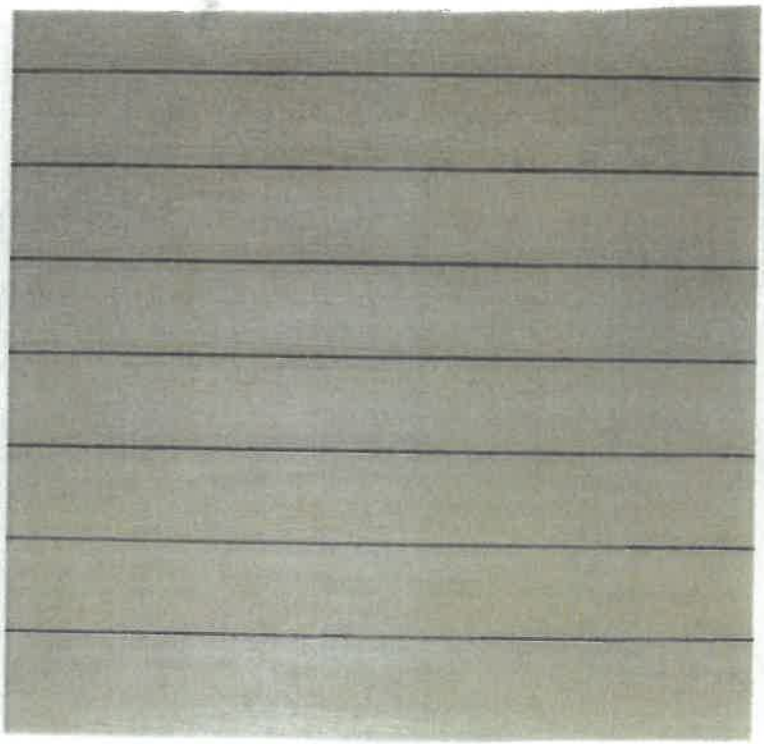

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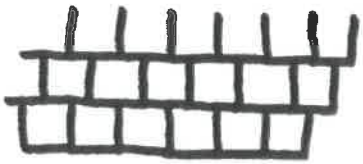
Figure 15 depicts wood shingle patterns

Wood Shingle Patterns **Figure 15**



Overlapping

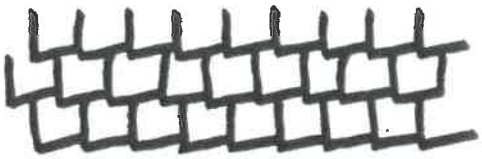


Fishscale

WOOD GRAIN
CONCRETE / FIBER PANELS



Staggered Butt



Sawtooth

Pre-1821

Most First and Second Spanish Period buildings are masonry, although some are wood frame and some have masonry end walls with wood frame between. Most British Period buildings are masonry, although the use of wood frame construction increased. The most common examples are wood frame second stories and wood frame extensions of existing masonry buildings.

Most buildings should have masonry walls covered with plaster or stucco. The final coat must be smooth finish stucco, although an ashlar joint finish may be appropriate for larger and more detailed British Period and Second Spanish Period buildings. Pieces of coquina stone should not project out of the stucco to create a false "time worn" appearance.

Aluminum or vinyl siding, shelldash and other materials and treatments not documented as used in pre-1821 construction are not appropriate. Documented material not in common use, such as slate and tile, may be appropriate on a case specific basis.

The exterior fabric and materials should effectively reproduce the texture and appearance of materials on existing or documented pre-1821 buildings. Depending on the period of the building, acceptable

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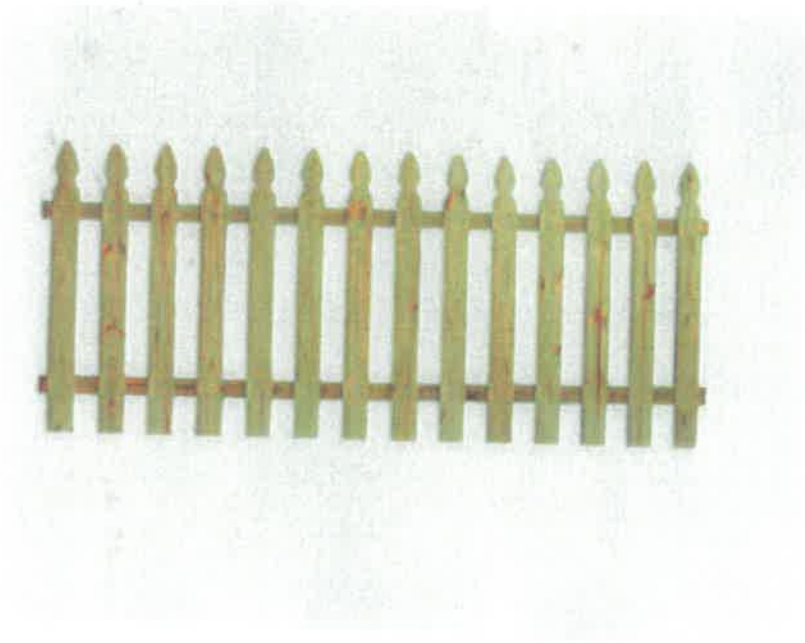
4' picket fencing



PT WOOD

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6' privacy "picket" style fencing



PT WOOD

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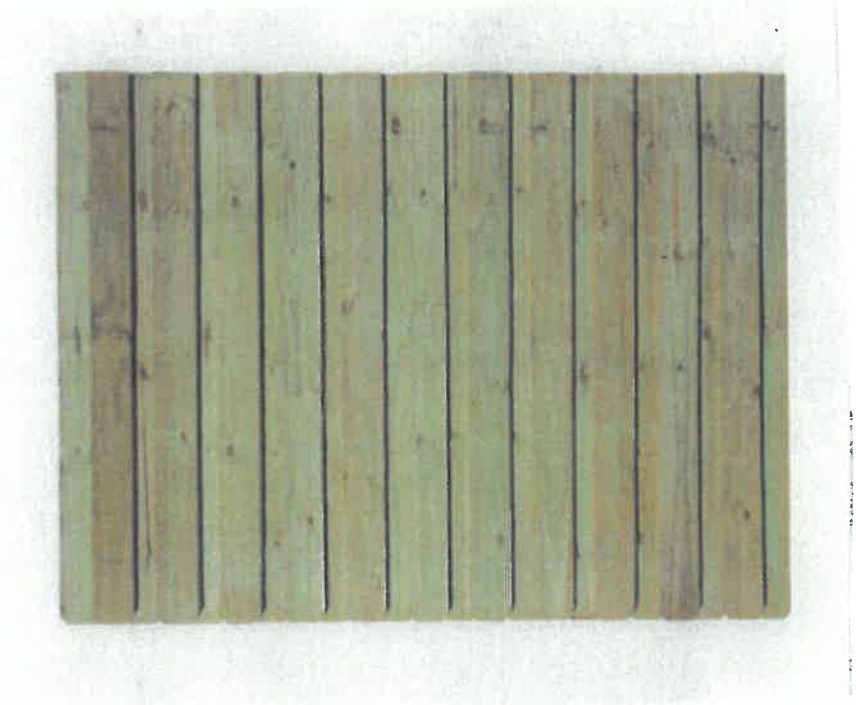
8' privacy "picket" style fencing



PT WOOD

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(2) 8' by 7' single car raised panel steel garage door

RAISED PANEL



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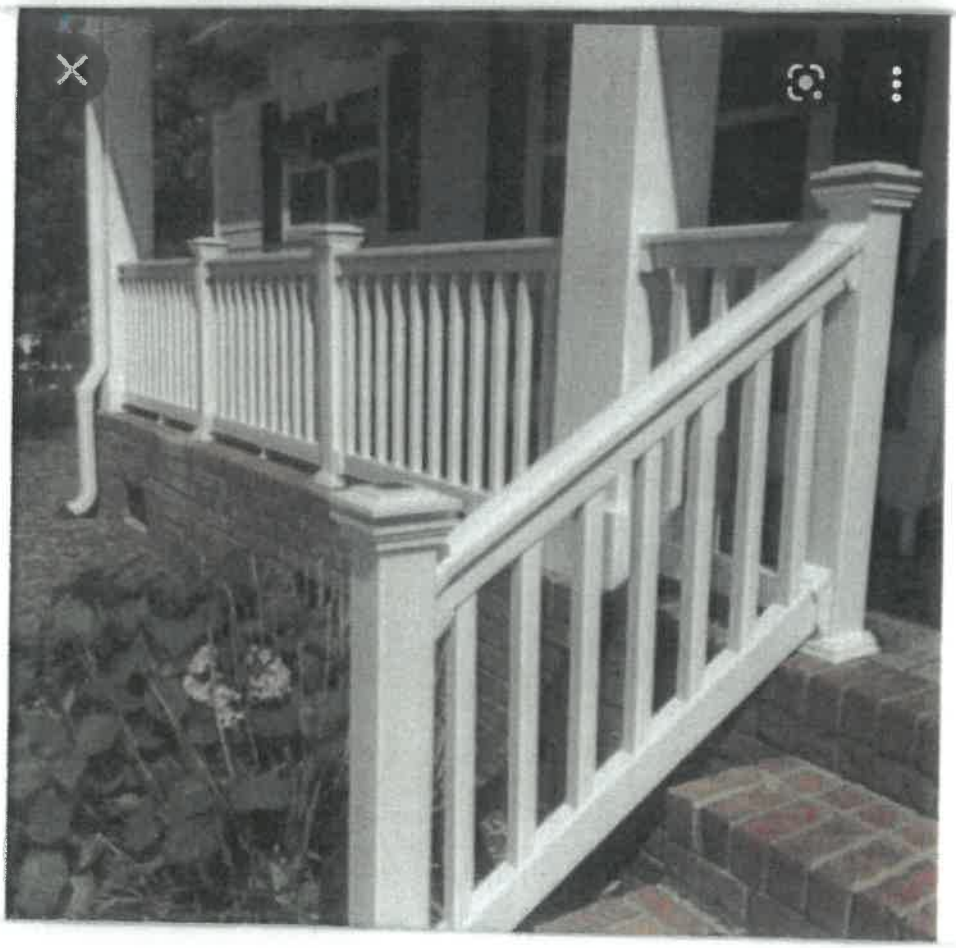
White PVC Handrailing with reinforces aluminum inserts, and PT posts, wrapped with 5/4" by 6" by 10' White Concrete Trim Boards, and capped at the base and ceiling with a 5/4 " by 6" Reveal

OR

PT WOOD PAINTED WHITE



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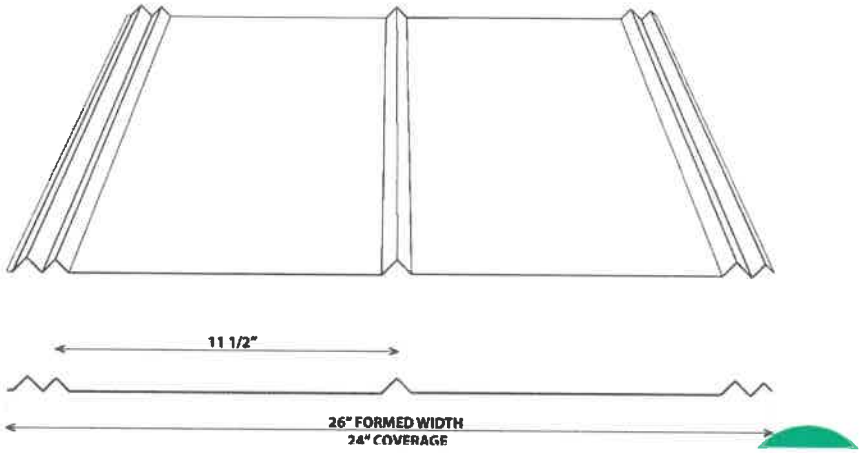
5V Crimp Metal Roofing Panels



5V crimp metal roofing is a profile that has

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12’ by 24’ Pool, with 3-4’ paver surround and a 10’ sundeck



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Brick Pavers for Stepping Stones from home to pool, and around pool, and walkways



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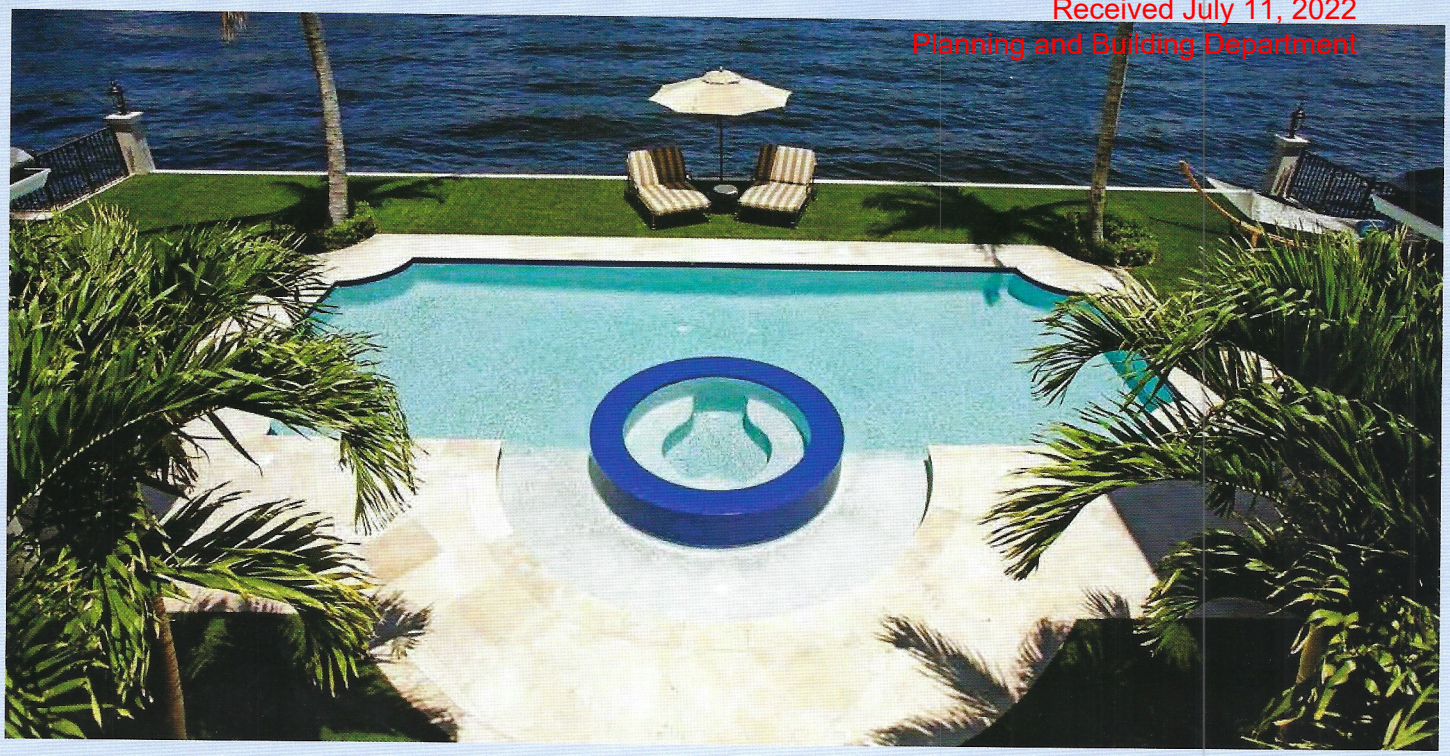
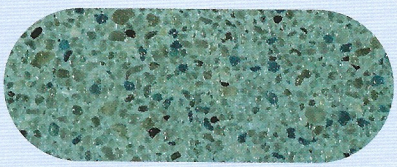
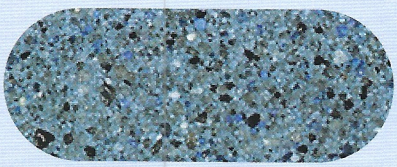
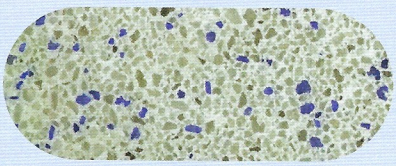


"Florida Stucco combines brilliant color quartz with enriched cement to create state of the art aggregate swimming pool finishes of the highest quality. They are durable, colorfast, slip-resistant, non-abrasive, and help minimize stains, etching, and the effects of harsh chemicals. We offer an unparalleled support system with over 30 years of experience as well as an exceptional 10 year warranty. With Florida Gem finishes, your pool will retain its beauty, luster, and finish for years to come..."

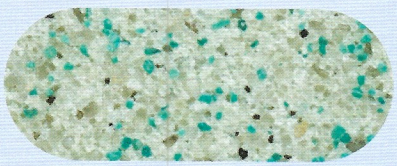

WHITE GEM


EMERALD SEA

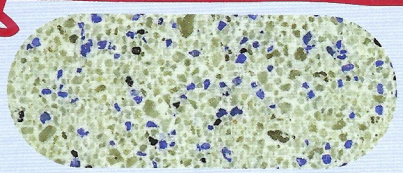

CAPRI

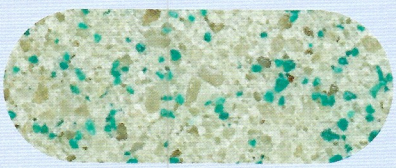

SKY BLUE


BONE GEM


AQUA GEM


LAGOON


BLUE GEM


AQUA CLEAR


HAWAIIAN

FLORIDA STUCCO CORPORATION
Manufacturers of Quality Plaster & Pool Finishes


FRENCH SILVER

Actual finishes may vary slightly from the printing process of the actual sample.

(561) 487-1301 • (800) 334-5134 • www.floridastucco.com

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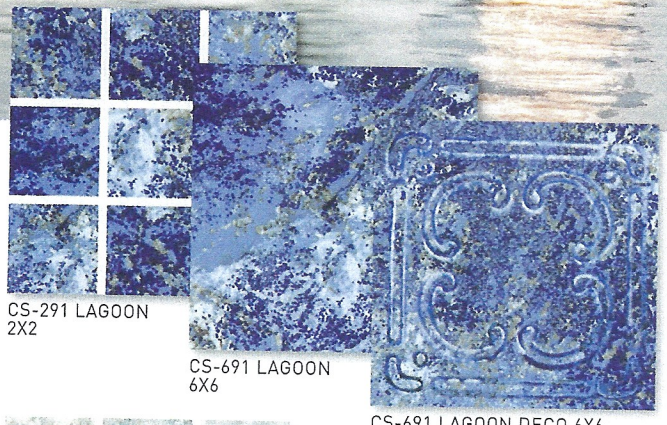
CASCADE

The driving and cleansing force of waterfalls and riversing pine our Cascade Series. Roaring and in continuous motion, add a sense of strength and harmony to all your designs.





CS-291 LAGOON 2X2

CS-691 LAGOON 6X6

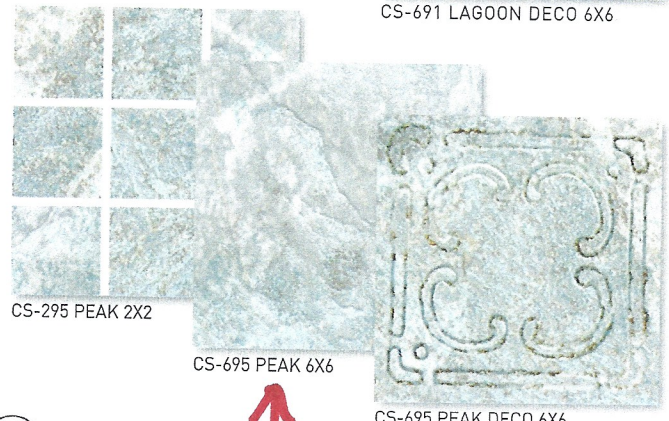
CS-691 LAGOON DECO 6X6



CS-296 FOOTHILL 2X2

CS-696 FOOTHILL 6X6

CS-696 FOOTHILL DECO 6X6



CS-295 PEAK 2X2

CS-695 PEAK 6X6

CS-695 PEAK DECO 6X6



CS-293 RIDGE 2X2

CS-693 RIDGE 6X6

CS-693 RIDGE DECO 6X6

MODERATE VARIATION

Waterline tile

CS-691 LAGOON 6X6, AND CS-691 DECO SHOWN INSTALLED

Application pg. 83

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

May 19, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 14 – HP2022-0020

Dear Mr. Register,

On May 19, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the 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.:	HP2022-0020
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W. Castillo Drive, Lot 14
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON 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-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Subject to the following conditions:

- 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. HP2022-0020

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 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.

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

April 21, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 14 – HP2022-0020

Dear Mr. Register,

On April 21, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 19, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by May 9, 2022.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2022-0020
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W. Castillo Drive, Lot 14
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 21, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the April 21, 2022, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Subject to the following conditions:

- for applicant to come back with more information and design
- changes that address concerns stated by the HARB
-
-
-
-
-

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

Case No. HP2022-0020

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21st day of April, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

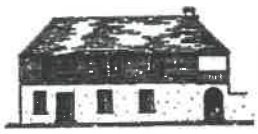
Elyse Wiemann

Notary Public, State of Florida

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

Received March 21, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☑ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2022-0020

Receipt No. 2344924 Meeting Date: April 21, 2022

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

1. NAME OF APPLICANT Allen Register`
   Business (if applicable) Grace Contracting, LLC
   Address 334 Cortez Drive
   City Saint Augustine, State Florida Zip Code 32084
   Daytime telephone (904) 814-9606 Other phone/email allen.gracecontractingllc@gmail
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Brian Scrone
   Business (if applicable) Zigiz Holdings, LLC
   Address 501 BOATING CLUB RD
   City St. Augustine State Florida Zip Code 32084
   Daytime telephone (required) (904) 874-1096 Other phone _____
3. PROJECT STREET ADDRESS 28 W Castillo Drive
4. LEGAL DESCRIPTION: Lot 14 Block ____ Subdivision kingsland add, Parcel 1939600000
5. EXISTING USE HP-5 PROPOSED USE Single Family
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

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

D. PAINT COLORS (check one)

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

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

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

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME: Allen Register

SIGNATURE OF APPLICANT: _____ DATE: 3.21.22

PRINT OWNER'S NAME: Brian Screrre

SIGNATURE OF OWNER: _____ DATE: 3.21.22

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

COMPLETENESS REVIEW CHECKLIST

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

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

☑ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY Not Applicable

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES If Applicable

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

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

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

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

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

❖ Other details necessary for review:

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

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

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

Instr #2021073595 BK: 5307 PG: 1343, Filed & Recorded: 7/1/2021 2:26 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00 Doc. D $1,820.00

Prepared by and Return to:
Sunshine Title Corporation
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #116613
193970-0000

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this June 28, 2021, between The Holborn Group Inc., a Florida Corporation, whose mailing address is: 92 Ponte Vedra Colony Circle, Ponte Vedra Beach, Florida 32082, party of the first part, and Zigiz Holdings, LLC, whose mailing address is: 501 Boating Club Road, Saint Augustine, Florida 32084, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lots 14 and 15, Kingsland Addition, according to the Official Plat of the City of St. Augustine, dated January 1, 1905, filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 28, 2021.

Signed, sealed and delivered
in the presence of:

Witness signature
J. M. Danese
Print witness name

Witness signature
Cynthia L. Dister
Print witness name

The Holborn Group Inc., a Florida Corporation

By: Hugh A. Holborn, Jr., President
Print Name: Hugh A. Holborn, Jr.
Title: President

(Corporate Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this June 28, 2021 by Hugh A. Holborn, Jr., President of The Holborn Group Inc., a Florida Corporation who is personally known to me or who has produced Drivers License as identification.

Notary Public

JOSEPH M. DANESE III
MY COMMISSION # GG 093061
EXPIRES: August 11, 2021
Bonded Thru Notary Public Underwriters

Print Notary Name
My Commission Expires:
Notary Seal

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1939600000
Location Address	28 W CASTILLO DR SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Uptown Area Interior Lots (COM) (602.53)
Tax Description*	KINGSLAND ADDN LOTS 14 & 15 OR5307/1343 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.320
Homestead	N

Owner Information

Owner Name	Zigiz Holdings LLC 100%
Mailing Address	501 BOATING CLUB RD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$0
Extra Features Value	$1,540
Total Land Value	$252,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$253,540**
Total Deferred	$0
Assessed Value	**$253,540**
Total Exemptions	$0
Taxable Value	**$253,540**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$1,540	$273,000	$0	$0	$274,540	$140,018	$134,522	$140,018
2020	$0	$1,668	$273,000	$0	$0	$274,668	$127,289	$147,379	$127,289
2019	$0	$1,796	$273,000	$0	$0	$274,796	$115,717	$159,079	$115,717
2018	$0	$1,284	$220,500	$0	$0	$221,784	$105,197	$116,587	$105,197
2017	$0	$1,412	$220,500	$0	$0	$221,912	$95,634	$126,278	$95,634
2016	$0	$1,540	$85,400	$0	$0	$86,940	$86,940	$0	$86,940
2015	$0	$1,668	$85,400	$0	$0	$87,068	$87,068	$0	$87,068
2014	$0	$1,796	$85,400	$0	$0	$87,196	$87,196	$0	$87,196
2013	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2012	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2011	$0	$0	$94,500	$0	$0	$94,500	$94,500	$0	$94,500
2010	$0	$0	$105,000	$0	$0	$105,000	$105,000	$0	$105,000

Extra Feature Information

Code Description	Status	Value
Wood Fence (Commercial)		1540

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	100	140	100	EF	$252,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/1/2021	6/28/2021	$260,000.00	WARRANTY DEED	5307	1343	Q	V	HOLBORN GROUP INC	ZIGIZ HOLDINGS LLC
	12/29/2005	$414,000.00	WARRANTY DEED	2628	641	Q	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	HOLBORN GROUP INC
	5/1/2005	$284,700.00	WARRANTY DEED	2438	1533	U	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	IRIC ACQUISITION CORP
	3/1/1989	$0.00		816	135	U	V		INDIAN RIVER INDUSTRIAL CONTR
	7/1/1986	$0.00		709	1403	U	V		
	4/1/1986	$125,000.00		702	316	Q	V		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 3/22/2022, 1:40:05 AM

Version 2.3.180



Detail by Entity Name

Florida Limited Liability Company
ZIGIZ HOLDINGS, LLC

Filing Information

Document Number	L17000233824
FEI/EIN Number	82-4312998
Date Filed	11/13/2017
Effective Date	11/06/2017
State	FL
Status	ACTIVE

Principal Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Mailing Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGRM

SCRONE, CONSTANZE
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Title MGRM

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Annual Reports

Report Year	Filed Date

2019	01/08/2019
2020	01/17/2020
2021	01/12/2021

Document Images

01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
01/08/2019 -- ANNUAL REPORT	View image in PDF format
03/17/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
GRACE CONTRACTING LLC

Filing Information

Document Number	L06000108463
FEI/EIN Number	20-5846389
Date Filed	11/08/2006
Effective Date	11/08/2006
State	FL
Status	ACTIVE

Principal Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Mailing Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Registered Agent Name & Address

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Address Changed: 02/02/2021

Authorized Person(s) Detail

Name & Address

Title MGR

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Title Manager

Eden, Russell W

980 S Whitney St
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	04/15/2019
2020	04/06/2020
2021	02/02/2021

Document Images

02/02/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
04/03/2015 -- ANNUAL REPORT	View image in PDF format
03/17/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
01/19/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
11/08/2006 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

FOR JULY 21, 2022 HARB MEETING

HP2022-0021: 28 W CASTILLO DRIVE, LOT 15

Staff Report included under 8(a) for 28 W Castillo Drive, Lot 14

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

June 16, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 15 – HP2022-0021

Dear Mr. Register,

On June 16, 2022, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the July 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 July 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.:	HP2022-0021
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W Castillo Drive, Lot 15
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 16, 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 June 16, 2022, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / ~~DOES NOT MEET~~** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / ~~CONTINUES~~** the Applicant's request to construct a new 1-1/2 story single family residence along 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.

Subject to the following conditions:

-
- Continued to July 21st 2022 meeting
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 16th day of June, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0021

REQUEST APPROVED / DENIED / ~~CONTINUED~~

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 16th day of June, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

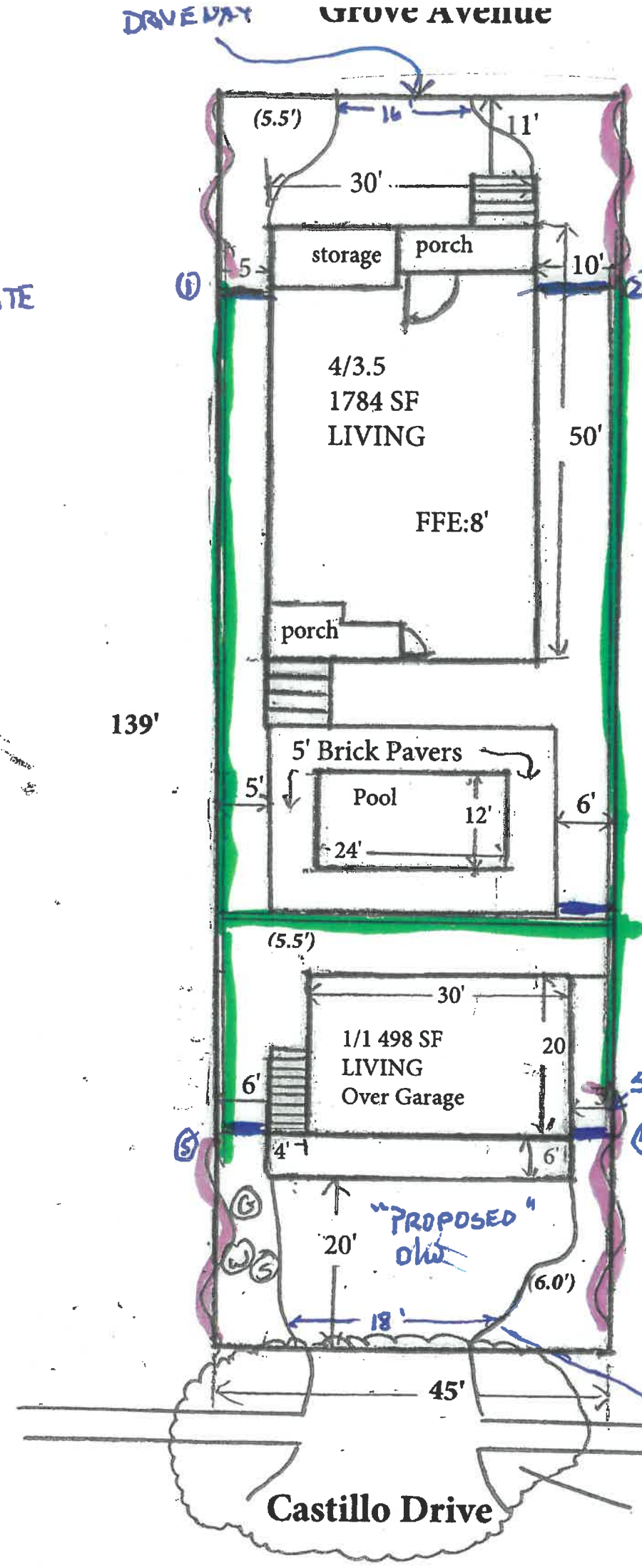
Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR JULY 21, 2022, HARB MEETING

HP2022-0021: 28 W. CASTILLO DRIVE – LOT 15

New materials submitted by applicant.

Received July 11, 2022
Planning and Building Department



— = GATE

Scale

1"=20'

N

LEGEND

6' GATE — (5)
4' Picket Fence =
6' Privacy Fence =
Grinder Pump = (G)
Water Tap = (W)
Sewer Tap = (S)
( ) = Existing Grade Elevations

LOT COVERAGE

2340 S.F. = TOTAL
650 S.F. = drive/walks/steps
2990 S.F. = Total Coverage
6210 S.F. = Total Lot Area
45.82% Total Coverage

*Limit of 12" of fill for Building Pads
*Existing Site Elevations to remain "as is"

Setbacks
Front - 10'
Sides - 5'
Rear - 20'

LOT 15
PARCEL ID# : 1938600000
AE-7 FLOOD ZONE
HP-5 ZONING

Received July 11, 2022
Planning and Building Department

LOT 14 AERIAL VIEW



Received July 11, 2022
Planning and Building Department

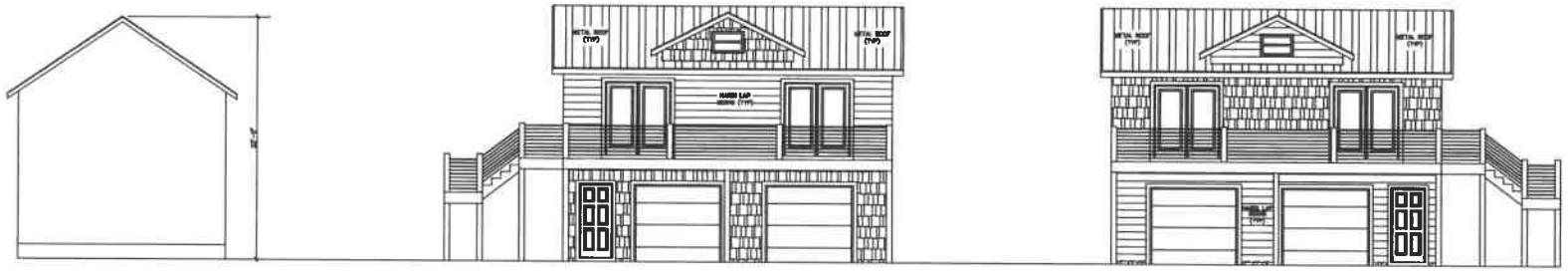
LOT 15

AERIAL VIEW



Received July 11, 2022
Planning and Building Department



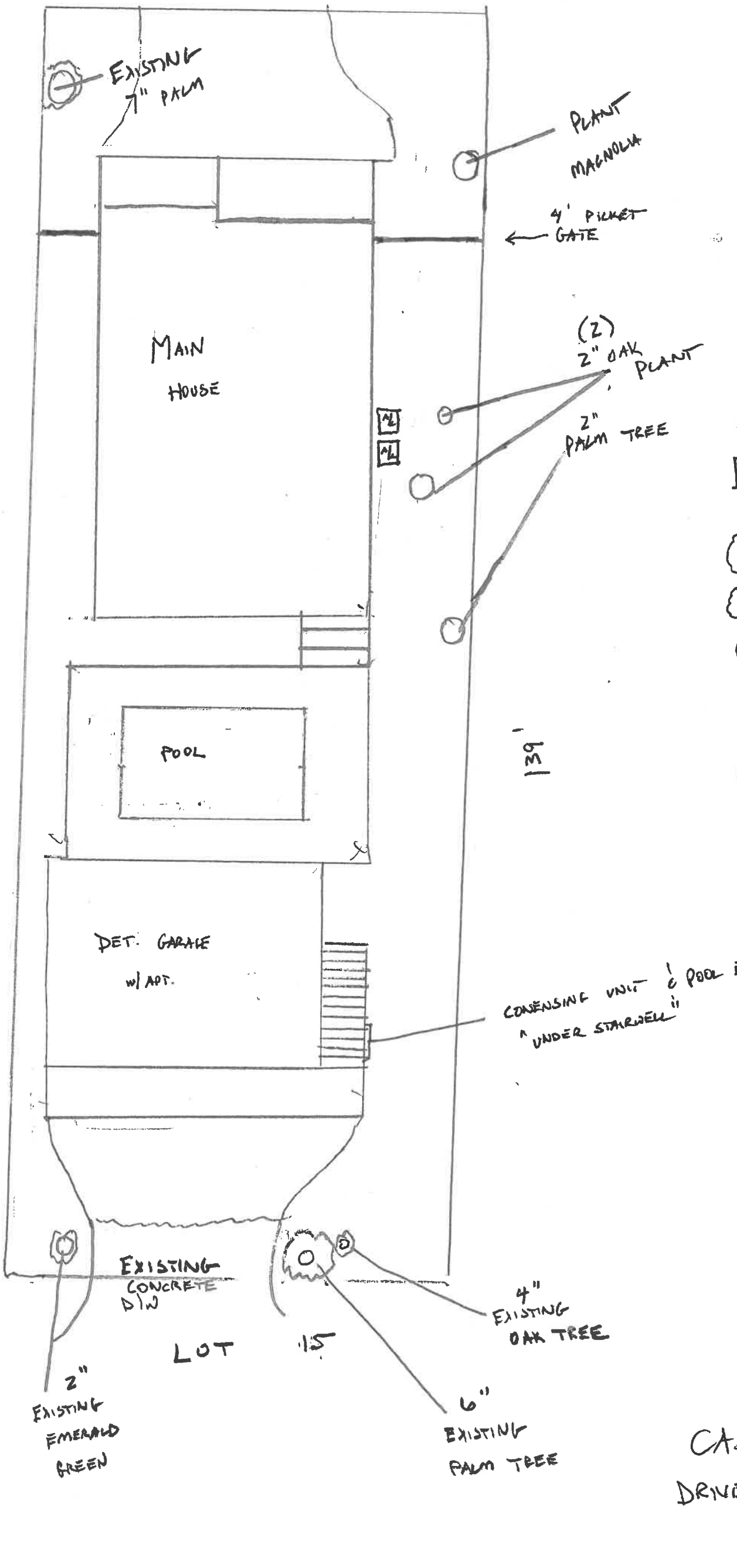


Received July 11, 2022
Planning and Building Department

GROVE

LOT 15

50'



(G) = GRINDER PUMP

A/C - CONDENSING UNIT(S).

= EXISTING TREES TO REMAIN

= EXISTING TREES TO REMOVE

= PROPOSED TREES TO PLANT

—— = 4' PICKET FENCE

═══ = 6' PRIVACY FENCE

Received July 11, 2022
Planning and Building Department

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

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

GENERAL NOTES:

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

CONCRETE:

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

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

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

       1 AT 7 DAYS
       2 AT 28 DAYS

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

WOOD FRAMING:

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

MASONRY:

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

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

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

FASTENER DESCRIPTIONS

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

VENTILATION SYSTEM

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

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

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

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS	UPLIFT	DEVICE	WOOD NAILING
	0-365	H2.5	(10)8d(TOTAL)
HETA12 1265	AND 500-	H6	(16)8d(TOTAL)
HETA16 1810	821-1085	HTS16	(18)16d
HETA20 1810	1086-2170	(2)HTS16	(16)10d(EACH)
HETA24 1810			BLOCK:
HETA40 1810	0-1450	META12	(10)16d
	1451-1780	HETA12	(7)16d
	1781-2235	HHETA16	(9)16d

10d x 1 ½" NAILS

TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) mean roof height up to 33 ft	mean roof height >33 ft to 45 ft	mean roof height >45 ft to 60 FEET	** ALTERNATE SPACING (INCHES)
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	12	9
8" LAG SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

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

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

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

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

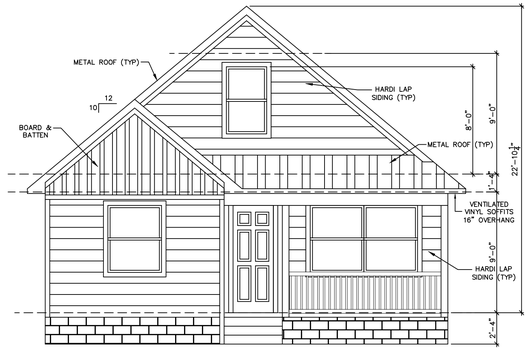
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

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

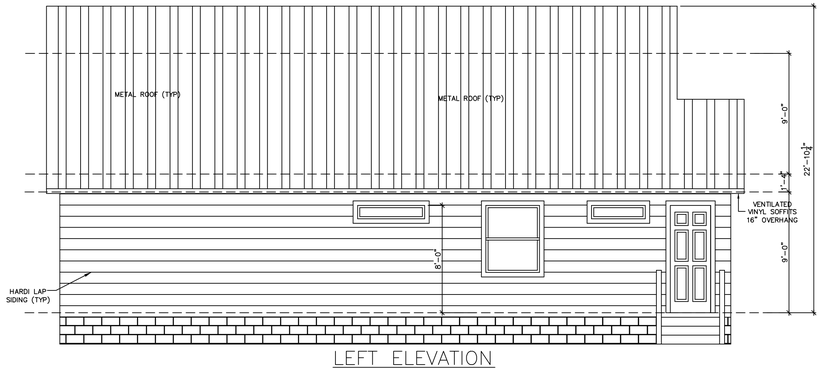
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

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

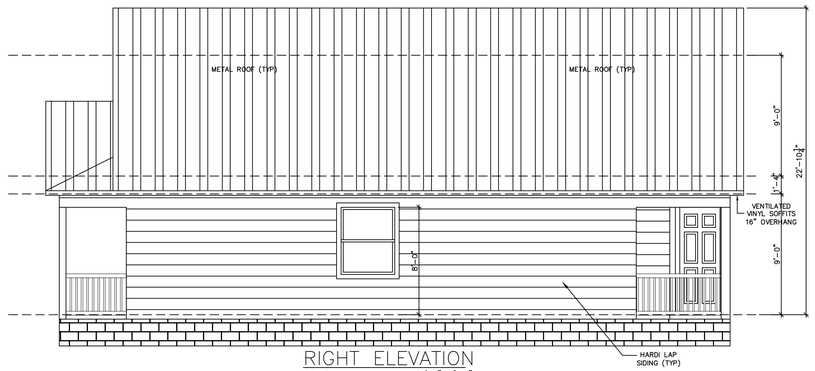
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



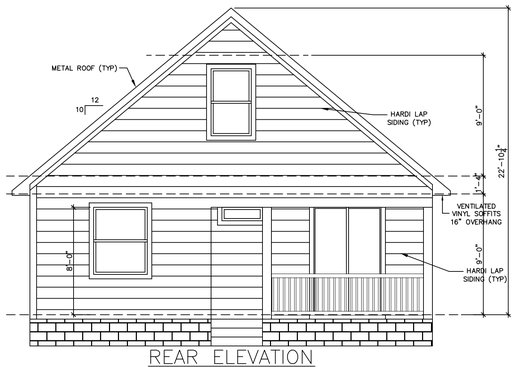
FRONT ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

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

SIGNED (DESIGNER)

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

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

Received July 11, 2022
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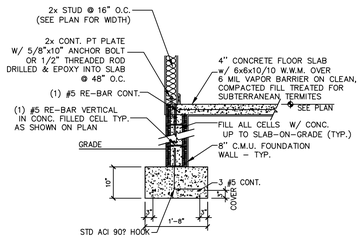
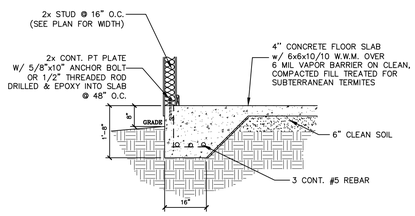
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,244
2nd FLOOR LIVING	540
COVER PATIO	102
ENTRY	83
STORAGE	70
TOTAL	2,039

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

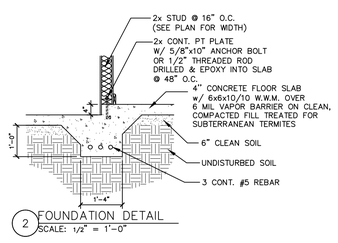
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required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



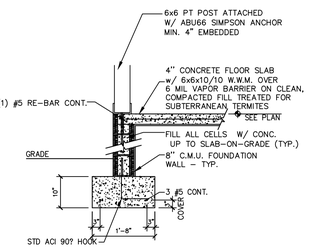
1 FOUNDATION DETAIL
SCALE: NTS



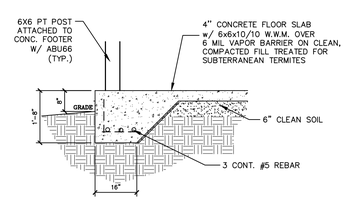
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



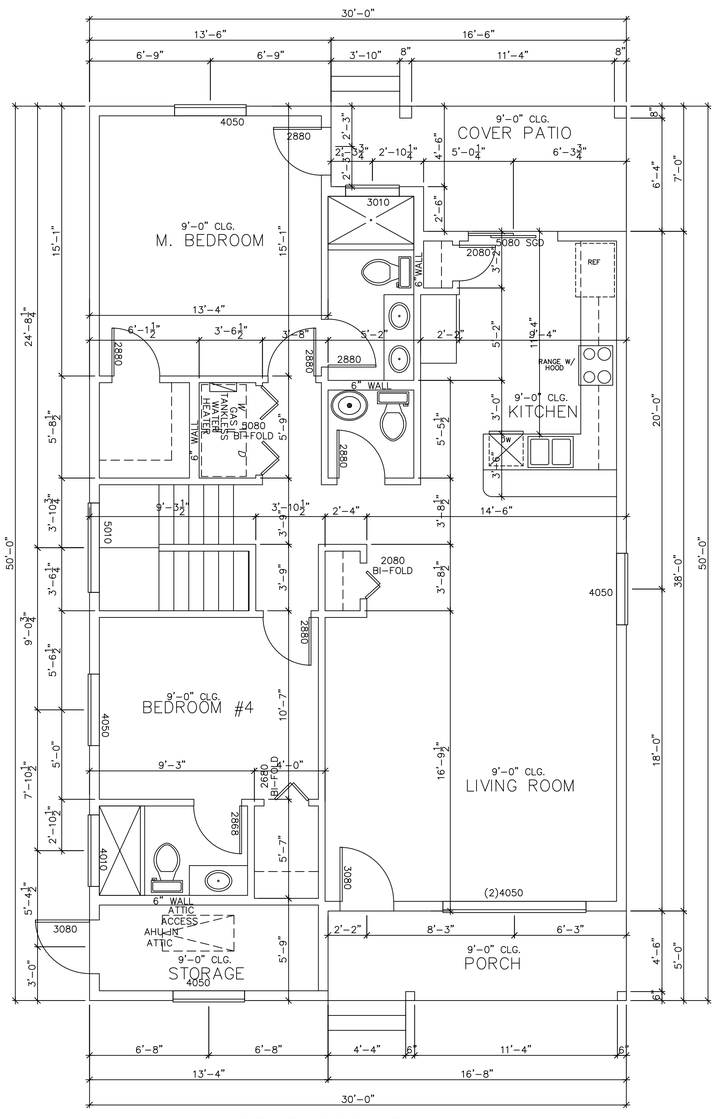
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



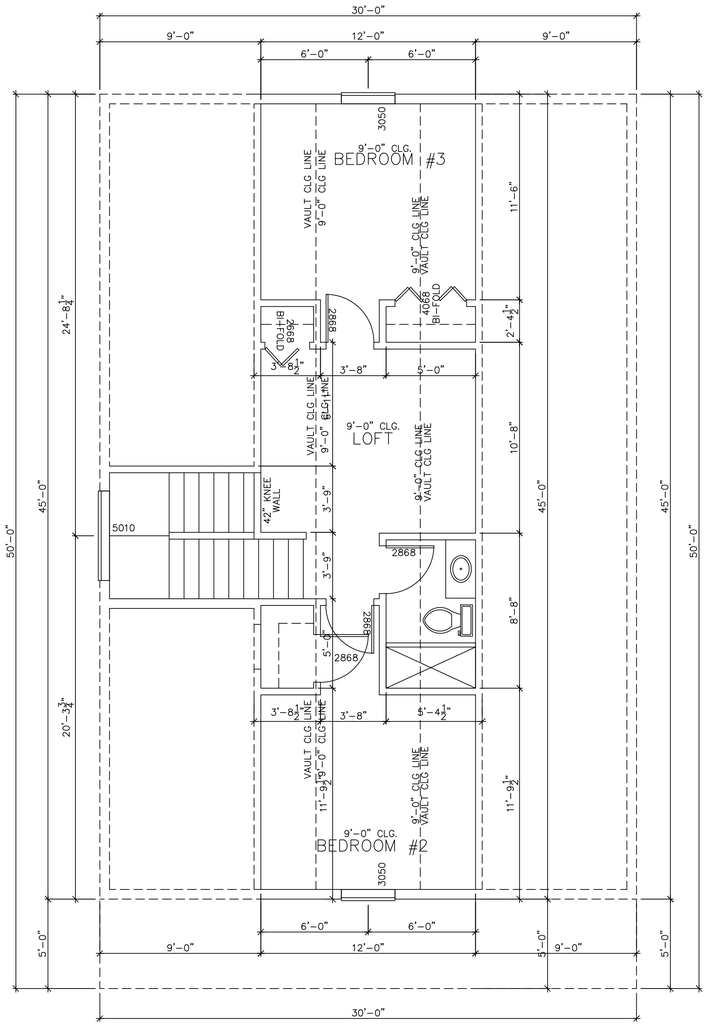
3 FOUNDATION DETAIL
SCALE: NTS



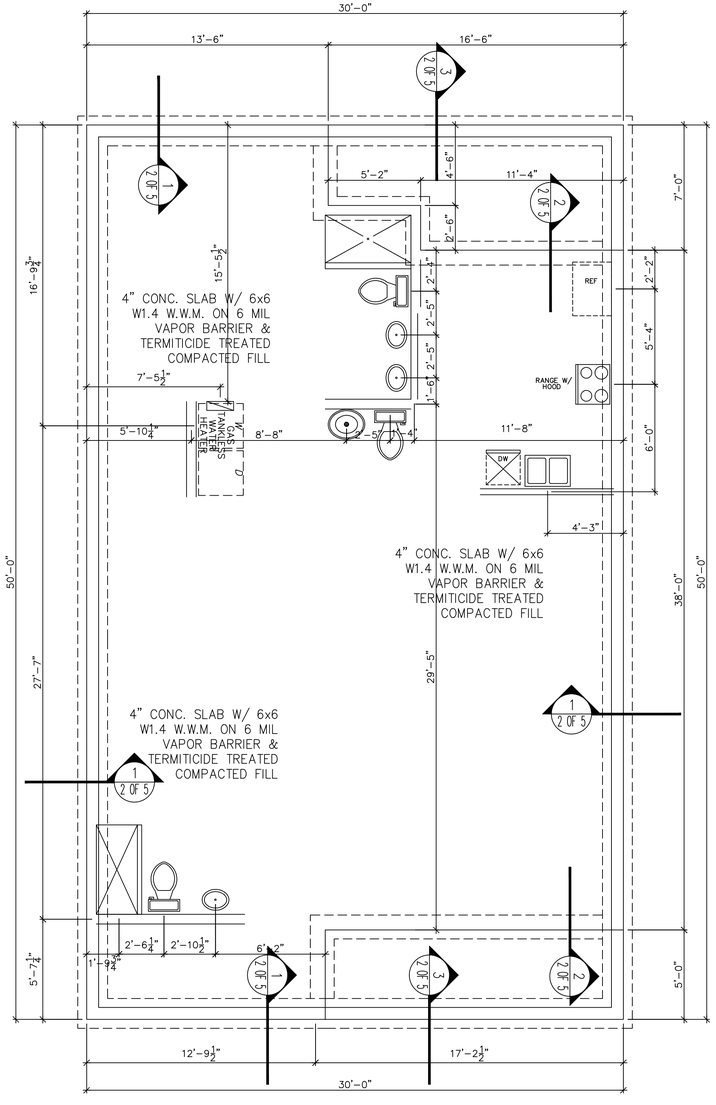
3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



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



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



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

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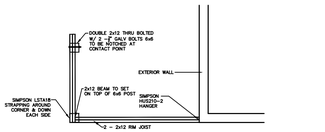
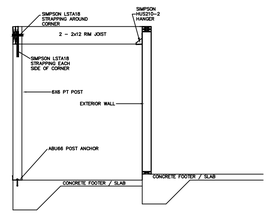
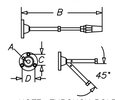




PORCH CORNER SECTION
SCALE: NTS

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL



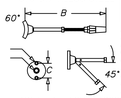
ITEM	A	B	C	D	FAST.	WT
S0981–0005	⅜"	8.00"	1.20"	1.39"	¼"	0.67 (LB)
S0981–0007	½"	8.50"	1.20"	1.39"	¼"	0.75 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS WHERE A LARGER WIRE SIZE IS NEEDED. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. FLAT BASE CAN BE FIXED ON ANY LEVEL SURFACE AT ANY ORIENTATION AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF CABLE.

NOTE: THROUGH BOLT FASTENED TO EXISTING METAL TRUSSES WITH THREE ⅛" 316 STAINLESS STEEL MACHINE SCREWS

RAILEASY™ TENSIONER–ROUND

316 STAINLESS STEEL



ITEM	A	B	C	D	FAST.	WT
S0982–0004	½"	6.10"	1.00"	1.50"	⅛" RIVET.	0.21 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. ROUND SHAPED BASE IS DESIGNED FOR USE WITH 2" STAINLESS TUBING AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF THE CABLE. REQUIRES RIVETS TO ATTACH TO TUBING (SUPPLIED WITH COMPLETE SYSTEMS).

NOTE: ATTACH TENSIONER TO EXHAUST DUCT WITH 2X ⅛" 316 STAINLESS STEEL MACHINE SCREWS AND 2" 316 STAINLESS STEEL WASHERS ON INSIDE OF DUCT SHAPED TO SAME CURVE AS TENSIONER BASE

WIRE ROPE 1X19

316 STAINLESS STEEL

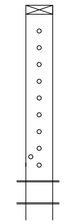
ITEM	SIZE	SPOOL	WT.	WT
C0978–4025	⅛"	25'	580	1.44 (LB)
C0978–4100	⅛"	100'	580	6.84 (LB)
C0978–4500	⅛"	500'	580	32.62 (LB)

NOTE: WIRE IS LEFT HAND LAY. WEIGHT FOR PART NUMBERS C0978–4100 AND C0978–4500 INCLUDES REEL.

13B VALUES USED IN THE DESIGN OF THIS PROJECT FOR ALL S.Y.P. WOOD

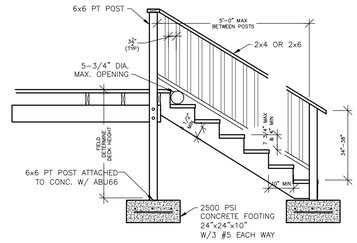
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP

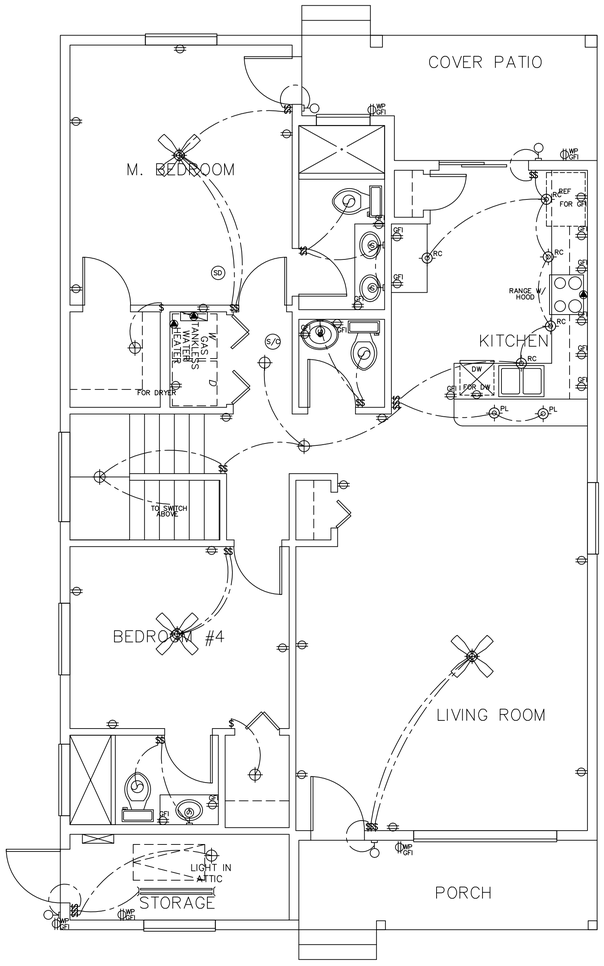


NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 ¾" O.C.

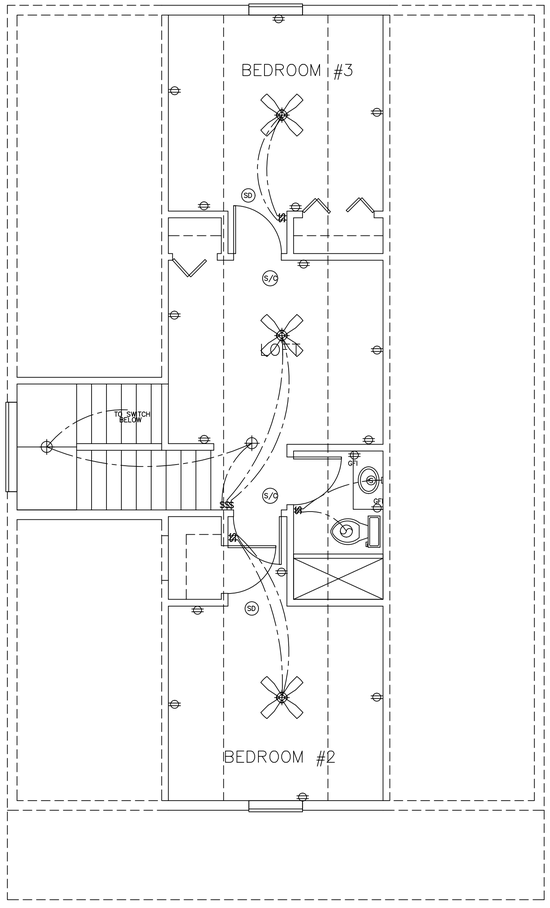
(2) ⅝"X10" LAG BOLTS W/ 3" WASHER



TYPICAL STAIR CONSTRUCTION
(SCALE: 1/2" = 1'–0")



1st FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'–0"



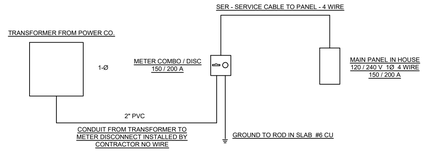
2nd FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'–0"

*NOTE:
–Location of electric outlets are a representation only, outlets will be located per local building code.

–Provide AFCI(arc–fault circut interrupters) in all dwelling unit bedrooms per NEC article 210–12)

ELECTRICAL SYMBOL KEY

	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
	WALL MOUNTED LIGHT	$3	3–WAY SWITCH
	WALL MOUNTED SCONCE LIGHT	$4	4–WAY SWITCH
RC	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
RC VP	VAPOR–PROOF RECESSED	$D	DIMMER SWITCH
PL	PENDANT LIGHT	DB	DOOR BELL CONNECTION
RC EB	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABNET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING	CO	CUT–OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
PA	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
WP GFI	WATER–PROOF OUTLET	S/D	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
WP GFI	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
	GFI FLOOR OUTLET		
ATS	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7., GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC

ROBERT G. MORGEN JR., P.E.
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65 LEWIS BLVD.
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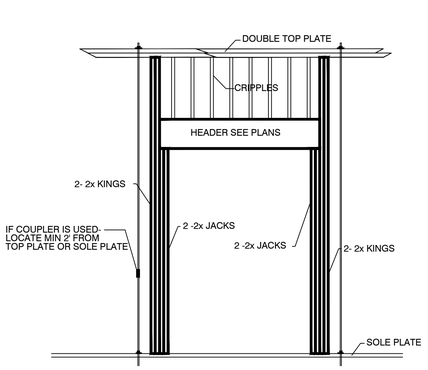
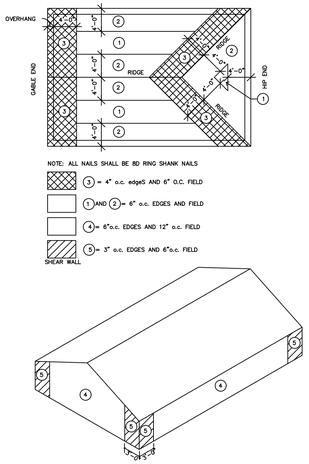


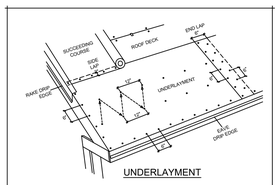
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

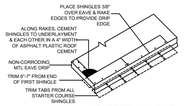
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



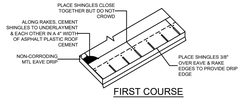
Plywood Nailing Details



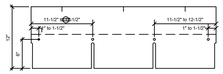
UNDERLAYMENT



STARTER COURSE



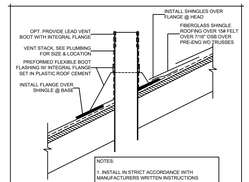
FIRST COURSE



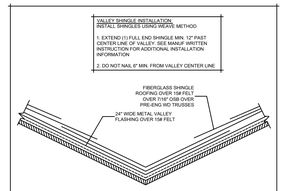
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

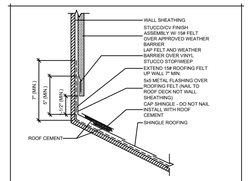
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



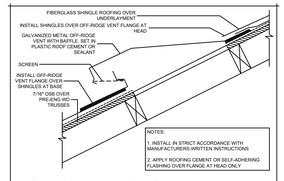
VENT STACK FLASHING DETAIL
N.T.S.



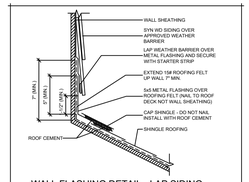
VALLEY FLASHING DETAIL
N.T.S.



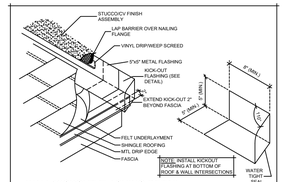
WALL FLASHING DETAIL - STUCCO
N.T.S.



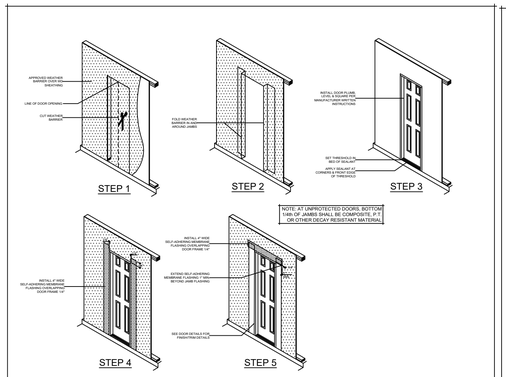
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



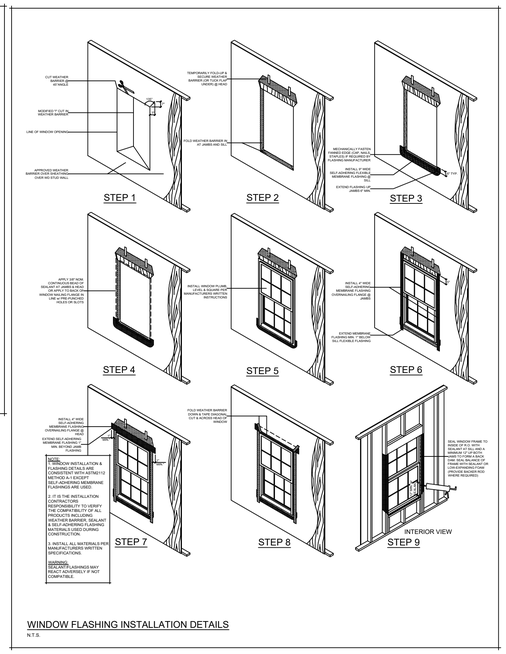
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



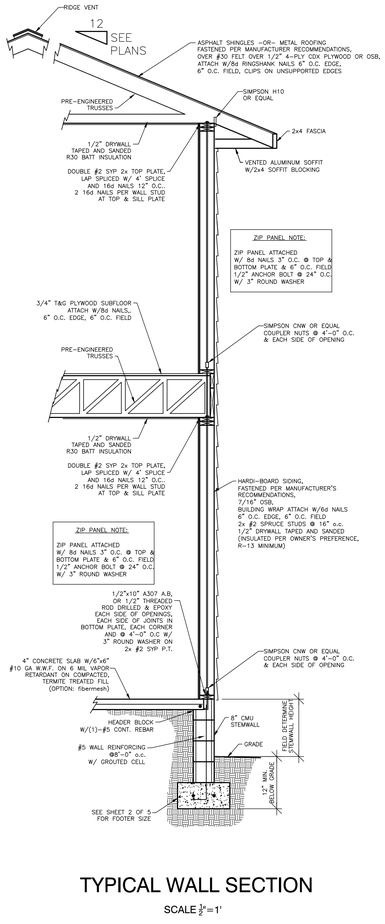
WALL/KICKOUT FLASHING DETAIL
N.T.S.



DOOR FLASHING INSTALLATION DETAILS
N.T.S.

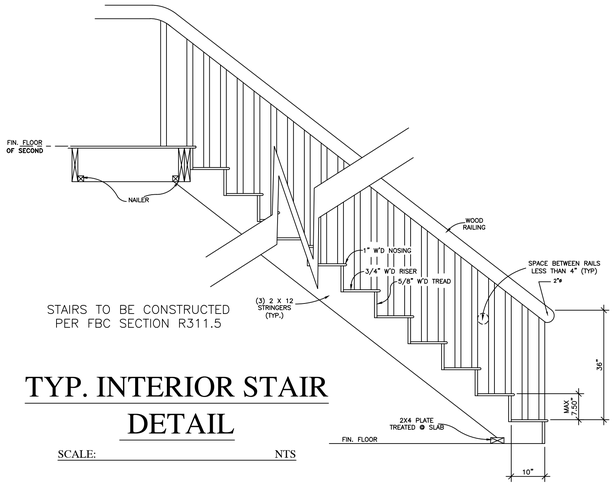


WINDOW FLASHING INSTALLATION DETAILS
N.T.S.



TYPICAL WALL SECTION

SCALE $\frac{3}{4}$"=1'



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

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

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

Received July 11, 2022
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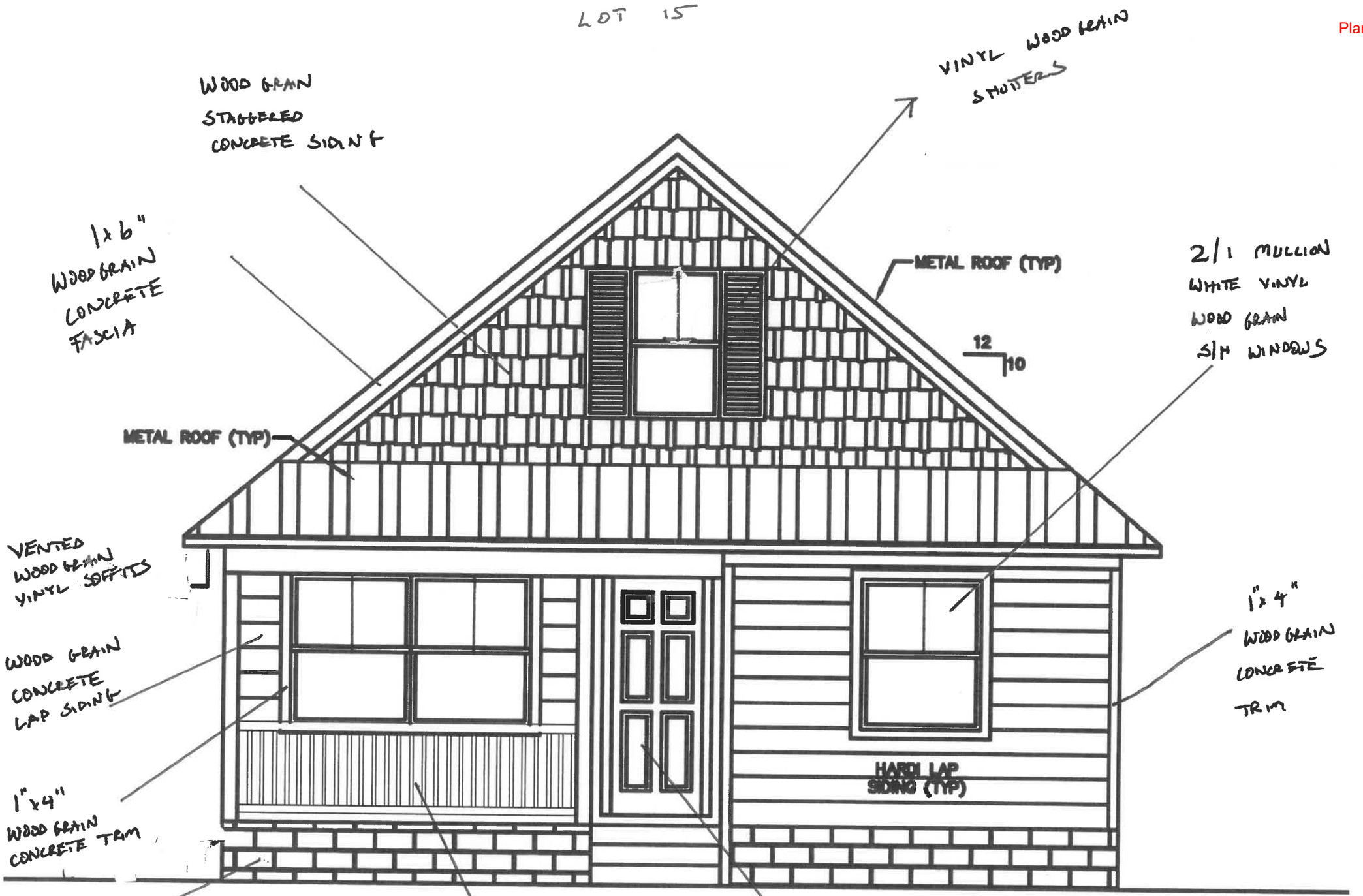
LOT 15



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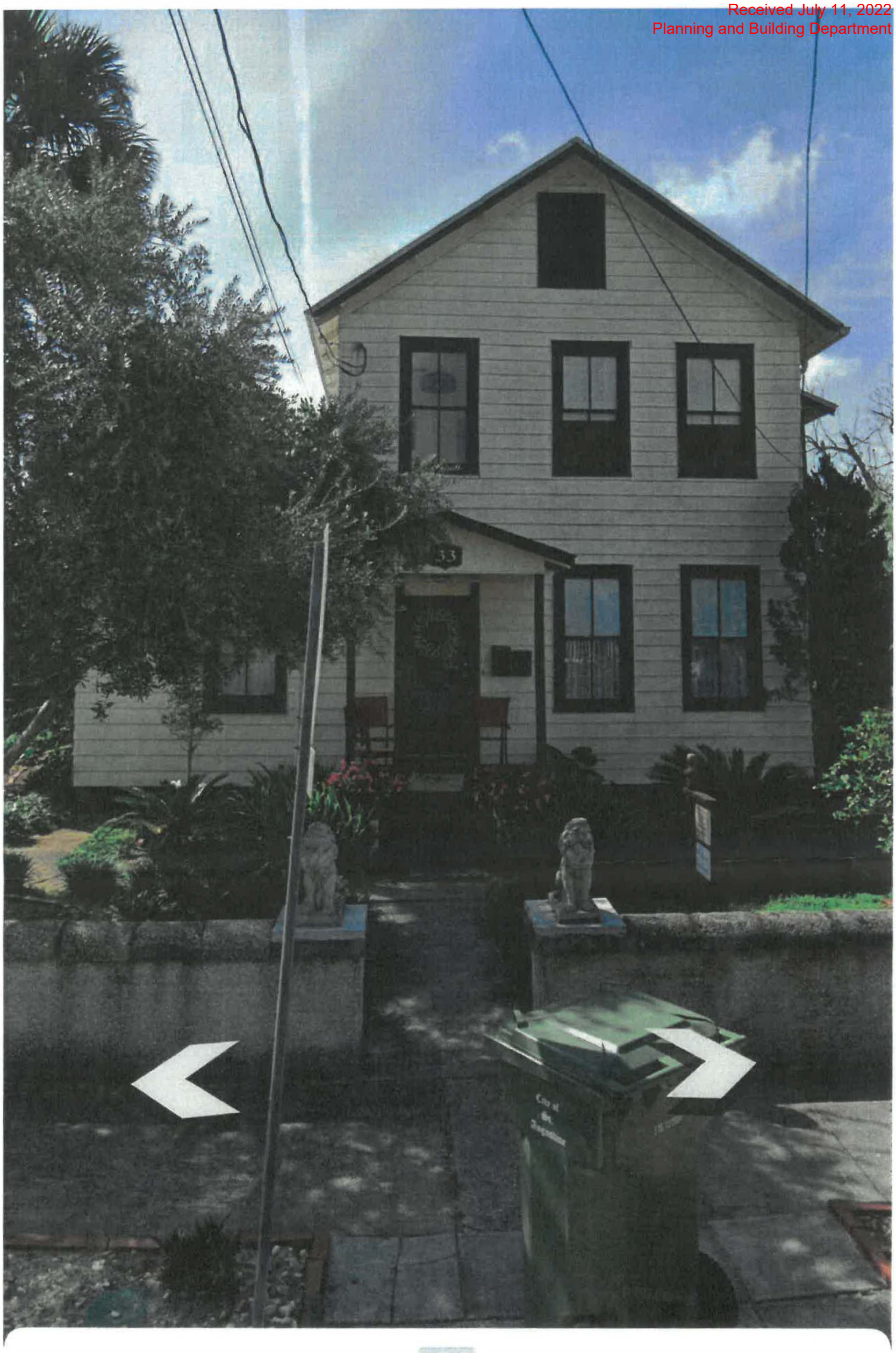

33 Grove Ave

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Planning and Building Department

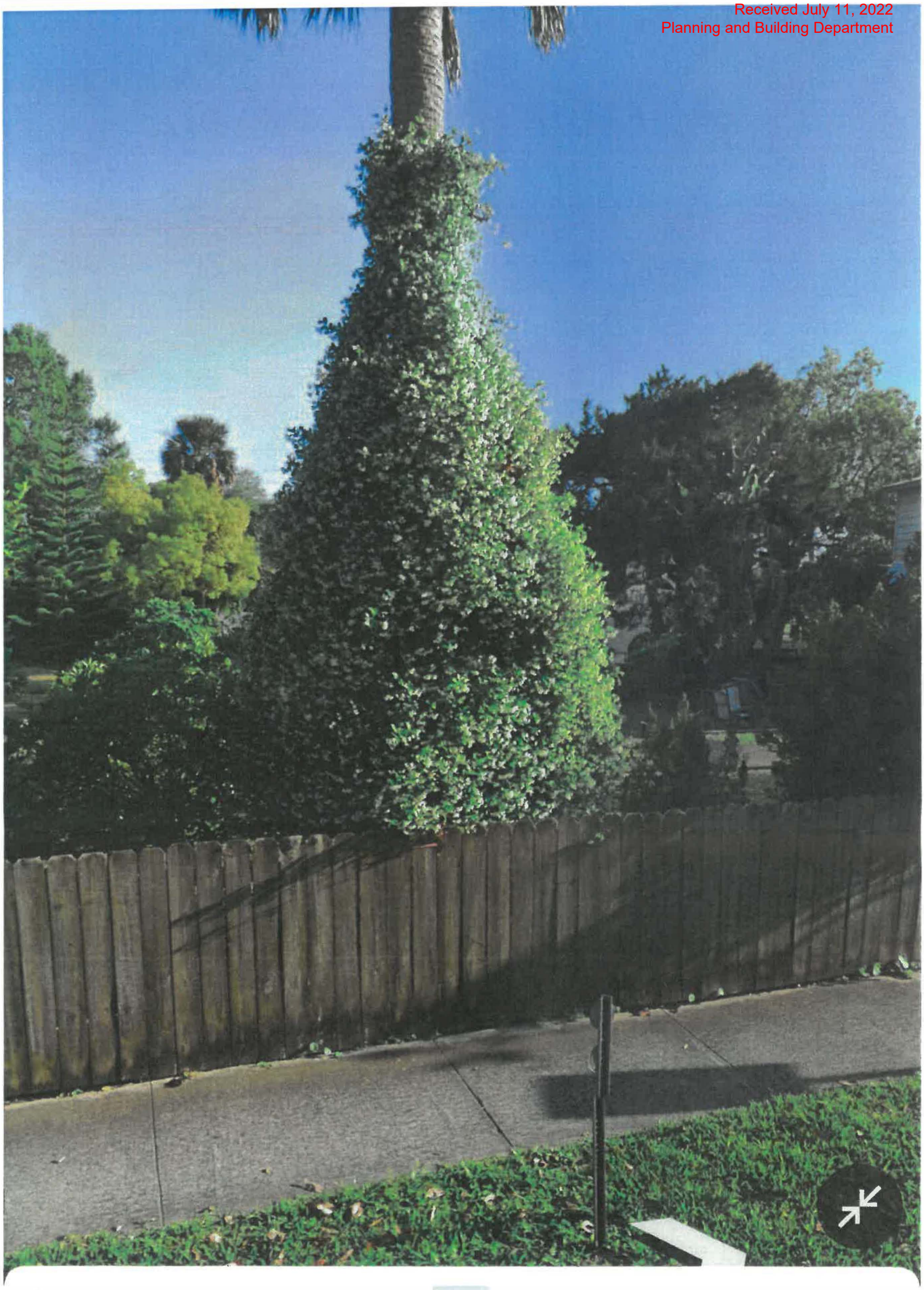


31 Grove Ave

" SUBJECT PARCEL "

LOT 15

Received July 11, 2022
Planning and Building Department



29 Grove Ave

"SUBJECT PARCEL"
LOT 14

27 GROVE AVENUE

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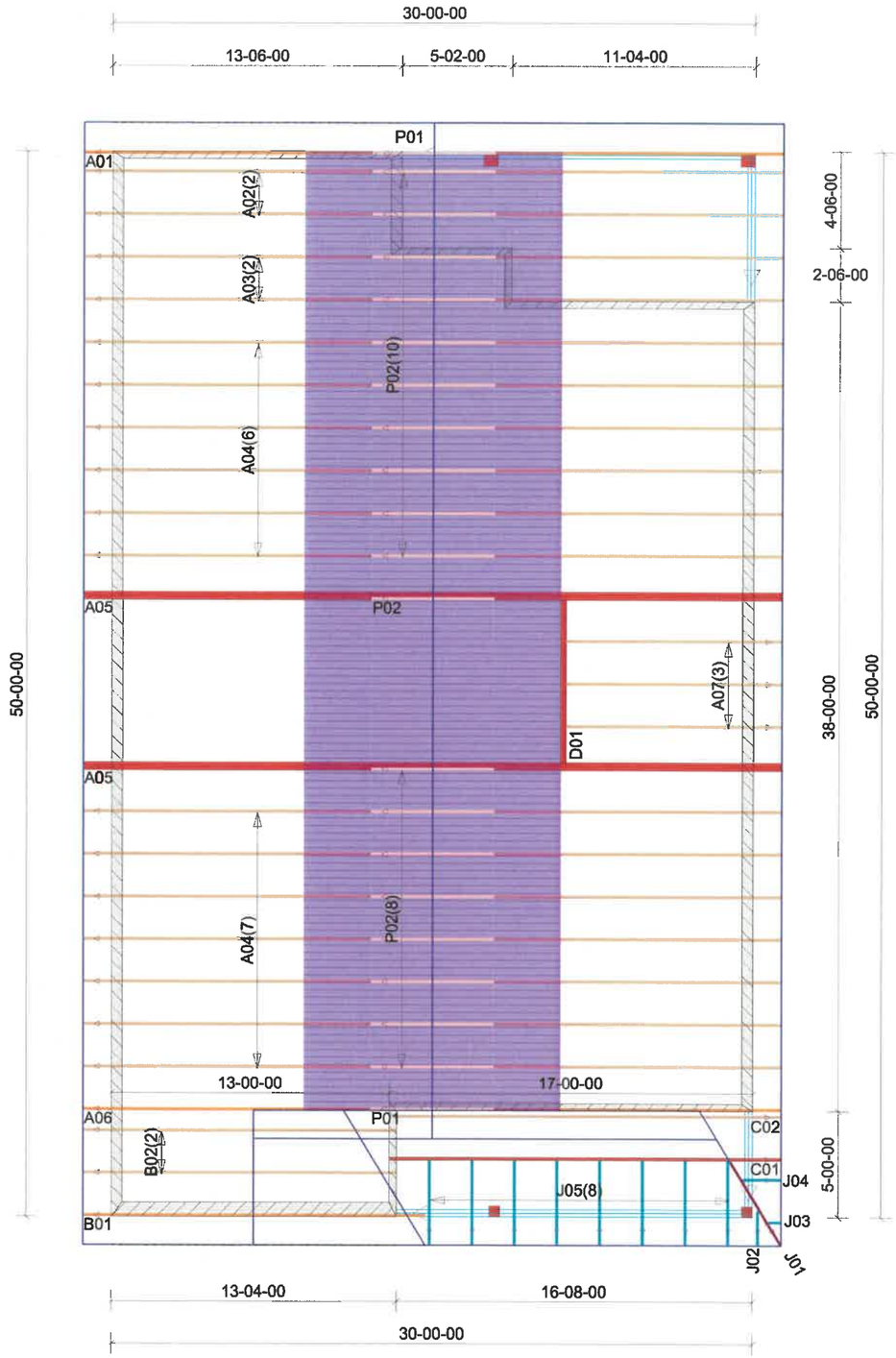
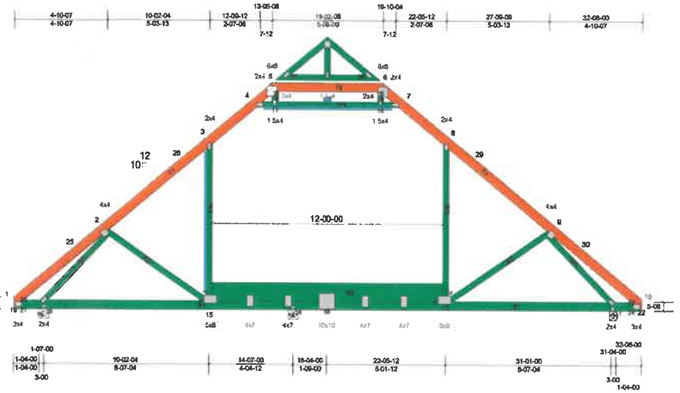
Planning and Building Department

= THE TRIANGLE AS SHOWN ON THIS DETAIL REPRESENTS THE LEFT END OF THE TRUSS ON THE TRUSS ENGINEERING





LOADING CRITERIA

Type	Roof	Floor
Top Chord Live Load	20	40
Top Chord Dead Load	7	10
Bottom Chord Live Load	0	0
Bottom Chord Dead Load	10	5
Total Load	37	55
Duration Factor	1.25	1.00
Building Code	FBC 2020/TPI2014	
Wind Standard	ASCE716	
Wind Speed	130 mph	
Wind Usage	RES CAT II	
Building Exposure	C	
Building Type	Enclosed	

Wall Height Legend

= 9'

Engineer of Record:

This is a Truss Placement Plan Only
Trusses have been designed based on the drawings provided to MBS by the Builder. Please refer to the truss engineering for any information not listed on this page

Please refer to the BCSI - Summary Sheets for proper bracing of trusses during erection

Manning Building Supplies, Inc.
11155 Philips Parkway Dr E
Jacksonville, FL 32256
Phone: (904)268-8225
Fax: (904)260-2981
WWW.MBS-CORP.COM
JAXTRUSS@MBS-CORP.COM

Job#	
Customer:	Brad Grace
Project:	
Lot/Sub:	
Address	28 West Castillo
City,State:	St Augustine , FL
Scale: N.T.S.	Date: 9/7/2021
Designer:	Bob Sutton

FLORIDA PRODUCT APPROVAL CODES: MITEK PLATES 2197..ROSEBURG-BLUELINX OnCENTER LVL 2440.2 ..EACOM-BLUELINX OnCENTER BLI I-JOIST 15432.1..BLUELINX OnCENTER RIMBOARD 6527.5

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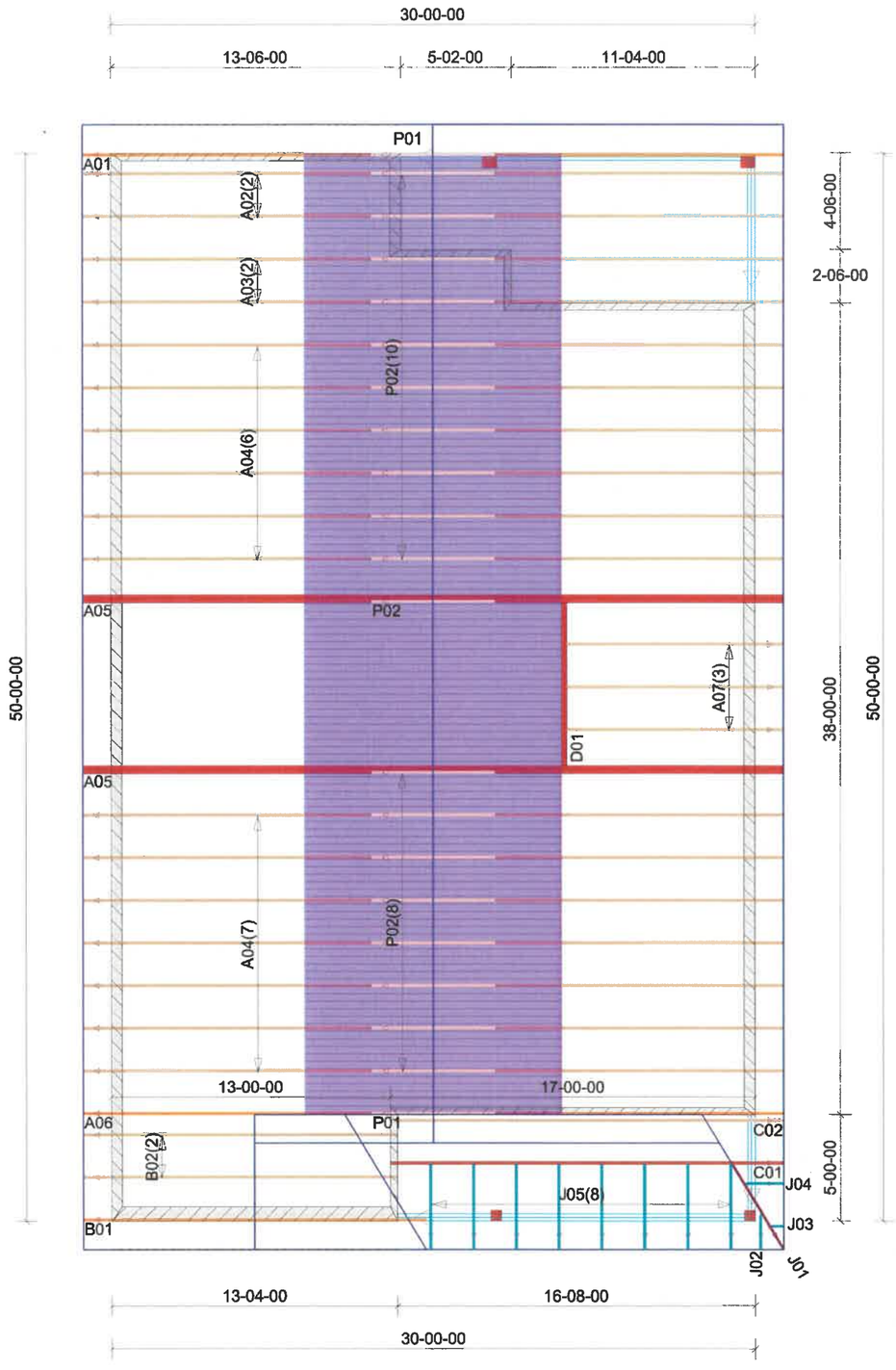

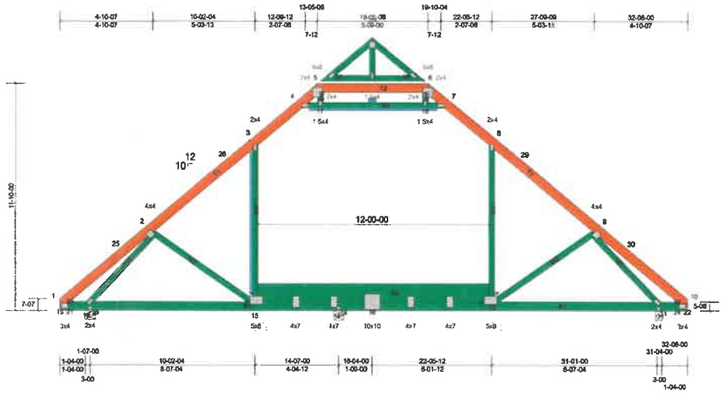

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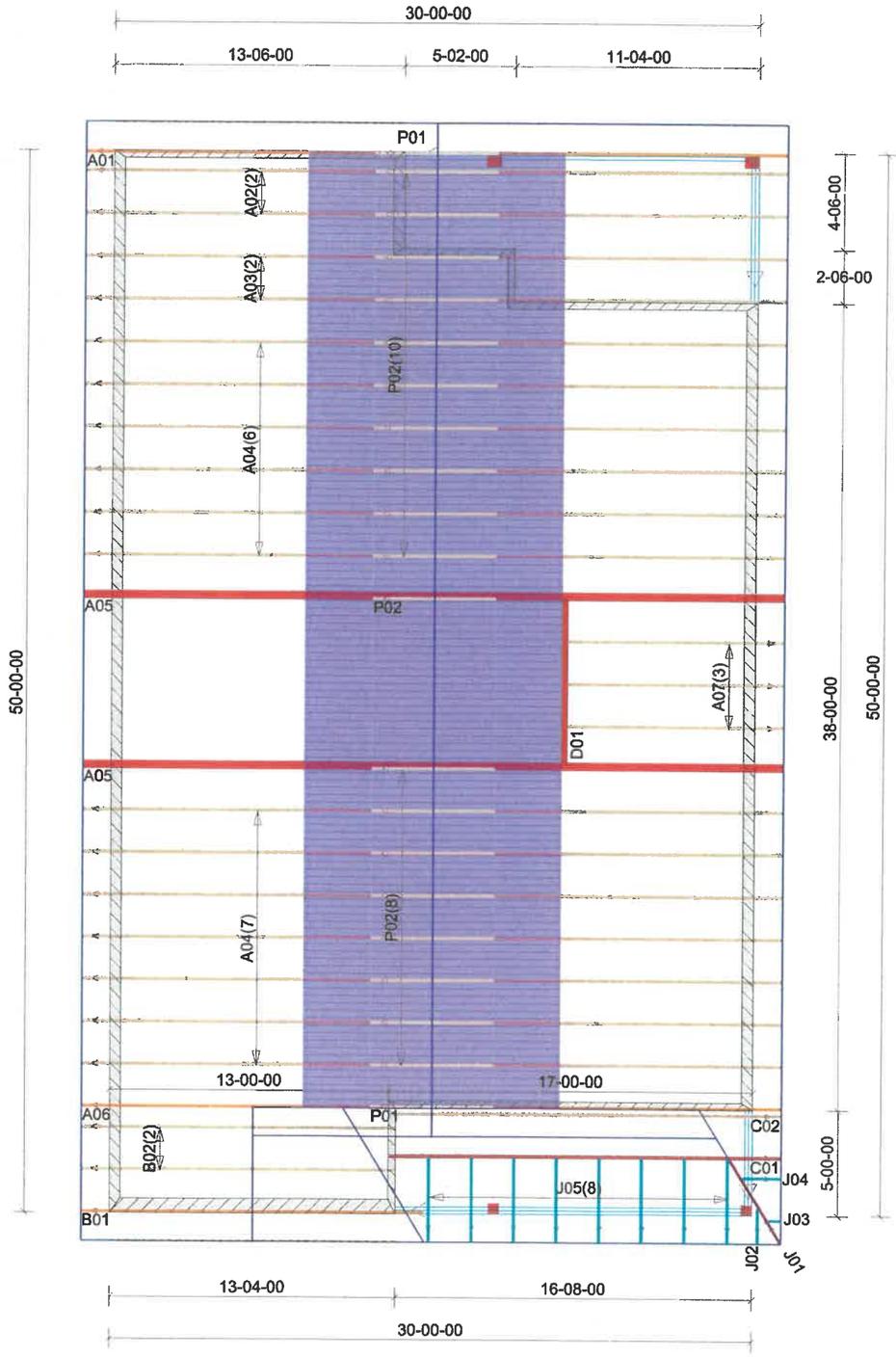

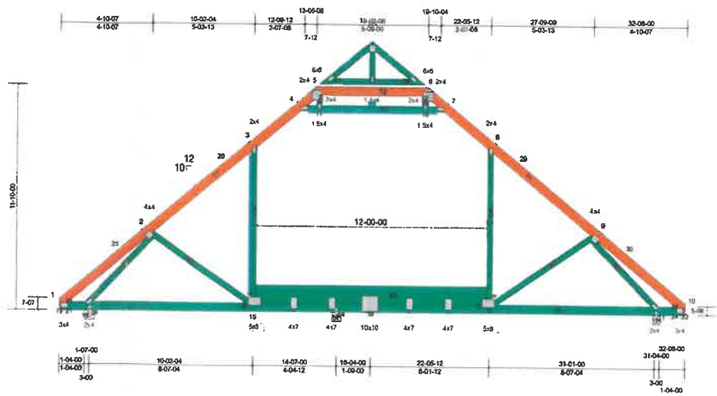

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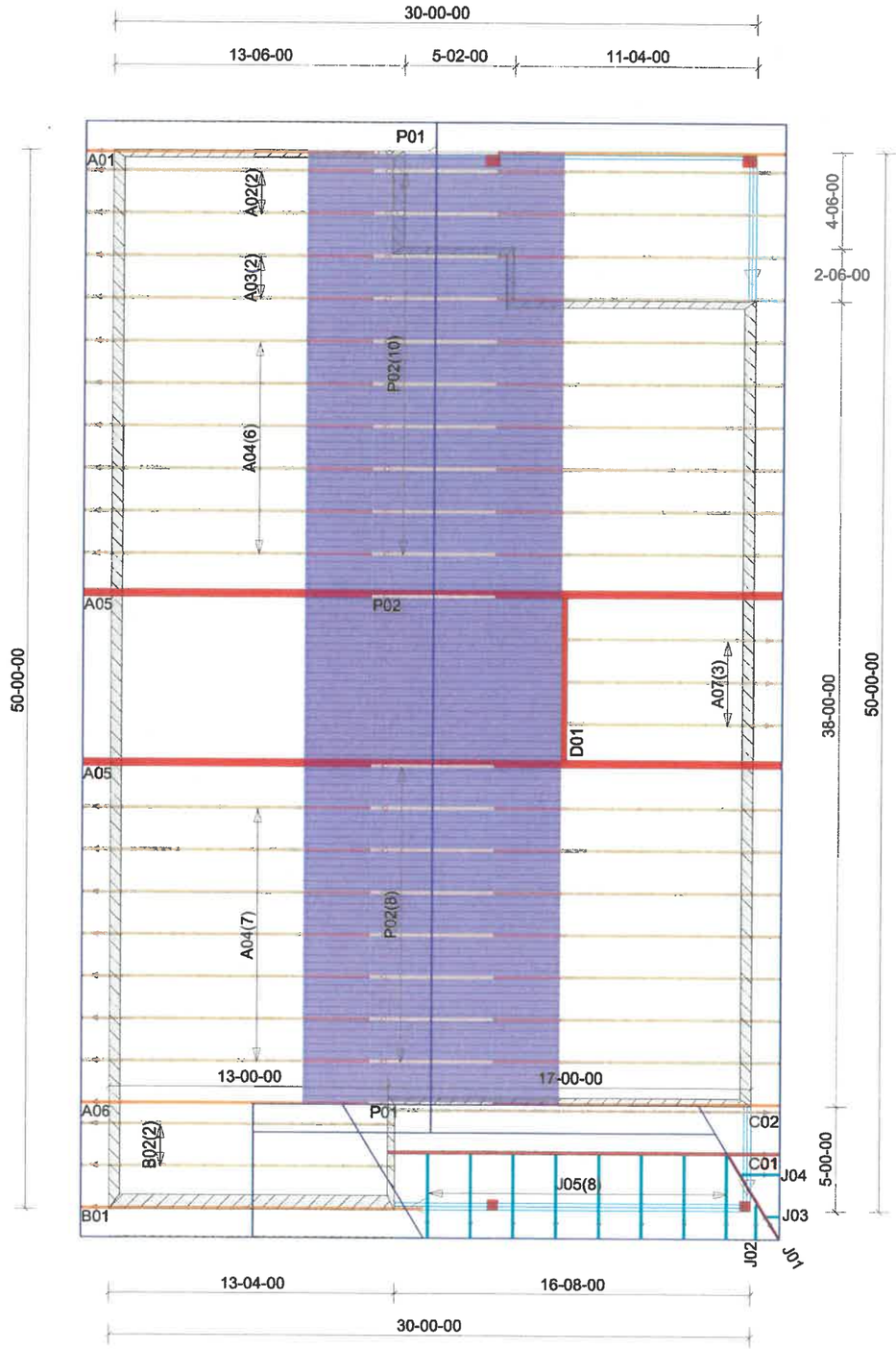

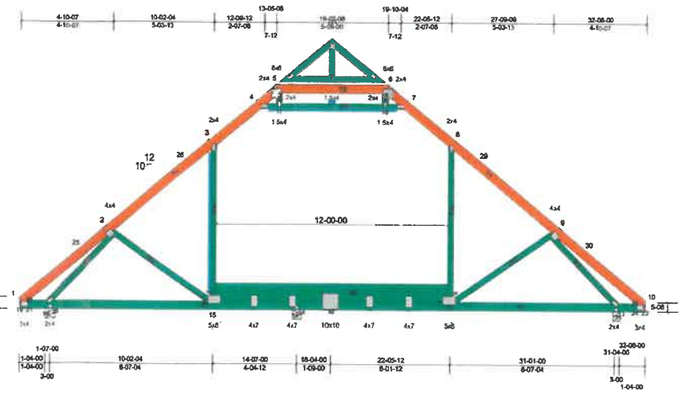

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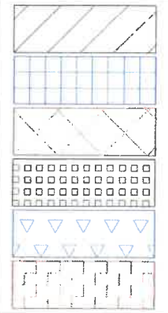

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Job#	
Customer:	Brad Grace
Project:	
Lot/Sub:	
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Received July 11, 2022
Planning and Building Department

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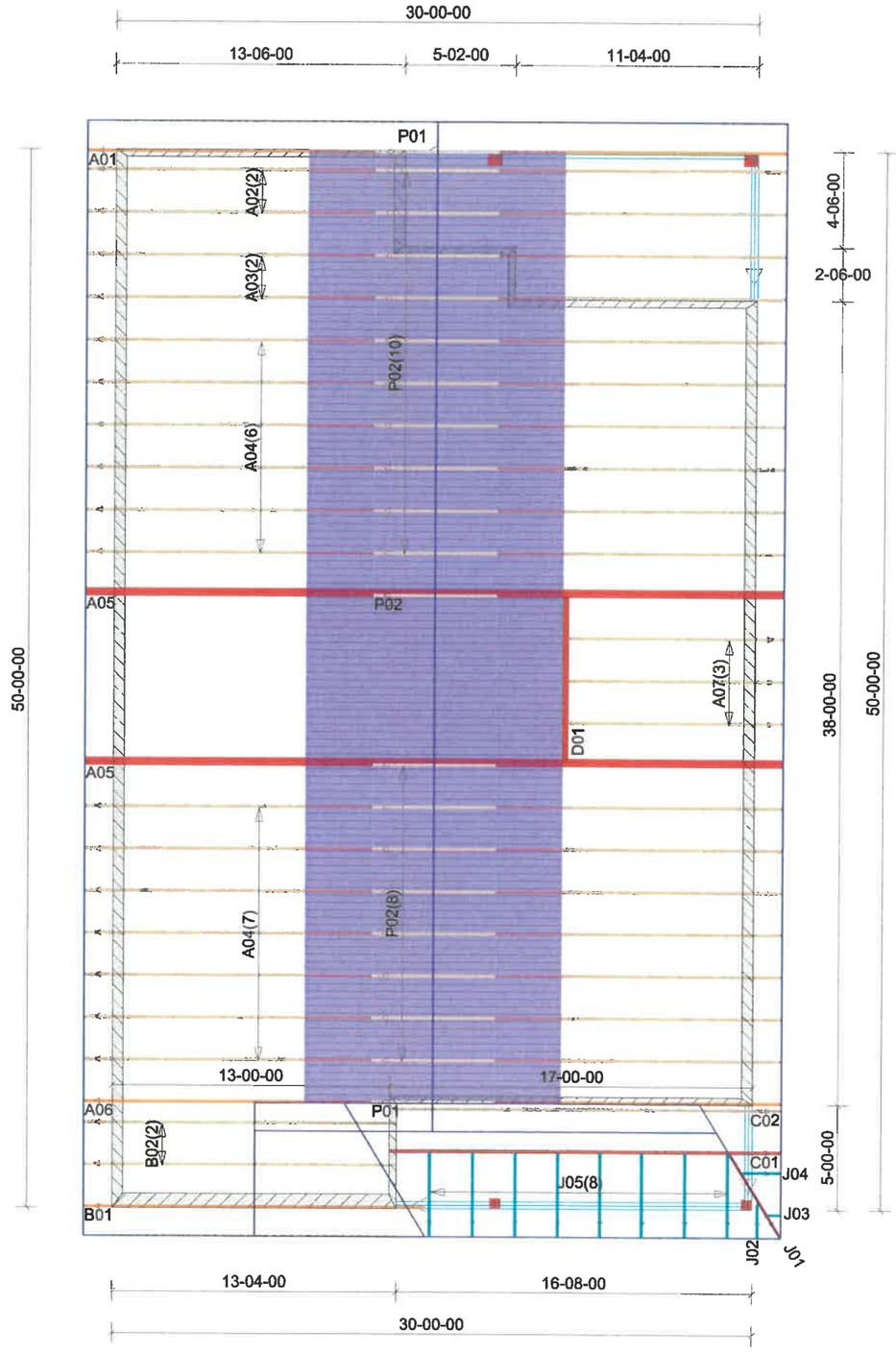

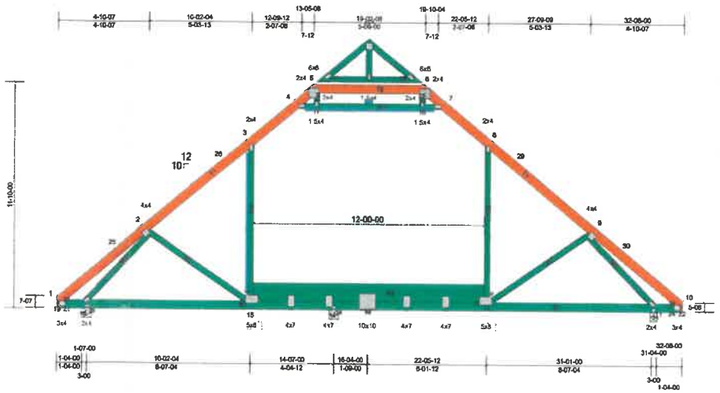

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Wind Standard	ASCE716	
Wind Speed	130 mph	
Wind Usage	RES CAT II	
Building Exposure	C	
Building Type	Enclosed	

Wall Height Legend

= 9'

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Lumber design values are in accordance with ANSI/TPI 1 section 6.3
These truss designs rely on lumber values established by others.

RE: J210808-R -

MiTek USA, Inc.
6904 Parke East Blvd.
Tampa, FL 33610-4115

Site Information:
Customer Info: Brad Grace Contracting Project Name: . Model: .
Lot/Block: . Subdivision: .
Address: 28 W Castillo, .
City: St Augustine State: FL

Name Address and License # of Structural Engineer of Record, If there is one, for the building.
Name: License #:
Address:
City: State:

General Truss Engineering Criteria & Design Loads (Individual Truss Design Drawings Show Special Loading Conditions):
Design Code: FBC2020/TPI2014 Design Program: MiTek 20/20 8.4
Wind Code: ASCE 7-16 Wind Speed: 130 mph
Roof Load: 37.0 psf Floor Load: N/A psf

This package includes 19 individual, Truss Design Drawings and 0 Additional Drawings.
With my seal affixed to this sheet, I hereby certify that I am the Truss Design Engineer and this index sheet conforms to 61G15-31.003, section 5 of the Florida Board of Professional Engineers Rules.

No.	Seal#	Truss Name	Date
1	T25267475	A01	9/7/21
2	T25267476	A02	9/7/21
3	T25267477	A03	9/7/21
4	T25267478	A04	9/7/21
5	T25267479	A05	9/7/21
6	T25267480	A06	9/7/21
7	T25267481	A07	9/7/21
8	T25267482	B01	9/7/21
9	T25267483	B02	9/7/21
10	T25267484	C01	9/7/21
11	T25267485	C02	9/7/21
12	T25267486	D01	9/7/21
13	T25267487	J01	9/7/21
14	T25267488	J02	9/7/21
15	T25267489	J03	9/7/21
16	T25267490	J04	9/7/21
17	T25267491	J05	9/7/21
18	T25267492	P01	9/7/21
19	T25267493	P02	9/7/21

9-4-22

The truss drawing(s) referenced above have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by Manning Building Supplies.

Truss Design Engineer's Name: Lee, Julius
My license renewal date for the state of Florida is February 28, 2023.

JULIUS LEE LICENSE No. 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date: September 8,2021

IMPORTANT NOTE: The seal on these truss component designs is a certification that the engineer named is licensed in the jurisdiction(s) identified and that the designs comply with ANSI/TPI 1. These designs are based upon parameters shown (e.g., loads, supports, dimensions, shapes and design codes), which were given to MiTek or TRENCO. Any project specific information included is for MiTek's or TRENCO's customers file reference purpose only, and was not taken into account in the preparation of these designs. MiTek or TRENCO has not independently verified the applicability of the design parameters or the designs for any particular building. Before use, the building designer should verify applicability of design parameters and properly incorporate these designs into the overall building design per ANSI/TPI 1, Chapter 2.

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	T25267475
J210808-R	A01	GABLE	1	1	Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:51 Page: 1
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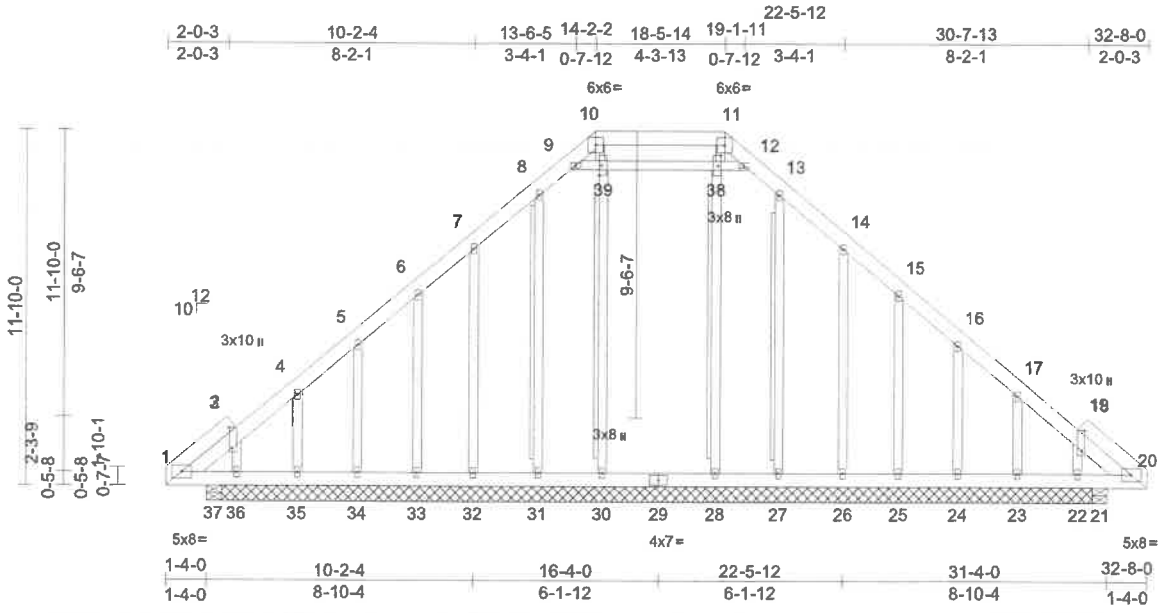


Scale = 1:73.3

Plate Offsets (X, Y): [2:0-8-3,0-1-4], [19:0-8-3,0-1-4], [38:0-4-0,0-1-0], [39:0-4-0,0-1-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.10	Vert(LL)	0.00	28-30	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.17	Vert(CT)	-0.01	28-30	>999	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.14	Horz(CT)	0.00	21	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH							Weight: 316 lb	FT = 20%

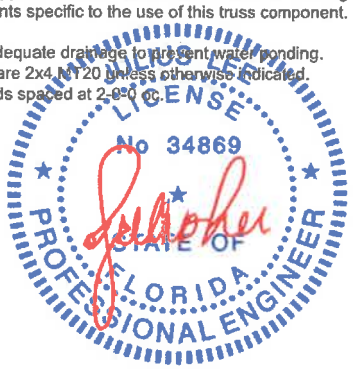
LUMBER
TOP CHORD 2x6 SP DSS *Except* 1-10,11-20:2x6 SP No.2
BOT CHORD 2x6 SP No.2
WEBS 2x4 SP No.2
OTHERS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing.
WEBS T-Brace: 2x4 SP No.2 - 30-39, 28-38, 8-31, 13-27
Fasten (2X) T and I braces to narrow edge of web with 10d (0.131"x3") nails, 6in o.c.,with 3in minimum end distance.
Brace must cover 90% of web length.

REACTIONS (lb/size) 21=258/0-6-0, 22=25/29-0-0, 23=170/29-0-0, 24=169/29-0-0, 25=158/29-0-0, 26=170/29-0-0, 27=182/29-0-0, 28=266/29-0-0, 30=266/29-0-0, 31=182/29-0-0, 32=170/29-0-0, 33=158/29-0-0, 34=169/29-0-0, 35=170/29-0-0, 36=25/29-0-0, 37=258/0-6-0
Max Horiz 37=-358 (LC 10)
Max Uplift 21=-193 (LC 11), 22=-176 (LC 12), 23=-94 (LC 12), 24=-99 (LC 12), 25=-95 (LC 12), 26=-107 (LC 12), 27=-15 (LC 8), 31=-27 (LC 9), 32=-107 (LC 12), 33=-95 (LC 12), 34=-99 (LC 12), 35=-94 (LC 12), 36=-231 (LC 11), 37=-338 (LC 10)
Max Grav 21=363 (LC 22), 22=278 (LC 23), 23=317 (LC 23), 24=317 (LC 23), 25=293 (LC 23), 26=326 (LC 23), 27=296 (LC 23), 28=439 (LC 2), 30=467 (LC 22), 31=313 (LC 22), 32=325 (LC 22), 33=292 (LC 22), 34=317 (LC 22), 35=315 (LC 22), 36=348 (LC 10), 37=472 (LC 11)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-302/290, 2-4=-253/244, 4-5=-217/200, 5-6=-189/162, 6-7=-160/220, 7-8=-227/334, 8-9=-253/366, 9-10=-197/259, 10-11=-163/221, 11-12=-197/259, 12-13=-253/366, 13-14=-227/334, 14-15=-160/220, 15-16=-102/117, 16-17=-123/106, 17-19=-154/148, 19-20=-196/185
BOT CHORD 1-37=-217/214, 36-37=-144/185, 35-36=-144/185, 34-35=-144/185, 33-34=-144/185, 32-33=-144/185, 31-32=-144/185, 30-31=-144/185, 28-30=-144/185, 27-28=-144/185, 26-27=-144/185, 25-26=-144/185, 24-25=-144/185, 23-24=-144/185, 22-23=-144/185, 21-22=-144/185, 20-21=-144/185
WEBS 7-32=-133/162, 14-26=-135/162, 9-39=-77/169, 38-39=-72/149, 12-38=-77/169, 30-39=-169/0, 28-38=-166/0, 8-31=-161/47, 6-33=-126/145, 5-34=-134/151, 4-35=-135/147, 2-36=-142/111, 13-27=-144/41, 15-25=-127/145, 16-24=-134/151, 17-23=-133/147, 19-22=-131/111, 10-39=-147/20, 11-38=-146/11

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=33ft; eave=2ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Corner(3E) 0-0-0 to 3-3-3, Exterior(2N) 3-3-3 to 14-2-2, Corner(3R) 14-2-2 to 17-5-5, Exterior(2N) 17-5-5 to 18-5-14, Corner(3R) 18-5-14 to 21-9-2, Exterior(2N) 21-9-2 to 32-8-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
5) Provide adequate drainage to prevent water ponding.
6) All plates are 2x4 MT20 unless otherwise indicated.
7) Gable studs spaced at 2-0-0 oc.



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date: September 8,2021

Continued on page 2

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 5/19/2020 BEFORE USE
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see *ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information* available from Truss Plate Institute, 2670 Crain Highway, Suite 203 Waldorf, MD 20601

MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	A01	GABLE	1	1	T25267475

Job Reference (optional)

8) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
9) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
10) Ceiling dead load (5.0 psf) on member(s). 9-39, 38-39, 12-38; Wall dead load (5.0psf) on member(s).2-36, 19-22
11) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 35-36, 34-35, 33-34, 32-33, 31-32, 30-31, 28-30, 27-28, 26-27, 25-26, 24-25, 23-24, 22-23
12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 107 lb uplift at joint 32, 107 lb uplift at joint 26, 27 lb uplift at joint 31, 95 lb uplift at joint 33, 99 lb uplift at joint 34, 94 lb uplift at joint 35, 231 lb uplift at joint 36, 15 lb uplift at joint 27, 95 lb uplift at joint 25, 99 lb uplift at joint 24, 94 lb uplift at joint 23, 176 lb uplift at joint 22, 338 lb uplift at joint 37 and 193 lb uplift at joint 21.
13) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.
14) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 5/19/2020 BEFORE USE
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Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	A02	Attic	2	1	T25267476

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:53 Page: 1
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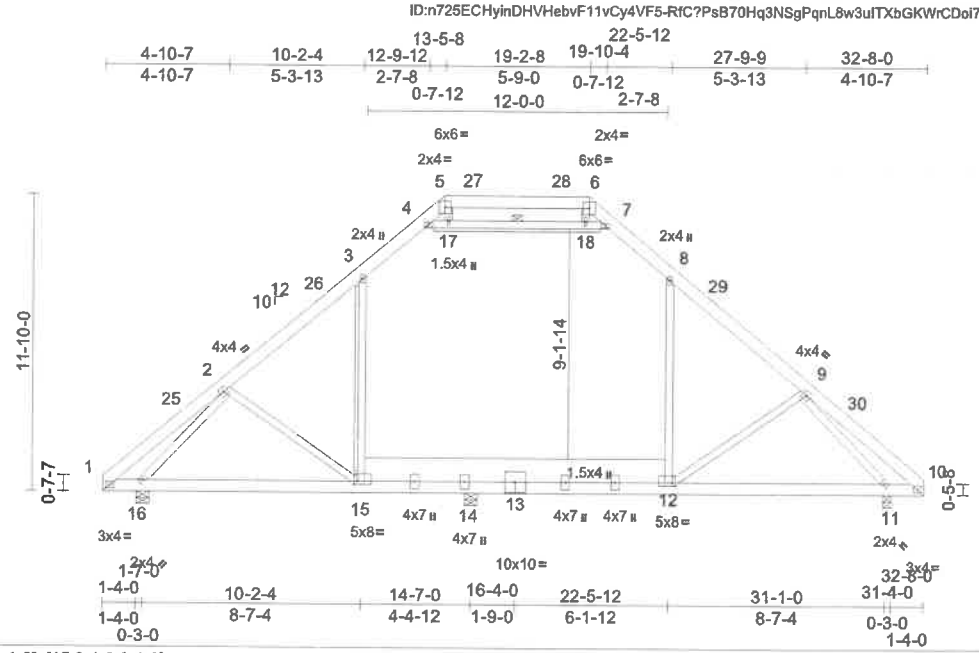

Scale = 1:87.8

Plate Offsets (X, Y): [12:0-1-8,0-1-8], [15:0-1-8,0-1-8]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.39	Vert(LL)	-0.26	11-12	>774	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.78	Vert(CT)	-0.40	11-12	>509	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.57	Horz(CT)	0.02	14	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH		Attic	0.15	14-15	>691	360	Weight: 301 lb	FT = 20%

LUMBER

TOP CHORD	2x6 SP DSS
BOT CHORD	2x6 SP No.2 *Except* 15-12:2x12 SP No.2
WEBS	2x4 SP No.2
OTHERS	2x4 SP No.2(flat)

BRACING

TOP CHORD	Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD	Rigid ceiling directly applied or 8-6-0 oc bracing.
WEBS	1 Row at midpt 4-7
WEBS	T-Brace: 2x4 SP No.2 - 3-15 Fasten (2X) T and I braces to narrow edge of web with 10d (0.131"x3") nails, 6in o.c.,with 3in minimum end distance. Brace must cover 90% of web length. This truss requires both edges of the bottom chord be sheathed in the room area.

REACTIONS (lb/size) 11=1136/0-4-0, 14=641/0-6-0, 16=1058/0-6-0
Max Horiz 16=-358 (LC 10)
Max Uplift 11=-217 (LC 12), 14=-129 (LC 12), 16=-242 (LC 12)
Max Grav 11=1297 (LC 23), 14=1324 (LC 22), 16=1121 (LC 23)

FORCES (lb) - Maximum Compression/Maximum Tension

TOP CHORD	1-2=-283/107, 2-3=-1227/264, 3-4=-899/338, 4-5=-263/138, 5-6=-145/314, 6-7=-275/221, 7-8=-801/304, 8-9=-1200/205, 9-10=-507/74
BOT CHORD	1-16=-11/178, 15-16=-83/855, 14-15=0/756, 12-14=0/794, 11-12=-88/923, 10-11=-6/350
WEBS	2-15=-224/236, 3-15=-181/296, 8-12=-29/391, 9-12=-299/261, 4-17=-1182/347, 17-18=-1147/349, 7-18=-1145/344, 2-16=-1293/332, 9-11=-899/222, 5-17=-12/202, 6-18=-10/109

NOTES

1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=33ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-3-3, Interior (1) 3-3-3 to 13-5-8, Exterior(2R) 13-5-8 to 18-0-15, Interior (1) 18-0-15 to 19-2-8, Exterior(2R) 19-2-8 to 23-9-15, Interior (1) 23-9-15 to 32-8-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
4) Provide adequate drainage to prevent water ponding.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
7) Ceiling dead load (5.0 psf) on member(s). 3-4, 7-8, 4-17, 17-18, 7-18; Wall dead load (5.0psf) on member (s).3-15, 8-12
8) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 14-15, 12-14
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 242 lb uplift at joint 16, 217 lb uplift at joint 11 and 129 lb uplift at joint 14.
10) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.
11) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

September 8,2021

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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	A03	ATTIC	2	1	T25267477

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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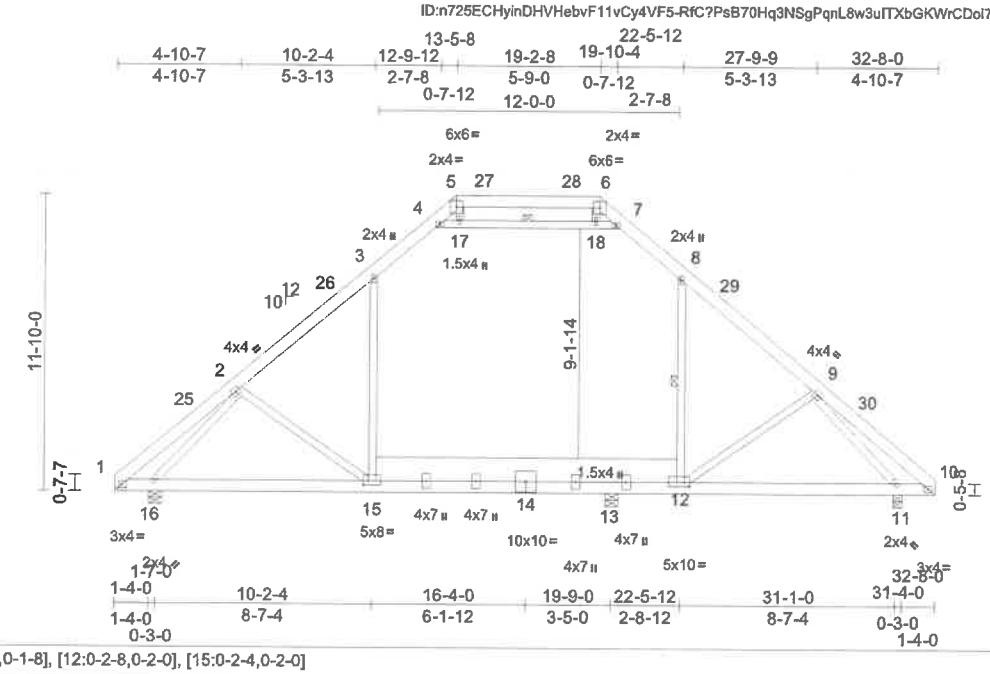

Scale = 1:67.8

Plate Offsets (X, Y): [1:0-1-10,0-1-8], [12:0-2-8,0-2-0], [15:0-2-4,0-2-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.54	Vert(LL)	-0.26	15-16	>842	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.97	Vert(CT)	-0.43	15-16	>515	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.69	Horz(CT)	0.02	11	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH		Attic	0.11	12-13	>616	360	Weight: 301 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP DSS
BOT CHORD 2x6 SP No.2 *Except* 15-12:2x12 SP No.2
WEBS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 5-11-15 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing, Except:
6-0-0 oc bracing: 10-11.
WEBS 1 Row at midpt 8-12, 4-7
This truss requires both edges of the bottom chord be sheathed in the room area.

REACTIONS (lb/size) 11=1129/0-4-0, 13=472/0-6-0, 16=1234/0-6-0
Max Horiz 16=-358 (LC 10)
Max Uplift 11=-207 (LC 12), 13=-202 (LC 8), 16=-272 (LC 12)
Max Grav 11=1315 (LC 22), 13=1085 (LC 23), 16=1489 (LC 22)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-500/48, 2-3=-1466/232, 3-4=-946/321, 4-5=-227/334, 5-6=-106/525, 6-7=-255/207, 7-8=-1050/352, 8-9=-1494/292, 9-10=-204/114
BOT CHORD 1-16=-2/346, 15-16=-236/1361, 13-15=-82/1163, 12-13=-69/1129, 11-12=-105/984, 10-11=-14/139
WEBS 2-15=-277/258, 3-15=-23/576, 8-12=-217/443, 9-12=-182/236, 4-17=-1546/381, 17-18=-1546/388, 7-18=-1584/389, 2-16=-1171/239, 9-11=-1567/357, 5-17=0/82, 6-18=-3/216

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=33ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-3-3, Interior (1) 3-3-3 to 13-5-8, Exterior(2R) 13-5-8 to 18-0-15, Interior (1) 18-0-15 to 19-2-8, Exterior(2R) 19-2-8 to 23-9-15, Interior (1) 23-9-15 to 32-8-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
4) Provide adequate drainage to prevent water ponding.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
7) Ceiling dead load (5.0 psf) on member(s). 3-4, 7-8, 4-17, 17-18, 7-18; Wall dead load (5.0psf) on member (s).3-15, 8-12
8) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 13-15, 12-13
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 272 lb uplift at joint 16, 207 lb uplift at joint 11 and 202 lb uplift at joint 13.
10) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard

JULIUS LEE LICENSE No 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

September 8,2021

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6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	A04	Attic	13	1	T25267478

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256.

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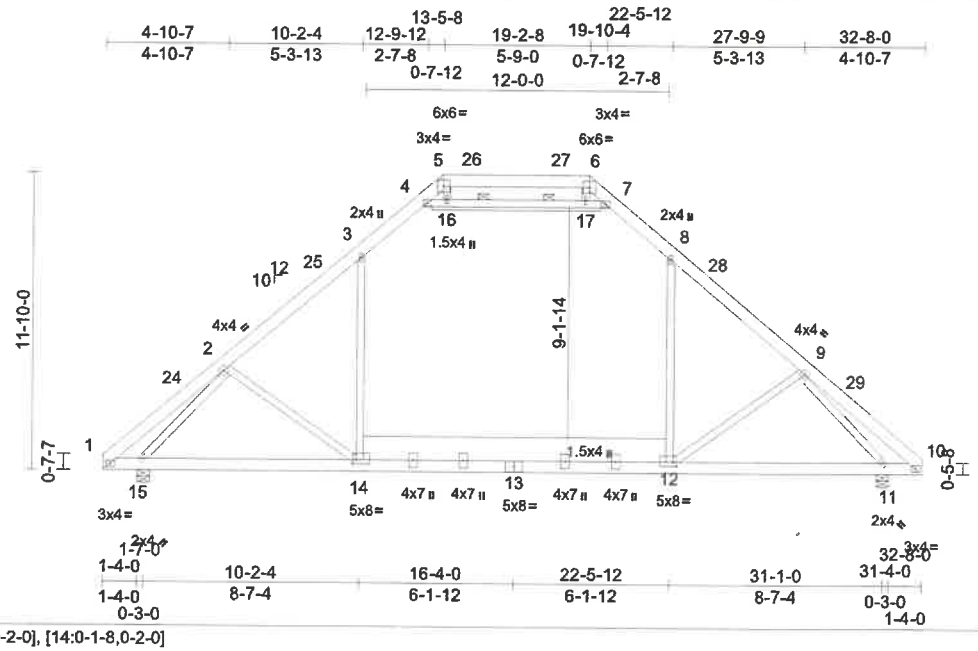

Scale = 1:87.8

Plate Offsets (X, Y): [12:0-1-8,0-2-0], [14:0-1-8,0-2-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.69	Vert(LL)	-0.29	14-15	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.72	Vert(CT)	-0.37	14-15	>959	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.79	Horz(CT)	0.03	11	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH		Attic	-0.17	12-14	>878	360	Weight: 301 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP DSS
BOT CHORD 2x6 SP No.2 *Except* 14-12:2x12 SP No.2
WEBS 2x4 SP No.2
OTHERS 2x4 SP No.2(flat)

BRACING
TOP CHORD Structural wood sheathing directly applied or 5-6-14 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing, Except:
8-8-13 oc bracing: 12-14.
WEBS 2 Rows at 1/3 pts 4-7
This truss requires both edges of the bottom chord be sheathed in the room area.

REACTIONS (lb/size) 11=1417/0-6-0, 15=1417/0-6-0
Max Horiz 15=358 (LC 11)
Max Uplift 11=-274 (LC 12), 15=-315 (LC 12)
Max Grav 11=1668 (LC 23), 15=1668 (LC 22)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-415/98, 2-3=-1831/279, 3-4=-1198/345, 4-5=-28/545, 5-6=-89/864, 6-7=-28/545, 7-8=-1198/345, 8-9=-1831/280, 9-10=-416/98
BOT CHORD 1-15=-21/277, 14-15=-147/1516, 12-14=0/1355, 11-12=-128/1248, 10-11=-21/278
WEBS 2-14=-243/239, 3-14=-21/816, 8-12=-23/816, 9-12=-245/246, 4-16=-2041/478, 16-17=-2007/480, 7-17=-2041/478, 2-15=-1806/347, 9-11=-1805/347, 5-16=-14/194, 6-17=-14/194

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=33ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-3-3, Interior (1) 3-3-3 to 13-5-8, Exterior(2R) 13-5-8 to 18-0-15, Interior (1) 18-0-15 to 19-2-8, Exterior(2R) 19-2-8 to 23-9-15, Interior (1) 23-9-15 to 32-8-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
4) Provide adequate drainage to prevent water ponding.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
7) Ceiling dead load (5.0 psf) on member(s). 3-4, 7-8, 4-16, 16-17, 7-17; Wall dead load (5.0psf) on member (s).3-14, 8-12
8) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 12-14
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 315 lb uplift at joint 15 and 274 lb uplift at joint 11.
10) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.
11) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard

JULIUS LEE LICENSE No 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date: September 8,2021

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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	T25267479
J210808-R	A05	ATTIC	2	3	Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:55 Page: 1
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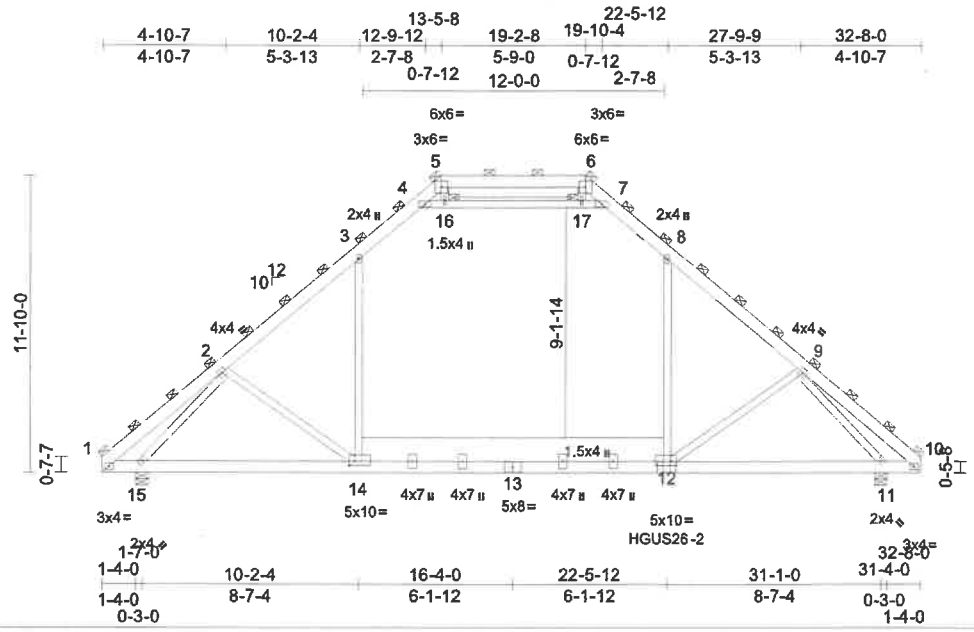

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Plate Offsets (X, Y): [12:0-2-8,0-2-0], [14:0-2-8,0-2-0]

Loading	(psf)	Spacing	5-6-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.76	Vert(LL)	0.35	11-12	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.91	Vert(CT)	-0.46	11-12	>787	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.85	Horz(CT)	0.03	11	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH		Attic	-0.23	12-14	>643	360	Weight: 903 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP DSS
BOT CHORD 2x6 SP No.2 *Except* 14-12:2x12 SP No.2
WEBS 2x4 SP No.2
OTHERS 2x4 SP No.2(flat)

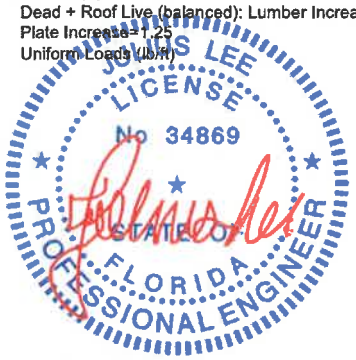
BRACING
TOP CHORD 2-0-0 oc purlins (5-3-14 max.)
(Switched from sheeted: Spacing > 2-0-0).
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing, Except:
6-0-0 oc bracing: 1-15.
WEBS T-Brace: 2x4 SP No.2 - 16-17
Fasten (2X) T and I braces to narrow edge of web with 10d (0.131"x3") nails, 6in o.c.,with 3in minimum end distance.
Brace must cover 90% of web length.
JOINTS 1 Brace at Jt(s): 1, 5, 6, 10, 16, 17
This truss requires both edges of the bottom chord be sheathed in the room area.

REACTIONS (lb/size) 11=4356/0-6-0, 15=4089/0-6-0
Max Horiz 15=-985 (LC 6)
Max Uplift 11=-1172 (LC 8), 15=-1041 (LC 8)
Max Grav 11=5256 (LC 15), 15=4866 (LC 14)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-871/431, 2-3=-5552/1090, 3-4=-3703/1188, 4-5=-177/1627, 5-6=-549/2669, 6-7=-341/1781, 7-8=-3557/1095, 8-9=-5760/1223, 9-10=-1575/554
BOT CHORD 1-15=-194/589, 14-15=-553/4405, 12-14=-154/4162, 11-12=-724/4027, 10-11=-300/1137
WEBS 2-14=-546/794, 3-14=-162/2343, 8-12=-516/2752, 9-12=-770/797, 4-16=-6570/1914, 16-17=-6446/1900, 7-17=-6519/1881, 2-15=-5780/1328, 9-11=-5316/973, 5-16=-154/718, 6-17=-100/428

NOTES
1) 3-ply truss to be connected together with 10d (0.131"x3") nails as follows:
Top chords connected as follows: 2x6 - 2 rows staggered at 1-0-0 oc.
Bottom chords connected as follows: 2x6 - 2 rows staggered at 1-0-0 oc, 2x12 - 2 rows staggered at 0-6-0 oc.
Web connected as follows: 2x4 - 1 row at 1-0-0 oc.
2) All loads are considered equally applied to all plies, except if noted as front (F) or back (B) face in the LOAD CASE(S) section. Ply to ply connections have been provided to distribute only loads noted as (F) or (B), unless otherwise indicated.
3) Unbalanced roof live loads have been considered for this design.
4) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=33ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
5) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
6) Provide adequate drainage to prevent water ponding.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
9) Ceiling dead load (5.0 psf) on member(s). 3-4, 7-8, 4-16, 16-17, 7-17; Wall dead load (5.0psf) on member (s).3-14, 8-12
10) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 12-14
11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 1041 lb uplift at joint 15 and 1172 lb uplift at joint 11.
12) Use Simpson Strong-Tie HGUS26-2 (20-10d Girder, 6-10d Truss) or equivalent at 22-5-8 from the left end to connect truss(es) to back face of bottom chord.
13) Fill all nail holes where hanger is in contact with lumber.
14) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.
15) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard
1) Dead + Roof Live (balanced): Lumber Increase=1.25, Plate Increase=1.25
Uniform Loads (lb/ft)



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date: September 8,2021

Continued on page 2

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Tampa, FL 36610

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Job	Truss	Truss Type	Qty	Ply	T25267479
J210808-R	A05	ATTIC	2	3	Job Reference (optional)

Vert: 1-3=-149, 3-4=-176, 4-5=-149, 5-6=-149, 6-7=-149, 7-8=-176, 8-10=-149, 14-18=-55, 12-14=-83, 12-21=-55, 4-16=-28, 16-17=-28, 7-17=-28
Drag: 3-14=-28, 8-12=-28
Concentrated Loads (lb)
Vert: 12=-650 (B)

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Job	Truss	Truss Type	Qty	Ply	T25267480
J210808-R	A06	GABLE	1	1	Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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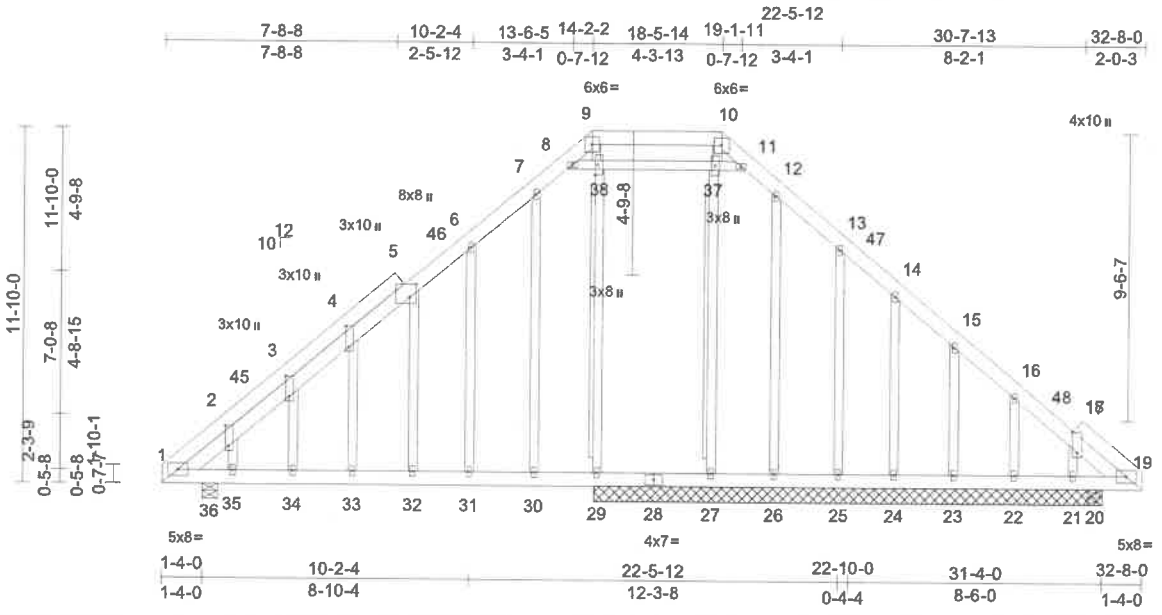

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Plate Offsets (X, Y): [2:0-8-3,0-1-4], [3:0-8-3,0-1-4], [4:0-8-3,0-1-4], [5:0-5-3,0-2-8], [18:0-8-3,0-2-0], [38:0-4-0,0-1-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.57	Vert(LL)	0.15	32-33	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.52	Vert(CT)	-0.18	32	>870	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.31	Horz(CT)	0.02	20	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH		Attic	-0.03	29-30	>999	360	Weight: 334 lb	FT = 20%

LUMBER

TOP CHORD	2x6 SP DSS *Except* 1-9,10-19:2x6 SP No.2
BOT CHORD	2x6 SP No.2
WEBS	2x4 SP No.2
OTHERS	2x4 SP No.2

BRACING

TOP CHORD	Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD	Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS	T-Brace: 2x4 SP No.2 - 29-38, 27-37 Fasten (2X) T and I braces to narrow edge of web with 10d (0.131"x3") nails, 6in o.c.,with 3in minimum end distance. Brace must cover 90% of web length.

REACTIONS (lb/size) 20=1061/0-6-0, 21=-478/17-0-0, 22=164/17-0-0, 23=141/17-0-0, 24=159/17-0-0, 25=133/17-0-0, 26=-178/17-0-0, 27=193/17-0-0, 29=664/17-0-0, 36=889/0-6-0
Max Horiz 36=-358 (LC 10)
Max Uplift 20=-482 (LC 9), 21=-747 (LC 22), 22=-117 (LC 12), 23=-107 (LC 12), 24=-116 (LC 12), 25=-117 (LC 12), 26=-360 (LC 22), 36=-500 (LC 12)
Max Grav 20=1421 (LC 22), 21=268 (LC 9), 22=180 (LC 23), 23=172 (LC 23), 24=173 (LC 23), 25=176 (LC 23), 26=167 (LC 12), 27=381 (LC 29), 29=942 (LC 22), 36=891 (LC 26)

FORCES (lb) - Maximum Compression/Maximum Tension

TOP CHORD	1-2=-602/267, 2-3=-745/392, 3-4=-666/424, 4-5=-535/414, 5-6=-527/467, 6-7=-592/572, 7-8=-415/536, 8-9=0/297, 9-10=0/442, 10-11=0/303, 11-12=-454/528, 12-13=-747/642, 13-14=-769/543, 14-15=-784/453, 15-16=-798/364, 16-18=-841/297, 18-19=-935/308
BOT CHORD	1-36=-118/419, 35-36=-197/638, 34-35=-197/638, 33-34=-197/638, 32-33=-197/638, 31-32=-197/638, 30-31=-197/638, 29-30=-197/638, 27-29=-197/638, 26-27=-197/638, 25-26=-197/638, 24-25=-197/638, 23-24=-197/638, 22-23=-197/638, 21-22=-197/638, 20-21=-197/638, 19-20=-197/638
WEBS	6-31=-185/165, 13-25=-135/154, 8-38=-949/561, 37-38=-963/511, 11-37=-964/551, 29-38=-402/5, 27-37=-265/0, 7-30=-158/273, 5-32=-54/61, 4-33=-30/130, 3-34=0/66, 2-35=-282/177, 12-26=-191/437, 14-24=-135/124, 15-23=-136/123, 16-22=-124/117, 18-21=-90/131, 9-38=-169/6, 10-37=-149/70

NOTES

1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=33ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-3-3, Interior (1) 3-3-3 to 14-2-2, Exterior(2E) 14-2-2 to 18-5-14, Exterior(2R) 18-5-14 to 23-1-5, Interior (1) 23-1-5 to 32-8-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
5) Provide adequate drainage to prevent water ponding.
6) All plates are 2x4 MT20 unless otherwise indicated.
7) Gable studs spaced at 2-0-0 oc.
8) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
9) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
10) Ceiling dead load (5.0 psf) on member(s). 7-8, 8-38, 37-38, 11-37; Wall dead load (5.0psf) on member (s).27-37, 7-30
11) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 29-30, 27-29



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Job	Truss	Truss Type	Qty	Ply	T25267480
J210808-R	A06	GABLE	1	1	Job Reference (optional)

12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 117 lb uplift at joint 25, 360 lb uplift at joint 26, 116 lb uplift at joint 24, 107 lb uplift at joint 23, 117 lb uplift at joint 22, 747 lb uplift at joint 21, 500 lb uplift at joint 36 and 482 lb uplift at joint 20.
13) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.
14) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard

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Job	Truss	Truss Type	Qty	Ply	
J210808-R	A07	MONOPITCH	3	1	T25267481

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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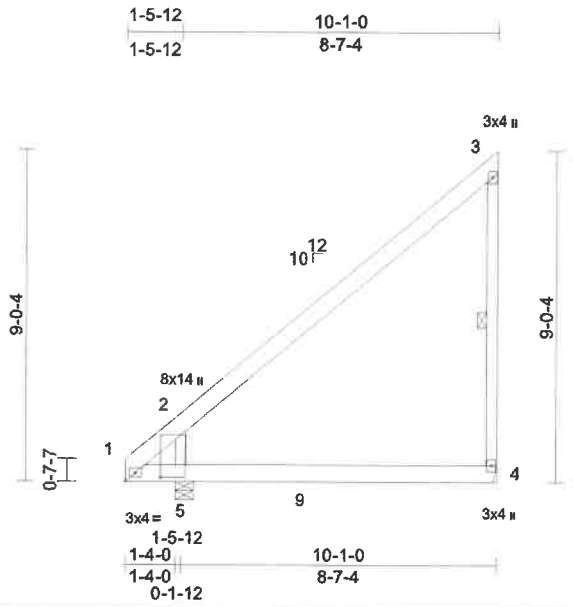

Scale = 1:60

Plate Offsets (X, Y): [2:0-1-1,0-11-4]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.58	Vert(LL)	0.12	4-5	>877	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.66	Vert(CT)	-0.15	4-5	>656	180		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.16	Horz(CT)	0.00	4	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH							Weight: 68 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP No.2
BOT CHORD 2x6 SP No.2
WEBS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 9-9-11 oc bracing.
WEBS 1 Row at midpt 3-4

REACTIONS (lb/size) 4=303/ Mechanical, 5=432/0-6-0
Max Horiz 5=339 (LC 12)
Max Uplift 4=-275 (LC 12), 5=-31 (LC 12)
Max Grav 4=481 (LC 17), 5=487 (LC 20)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-836/482, 2-3=-260/164, 3-4=-297/365
BOT CHORD 1-5=-275/475, 4-5=-25/24
WEBS 2-5=-604/894

NOTES
1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-0-0, Interior (1) 3-0-0 to 9-11-4 zone; cantilever left and right exposed ; end vertical left exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
5) Refer to girder(s) for truss to truss connections.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 275 lb uplift at joint 4 and 31 lb uplift at joint 5.

LOAD CASE(S) Standard



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Job	Truss	Truss Type	Qty	Ply	
J210808-R	B01	GABLE	1	1	T25267482

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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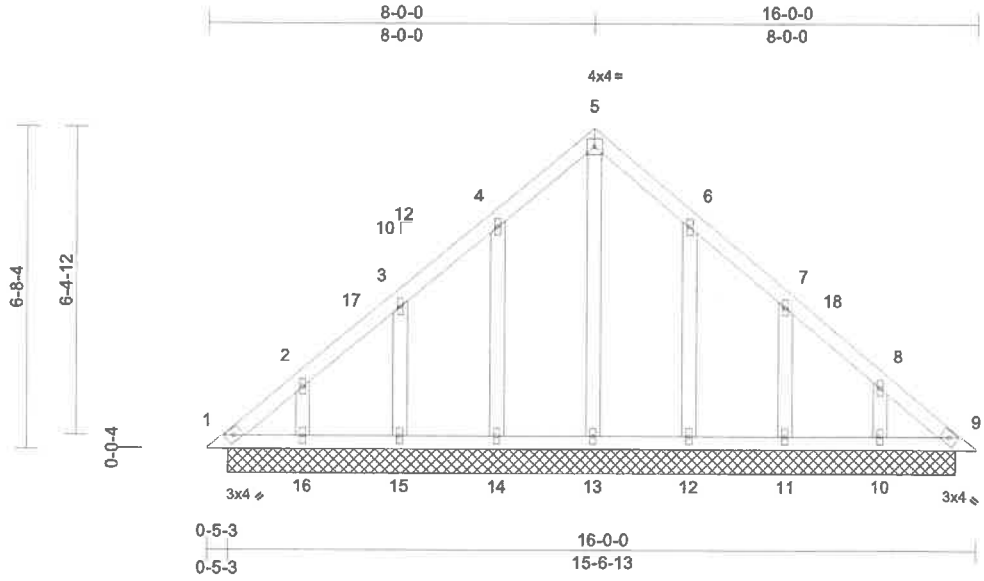

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Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.09	Vert(LL)	n/a	-	n/a	999	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.06	Vert(TL)	n/a	-	n/a	999		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.13	Horiz(TL)	0.00	9	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-SH							Weight: 87 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
OTHERS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 1=58/15-1-11, 9=58/15-1-11, 10=149/15-1-11, 11=147/15-1-11, 12=154/15-1-11, 13=112/15-1-11, 14=154/15-1-11, 15=147/15-1-11, 16=149/15-1-11
Max Horiz 1=-191 (LC 10)
Max Uplift 1=-60 (LC 10), 9=-23 (LC 11), 10=-110 (LC 12), 11=-112 (LC 12), 12=-110 (LC 12), 14=-110 (LC 12), 15=-112 (LC 12), 16=-110 (LC 12)
Max Grav 1=110 (LC 18), 9=83 (LC 17), 10=171 (LC 18), 11=168 (LC 18), 12=177 (LC 18), 13=133 (LC 12), 14=179 (LC 17), 15=167 (LC 17), 16=171 (LC 17)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-205/149, 2-3=-127/115, 3-4=-105/101, 4-5=-122/233, 5-6=-122/233, 6-7=-61/102, 7-8=-84/57, 8-9=-197/91
BOT CHORD 1-16=-77/191, 15-16=-77/191, 14-15=-77/191, 13-14=-77/191, 12-13=-77/191, 11-12=-77/191, 10-11=-77/191, 9-10=-77/191
WEBS 5-13=-187/60, 4-14=-139/189, 3-15=-130/204, 2-16=-125/216, 6-12=-137/189, 7-11=-130/204, 8-10=-125/216

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=2ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Corner(3E) 0-4-9 to 3-4-9, Exterior(2N) 3-4-9 to 8-0-0, Corner(3R) 8-0-0 to 11-0-0, Exterior(2N) 11-0-0 to 15-7-7 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
5) All plates are 1.5x4 MT20 unless otherwise indicated.
6) Gable studs spaced at 2-0-0 oc.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 60 lb uplift at joint 1, 23 lb uplift at joint 9, 110 lb uplift at joint 14, 112 lb uplift at joint 15, 110 lb uplift at joint 16, 110 lb uplift at joint 12, 112 lb uplift at joint 11 and 110 lb uplift at joint 10.

LOAD CASE(S) Standard

JULIUS LEE LICENSE No 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

September 8,2021

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 5/19/2020 BEFORE USE
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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	B02	Common	2	1	T25267483

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:57 Page: 1
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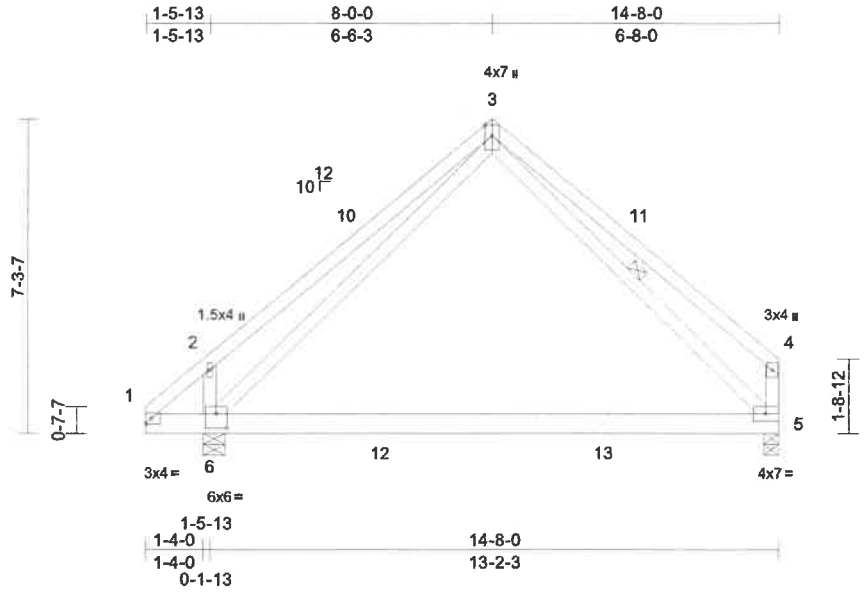

Scale = 1:51.1

Plate Offsets (X, Y): [6:0-3-0,0-4-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.71	Vert(LL)	-0.30	5-6	>514	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.98	Vert(CT)	-0.49	5-6	>318	180		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.20	Horz(CT)	0.00	5	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH							Weight: 94 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP No.2
BOT CHORD 2x6 SP No.2
WEBS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 5-2-15 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.
WEBS 1 Row at midpt 3-5

REACTIONS (lb/size) 5=476/0-4-0, 6=598/0-6-0
Max Horiz 6=232 (LC 11)
Max Uplift 5=-169 (LC 12), 6=-259 (LC 12)
Max Grav 5=558 (LC 17), 6=683 (LC 20)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-715/137, 2-3=-859/271, 3-4=-505/345, 4-5=-451/339
BOT CHORD 1-6=-3/533, 5-6=-83/283
WEBS 2-6=-457/594, 3-6=-133/579, 3-5=-156/234

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-0-0, Interior (1) 3-0-0 to 8-0-0, Exterior(2R) 8-0-0 to 11-0-0, Interior (1) 11-0-0 to 14-6-4 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 259 lb uplift at joint 6 and 169 lb uplift at joint 5.

LOAD CASE(S) Standard



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

September 8,2021

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6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	C01	Half Hip Girder	1	1	T25267484 Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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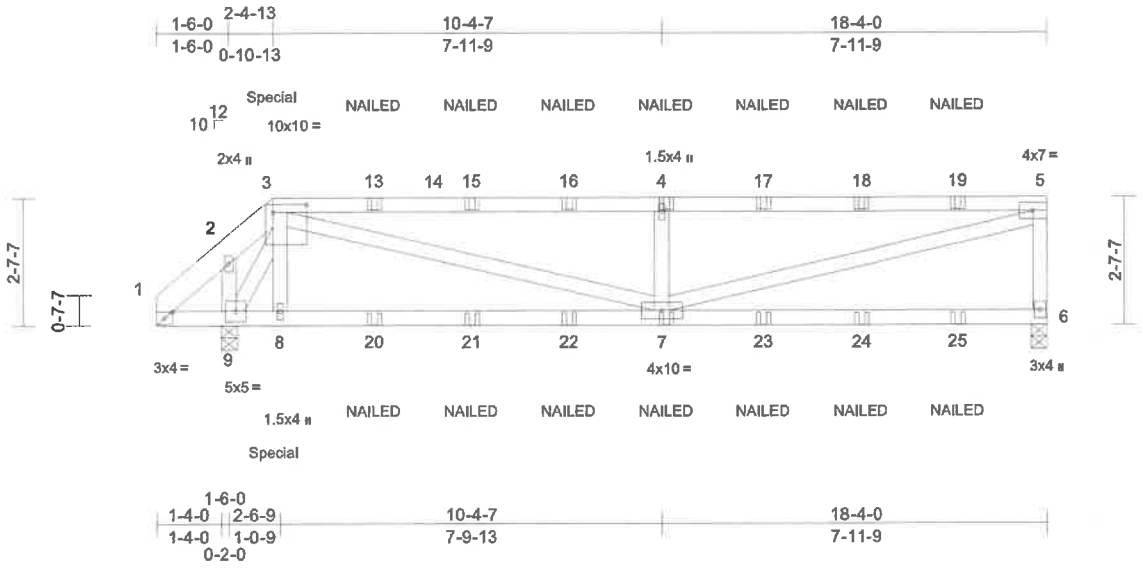

Scale = 1:45.3

Plate Offsets (X, Y): [1:0-2-1,0-1-8], [3:0-8-4,0-2-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.96	Vert(LL)	-0.10	6-7	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.69	Vert(CT)	-0.21	6-7	>949	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.90	Horz(CT)	-0.01	6	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH							Weight: 96 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP No.2 *Except* 3-5:2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEBS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 3-7-13 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing, Except:
6-0-0 oc bracing: 1-9.

REACTIONS (lb/size) 6=596/0-4-0, 9=676/0-4-0
Max Horiz 9=113 (LC 7)
Max Uplift 6=-382 (LC 5), 9=-518 (LC 8)
Max Grav 6=616 (LC 15), 9=734 (LC 16)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-61/73, 2-3=-72/107, 3-4=-1297/787, 4-5=-1297/787, 5-6=-535/386
BOT CHORD 1-9=-21/79, 8-9=-290/343, 7-8=-290/360, 6-7=-71/92
WEBS 3-8=-13/370, 3-7=-568/1062, 4-7=-477/410, 5-7=-798/1271, 3-9=-815/537, 2-9=-100/46

NOTES
1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
2) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
3) Provide adequate drainage to prevent water ponding.
4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 382 lb uplift at joint 6 and 518 lb uplift at joint 9.
7) "NAILED" indicates 3-10d (0.148"x3") or 3-12d (0.148"x3.25") toe-nails per NDS guidlines.
8) Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s) 119 lb down and 254 lb up at 2-4-13 on top chord, and 114 lb down and 39 lb up at 2-4-13 on bottom chord. The design/selection of such connection device(s) is the responsibility of others.
9) In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).

LOAD CASE(S) Standard
1) Dead + Roof Live (balanced): Lumber Increase=1.25, Plate Increase=1.25
Uniform Loads (lb/ft)
Vert: 1-3=-54, 3-5=-54, 6-10=-20
Concentrated Loads (lb)
Vert: 3=101 (B), 8=-54 (B), 7=4 (B), 20=4 (B), 21=4 (B), 22=4 (B), 23=4 (B), 24=4 (B), 25=4 (B)

"Special" indicates special hanger(s) or other connection device(s) required at location(s)shown. The design/selection of such special connection device(s) is the responsibility of others. This applies to all applicable truss designs in this job.

JULIUS LEE LICENSE No. 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:
September 8,2021

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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	C02	Half Hip	1	1	T25267485

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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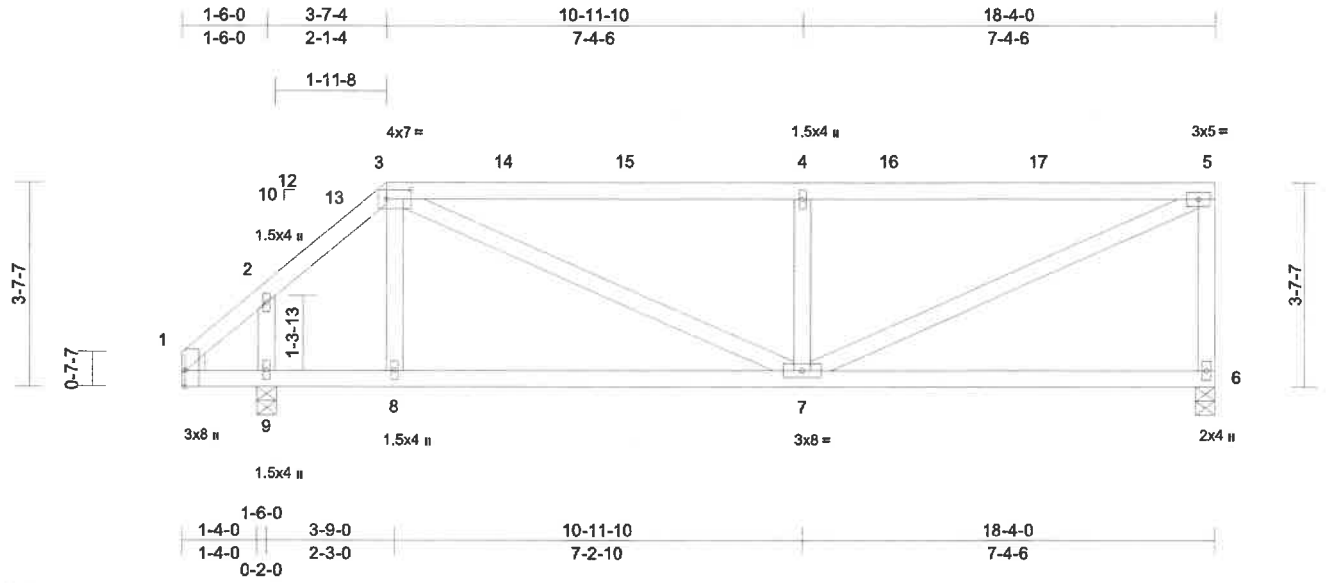

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Plate Offsets (X, Y): [1:0-3-8,Edge], [3:0-5-4,0-2-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.79	Vert(LL)	0.10	7-8	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.91	Vert(CT)	-0.20	7-8	>999	180		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.55	Horz(CT)	-0.01	6	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MSH							Weight: 95 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEBS 2x4 SP No.2
WEDGE Left: 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 4-7-12 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 6=612/0-4-0, 9=733/0-4-0
Max Horiz 9=161 (LC 11)
Max Uplift 6=-331 (LC 9), 9=-305 (LC 12)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-344/155, 2-3=-532/217, 3-4=-880/442, 4-5=-880/442, 5-6=-551/347
BOT CHORD 1-9=-128/326, 8-9=-249/371, 7-8=-245/370, 6-7=-57/78
WEBS 2-9=-345/207, 3-8=-89/125, 3-7=-293/614, 4-7=-464/378, 5-7=-504/929

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-0-0, Interior (1) 3-0-0 to 3-7-4, Exterior(2R) 3-7-4 to 7-10-2, Interior (1) 7-10-2 to 18-2-4 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
4) Provide adequate drainage to prevent water ponding.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 331 lb uplift at joint 6 and 305 lb uplift at joint 9.

LOAD CASE(S) Standard



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	D01	FLAT GIRDER	1	2	T25267486

Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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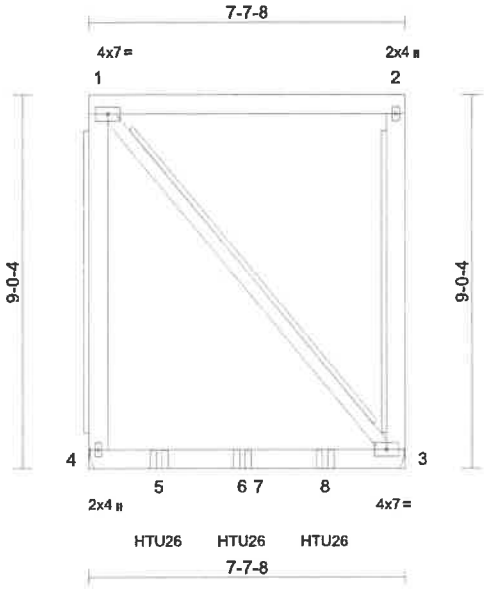

Scale = 1:53.2

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.22	Vert(LL)	0.17	3-4	>506	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.89	Vert(CT)	-0.21	3-4	>401	180		
BCLL	0.0 *	Rep Stress Incr	NO	WB	0.00	Horz(CT)	0.00	3	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MP							Weight: 178 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP No.2
BOT CHORD 2x6 SP No.2
WEBS 2x6 SP No.2 *Except* 3-1:2x4 SP No.2
OTHERS 2x4 SP No.2(flat)

BRACING
TOP CHORD Structural wood sheathing directly applied or 7-7-8 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS T-Brace: 2x4 SP No.2 - 1-4, 2-3, 1-3
Fasten (2X) T and I braces to narrow edge of web with 10d (0.131"x3") nails, 6in o.c.,with 3in minimum end distance. Brace must cover 90% of web length.

REACTIONS (lb/size) 3=675/ Mechanical, 4=705/ Mechanical
Max Uplift 3=-547 (LC 4), 4=-577 (LC 4)
Max Grav 3=940 (LC 13), 4=1004 (LC 13)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-4=-194/162, 1-2=0/0, 2-3=-194/162
BOT CHORD 3-4=0/0
WEBS 1-3=0/0

NOTES
1) 2-ply truss to be connected together with 10d (0.131"x3") nails as follows:
Top chords connected as follows: 2x6 - 2 rows staggered at 1-0-0 oc.
Bottom chords connected as follows: 2x6 - 2 rows staggered at 1-0-0 oc.
Web connected as follows: 2x4 - 1 row at 1-0-0 oc.
2) All loads are considered equally applied to all plies, except if noted as front (F) or back (B) face in the LOAD CASE(S) section. Ply to ply connections have been provided to distribute only loads noted as (F) or (B), unless otherwise indicated.
3) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional); Lumber DOL=1.60 plate grip DOL=1.60
4) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
5) Provide adequate drainage to prevent water ponding.
6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
8) Refer to girder(s) for truss to truss connections.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 577 lb uplift at joint 4 and 547 lb uplift at joint 3.
10) Use Simpson Strong-Tie HTU26 (20-10d Girder, 11-10dx1 1/2 Truss, Single Ply Girder) or equivalent spaced at 2-0-0 oc max. starting at 1-8-4 from the left end to 5-8-4 to connect truss(es) to front face of bottom chord.
11) Fill all nail holes where hanger is in contact with lumber.
12) Warning: Additional permanent and stability bracing for truss system (not part of this component design) is always required.

LOAD CASE(S) Standard
1) Dead + Roof Live (balanced): Lumber Increase=1.25, Plate Increase=1.25
Uniform Loads (lb/ft)
Vert: 1-2=-54, 3-4=-20
Concentrated Loads (lb)
Vert: 5=-283 (F), 6=-283 (F), 8=-283 (F)



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
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Tampa, FL 36610

Received July 11, 2022
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Job	Truss	Truss Type	Qty	Ply	T25267487
J210808-R	J01	Diagonal Hip Girder	1	1	Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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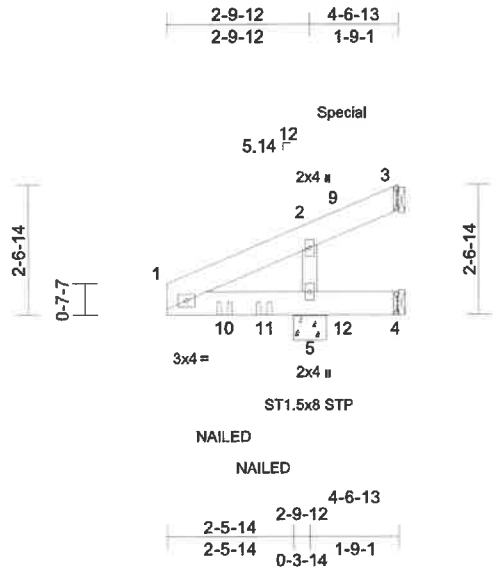

Scale = 1:43.6

Plate Offsets (X, Y): [1:0-2-12,0-0-9]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.30	Vert(LL)	0.00	4-5	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.30	Vert(CT)	0.00	4-5	>999	180		
BCLL	0.0*	Rep Stress Incr	NO	WB	0.05	Horz(CT)	-0.02	3	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MP							Weight: 24 lb	FT = 20%

LUMBER
TOP CHORD 2x6 SP No.2
BOT CHORD 2x6 SP No.2
WEBS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 4-6-13 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 3=-97/ Mechanical, 4=81/ Mechanical, 5=713/0-7-12
Max Horiz 5=79 (LC 8)
Max Uplift 3=-191 (LC 17), 4=-23 (LC 9), 5=-465 (LC 8)
Max Grav 3=20 (LC 22), 4=90 (LC 22), 5=713 (LC 1)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-72/37, 2-3=-97/90
BOT CHORD 1-5=-10/79, 4-5=0/0
WEBS 2-5=-124/290

NOTES
1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
2) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
5) Refer to girder(s) for truss to truss connections.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 191 lb uplift at joint 3, 23 lb uplift at joint 4 and 465 lb uplift at joint 5.
7) "NAILED" indicates 3-10d (0.148"x3") or 2-12d (0.148"x3.25") toe-nails per NDS guidlines.
8) Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s) 101 lb down and 474 lb up at 3-5-9 on top chord, and 524 lb down and 119 lb up at 3-5-9 on bottom chord. The design/selection of such connection device(s) is the responsibility of others.
9) In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).

LOAD CASE(S) Standard
1) Dead + Roof Live (balanced): Lumber Increase=1.25, Plate Increase=1.25
Uniform Loads (lb/ft)
Vert: 1-3=-54, 4-6=-20
Concentrated Loads (lb)
Vert: 9=206 (F), 10=-11 (F), 11=-34 (B), 12=-524



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date: September 8,2021

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Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ***ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information*** available from Truss Plate Institute, 2670 Crain Highway, Suite 203 Waldorf, MD 20601

MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	
J210808-R	J02	Corner Jack	1	1	T25267488 Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S Aug 16 2021 Print: 8.430 S Aug 16 2021 MiTek Industries, Inc. Tue Sep 07 12:41:58 Page: 1
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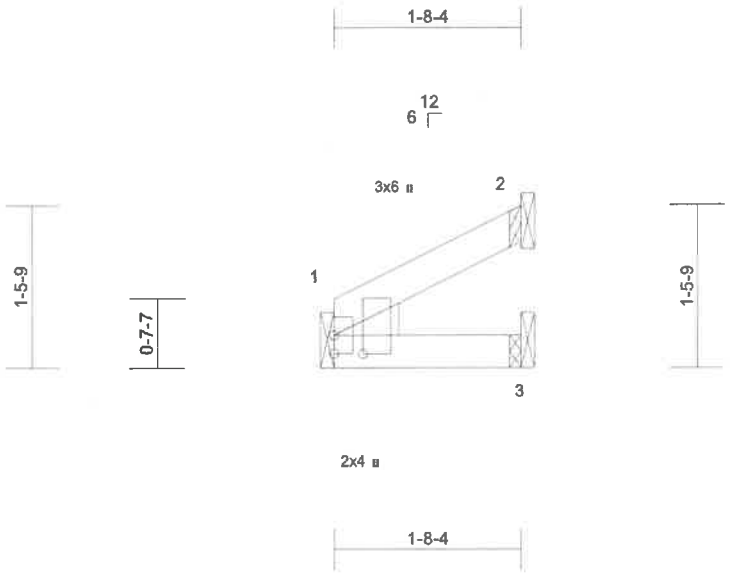

Scale = 1:19.9

Plate Offsets (X, Y): [1:0-2-0,0-3-2]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.05	Vert(LL)	0.00	3-6	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.04	Vert(CT)	0.00	3-6	>999	180		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.00	Horz(CT)	0.00	3	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MP							Weight: 6 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEDGE Left: 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 1-8-4 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 1=62/ Mechanical, 2=38/ Mechanical, 3=24/ Mechanical
Max Horiz 2=34 (LC 12)
Max Uplift 1=-31 (LC 12), 2=-9 (LC 12), 3=-5 (LC 12)
Max Grav 1=62 (LC 1), 2=38 (LC 1), 3=29 (LC 3)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-22/56
BOT CHORD 1-3=-27/19

NOTES
1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
5) Refer to girder(s) for truss to truss connections.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 31 lb uplift at joint 1, 5 lb uplift at joint 3 and 9 lb uplift at joint 2.

LOAD CASE(S) Standard



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MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:
September 8,2021

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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

Job	Truss	Truss Type	Qty	Ply	T25267489
J210808-R	J03	Corner Jack	1	1	Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

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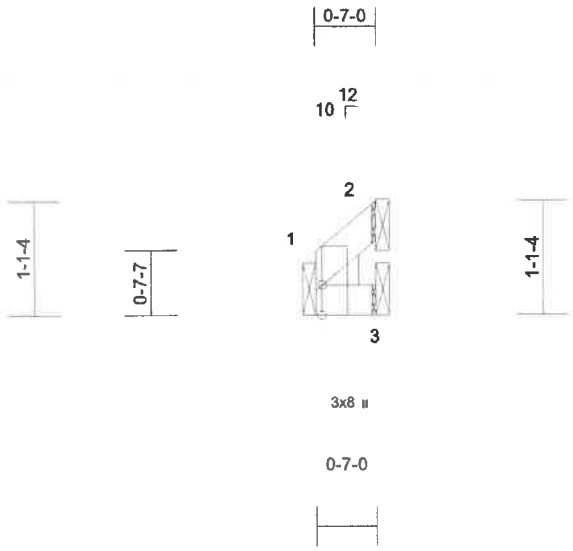

Scale = 1:21.3

Plate Offsets (X, Y): [1:0-3-8,Edge]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.01	Vert(LL)	0.00	4	>999	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.00	Vert(CT)	0.00	4	>999	180		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.00	Horz(CT)	0.00	3	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MP							Weight: 3 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEDGE Left: 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 0-7-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 1=21/ Mechanical, 2=12/ Mechanical, 3=10/ Mechanical
Max Horiz 2=19 (LC 12)
Max Uplift 1=-16 (LC 12), 3=-3 (LC 12)
Max Grav 1=24 (LC 17), 2=12 (LC 1), 3=11 (LC 3)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-17/44
BOT CHORD 1-3=-8/5

NOTES
1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
5) Refer to girder(s) for truss to truss connections.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 3 lb uplift at joint 3 and 16 lb uplift at joint 1.

LOAD CASE(S) Standard



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
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6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
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Job	Truss	Truss Type	Qty	Ply	
J210808-R	J04	Corner Jack	1	1	Job Reference (optional)

Manning Building Supplies, Jacksonville, FL - 32256,

Run: 8.43 S May 12 2021 Print: 8.430 S May 12 2021 MiTek Industries, Inc. Tue Sep 07 16:35:06 Page: 1
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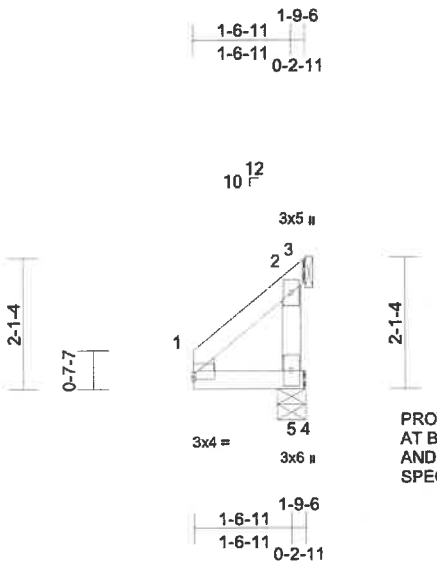

PROVIDE ANCHORAGE, DESIGNED BY OTHERS, AT BEARINGS TO RESIST MAX. UPLIFT AND MAX HORZ. REACTIONS SPECIFIED BELOW.

Scale = 1:35.3

Plate Offsets (X, Y): [1:Edge,0-0-15]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.25	TC	0.26	Vert(LL)	0.00	4	>556	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.11	Vert(CT)	0.00	4	>577	180		
BCLL	0.0*	Rep Stress Incr	YES	WB	0.13	Horz(CT)	-0.03	3	n/a	n/a		
BCDL	10.0	Code	FBC2020/TPI2014	Matrix-MP							Weight: 9 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEBS 2x4 SP No.2
WEDGE Left: 2x3 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 1-9-6 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 3=-415/ Mechanical, 5=546/0-5-6
Max Horiz 5=60 (LC 12)
Max Uplift 3=-415 (LC 1), 5=-112 (LC 12)
Max Grav 3=65 (LC 8), 5=546 (LC 1)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-273/320
WEBS 2-5=-536/754

NOTES
1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=101mph; TCDL=4.2psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
5) Refer to girder(s) for truss to truss connections.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 415 lb uplift at joint 3 and 112 lb uplift at joint 5.

LOAD CASE(S) Standard



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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Received July 11, 2022
Planning and Building Department

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

GENERAL NOTES:

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

CONCRETE:

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

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

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

       1 AT 7 DAYS
       2 AT 28 DAYS

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

WOOD FRAMING:

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

MASONRY:

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

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

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

FASTENER DESCRIPTIONS

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

VENTILATION SYSTEM

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

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

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

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS		UPLIFT	DEVICE	WOOD NAILING
		0-365	H2.5	(10)8d(TOTAL)
HETA12	1265	366-500	H6	(14)8d(TOTAL)
HETA16	1810	821-1085	HTT16	(16)10d
HETA20	1810	1086-2170	(2)HTT16	(16)10d(EACH)
HETA24	1810			BLOCK:
HETA40	1810	0-1450	META12	(10)6d
		1451-1780	HETA12	(7)16d
10d X 1 ½" NAILS		1781-2235	HHETA16	(9)16d

TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) [a] [b] [c]			[d] [e]
	PANEL SPAN ≤ 4 FEET	PANEL SPAN > 4 FEET ≤ 6 FEET	PANEL SPAN > 6 FEET ≤ 8 FEET	FASTENER SPACING AT GIRDERS (INCHES)
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	12	9
8" LAG SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

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

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

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

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

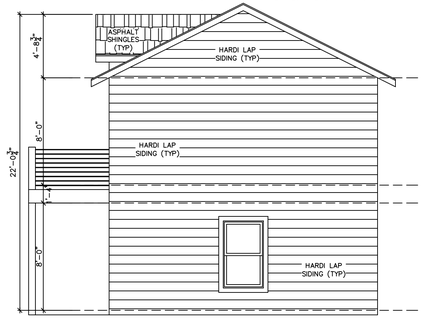
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

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

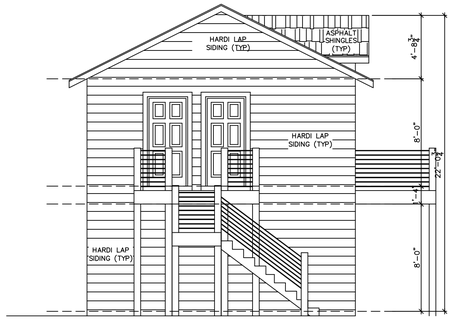
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

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

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



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



LEFT ELEVATION
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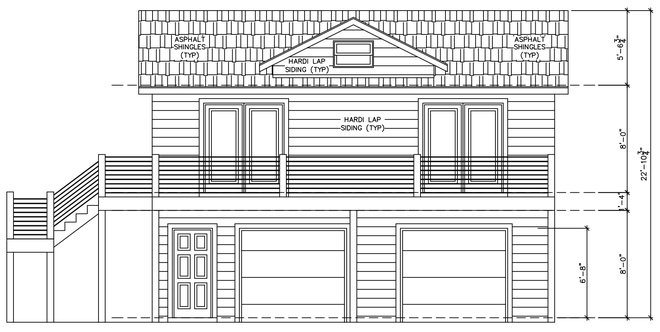
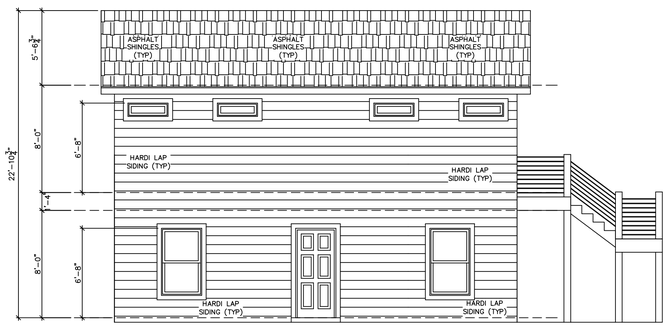


FRONT ELEVATION
SCALE: 3/16"=1'-0"



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

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

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

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NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
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SHEET NO	1 OF 4

Received July 11, 2022
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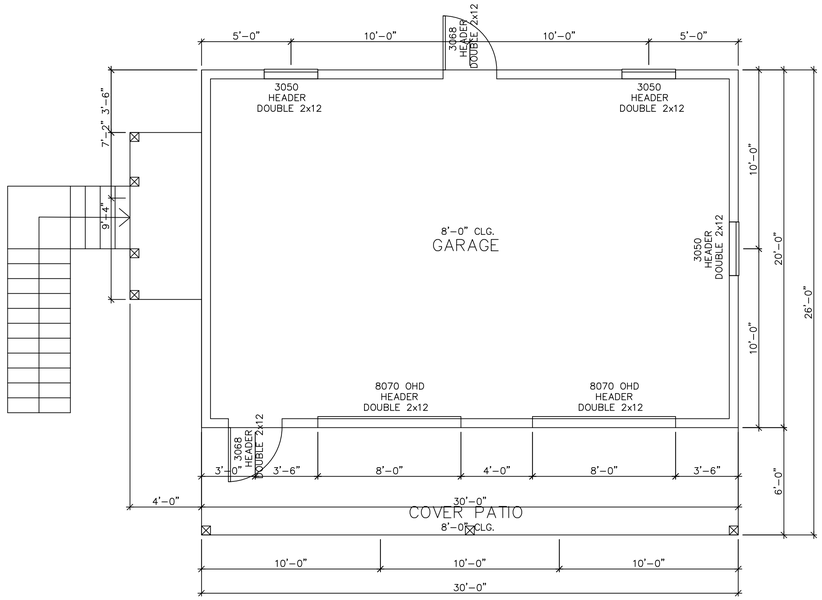
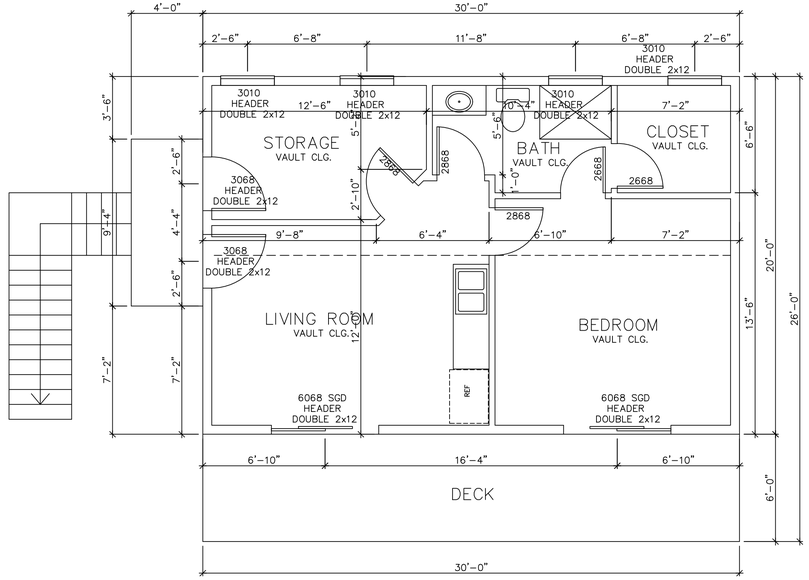


1ST FLOOR PLAN

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



2ND FLOOR PLAN

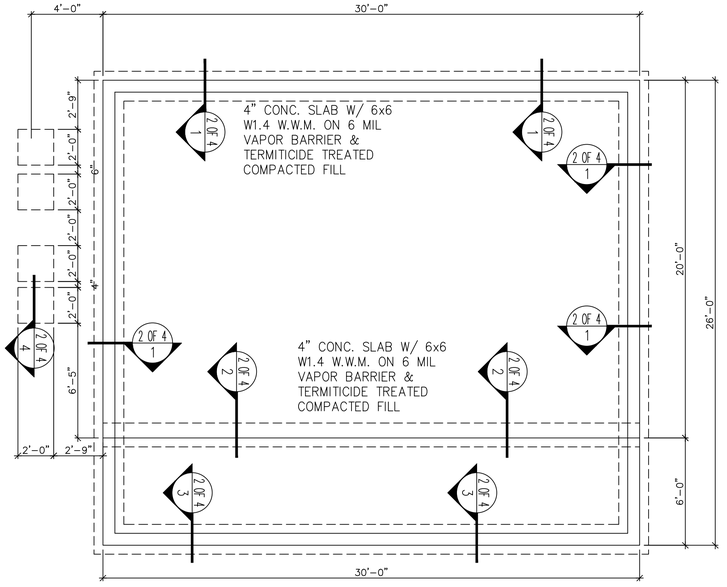
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE TABULATION

1ST FLOOR GARAGE	600
2ND FLOOR LIVING	498
2ND FLOOR DECK	180
STORAGE	102
TOTAL	1,380

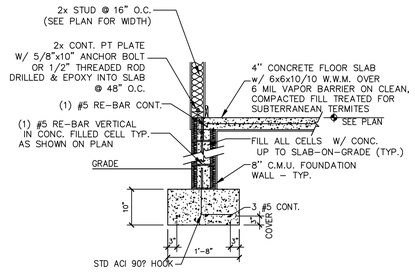
GARAGE / RESIDENCE SEPARATION REQUIRMENTS

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



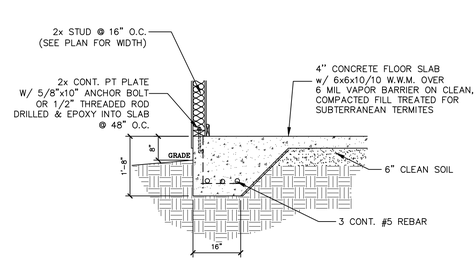
FOUNDATION PLAN

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



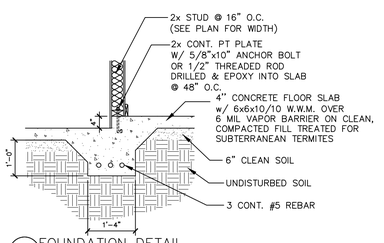
1 FOUNDATION DETAIL

SCALE: NTS



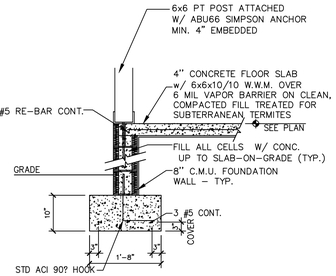
1 ALTERNATE FOUNDATION DETAIL

SCALE: NTS



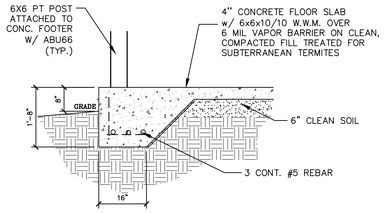
2 FOUNDATION DETAIL

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



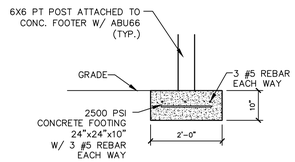
3 FOUNDATION DETAIL

SCALE: NTS



3 ALTERNATE FOUNDATION DETAIL

SCALE: NTS



4 FOUNDATION DETAIL

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

ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD. 32084
ST. AUGUSTINE, FLORIDA
904-814-7633
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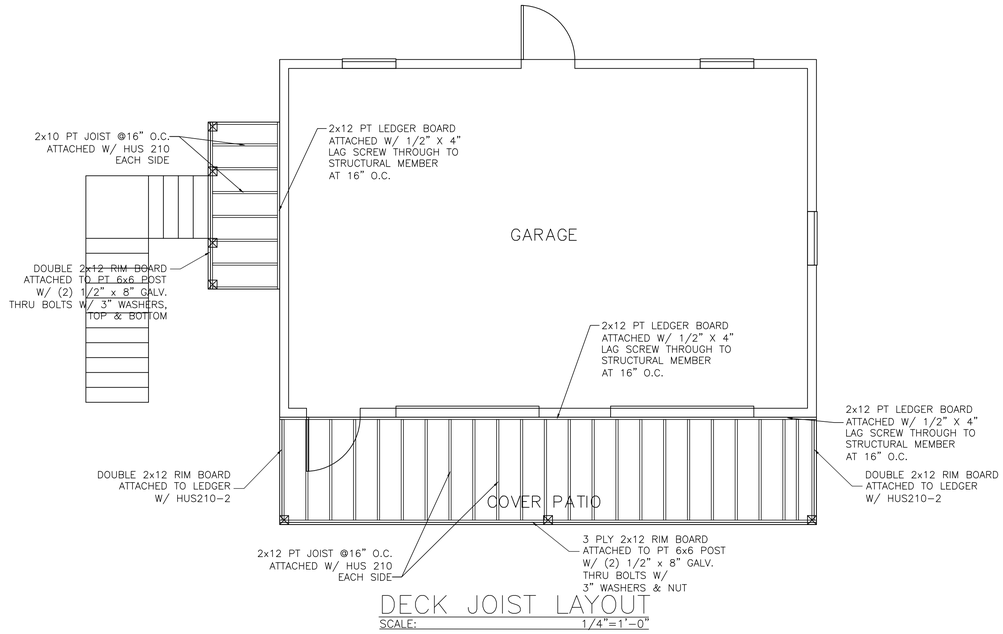
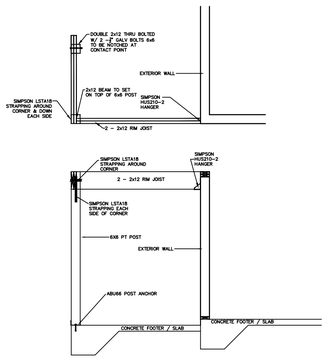


DECK JOIST LAYOUT

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

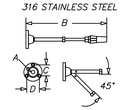


PORCH CORNER SECTION

SCALE: NTS

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL



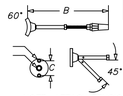
ITEM	A	B	C	D	FAST.	WT.
S0981–0005	1/2"	8.00"	1.20"	1.39"	1"	0.67 (LB)
S0981–0007	1"	8.50"	1.20"	1.39"	1"	0.75 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS WHERE A LARGER WIRE SIZE IS NEEDED. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. FLAT BASE CAN BE FIXED ON ANY LEVEL SURFACE AT ANY ORIENTATION AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF CABLE.

NOTE: THROUGH BOLT FASTENED TO EXISTING METAL TRUSSES WITH THREE 1/8" 316 STAINLESS STEEL MACHINE SCREWS

RAILEASY™ TENSIONER–ROUND

316 STAINLESS STEEL



ITEM	A	B	C	D	FAST.	WT.
S0982–0004	1/2"	6.10"	1.00"	1.50"	1/8" RIVET	0.21 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. ROUND SHAPED BASE IS DESIGNED FOR USE WITH 2" STAINLESS TUBING AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF THE CABLE. REQUIRES RIVETS TO ATTACH TO TUBING (SUPPLIED WITH COMPLETE SYSTEMS).

NOTE: ATTACH TENSIONER TO EXHAUST DUCT WITH 2X 1/8" 316 STAINLESS STEEL MACHINE SCREWS AND 2" 316 STAINLESS STEEL WASHERS ON INSIDE OF DUCT SHAPED TO SAME CURVE AS TENSIONER BASE

WIRE ROPE 1X19

316 STAINLESS STEEL

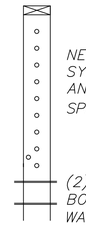
ITEM	SIZE	SPOOL	WT.	WT
C0978–4025	1/8"	25'	580	1.44 (LB)
C0978–4100	1/8"	100'	580	6.84 (LB)
C0978–4500	1/8"	500'	580	32.62 (LB)

NOTE: WIRE IS LEFT HAND LAY. WEIGHT FOR PART NUMBERS C0978–4100 AND C0978–4500 INCLUDES REEL.

13B VALUES USED IN THE DESIGN OF THIS PROJECT FOR ALL S.Y.P. WOOD

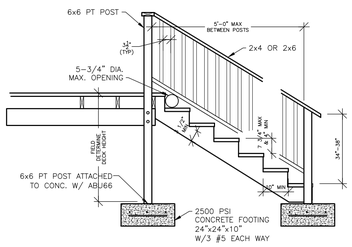
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP



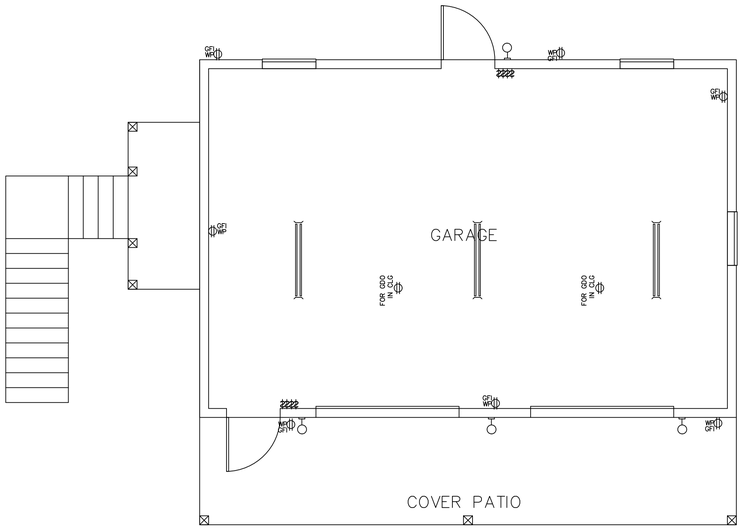
NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 3/4" O.C.

(2) 5/8"X10" LAG BOLTS W/ 3" WASHER



TYPICAL STAIR CONSTRUCTION

(SCALE: 1/2" = 1'-0")



1st FLOOR ELECTRICAL

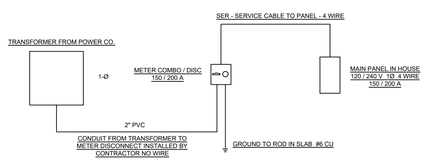
SCALE: 1/4"=1'-0"

*NOTE:
–Location of electric outlets are a representation only. outlets will be located per local building code.

–Provide AFCI(arc–fault circut interrupters) in all dwelling unit bedrooms per NEC article 210–12)

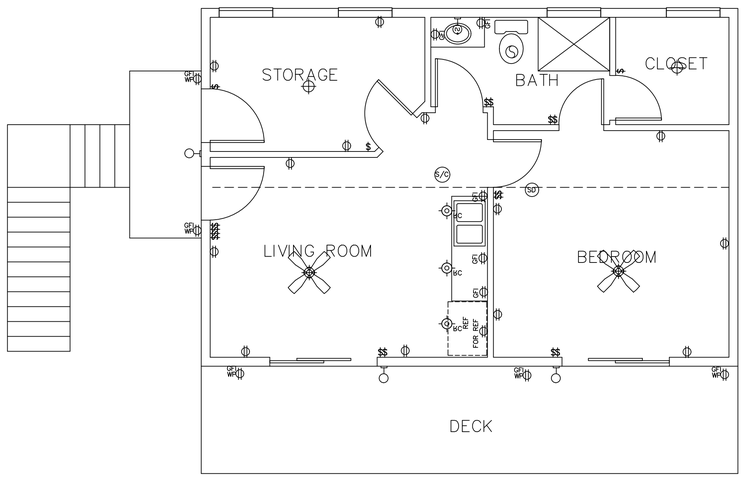
ELECTRICAL SYMBOL KEY

⊕	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
⊕	WALL MOUNTED LIGHT	$3	3–WAY SWITCH
⊕	WALL MOUNTED SCONCE LIGHT	$4	4–WAY SWITCH
RC	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
VLC VF	VAPOR–PROOF RECESSED	$D	DIMMER SWITCH
PL	PENDANT LIGHT	DB	DOOR BELL CONNECTION
EC EB	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABNET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING	DISC	CUT–OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
P.A.	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
WP	WATER–PROOF OUTLET	S/CO	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
WP	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
	GFI FLOOR OUTLET		
GEN	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7. GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC



2ND FLOOR ELECTRICAL PLAN

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

ROBERT G. MORGEN JR., P.E.
#56118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1–5–22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	3 OF 4

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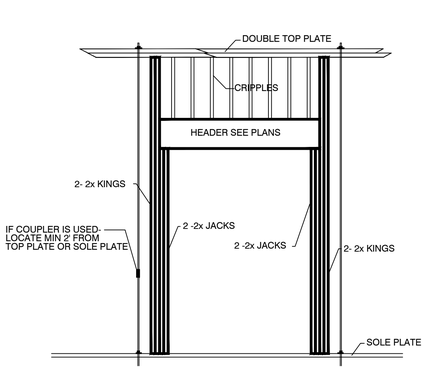
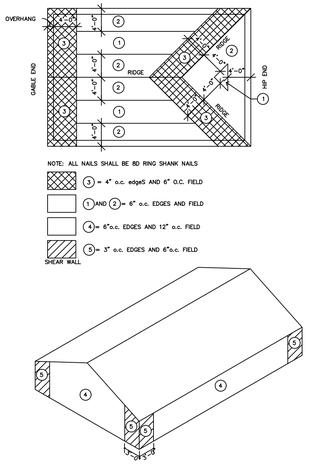


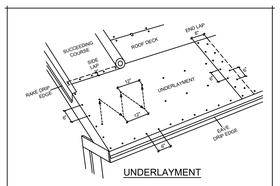
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

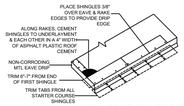
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



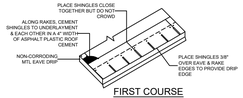
Plywood Nailing Details



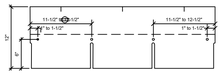
UNDERLAYMENT



STARTER COURSE



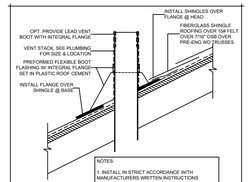
FIRST COURSE



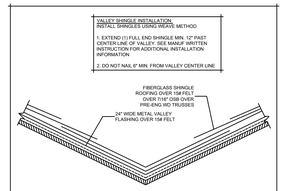
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

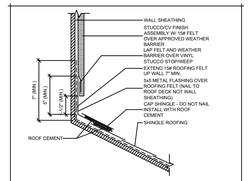
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



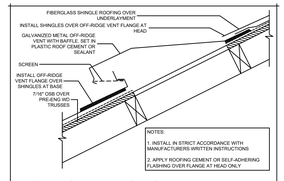
VENT STACK FLASHING DETAIL
N.T.S.



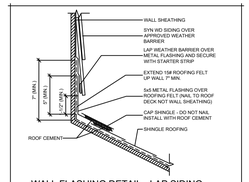
VALLEY FLASHING DETAIL
N.T.S.



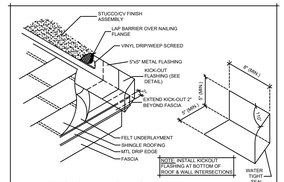
WALL FLASHING DETAIL - STUCCO
N.T.S.



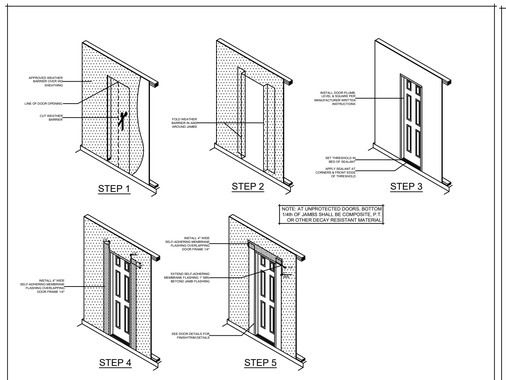
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



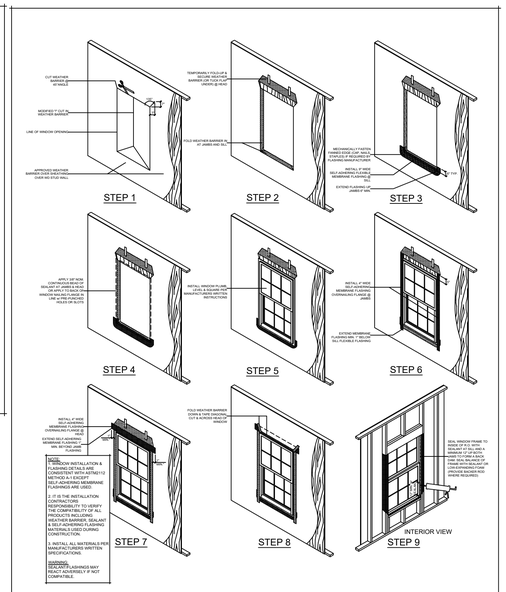
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.



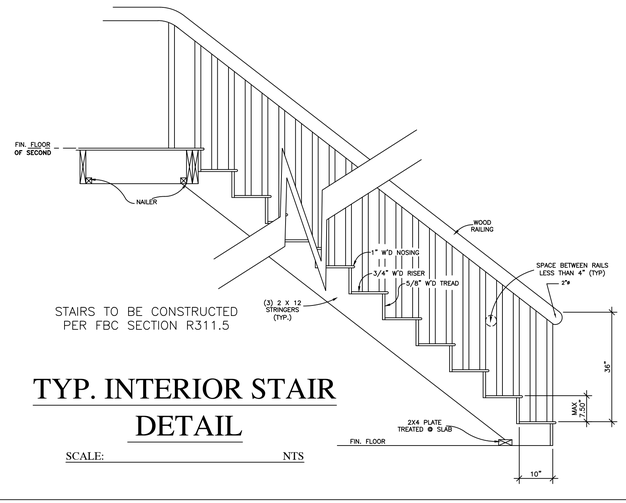
DOOR FLASHING INSTALLATION DETAILS
N.T.S.



WINDOW FLASHING INSTALLATION DETAILS
N.T.S.

TYPICAL WALL SECTION

SCALE $\frac{3}{4}$"=1'



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

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NEW GARAGE PLANS FOR
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SHEET NO	4 OF 4

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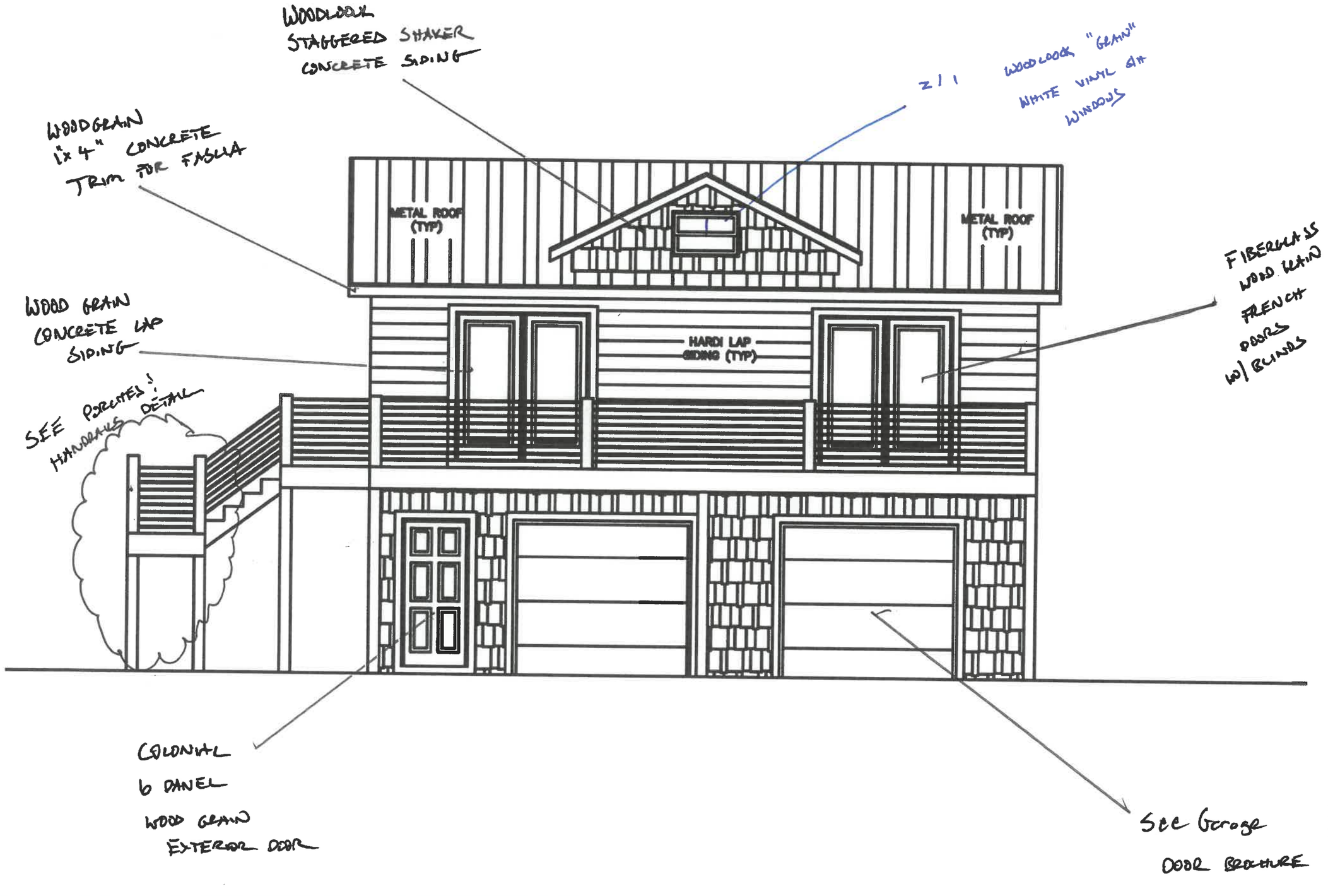
LOT 15



41 GROVE AVE.



VIEW FROM W. CASTILLO DRIVE

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LOT 16 33 GROVE AVE.



VIEW FROM CASTILLO DR

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LOT 15

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SUBJECT PARCEL

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LOT 14



LOT 13



LOT 12

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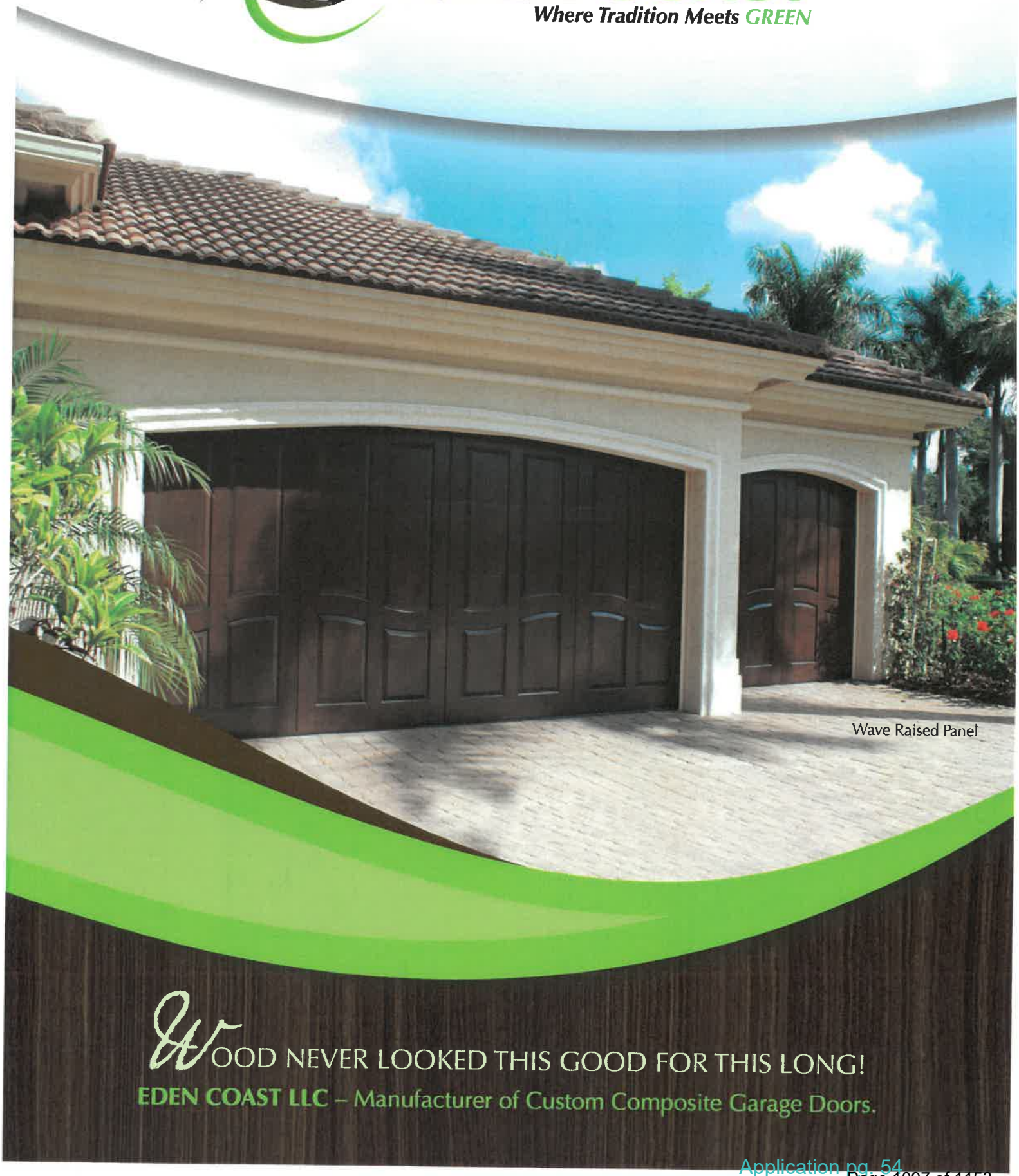
EDEN COAST LLC

Where Tradition Meets GREEN



WOOD NEVER LOOKED THIS GOOD FOR THIS LONG!

EDEN COAST LLC – Manufacturer of Custom Composite Garage Doors.

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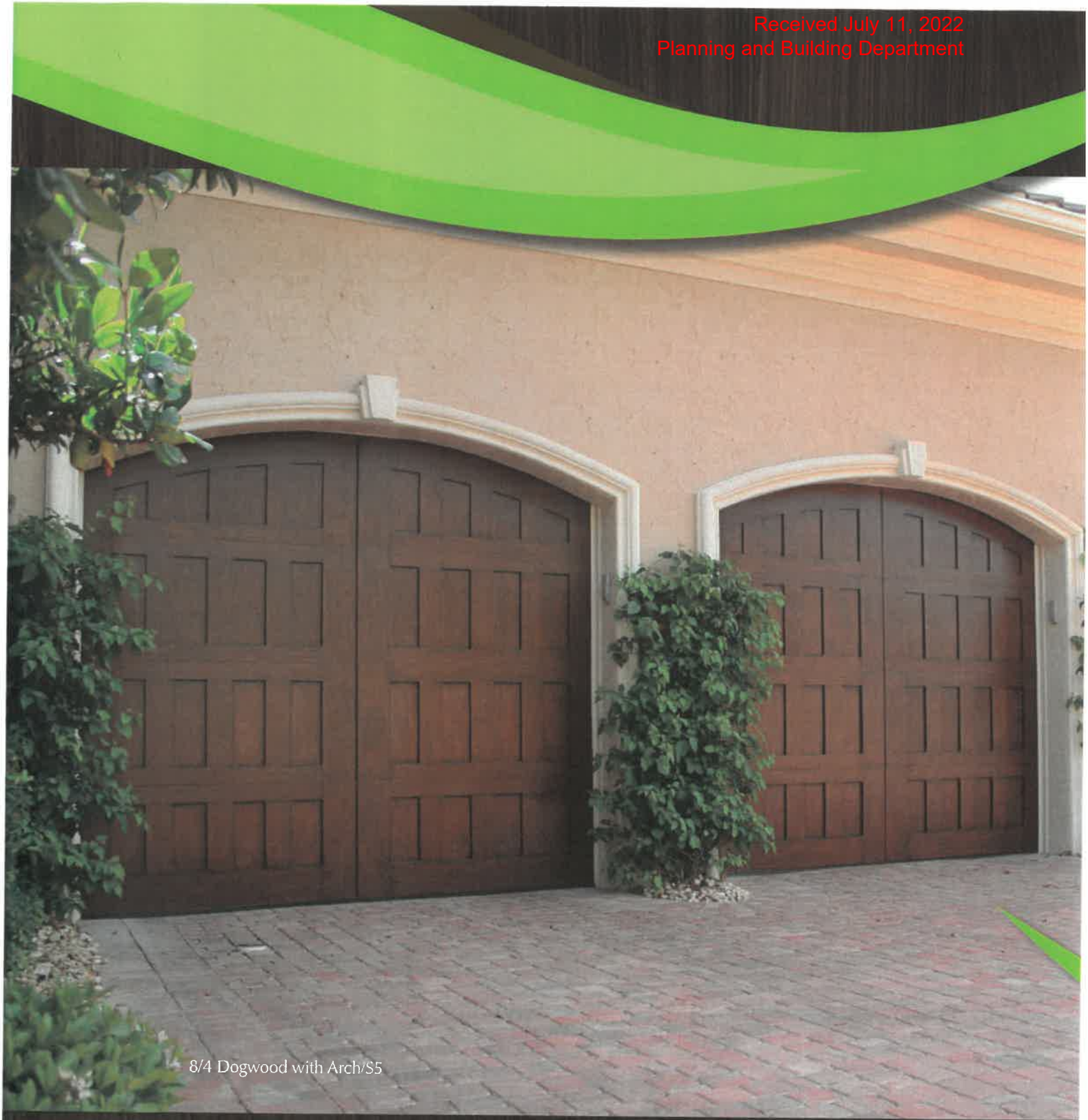

8/4 Dogwood with Arch/S5

If you can dream it, we can build it!

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At Eden Coast, we understand that the finishing details of your home are unique and special. Therefore, we proudly stand on our guiding principle, "If you can dream it, we can build it."

What sets us apart is our dedication to you. Our superior craftsmanship, innovative manufacturing and finishing capabilities allow us to accomplish just about any architectural design you can dream. We are committed to giving you the look you love without the maintenance.

So, take my advice, go on, dream a little and let us serve you.

Sincerely,

Duane Laricey
President

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Leatherwood/W3/4/4 Arched Window with Optional Decorative Hardware



Providence with Arch and Custom Molding/S6



Raised Panel/Cherry Match

WE CAN CUSTOMIZE YOUR DOOR, AND STILL ELIMINATE MAINTENANCE FOR YEARS TO COME.

We construct our doors by overlaying commercial or residential steel sections with our environmentally friendly, composite materials. We use different board thicknesses. From ½" to 1 ½", our different board dimensions allow us to create the best detail in the industry.

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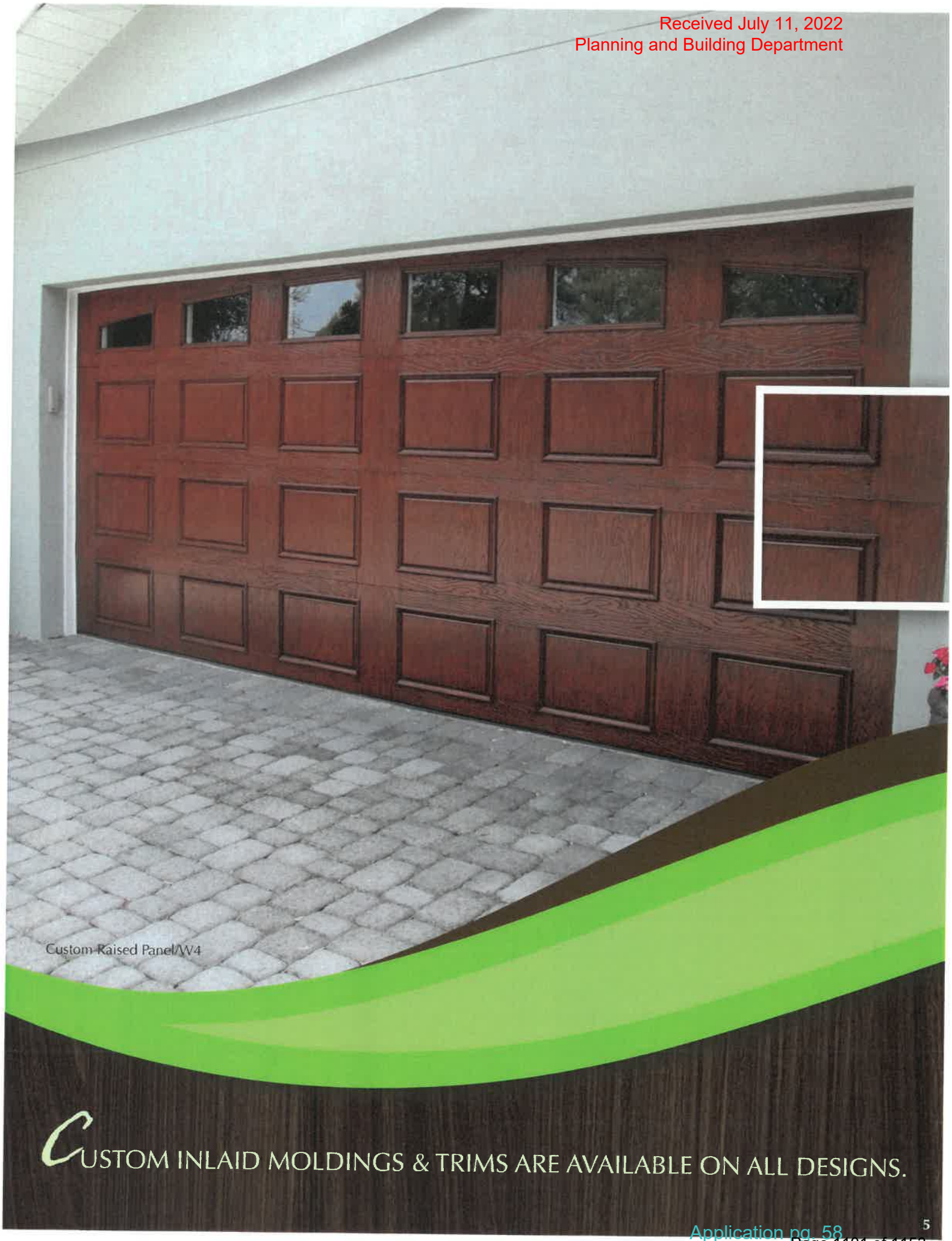

CUSTOM INLAID MOLDINGS & TRIMS ARE AVAILABLE ON ALL DESIGNS.

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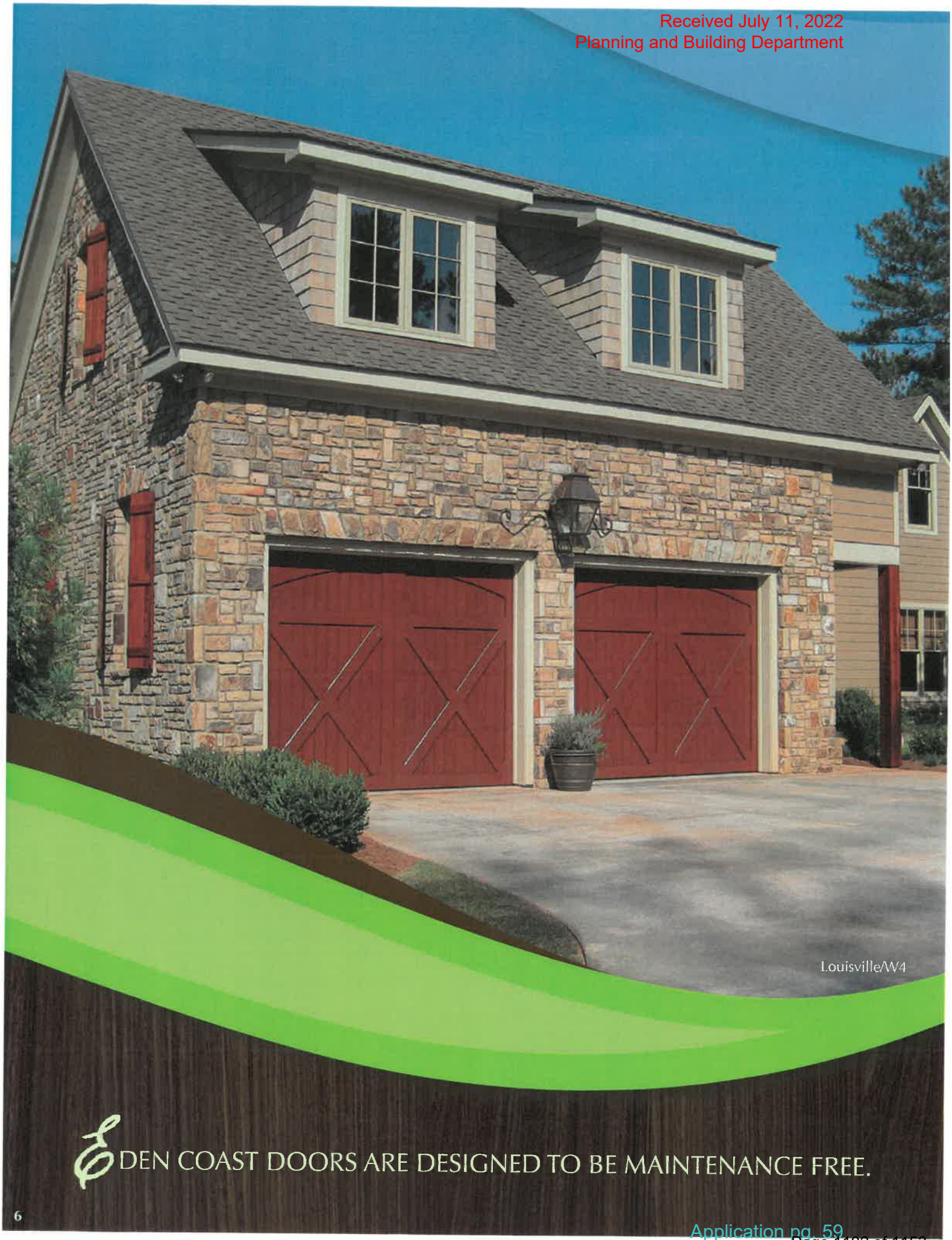

EDEN COAST DOORS ARE DESIGNED TO BE MAINTENANCE FREE.

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OUR UNIQUE FINISHING TECHNIQUES ALLOW US TO OFFER TRADITIONAL WOOD COLORS SUCH AS CEDAR, OAK AND MAHOGANY, AS WELL AS FIVE OTHER STANDARD COLORS. WE ALSO CUSTOM MATCH MANY TYPES OF WOODS AND FINISHES.

Eden Coast is happy to offer a **5 YEAR WARRANTY** on the finish of all of our stain-finished doors.



Custom Raised Panel/Custom Mahogany Match/Option H Window



Magnolia with Arch/W5 with Optional Decorative Hardware



Leatherwood Custom/Custom Color/Option H Window with Optional Decorative Hardware

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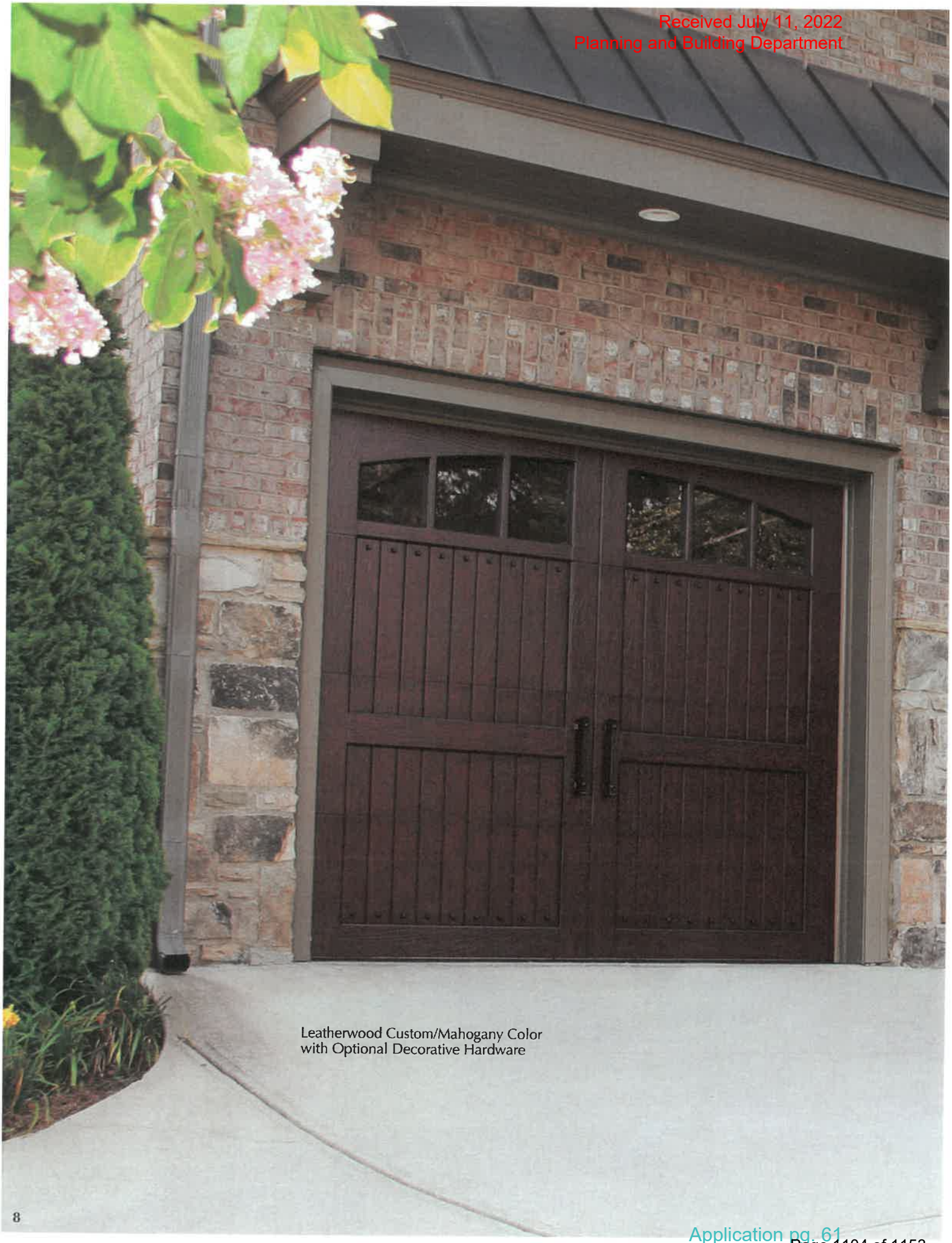

Leatherwood Custom/Mahogany Color
with Optional Decorative Hardware

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Providence



Magnolia with Arch, and Optional Clavos



Birmingham



Custom Horizontal Plank



Custom Recessed Panel

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Magnolia with Arch



Custom Raised Panel with Decorative Molding



Custom Birmingham with Impact Glass



Raised Panel



Dogwood

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Custom Design and Paint

BACKED BY THE STRONGEST GUARANTEE IN THE INDUSTRY.

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WE PRE-FINISH IN ANY PAINT COLOR, INCLUDING BLACK.

No matter the design, all of our overlays are impervious to moisture, mold and mildew. Because we don't use wood, there are no wood feeding insects, no cracking, warping or splitting. A **10 YEAR WARRANTY** is available on some of our painted doors.



Magnolia with Arch



Birmingham/White Automotive Paint/Option D Window



Custom Design in Combination Paint/Stain Finish

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Louver Painted



Louver Painted



Louver Painted



Louver Stained

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Raised Panel



Custom Birmingham



Bridgemill



Custom Design



Birmingham with Clear Glass

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Louver Design in Paint Finish/Custom Color

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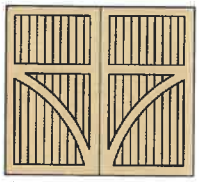
OUR MOST POPULAR DESIGNS

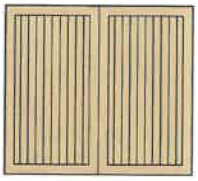

LEATHERWOOD


ANDERSON


ASHEVILLE

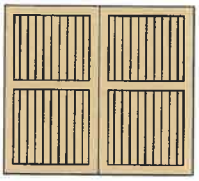

BIRMINGHAM


BRIDGEMILL


CAMBRIDGE

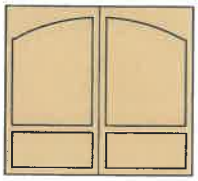

CHARLESTON

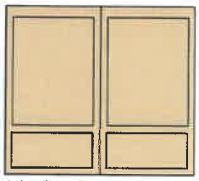

DOGWOOD


HAMPTON

YOUR DREAM DOOR HERE!

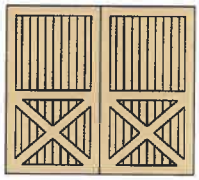

LOUISVILLE


MAGNOLIA-ARCH

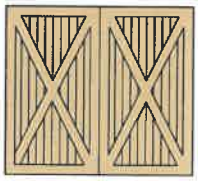

MAGNOLIA


PROVIDENCE

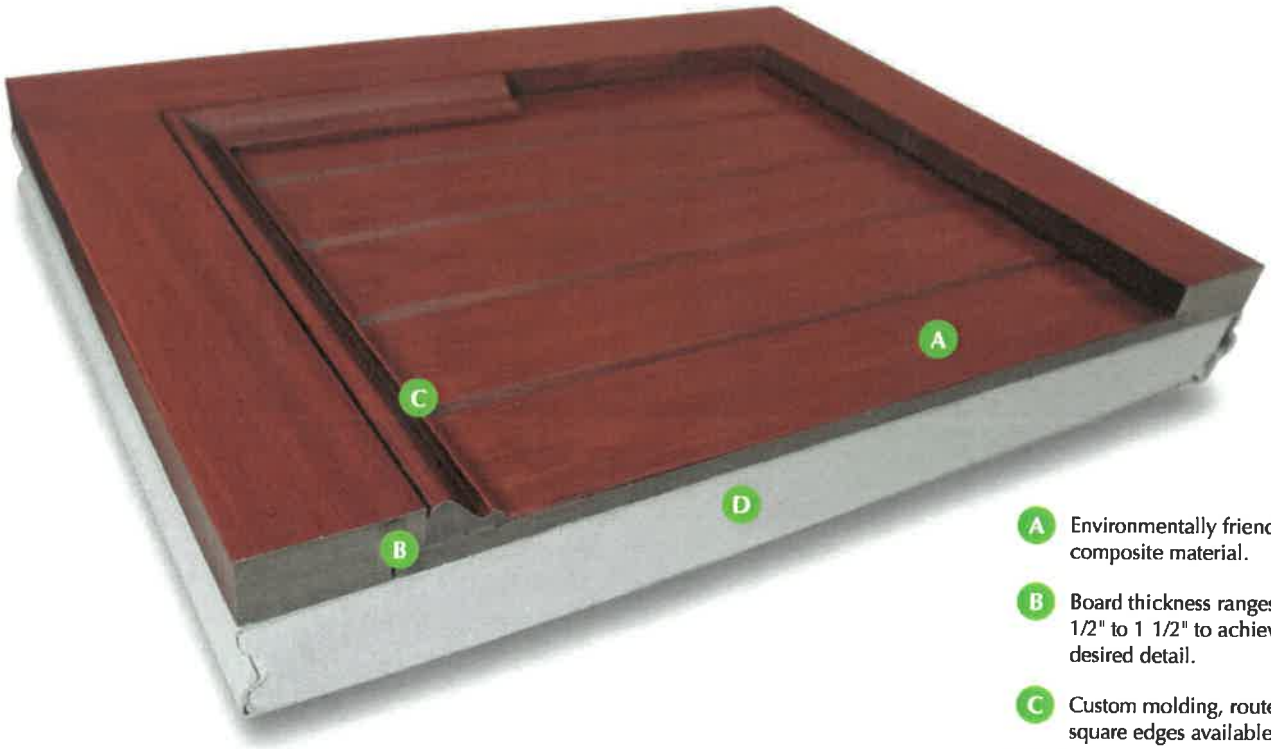

SARATOGA


ST. AUGUSTINE


SUMMERHAVEN


WILLIAMSBURG

V-GROOVE, BEAD BOARD OR SMOOTH BACKINGS AVAILABLE



- **A** Environmentally friendly, composite material.
- **B** Board thickness ranges from 1/2" to 1 1/2" to achieve desired detail.
- **C** Custom molding, routed or square edges available.
- **D** 2" steel sandwich door with foam insulation.

Foam Options:

Polystyrene foam door
R value – 11.24

Polyurethane foam door
R value – 20.04

All of our materials are proudly **MADE IN THE USA.**

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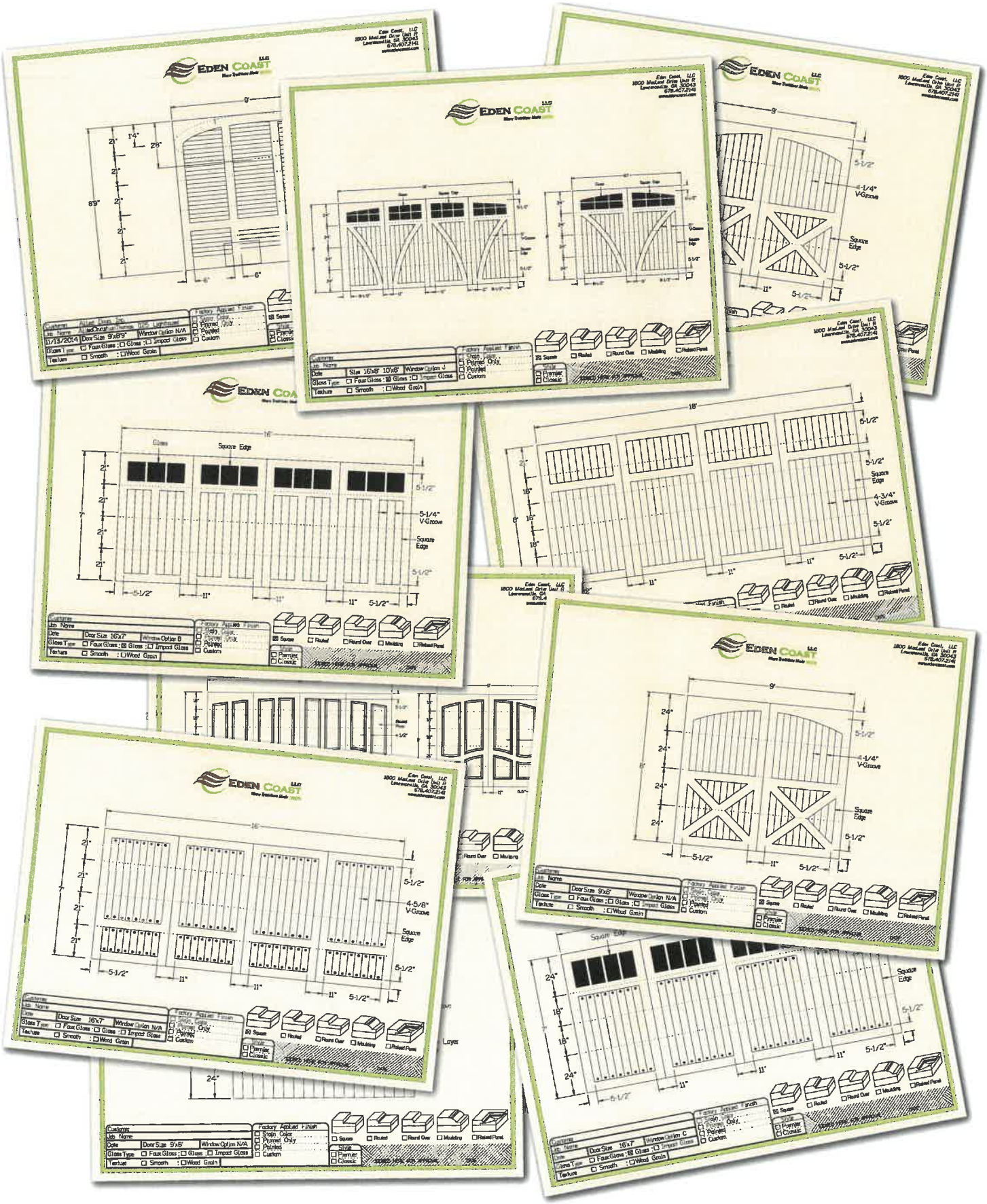
ENDLESS POSSIBILITIES



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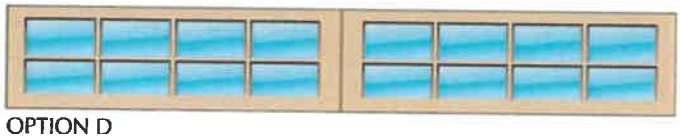
WINDOW OPTIONS

Windows and glass options are completely customizable. From our standard designs, to your custom design, all of our windows are custom built. Glass options range from standard DSB to insulated antique glass.
Just let us know what you're looking for.

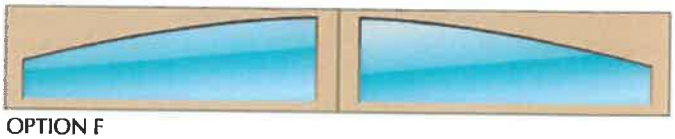

OPTION A


OPTION B

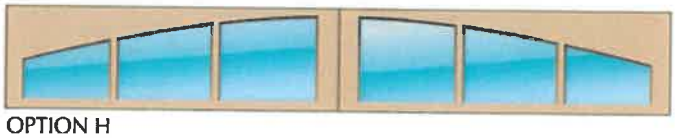

OPTION C


OPTION D

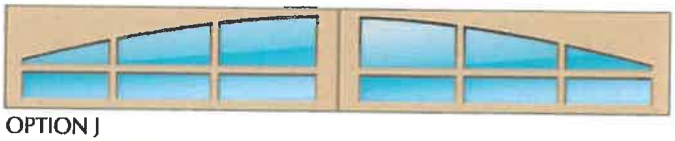

OPTION E


OPTION F


OPTION G


OPTION H


OPTION I


OPTION J


OPTION K


IMPACT GLASS


IMPACT GLASS


FAUX GLASS


STANDARD GLASS


DECORATIVE FROSTED GLASS


GLASS IN 3RD SECTION

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PRE-FINISH OPTIONS

Eden Coast offers 8 standard stain colors available in a smooth or wood grain texture. We can also custom match any stain to meet your needs.

SMOOTH


S1


S2


S3


S4


S5


S6


S7


S8

WOOD GRAIN


W1


W2


W3


W4


W5


W6


W7


W8

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EDEN COAST LLC
Where Tradition Meets GREEN

CREATE YOUR CUSTOM ARCHITECTURAL EXPRESSION WITH PRODUCTS THAT DEFINE SUSTAINABILITY & INNOVATION



HOW MAY WE SERVE YOU?

1800 MacLeod Drive | Unit R | Lawrenceville, GA 30043
Phone: (678) 407-2141 | Toll Free (888) 407-2114 | Fax (678) 407-2116
www.edencoast.com | sales@edencoast.com

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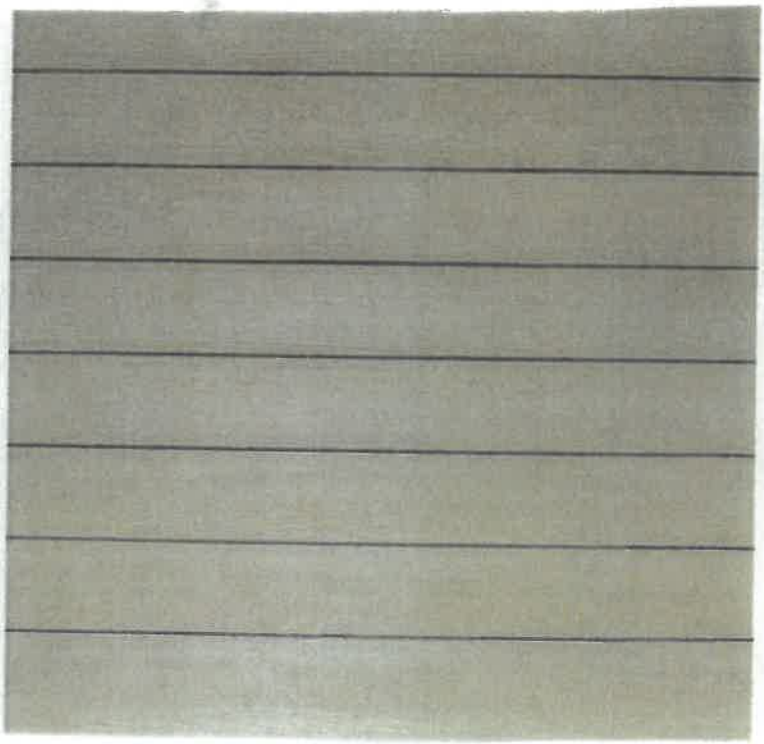
8.25" BY 12' Wood Grain Lap Concrete Siding



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Planning and Building Department

Figure 15 depicts wood shingle patterns

Wood Shingle Patterns **Figure 15**



WOOD GRAIN
CONCRETE / FIBER PANELS



Pre-1821

Most First and Second Spanish Period buildings are masonry, although some are wood frame and some have masonry end walls with wood frame between. Most British Period buildings are masonry, although the use of wood frame construction increased. The most common examples are wood frame second stories and wood frame extensions of existing masonry buildings.

Most buildings should have masonry walls covered with plaster or stucco. The final coat must be smooth finish stucco, although an ashlar joint finish may be appropriate for larger and more detailed British Period and Second Spanish Period buildings. Pieces of coquina stone should not project out of the stucco to create a false "time worn" appearance.

Aluminum or vinyl siding, shelldash and other materials and treatments not documented as used in pre-1821 construction are not appropriate. Documented material not in common use, such as slate and tile, may be appropriate on a case specific basis.

The exterior fabric and materials should effectively reproduce the texture and appearance of materials on existing or documented pre-1821 buildings. Depending on the period of the building, acceptable

Received July 11, 2022
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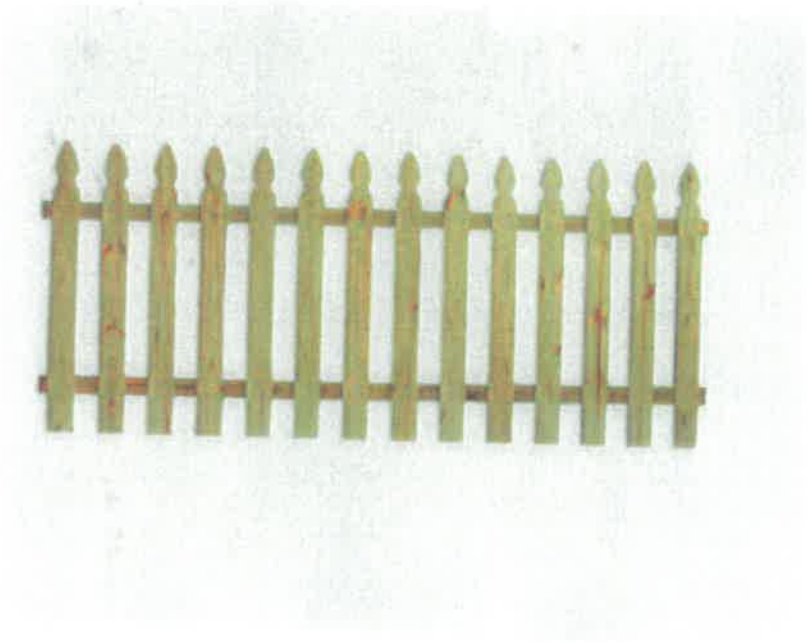
4' picket fencing



PT WOOD

Received July 11, 2022
Planning and Building Department

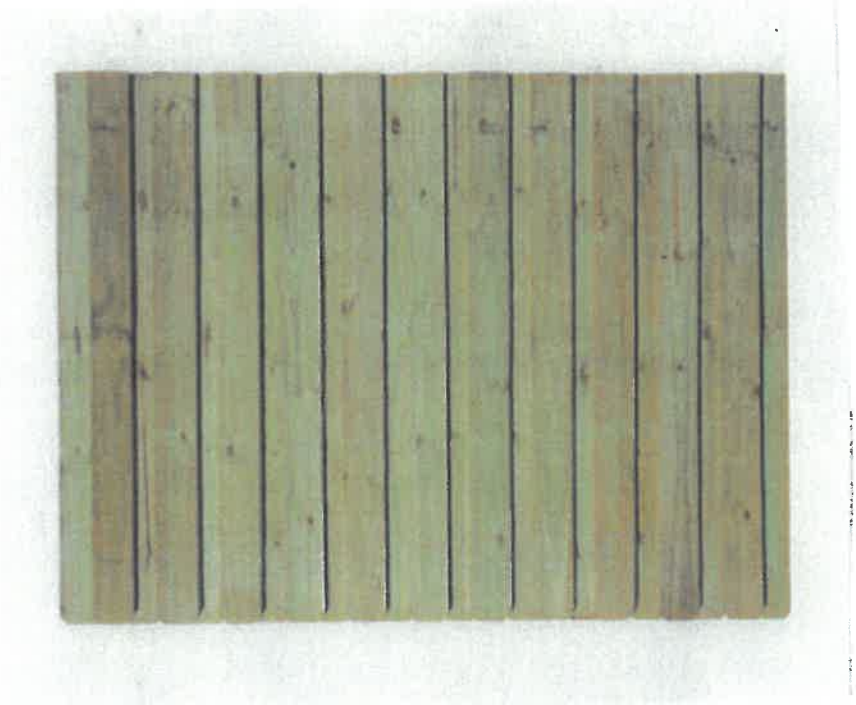
6' privacy "picket" style fencing



PT WOOD

Received July 11, 2022
Planning and Building Department

8' privacy "picket" style fencing



PT WOOD

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(2) 8' by 7' single car raised panel steel garage door

RAISED PANEL



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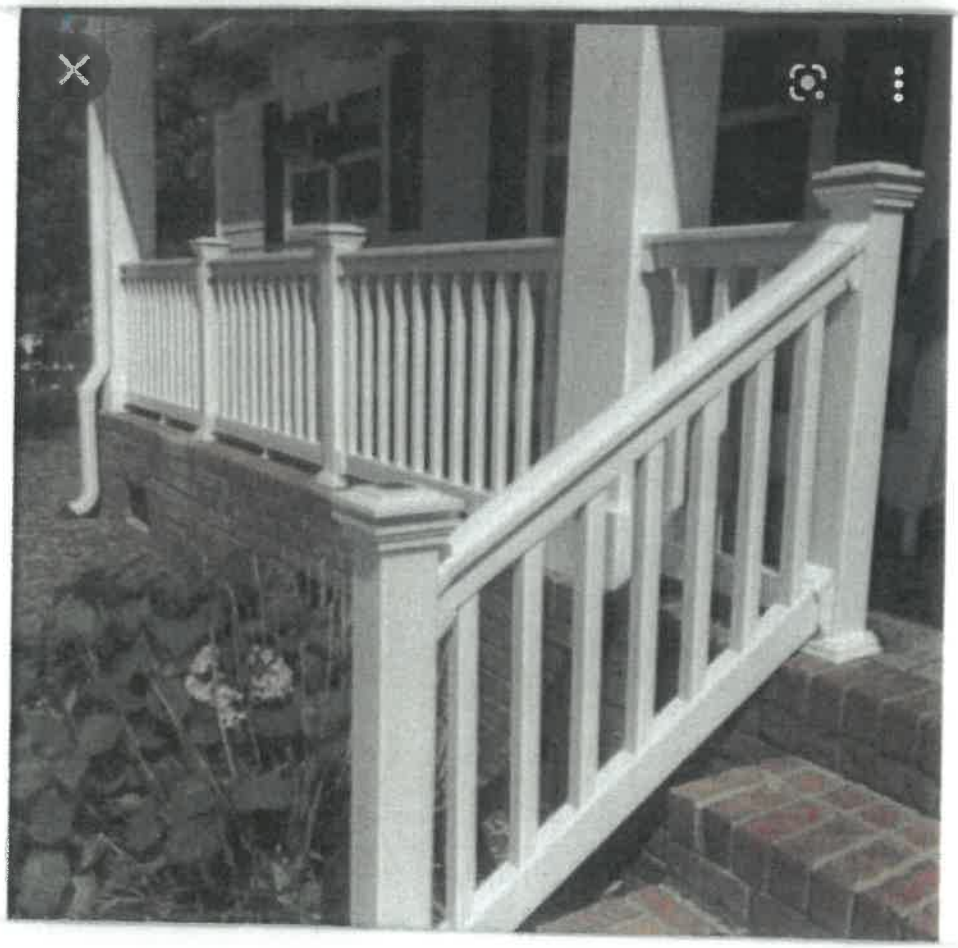
White PVC Handrailing with reinforces aluminum inserts, and PT posts, wrapped with 5/4" by 6" by 10' White Concrete Trim Boards, and capped at the base and ceiling with a 5/4 " by 6" Reveal

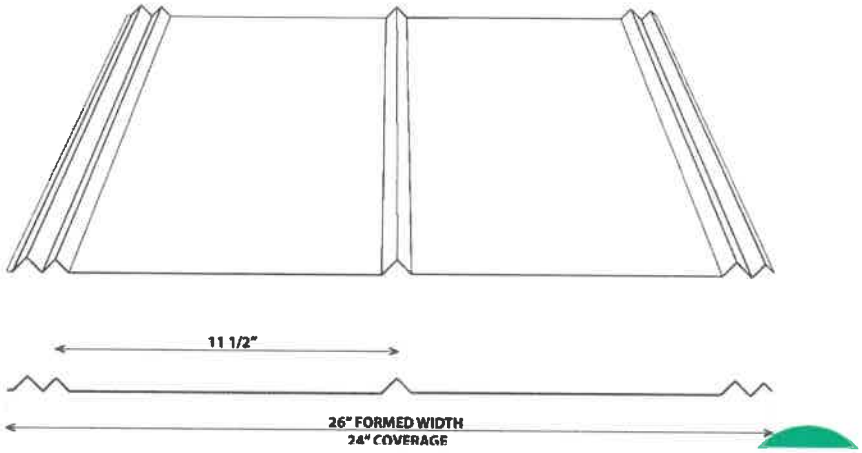
OR

PT WOOD PAINTED WHITE



Received July 11, 2022
Planning and Building Department

5V Crimp Metal Roofing Panels



5V crimp metal roofing is a profile that has

Received July 11, 2022
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12’ by 24’ Pool, with 3-4’ paver surround and a 10’ sundeck



Received July 11, 2022
Planning and Building Department

Brick Pavers for Stepping Stones from home to pool, and around pool, and walkways



Received July 11, 2022
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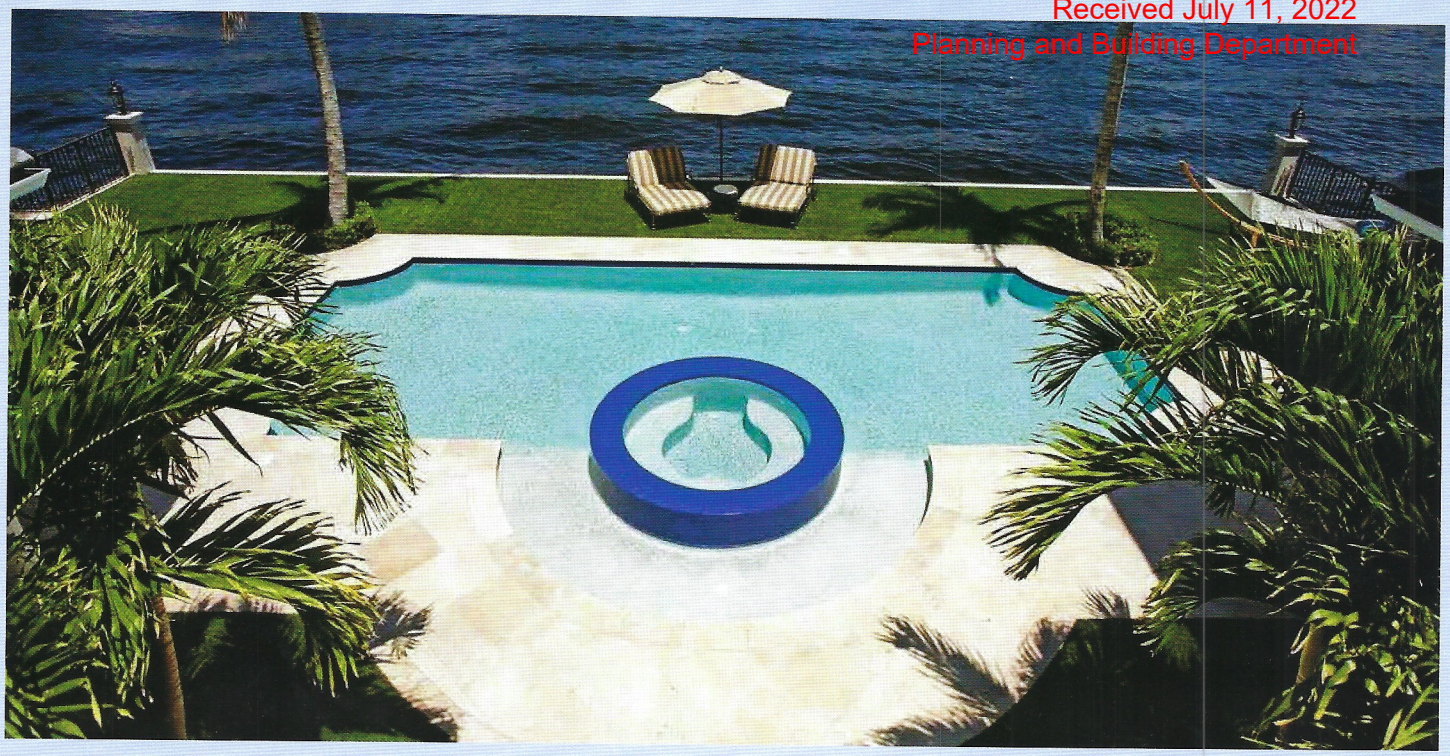
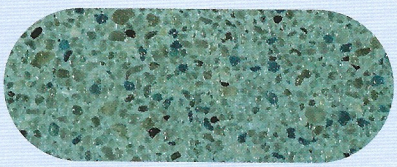
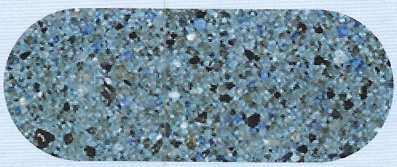
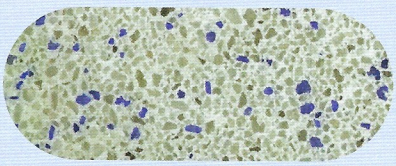


"Florida Stucco combines brilliant color quartz with enriched cement to create state of the art aggregate swimming pool finishes of the highest quality. They are durable, colorfast, slip-resistant, non-abrasive, and help minimize stains, etching, and the effects of harsh chemicals. We offer an unparalleled support system with over 30 years of experience as well as an exceptional 10 year warranty. With Florida Gem finishes, your pool will retain its beauty, luster, and finish for years to come..."

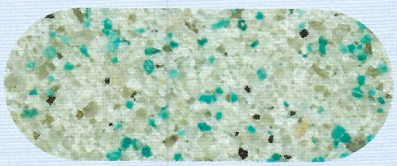

WHITE GEM


EMERALD SEA

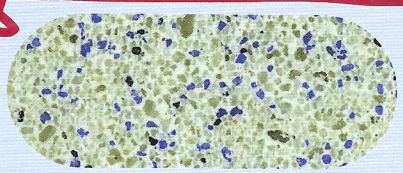

CAPRI

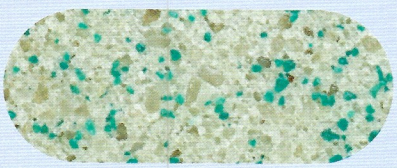

SKY BLUE


BONE GEM


AQUA GEM


LAGOON


BLUE GEM


AQUA CLEAR


HAWAIIAN

FLORIDA STUCCO CORPORATION
Manufacturers of Quality Plaster & Pool Finishes


FRENCH SILVER

Actual finishes may vary slightly from the printing process of the actual sample.

(561) 487-1301 • (800) 334-5134 • www.floridastucco.com

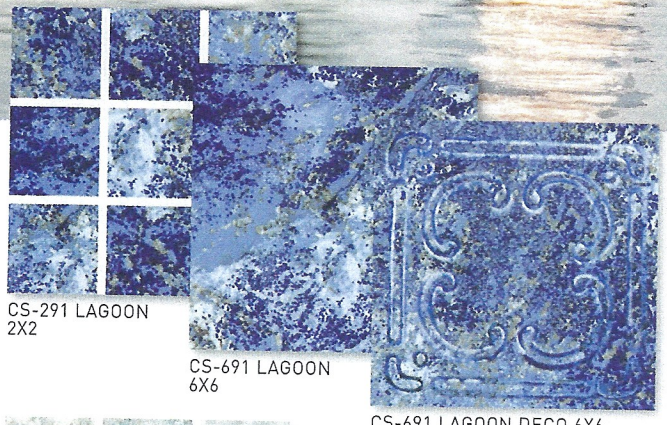
Application pg. 88

Received July 11, 2022
Planning and Building Department

CASCADE

The driving and cleansing force of waterfalls and rivers inspire our Cascade Series. Roaring and in continuous motion, add a sense of strength and harmony to all your designs.





CS-291 LAGOON 2X2

CS-691 LAGOON 6X6

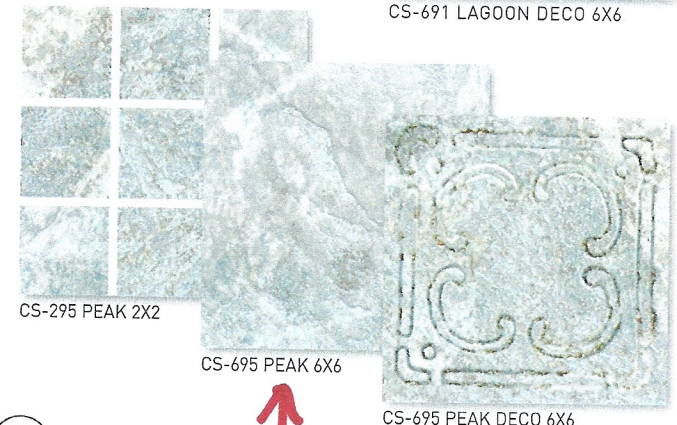
CS-691 LAGOON DECO 6X6



CS-296 FOOTHILL 2X2

CS-696 FOOTHILL 6X6

CS-696 FOOTHILL DECO 6X6



CS-295 PEAK 2X2

CS-695 PEAK 6X6

CS-695 PEAK DECO 6X6



CS-293 RIDGE 2X2

CS-693 RIDGE 6X6

CS-693 RIDGE DECO 6X6

MODERATE VARIATION

Waterline tile

CS-691 LAGOON 6X6, AND CS-691 DECO SHOWN INSTALLED

Application pg. 89

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

May 19, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 15 – HP2022-0021

Dear Mr. Register,

On May 19, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the 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.:	HP2022-0021
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W Castillo Drive, Lot 15
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON 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-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Subject to the following conditions:

- 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. HP2022-0021

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [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, 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
EST. 1565
NATION'S OLDEST CITY

April 21, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 15 – HP2022-0021

Dear Mr. Register,

On April 21, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 19, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by May 9, 2022.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2022-0021
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W Castillo Drive, Lot 15
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 21, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the April 21, 2022, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Subject to the following conditions:

- To allow applicant to come back with more information and
- design changes that address concerns stated by the HARB
-
-
-
-
-

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

Case No. HP2022-0021

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21st day of April, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

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

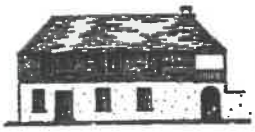
FOR MAY 19, 2022, HARB MEETING

HP2022-0021: 28 W. CASTILLO DRIVE – LOT 15

New materials submitted by applicant.

Received March 21, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☑ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2022-0021

Receipt No. 2344924 Meeting Date: April 21, 2022

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

1. NAME OF APPLICANT Allen Register`
   Business (if applicable) Grace Contracting, LLC
   Address 334 Cortez Drive
   City Saint Augustine, State Florida Zip Code 32084
   Daytime telephone (904) 814-9606 Other phone/email allen.gracecontractingllc@gmail
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Brian Scrone
   Business (if applicable) Zigiz Holdings, LLC
   Address 501 BOATING CLUB RD
   City St. Augustine State Florida Zip Code 32084
   Daytime telephone (required) (904) 874-1096 Other phone _____
3. PROJECT STREET ADDRESS 28 W Castillo Drive
4. LEGAL DESCRIPTION: Lot 15 Block ____ Subdivision kingsland add, Parcel 1939600000
5. EXISTING USE HP-5 PROPOSED USE Single Family
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

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

D. PAINT COLORS (check one)

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

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

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

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME: Allen Register

SIGNATURE OF APPLICANT: _____ DATE: 3.21.22

PRINT OWNER'S NAME: Brian Scrone

SIGNATURE OF OWNER: _____ DATE: 3.21.22

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

COMPLETENESS REVIEW CHECKLIST

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

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

☒ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY Not Applicable

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

OK	Need	N/A	
☐	☒	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☒	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☒	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES If Applicable

☐	☒	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☒	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☒	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☒	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☒	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☒	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☒	☐	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☒	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☒	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☒	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☒	☐	Scaled landscape plan
☐	☐	☒	Scaled elevation drawings showing existing building(s) and major site features
☒	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☒	☐	☐	Wall sections
☐	☒	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☒	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☒	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☒	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

Keep in mind, the architectural style for this area is Frame Vernacular and the building design must reflect this style. Please see above checklist for additional application details needed paying close attention to those with the center (need) box marked.

Project number: not yet assigned Project Address: 28 W Castillo Drive - Lot 15

Reviewed by: Candice Seymour Date: 03/23/2022

Instr #2021073595 BK: 5307 PG: 1343, Filed & Recorded: 7/1/2021 2:26 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00 Doc. D $1,820.00

Prepared by and Return to:
Sunshine Title Corporation
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #116613
193970-0000

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this June 28, 2021, between The Holborn Group Inc., a Florida Corporation, whose mailing address is: 92 Ponte Vedra Colony Circle, Ponte Vedra Beach, Florida 32082, party of the first part, and Zigiz Holdings, LLC, whose mailing address is: 501 Boating Club Road, Saint Augustine, Florida 32084, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lots 14 and 15, Kingsland Addition, according to the Official Plat of the City of St. Augustine, dated January 1, 1905, filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 28, 2021.

Signed, sealed and delivered
in the presence of:

Witness signature

Print witness name

Witness signature

Print witness name

The Holborn Group Inc., a Florida Corporation

By: _____, President
Print Name: Hugh A. Holborn, Jr.
Title: President

(Corporate Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this June 28, 2021 by Hugh A. Holborn, Jr., President of The Holborn Group Inc., a Florida Corporation who is personally known to me or who has produced Drivers License as identification.

Notary Public

JOSEPH M. DANESE III
MY COMMISSION # GG 093061
EXPIRES: August 11, 2021
Bonded Thru Notary Public Underwriters

Print Notary Name
My Commission Expires:
Notary Seal

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1939600000
Location Address	28 W CASTILLO DR SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Uptown Area Interior Lots (COM) (602.53)
Tax Description*	KINGSLAND ADDN LOTS 14 & 15 OR5307/1343 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.320
Homestead	N

Owner Information

Owner Name	Zigiz Holdings LLC 100%
Mailing Address	501 BOATING CLUB RD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$0
Extra Features Value	$1,540
Total Land Value	$252,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$253,540**
Total Deferred	$0
Assessed Value	**$253,540**
Total Exemptions	$0
Taxable Value	**$253,540**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$1,540	$273,000	$0	$0	$274,540	$140,018	$134,522	$140,018
2020	$0	$1,668	$273,000	$0	$0	$274,668	$127,289	$147,379	$127,289
2019	$0	$1,796	$273,000	$0	$0	$274,796	$115,717	$159,079	$115,717
2018	$0	$1,284	$220,500	$0	$0	$221,784	$105,197	$116,587	$105,197
2017	$0	$1,412	$220,500	$0	$0	$221,912	$95,634	$126,278	$95,634
2016	$0	$1,540	$85,400	$0	$0	$86,940	$86,940	$0	$86,940
2015	$0	$1,668	$85,400	$0	$0	$87,068	$87,068	$0	$87,068
2014	$0	$1,796	$85,400	$0	$0	$87,196	$87,196	$0	$87,196
2013	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2012	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2011	$0	$0	$94,500	$0	$0	$94,500	$94,500	$0	$94,500
2010	$0	$0	$105,000	$0	$0	$105,000	$105,000	$0	$105,000

Extra Feature Information

Code Description	Status	Value
Wood Fence (Commercial)		1540

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	100	140	100	EF	$252,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/1/2021	6/28/2021	$260,000.00	WARRANTY DEED	5307	1343	Q	V	HOLBORN GROUP INC	ZIGIZ HOLDINGS LLC
	12/29/2005	$414,000.00	WARRANTY DEED	2628	641	Q	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	HOLBORN GROUP INC
	5/1/2005	$284,700.00	WARRANTY DEED	2438	1533	U	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	IRIC ACQUISITION CORP
	3/1/1989	$0.00		816	135	U	V		INDIAN RIVER INDUSTRIAL CONTR
	7/1/1986	$0.00		709	1403	U	V		
	4/1/1986	$125,000.00		702	316	Q	V		

No data available for the following modules: Exemption Information, Building Information, Sketch Information.

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Last Data Upload: 3/22/2022, 1:40:05 AM

Version 2.3.180



Detail by Entity Name

Florida Limited Liability Company
ZIGIZ HOLDINGS, LLC

Filing Information

Document Number	L17000233824
FEI/EIN Number	82-4312998
Date Filed	11/13/2017
Effective Date	11/06/2017
State	FL
Status	ACTIVE

Principal Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Mailing Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGRM

SCRONE, CONSTANZE
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Title MGRM

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Annual Reports

Report Year	Filed Date

2019	01/08/2019
2020	01/17/2020
2021	01/12/2021

Document Images

01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
01/08/2019 -- ANNUAL REPORT	View image in PDF format
03/17/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
GRACE CONTRACTING LLC

Filing Information

Document Number	L06000108463
FEI/EIN Number	20-5846389
Date Filed	11/08/2006
Effective Date	11/08/2006
State	FL
Status	ACTIVE

Principal Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Mailing Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Registered Agent Name & Address

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Address Changed: 02/02/2021

Authorized Person(s) Detail

Name & Address

Title MGR

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Title Manager

Eden, Russell W

980 S Whitney St
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	04/15/2019
2020	04/06/2020
2021	02/02/2021

Document Images

02/02/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
04/03/2015 -- ANNUAL REPORT	View image in PDF format
03/17/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
01/19/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
11/08/2006 -- Florida Limited Liability	View image in PDF format

Meredith H. Randolph

From: Troy Blevins <troy.blevins@jalaramhotels.com>
Sent: Monday, July 11, 2022 11:01 AM
To: Candice Seymour
Cc: harb
Subject: Re: Reminder: HARB Additional Information Deadline is Today!

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 will need to go on next months agenda our architect is not fully prepared with the information and changes requested by the HARB board
Troy Blevins
904-669-7901

On Jul 11, 2022, at 9:30 AM, Candice Seymour <cseymour@citystaug.com> wrote:

Good morning!

This is a reminder that any additional information you wish to include in your HARB application is due by end of day today. Please submit supplementary documents to HARB@citystaug.com as soon as possible to ensure the correct information is included in the meeting agenda packet and reviewed by staff for our reports.

Due to the large number of applications and the tight deadline in which we must publish the agenda packet, we cannot accept late submissions. Late documents submitted after the deadline and/or at the meeting will only be considered at the Board's discretion and the applicant should provide copies for each board member and city staff (7 copies minimum for this meeting).

If you need more time to submit required documents, you may submit an email to HARB@citystaug.com requesting to continue your application to the next meeting date (August 17, 2022).

If your application is substantially complete or you have already submitted your additional documentation, please disregard this email.

Thank you. Have a great day!

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: July 21, 2022

Re: Planning and Building Permits – Historic Preservation Districts

During the month of June 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

174 Avenida Menendez (Paver Patio, Install Gate, New Driveway area in Courtyard, & Extend CMU Wall)

28 Cadiz Street (Repair Foundation)

10 S Castillo Drive (FL 6332 R9 tear off existing tile replace with new clay tile)

54 ½ Charlotte Street (Replace panel, wire to transformer, And repair dryer wire)

165 Cordova Street (Rewire apartment)

15 Hypolita Street (20-0723.11 Shingle reroof – Color gatehouse slate, Drip edge will be brown)

9 King Street (Replacement of 3 existing HVAC 4-ton Goodman heat pump systems)

69 St George Street (Replace collapsing rail on balcony with pressure treated 1.5x1.5 spindles and 2x4 top and bottom piece at 42 inches high)

259 St George Street (Changeout heat pump system math classroom air handler and condenser - new unit to remain in same location as old unit)

286 St George Street (Replace existing picket fence, will look exactly like what exists - The new fence will be wood then painted in the existing yellow color. The height of the pickets will be 42 inches. A total of 175 linear feet will be replaced.)

287 St George Street (FL8363.1-R9 cover 27 openings with armor screen panels)

306 St George Street (Crawlspace repair by pier installation)

21 Spanish Street (New grease trap GT2700-10 GPM 2" and fixtures 3-compartments, each measuring 10” x 14” x 10”)

42 Spanish Street (Interior Renovations; HVAC Change out; Cast iron pipe replacement)

DEMOLITION

74 Saragossa Street (Emergency Demo of Structure; Interior Demo / Remove all drywall, bathrooms, & siding to see what the core of the structure looks like)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk