CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, NOVEMBER 17, 2022 - 1:00 PM

ALCAZAR ROOM

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) September 15, 2022 Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Continued Certificates of Appropriateness from previous HARB meetings

a)	HP2022-0073 Continued from October 20, 2022	Les Thomas, Architect - Applicant Ocean Breezes Real Estate LLC - Owner 50 Marine Street To modify plans from a previously approved Certificate of Appropriateness, including altering the size of an approved window, adding an additional window of the same size on the front elevation, and reconfiguring the fenestration of an approved rear door.

7. Certificate of Appropriateness

a)	HP2022-0075	Sarah Ryan Architect, LLC - Applicant Red Moon Properties, LLC - Owner 9 Aviles Street To modify a previously approved Certificate of Appropriateness to include installation of gates within existing openings on the west and south elevations of the newly constructed commercial building.

b) HP2022-0077

Sarah Ryan Architect, LLC - Applicant
Allan and Cara Farquhar - Owner

272 St. George Street

To modify a previously approved Certificate of Appropriateness for a new detached garage building including changes to the design of the garage doors, entry doors on the south elevation, outdoor shower, and pergola; and, site modifications to include a screened pavilion, outdoor kitchen, inground pool, and associated paved decks, fencing, gates, and landscaping.

c) HP2022-0076

Catch 27 Restaurant, LLC - Applicant
46 Avenida Menendez, INC - Owner

40 Charlotte Street

To replace the existing ADA ramp with a lift, construct a covered outdoor bar on the south elevation, expand and cover a utility area on the rear elevation, and modify landscape beds in the rear courtyard.

d) HP2022-0080

A.D. Davis Construction Corp. - Applicant
TEP, Inc. - Owner

10 Aviles Street (a.k.a. 17 King Street)

For after-the-fact approval of a storefront replacement with a configuration different from the previously existing storefront.

e) HP2022-0078

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 2-story detached garage with living space above along W. Castillo Drive with associated site features to include an in-ground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

f) HP2022-0079

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 2-story detached garage with living space above along W. Castillo Drive with associated site features to include an in-ground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

8. Certificate of Demolition and Partial Demolition

a) HP2022-0074 — DSW Homes, LLC - Applicant
Sonya Jones - Owner
37 Weeden Street
For partial demolition of a residence constructed c. 1884 that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, for work related to elevation and rehabilitation including removal of the existing front and rear porches and steps and replacement of existing wood lap siding.

*9. Incomplete Items (as of Meeting Packet Publication)

a) HP2022-0067
Continued from September 15, 2022
KRB Construction LLC - Applicant
TEP, Inc. - Owner
4 Aviles Street (a.k.a. 17 King Street)
To modify the existing storefront along Aviles Street with new configuration and materials. (No new materials submitted)

b) HP2022-0069
Continued from October 20, 2022
World Construction Co., Inc. - Applicant
St. George Street Properties, LLC - Owner
32 St. George Street
To construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.
(No new materials submitted)

10. Other Business

a) Review of 2023 HARB Meeting Schedule

11. Planning and Building Staff Communications

a) Staff Approved Permits Report

12. Next Scheduled Meeting Date

*a) Wednesday, December 14, 2022, at 1:00 p.m.

13. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
September 15, 2022

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, September 15, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach

City Staff

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

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

(None)

4. Modification and approval of Agenda

(None)

5. Public Comments related to Expedited Hearing items:

5. (a) HP2022-0062– All Aboard Holdings, LLC– Applicant & Owner
290 St. George Street

Mr. Benoit recused himself.[1]

To modify the site at the rear/west with proposed clay brick pavers and coquina concrete apron to replace the existing granite gravel driveway accessed from Cordova Street and to add new landscaping.

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 B oard can APPROVE a Certificate of Appropriateness at 290 St. George Street because it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design which utilizes recommended and pre-approved paving and plant materials.

Andy Clark waived his rights to a presentation.

Ex Parte Communication:

(None)

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

Board discussion:

- Conforming and had no issues
- Questioned the pattern of the brick and if it would be broken up

Applicant response:

- Pattern would match what was appropriate with the City Code

[1] Form attached to minutes

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- Brick paving already existed, and they were matching what was there

Ms. Seymour noted the application stated it would be a bonding pattern matching what was existing on property.

MOTION

Mr. Weaver MOVED to APPROVE 5(a) HP2022-0062, 290 St. George Street. The motion was SECONDED by Mr. MacDonald.

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

5. (b) HP2022-0063– Erik Ostrander– Applicant & Owner
26 Sebastian Avenue

For partial demolition of a residential building constructed c. 1885-1894 that is recorded in the Florida Master Site File and not located in a district, to include replacement of all existing windows, alteration of window fenestration on the south and east elevations, and replacement of existing aluminum siding.

Ms. Seymour advised she had received an email from the applicant, and he waived his rights to a presentation, agreed to staff recommendations, and that the Board was able to proceed with a motion without his presence.[2]

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 for partial demolition at 26 Sebastian Avenue because it is not a local landmark or otherwise designated as a historic building.

Ex Parte Communication:

(None)

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

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

Mr. Weaver said normally the Board would not proceed if the applicant was not available; however, this item was expedited and had communicated with staff, he felt it was appropriate to proceed. He noted the windows were being replaced but they were not historic.

MOTION

Mr. Weaver MOVED to APPROVE Item 5(b) HP2022-0063 26 Sebastian Avenue for the partial demolition as proposed. The motion was SECONDED by Mr. Benoit.

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

6. Certificate of Appropriateness

6. (a) HP2022-0061– Thompson Awning and Shutter Company, Inc. – Applicant
The Flagler Resort, Ltd. C/O Kessler Enterprises, Inc.– Owner
95 Cordova Street

To install a new awning over a service entry door on the south elevation.

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 a Certificate of Appropriateness application for

[2] Letter provided and attached

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95 Cordova Street to allow the applicant time to provide the required owner's authorization documentation and clarifications requested by staff related to awning fabric material, color, and clearance height.

Ed Shafer reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Asked if there was a material sample or picture
- Bottom of the canopy was eight-foot above finish grade
- Felt the canopy should not protrude beyond the side wall of the building
- Shop drawing provided had a column which looked to be on the wrong side
- Unsure if a column could be installed with the position of the walk-in cooler
- Board did not want the canopy to project past the side wall
- Projection was ten feet and should be recessed and align with the side wall
- Asked if the column would be in the walkway
- Asked the size of the column
- Asked if the column was needed since it would be attached to the wall
- Felt the awning could be considerably lower than proposed
- Suggested the lowest point should be the in line with the recess of the door
- Shop drawing had the bottom of the beam at eight feet
- Questioned the color and fabric
- Asked why it had changed from the other awnings on the building
- Felt the awning should be utilitarian and not resemble a main entrance

Applicant response:

- It was two feet six inches from the top of the awning to the bottom and the height would be restricted
- Installation of the canopy would be attached to two sides of the building and would be on top of the walk-in cooler
- Would have one support column on the right side at the far end of the canopy
- Canopy ended flush with the rear of the building and did not surpass it
- Was designed to not protrude and the column would be on the inside not the outside
- Column would be a little past the support post but not past the outer part of the building
- Would be in the walkway and against the building in order to not obstruct the walkway
- Column would be 4x4 and was to add general support and would have a white powder coat
- Was recommended by the company who was doing the installation
- Had a recessed area when the door was located inside the building and there was approximately twelve to eighteen inches from the top to the ceiling
- Felt the photo depiction was not accurate and the elevation could come down but needed to be above the sliding door
- Could be lowered to be less intrusive
- Would be white with a vinyl fabric

MOTION

Mr. Benoit MOVED to APPROVE HP2022-0061 finding that the proposed awning was minimally visible from the public right-of-way, could be removed, and does not materially affect the significance of the building. The motion was SECONDED by Mr. Beach.

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

6. (b) HP2022-0060 – St. Augustine Foundation, Inc – Applicant & Owner
91 St. George Street

To construct a new wood gate in the existing wall opening on St. George Street and a wood picket fence along the north property line to match the existing fence.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate of Appropriateness at 91 St. George Street:

1. APPROVE the application for construction of a new wood gate in the existing masonry wall opening along St. George Street if the HARB finds it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the condition that the color be an appropriate pre-approved color or be specified by the HARB.

2. CONTINUE the application for installation of a new picket fence, to match the existing, unpermitted picket fence to allow the applicant time to consider an appropriate alternative.

Joy McMillian and Darryl Samples reviewed the application.

Ms. Duncan noted there was a question regarding the color and asked for clarification.

Mr. Samples replied the color for the gates would be BM62 which was an 1812 Spanish Colonial color which matched the other dark green color. He added the fence in the rear, that was not permitted, was on three other properties of theirs and was successful.

Ms. Duncan asked for clarification regarding the process on the unpermitted fence.

Mr. Birchim said the Board would direct the applicant to fill out an after-the-fact HARB application and then they would be able to appear before the Board. He said the applicant would not need to go through a formal Code Enforcement proceeding unless the applicant chose not to file the HARB application, then it would be followed up by Code Enforcement.

Ms. Duncan said it would need to go through the formal process similar to gate but for the new fence and the existing fence. She said the fence had been before HARB and then withdrawn.

Ms. Seymour advised in 2010, the application was continued and then withdrawn, so HARB had not made a final decision.

Mr. Samples added there was a corner lot on Cuna Street and Spanish Street for a fence that was approved and permitted, and this was the same.

Ms. Duncan said the Board was not saying it could not be approved but it would have to go through process.

Ex Parte Communication:

(None)

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

The Board discussed:

- Front gate fit and design was compatible, and the colors were preapproved
- Existing fence was not permitted and lower than allowed in the guidelines

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- Pickett style of the fence was allowed maybe slightly different but there was a height shown
- Felt there were two issues, the fence was not permitted and the other was the proposed style from 2010 was continued by HARB
- Asked what the issues were when the application had been first submitted

Ms. Seymour said the proposed style picket fence seemed more appropriate for a Victorian Style home because of the height and spacing of the pickets.

Discussion continued:

- Felt it should be more of a vertical board and closer together
- Should be around six feet six inches and that height was more appropriate
- Fencing that was there could have been bought off the shelf
- Thought there was an issue with the spacing as it was not proportional
- Agreed the point at the top of the pickets was more of the Victorian style and this was in HP3
- Staff recommended to approve the gate and the fence could be continued with a new application for the existing fence
- Concerned with how the fence would interact with the sidewalk as those needed to be addressed with proper gates
- Should take in account the hardscape
- First Spanish periods were more of a fortress with a six foot six inches walls around it and the openness in this area was not appropriate
- Perhaps continue the fence and bring both back together to be a more cohesive application
- Asked if the proposed fence came back with the proper height and matched the guidelines could that be approved

Ms. Seymour said she would have to do a little more research but since it was a new fence, it might have to be presented to the Board for approval. She said if it met the criteria it could be an expedited item.

Mr. Weaver was in support of the fence being approved by administration but if staff were uncomfortable with approving it, then it could be presented as an expediated item.

Ms. Duncan said if the owner raised the new portion to the proper height and met the criteria then administratively approving should not be an issue.

Mr. Benoit said the applicant wanted to keep it open since there was a retail space on the end and having a six-foot fence might not work for them.

Mr. Samples said there had been a bit of confusion with the first application and Flagler College had been contacted and they had not felt it had been lost in translation. He pointed out they needed this to deter shoplifting and to help keep out transients.

Ms. Duncan advised there were guidelines for fencing and landscaping, and they were required to follow the guidelines. She said the Board was proposing returning to the Board with an application for the fence since it was not permitted. She said at this time, the Board was in agreeance to approve the gate and postpone the fence.

Mr. MacDonald suggested if the fence height were too high perhaps landscaping could assist with what was needed and there was more flexibility.

MOTION

Mr. Weaver MOVED to PARTIALLY APPROVE Item 6(b) HP2022-0060, 91 St. George Street to approve the construction of the new wood gate in the existing wall and CONTINUE the application for the wood picket fence along the north property line to match the existing fence to the October 20, 2022 HARB meeting. The motion was SECONDED by Mr. Beach.

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

6. (c) HP2022-0058 – Cutie Pies Bake Shop, LLC – Applicant
RESA Properties LLC – Owner
62 Cuna Street

To modify the east elevation and adjacent area with a proposed hood system with lattice panel screening, relocation of the existing wood fence and gate across the driveway, and a replacement door.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board may take the following actions regarding a Certificate of Appropriateness at 62 Cuna Street with the following:

APPROVE if the HARB finds that:

The installation of the new hood system, proposed site changes and screening will not radically change, damage, or destroy the architectural integrity of the building
a lattice panel is an appropriate screening material

With the following conditions:

- Wood lattice in a more appropriate scale with a 90-degree pattern will be used

- Finish colors for the mechanical equipment and lattice to be approved by the HARB

Bethany Nelson and Rick Mitidieri reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Should be intergraded with the building by color
- Felt it was noticeable and thought it was larger than it needed to be
- Asked if there was a way to do housing around it
- Perhaps use a running vine to add green scape and help it blend
- Top of the makeup air was twelve foot six inches above the ground
- Only saw it from a front approach as it was down the alley way
- Another option could be to tie it in with the features of the house
- Railings on the porch were vertical elements and the shutter elements were more horizontal elements
- The portion that was screening the makeup air be more of a header with a gate to be more of a feature and entry way to the backyard
- Felt the lattice was foreign to the house and it should resemble more of the home
- Design where the elements were taken from the railing to help form the gate would be beneficial to the home
- Create a gate with a picket system across the top that would match the porch around two feet and use the gate to hide it
- Existing fence and gate that was there was to the left and the fence was to the right
- Another option could be to move the gate to the right-hand side and plant something since twelve foot six inches was very high
- Other equipment being installed would disappear as it was further back
- Could use existing materials the applicant could plant plants as a way to soften the area
- Felt the lattice would be large

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Ms. Nelson said Code Enforcement had informed them no one was allowed to walk under the mechanical equipment. She said the gate proposal was to move the gate but that was not allowed. She said they were open to creative solutions and a plant would be fine as well.

Mr. Benoit suggested a potted plant as that would help it grow faster and if needed could be removed.

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0058 finding that the proposed mechanical equipment was difficult to see on portion of the building from the right-of-way; also finding that it was a temporary fixture that could be removed from the building and was not a permeant change to the structure with the following conditions: lattice work and the gate facing the street were painted to coordinate with the building and the lattice work would be either a square 90 degree pattern or infers the existing railing pattern on the house that referred to traditional details or typically with lattice and the applicant would install a potted plant in front of the screening to help add some screening capabilities to the mechanical equipment and a sketch showing this should be reviewed by staff for final review. The motion was SECONDED by Mr. Weaver.

Ms. Duncan asked if there would be another five feet of lattice above the fence.

Mr. Benoit said it did not need to be lattice but should be more in line with the railings that have the vertical rail.

Ms. Duncan thought the plant would take care of the screening, and there would be nothing above the fence. She asked staff if that was sufficient so that it would be blocked.

Mr. Weaver said one concept was to have lattice with a climbing plant and then another was to add a potted plant. He said the screening did not have to be lattice.

Mr. MacDonald felt either of those were appropriate.

Ms. Duncan agreed and said if a potted plant with lattice was used, it would need to be a climbing plant.

Mr. Weaver said the mechanical equipment should be the same color as the building and asked for that to be added to the motion.

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

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

6. (d) HP2022-0067 – KRB Construction LLC – Applicant
TEP, Inc – Owner
4 Aviles Street (a.k.a. 17 King Street)

Mr. Benoit recused himself from the application as he was on the TEP Board.[3]

To modify the existing storefront along Aviles Street with new configuration and materials.

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 a Certificate of Appropriateness at 4 Aviles Street to allow the applicant time to consider materials and design more compatible to the existing commercial architecture of the building and existing storefronts.

[3] Recusal form attached to minutes

Chad Schwaniger reviewed the application and provided a picture of the proposed double door request.

Ex Parte Communication:

(None)

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

The Board discussed:

- Over time, more of the store fronts had been brought to the street and understood the value of store space
- Felt this change was not out of character and thought the concept was good
- Should match the shop track that was existing and did not have an issue with the double door
- Had prepared a National Register nomination for staff as the building was built by Morris Lapidus, Mid Century Architect in Florida
- Was originally called the Ponce de Leon Plaza and was from the period and that was what was there today
- Had plenty of street space
- Felt this was a character defining feature and was an important building
- Most of the materials were still there and was the traditional mid-century store front design that was on the building
- Proposed would alter a character defining feature and was not in support of the application
- Was a valid point but the east elevation at 6 Aviles Street there were some brought forward, and others were back
- Which made it even more important to keep as it could be one of the last original storefronts on the building
- Property had been missed on surveys due to the age, but it was an important building
- Agreed it should be saved as it was an original mall idea
- Unsure how the adjacent neighbor was approved; however, this would be removing the character and the intent of the building
- People have viewed the building as a modern building and not historic, but it had character defining features
- Storefront had arches that were defined and had recessing which provided a different experience
- Not all of the storefronts had been updated

Applicant response:

- Biggest issues were the homeless that lived in the recessed area
- This was taking away from the owner's restaurants capability by 150 feet
- Other storefronts had been updated
- Would not be completely flat it would be angled
- The recess cuts into the owner's ability to serve people and seating

Discussion continued:

- Windows were not flat across, but that store would be joining the one in question
- More space was in the connecting storefront
- Did not feel 150 feet was a lot of extra space
- Had the ability to use the sidewalk for seating
- Board was not able to design the interior as that was outside of their purview
- The Board purview was to maintain the integrity of the historic building exterior
- Building was a cohesive building designed by a well-known Florida architect and would need to keep the architectural design
- Having no other store front that matched made keeping this one more important
- Building was of National Register caliber and this was a character defining feature
- Did not feel this feature to change
- Building was 50% recessed and 50% not recessed

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- Building was mid-century modern and there was a lot of interior space in the adjacent bay
- Asked if the applicant wanted to have an up or down vote or a continuation

Applicant response:

- It was the same business and they would be connected
- There was no other store front that matched
- Because of HARB many storefronts had changed and this one was being required to stay
- Did not agree with this as others had changed and those had been allowed
- First 30 feet across of the storefront was unusable, and this was a restaurant and not a clothing store

Mr. MacDonald said the store front would stay the same and suggested coming back with a new plan that would work for them.

Mr. Schwaniger said he would speak to his client and understood the concerns. He said he would explain to his client that they were turned down and could come back with a new plan. He asked if there was a way to get approval for the glass because the frame and glass were very fragile.

Ms. Duncan suggested continuing the application. She said this would allow him to speak to the owner make changes as needed or if they decided on not making changes the application could be withdrawn.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2022-0067 4 Aviles Street (a.k.a. 17 King Street) to continue to the October 20, 2022 meeting. The motion was SECONDED by Mr. MacDonald

VOTE ON MOTION:
AYES: Weaver, MacDonald, Beach, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[4]

6. (e) HP2022-0059 – A to Z Custom Homes Inc. – Applicant
46 Avenida Menendez, Inc. – Owner
70 Hypolita Street
To replace existing asphalt shingle, stamped tin shingle, and metal panel roof materials with new metal panels.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate of Appropriateness at 70 Hypolita Street:

1. APPROVE the application for the replacement of the existing asphalt shingle material with 5-V crimp metal panels

2. CONTINUE the application to replace the existing stamped tin shingles to allow the applicant time to determine whether they could be repaired or replaced with new stamped-tin shingles that would match the existing.

Charles Mahone, A to Z Construction, reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Felt the tin tab roof was recent based on the evidence provided
- Thought the 5-V Crimp was the most consistent material

[4] Break from 2:35p.m.-2:41p.m.

- Was more of a Florida vernacular building and the adjacent buildings had the metal crimp
- Should keep the awning over the porch cedar shakes
- Leave the rest of the metal crimp to tie in the Florida vernacular building
- Metal crimp would be appropriate for the time and style of building

MOTION

Mr. MacDonald MOVED to APPROVE application 2022-0059 at 70 Hypolita Street to replace with 5-V metal roofing with the exception of the porch in cedar shakes. The motion was SECONDED by Mr. Weaver

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

7. Continued Certificates of Appropriateness from Previous Meetings

7. (a) HP2022-0042 Continued from July 21, 2022 – KRP Properties V of Valdosta, LLC – Applicant & Owner
18 Cordova Street

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

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

Austin Beck reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Thanked the applicant for their effort and due diligence
- There was no Florida product approval number for the metal tin tab
- Not opposed to using the shingles as discussed at the prior meeting
- Felt the shingle was compatible as it provided texture similar to the wood shake roof
- Felt there was no perfect solution but was fine with the shingle and any of the three colors
- Unsure if the metal crimp should be used
- If the shingles were used, then driftwood coloring might be too dark
- Felt there might be lighter colors that were more appropriate
- Felt the metal crimp might be more appropriate
- If shingles were chosen a darker color may be best
- Color options were driftwood, estate grey and onyx black
- Estate grey color was closer to a tin coloring

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Mr. Beck noted the owner was open to any color. He said the company made the shingles in a variety of colors but thought the driftwood would be better than the onyx black.

Mr. Beach suggested using the antique silver as it was a lighter grey tone and might be more in character with the home.

Mr. Weaver said the antique silver would weather and it was close to the metal tin.

MOTION

Mr. Beach MOVED to APPROVE item HP2022-0042 18 Cordova Street, to move forward with a shingled roof in antique silver. The motion was SECONDED by Mr. Benoit.

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

7. (b)) HP2022-0045 Continued from July 21, 2022 – 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.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a CERTIFICATE OF APPROPRIATENESS at 123 St. George Street:

1. Approve the proposed replacement of the after-the-fact replacement that currently exists, 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.
or

2.Continue if the HARB finds that the proposed replacement 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, to allow the applicant more time to make changes to the design and/or materials.

Sarah Ryan and Duncan Daily reviewed the application.

Ex Parte Communication:

(None)

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

Ms. Duncan asked why they were unable to go with the original design.
Ms. Ryan said they were unable to contact the original storefront person. She said they now had Brad's Glass and was unable to go with the original one. She noted the original was thin and did not have a Florida product approval number.

The Board discussed:

- Was going back to a simple clean finish
- The bottom was stucco and then glass from there up
- Base was block and asked if it could be pushed back with a piece of the metal added to the front
- Original storefront had metal at the base
- Instead of stucco could have a metal panel

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- Had been suggested previously to go with masonry as it was industrial
- The profile looking at the track was thinner than the old track and asked if those needed to be back to back or was there one that went both ways
- Asked the Board if the color was an issue
- Report noted there would be a clear anodized
- Appreciated the due diligence from the applicant
- Felt it was a compatible contemporary design with all the elements of a traditional storefront
- Felt the proposed design met the original intent
- Suggested moving the storefront forward or centered on the block to not have a two- or three-inch ledge
- Suggested pushing the block to the interior of the building to have the base of the cantilever centered on the block
- If a drip edge was done were they able to get a seamed and were they able to get a ten foot or eleven foot length
- Asked if metal panel would be better than stucco
- Metal would rust, stainless was not appropriate but stucco was bullet proof
- Thought the original base was metal but it was not, and the stucco was appropriate
- Asked if hurricane shutters were needed

Applicant response:

- Original in the photo was a wood frame with a wood bottom seal
- There was only metal holding it on the wood base
- There was a track that went both ways
- Would be centered on an eight-inch CMU block with two inches in front and back
- Storefront was canted and they were trying to make it as centered as possible
- Willing to push the block in to avoid the glass being close to the street
- Were able to get a twelve-foot length unobstructed
- Unsure how they could fasten it without a fastener seam
- Stucco would be painted the earthy color that was approved
- Was not in the zone as it faced west

MOTION

Mr. MacDonald MOVED to APPROVE HP2022-0045 at 123 St. George Street to replace the storefront with block and stucco on the lower section and leaving the shelf behind and inside the store visible with replacement of the track shown with a dimension of 1 ¾ inches in mill finish. The motion was SECONDED by Mr. Beach.

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

7. (c) HP2022-0057 Continued from August 17, 2022 – Tower Engineering Professionals, Inc. – Applicant
Kasam Hospitality, Inc. – Owner
24 Cathedral Place
To install new antennas on the cupola of the building's tower and mechanical equipment to the platform on the flat roof as part of a wireless antenna upgrade.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a CERTIFICATE OF APPROPRIATENESS at 24 Cathedral Place:

1. Approve if the HARB finds that the proposed new equipment will not negatively impact the architectural integrity of this architecturally significant building, or the character defining cupola feature, and is consistent with the Secretary of the Interior's Standards for Rehabilitation 2, 5, and 9, with the following condition:

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a. That the antennas, and equipment if applicable, will be finished to matching the terra cotta on the cupola or adjacent elements, or for the HARB to recommend another measure to mitigate the impact of the proposed equipment.

2. Continue if the HARB finds that a more detailed analysis of other potential locations or technology or more clarifying information on the proposed equipment is needed to determine other alternatives to the proposed or the real visual impact to the exterior of building and visibly prominent tower and cupola.

Bobby Jones, Hunter Hallett, and Courtney Barnard reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Thanked the applicants for doing their due diligence
- Looked like the cabinets were set back and would be integrated through color and not easily seen
- Proposed cabinets were being exchanged in the same place and not encroaching on the roof wall line and setback

MOTION

Mr. Weaver MOVED to APPROVE HP2022-0057 24 Cathedral Place to install new antennas on the cupola of the building's tower and mechanical equipment to the platform on the flat roof as part of a wireless antenna upgrade. The motion was SECONDED by Mr. Beach.

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

8. Certificate of Demolition - City Owned Property

8. (a) HP2022-0066 – City of St. Augustine - Applicant and Owner
110 Carver Street E

To demolish a residential building constructed in 1953 that is recorded in the Florida Master Site File and not located in a district.

STAFF DOES NOT PROVIDE RECOMMENDATIONS FOR CITY PROJECTS AND LOOKS TO THE HARB FOR REVIEW AND COMMENT ON THIS PROPOSED CITY PROJECT.

David Birchim, Assistant City Manager reviewed the application and noted the building was inhabitable.

Ms. Duncan asked if the new building had to be higher since it was right next to the water.

Mr. Birchim stated it was in Flood Zone X, the maximum height would be twenty feet, and the site-specific text amendment to the future land use map went with the rezoning. He said that would also include a maximum lot coverage of 25% which was the existing maximum lot coverage, and the zoning issues would be covered by the Planning and Zoning Board. He noted if it could be saved, they would not be in front of the Board.

Ex Parte Communication:

(None)

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

Public hearing was opened.

BJ Kalaidi spoke in opposition to the application and said this was a perfect

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example of neglect as it had sat there since 2016 without care. She asked who in the City submitted the site plans and when they were submitted. She asked if this had been the plan since 2016. She encouraged the Board to deny the application.

Public hearing was closed.

Mr. Birchim said he had submitted the plans that were drawn up by the Yacht Club. He said they were submitted after the City obtained the deed and the date as recorded was August 23, 2022. He said the lease was not signed until the zoning was effective. He advised there was a revert clause and if the rezoning were not complete then the property would return to the prior owner.

The Board discussed:

- City had owned the building for less than a month
- City did not neglect the property and that was the responsibility of the previous owner
- Home had been damaged by the storm
- Building was not significant, and the demolition could not be stopped by the Board
- Demolition by neglect was something that HARB was interested in, but this was not the case
- Suggested turning the proposed building 180 degrees to create shielding for the neighbors and connect the parking lot

Applicant response:

- Homes condition had not changed since the City obtained the property three weeks ago
- Building was not contributing to a district listed in the National Register, or a local landmark
- Making a change like that would change the lease, but could presented

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0066 finding that the building is not individually recognized as a historic building, not a contributing structure to a historic district, and not identified as a historic structure. The motion was SECONDED by Mr. Weaver.

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

9. Other Business

(a) Request for feedback regarding the proposed repaving of Cadiz Street from St. George to Avenida Menendez with brick pavers

Casen Tilden introduced the topic and provided more information to the Board regarding the proposed repaving and resurfacing of Cadiz Street from St. George to Avenida Menendez with brick pavers.

Public Comment was open; however, there was no response.

Board Discussion:

- Felt it was a good idea
- Was unaware this had happened over the last decade
- Felt that it was much needed, but unsure where the funding would come from

Mr. Birchim advised he was unsure of where this would fall on the timeline for capital improvements. He said it was flexible depending on the wishes or will of the City Commission. He said the condition of Cadiz Street needed to be addressed, and if HARB approved the resurfacing with brick that would be tied to this project. He said he could follow up with Reuben Franklin, Public Works Director, to see where this was on the schedule.

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Board discussed:

- Would be in favor of the resurfacing
- Was affecting an important structure
- Questioned the convex design
- Design of the street was very important to think about
- Good for the water to drain away from the buildings

Mr. Birchim noted Spanish Street was in the last phase of being resurfaced with brick and was being rehabilitated. He advised that he mentioned this to Mr. Franklin.

Mr. Benoit asked what was needed from this discussion.

Ms. Lopez advised a consensus was needed as the details would come back before the Board once the City was able to move forward.

Mr. Birchim advised that, Mr. Franklin said it was not on the list and the question was if HARB was in support of the brick and if so, they could try to apply for grants.

There was unanimously Board consensus to support the bricking of Cadiz Street.

(b) Update related to FPL's LED program to replace existing street light fixtures and poles within the city limits

Marcus Pinson, Utility Plant Engineer, City of St. Augustine and Scott Tharp, Florida Power and Light provided the Board with an update regarding the LED street light fixtures and poles within the City limits.

Mr. Tharp said approximately 60% of the lights had been converted and any issues should be taken care of and completed in the middle of October. He said the shields were on backorder; however, if there were a shield request it would be a priority.

Mr. MacDonald asked how people could contact the City if they wanted a shield.

Mr. Pinson advised people could email him directly at mpinson@citystaug.com.

Public Comment was open.

Charles Pappas said he was speaking for the neighborhood in Fullerwood because they had all the wrong lights and they were too bright. He said most had been replaced but some were missed, and now there were some lights that did not go off. He said he was unsure if FPL was aware, but Mr. Pinson had asked for shields to be on all the lights in the neighborhood.

BJ Kalaidi asked if the double poles would be removed from all over the City. She said she loved the light and was very pleased with the brightness and thought it would help with the issues in some neighborhoods.

Public Comment was closed.

Mr. Tharp apologized and said the Fullerwood community had the wrong lights installed and they were correcting the issue and would be happy to install the shields. He asked for patience as they were waiting on the manufacturer. He said he was not involved with the double poles and was unable to answer that.

Ms. Duncan asked if shields would be installed on all the lights, or did they need to be requested.

Mr. Tharp advised unless shields were requested by the City they would not be installed.

Mr. MacDonald asked if this could be advertised on News and Notes as that was sent out each week.

10. Planning and Building Staff Communications

a) Planning and Building Staff Approved Permits Report

(Provided for informational purposes)

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11. Next Scheduled Meeting Dates

11. (a) Tuesday, September 20, 2022, 1:00 p.m. - Special Joint Meeting with the Planning and Zoning Board to review a draft update of the Architectural Guidelines for Historic Preservation and discuss amendments to the 22-24 Cathedral Place Planned Unit Development (PUD) to include amending the PUD narrative, site development plan, building elevations, and exhibits.

(b) Thursday, October 20, 2022 1:00 p.m. - Regular HARB Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 4:08 P.M.[5]

_____

Catherine Duncan, Chairperson

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[5] Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 17, 2022 Meeting



Application HP2022-0073 Address: 50 Marine Street

Applicant: Les Thomas, Architect

Property Owner: Ocean Breezes Real Estate LLC

Project description: To modify plans from a previously approved Certificate of Appropriateness, including altering the size of an approved window, adding an additional window of the same size on the front elevation, and reconfiguring the fenestration of an approved rear door.

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine NR District: Non-contributing	Construction date:	1975
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1988700000		
Agenda Item:	6(a)	Previous Action(s):	COA HP2022-0044

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 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. A Certificate of Appropriateness application for this property was heard and approved by the HARB at the August 17, 2022, HARB meeting. The applicant is requesting alterations to the approval as detailed in the scope of work below.
3. The proposed increase in size for the window on the front elevation will not dramatically change the replacement of the existing door.
4. Removal of the small octagonal windows and installation of a second window on the front elevation will alter the design of the front porch space; however, the alterations may not have a noticeable impact on the design of the building because the area is partially screened by existing archways.
5. The applicant stated that front elevation changes to the window design were needed to meet egress requirements for a new bedroom space.
6. At the rear of the building, the previously approved modification to enclose a south elevation opening connecting an existing addition featured an arched, half-glazed wood door with sidelights designed to follow the existing arched opening along the top. According to the applicant, due to height limitations, a new design is required which will still feature an arched half-glazed wood door but with rectangular side lights.
7. Proposed rear door changes are not visible from the street and do not dramatically change the overall design of the building.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Appropriateness** at **50 Marine Street** for modifications to previously approved COA HP2022-0044 because they meet 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. Change approved fenestration of the front façade by:
    2. Increasing the size of the Jeld-Wen wood window approved to replace the secondary front door to 3’ x 5’6”. Proposed materials and design to remain (colonial style with simulated divided lites and raised muntins).
    a. Replacing one existing adjacent octagonal window with a 3’ x 5’6” window to match those previously approved
    b. Framing in the second octagonal window
3. Alter the approved design of the rear entry with and arched half-glazed French door with rectangular side lights.

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**

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Add aluminum or other inappropriate screen doors.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Pre-1821

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

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.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Previously Approved Plans

STAFF PHOTOGRAPHS
50 Marine Street



Front (east) Elevation

STAFF PHOTOGRAPHS
50 Marine Street



Detail of front porch proposed for alterations





STAFF PHOTOGRAPHS
50 Marine Street





Views of window and door proposed for replacement taken from northeast corner

STAFF PHOTOGRAPHS
50 Marine Street



STAFF PHOTOGRAPHS
50 Marine Street



West Elevation and South Elevations

STAFF PHOTOGRAPHS
50 Marine Street





North Elevation of covered walkway proposed for enclosure

STAFF PHOTOGRAPHS
50 Marine Street





Context Photographs

STAFF PHOTOGRAPHS
50 Marine Street





Context Photographs

STAFF PHOTOGRAPHS
50 Marine Street



Context Photographs

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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

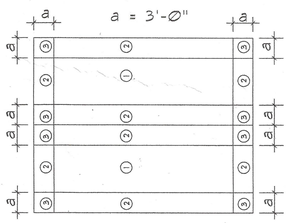
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

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.

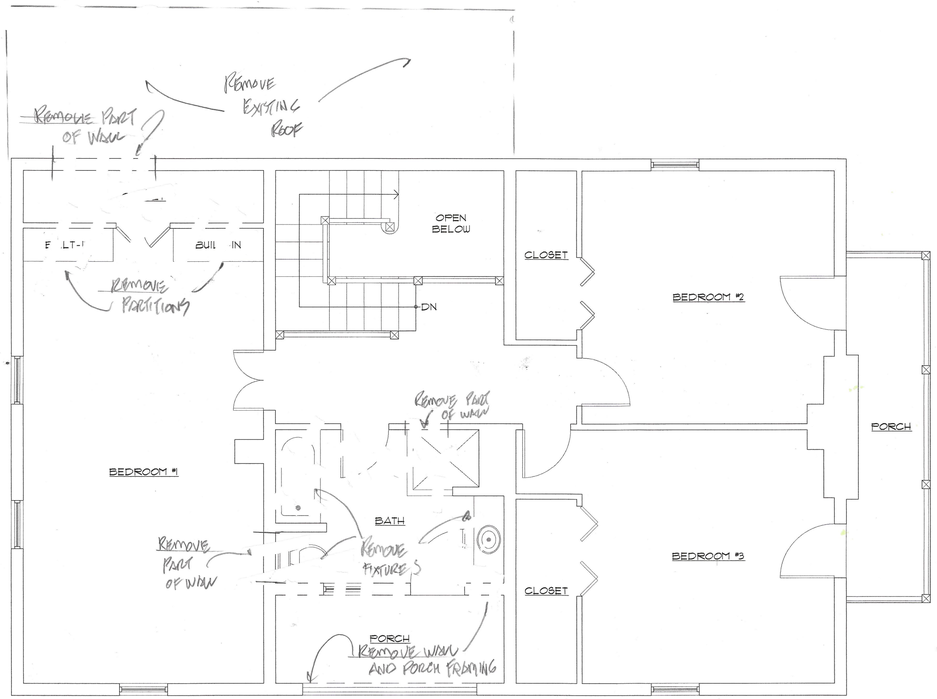
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

	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"
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a
a

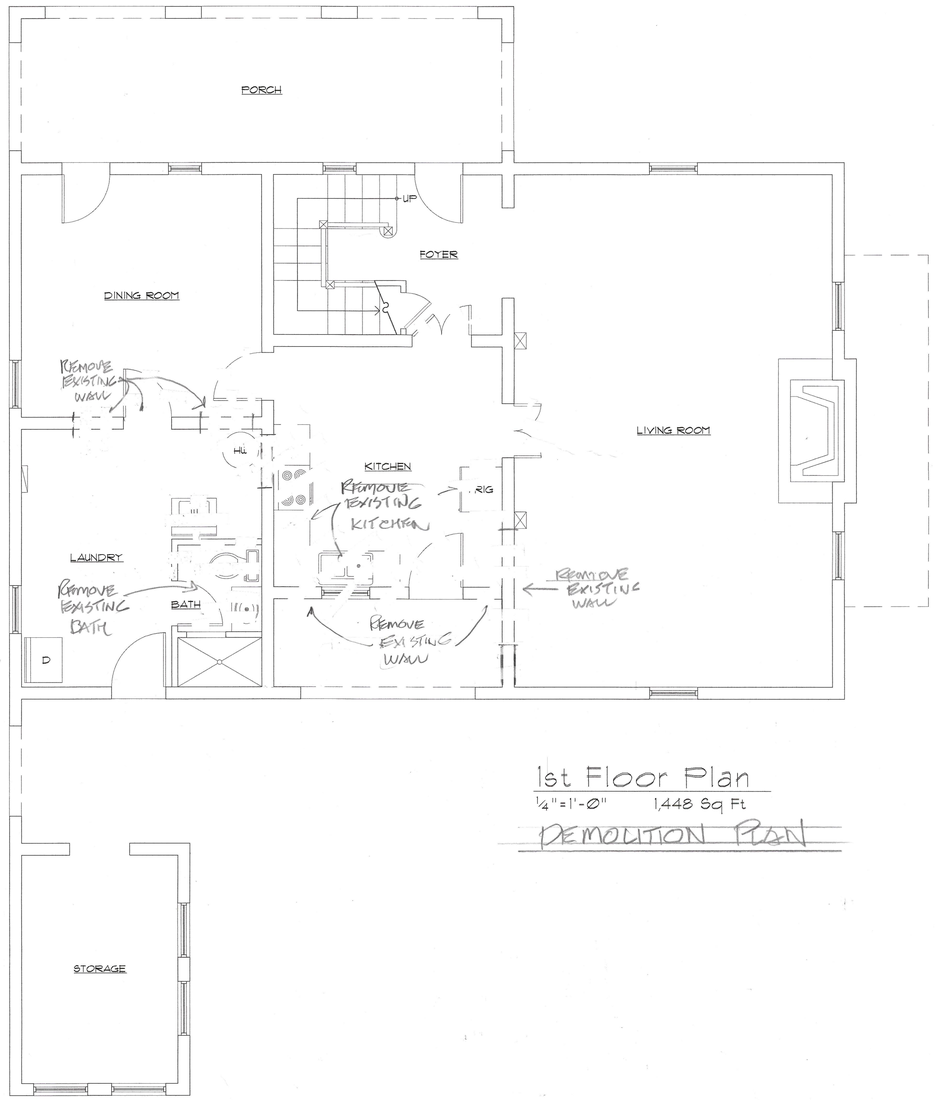
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2nd Floor Plan

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

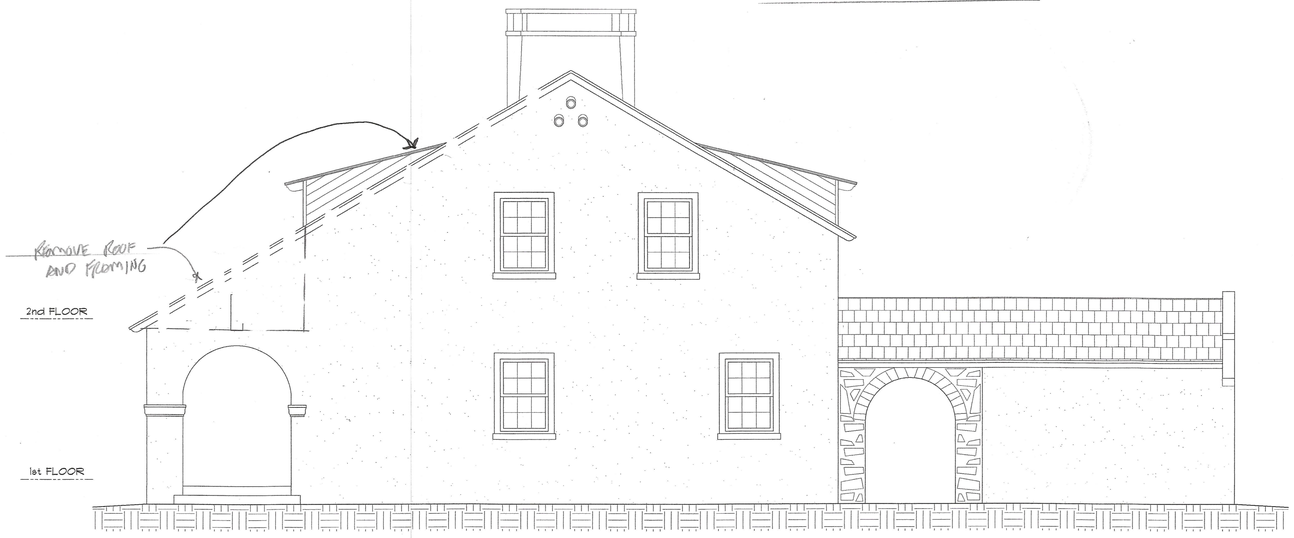
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East Elevation
1/4"=1'-0" Front
DEMOLITION PLAN



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.

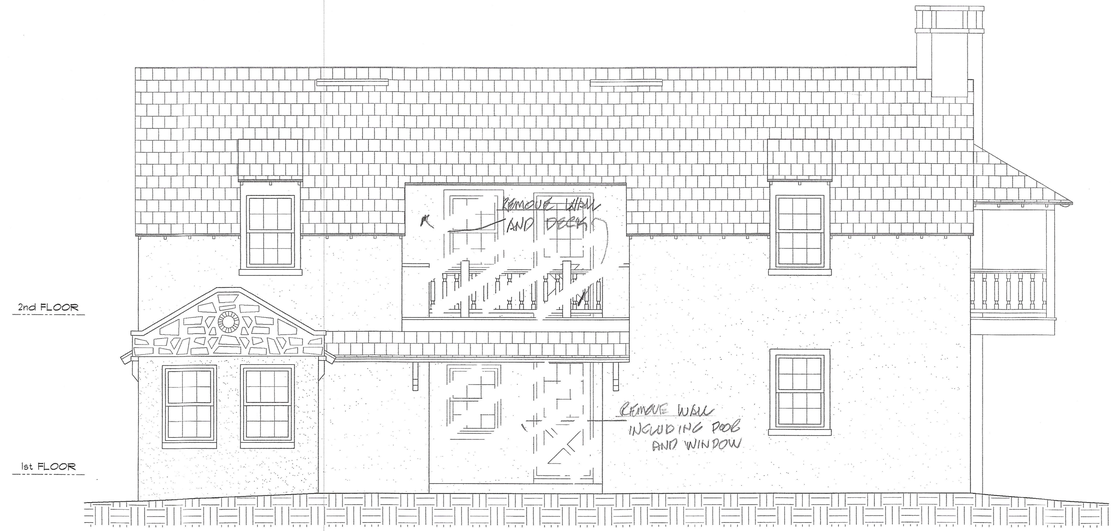
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

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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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.

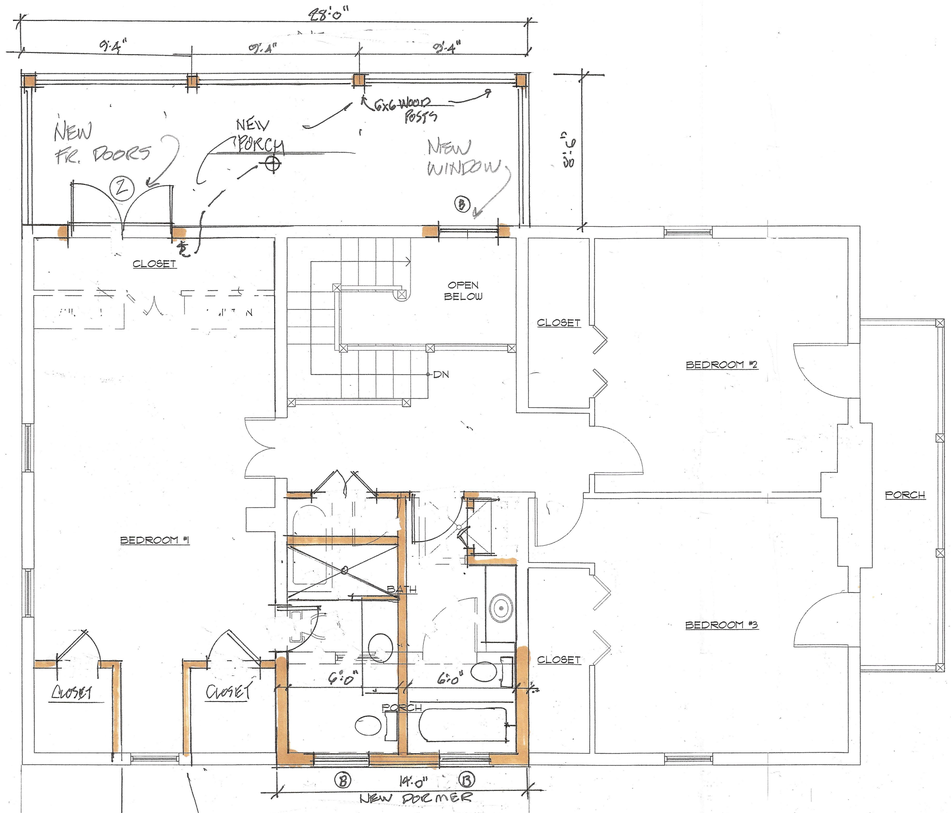
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

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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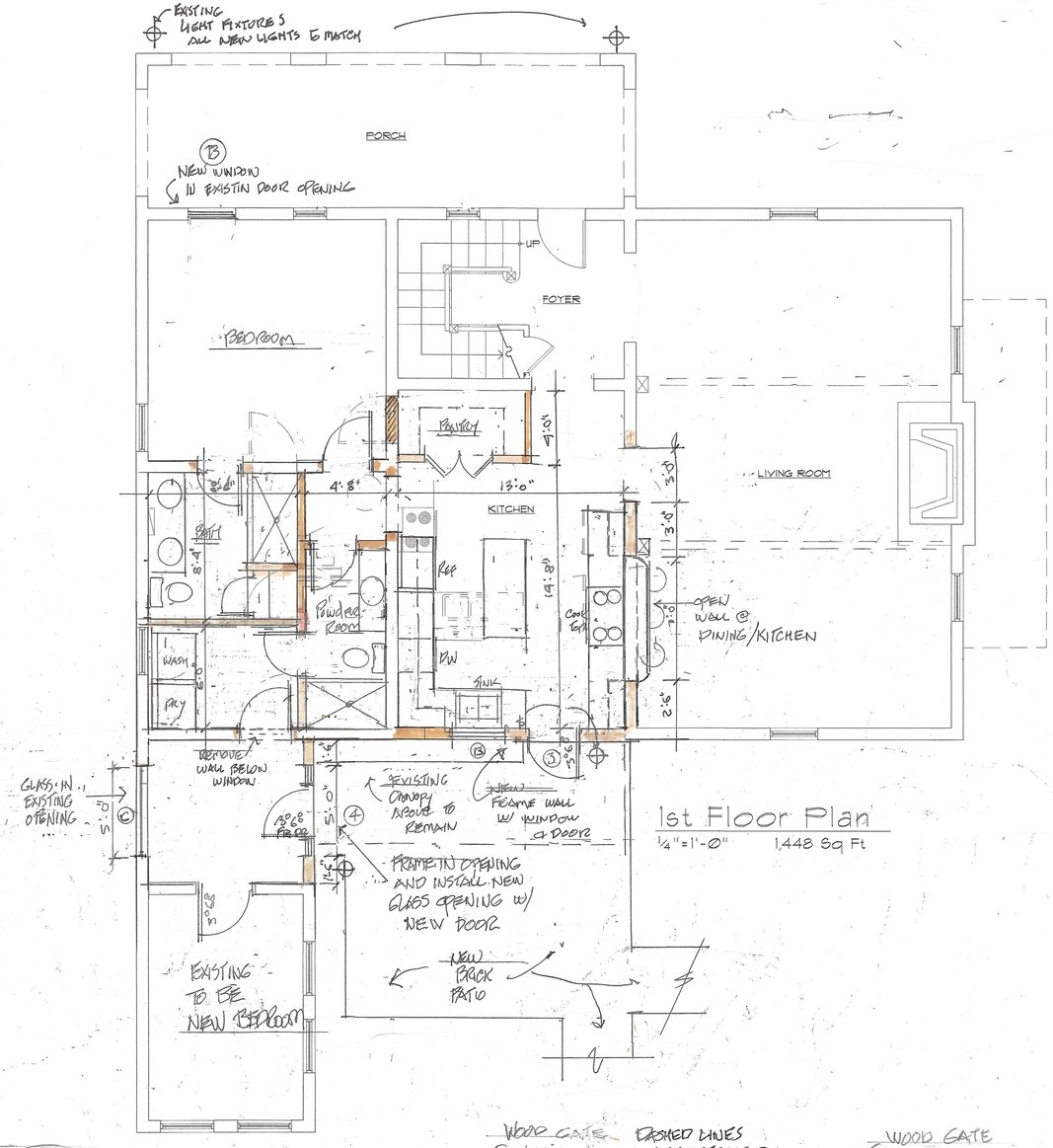


2nd Floor Plan

1/4"=1'-0" 1,266 Sq Ft

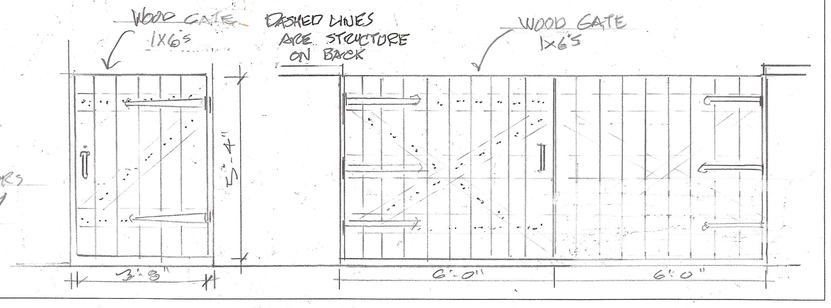


ARCLAST WOOD DOORS AND WINDOWS BY WELDWIN



1st Floor Plan

1/4"=1'-0" 1,448 Sq Ft



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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

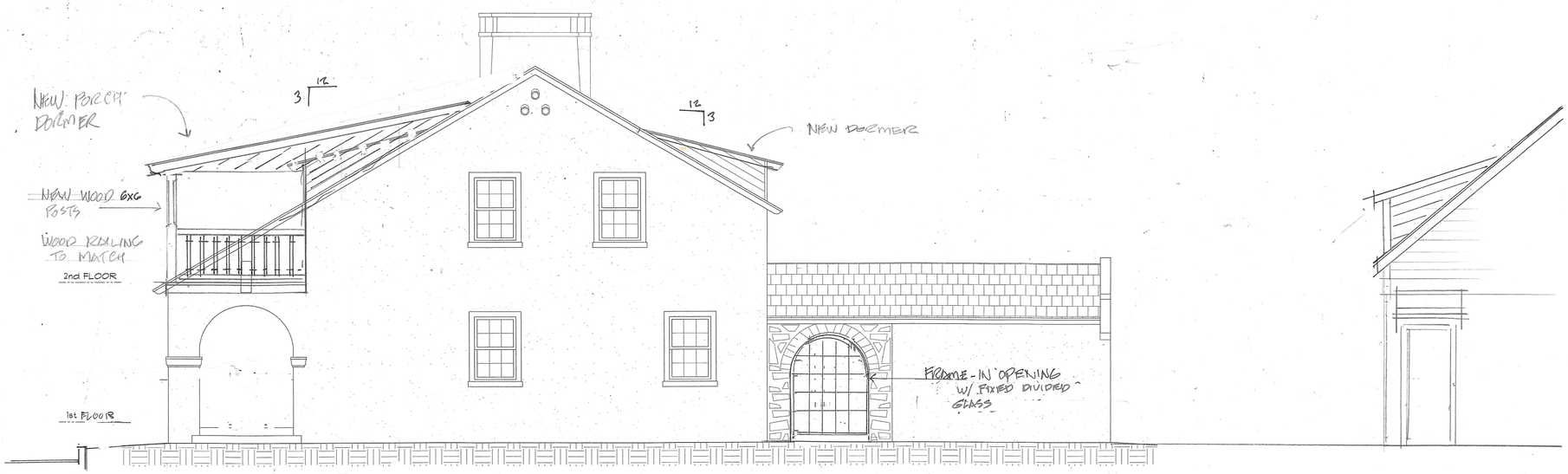
Date:	7-8-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	50 MARINE

SHEET
A5

Received July 11, 2022
Planning and Building Department



East Elevation
¼"=1'-0" Front



North Elevation
¼"=1'-0" Right

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

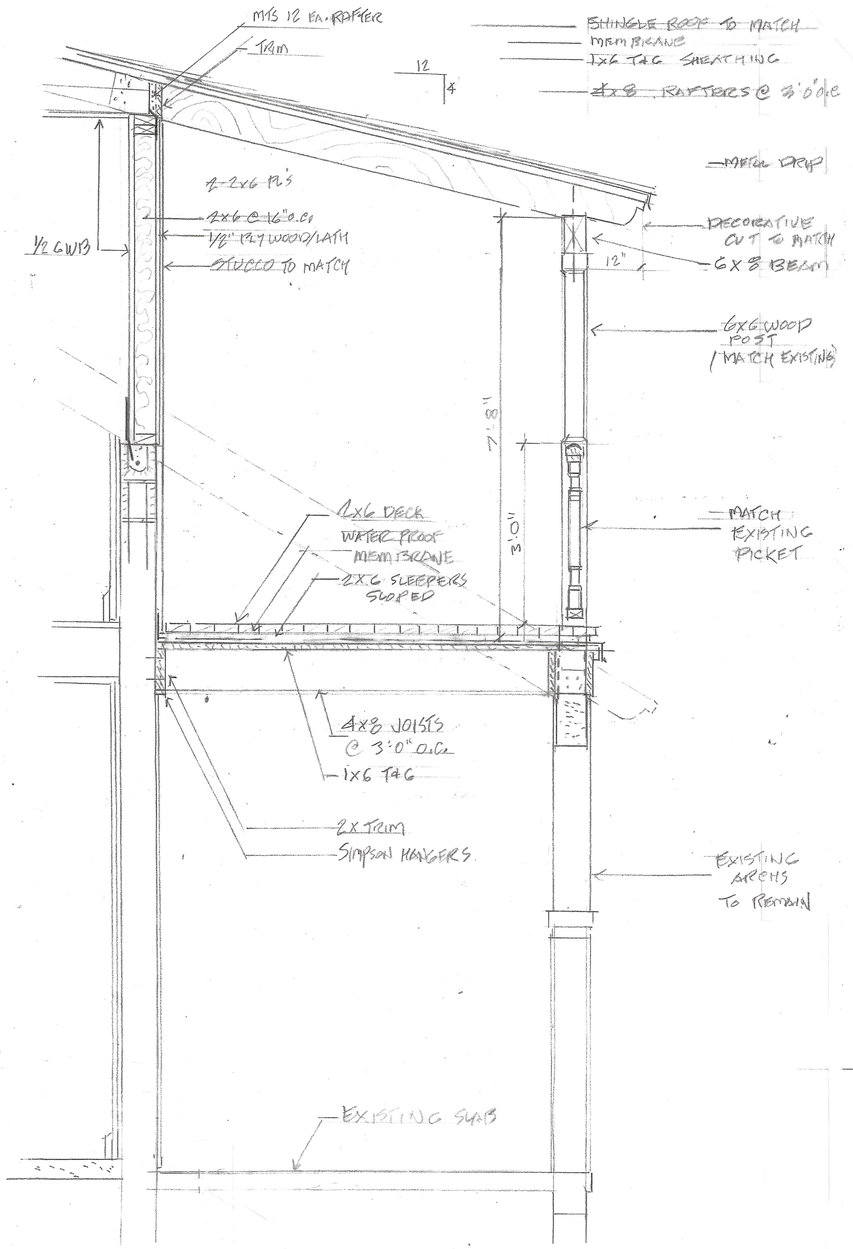
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date:	7-8-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	50 MARINE

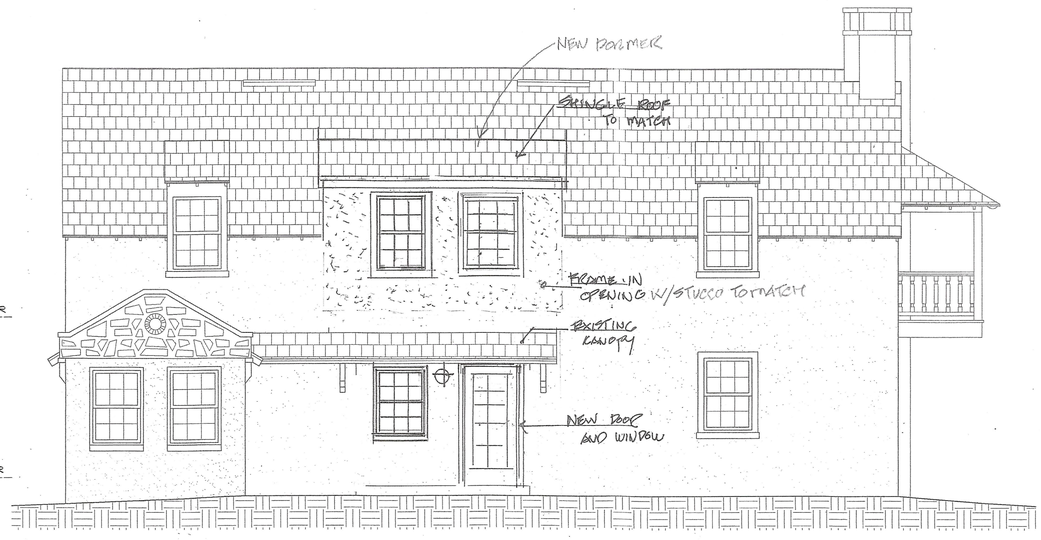
SHEET
A6

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Planning and Building Department



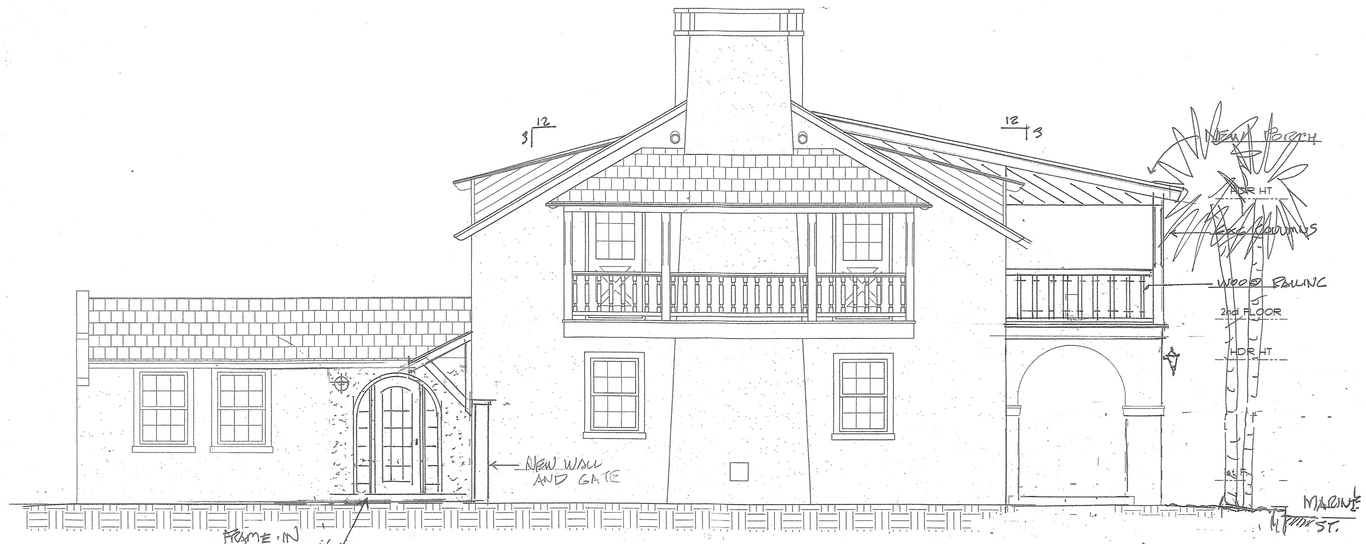
SECTION @ NEW PORCH

3/4" = 1'-0"



West Elevation

1/4" = 1'-0" Rear



South Elevation

1/4" = 1'-0" Left

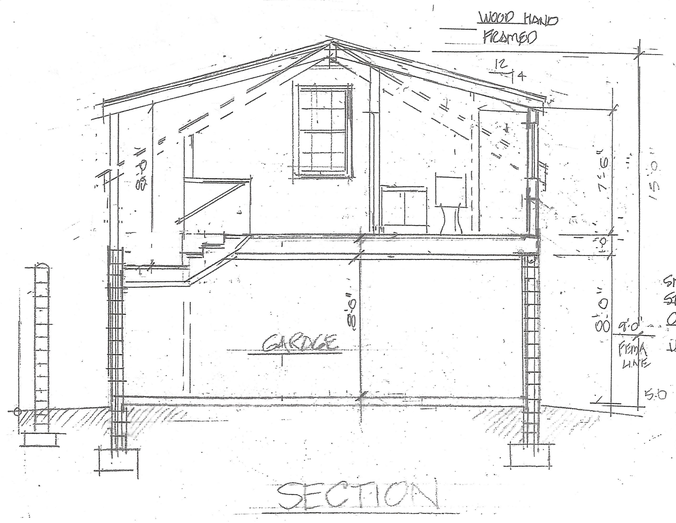
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date: 7-8-22
Scale: AS NOTED
Drawn: MURPHY
File: 50 MARINE

SHEET
A7

Received July 11, 2022
Planning and Building Department



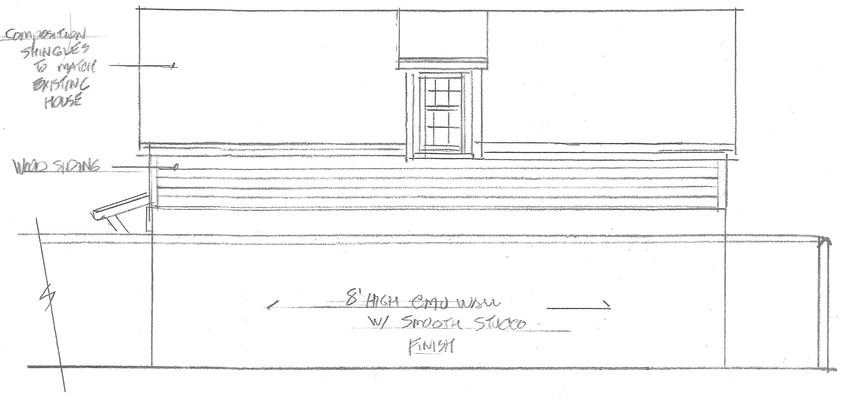
SECTION



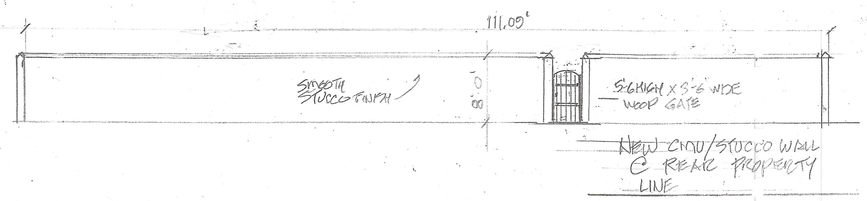
NORTH ELEVATION

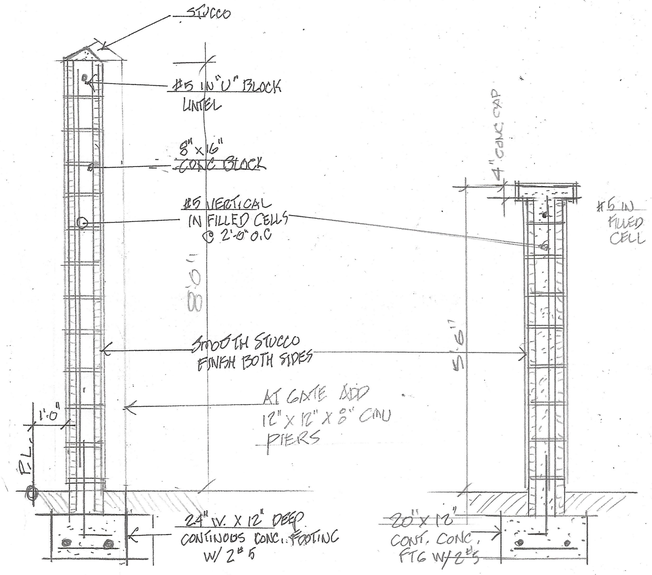


EAST ELEVATION



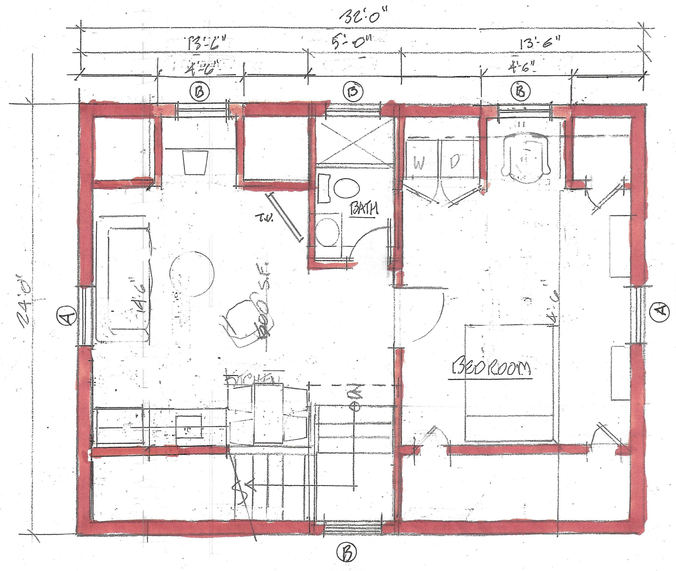
WEST ELEVATION



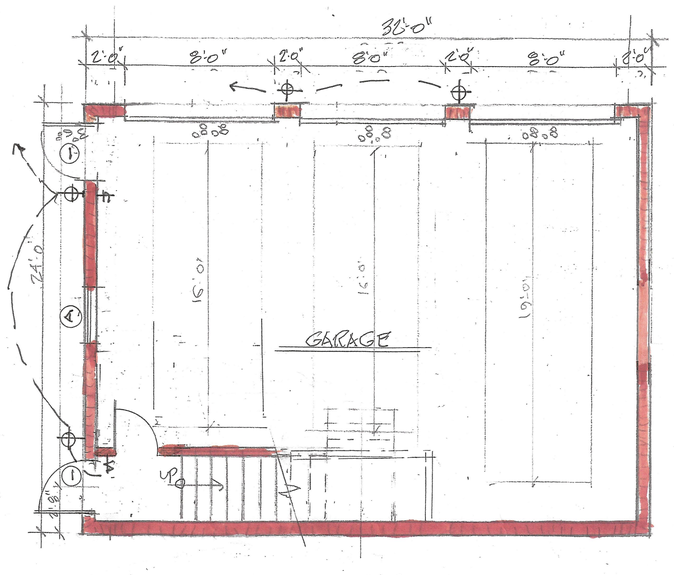


WALL SECTION @ REAR WALL

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

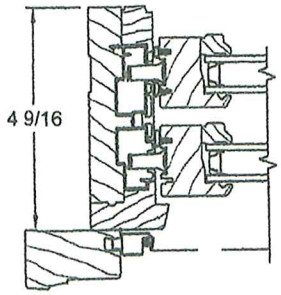
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Drawn:	MURPHY
File:	50 MARINE

SHEET
A8

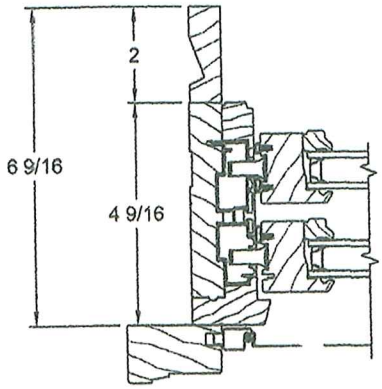
JAMB EXTENDER, SILL NOSE, & PREP FOR STOOL OPTIONS

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JUL 11 2022
Planning/Building Dept.

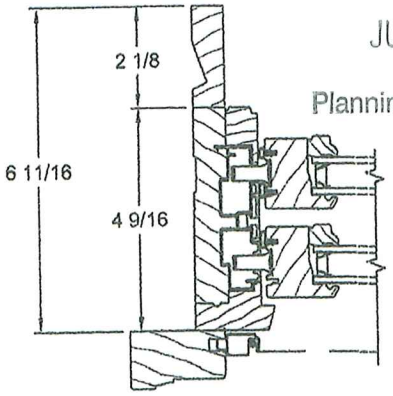
Jamb Extender Options



4 9/16" Jamb Width
4/4 Jamb Thickness

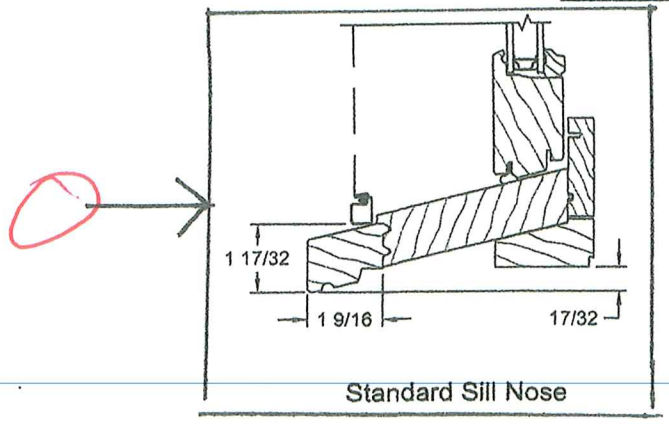


6 9/16" Jamb Width
4/4 Jamb Thickness

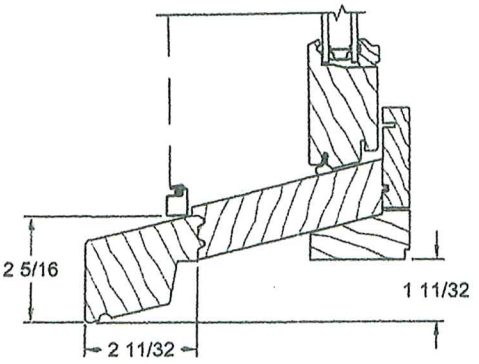


6 11/16" Jamb Width
4/4 Jamb Thickness

Sill Nose Options

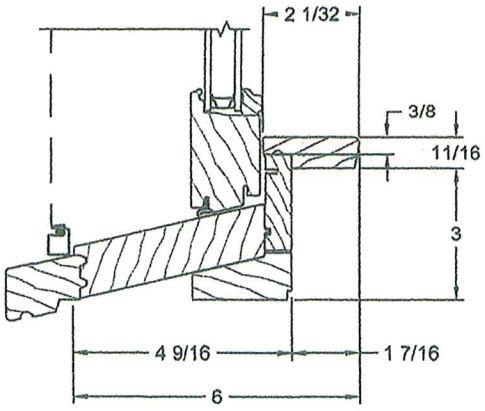


Standard Sill Nose

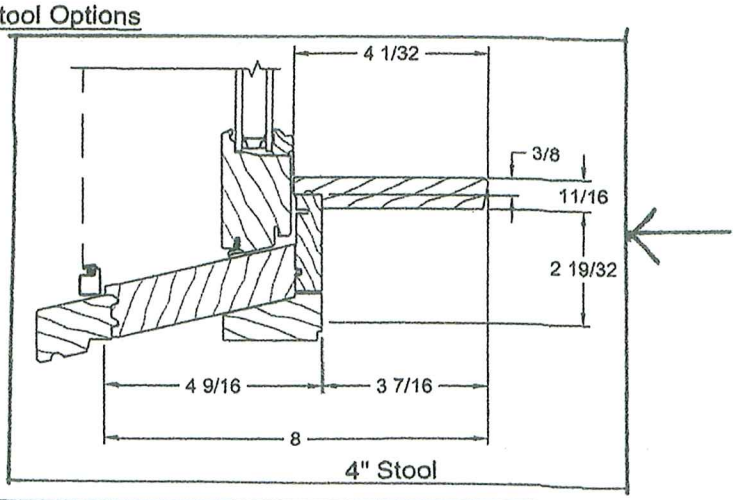


Extended Sill Nose

Prep for Stool Options



2" Stool



4" Stool

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: 3" = 1' - 0"

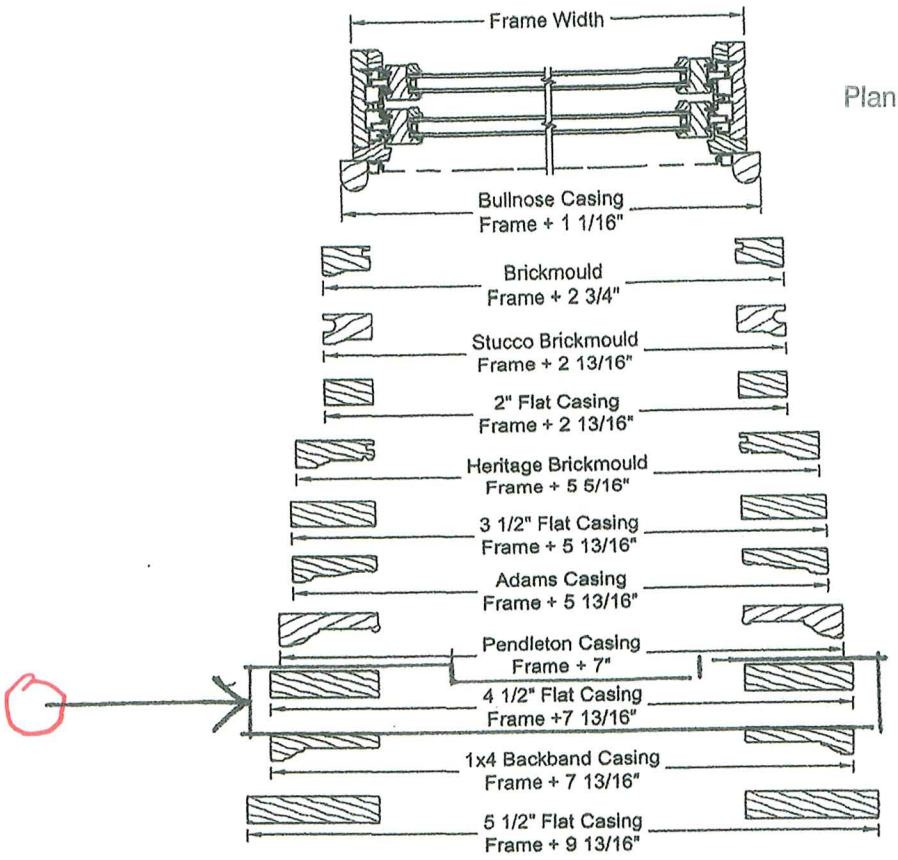
UNIT SIZING

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

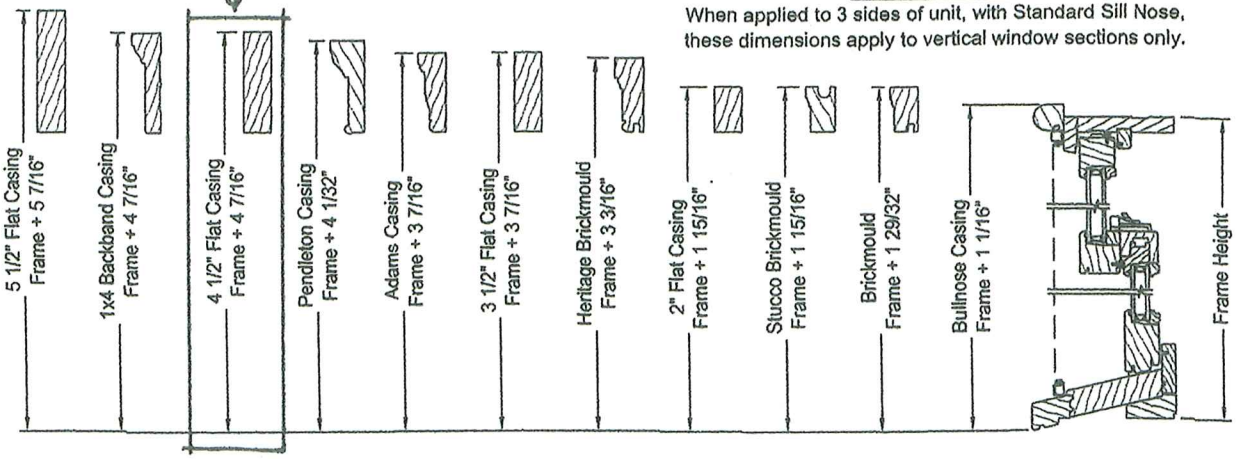
When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.



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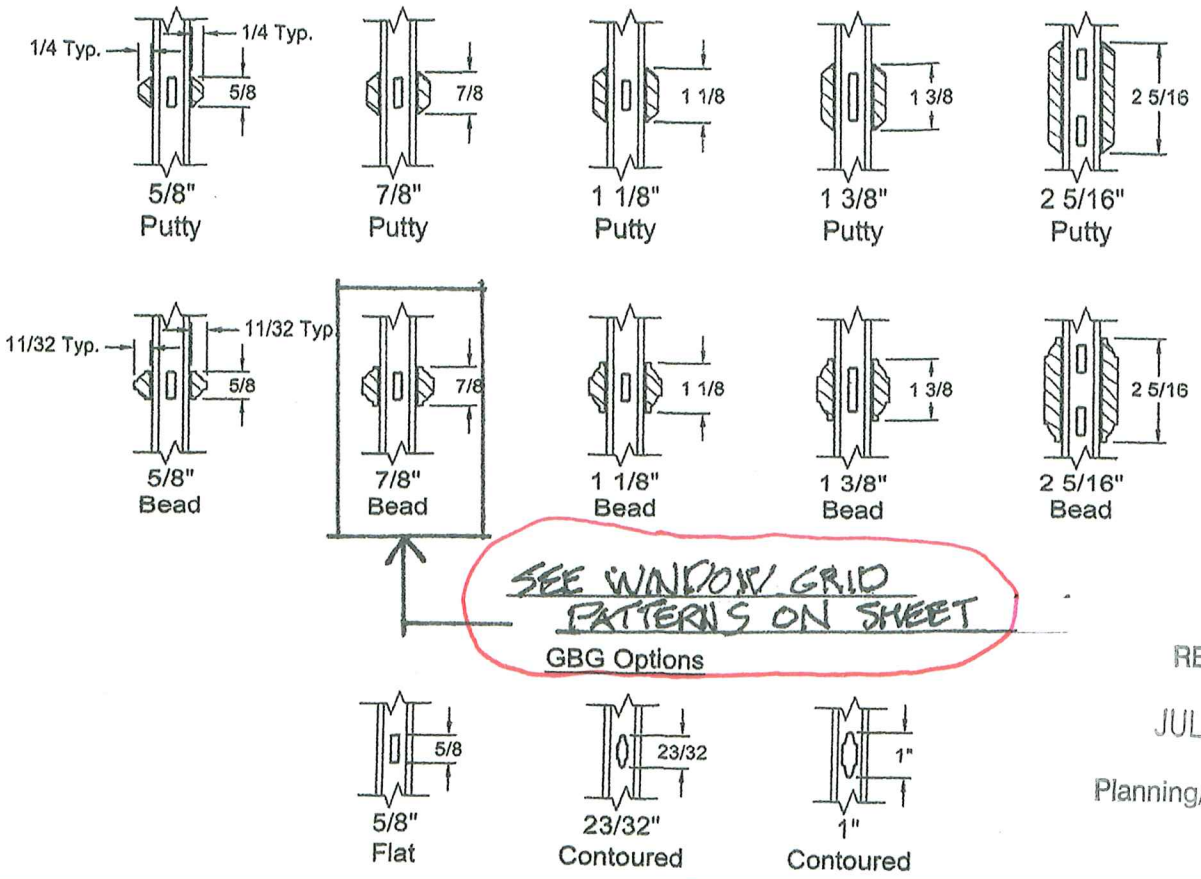
Trim - 3 Sides

When applied to 3 sides of unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.

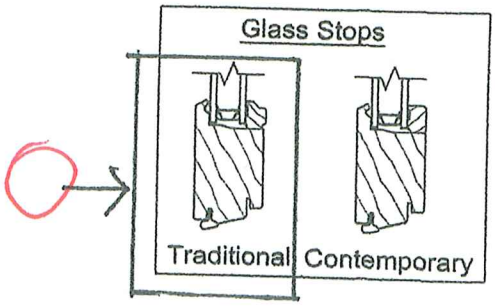


GRID & GLASS STOP OPTIONS

Exterior ← SDL Options → Interior



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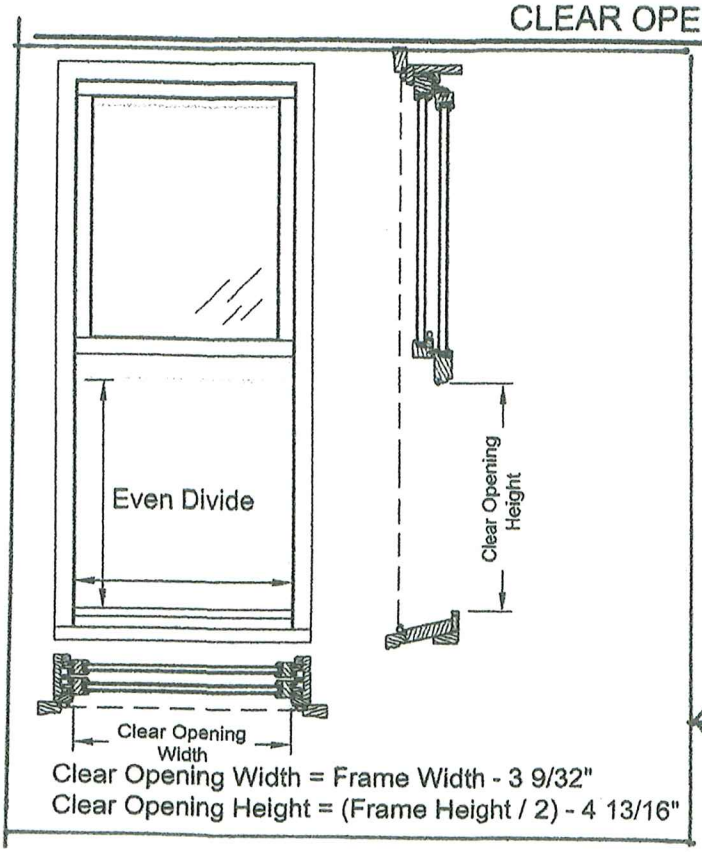


Various combinations of the SDL bars shown are available.

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"

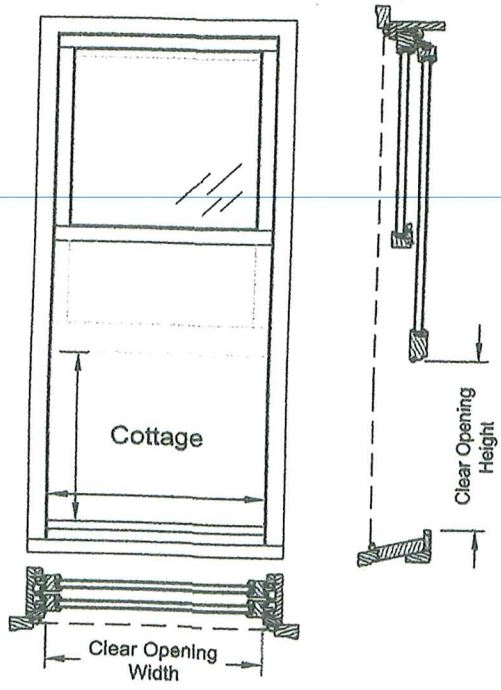
Values given are for WZ3 Non-Impact PG35 units. If other ratings are selected, subtract the required value as below:

WZ3 Non-Impact PG50
WZ4 Non-Impact
WZ3 Impact
Clear Opening Height - 3/8"

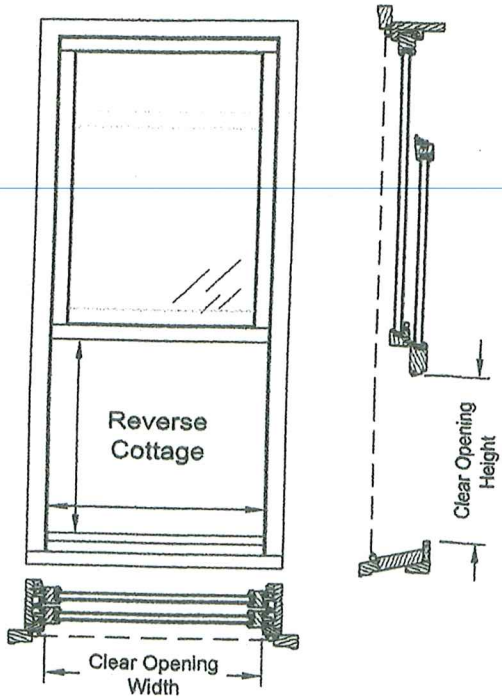
WZ4 Impact
Clear Opening Height - 25/32"

*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"



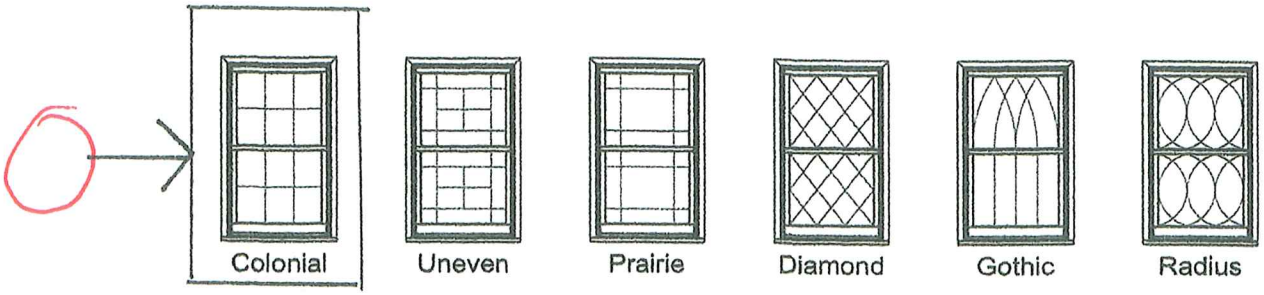
Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Bottom Vent* - 4 27/32'

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

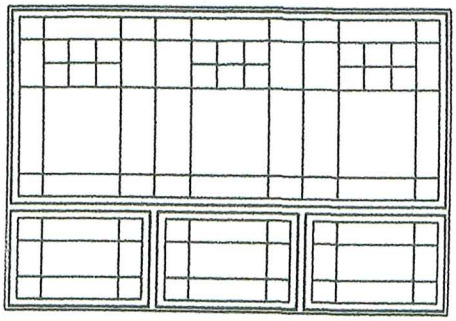
GRID PATTERNS

Custom™ Wood Double-Hung Windows are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles.

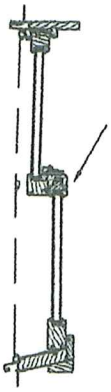
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



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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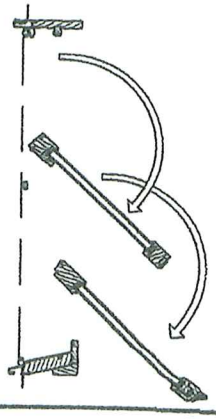


Double-Hung Operation
When the sash are locked at the check rails, the sash are closed and sealed in the sash opening of the frame.

When the sash are unlocked, the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.



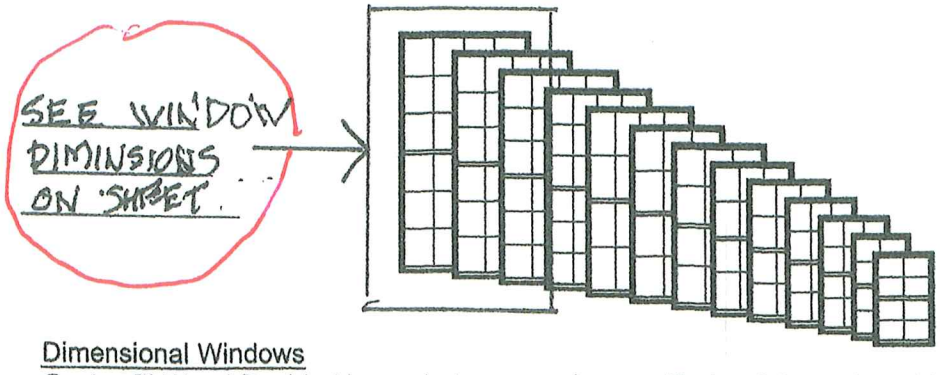
Sash Tilt for Washing
The Custom™ Double-Hung window will allow the sash to be tilted or removed for easy cleaning.



Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: NTS

GENERAL INFORMATION



Dimensional Windows

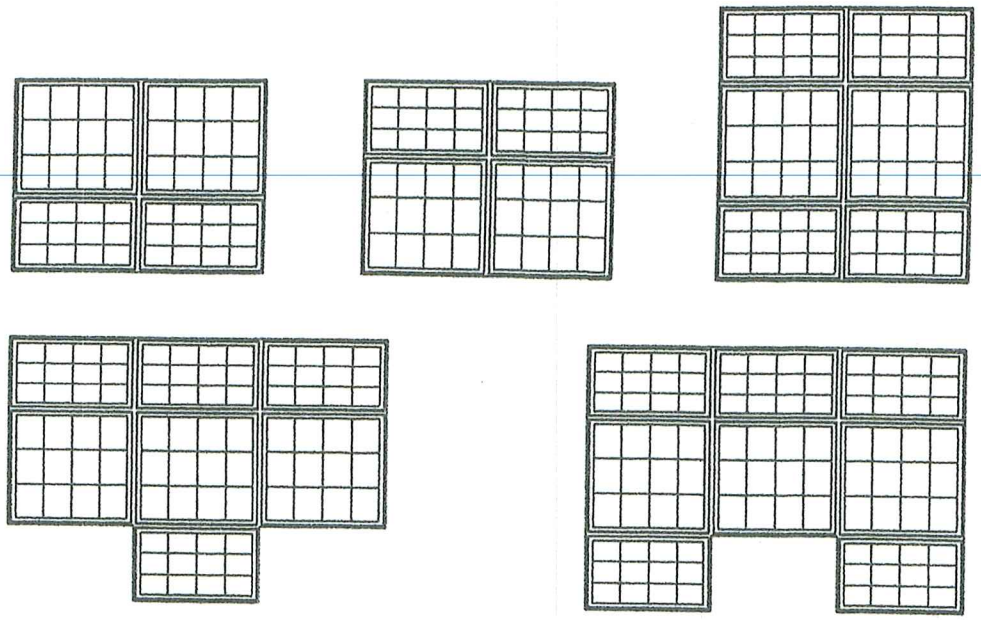
Custom™ Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height in 1/16" increments from standard.

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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Planning/Building Dept.

March 2022

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

October 20, 2022

Les Thomas, Architect
32 Cordova Street
St. Augustine, FL 32084

cc: Ocean Breezes Real Estate LLC

Re: Certificate of Appropriateness – 50 Marine Street – HP2022-0073

Dear Mr. Thomas,

On October 20, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to modify plans from a previously approved Certificate of Appropriateness, including altering the size of an approved window, adding an additional window of the same size on the front elevation, and reconfiguring the fenestration of an approved rear door.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the November 17, 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, to be received by November 7, 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.:	HP2022-0073
Applicant:	Les Thomas, Architect
Owner:	Ocean Breezes Real Estate LLC
Address:	50 Marine Street
Parcel Number:	1988700000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to modify plans from a previously approved Certificate of Appropriateness, including altering the size of an approved window, adding an additional window of the same size on the front elevation, and reconfiguring the fenestration of an approved rear door.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 20, 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 October 20, 2022, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to modify plans from a previously approved Certificate of Appropriateness, including altering the size of an approved window, adding an additional window of the same size on the front elevation, and reconfiguring the fenestration of an approved rear door.

Subject to the following conditions:

- Continued to the November 17, 2022 HARB meeting, as requested by the applicant.
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 20 day of October, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0073

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 20th day of October, 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.

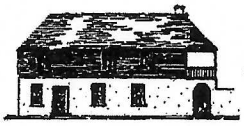
FOR NOVEMBER 17, 2022, HARB MEETING

HP2022-0073
50 Marine Street

No new information submitted by the applicant.

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SEP 21 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. HP2022-0073

Receipt No. 2468068
Advertising Costs $_____ Postage $_____ Paid on _____

Meeting Date: October 20, 2022
Receipt No. _____

1. NAME OF APPLICANT Les Thomas, Architect
   Business (if applicable) _____
   Address 32 Cordova St
   City St Augustine State Fl Zip Code 32084
   Daytime telephone 904 824 9508 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Rebecca Smith
   Business (if applicable) _____
   Address 54 Marine St
   City St Augustine State Fl Zip Code 32084
   Daytime telephone (required) 570 721 0545 Other phone _____
3. PROJECT STREET ADDRESS 50 Marine St, St Augustine, Fl 32084
4. LEGAL DESCRIPTION: Lot 25 Block 27 Subdivision COSA Parcel 19887-00000
5. EXISTING USE Residential PROPOSED USE Residential
6. PROPOSED PROJECT WORK

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

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

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

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances Reconfigure rear door system due to height restrictions
- ☐ New window opening/sashes Add duplicate egress window alonside other
- ☐ 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)

Modification to previously approved HARB document

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 9/21/2022

PRINT OWNER'S NAME Rebecca Smith

SIGNATURE OF OWNER _____ DATE 9/21/2022

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.

Application Sufficiency Review

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COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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.

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CONTINUED

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

Planning/Building Dept.

WINDOWS (windows, shutters, and other associated features)

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

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
		X	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
		X	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)
		X	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)
		X	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:

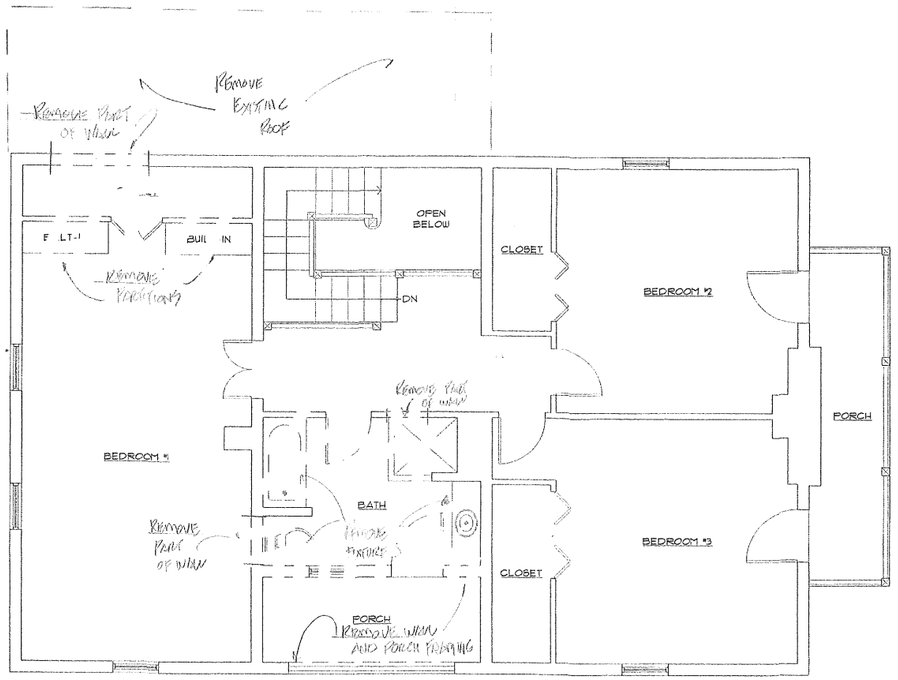
Project number: HP2022-0073 Project Address: 50 Marine Street

Reviewed by: Candice Seymour Date: 09/26/22

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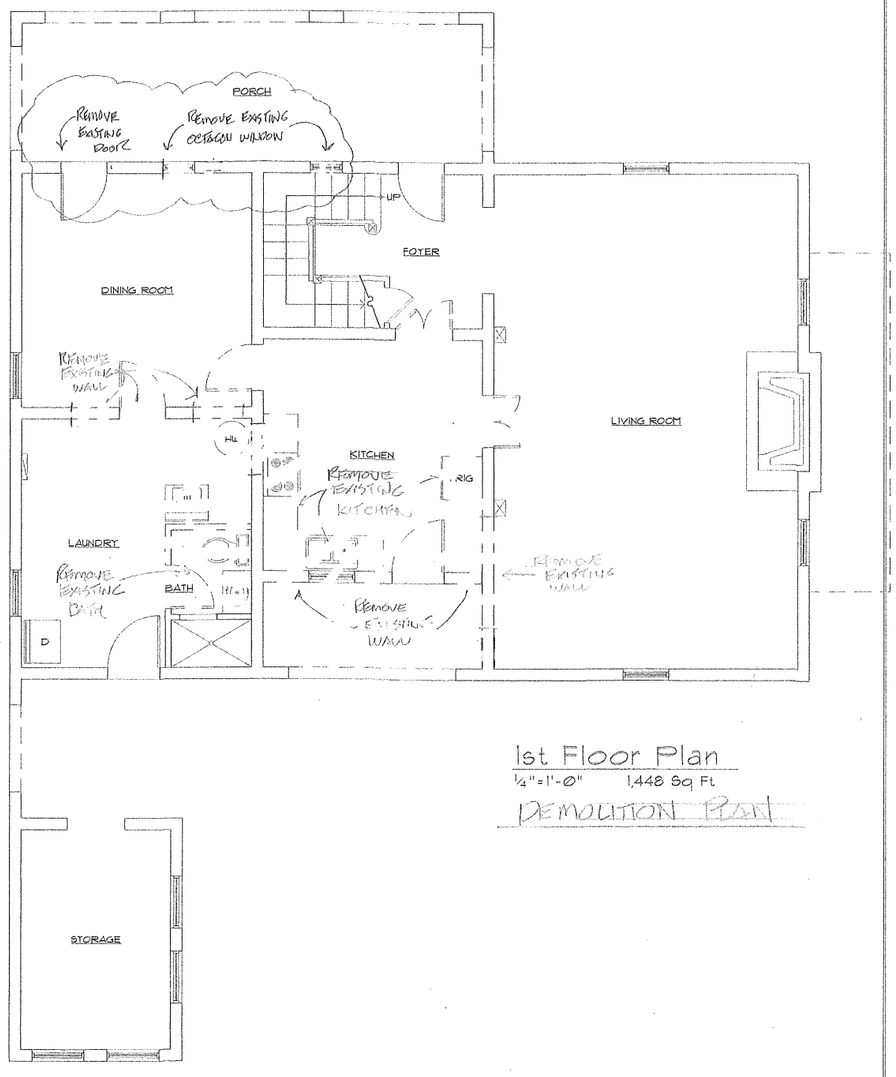
Planning/Building Dept.



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.

REVISED 9-19-22

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

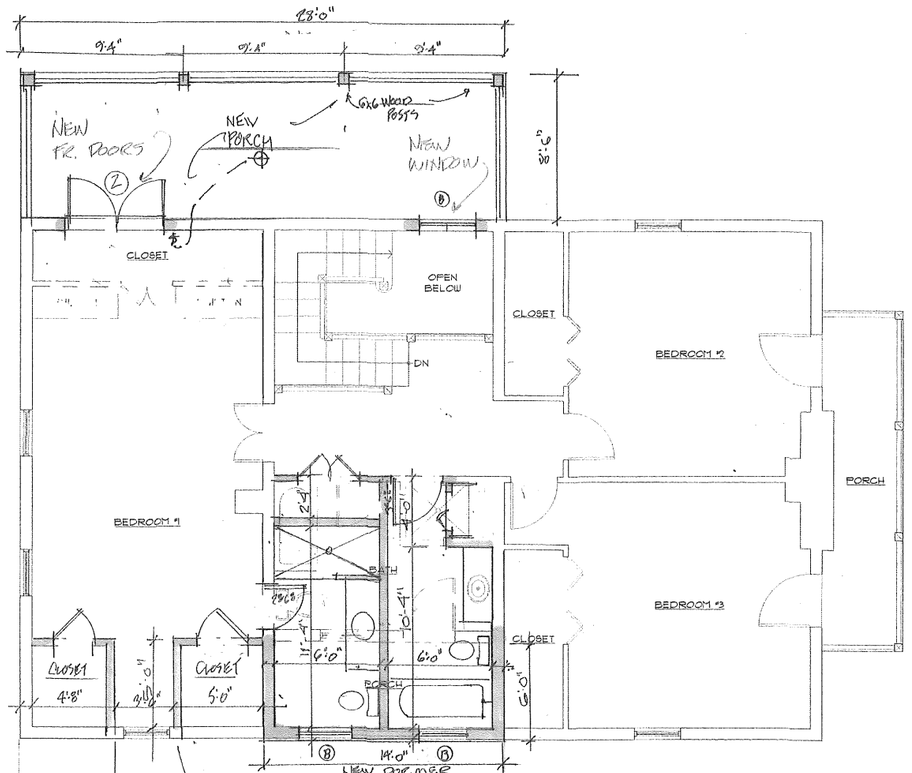
Date: 8-30-22
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Drawn: MURPHY
File: 50 MARINE

SHEET
A2

RECEIVED

SEP 21 2022

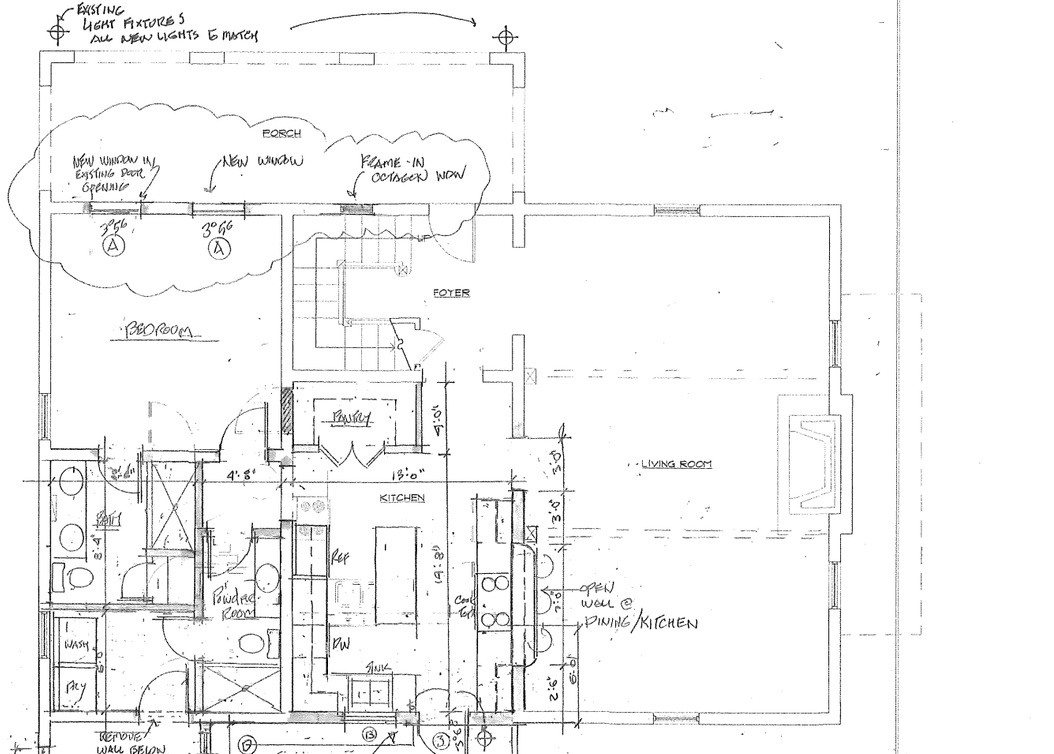
Planning/Building Dept.



2nd Floor Plan

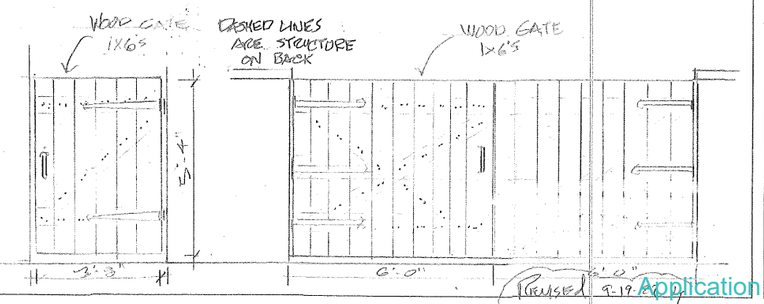
1/4"=1'-0" 1,266 Sq Ft





1st Floor Plan

1/4"=1'-0" 1,448 Sq Ft



REVISED 9-19-22

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date:	8.30.22
Scale:	AS NOTED
Drawn:	MURPHY
File:	50 MARINE

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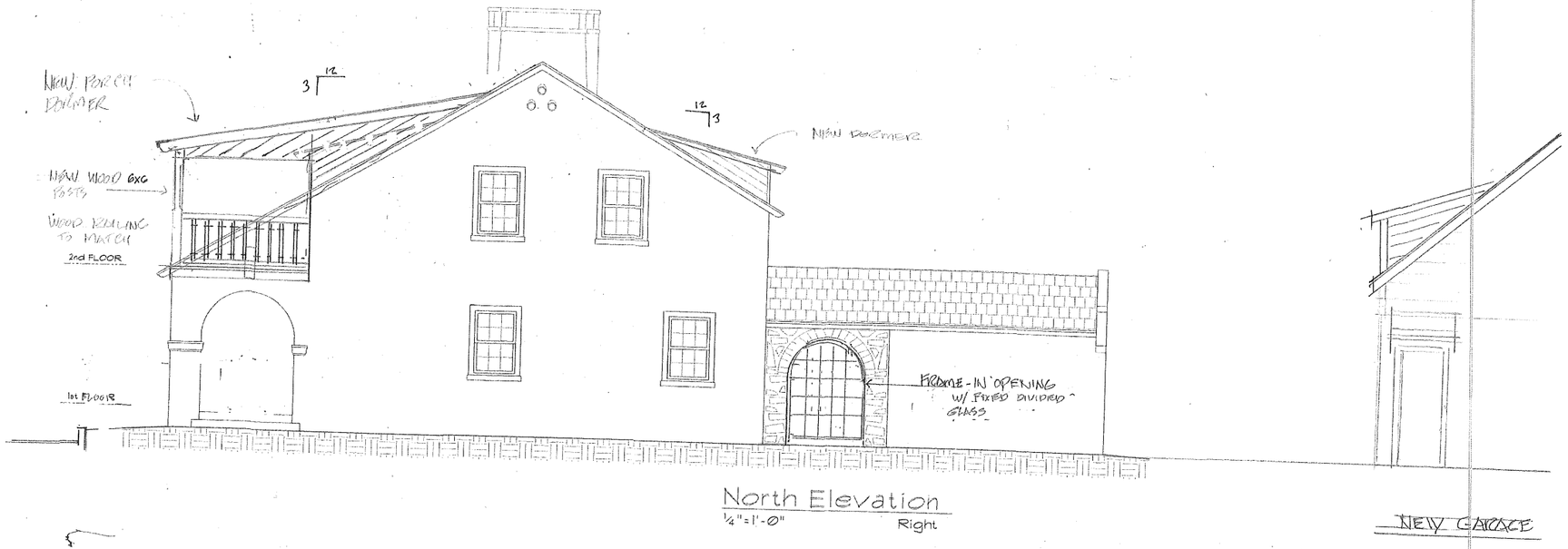
SEP 21 2022

Planning/Building Dept.



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.

REVISIONS 9-19-22

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

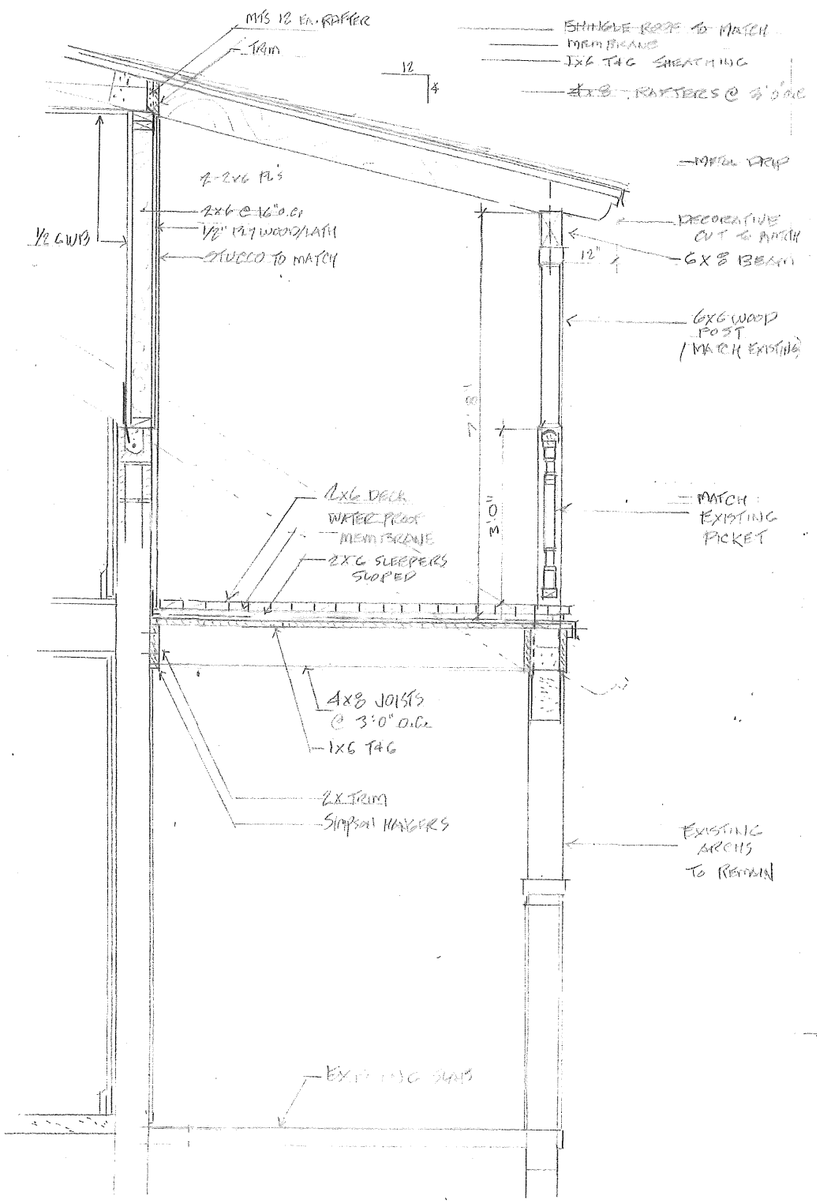
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Drawn: MURPHY
File: 50 MARINE

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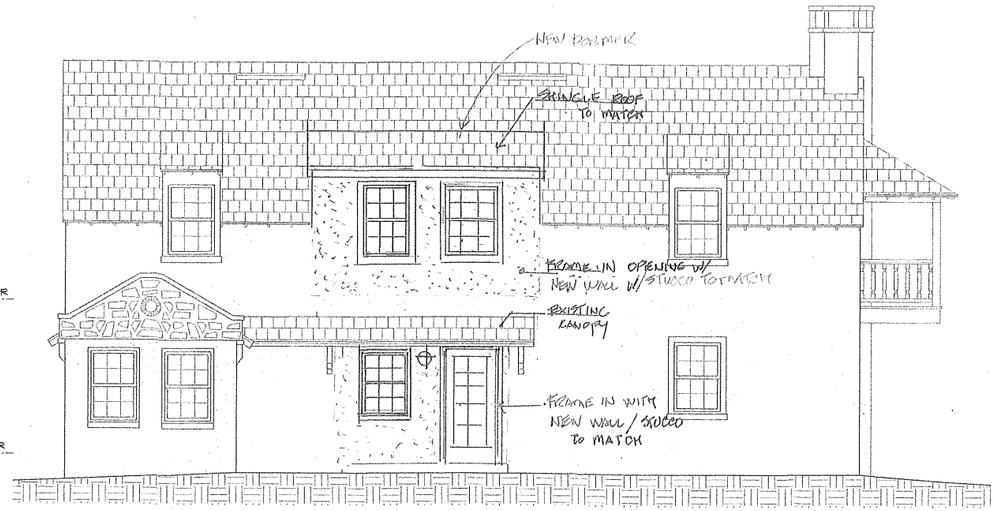
SEP 21 2022

Planning/Building Dept.



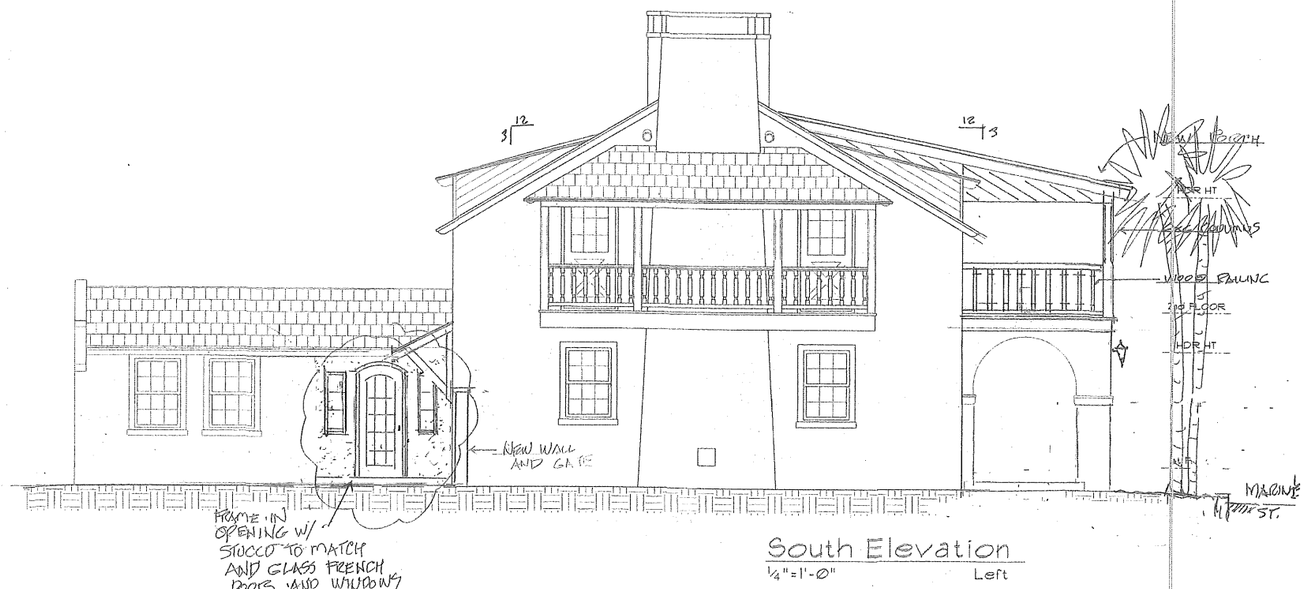
SECTION @ NEW PORCH

3/4"=1'-0"



West Elevation

1/4"=1'-0" Rear



South Elevation

1/4"=1'-0" Left

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date: 8-30-22
Scale: AS NOTED
Drawn: MURPHY
File: 50 MARINE

SHEET
A7

REVISED 9-19-22

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

2022 TRIM Notice

2022 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

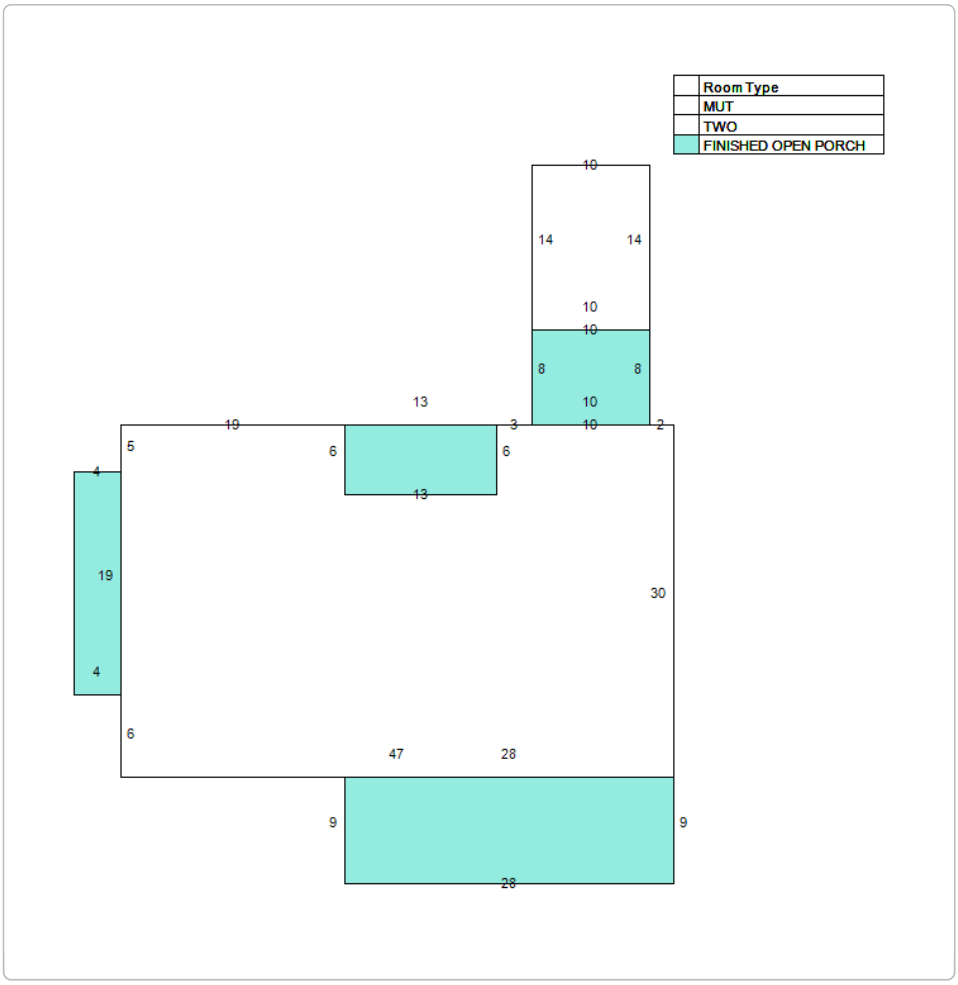
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$167,084	$0	$401,580	$0	$0	$568,664	$322,742	$295,922	$272,742
2020	$184,984	$0	$336,105	$0	$0	$521,089	$318,286	$252,803	$268,286
2019	$178,029	$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

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Last Data Upload: 9/21/2022, 12:49:02 AM

Version 2.3.221



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

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Florida Department of State, Division of Corporations

Detail by Entity Name

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LES THOMAS ARCHITECHT INC.

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Principal Address

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ST. AUGUSTINE, FL 32084 UN

Changed: 06/12/2012

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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
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Annual Reports

Report Year	Filed Date
2020	04/13/2020
2021	03/11/2021
2022	02/03/2022

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Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 17, 2022 Meeting



Application HP2022-0075 Address: 9 Aviles Street

Applicant: Sarah Ryan Architect, LLC

Property Owner: Red Moon Properties, LLC

Project description: To modify a previously approved Certificate of Appropriateness to include installation of gates within existing openings on the west and south elevations of the newly constructed commercial building.

Architectural Style:	New Mediterranean Influence / Mission Revival Construction	Florida Master Site File:	N/A
National Register:	In St. Augustine NRHD/NHL	Construction date:	N/A
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1989300000		
Agenda Item:	7(a)	Previous Action(s):	COA 2018-0109; COD 2018-0110 OOA 2018-0081; COA 2020-0137

STAFF SUMMARY AND ANALYSIS:

1. Constructed at the northeast corner of Aviles Street and Artillery Lane, a COA for the existing replacement building was approved by the HARB in 2018, with a subsequent COA in 2020 for some design changes and added features to the exterior envelope. With this COA application, new gates and panels are proposed for the openings of the recessed entrance on the south end of the new building that still is being completed.
2. The overall design approved by the HARB is Mediterranean influenced to match the historic building that was on the site historically. Features should enhance and be compatible with that architectural style.
3. One pair of operable gates is proposed for the opening on the south end of the front façade/west elevation. On the south elevation, another wider pair of operable gates to be centered between fixed gate panels is proposed in the existing opening, along with another fixed gate panel in the third opening to the east.
4. According to follow up correspondence by the applicant, the gates and all decorative components will be solid aluminum with a black powder-coated finish, not hollow aluminum tubes. A sample should be provided at the HARB meeting. The proposed gates and panels will fill the overall width and extend to just below the overall height of the existing openings. Metal (iron) fences are allowed materials in the Architectural Guidelines for Historic Preservation (AGHP) and is appropriate for this building. Dimensions for gates are only found in the pre-1821 section and only widths are mentioned. While the proposed height is over the recommended fence height for later styles, the use of tall gates for courtyard spaces is utilized in other buildings in the HP districts, including the former Hotel Alcazar, also a Mediterranean influenced design.
5. Specific design recommendations for Mediterranean Influence fences and gates are not included in the AGHP, but it does state that these features must match the architectural style of the primary building and the level of detail should be appropriate for style of the primary building. Details on the proposed gates include a fleur-de-lis finial at the top and butterfly shaped scrolls flanking each picket, with turned motifs at the center, and paired quatrefoil at the bottom of each panel. While the proposed gates have a Mediterranean influenced quality, they may be somewhat more elaborate in detailing than the overall new building. A simplified version may be more compatible with the architecture.
6. Using operable gates in two of the three openings allows the space to be open or closed. The open design is desirable since they do not visually block off the patio space that leads to the recessed entrance.
7. Justification provided for the proposed gates is to help secure the recessed entry when the building is not in use and prevent people from sleeping in and using the recessed entrance space in undesirable ways.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **take the following actions regarding a CERTIFICATE OF APPROPRIATENESS** at **9 Aviles Street**:

1. To approve a simplified version of the proposed gates and fixed panels if the HARB determines the proposed materials and dimensions are otherwise appropriate and in keeping with the Secretary of the Interior's Standards for Rehabilitation #9 (Compatible Contemporary Design for New Alterations).

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Install:

1. On the south end of the front façade/west (Aviles Street) elevation:
    a. One pair of operable gates on existing opening

2. On the south (Artillery Lane) elevation:
    a. A wider pair of operable gates centered between fixed gate panels in the existing opening
    b. A fixed gate panel in the third opening to the east

- The proposed gates and panels will fill the overall width and extend to just below the overall height of the existing openings
- All decorative components are proposed in solid aluminum with a black powder-coated finish
- Details on the proposed gates include a fleur-de-lis finial at the top and butterfly shaped scrolls flanking each picket, with turned motifs at the center, and paired quatrefoil at the bottom of each panel

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Mediterranean Influence Styles (1885-1940)
Mediterranean-influenced styles of architecture include Mediterranean Baroque, Spanish Renaissance Revival, Moorish Revival, Italian Renaissance (Venetian Renaissance), Spanish Colonial Revival and Mission. Florida's Spanish heritage and semi-tropical climate favored the use of Mediterranean designs. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s.

Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low relief carvings highlighting arches, columns, window surrounds, cornices and parapets. In St. Augustine, windows are usually tall casements or double hung sash. Fanlights are sometimes used over doors. An arch motif is common on windows, doors and porch colonnades.

The Spanish Renaissance Revival style was brought to St. Augustine by Henry Flagler, and makes extensive use of poured coquina concrete walls, red terra cotta tile roofs, complex building massing, monumental entries, towers, turrets, vertical windows and doors, galleries, loggias and balconies, intricate detailing, and rounded arches.

Buildings are not usually constructed directly on the street, although the size of yards varies.

Building plans are rectangular or irregular. Buildings are two to four stories.

Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. Exterior finishes are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick.

Windows are double hung sash five-over-five or one-over-one, or fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles and balconies are common.

Detailing includes plaster and terra cotta highlighting on arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies and balconets. Decorative carving on the facade is also common.

Mission (1919-1940)
The Mission style originated in California during the 1880's in response to increased interest in that state's Spanish colonial heritage. The Mission style became popular in Florida during the Land Boom of the 1920s. It is associated with a wide variety of buildings including churches, train stations, government buildings and private residences. Elements of the style, particularly the shaped parapet and the quatrefoil window, are frequently found on less formally designed buildings.

Identifying features of the Mission style are shaped parapets with coping; bell towers; quatrefoil windows; red barrel tile; and arcades.

Buildings are not constructed directly on the street, although the size of yards varies.

Building plans are L-shaped, T-shaped or irregular. Buildings are one or two stories.

Foundations are continuous concrete or coquina. Construction is masonry or wood frame. Exterior finishes are stucco or unfinished coquina blocks.

Roof types are hip or flat with a shaped parapet and towers. Flat roof surfaces are built-up. Pitched roof surfaces are covered with barrel tile. Chimneys are brick or coquina block.

Windows are double hung sash six-over-six, three-over-one, one-over-one, or multi-pane casement. Quatrefoil windows, fanlights and sidelights are common.

Detailing includes plaster and terra cotta detailing, and quatrefoil windows.

Fences, Walls and Gates

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

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
9. Compatible Contemporary Design for New Alterations and Additions

Do...

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

Don't...

- 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.

Pre-1821 (Has only mention of gate widths)

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS
9 Aviles Street



STAFF PHOTOGRAPHS
9 Aviles Street





Left: Proposed gate locations on Front Façade/West Elevation (facing Aviles Street)
Right: and South Elevation (facing Artillery Lane)

STAFF PHOTOGRAPHS
9 Aviles Street





Proposed gate locations on South Elevation (facing Artillery Lane)

STAFF PHOTOGRAPHS
9 Aviles Street





Inside recessed entry to be accessed from proposed gate locations

Received October 19, 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. HP2022-0075

Receipt No. 2491074 Meeting Date: November 17, 2022

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

1. NAME OF APPLICANT MARK MCCONNEL, AIA
   Business (if applicable) SARAH RYAN ARCHITECT, LLC
   Address 201 OWENS AVENUE
   City ST. AUGUSTINE State FL Zip Code 32080
   Daytime telephone 540-915-1233 E-mail Address MM@SARAHRYANARCHITECT.COM
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER DAVE & CHRISTY BISHOP
   Business (if applicable) RED MOON PROPERTIES, LLC.
   Address 6377 PUTNAM STREET
   City ST. AUGUSTINE State FL. Zip Code 32080
   Daytime telephone (required) 904.615.7038 E-mail address JCBISHOP571@ME.COM
3. PROJECT STREET ADDRESS 9 AVILES
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 1989300000
5. EXISTING USE N/A PROPOSED USE ASSEMBLY
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 NEW GATES.
☐	☐	Existing parking, walkways & other site features

October 2017

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

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☒ New fence/wall/gate NEW GATES
- ☐ 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)

PROPOSED W.I. GATES TO SECURE RECESSED ENTRY WHEN BUILDING IS NOT IN USE. THE HOMELESS POPULATION (AND OTHERS) USE THESE SPACES TO SLEEP, URINATE, DEFECATE, AND SLEEP. THE PROPOSED GATES WOULD PREVENT ACCESS AND BE AESTHETICALLY PLEASING.

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 Jennifer C. Bishop

SIGNATURE OF APPLICANT Jennifer C Bishop DATE 10/17/22

PRINT OWNER'S NAME MARK MCCONNEL

SIGNATURE OF OWNER DATE 10/17/22

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

Received October 19, 2022
Planning and Building Department

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

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

BY: Jennifer C. Bishop
Signature of Owner

Jennifer C. Bishop
Print Name of Owner

904-675-7038
Telephone Number

State of FLORIDA

County of ST. Johns

Signed and sworn before me on this 17th day of October, 2022.

By Jennifer C. Bishop

Identification verified: ✓

Oath sworn: ✓ Yes____ No

Notary Signature: Nancy Davidson Holdsworth

My Commission expires: 6/30/2026

NANCY D. HOLDSWORTH
Commission # HH 277200
Expires June 30, 2026

Rev:120219 jw

9 Aviles Street
HP2022-0075

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	
☐	☐	☒	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:

Project number: HP2022-0075 Project Address: 9 Aviles Street

Reviewed by: Candice Seymour Date: 10/25/2022

Received October 19, 2022
Planning and Building Department

SARAH RYAN
ARCHITECT

18 October 2022

Project: 9 Aviles event venue
9 Aviles Street
Gate submission photographs



Photo 1.01 – Aviles gate opening

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Planning and Building Department



Photo 1.02 – view from Aviles showing all three openings



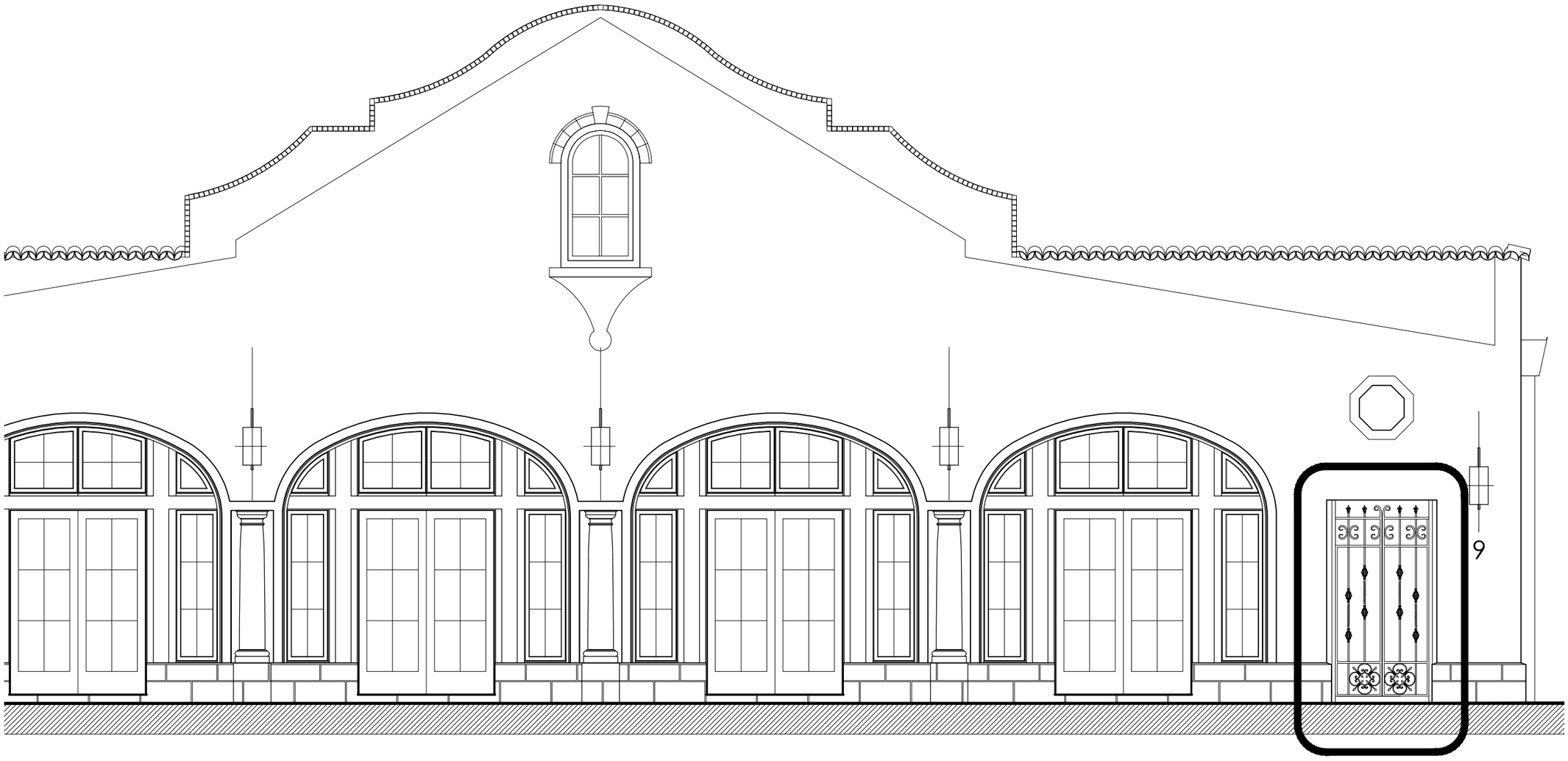
Photo 1.03 – Main gate opening and small fixed gate opening on Artillery

Received October 19, 2022
Planning and Building Department



Photo 1.04 – Openings from Artillery

Received October 19, 2022
Planning and Building Department



AVILES (FRONT) ELEVATION 1/4"=1'-0" | 1

PROJECT:

NINE AVILES

OWNER CONTACT:

Red Moon Properties, LLC
Dave & Christy Bishop
6377 Putnam Street
St. Augustine, FL 32080

PROJECT LOCATION:

9 Aviles Street
St Augustine FL 32080

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

Ry-Macs Builders
512 Old Governors Way
St. Augustine, FL 32086
904-669-7862

ELEVATIONS FOR GATE SUBMISSION

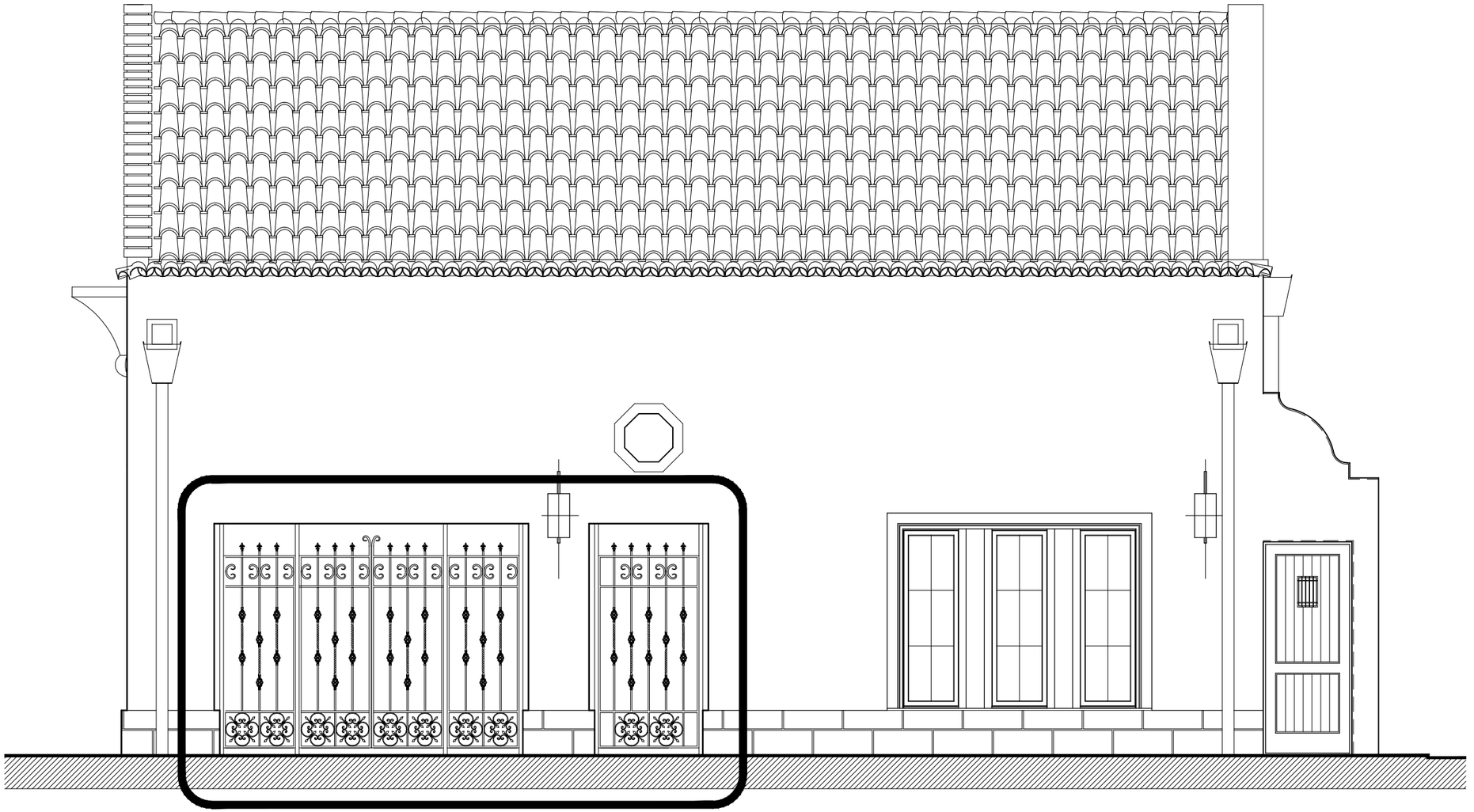
DATE

10.18.2022 GATE

DRAWING SHEET

SD2.10

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Planning and Building Department



SIDE ELEVATION 1/4" = 1'-0" | 1

PROJECT:

NINE AVILES

OWNER CONTACT:

Red Moon Properties, LLC
Dave & Christy Bishop
6377 Putnam Street
St. Augustine, FL 32080

PROJECT LOCATION:

9 Aviles Street
St Augustine FL 32080

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

Ry-Macs Builders
512 Old Governors Way
St. Augustine, FL 32086
904-669-7862

ELEVATIONS FOR GATE SUBMISSION

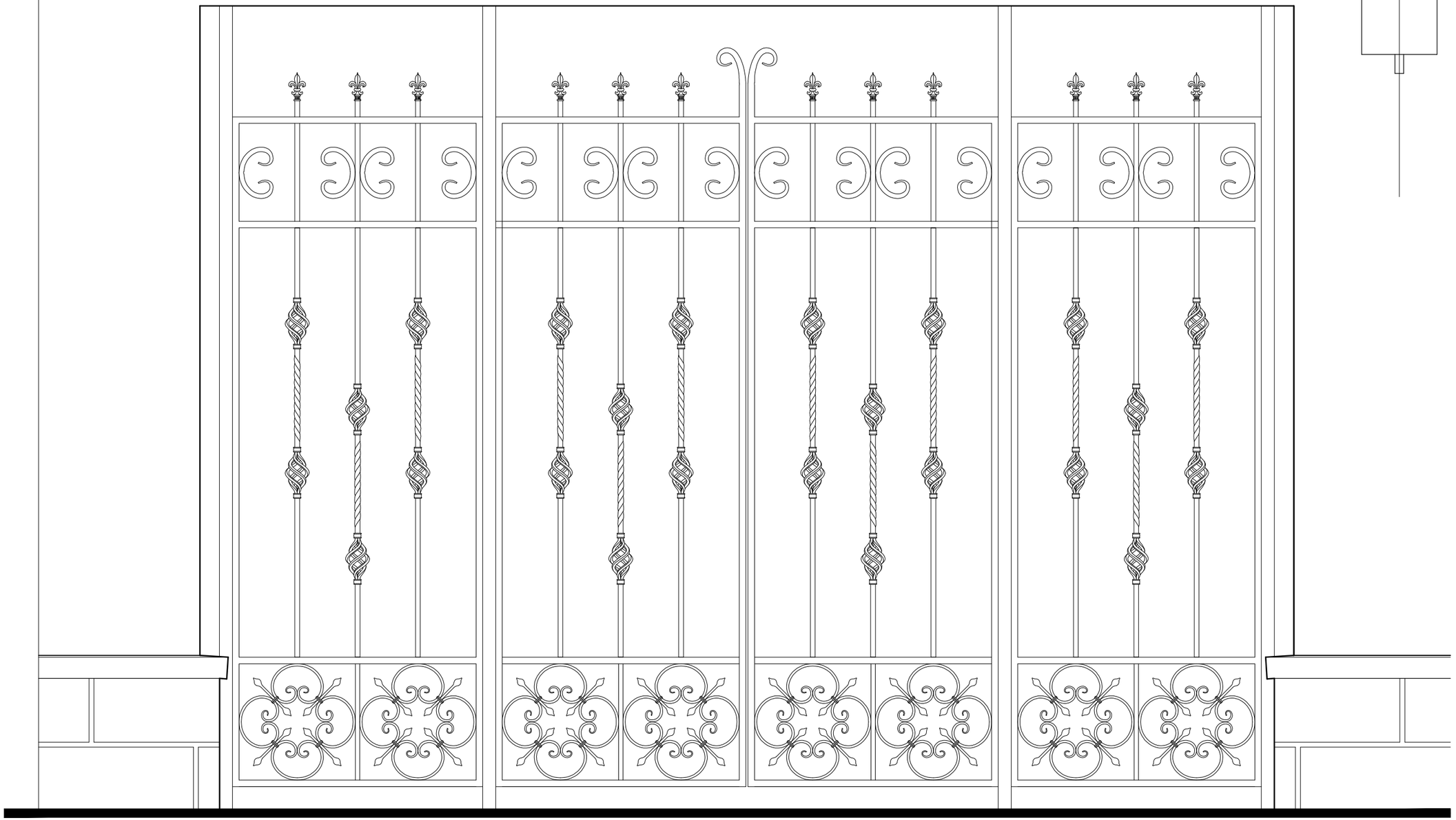
DATE

10.18.2022 GATE

DRAWING SHEET

SD2.11

Received October 19, 2022
Planning and Building Department



PROJECT:

NINE AVILES

OWNER CONTACT:

Red Moon Properties, LLC
Dave & Christy Bishop
6377 Putnam Street
St. Augustine, FL 32080

PROJECT LOCATION:

9 Aviles Street
St Augustine FL 32080

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

Ry-Macs Builders
512 Old Governors Way
St. Augustine, FL 32086
904-669-7862

DETAIL ELEVATIONS
FOR GATE SUBMISSION

DATE

10.18.2022 GATE

DRAWING SHEET

SD2.12

ARTILLERY STREET MAIN GATE 1"=1'-0" 1

Received October 19, 2022
Planning and Building Department



AVILES STREET PAIR OF GATES 1"=1'-0" | 1



ARTILLERY STREET FIXED GATE 1"=1'-0" | 1

PROJECT:

NINE AVILES

OWNER CONTACT:

Red Moon Properties, LLC
Dave & Christy Bishop
6377 Putnam Street
St. Augustine, FL 32080

PROJECT LOCATION:

9 Aviles Street
St Augustine FL 32080

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

Ry-Macs Builders
512 Old Governors Way
St. Augustine, FL 32086
904-669-7862

DETAIL ELEVATIONS FOR GATE SUBMISSION

DATE

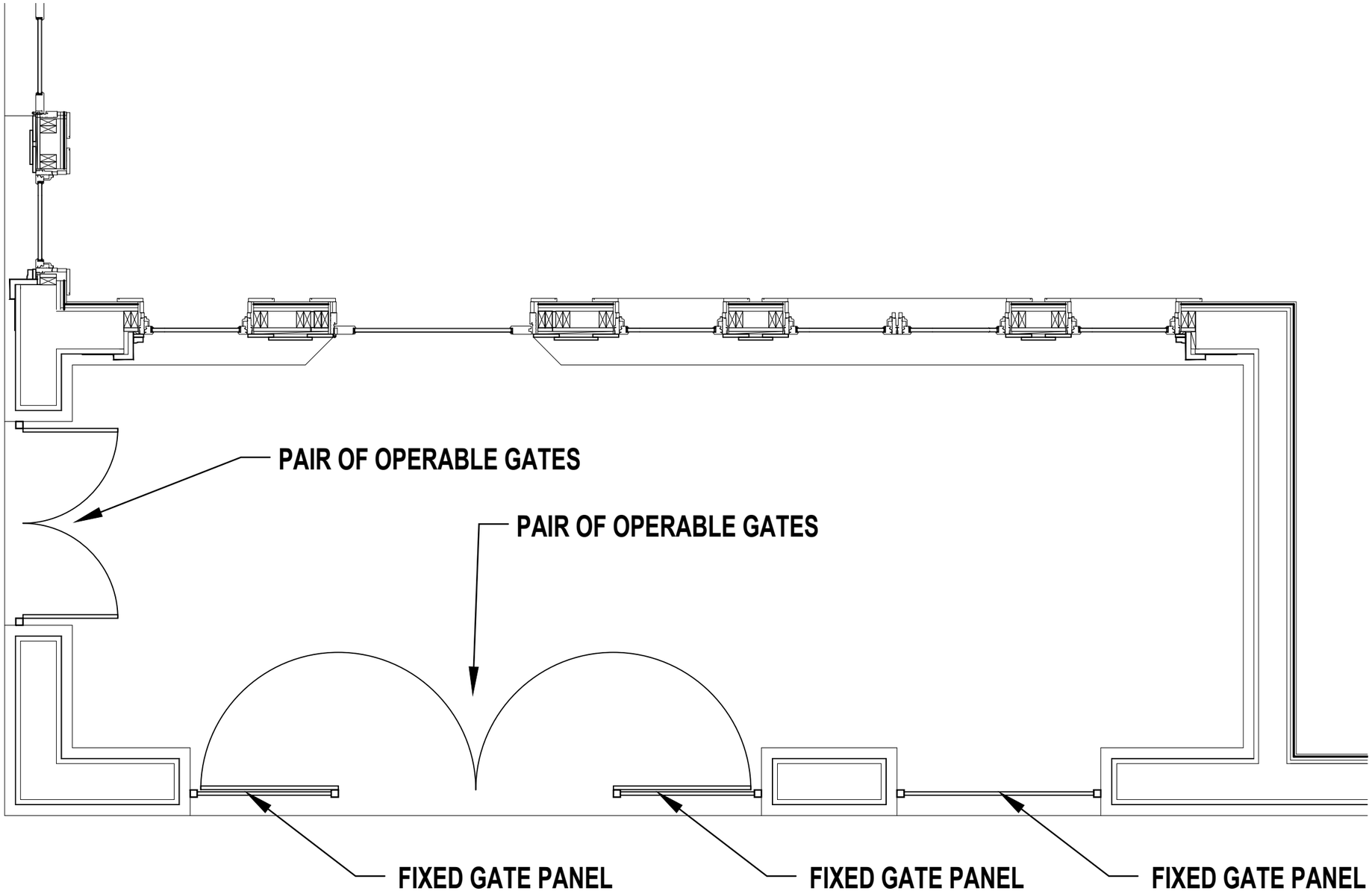
10.18.2022 GATE

DRAWING SHEET

SD2.13

Received October 19, 2022
Planning and Building Department

AVILES



ARTILLERY

FLOOR PLAN 1/2"=1'-0" 1

PROJECT:

NINE AVILES

OWNER CONTACT:

Red Moon Properties, LLC
Dave & Christy Bishop
6377 Putnam Street
St. Augustine, FL 32080

PROJECT LOCATION:

9 Aviles Street
St Augustine FL 32080

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

Ry-Macs Builders
512 Old Governors Way
St. Augustine, FL 32086
904-669-7862

FLOOR PLAN
FOR GATE SUBMISSION

DATE

10.18.2022 GATE

DRAWING SHEET

SD2.14

Candice Seymour

From: mm@sarahryanarchitect.com
Sent: Tuesday, October 25, 2022 7:31 PM
To: Candice Seymour; mm@sarahryanarchitect.com
Cc: 'Christy Bishop'; 'Sarah Ryan'
Subject: RE: 9 Aviles Street - Certificate of Appropriateness application for the November 17, 2022 Historic Architectural Review Board meeting

Follow Up Flag: Follow up
Flag Status: Completed

Hello Candice –

Thanks for all of this information. Here are some details for you.

The Owner Authorization that you attached has already been filled out by the owner and me and was included in our original submission. Please let me know if you don't find it.

After consulting with the Owner, we now have established that all of the components will be black powder-coated aluminum solid members (not hollow tubes). We will bring a sample to the meeting. Please let me know if an additional email is necessary to convey the material selection or if this one will suffice.

Since the gates are all exterior, staff can access the area at any time to photograph whatever they wish. So, permission granted.

See you on the 17th

Mark

Mark McConnel, AIA, LEED AP
Sarah Ryan Architect, LLC
201 Owens Avenue
St. Augustine FL 32080
540.915.1233


Do you really need to print this e-mail?

From: Candice Seymour <cseymour@citystaug.com>
Sent: Tuesday, October 25, 2022 12:50 PM
To: mm@sarahryanarchitect.com
Subject: 9 Aviles Street - Certificate of Appropriateness application for the November 17, 2022 Historic Architectural Review Board meeting

RE: 9 Aviles Street

Greetings!

Instr #2017087698 BK: 4483 PG: 35, Filed & Recorded: 12/28/2017 11:23 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $3,430.00

Prepared by and return to:
Stephen Difato, Esq.
Timeshare Title, LLC
308 Oakhaven Court
St. Augustine, FL 32092
File Number: **2017-40**

[Space Above This Line For Recording Data]

COPY

Warranty Deed

This Warranty Deed made this **27th day of December, 2017** between **Shawn D. Griffin and Gina M. Griffin, husband and wife**, of **555 Theodore Street, St. Augustine, FL 32084**, "grantor", and **Red Moon Properties LLC, a Limited Liability Company**, of **6377 Putnam Street, St. Augustine, FL 32080**, hereinafter referred to as "grantee" or "Purchaser":

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) 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**, **FL** to-wit:

For a Point of Beginning, commence at a point on the North line of Artillery Lane, 49 feet West of the Southeast corner of Block 28, of the City of St. Augustine, Florida, which Southeast corner of said Block 28 is 16 feet 7 inches West of the East line of Charlotte Street and which point of beginning is 61 feet 4 inches East of the East side of the Library Building on the West side of Aviles Street. From said Point of Beginning run thence Northerly 55 feet 3 inches to a point 46 feet 8 inches Westerly from the Northeast corner of Lot Three (3) of said Block 28, thence run Easterly 2 feet 6 inches to the East line of said Lot 2, of said Block 28, thence run Northerly along the East line of said Lot 2, 7 feet, more or less, to the South side of a brick wall, thence run Westerly along the South side of said brick wall to the East line of Aviles Street, thence run Southerly along the East line of Aviles Street 62 feet, more or less to the North line of Artillery Lane thence run Easterly along the North line of Artillery Lane 42 feet, more or less to the Point of Beginning.

Parcel Identification Number: 198930-0000

Subject to taxes for **2017**, and subsequent years, and covenants, conditions, restrictions, easements, reservations and limitations of record, 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.

Grantor, Shawn D. Griffin and Gina M. Griffin, warrants 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 Grantor's spouse's homestead, nor is it contiguous to or a part of Grantor's homestead property. Grantor's residence and homestead address is: **555 Theodore Street, St. Augustine, FL 32084.**

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, 2016.**

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:

Witness

Print Name

Witness

Print Name

Shawn D. Griffin

Gina M. Griffin

COPY

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 20 day of December, 2017 by **Shawn D. Griffin and Gina M. Griffin** who [ ] is/are personally known or [X] has/have produced a driver's license as identification.

[Notary Seal]

STEPHEN DIFATO
MY COMMISSION EXPIRES
MARCH 29, 2020
#FF 976484
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1989300000
Location Address	9 AVILES ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE S62FT OF LOT 2 IN OR6/536 62FT ON AVILES ST X 42FT ON ARTILLERY LANE BLK 28 OR4483/35 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.060
Homestead	N

Owner Information

Owner Name	Red Moon Properties LLC 100%
Mailing Address	1093 A1A BEACH BLVD #401 SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2023
Building Value	$0
Extra Features Value	$0
Total Land Value	$208,320
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$208,320**
Total Deferred	$0
Assessed Value	**$208,320**
Total Exemptions	$0
Taxable Value	**$208,320**

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
2022	$0	$0	$208,320	$0	$0	$208,320	$208,320	$0	$208,320
2021	$0	$0	$208,320	$0	$0	$208,320	$208,320	$0	$208,320
2020	$0	$0	$208,320	$0	$0	$208,320	$208,320	$0	$208,320
2019	$0	$0	$208,320	$0	$0	$208,320	$208,320	$0	$208,320
2018	$174,575	$0	$208,320	$0	$0	$382,895	$382,895	$0	$382,895
2017	$78,910	$0	$208,320	$0	$0	$287,230	$155,590	$131,640	$155,590
2016	$56,815	$0	$84,630	$0	$0	$141,445	$141,445	$0	$141,445
2015	$56,815	$0	$84,630	$0	$0	$141,445	$141,445	$0	$141,445
2014	$33,422	$0	$84,630	$0	$0	$118,052	$118,052	$0	$118,052
2013	$33,422	$0	$84,630	$0	$0	$118,052	$118,052	$0	$118,052
2012	$33,422	$0	$84,630	$0	$0	$118,052	$118,052	$0	$118,052
2011	$33,422	$0	$93,744	$0	$0	$127,166	$127,166	$0	$127,166
2010	$33,422	$0	$104,160	$0	$0	$137,582	$137,582	$0	$137,582

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	62	42	2604	SF	$208,320

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/28/2017	12/27/2017	$490,000.00	WARRANTY DEED	4483	35	Q	I	GRIFFIN SHAWN D,GINA M	RED MOON PROPERTIES LLC
12/15/2014	12/11/2014	$0.00	WARRANTY DEED	3964	1300	U	I	BURKE RUTH E INDIV & TRSTEE	GRIFFIN SHAWN D,GINA M
10/14/2010	10/6/2010	$100.00	WARRANTY DEED	3365	680	U	I	BURKE BILLY LEE,RUTH E	BURKE FAMILY TRUST
7/15/1974	7/15/1974	$0.00	WARRANTY DEED	258	319	U	I	HYDEN EDNA N	BURKE B L,RUTH ELIZABETH

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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User Privacy Policy
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Last Data Upload: 10/22/2022, 2:08:18 AM

Version 2.3.226

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



Detail by Entity Name

Florida Limited Liability Company
RED MOON PROPERTIES, LLC

Filing Information

Document Number	L17000099745
FEI/EIN Number	82-1448533
Date Filed	05/04/2017
Effective Date	05/04/2017
State	FL
Status	ACTIVE

Principal Address

9 AVILES ST
ST. AUGUSTINE, FL 32084

Changed: 01/22/2022

Mailing Address

1093 A1A BEACH BOULEVARD
ST. AUGUSTINE, FL 32080

Registered Agent Name & Address

BISHOP, HAROLD D
1093 A1A BEACH BOULEVARD
ST. AUGUSTNE, FL 32080

Authorized Person(s) Detail

Name & Address

Title AMBR

BISHOP, HAROLD D
1093 A1A BEACH BOULEVARD
ST. AUGUSTINE, FL 32080

Title AMBR

BISHOP, JENNIFER C
1093 A1A BEACH BOULEVARD
ST. AUGUSTNE, FL 32080

Annual Reports

Report Year	Filed Date
2020	02/02/2020
2021	02/05/2021
2022	01/22/2022

Document Images

01/22/2022 -- ANNUAL REPORT	View image in PDF format
02/05/2021 -- ANNUAL REPORT	View image in PDF format
02/02/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
06/28/2018 -- ANNUAL REPORT	View image in PDF format
05/04/2017 -- 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 November 17, 2022 Meeting



Application HP2022-0077 Address: 272 St. George Street

Applicant: Sarah Ryan, Architect LLC

Property Owner: Cara and Allan Farquhar

Project description: To modify a previously approved Certificate of Appropriateness for a new detached garage building including changes to the design of the garage doors, entry doors on the south elevation, outdoor shower, and pergola; and, site modifications to include a screened pavilion, outdoor kitchen, inground pool, and associated paved decks, fencing, gates, and landscaping.

Architectural Style:	Queen Ann Revival	Florida Master Site File:	SJ01928
National Register:	St. Augustine NR District: Contributing	Construction date:	1887
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1997500000		
Agenda Item:	7(b)	Previous Action(s):	F2017-0175 COA F2020-0070 COD F2020-0076 COA HP2022-0047

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness application is to modify a previously approved detached garage building, and for additional site modifications including a new screened pavilion, outdoor kitchen, inground pool, and associated paved decks, fencing, gates, and landscaping. All changes are proposed to occur behind the front plane of the main residence.
2. The existing rear detached structure, with an estimated construction date of 1960-1970, is not contemporary to the primary structure, and was approved for demolition under HP2022-0054 heard at the July 21, 2022 HARB meeting.
3. The applicant has designed the proposed garage to complement the main home including triangular windows, clamshell siding, decorative porch columns, and roof material and paint finishes to match. Differences from the previously approved design are seen on the south and east elevations and can be found detailed in the Scope of Work below.
4. While the proposed trellis columns appear to be wood, the rafters are noted as a synthetic material and the applicant should clarify the material proposed. The Architectural Guidelines for Historic Preservation (AGHP) encourages the use of wood materials, though materials that are compatible in quality, color, texture, finish, and dimension may be used. Other alterations to the garage proposed do not appear to significantly alter the intent of the approved design.
5. The Scope of work below also details the additional site elements. Item 6-10 below detail staff comments for these project elements.
6. **Swimming Pool:**
    a. Proposed pool deck and walkway material in sandstone is consistent with the AGHP.
    b. A fountain is proposed on the west edge of the pool deck. The AGHP discourages adding conjectural landscape features to a site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate; however, the proposed fountain design may be interpreted as a contemporary feature added with the pool which it matches in material and finish.
7. **Screened Pavilion and Outdoor Kitchen:**
    a. Exterior pavilion materials appear to match those proposed and previously approved for the detached garage and the applicant must confirm this
    b. Design elements such as the turned posts and dormer window reflect the design of the previously approved detached garage and the main structure

c. The outdoor kitchen design indicates screened panels behind the counter area and the applicant should clarify if/how these are incorporated into the pavilion

8. **Hardscape:**
    a. Hardscape materials proposed appear to be consistent with AGHP requirements except for caustic cement tiles utilized for the walkway from the parking court into the pool area and for the pavilion. The AGHP states that appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. The tile is used in minimal areas.
9. **Fences and Gates:**
    a. The fence material is consistent with AGHP requirements
    b. Generally, the design of the south gate, visible from the street is compatible with the Queen Anne Style of the main residence; however, a solid fence and gate design may not have been common during the style's period. The chevron pattern for the remaining gates appears to be a compatible contemporary interpretation of the style.
10. **Landscape Materials:**
    a. All proposed landscape plants appear to be from the AGHP pre-approved list.
11. 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.
12. 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.
13. The project is within archeological zone IB and will require 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 COA HP2022-0047, 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** because it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with a finding by the HARB that materials and overall design are consistent with the AGHP.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Modifications to an approved COA to construct a new two car garage structure including:
    a. New garage door design (east elevation)
    b. Addition of two more French doors for a total of four French doors (south elevation)
    c. Widening and lengthening of the proposed pergola (south elevation)
    a. More detailed outdoor shower with what appears to be horizontal wood screening and a diamond-pattern wood door (off west elevation, accessed on south side)
2. Installation of a new swimming pool and associated sandstone paved pool deck and walkways in a diamond pattern with sandstone border
3. Construction of a new 15' tall 41' x 14'6" screened pavilion:
    a. Features a cross-gable roof with tongue-and-groove gable ends, and a gabled entry overhang on the east elevation.
    b. Roof, cross-gable window design, and exterior materials (besides screen) appear to match that on proposed garage (applicant must confirm)
    c. Columns to match those on proposed garage pergola
4. Construct a new outdoor kitchen
5. Install new fencing and gates
6. Landscaping to include:
    a. Hedges along proposed fences
    b. Planting areas around the pool deck and south side of the proposed pavilion
    c. A fenced potager garden
    d. Walkway to parking court paved with caustic cement tile and concrete border

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

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

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- 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.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.

- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

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.

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.

Pre-1821

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used.

Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible.

Figure 1 depicts pre-1821 walls and fences.

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.

Parking, Landscaping and Site Features

Do...

- 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.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- 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.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

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

- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- 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.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

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

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

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
2. Sanborn Maps

STAFF PHOTOGRAPHS
272 St. George Street



Front (east) Elevation



STAFF PHOTOGRAPHS
272 St. George Street



Project area at end of driveway

STAFF PHOTOGRAPHS
272 St. George Street



View down driveway to project area



STAFF PHOTOGRAPHS
272 St. George Street





Concrete block storage building and rear wall approved for demolition

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



Project area at end of driveway

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STAFF PHOTOGRAPHS
272 St. George Street

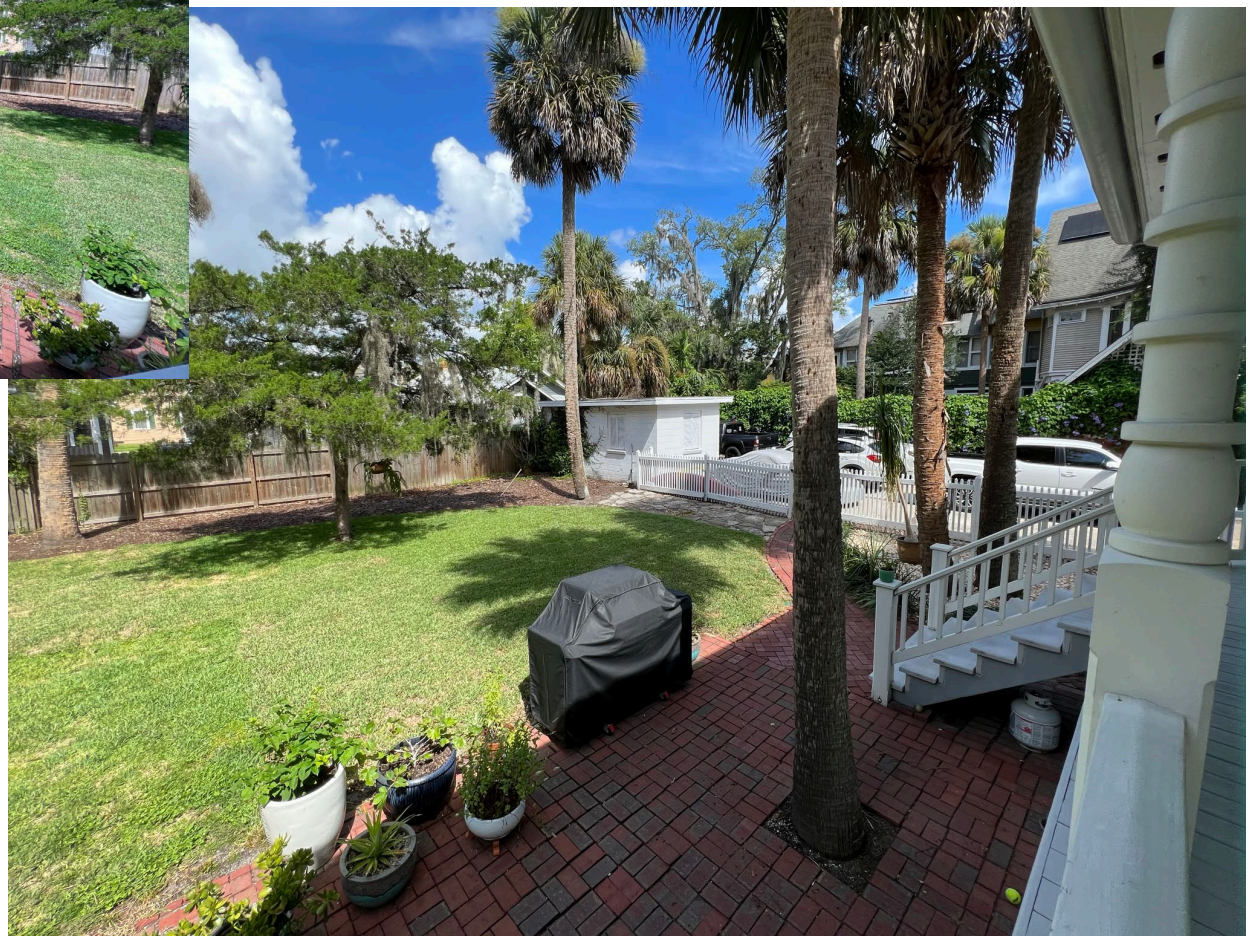




Project area at end of driveway

STAFF PHOTOGRAPHS
272 St. George Street





Rear yard from residence

STAFF PHOTOGRAPHS
272 St. George Street





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STAFF PHOTOGRAPHS
272 St. George Street





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272 St. George Street





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272 St. George Street





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272 St. George Street





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272 St. George Street





STAFF PHOTOGRAPHS
272 St. George Street





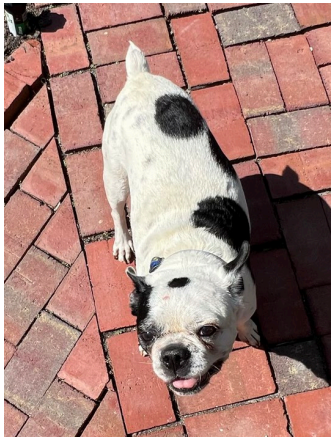
STAFF PHOTOGRAPHS
272 St. George Street





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272 St. George Street







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272 St. George Street





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272 St. George Street





STAFF PHOTOGRAPHS
272 St. George Street





STAFF PHOTOGRAPHS
272 St. George Street



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

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. 8SJ1928 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

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).

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.

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"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

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:

Page 1

☐ 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
272		St George	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒ yes ☐ no ☐ unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 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

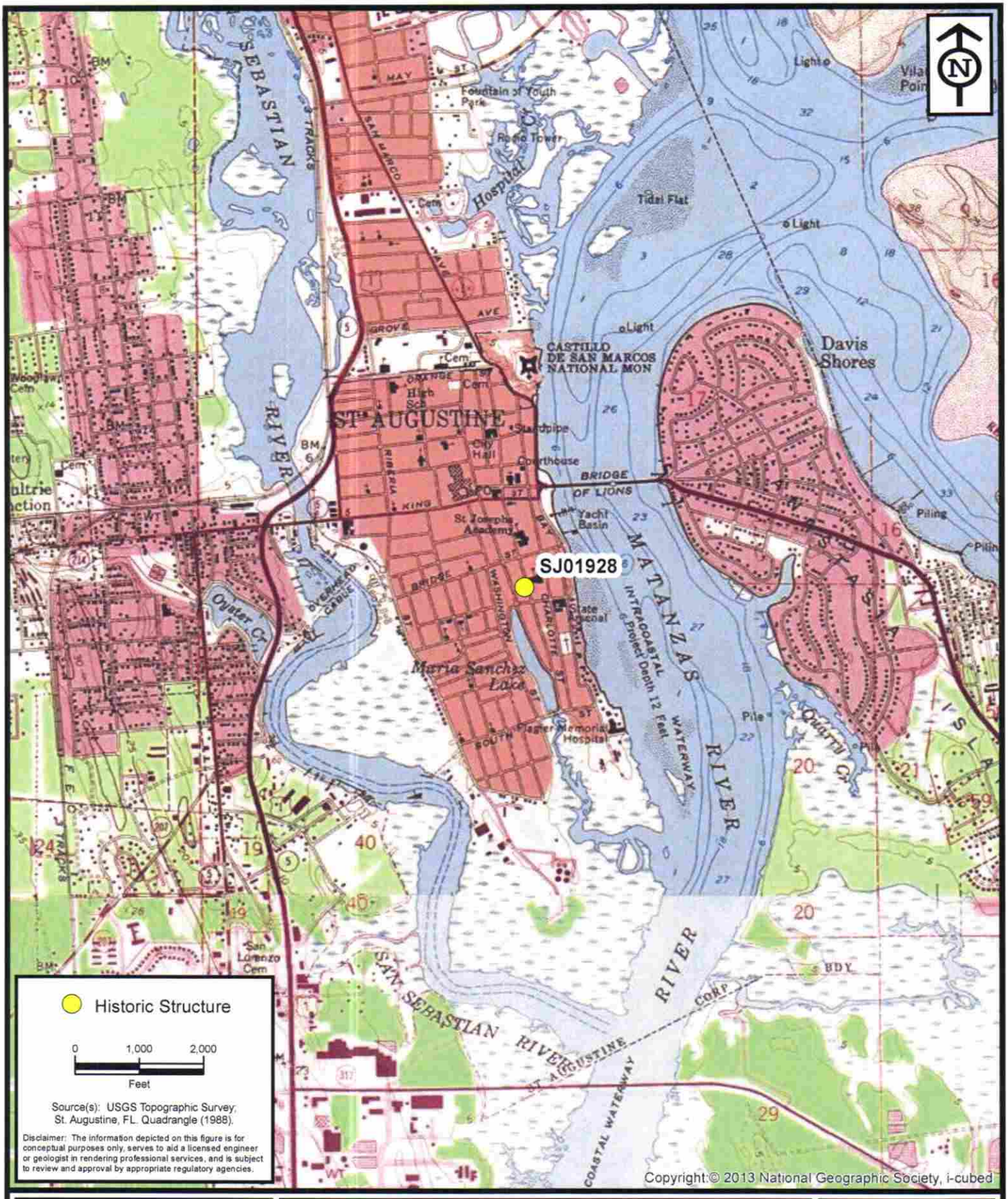
Required Attachments

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

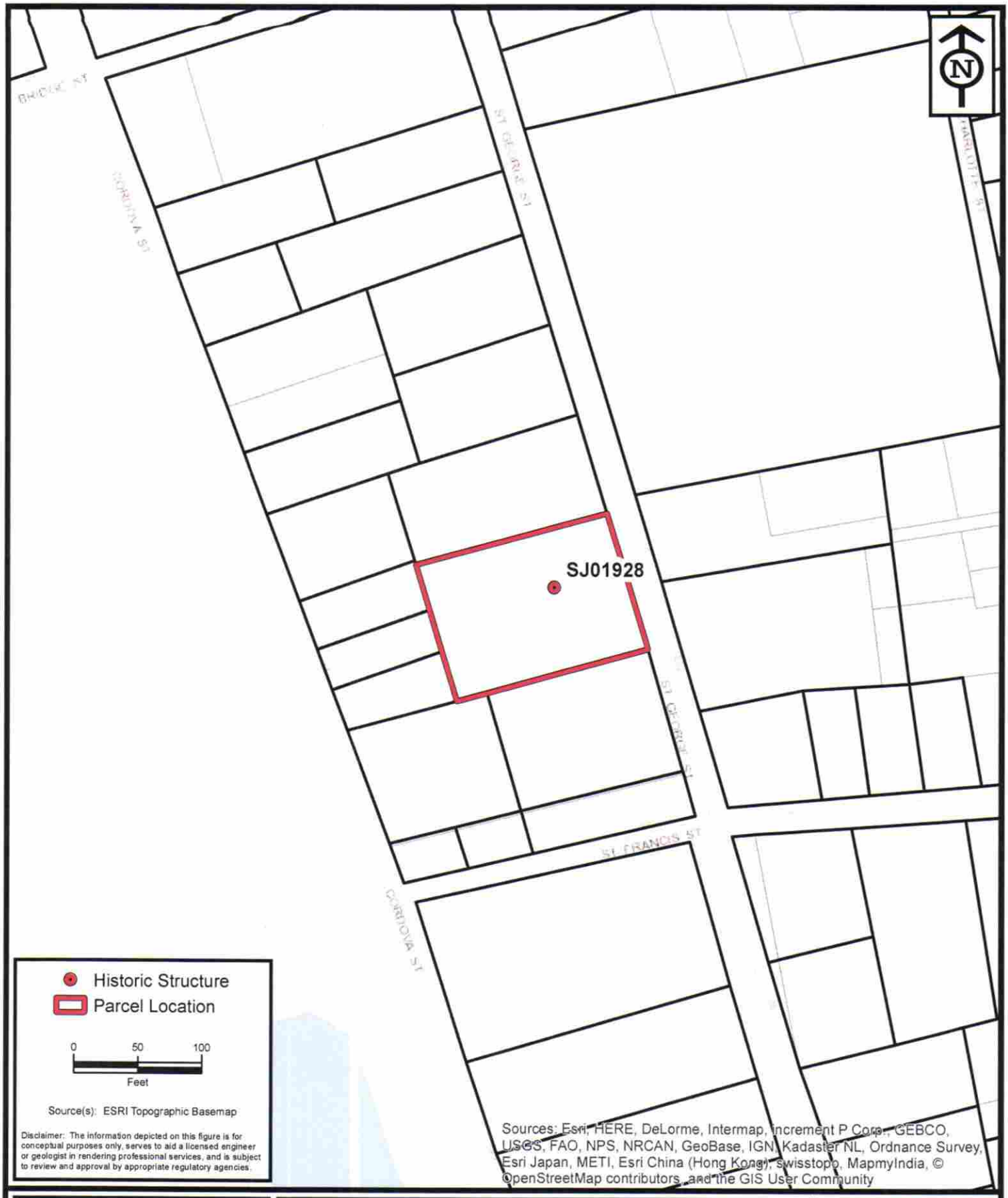
City of St. Augustine Historic Structure Survey

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

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SJ01928

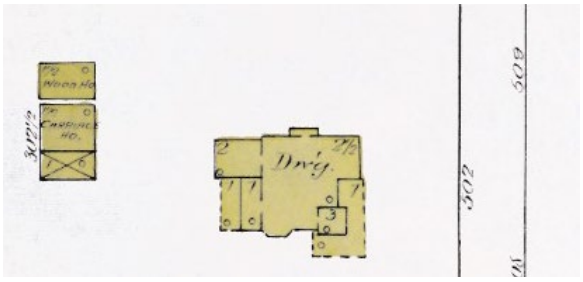

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KODAK SAFETY FILM
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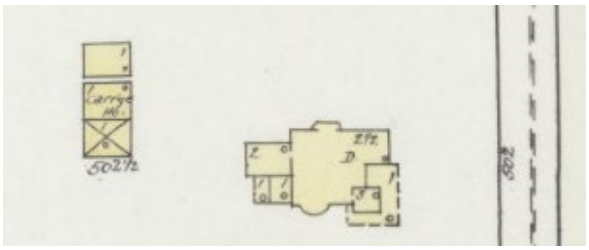

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3



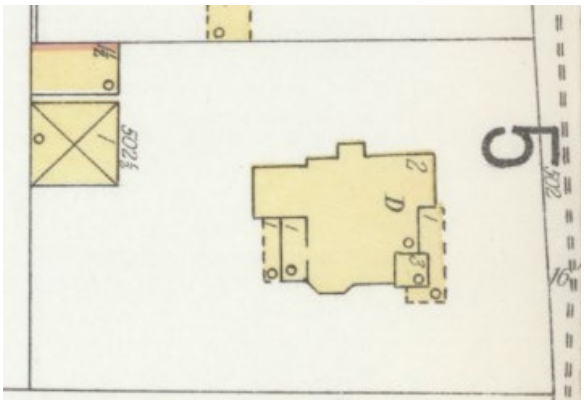
SANBORN MAPS
272 St. George Street



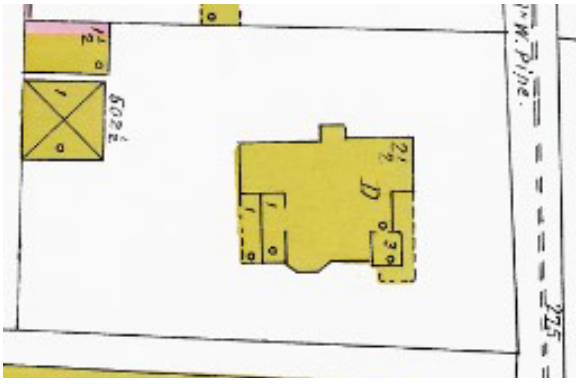
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1893



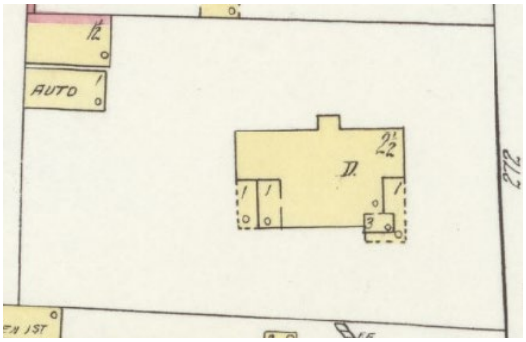
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1904



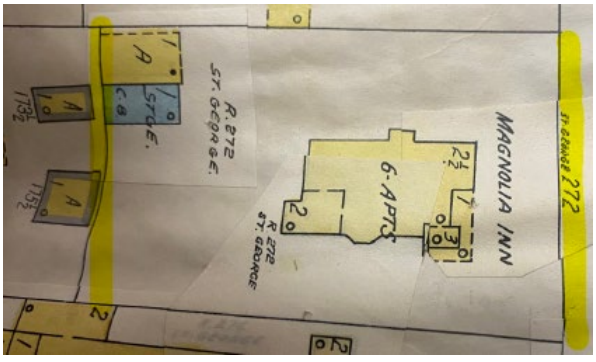
1910



1917



1924



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



OPINION ☒ CERTIFICATE OF APPROPRIATENESS



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

BDAC Project No. HP2022-0077

Receipt No. 2491074 Meeting Date: 11-17-22

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)

- 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)

1. NEW LANDSCAPE, POOL + Screened pavilion
2. Please see landscape architects general description attached
3. ONE UPDATE ON CARRIAGE HOUSE Garage is the 2 panel french door to a 4 panel french door (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 10.19.22

PRINT OWNER'S NAME Cara Farouhar

SIGNATURE OF OWNER Cara Farouhar DATE 10.19.22

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.

October 2017

272 St. George Street
HP2022-0077

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 — Need for pavillion
☐	☒	☐	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 — Need for pavillion
☐	☒	☐	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 — Need for pavillion
☒	☐	☐	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:

More detail is needed regarding materials for the proposed pavillion including roof material.
Details regarding light fixtures should be included. See Checklist for additional items needing clarification

Project number: HP2022-0077 Project Address: 272 St. George Street

Reviewed by: Candice Seymour Date: 10/25/2022

October 2017

Received October 19, 2022
Planning and Building Department

SARAH RYAN
ARCHITECT

October 19th, 2022

To: HARB November 2022 meeting

Attn: Julie Courtney, Historic preservation officer and HARB members

Re: 272 St George Street – Landscape design, pool, pavilion structure and carriage house update

Dear HARB,

This application is for the landscape design, pool, and pavilion structure at 272 St George Street. The Landscape Architect, Michael Schoeller Design, has provided the landscape presentation, drawings, and memo for your review.

As part of the coordination with the landscape design we have updated the 2-panel French door to a 4-panel French door on the Carriage House that faces the pool. Architecture Drawings are provided for approval.

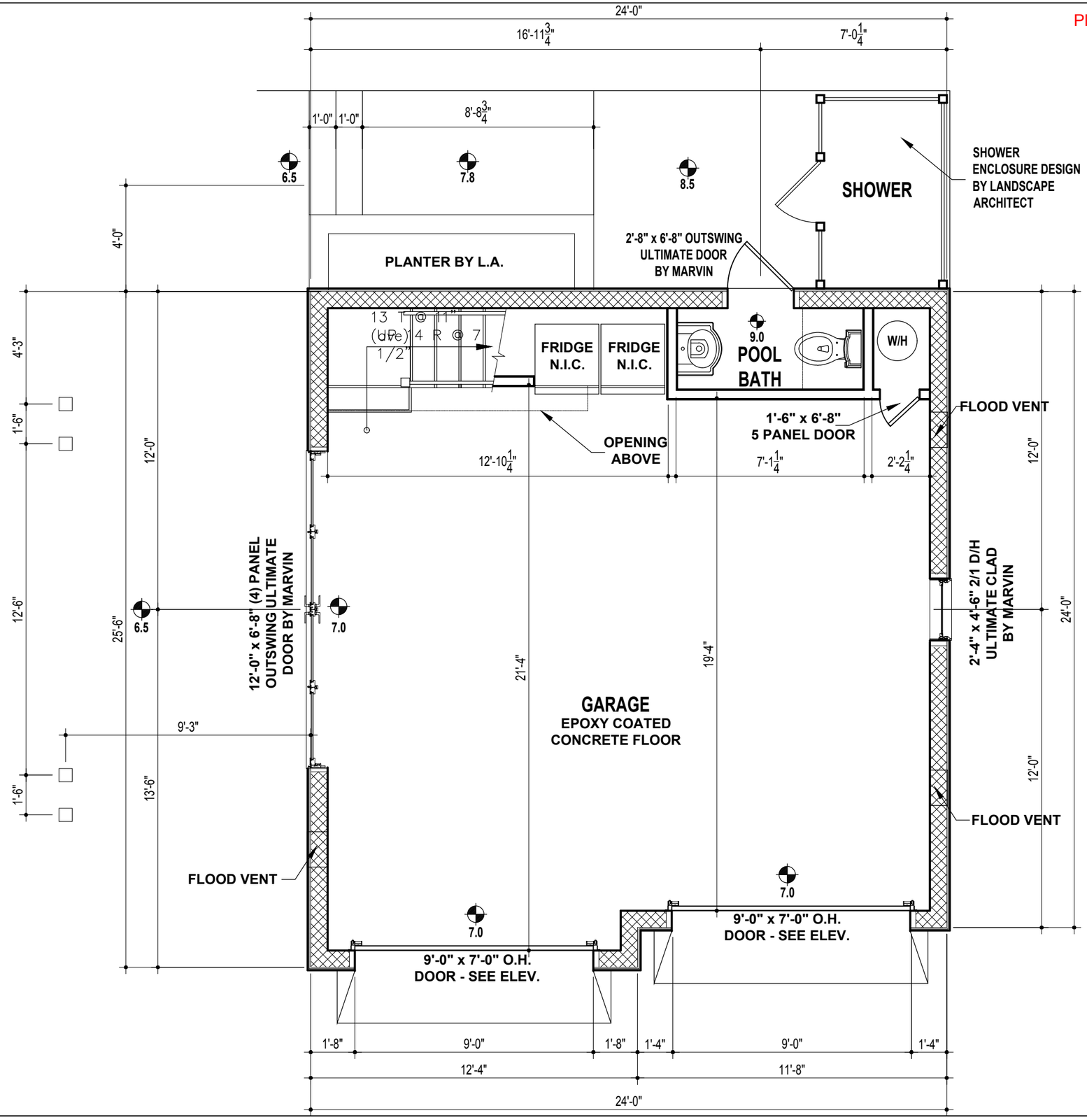
Sincerely,

Sarah Ryan

Sarah Ryan, AIA, Architect

sr@sarahryanarchitect.com | 201 Owens Ave, St. Augustine, FL 32080 | 904.547.9430

Received October 19, 2022
Planning and Building Department



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:

FIRST FLOOR PLAN

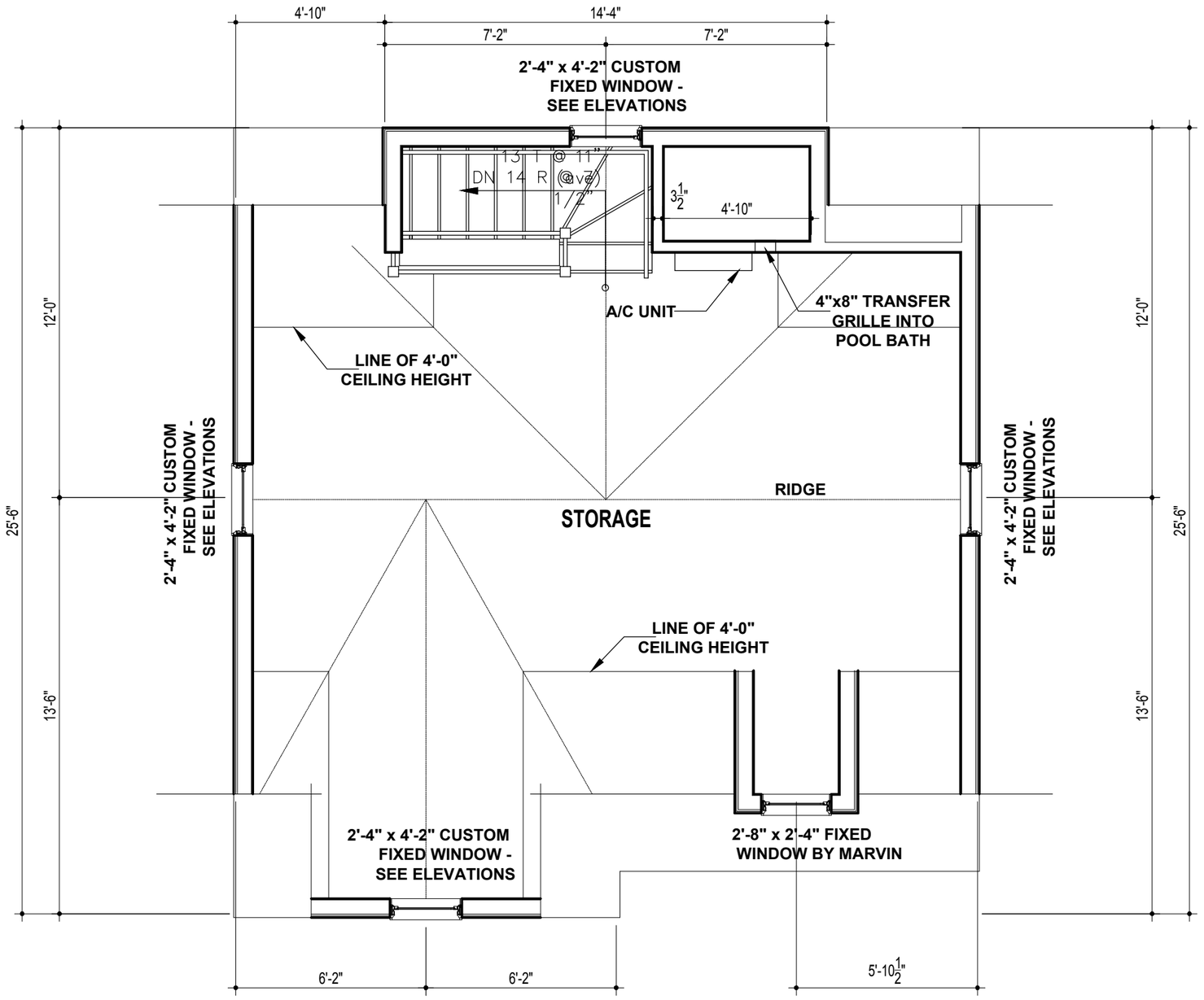
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09.19.2022 PERMIT

DRAWING SHEET

A1.01

Received October 19, 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

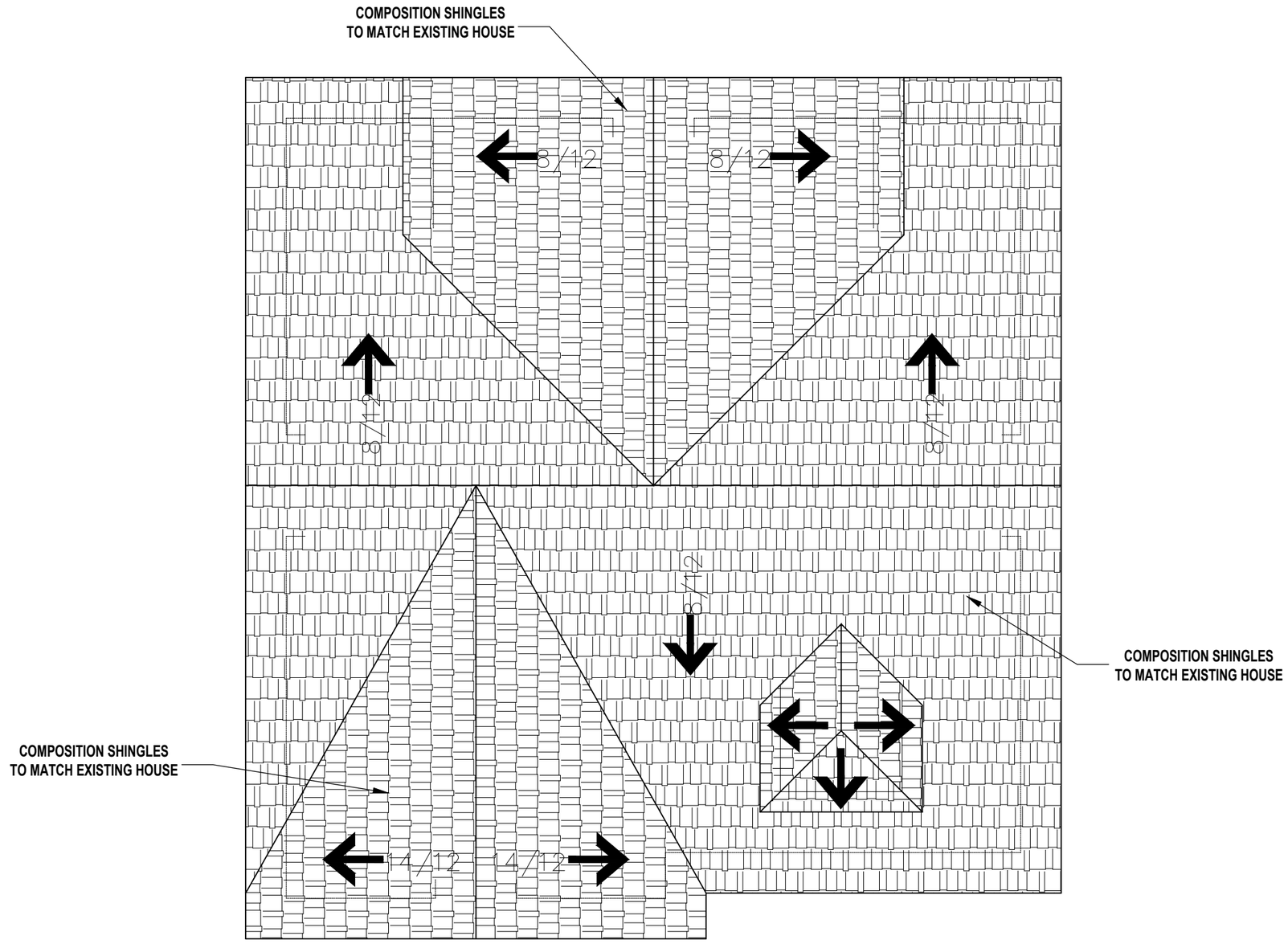
DATE

09.19.2022 PERMIT

DRAWING SHEET

A1.02

Received October 19, 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

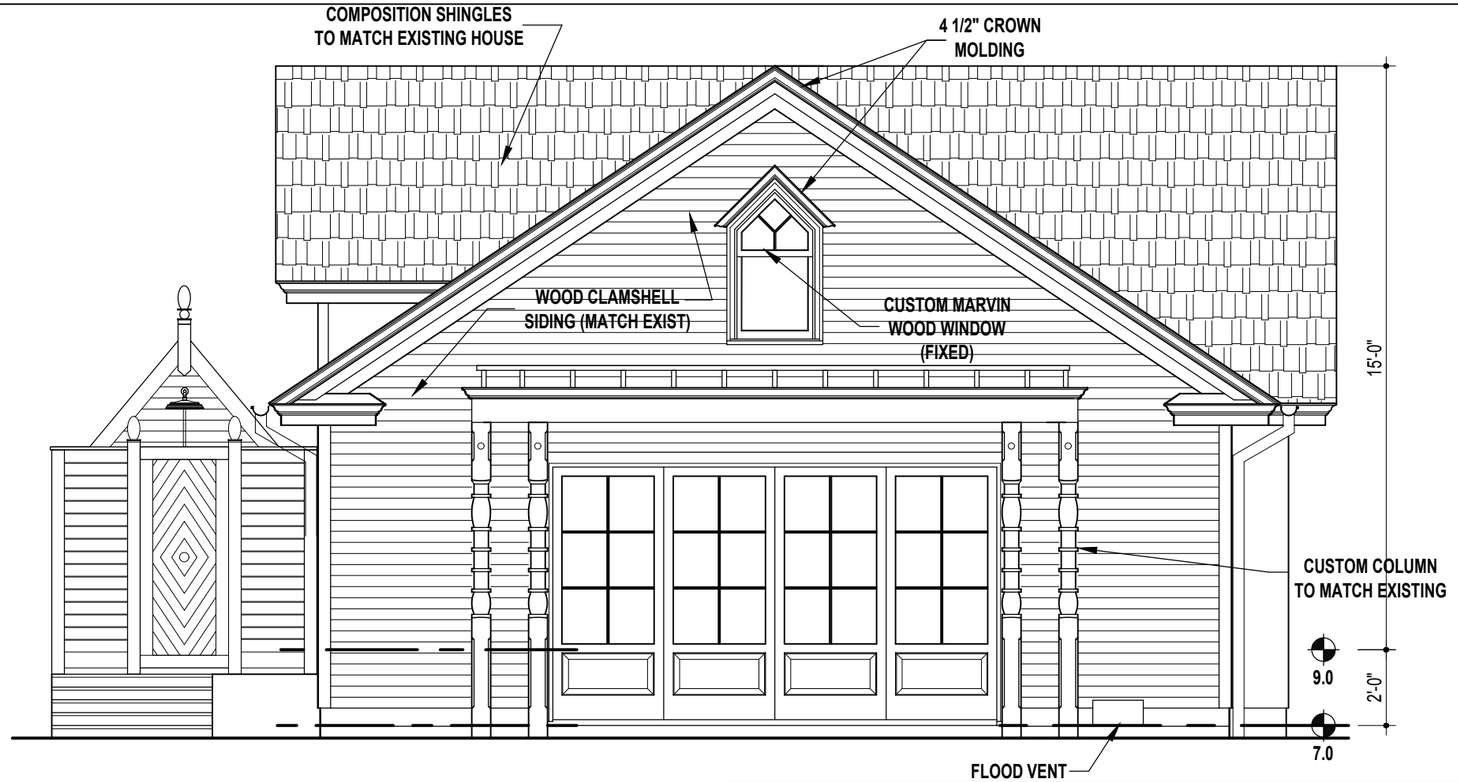
DATE

09.19.2022 PERMIT

DRAWING SHEET

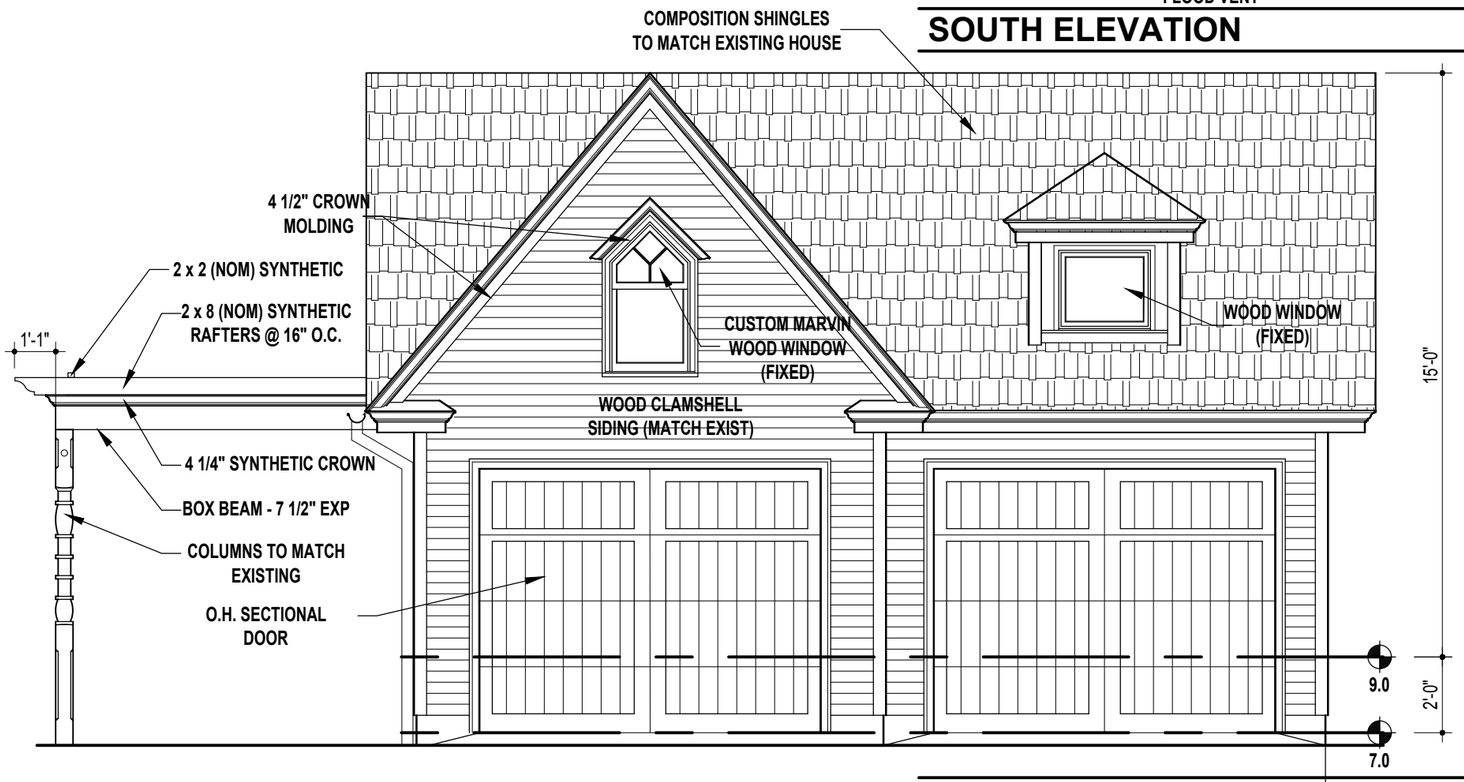
A1.03

Received October 19, 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

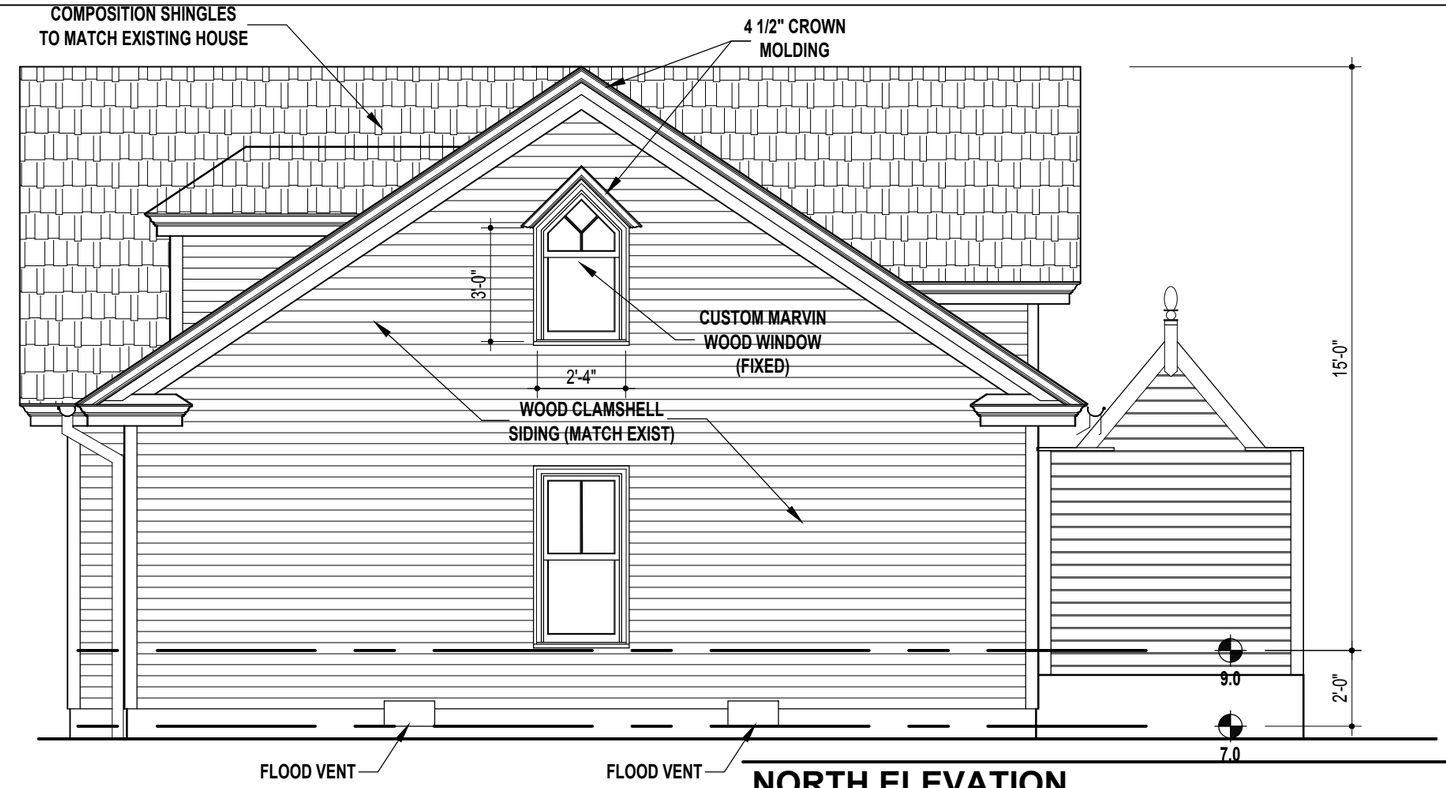
DATE

09.19.2022 PERMIT

DRAWING SHEET

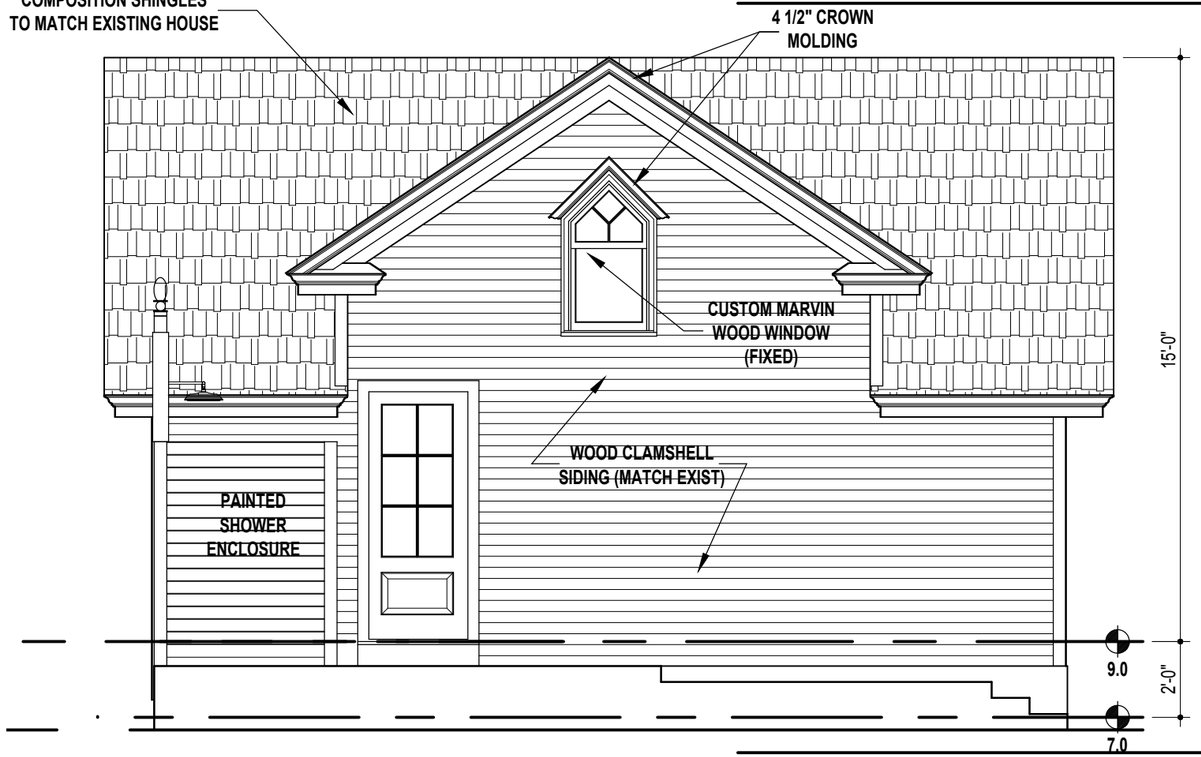
A2.01

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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

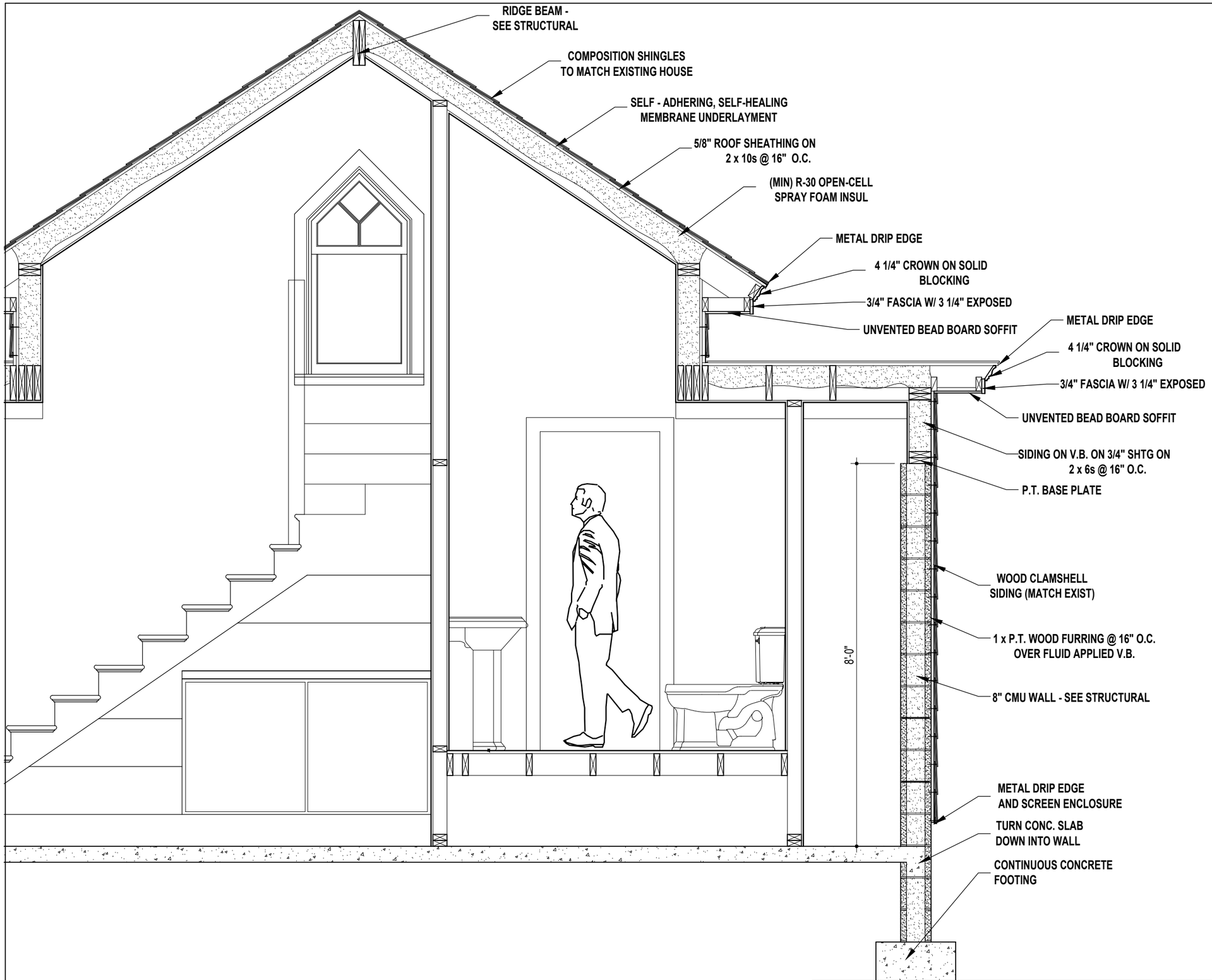
DATE

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A2.02

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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

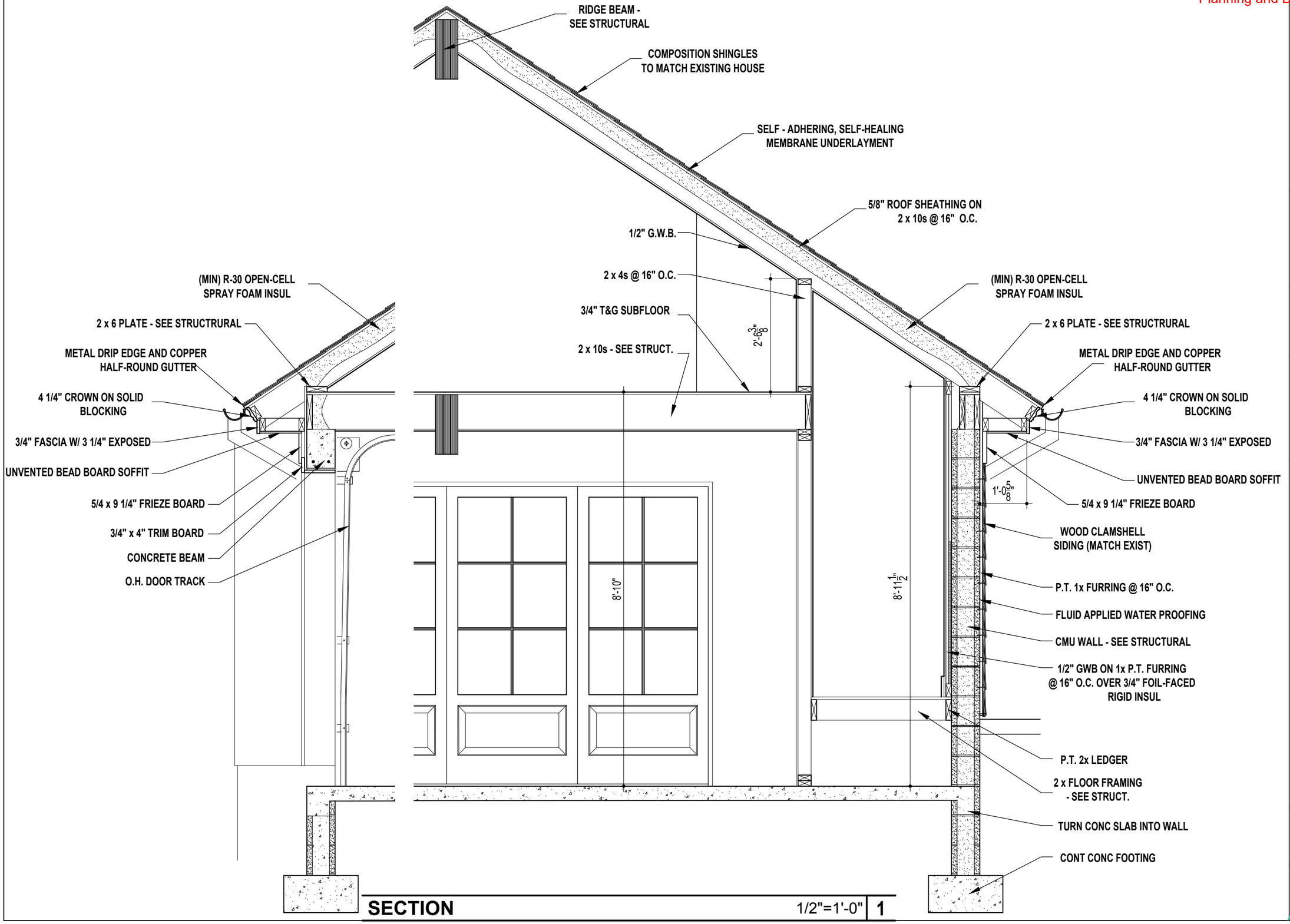
DATE

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DRAWING SHEET

A3.01

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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

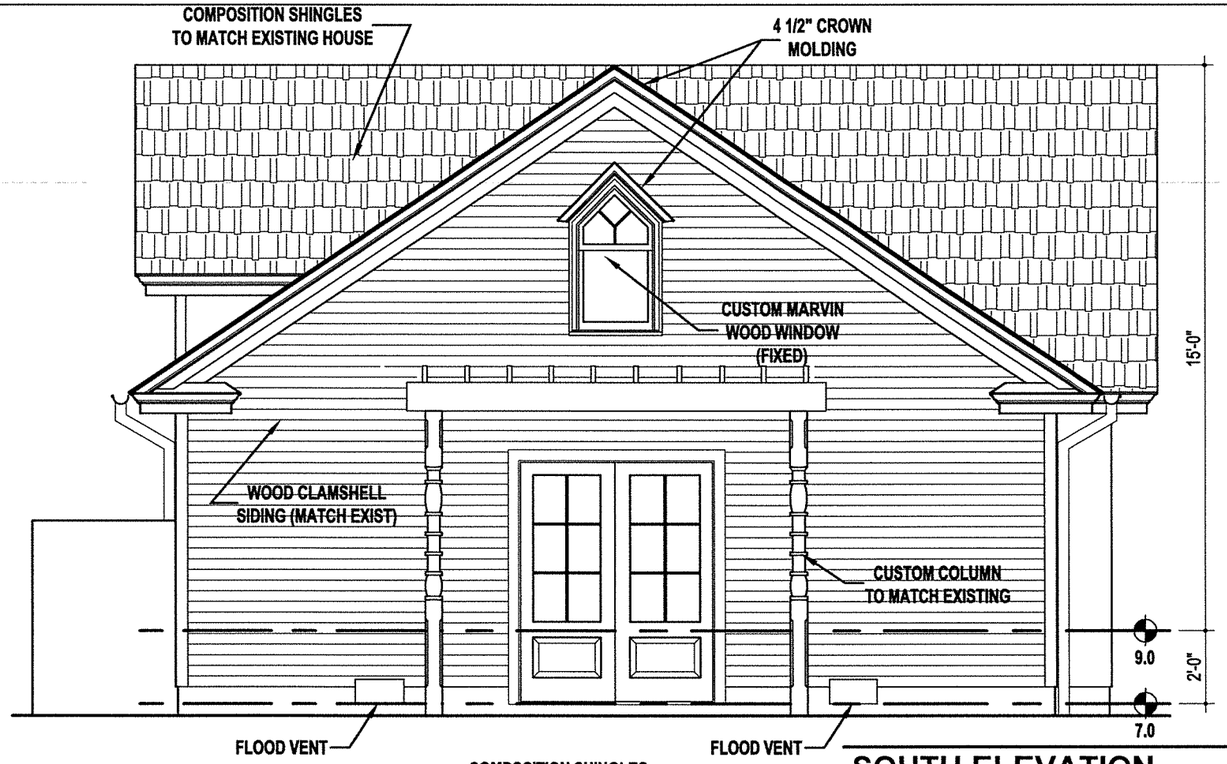
DATE

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A3.02

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Planning and Building Department



SOUTH ELEVATION 1/4"=1'-0" | 1

PREVIOUSLY APPROVED 2-PANEL FRENCH DOOR



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

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MS

MICHAEL SCHOELLER DESIGN
678 Woodbine Dr. San Rafael, CA 94903

Re: General description of the work proposed
Project: Farquhar 272 St. George st. St. Augustine, FL 32084

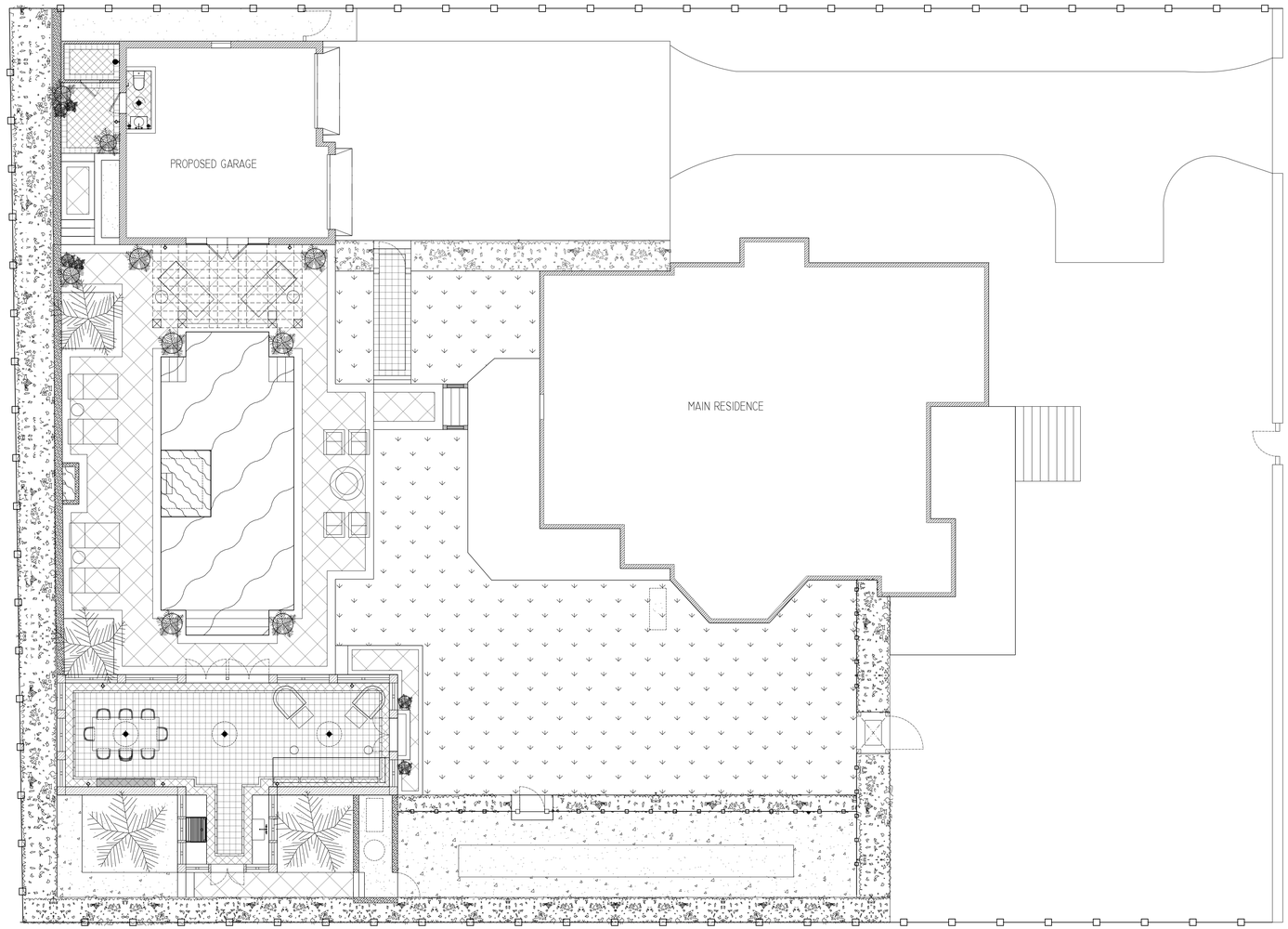
We focused the proposed landscape design elements in the rear of the house. The primary proposed elements include are a pool, and a screened pavilion with an outdoor kitchen.

The design honors the existing Queen Anne architecture of the home by mirroring details, such as columns, railings, and keeping the exterior finishes white to match the house.

The planting design is focused on "Green" structure planting adding a privacy hedge (cherry Laurel or privet) selected from approved planting guidelines, as well as palms, Boxwood also selected from approved planting guidelines, and lawn.

The vast majority of the work when finished will not be seen by street side passersby or neighbors, the most they will be able to view is a glimpse of arbor on left side and only the very top of the pavilion peeking out over the hedges.

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PROPOSED SITE PLAN
1/8"=1'-0"

MS

MICHAEL SCHOELLER DESIGN

FARQUHAR RESIDENCE
272 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

ISSUE	DATE	DESCRIPTION

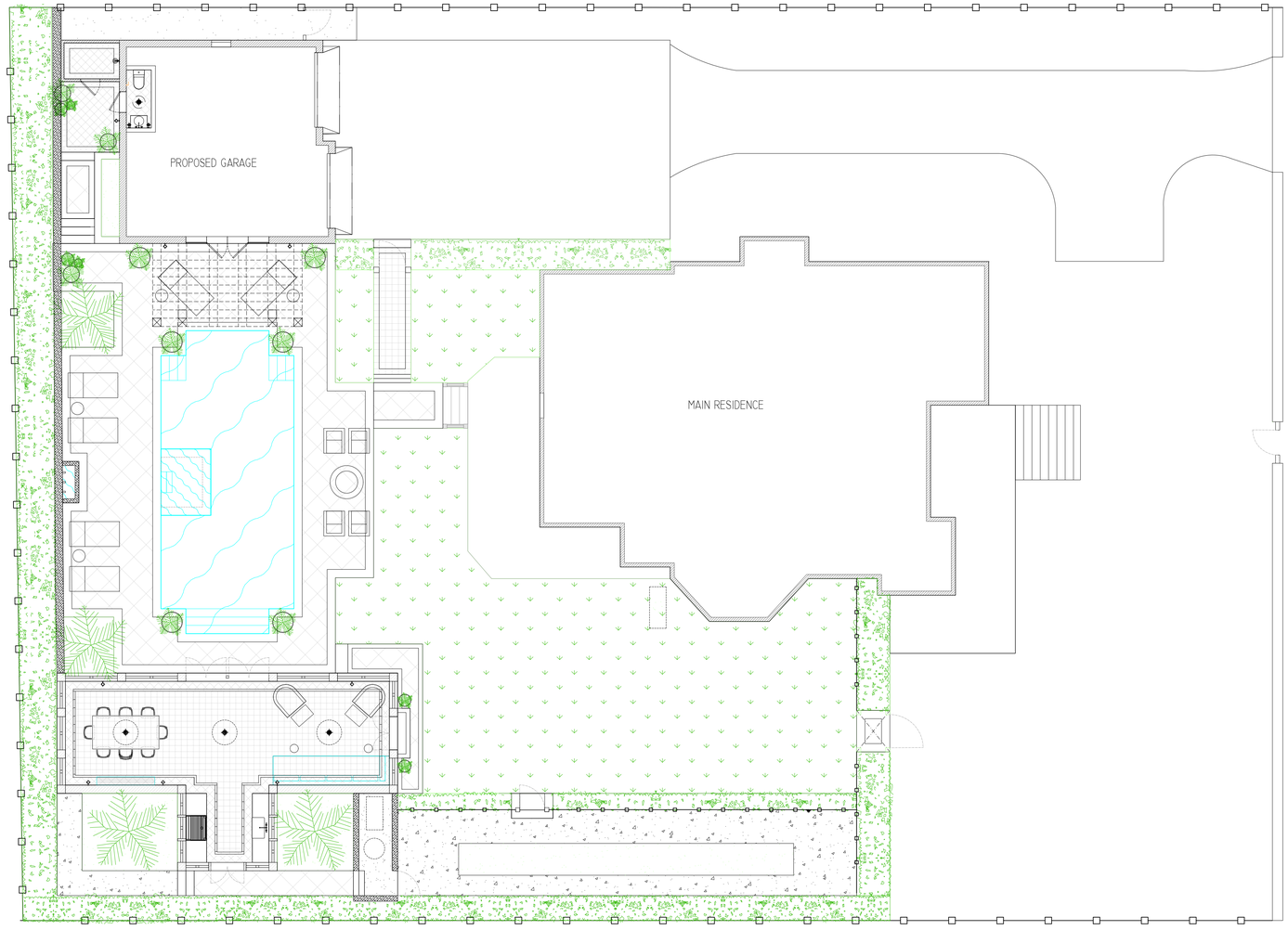
LAYOUT #	REVISIONS

DRAWING TITLE:
PROPOSED SITE PLAN
VISUAL

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

DRAWING NO:	ISSUE NO:
01	01

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Planning and Building Department



PROPOSED SITE PLAN
1/8"=1'-0"

MS

MICHAEL SCHOELLER DESIGN

FARQUHAR RESIDENCE
272 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

ISSUE	DATE	DESCRIPTION

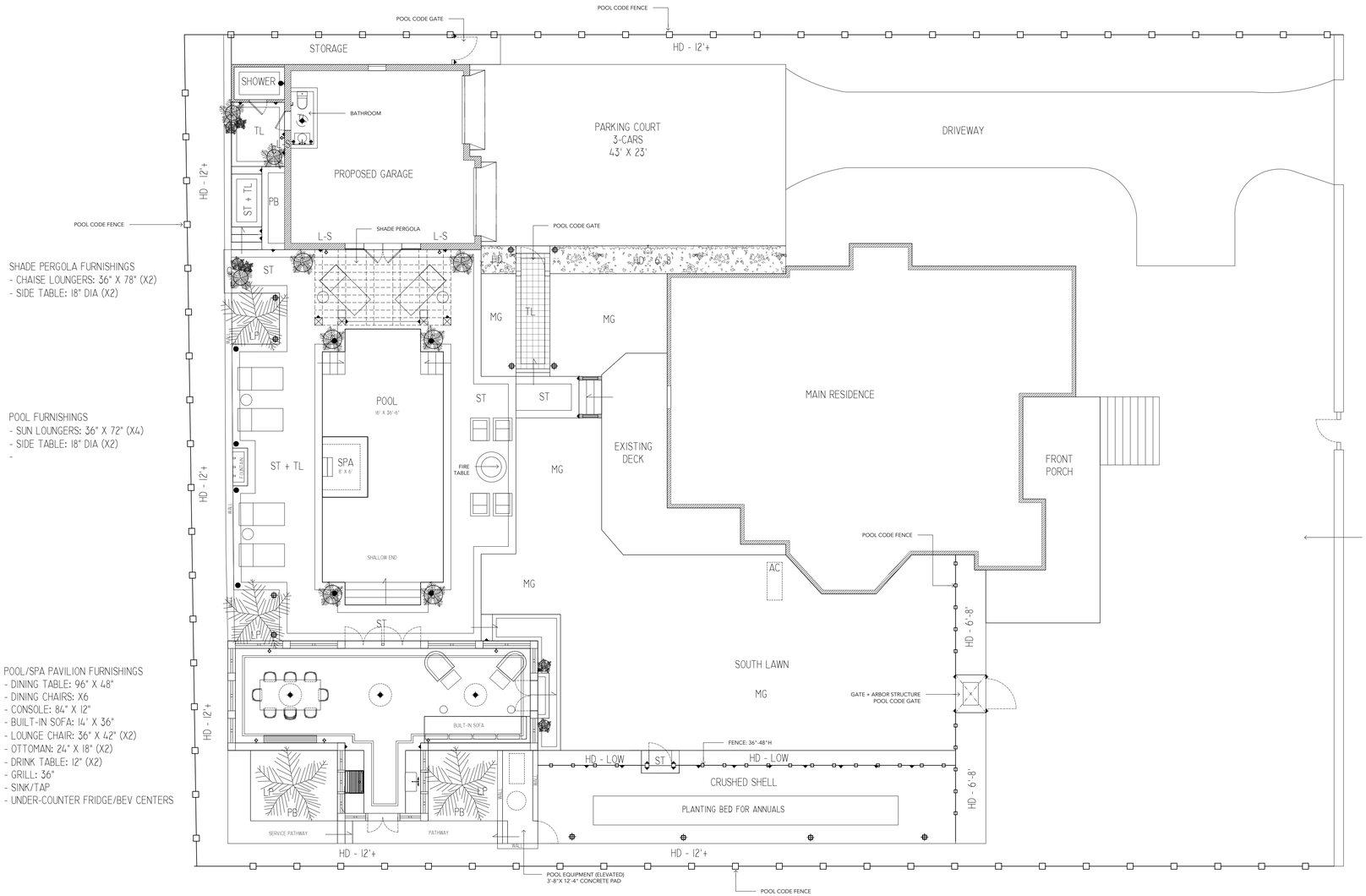
LAYOUT #	REVISIONS

DRAWING TITLE:
PROPOSED SITE PLAN
VISUAL

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

DRAWING NO:	ISSUE NO:
01	01

Received October 19, 2022
Planning and Building Department



PROPOSED SITE PLAN

1/8"=1'-0"

1

KEY

PB	PLANT BED
LP	LARGE PALM TALL
SP	SHRUB PALM
HD	HEDGE
PG	PEA GRAVEL
ST	STONE
TL	TILE
MG	MOWED GRASS
FT	FOUNTAIN
C	CONTAINER W/ PLANTS
L-S	LIGHT - SCONCE
L-P	LIGHT - PENDANT
	2"-3" PVC PIPE: LANDSCAPE IRRIGATION
	2"-3" PVC PIPE: LANDSCAPE ELECTRICAL
	2"-3" PVC PIPE: SOUND/LINE VOLTAGE
	IRRIGATION POTS - DRIP
●	2" INDICATOR UP-LIGHT - IN GROUND
◉	3" WIDE SPREAD UP-LIGHT - IN GROUND
⊞	PATHWAY LIGHT - ON STEM
▶	SURFACE MOUNT DOWN-LIGHT
◉	PENDANT
⊢●	SCONCE

MS

MICHAEL SCHOELLER DESIGN

FARQUHAR RESIDENCE

272 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

ISSUE	DATE	DESCRIPTION

LAYOUT #	REVISIONS

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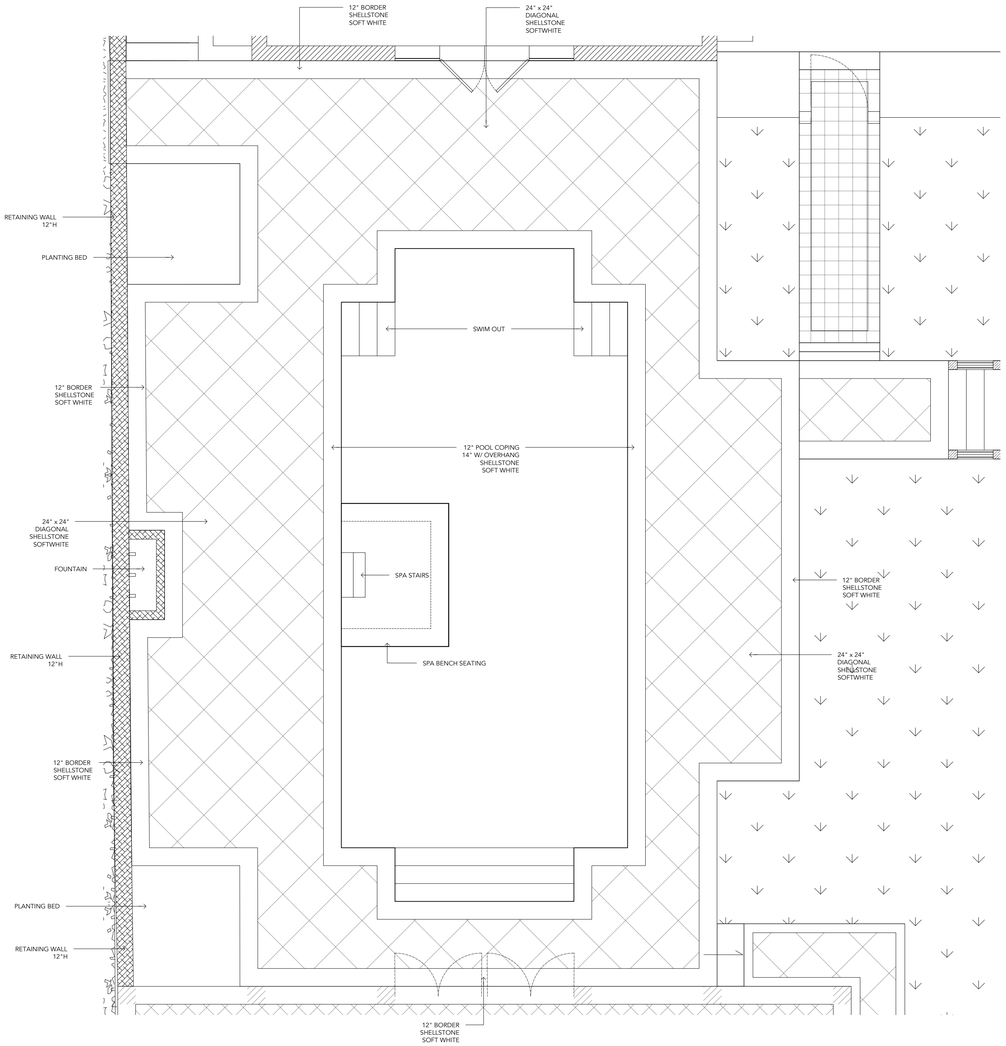
PROPOSED SITE PLAN
DETAILED

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

DRAWING NO: 05

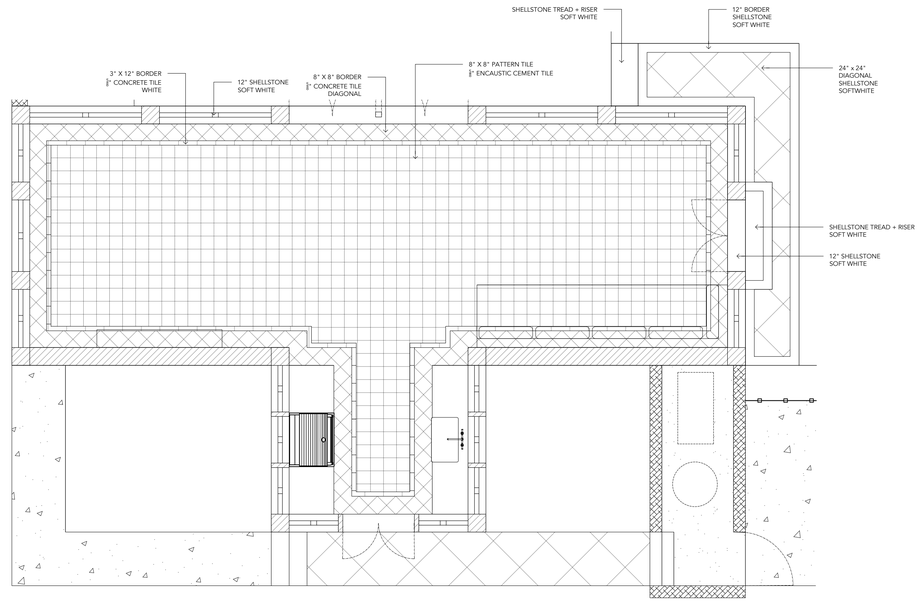
ISSUE NO: 01

Received October 19, 2022
Planning and Building Department



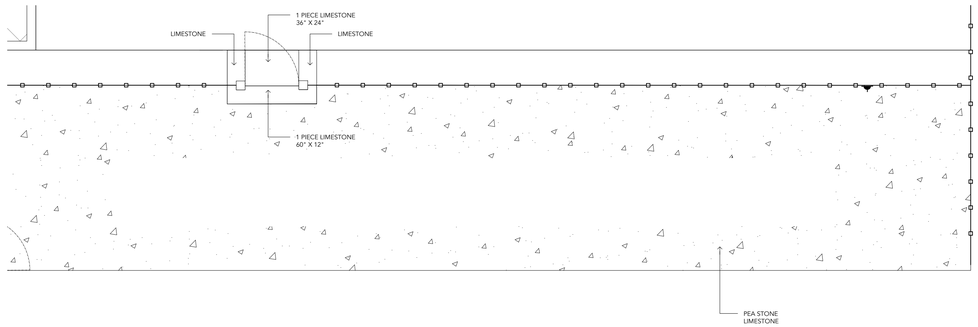
HARDSCAPE DETAIL: POOL + SPA SURROUND 1

1/4"=1'-0"



HARDSCAPE DETAIL: PAVILION 2

1/4"=1'-0"



HARDSCAPE DETAIL: POTAGER 3

1/4"=1'-0"

MS

MICHAEL SCHOELLER DESIGN

FARQUHAR RESIDENCE

272 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

ISSUE	DATE	DESCRIPTION

LAYOUT #	REVISIONS

DRAWING TITLE:

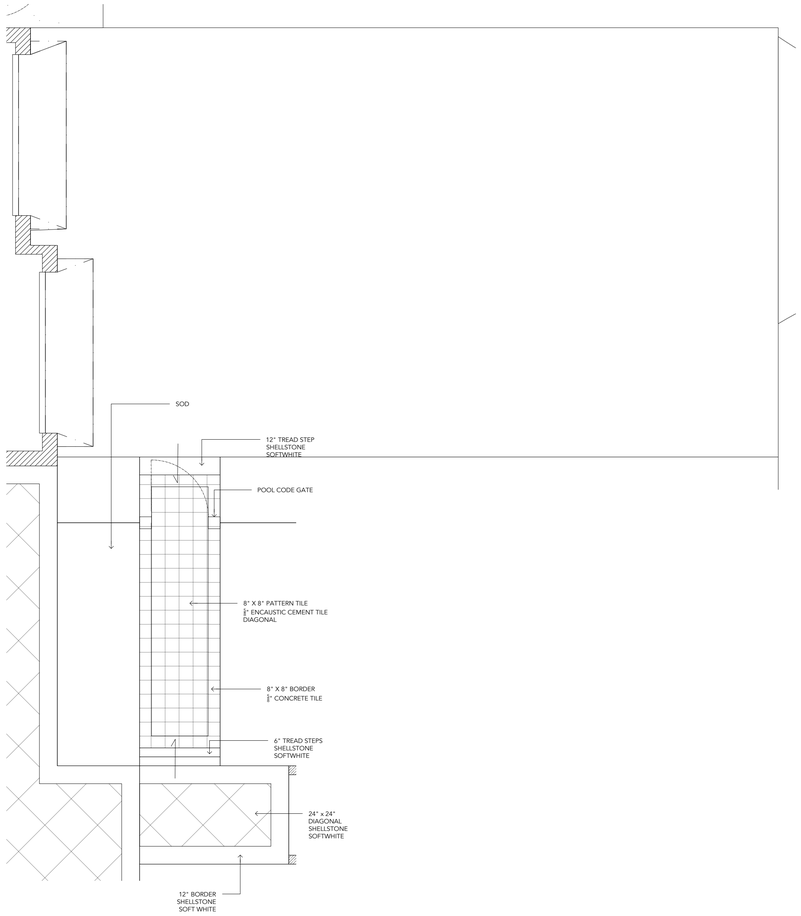
HARDSCAPE DETAIL

SCALE:

1/4" = 1'-0"

DRAWING NO:	ISSUE NO:
03	01

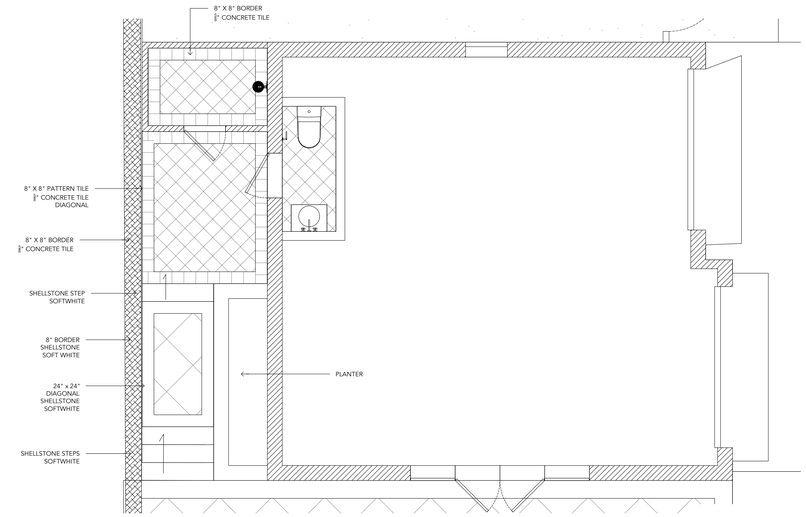
Received October 19, 2022
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HARDSCAPE DETAIL: PARKING COURT + POOL ENTRANCE

1/4"=1'-0"

4



HARDSCAPE DETAIL: GARAGE BATHROOM//SHOWER

1/4"=1'-0"

5

MS

MICHAEL SCHOELLER DESIGN

FARQUHAR RESIDENCE

272 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

ISSUE	DATE	DESCRIPTION

LAYOUT #	REVISIONS

DRAWING TITLE:

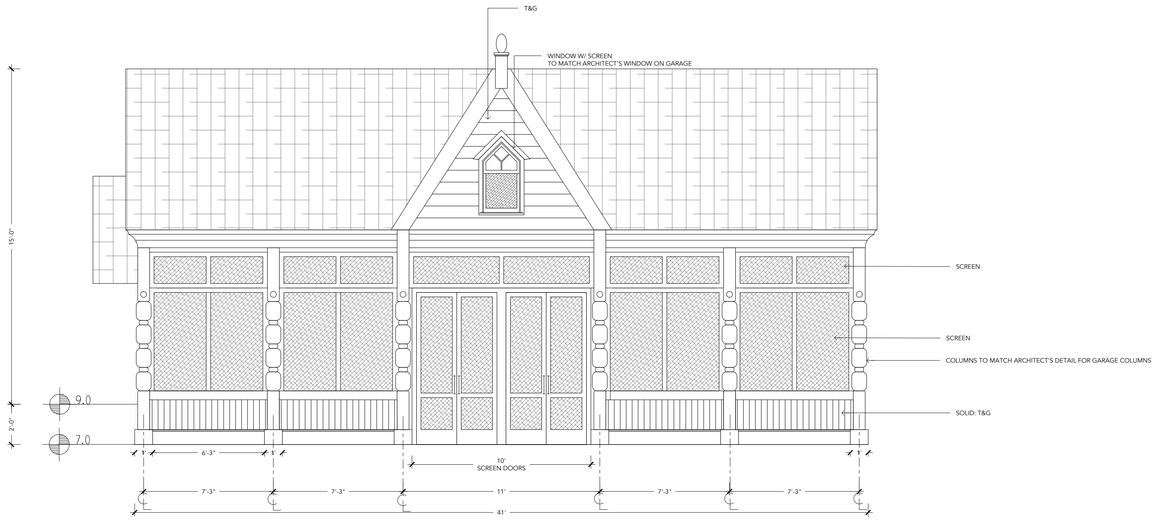
HARDSCAPE DETAIL

SCALE:

1/4" = 1'-0"

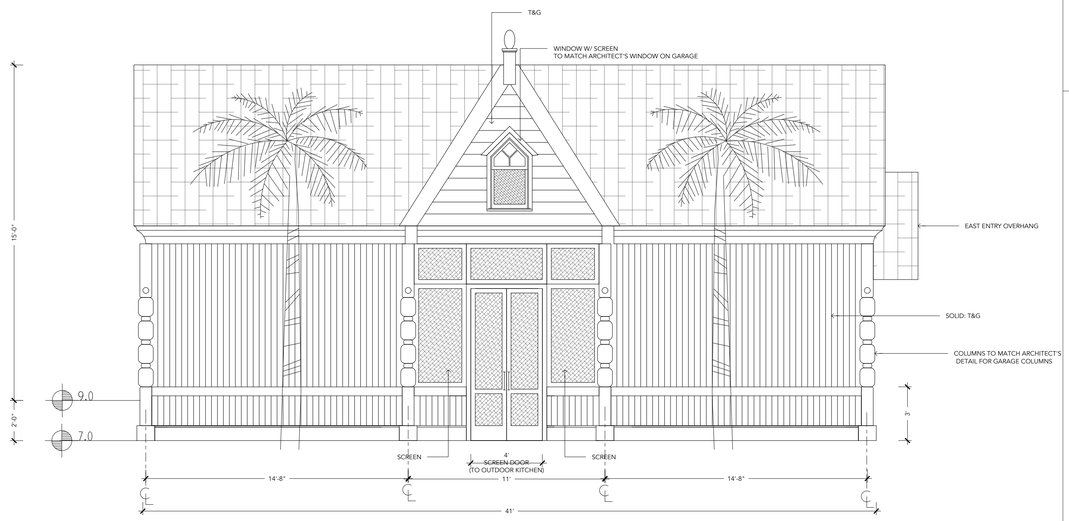
DRAWING NO:	ISSUE NO:
04	01

Received October 19, 2022
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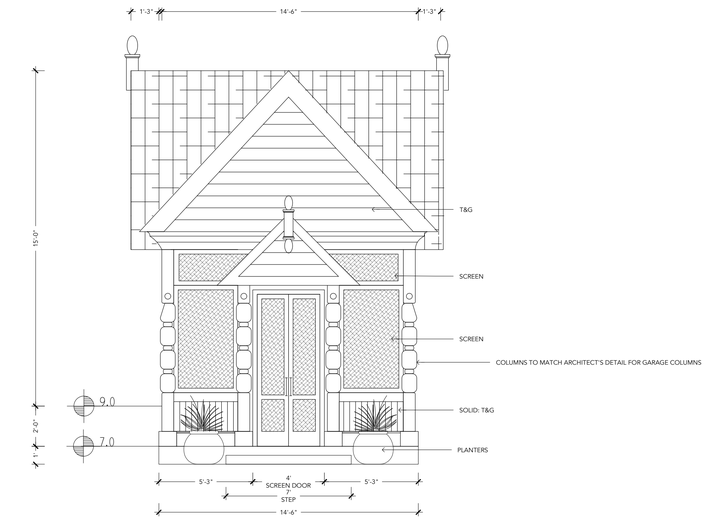
PAVILION ELEVATION: FRONT-NORTH 1

1/4"=1'-0"



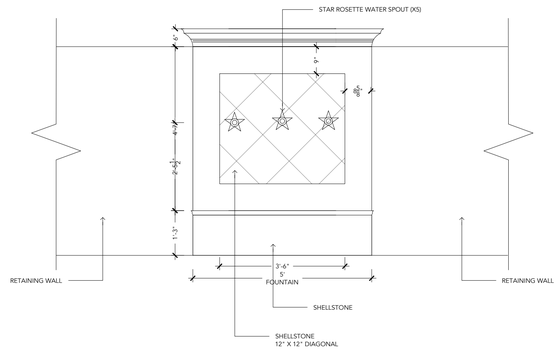
PAVILION ELEVATION: BACK-SOUTH 2

1/4"=1'-0"



PAVILION ELEVATION: EAST ENTRY 3

1/4"=1'-0"



FOUNTAIN ELEVATION 4

1/2"=1'-0"

MS

MICHAEL SCHOELLER DESIGN

FARQUHAR RESIDENCE

272 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

ISSUE	DATE	DESCRIPTION

LAYOUT #	REVISIONS

DRAWING TITLE:

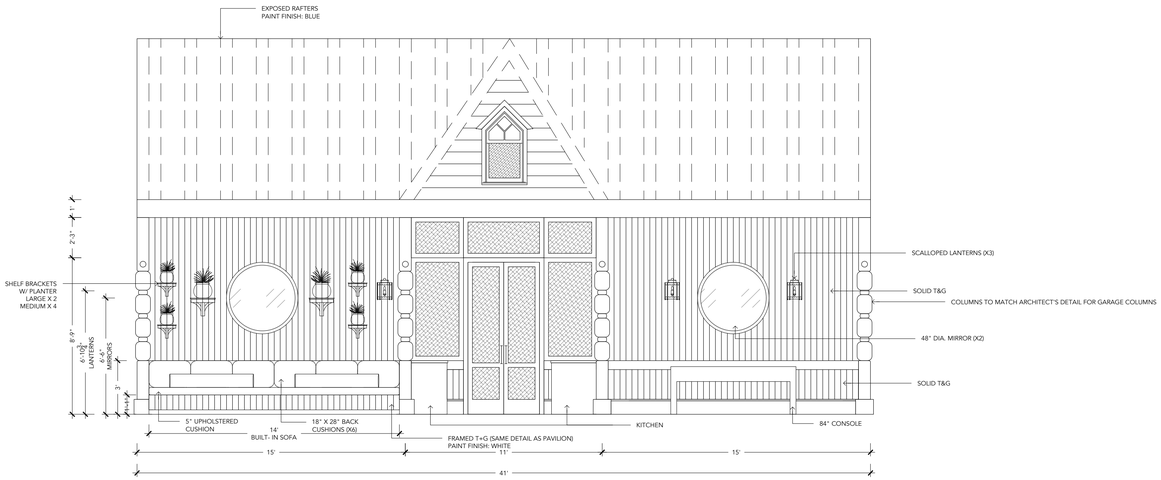
PAVILION
ELEVATIONS

SCALE:

AS NOTED = 1'-0"

DRAWING NO:	ISSUE NO:
06	01

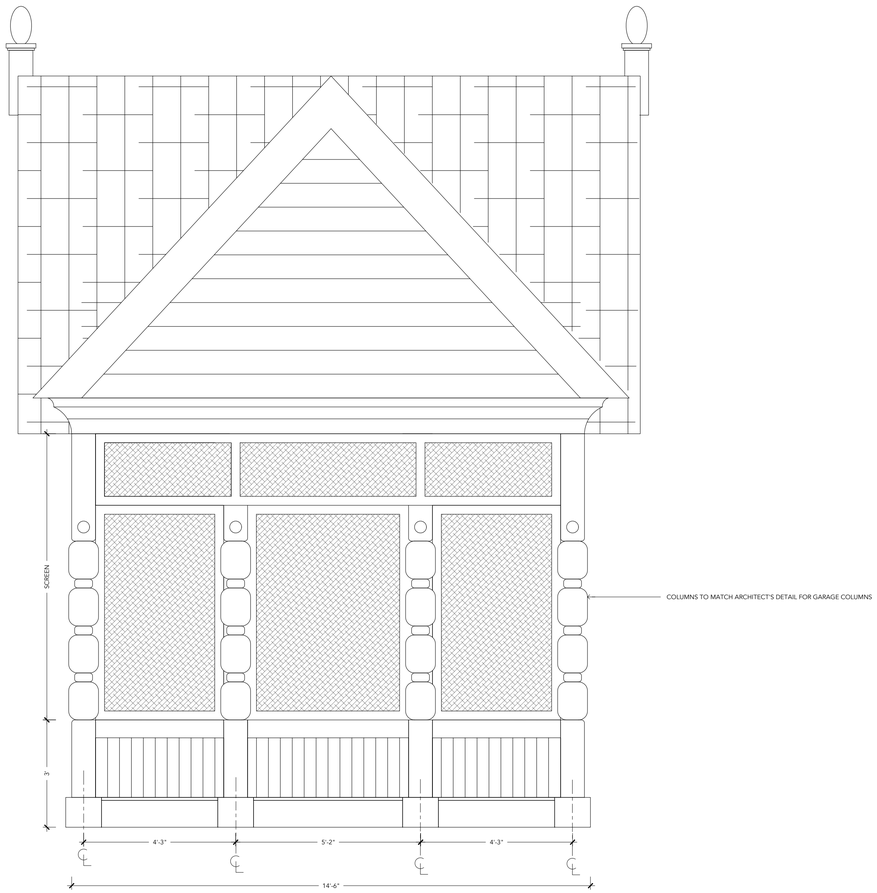
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PAVILION ELEVATION: INTERIOR-SOUTH

1/4"=1'-0"

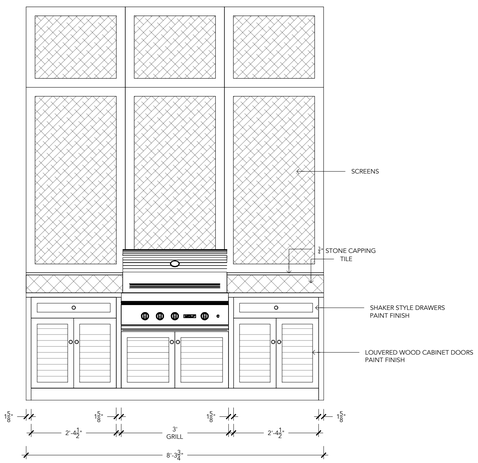
5



PAVILION ELEVATION: KITCHEN-WEST

1/2"=1'-0"

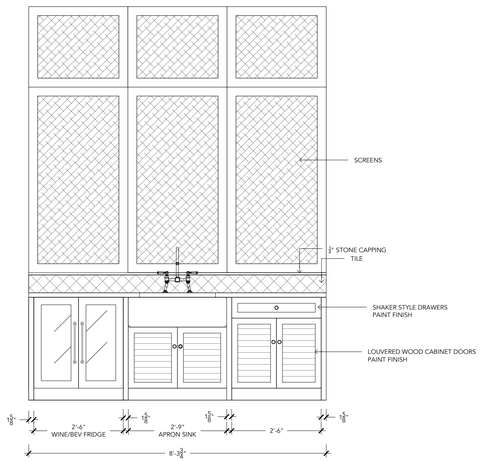
6



OUTDOOR KITCHEN

1/2"=1'-0"

7



OUTDOOR KITCHEN

1/2"=1'-0"

8

MS

MICHAEL SCHOELLER DESIGN

FARQUHAR RESIDENCE

272 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

ISSUE	DATE	DESCRIPTION

LAYOUT #	REVISIONS

DRAWING TITLE:

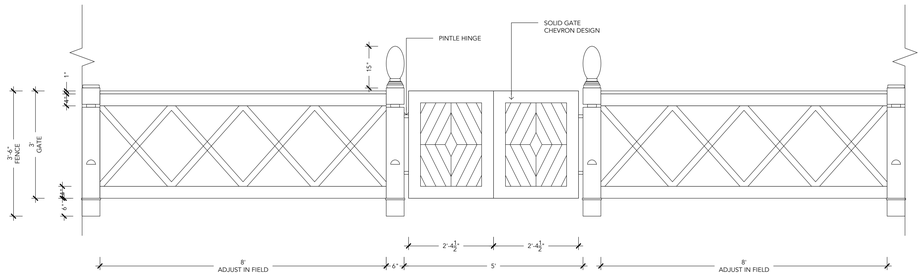
PAVILION
ELEVATIONS

SCALE:

AS NOTED = 1'-0"

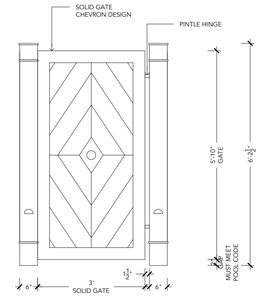
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07	01

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Planning and Building Department



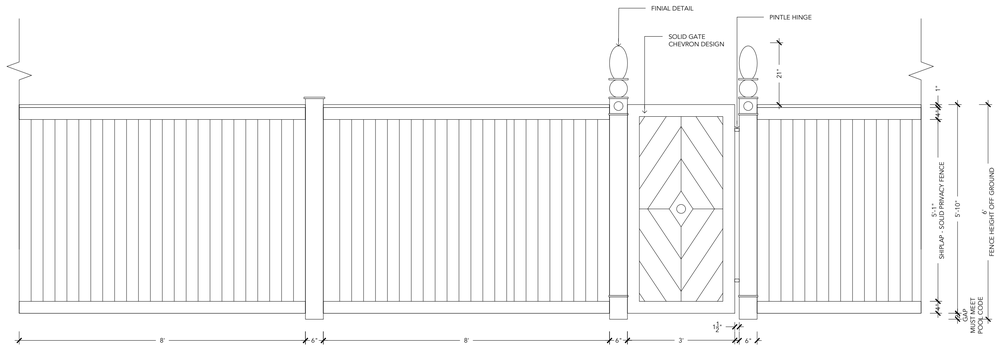
POTAGER GATE ELEVATION 9

1/2"=1'-0"



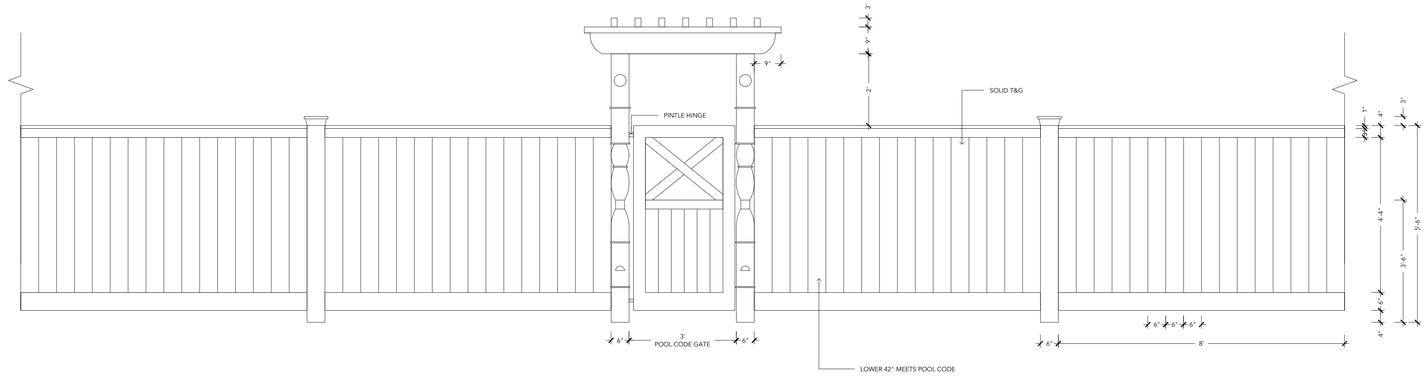
GARAGE NORTH GATE 11

1/2"=1'-0"



NORTH REAR GATE (MAIN GATE FOR FAMILY) 10

1/2"=1'-0"



SOUTH GATE POOL ENTRANCE 12

1/2"=1'-0"

MS

MICHAEL SCHOELLER DESIGN

FARQUHAR RESIDENCE
272 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

ISSUE	DATE	DESCRIPTION

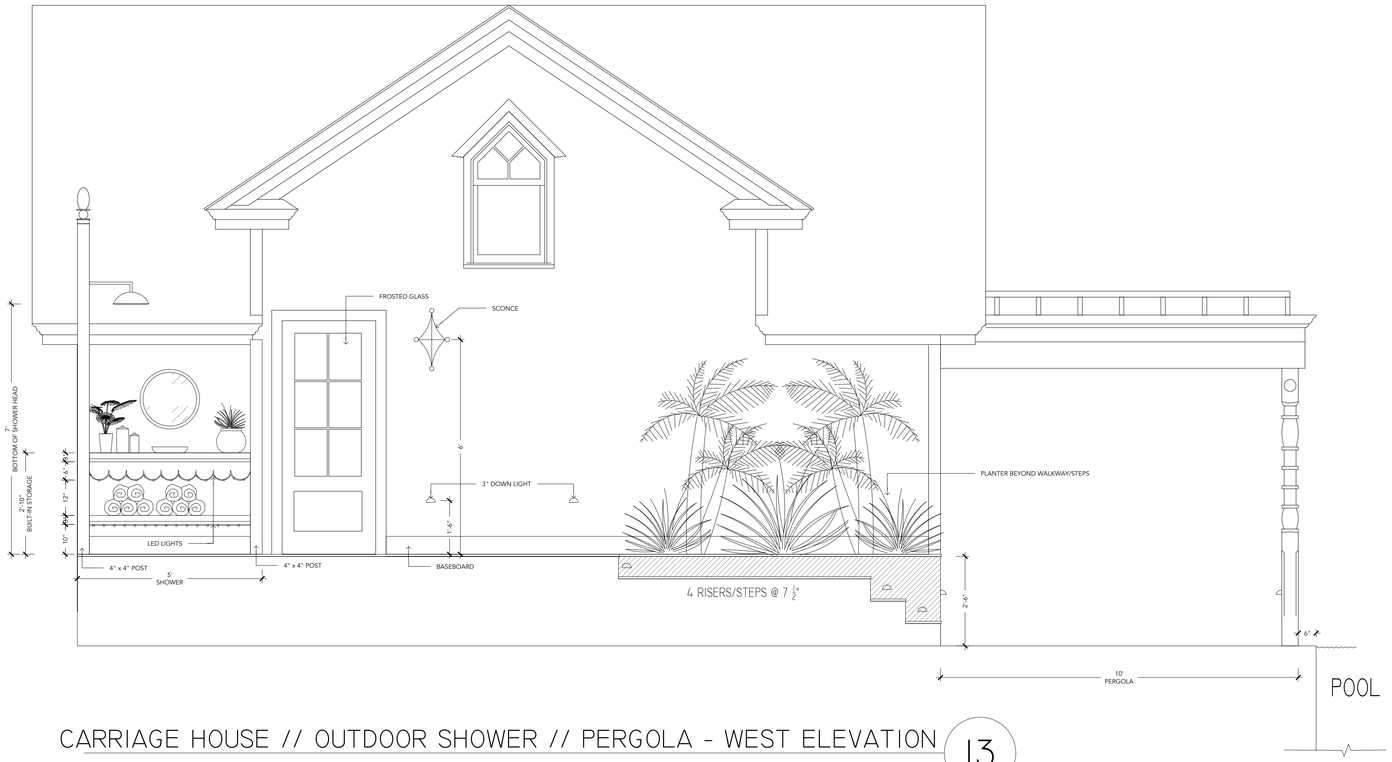
LAYOUT #	REVISIONS

DRAWING TITLE:
GATE
ELEVATIONS

SCALE:
½" = 1'-0"

DRAWING NO:	ISSUE NO:
09	01

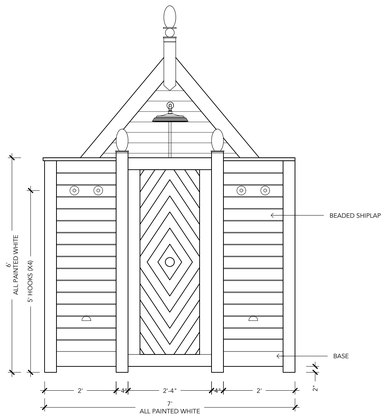
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CARRIAGE HOUSE // OUTDOOR SHOWER // PERGOLA - WEST ELEVATION

1/2"=1'-0"

13



OUTDOOR SHOWER ELEVATION

1/2"=1'-0"

15

*NO CHANGES TO GARAGE EXCEPT DOORS, PERGOLA + 12" OVERHANG



CARRIAGE HOUSE // OUTDOOR SHOWER // PERGOLA - SOUTH ELEVATION

1/2"=1'-0"

14

MS

MICHAEL SCHOELLER DESIGN

FARQUHAR RESIDENCE

272 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

ISSUE	DATE	DESCRIPTION

LAYOUT #	REVISIONS

DRAWING TITLE:
CARRIAGE HOUSE - OUTDOOR SHOWER - PERGOLA ELEVATIONS

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

DRAWING NO:	ISSUE NO:
10	01

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272 St. George Streetscape

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MICHAEL SCHOELLER DESIGN



FARQUHAR RESIDENCE

272 St. George St. Augustine Florida
Conceptual Landscape Design Presentation
October 16 2022

Received October 19, 2022
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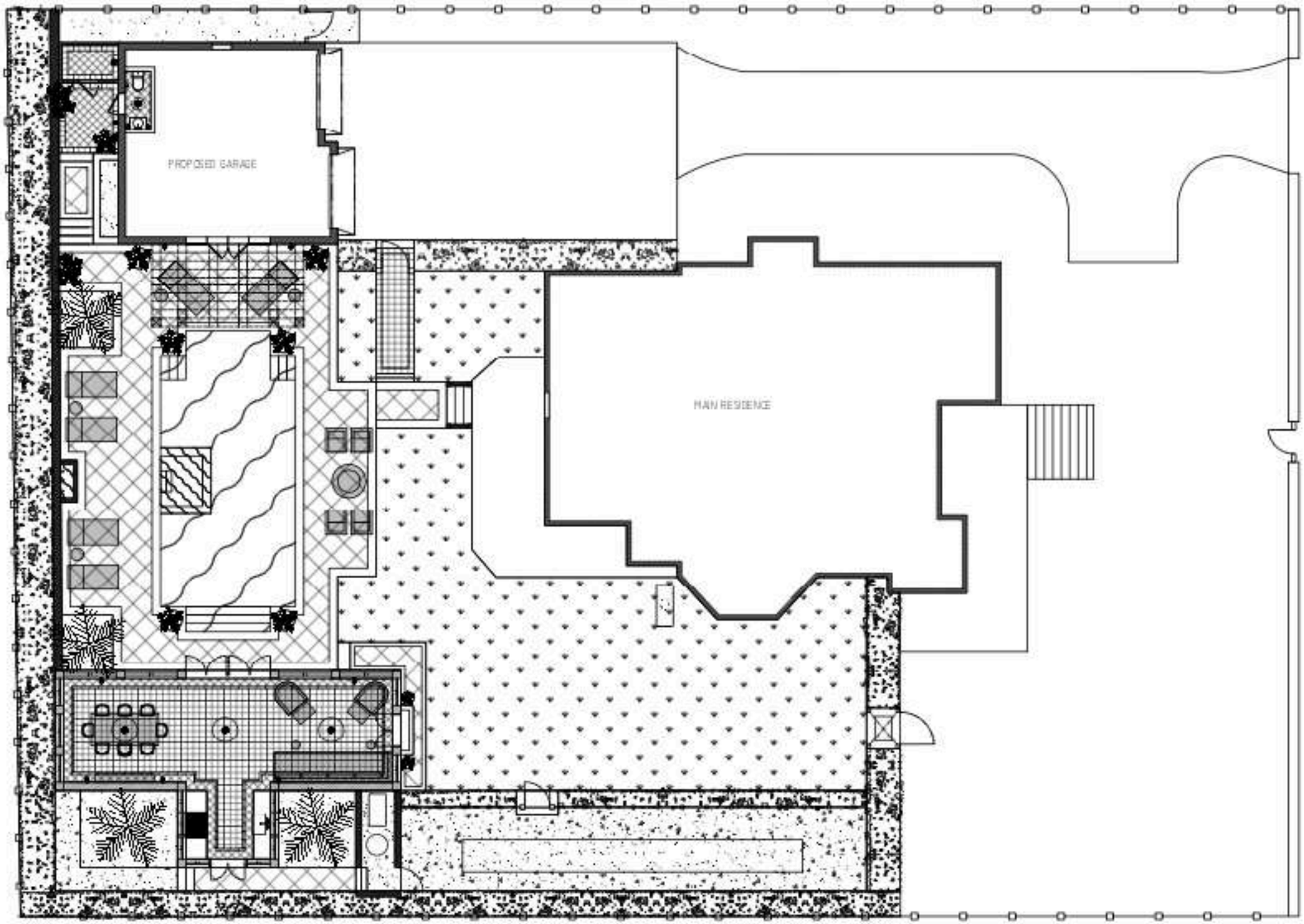
MASTER PLAN



272 ST. GEORGE STREETSCAPE

Proposed elevation

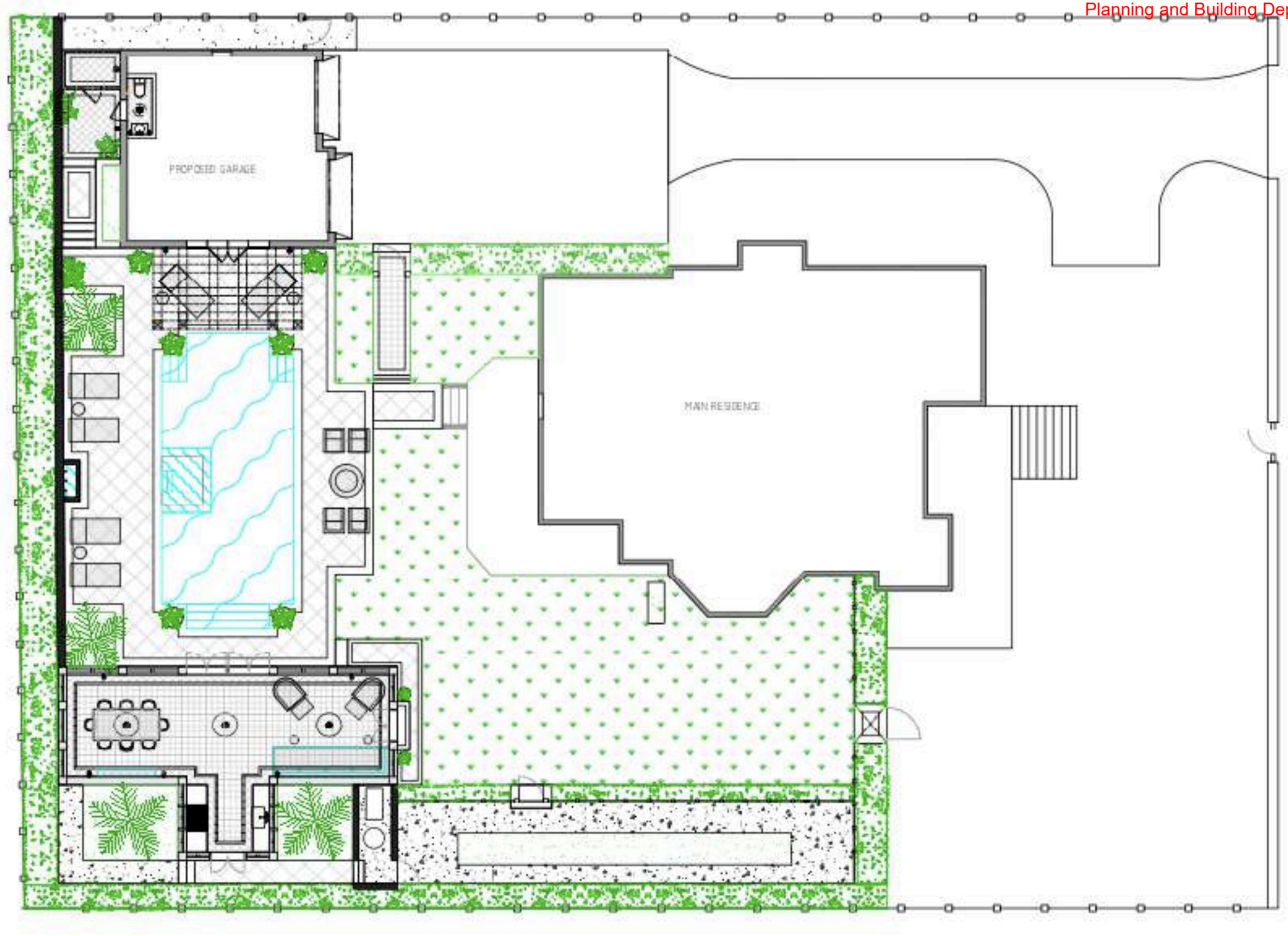
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MASTER LANDSCAPE PLAN

Holistic conceptual landscape plan

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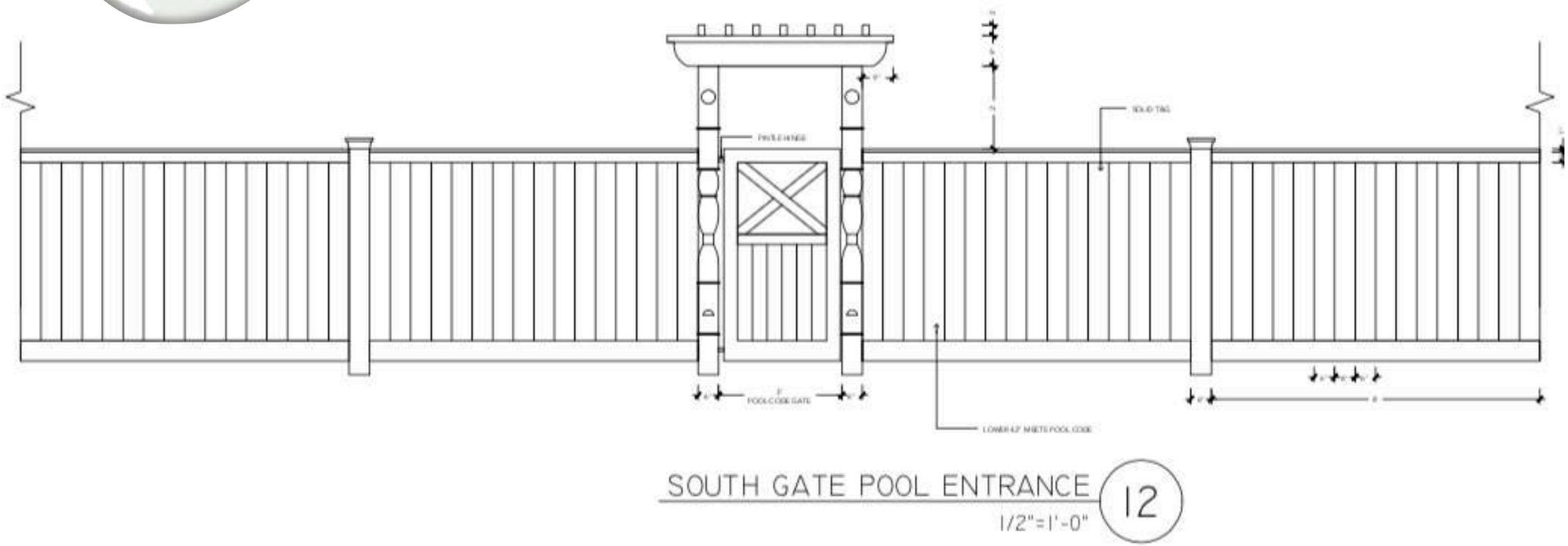
MASTER LANDSCAPE PLAN

Holistic conceptual landscape plan | Green areas

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Exterior Pavilion finish
Painted finish
White



ELEVATION SOUTH GATE

Front landscape | South Gate | Fence

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NORTH SIDE

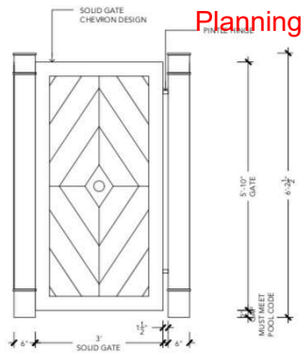
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Inspiration: Mirror Chevron door



Exterior Pavilion finish
Painted finish
White



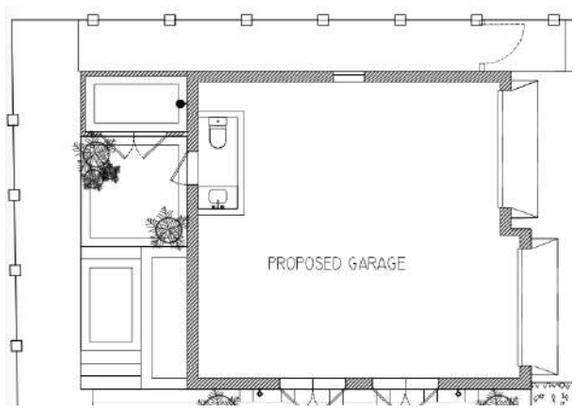
ELEVATION

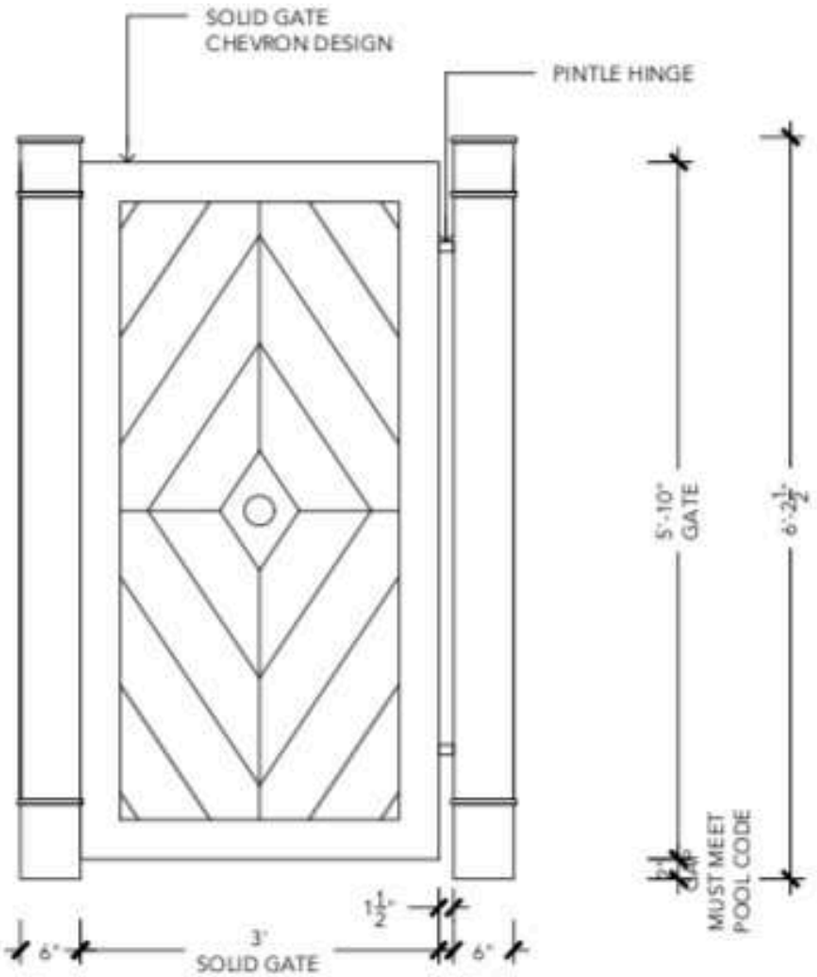
North Side Rear Entrance Gate & Fence | Main gate for the family

Received October 19, 2022
Planning and Building Department



Exterior Pavilion finish
Painted finish
White







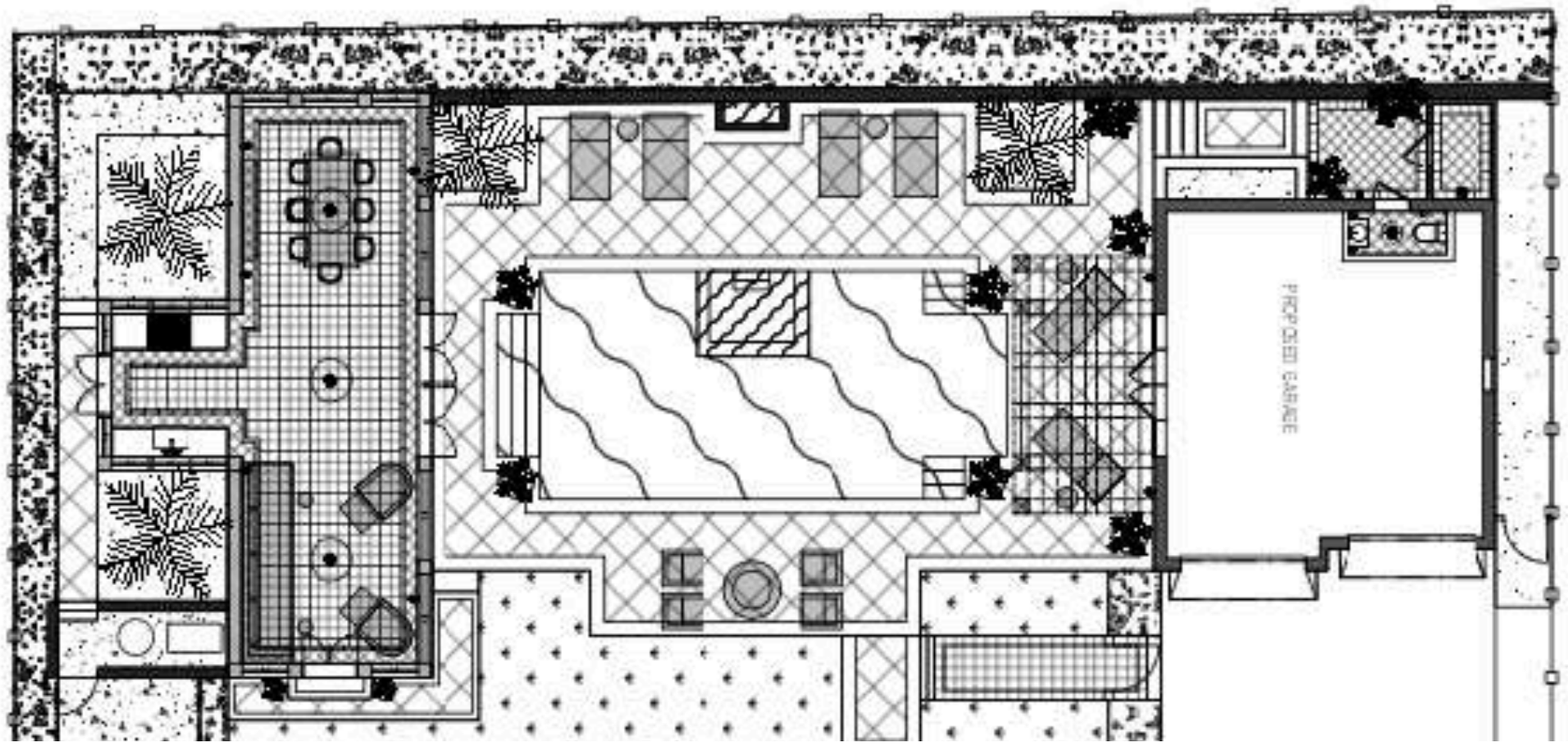
Inspiration: Mirror Chevron door

ELEVATION

North side | Gate right side of Carriage house meets pool code

Received October 19, 2022
Planning and Building Department

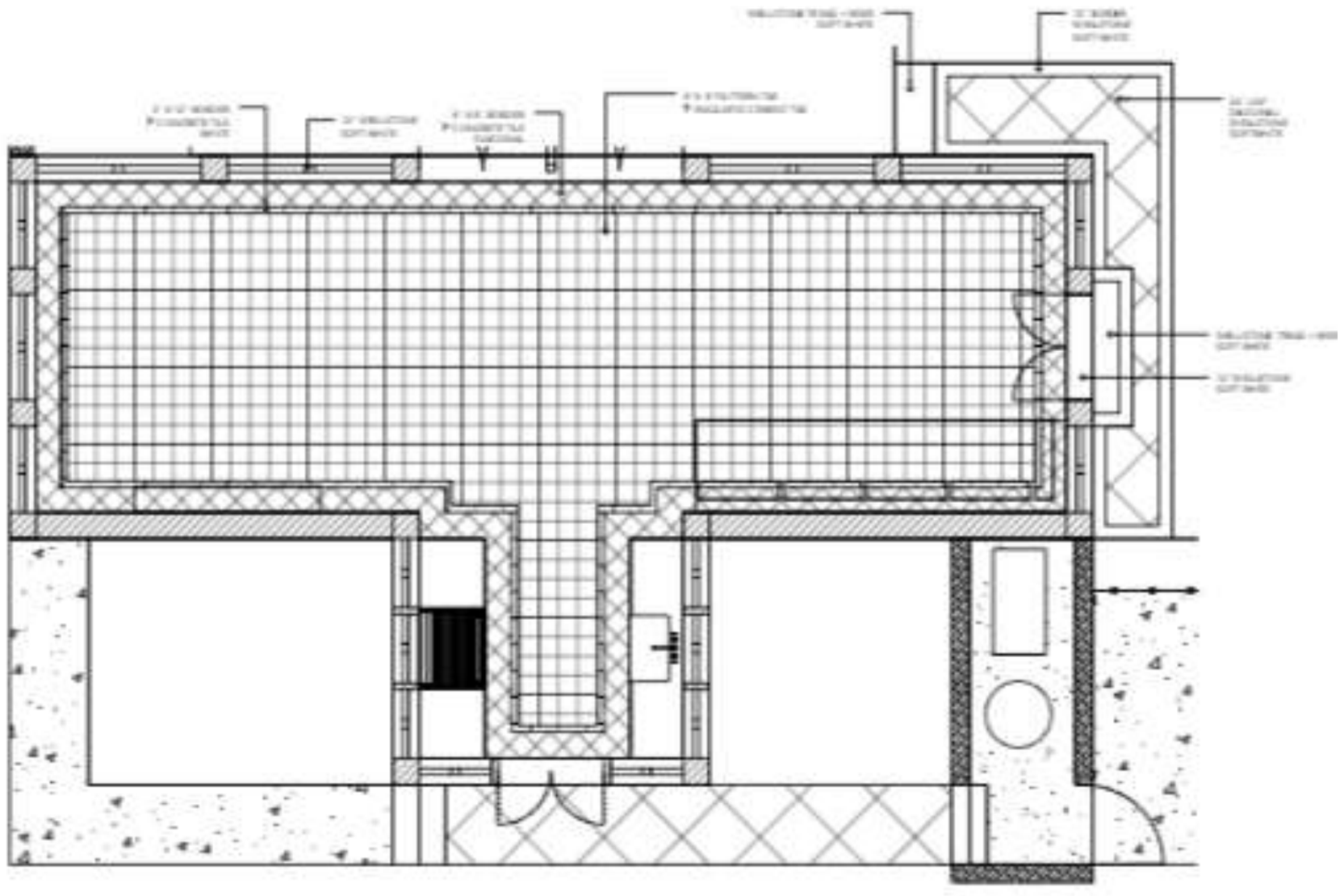
POOL & REAR GARDEN



POOL ENVIRONMENT PLAN

Pool area layout | Sun & Shade pool terrace areas | pool pavilion

Received October 19, 2022
Planning and Building Department



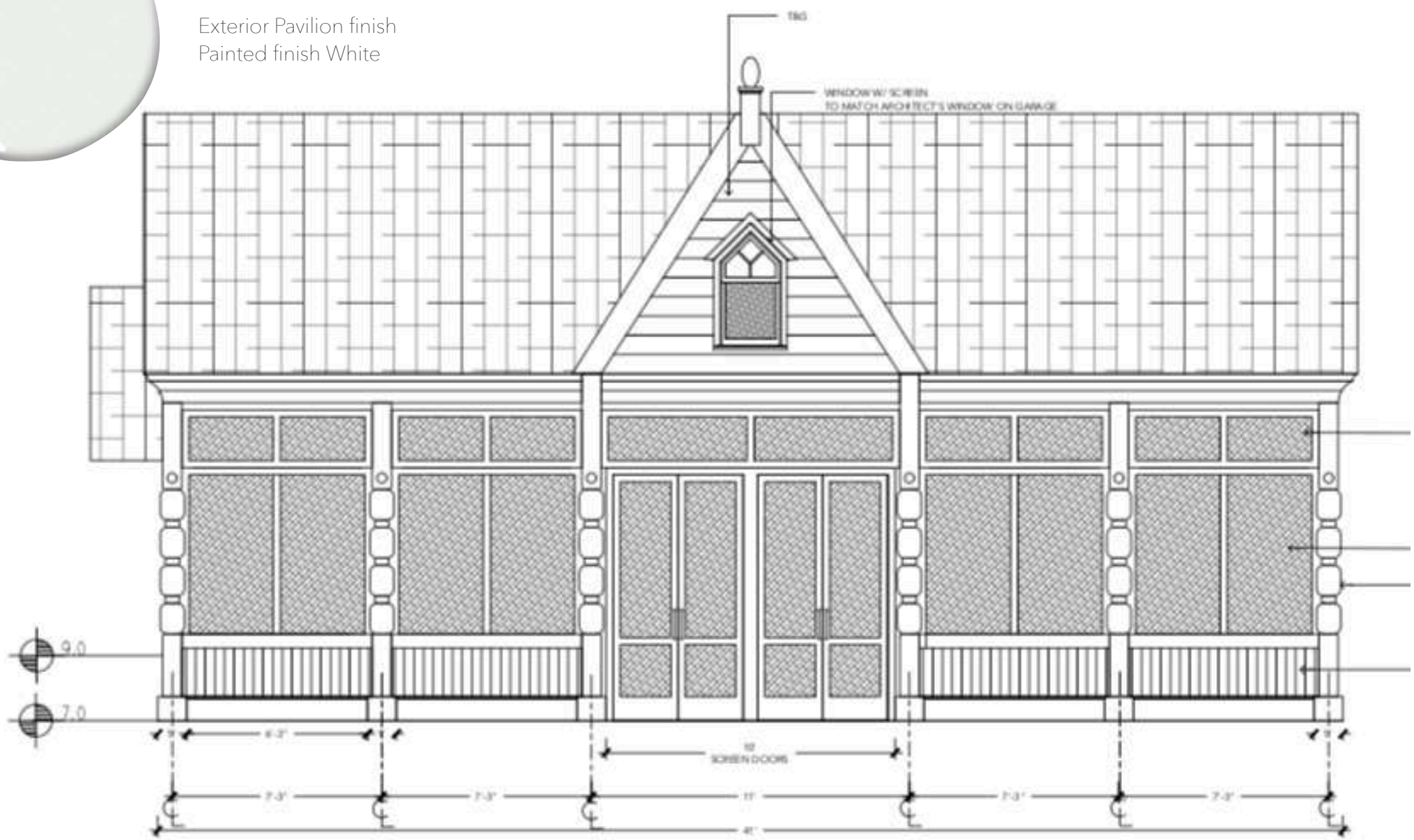
FLOOR PLAN PAVILION

Pool Pavilion floor plan | Lounge | Dining pool side | Outdoor kitchen

Received October 19, 2022
Planning and Building Department



Exterior Pavilion finish
Painted finish White



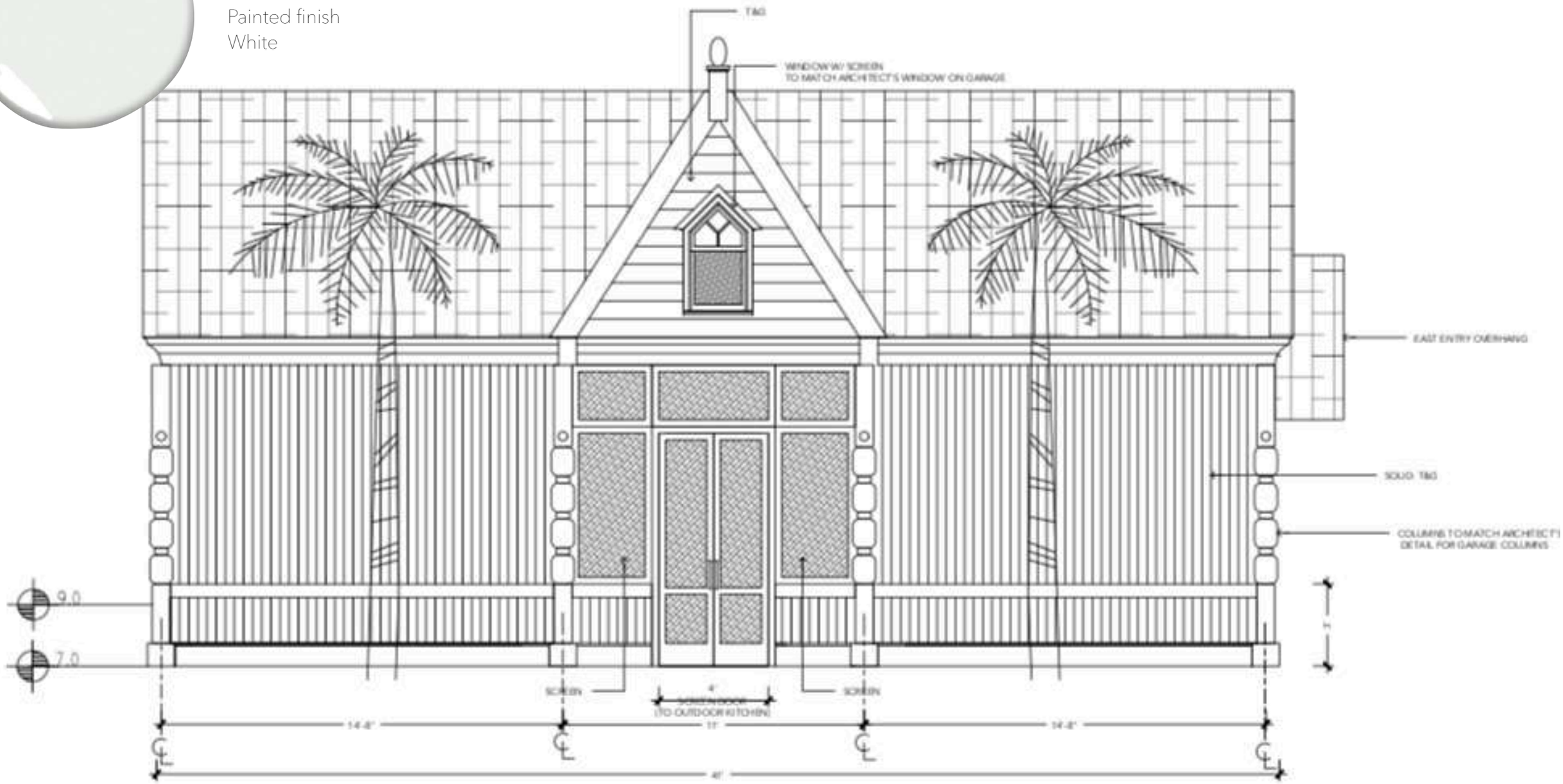
ELEVATION EXTERIOR

Screened Pool Pavilion Exterior Elevations | North | Front pool side

Received October 19, 2022
Planning and Building Department



Exterior Pavilion finish
Painted finish
White



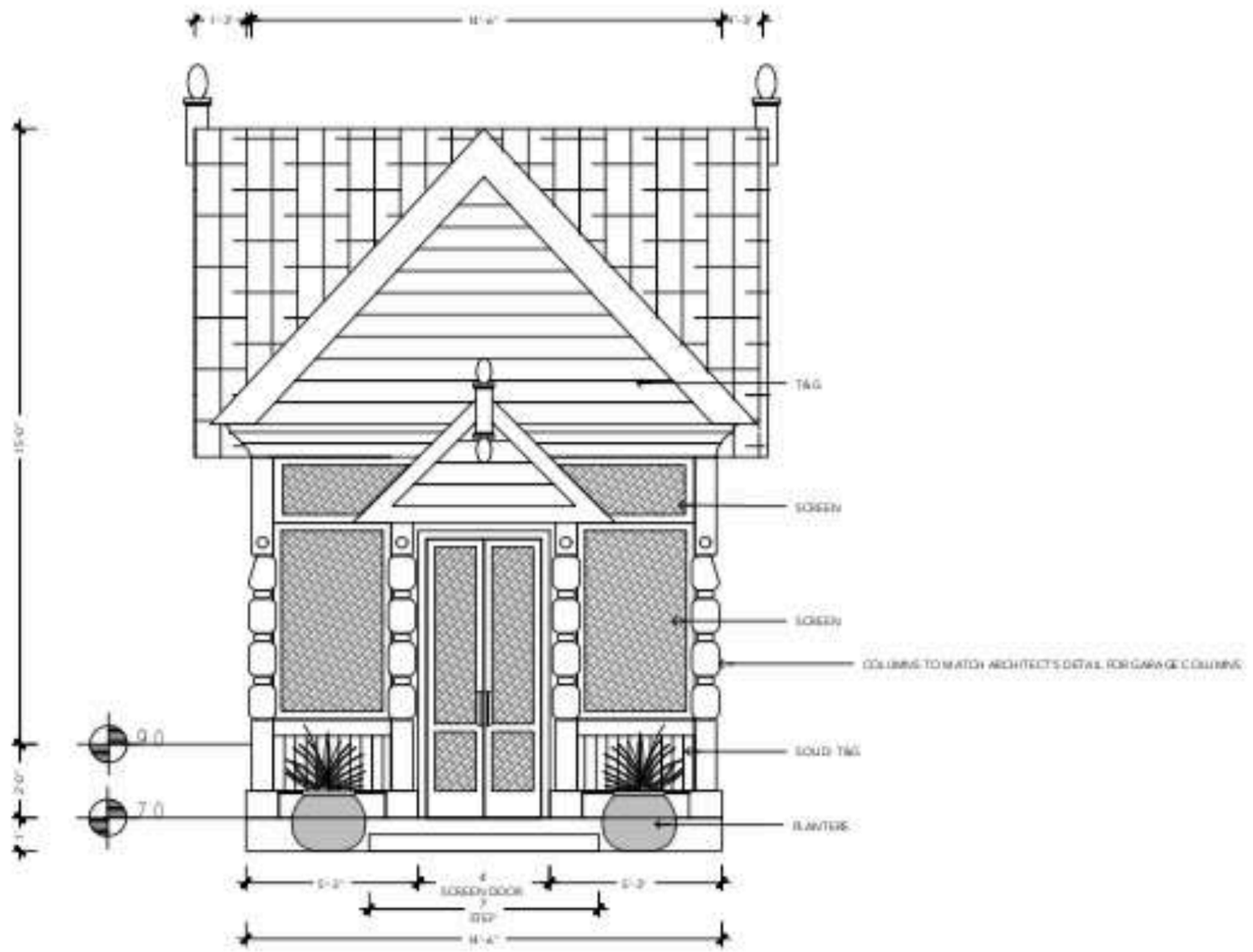
ELEVATIONS EXTERIOR

Pool Pavilion Elevation | South | Outdoor kitchen

Received October 19, 2022
Planning and Building Department



Exterior Pavilion finish
Painted finish
White



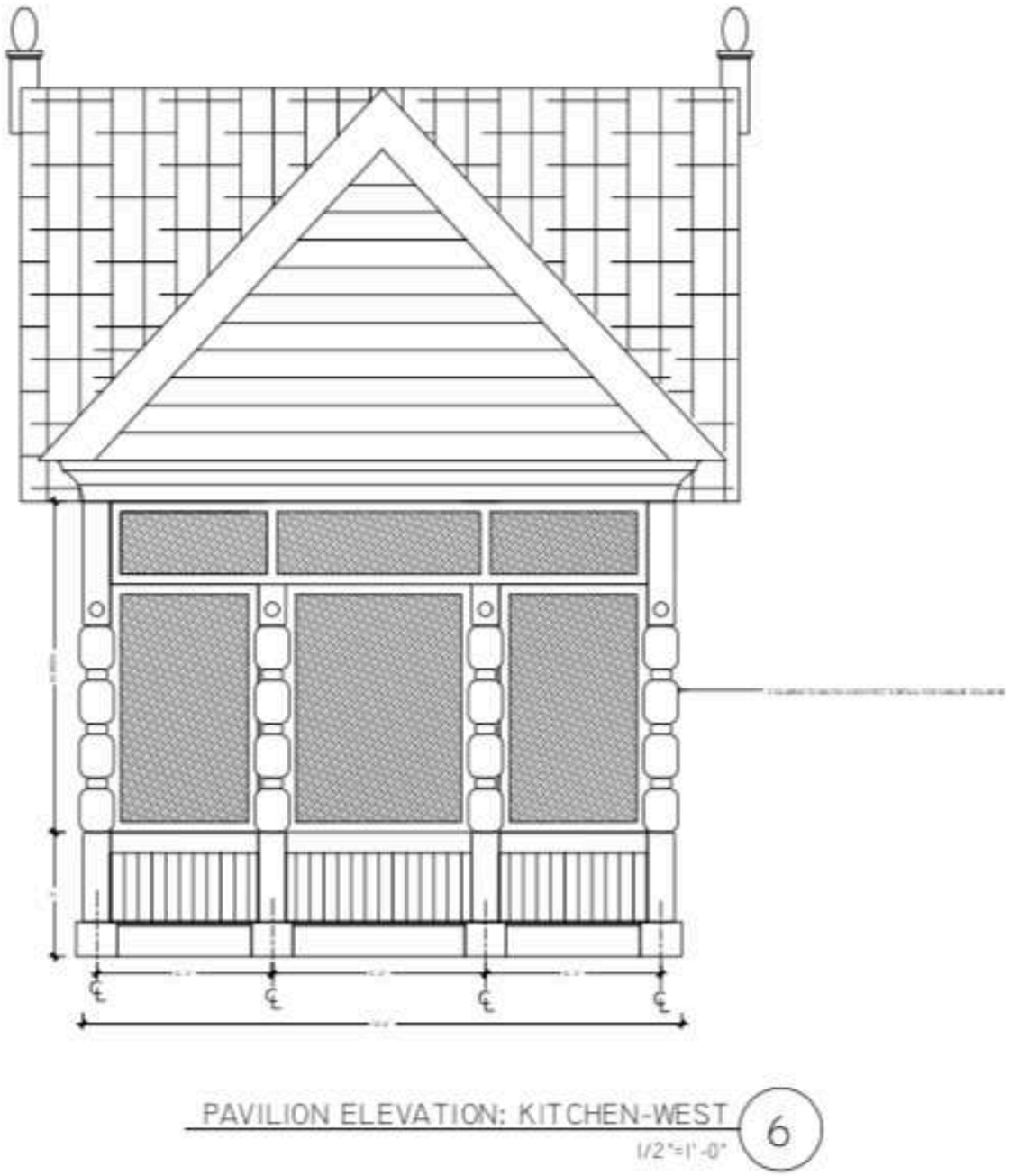
ELEVATIONS EXTERIOR

Screened Pool Pavilion Elevations | East side entrance

Received October 19, 2022
Planning and Building Department



Exterior Pavilion finish
Painted finish
White



ELEVATIONS EXTERIOR

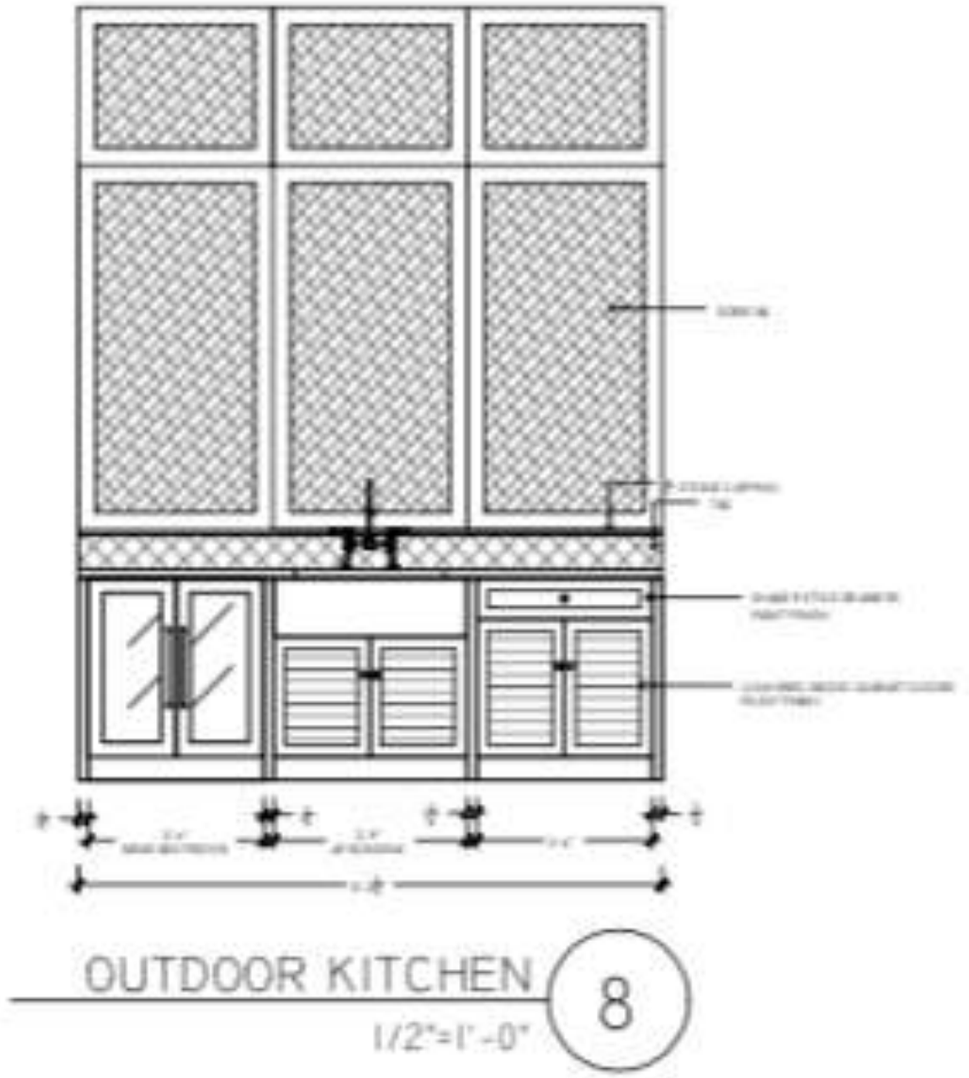
Screened Pool Pavilion Elevations | West side

Received October 19, 2022
Planning and Building Department



Exterior Pavilion finish
Painted finish
White





ELEVATIONS INTERIOR

Pool Pavilion | Outdoor kitchen

Received October 19, 2022
Planning and Building Department



Exterior Pavilion finish
Painted finish White

Interior Pavilion walls
& Trim finish
Painted finish
BM Simply White TBS



Shell stone
Color: soft white

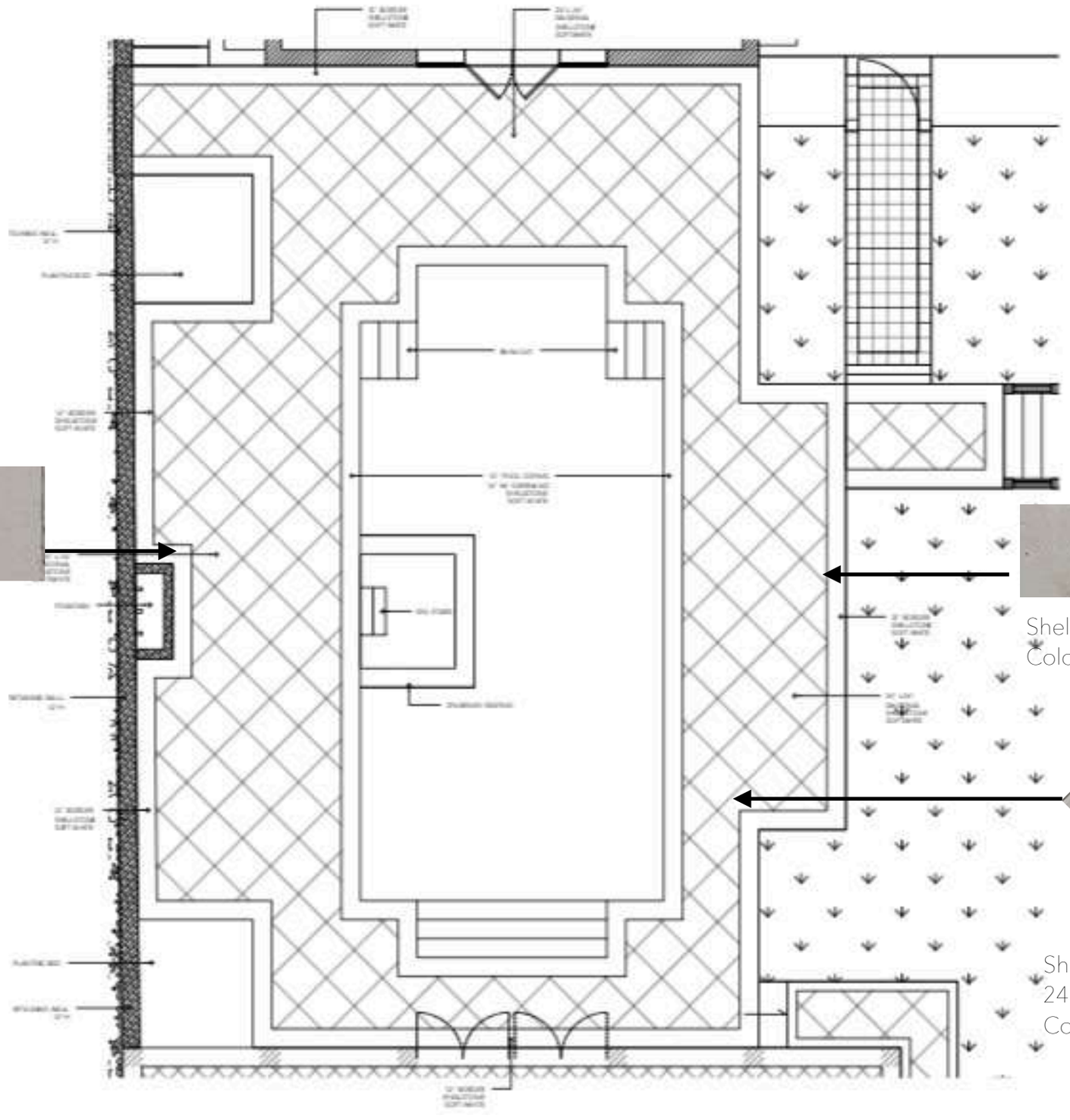


Countertops
Slab stone
Quartzite Bianco
Polished

POOL & PAVILON FINISHES

Flooring | Stone | Tile | Paint

Received October 19, 2022
Planning and Building Department

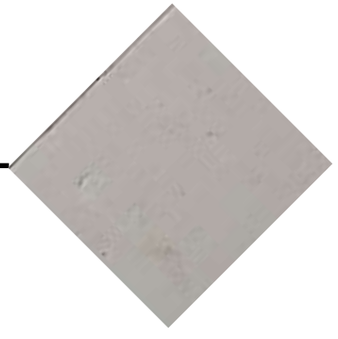




Shell stone | Limestone
border stone
top of wall
Color: soft white



Shell stone | Limestone border stone
Color: soft white



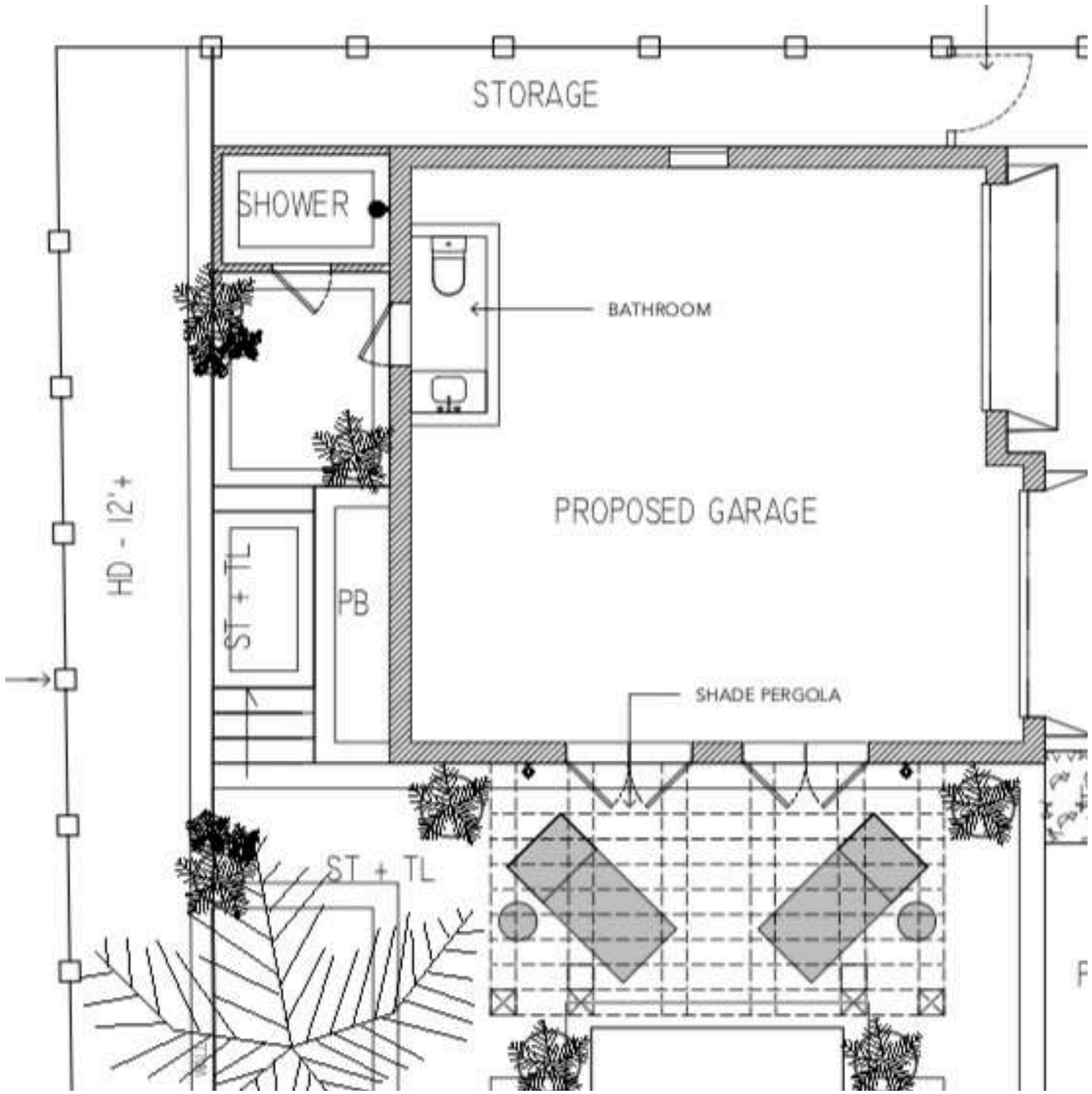
Shell stone | Limestone
24" x 24" Diagonal
Color: soft white

POOL & WALKS FINISHES

Stone terrace layout

Received October 19, 2022
Planning and Building Department

SHADE PERGOLA
CARRIAGE HOUSE



FLOOR PLAN

Pergola | Carriage house | Outdoor shower | Powder room

Received October 19, 2022
Planning and Building Department



Exterior Pavilion finish
Painted finish
White



EVEVATION

Shade Pergola off Garage | South

Received October 19, 2022
Planning and Building Department

Exterior Pavilion finish
Painted finish
White



CARRIAGE HOUSE // OUTDOOR SHOWER // PERGOLA - WEST ELEVATION 13
1/2"=1'-0"

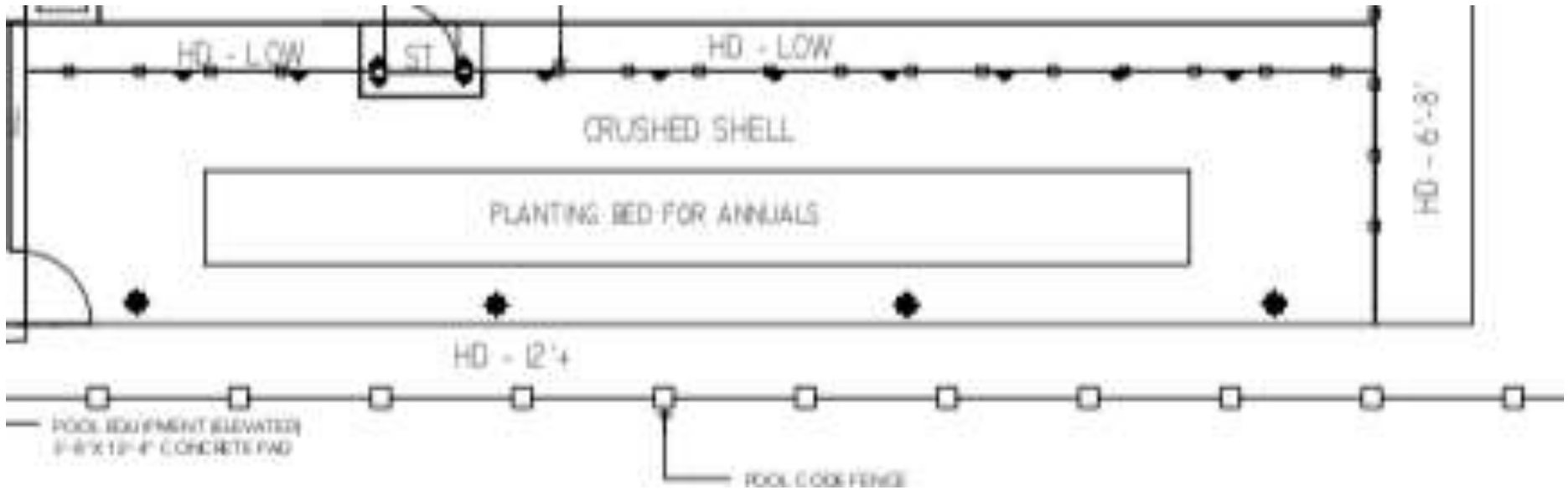
EVEVATION

Shade Pergola off Garage | Outdoor shower | West

Received October 19, 2022
Planning and Building Department

POTAGER

Received October 19, 2022
Planning and Building Department



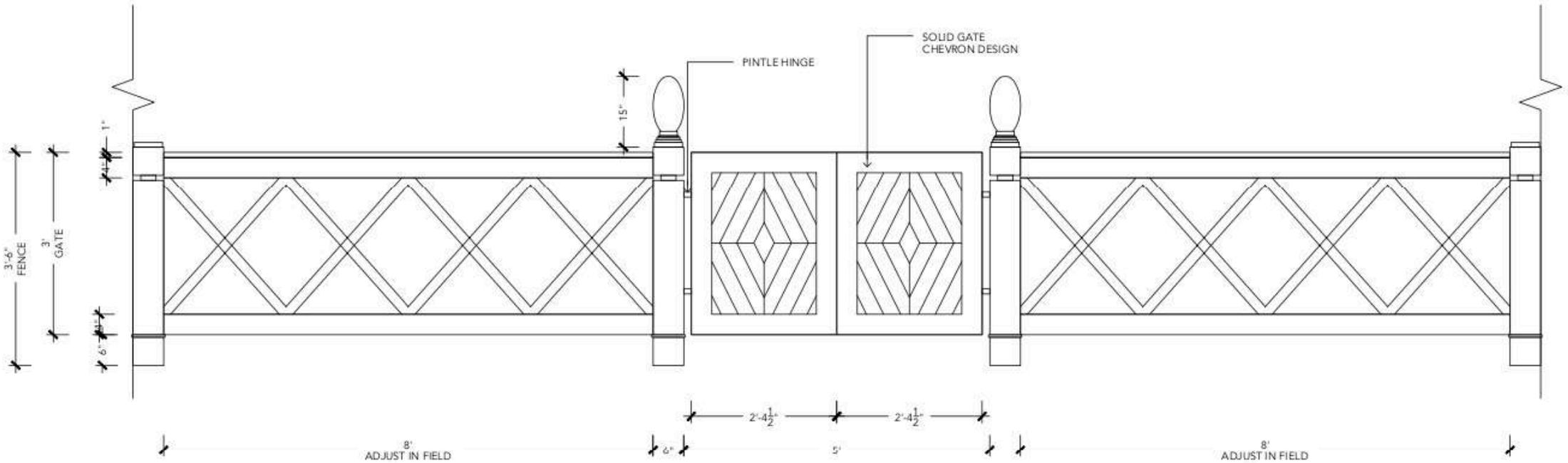
POTAGER PLAN

South side | Circulation, Garden layout | ANNUALS HERBS VEGGIE GARDEN AREA

Received October 19, 2022
Planning and Building Department



Exterior Pavilion finish
Painted finish
White



POTAGER GATE ELEVATION 8
1/2"=1'-0"

POTAGER ELEVATIONS

Elevations | Gate | fence

Received October 19, 2022
Planning and Building Department

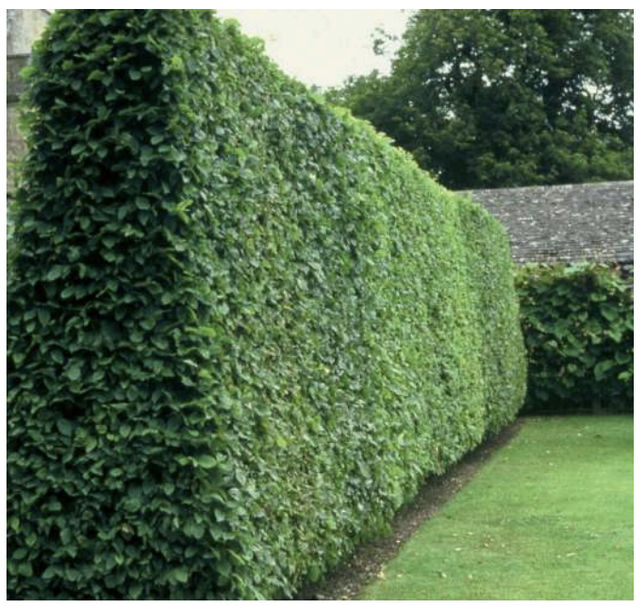
PLANTING CONCEPT
GREEN STRUCTURE

Received October 19, 2022
Planning and Building Department





Cherry Laurel
Takes shade / forms a dense hedge
fast grower
Has berries





Privet Ligustrum Vulgare
Nice tight hedge

PLANTING CONCEPT

Structure planting | Privacy Hedges

Received October 19, 2022
Planning and Building Department



Canary Palm
40‘ mature height
Slow grower



Hybrid Queen Mule Palm
But Capitatas
Slow grower





Common Boxwood

PLANTING CONCEPT

Structure planting | Large Palms | Common boxwood

Received October 19, 2022
Planning and Building Department

MS

MICHAEL SCHOELLER DESIGN



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

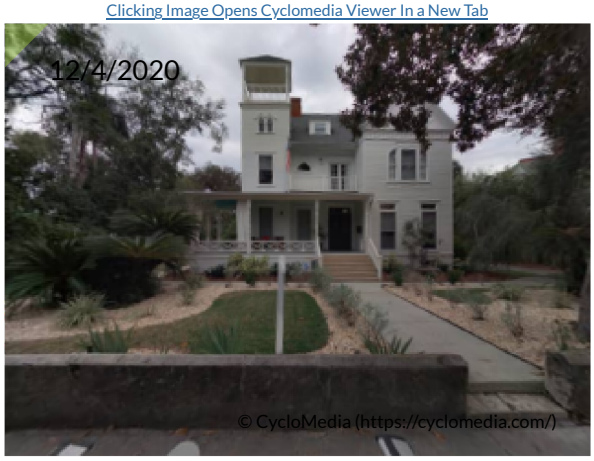
Sales Questionnaire

2022 TRIM Notice

2022 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	18.9763
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

	2023
Building Value	$767,047
Extra Features Value	$2,459
Total Land Value	$583,722
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,353,228**
Total Deferred	$70,273
Assessed Value	**$1,282,955**
Total Exemptions	$50,000
Taxable Value	**$1,232,955**

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
2022	$660,569	$1,296	$583,722	$0	$0	$1,245,587	$1,245,587	$50,000	$1,195,587
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

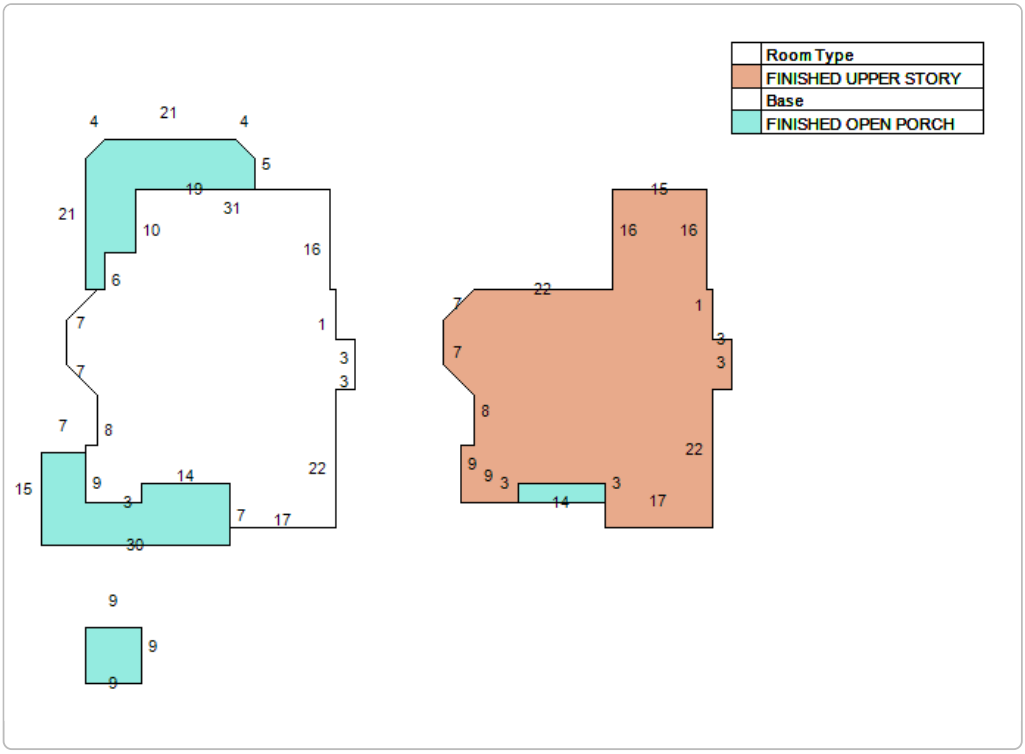
Building Information

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 (Mix)		1725
Masonry Wall (Mix)		734

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 CO-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

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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GDPR Privacy Notice

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Last Data Upload: 10/22/2022, 2:08:18 AM

Version 2.3.227



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

Application pg 60

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 November 17, 2022 Meeting



Application: HP2022-0076 Address: 40 Charlotte Street

Applicant: Catch 27 Restaurant, LLC

Property Owner: 46 Avenida Menendez, INC

Project description: To replace the existing ADA ramp with a lift, construct a covered outdoor bar on the south elevation, expand and cover a utility area on the rear elevation, and modify landscape beds in the rear courtyard.

Architectural Style:	Spanish Colonial Interpretation	Florida Master Site File:	8SJ0531 (demolished)
National Register:	St. Augustine NR District: Non-contributing	Construction date:	c. 1994
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1967000000		
Agenda Item:	7(c)	Previous Action(s):	COD 1990-0802 COA 1994-0058 COA F2015-0164

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Charlotte Street on the block between Hypolita and Cuna Streets in the Historic Preservation Three (HP-3) Zoning District and is a non-contributing building in the St. Augustine National Register Historic District.
2. The applicant is proposing to replace an existing wood ADA access ramp with a mechanical lift, and to construct a covered patio bar area and modify landscape beds in the rear courtyard as well as expand and enclose a rear utility area. The project scope encompasses only the south and west courtyard areas behind an existing gated wood fence which is only open during the current businesses operating hours.
3. The ADA lift to replace the existing ramp is proposed in a corner just west of the entrance on the south elevation where the ramp currently meets the entry platform. Based upon this location, which cannot be seen from the public right-of-way, the proposed ramp will have less of a visual impact from the street and sidewalks than the existing ramp.
4. The covered bar, which would utilize space currently occupied by the existing ADA ramp, is proposed to be finished with a stucco exterior and painted to match the existing building with a concrete bar top finished to appear like slate. A wood, pergola-like flat roof is proposed to extend from the south elevation of the building below the existing western balcony with chamfered post supports. All proposed materials are consistent with materials AGHP except the proposed TPO roof which may not be visible from ground level. Asphalt shingles in a medium to dark gray or brown have been approved for buildings in HP-3, though generally not for Spanish Colonial interpretation buildings. Depending on the minimal roof pitch, TPO may be the only reasonable material available.
5. Proposed enlargement of the utility space at the rear of the building is consistent with AGHP requirements for screening of mechanical equipment; however, a vertical board screen may be more appropriate than the proposed horizontal screening. The HARB should also confirm that the “rooftop” mechanical equipment proposed for the second-story deck of the new covered utility space will be subordinate in height to the proposed balcony rail for more effective screening. Rail material should be confirmed as wood.
6. The applicant is also proposing repaving the entire courtyard with brick to match the existing brick in the rear courtyard space with the justification that the area requires leveling in several spots to avoid trip-hazards. An example of the proposed brick can be found in the staff photographs. It is unclear whether the proposed brick is a true clay brick as required in the AGHP and the applicant should confirm the brick material.
7. The HARB should encourage the applicant to salvage any unused brick for other projects.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE Certificate of Appropriateness at 40 Charlotte Street with the following finding and conditions:**

If the HARB determines that the scope of work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design in a minimally visible area on a contemporary building located in the HP-3 Zoning District

With the following conditions:

1. An alternative roof material for the proposed covered bar roof unless the HARB finds that the proposed TPO material is appropriate based on its location that will be minimally seen from the right-of-way
2. Proposed new brick pavers are a true clay brick material

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing ADA ramp
2. Install new ADA lift
3. Construct a 19' x 7'1" bar with stucco exterior finish and concrete bar top finished to look like slate
4. Install 8'5" deep by ~21' wide pergola-like flat roof with gray TPO cover, wood scrolled rafter ends, and wood chamfered post supports
5. Enlarge existing utility space on west elevation of the building to 12' deep by 18'6" wide and move mechanical equipment to second-story deck
    a. Ground floor screening to be horizontal wood with wood columns
    b. Replace existing second-story window with a new exterior door to match existing exterior doors for access to mechanical equipment
    c. Install second story balcony rail to match existing and screen rooftop mechanical equipment
6. Remove existing landscape beds on the northwest and southwest corners of the property, retaining the bed across the rear property line.
7. Repave entire courtyard area match existing brick in rear courtyard space.

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

Accessibility

The Florida Accessibility Code for Building Construction contains detailed requirements implementing both the federal Americans with Disabilities Act of 1990 and the more stringent Florida Americans with Disabilities Accessibility Implementation Act of 1993.

Historic sites and buildings, replicas, reproductions and reconstructions are not exempt from these regulations. However, historic properties and new buildings can generally be made accessible while preserving their architectural character through careful planning and sensitive design.

Do...

- Review the historical significance of a property and identify character-defining features.
- Assess the property's existing and required level of accessibility.
- Evaluate accessibility options within a preservation context.
- Comply with barrier-free access requirements in such a manner that character-defining spaces, features and finishes are preserved.
- Work with local disability groups, access specialists and historic preservation specialists to determine the most appropriate solution to access problems.
- Provide barrier-free access that promotes independence for the disabled person to the highest degree practical, while preserving significant historic features.
- Provide barrier-free access through removable or portable, rather than permanent, ramps
- Design new or additional means of access that are compatible with the historic property and its setting.

The Florida Board of Building Codes and Standards of the Department of Community Affairs may grant individual modifications to, or exceptions from, the literal requirements of the Florida Accessibility Code for Building Construction. These waivers or exceptions must be based on a determination of unnecessary or extreme hardship. The waivers shall not violate federal accessibility laws or regulations, and must be reviewed by the Handicapped Accessibility Advisory Council. Criteria for reviewing applications for waivers are established by Rule 9B-7 Florida Administrative Code.

Don't...

- Undertake code-required alterations before identifying those spaces, features or finishes which are character-defining and must therefore be preserved.
- Alter, damage or destroy character-defining spaces, features and finishes while making modifications to a building or site to comply with barrier free access.
- Make changes to buildings without first seeking expert advice from access specialists and historic preservationists to determine solutions.
- Install permanent access ramps that damage or diminish character-defining spaces.

- Provide access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.
- Design new or additional means of access without considering the impact on the historic property and its setting.
- Provide barrier free access which destroys significant features of an historic property without first consulting the State Historic Preservation Officer.

Accessory Buildings including porches

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

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- 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.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Pre-1821

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

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

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

Open sided carports, and attached or modern appearing garages are not historically appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. The visual impact of garage doors should be lessened by orienting them away from the street or by placing the garage near the rear property line. Garage door openings should be as small as possible. Garage doors must be made of wood, with the appearance of horizontal or vertical boards, and contain no glazing.

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

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

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

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

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

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.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- 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.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- 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.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

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

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

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

Masonry bench seating is appropriate within loggias.

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

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

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.

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
40 Charlotte Street





Front (east) Elevation

STAFF PHOTOGRAPHS
40 Charlotte Street





Existing ADA ramp and south courtyard area

Staff Report pg. 12

STAFF PHOTOGRAPHS
40 Charlotte Street



Location of proposed bar



Landscape bed to be removed

STAFF PHOTOGRAPHS
40 Charlotte Street



West courtyard area



Landscape bed to be removed

STAFF PHOTOGRAPHS
40 Charlotte Street





Existing screened utility area

STAFF PHOTOGRAPHS
40 Charlotte Street





Existing screened utility area

STAFF PHOTOGRAPHS
40 Charlotte Street





Location of proposed bar

STAFF PHOTOGRAPHS
40 Charlotte Street



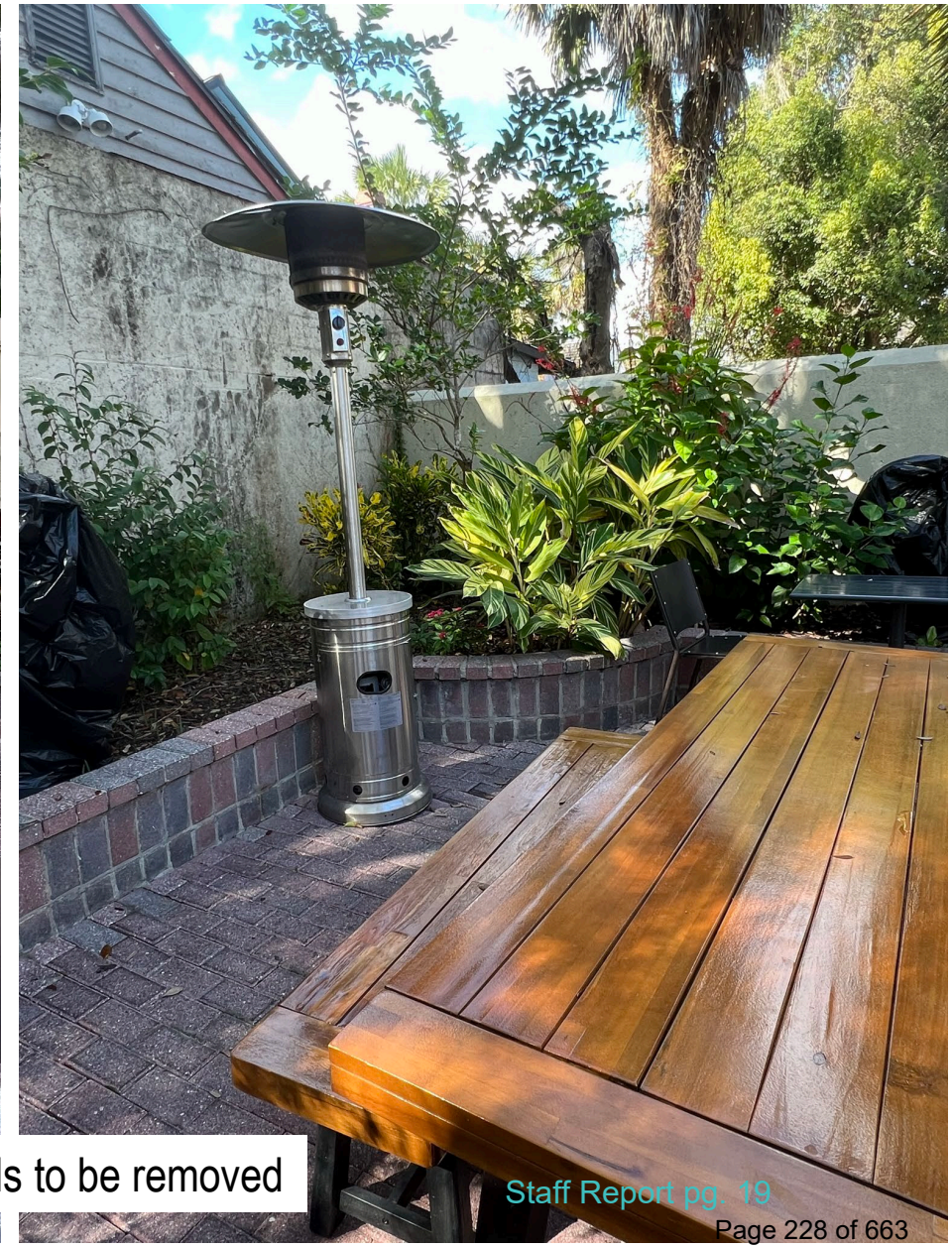
Front Gate



Sample Lighting Fixture

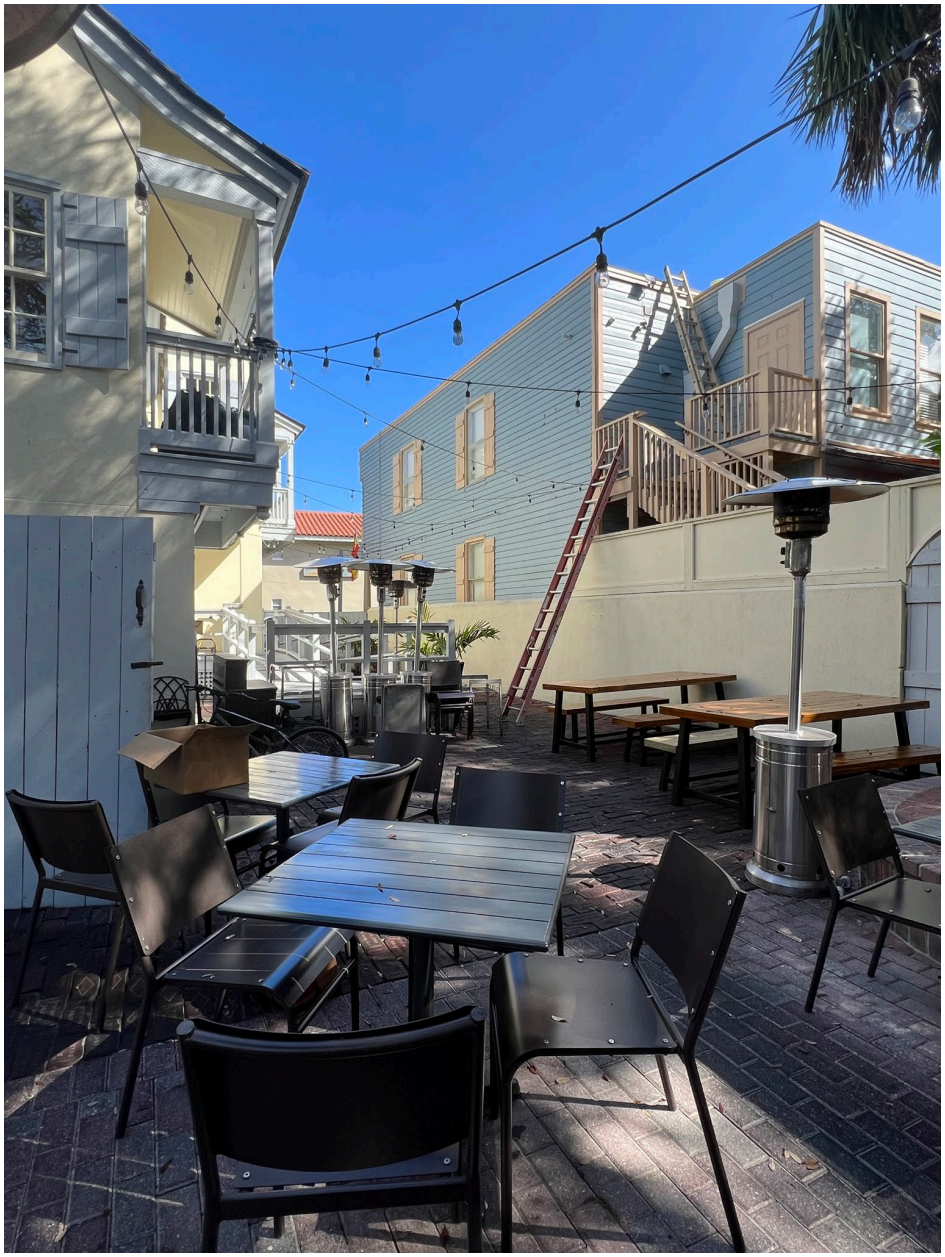
STAFF PHOTOGRAPHS
40 Charlotte Street





Landscape beds to be removed

STAFF PHOTOGRAPHS
40 Charlotte Street





STAFF PHOTOGRAPHS
40 Charlotte Street





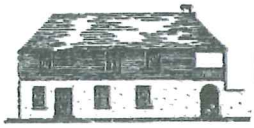
RECEIVED

OCT 11 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. HP2022-0076

Receipt No. 2481920

Meeting Date: Nov 17th, 2022

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

1. NAME OF APPLICANT Stephen Hutson

   Business (if applicable) Catch 27

   Address 40 Charlotte Street

   City St. Augustine State FL Zip Code 32084

   Daytime telephone 8139285584 E-mail Address stephen@catchtwentyseven.com

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

2. NAME OF PROPERTY OWNER John Arbizzani

   Business (if applicable) 46 Avenida Menendez

   Address 142 King Street Suite A

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (required) 9048105758 E-mail address jarb44@comcast.net

3. PROJECT STREET ADDRESS 40 Charlotte Street

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 196700-0000

5. EXISTING USE Restaurant PROPOSED USE Restaurant

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	
928	558	Roof
10	202	Roof structures (dormers, chimneys, etc.)
☐	☐	Exterior finishes (stucco, masonry, siding)
☐	☐	Porch/Deck/Balcony
☐	☐	Awning/Canopy
☐	☐	Exterior Doors
☐	☐	Windows
☐	☐	Shutters
☐	☐	Foundation (including infill)
☐	☐	Exterior lighting & other appurtenances
☐	☐	Existing fences, walls & gates
☐	☐	Existing parking, walkways & other site features

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

- ☐ New building_____
- ☒ New addition Adding outside bar.
- ☐ 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)

We would like to add an outside bar. In order to do that we will need to remove the wheel chair ramp and replace it with a chair lift.

To creat better egress for the patio, we also want to reshape the flower beds and pavers.

Both the bar and chair lift cannot be seen from the street.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Stephen Hutson

SIGNATURE OF APPLICANT _____ DATE 10/10/22

PRINT OWNER'S NAME John Arbizzani

SIGNATURE OF OWNER _____ DATE 10/11/22

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:

Pass-through window specifications are needed. Any paint colors/finishes not on the pre-approved list will require approval.

Any proposed light fixtures should be presented as well as any proposed plant materials.

Project number: HP2022-0076 Project Address: 40 Charlotte Street

Reviewed by: Candice Seymour Date: 10/25/2022

HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures)	$50.00 + ads
Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption	$150.00 + ads
Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures)	$100.00 + ads
Certificate/Opinion of Appropriateness: New construction of non-single-family structures Appeal of staff determination	$200.00 + ads
Certificate of Demolition: Partial	$150 + ads & notices
Certificate of Demolition: Full	$300 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 40 Charlotte Street, St. Augustine, FL 32084

Applicant's Name: Stephen Hutson Applicant's Signature: _____

Owner's Name: John Arbizzani Owner's Signature: _____

From: Stephen Hutson <stephen@catchtwentyseven.com>
Sent: Monday, November 7, 2022 2:21 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: 40 Charlotte Street - Certificate of Appropriateness application for the November 17, 2022 Historic Architectural Review Board meeting

Candice,

Here are the questions you asked along with the answers:

- Roofs and Roofing:
    - Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
        - TPO flat membrane roof in gray. It will not be seen by customers.
- Exterior Finishes:
    - Photographs of existing surface or feature including close-up and full building perspective
        - Pictures have been submitted
    - Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width / color as applicable
        - We will use existing colors, building materials and textures. Concrete bar in a slate finish
- Exterior Doors:
    - Photographs of existing door(s) or location of proposed new door opening(s)
        - New door will be the same as existing doors
    - Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
        - The sample is our existing second floor exterior door.
- Windows:
    - Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
        - Remove pass through window
- Exterior Electrical / Mechanical
    - Photographs of existing details and context of affected site area within view of the proposed project
        - Chairlift pdf
    - Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors / finish
- Parking, Landscape or Other Site Feature:
    - Plant material list with identification, quantity, size at planting and maturity, spacing
        - No additional landscaping
- Other Details Necessary for Review:

- Pass-through window specifications are needed.
    - Remove window
- Any paint colors / finishes not on the pre-approved list will require approval.
    - We’re using existing colors and finishes already used on property
- Any proposed light fixtures should be presented
    - PDFs will be attached along with lighting examples
- Any proposed plant materials should be presented
    - No additional plants

If you have any questions, please let me know.

Thank you,

Received September 21, 2022 for Friday Review
Planning and Building Department

CATCH 27

40 CHARLOTTE STREET, ST. AUGUSTINE, FL 32084

RENOVATION/ADDITION PROJECT



STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014227
REGISTERED ARCHITECT

DRAWING INDEX

ARCHITECTURAL
A0.00 - COVER SHEET
A0.10 - ABBREVIATION. LEGENDS, SYMBOLS & VICINITY MAP
D1.10 - DEMOLITION PLAN
A1.10 - NEW WORK FLOOR PLANS
A2.10 - EXTERIOR ELEVATIONS
A3.10 - BUILDING/WALL SECTIONS
A4.10 - DOOR DETAILS

PROJECT PHASE : PERMIT SET

CRONK DUCH
ARCHITECTURE

1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850

240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS

CONSTRUCTOR:

DATE ISSUE : SEPTEMBER 15, 2022

Received September 21, 2022 for Friday Review
Planning and Building Department

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

A.

ABV	ABOVE
ACOUST.	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AJC	ADJECENT
ALS	ACRYLIC LATEX SEALANT
ALUM.	ALUMINUM
ANOD.	ANODIZED
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
ASSEM.	ASSEMBLY
AST.	ASPHALT COMPOSITION TILES
AVG.	AVERAGE
A.W.I.	ARCHITECTURAL WOODWOORKING INSTITUTE
A/V.	AUDIO/VISUAL

B.

B.	BALCONY
BC.	BRICK COURSE
BD.	BOARD
BITUM.	BITUMINOUS
BK.	BRICK
BKT.	BRACKET
BLDG.	BUILDING
BLKG.	BLOCKING
BLT-IN.	BUILT-IN
BM.	BEAM
BR.	BRICK
BRG.	BEARING
BRKT.	BRACKET
BUR.	BUILT-UP ROOF
BZ.	BRONZE

C.

CA.	CONSTRUCTION ADMINISTRATOR
CAB.	CABINET
C.B.	CHALK BOARD
CBSN.	CATCH BASIN
CC.	CEMENTITIOUS COATING
CCT.	COVE CERAMIC TILE
CEM.	CEMENT
C.G.	CORNER GUARD
C.I.	CAST IRON
C.I.P.	CAST-IN-PLACE
C.J.	CONTROL JOINT
CJF.	CORK JOINT FILLER
CL.	CENTERLINE
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONF.	CONFERENCE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CPT.	CARPET
CS.	CONCEALED SPLINE
CT.	CERAMIC TILE
CTR.	CENTER
CW.	COLD WATER

D.

D.	DEPTH
DBL.	DOUBLE
DEMO.	DEMOLITION
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DISPL.	DISPOSAL
DN	DOWN
DP.	DAMPPROOFING
DR.	DOOR
D.S.	DOWN SPOUT
DTL.	DETAIL
DW.	DRYWALL
DWG.	DRAWINGS

E.

E.	EAST
EA.	EACH
E.C.	ELECTRICAL CONTRACTOR
EIFS.	EXTERIOR INSULATION FINISH SYSTEM
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EM.	ENTRANCE MAT
ENCL.	ENCLOSURE
ENG.	ENGINEER
EPEJF.	EXPANDED POLYETHYLENE JOINT FILLER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EST.	ESTIMATE
E.W.C.	ELECTRIC WATER COOLER
EXH.	EXHAUST
EXIST.	ESITING
EXP.	EXPANSION
EXSB.	EXTERIOR GRADE SOFFIT BOARD
EXT.	EXTERIOR

F.

FAB.	FABRICATE
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLUOR.	FLUORESCENT
FND.	FOUNDATION
FO.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINSIH
F.O.S.	FACE OF STUD
FP.	FIREPROOF
FR.	FIRE RATED
F.S.	FLOOR SINK
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
F.V.	FIELD VERIFY
F.V.C.	FIRE VALVE CABINET
F&I.	FURNISH AND INSTALL

G.

G.	GRANITE
GA.	GUAGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GD.	GARAGE DRAIN
GDIS.	GARBAGE DISPOSAL
GFRC.	GLASS FIBER REINFORCED CONCRETE
GL.	GLASS
GR.	GRADE
GRL.	GUARDRAIL
GUT.	GUTTER
GWB.	GYPSUM WALL BOARD
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD

H.

H.	HIGH
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HCP	HANDICAPPED
HD.	HEAD
HDF.	HIGH DENSITY FIBER BOARD
HDW.	HARDWARE
HDWD	HARDWOOD
H.M.	HOLLOW METAL
HNCG.	HOLLOW NEOPRENE COMPRESSION GASKET
HOLD.	HOLD DIMENSION
HORIZ.	HORIZONTAL
HP.	HOLD POINT
HR.	HOUR
HT.	HEIGHT
HTH.	HARD TROWEL, MOIST CURE AND HARDENER
HTS.	HARD TROWEL, MOIST CURE AND SEALER
HVAC.	HEATING, VENTILATING AND AIR CONDITIONING
HW.	HOT WATER
H/C.	HANDICAPPED

I.

ICE	ICE MAKER
I.D.	INSIDE DIAMETER/ DIMENSION
IN.	INCH
INCAD.	INCANDESCENT
INFO	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR

J.

JAN.	JANITOR
JBOX	JUNCTION BOX
JC.	JANITOR'S CLOSET
JST.	JOIST
JT.	JOINT

K.

KD.	KNOCKED DOWN
KE.	KITCHEN EXHAUST
KIT.	KITCHEN
KL.	KNURLED LEVER
K.O.	KNOCKOUT

L.

L.	LONG/LENGTH
LAM.	LAMINATE
LAV.	LAVATORY
LBS.	POUNDS
LIN.	LINEAR
LT.	LIGHT/LIGHTING
L.W.C.	LIGHT WEIGHT CONCRETE

M.

M.	METER
MACH.	MACHINE
MAR.	MARBLE
MAS.	MASONRY
MAX.	MAXIMUM
MC.	MECHANICAL CONTRACTOR
MDF.	MEDIUM DENSITY FIBER BOARD
MDO.	MEDIUM DENSITY OVERLAY
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFD.	MANUFACTURED
MFG.	MANUFACTURING
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIRR.	MIRROR
MISC.	MISCELLANEOUS
MIW.	MICROWAVE
M.O.	MASONRY OPENING
MRNG.	MOLDED RESILIENT NEOPRENE GASKET
MTD.	MOUNTED
MTL.	METAL
MULL.	MULLION

N.

N.	NORTH
NAP.	NAPKIN
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.P.S.	NATIONAL PIPE STANDARD
N.T.S.	NOT TO SCALE
N/A.	NOT APPLICABLE

O.

OA.	OUTSIDE AIR
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER DIMENSION
O.F.D.	OVER-FLOW DRAIN
OFF.	OFFICE
O.H.	OPPOSITE HAND
OPNG.	OPENING
O.R.D.	OVERFLOW ROOF DRAIN
OV.HID.	OVERHEAD
OZ.	OUNCE

P.

P.	PAINT
P.A.	PUBLIC ADDRESS
P.C.	PRECAST CONCRETE
PD.	PLANTER DRAIN
PDR.	POWDER
PH.	PENTHOUSE
PL.	PROPERTY LINE
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTIC
PLBG.	PLUMBING
PLST.	PLASTER
PLYWD.	PLYWOOD
PNT.	POINT
PNTD.	PAINTED
POL.	POLISHED
P.O.S.	POINT OF SCALE
PP.	PRECAST PAVERS
PPMC.	POLYISOBUTYLENE/ POLYBUTENE MASTIC COMPOUND
PR.	PAIR
PSF.	POUNDS PER SQUARE FOOT
PT.	PRESSURE TREATED
PTD.	PAINTED
PTN.	PAINTED PARTITION
PVC.	POLY VINYL CHLORIDE

Q.

QTY.	QUANTITY

R.

R.	RISER OR RADIUS
RB.	RESILIENT BASE
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
RE:	REFERENCE
RECT.	RECTANGULAR
REFR.	REFRIGERATOR/ REFRIGERATION
REINF.	REINFORCED
REQ'D.	REQUIRED
REV.	REVISION
RF.	ROOF
RL.	RELOCATED
RLD.	ROLLING DOOR
RM.	ROOM
R.O.	ROUGH OPENING
RRD.	RADIUS ROOF DRAIN
RT.	RESILIENT TILE

S.

S.	SOUTH
SAN.	SANITARY
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
SEC'Y	SECRETARY
S.F.	SQUARE FOOT/FEET
SFO.	SOLICITATION FOR OFFER
SHWR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SP.	STAIR PRESSURIZATION
SPE.	STAND PIPE EXTENSION
SPECS.	SPECIFICATIONS
SP. HD.	SPRINKLER HEAD
SPKR.	SPEAKER
SQ.	SQUARE
S.S.	STAINLESS STEEL
SSS.	SILICONE SANITARY SEALANT
ST.	STONE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STP.	STAND PIPE
STR.	STAIR
STRUCT.	STRUCTURAL/STRUCTURE
SUP.	SUPPLY
SUSP.	SUSPENDED
S.Y.	SQUARE YARDS
SYM.	SYMETRICAL

T.

T.	TREAD
TBD.	TO BE DETERMINED
TBS.	TO BE SPECIFIED
TE.	TOILET EXHAUST
TEL.	TELEPHONE
TEM.	TEMPERATURE
TEMP.	TEMPERED
THD.	THRESHOLD
THK.	THICK
TLT.	TOILET
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.D.	TOP OF DECK
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF SLAB OR TOP OF STEEL
T.O.M.	TOP OF MASONRY
T.O.W.	TOP OF WALL
TV.	TELEVISION
TYP.	TYPICAL
TZ.	TERRAZZO
T&G.	TONGUE AND GROOVE

U.

UL.	UNDERWRITER'S LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
USG.	U.S. GYPSUM COMPANY

V.

V.	VINYL FABRIC
V.B.	VAPOR BARRIER
VCT.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
VIF.	VERIFY IN FIELD
VWC.	VINYL WALL COVERING

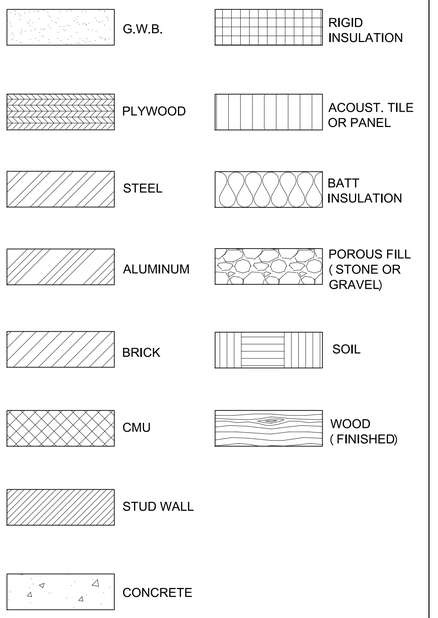
W.

W.	WEST OR WIDTH
WC	WATER CLOSET
WD.	WOOD
WH.	WATER HEATER
WNDW.	WINDOW
WP.	WATERPROOF
WPMEM.	WATERPROOF MEMBRANE
WPT.	WORKING POINT
WR.	WATER RESISTANT
WRGB.	WATER RESISTANT GYPSUM BOARD
WS	WET STACK
WT.	WEIGHT
W/	WITH
W/I.	WITHIN
W/O.	WITHOUT

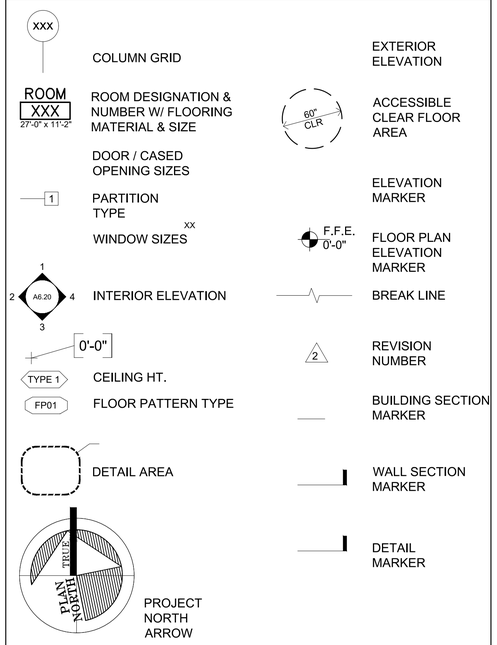
Y.

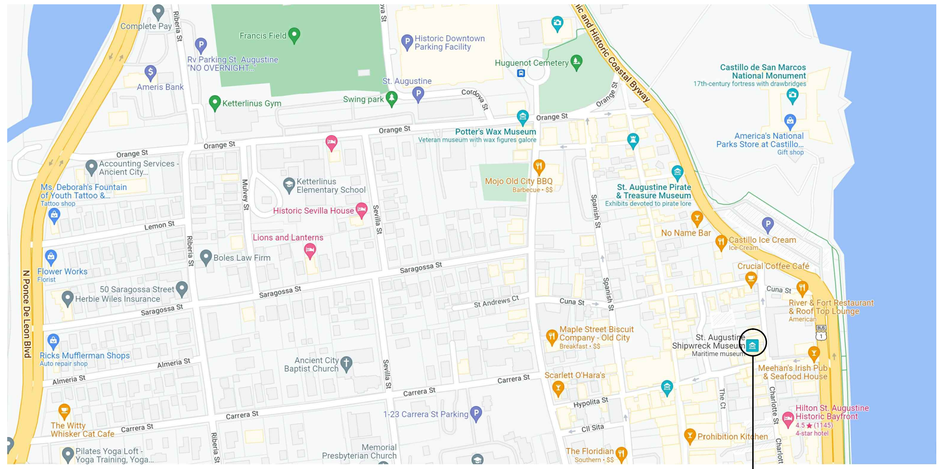
YH.	YARD HYDRANT

MATERIAL CONVENTIONS



SYMBOLS LEGEND





PROJECT LOCATION

1 VICINITY MAP
NOT TO SCALE
0 2' 4' 8'

PERMIT SET - 09.15.2022

CRONK DUCH
ARCHITECTURE
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave., Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION:	DATE

ARCHITECT'S SEAL

STATE OF FLORIDA CLIFFORD G. BUCH AR 0017227 REGISTERED ARCHITECT

DATE ISSUE: SEPTEMBER 15, 2022
SCALE: AS SHOWN
CADD USER ID: EdpE
PROJECT PHASE: PERMIT SET
PROJECT NUMBER: CDASA001062021

RENOVATION/ ADDITION
40 CHARLOTTE STREET
ST. AUGUSTINE, FL 32084

CATCH 27

ABBREVIATIONS LEGENDS, SYMBOLS & VICINITY MAP

A0.10

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Received September 21, 2022 for Friday Review
Planning and Building Department

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

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE REQUIREMENTS OF THE CONSTRUCTION WORK.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD, IN THE EVENT OF DISCREPANCIES IN DIMENSIONS OR CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO START OF WORK.
3. ALL WORK SHALL COMPLY WITH FEDERAL, TERRITORIAL AND LOCAL BUILDING CODES AND ORDINANCES.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM ADVERSE EFFECTS DUE TO CONSTRUCTION.
5. DO NOT SCALE DRAWINGS.
6. THE CONTRACTOR SHALL PROTECT PORTIONS OF EXISTING STRUCTURE TO REMAIN. THE CONTRACTOR SHALL REPAIR/REFINISH ANY DAMAGE TO EXISTING STRUCTURE.
7. THE CONTRACTOR SHALL PROVIDE THE NECESSARY TEMPORARY STRUCTURAL SUPPORTS TO SAFELY CARRY LOADS WHEN PERFORMING STRUCTURAL DEMOLITION.
8. THE CONTRACTOR SHALL KEEP THE PREMISES FREE OF RUBBISH AND DEBRIS. THE SITE SHALL BE KEPT BROOM-CLEAN AT THE END OF EACH WORK DAY.
9. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, CUT BELOW SLAB, CAP OR PLUG AS REQUIRED BY CODE AND SOUND CONSTRUCTION PRACTICE.
10. CUT AND PATCH AS REQUIRED FOR NEW CONSTRUCTION WORK.

DEMO NUMBER NOTES

P#.#

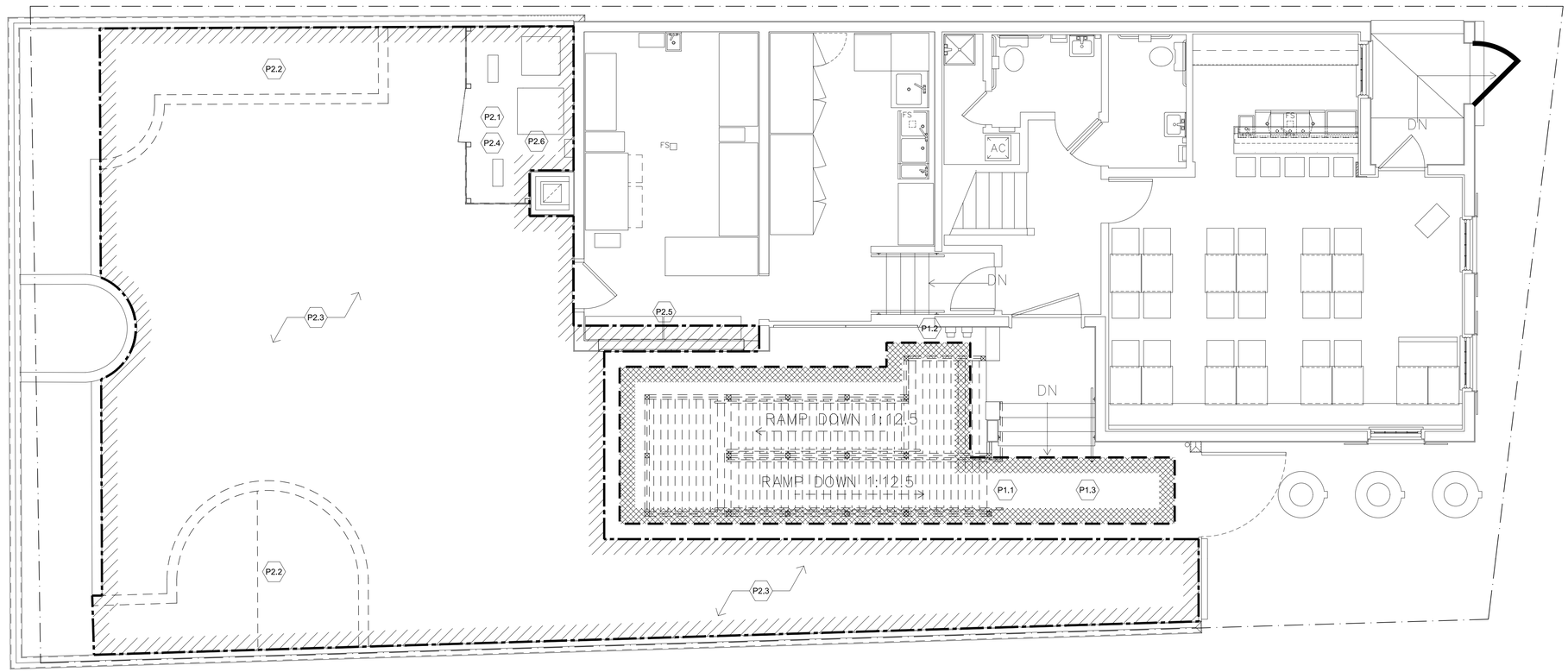
P1,#
PHASE 1:
1. DEMOLISH REMOVE EXISTING WOOD RAMP.
2. PREPARE AREA WHERE LIFT WILL BE INSTALL AS PER LIFT MANUFACTURER'S SPECIFICATIONS.
3. REMOVE DIRT IN PREPARATION OF INSTALLING ADDITIONAL GREASE TRAP AS PER MANUFACTURER'S SPECIFICATIONS.

P2,#
PHASE 2:
1. DEMOLISH AND REMOVE EXISTING UTILITY SCREEN WALL.
2. DEMOLISH AND REMOVE EXISTING PARTIAL PLANTER WALL AS PER PLAN INDICATED.
3. REMOVE AND SAVE EXISTING PAVERS.
4. REMOVE AND RELOCATE EXISTING CONDENSING UNIT.
5. REMOVED PARTIAL EXTERIOR FOR WINDOW AND EXHAUST FAN. INSTALL AS PER MANUFACTURER'S SPECIFICATION.
6. DEMOLISH AND REMOVE EXISTING CONCRETE SLAB AT EXISTING UTILITY AREA.

CONSTRUCTION PHASE LEGEND:

PHASE 1 AREA

PHASE 2 AREA



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

0 2' 4' 8'

PLAN NORTH

CRONK DUCH ARCHITECTURE
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
www.cronkduch.com
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION: | DATE

ARCHITECT'S SEAL
STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014222
REGISTERED ARCHITECT

DATE ISSUE: SEPTEMBER 15, 2022
SCALE: AS SHOWN
CADD USER ID: EdpE
PROJECT PHASE: PERMIT SET
PROJECT NUMBER: CDASA001062021

RENOVATION/ ADDITION
40 CHARLOTTE STREET
ST. AUGUSTINE, FL 32084

CATCH 27

DEMOLITION PLAN

D1.10

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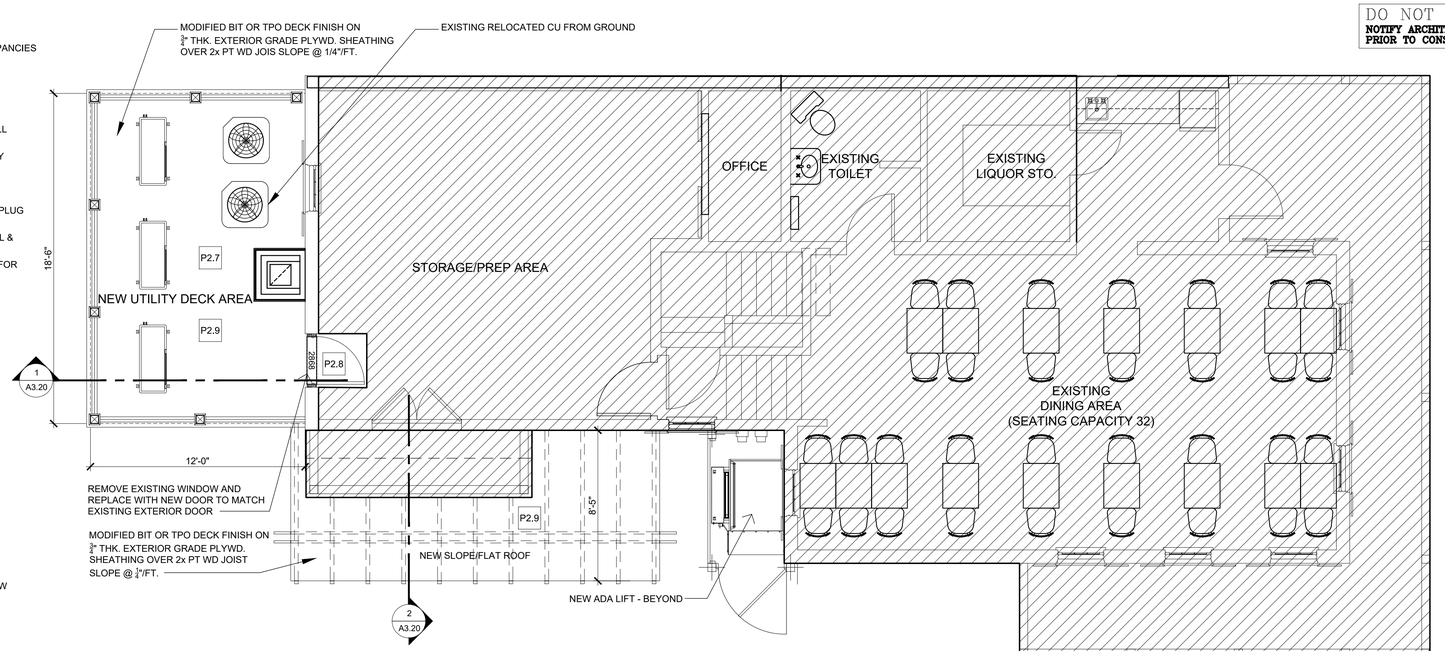
GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IN THE EVENT OF DISCREPANCIES IN DIMENSIONS OR CONDITIONS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO START OF WORK.
2. ALL WORK SHALL COMPLY WITH FEDERAL, TERRITORIAL, AND LOCAL BUILDING CODES AND ORDINANCES.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM ADVERSE EFFECTS DUE TO CONSTRUCTION.
4. DO NOT SCALE DRAWINGS.
5. THE CONTRACTOR SHALL PROTECT PORTIONS OF EXISTING STRUCTURE TO REMAIN. THE CONTRACTOR SHALL REPAIR/REFINISH ANY DAMAGE TO EXISTING STRUCTURE.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY TEMPORARY STRUCTURAL SUPPORTS TO SAFELY CARRY LOADS WHEN PERFORMING STRUCTURAL DEMOLITION.
7. THE CONTRACTOR SHALL KEEP THE PREMISES FREE OF RUBBISH AND DEBRIS. THE SITE SHALL BE KEPT BROOM-CLEAN AT THE END OF EACH WORK DAY.
8. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, CUT BELOW SLAB, CAP OR PLUG AS REQUIRED BY CODE AND SOUND CONSTRUCTION PRACTICE.
9. CUT EXISTING WALLS, SLABS, TRENCHES AS REQUIRED FOR INSTALLATION OF NEW MECHANICAL, ELECTRICAL & PLUMBING WORK.
10. FILL WITH CLEAN AND APPROVED DIRT AND POUR NEW REINFORCED CONCRETE SLAB. SEE CIVIL DRAWING FOR APPROVED TOP OF CONCRETE SLAB FINISH.
11. CUT AND PATCH AS REQUIRED FOR NEW CONSTRUCTION WORK.
12. PREPARE ALL CONCRETE FLOOR TO RECEIVE NEW FLOOR FINISH PER MANUFACTURER'S REQUIREMENTS.
13. PATCH AND REPAIR ALL DAMAGED EXISTING WALLS.
14. PREPARE ALL WALLS TO RECEIVE NEW PAINT FINISH.

P#.# NEW WORK NUMBER NOTES:

P1.# PHASE 1:
1. PROVIDE & INSTALL NEW LIFT. INSTALL AS PER MFR. SPECIFICATIONS.
2. PROVIDE AND INSTALL NEW REINFORCED CONCRETE SLAB WHERE THE NEW LIFT WILL BE INSTALLED.
3. PROVIDE AND INSTALL NEW BRICK PAVER TO MATCH EXISTING WHERE THE RAMP IS REMOVED. INSTALL NEW PAVERS AS PER MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE AND INSTALL 2 NEW GREASE TRAP. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

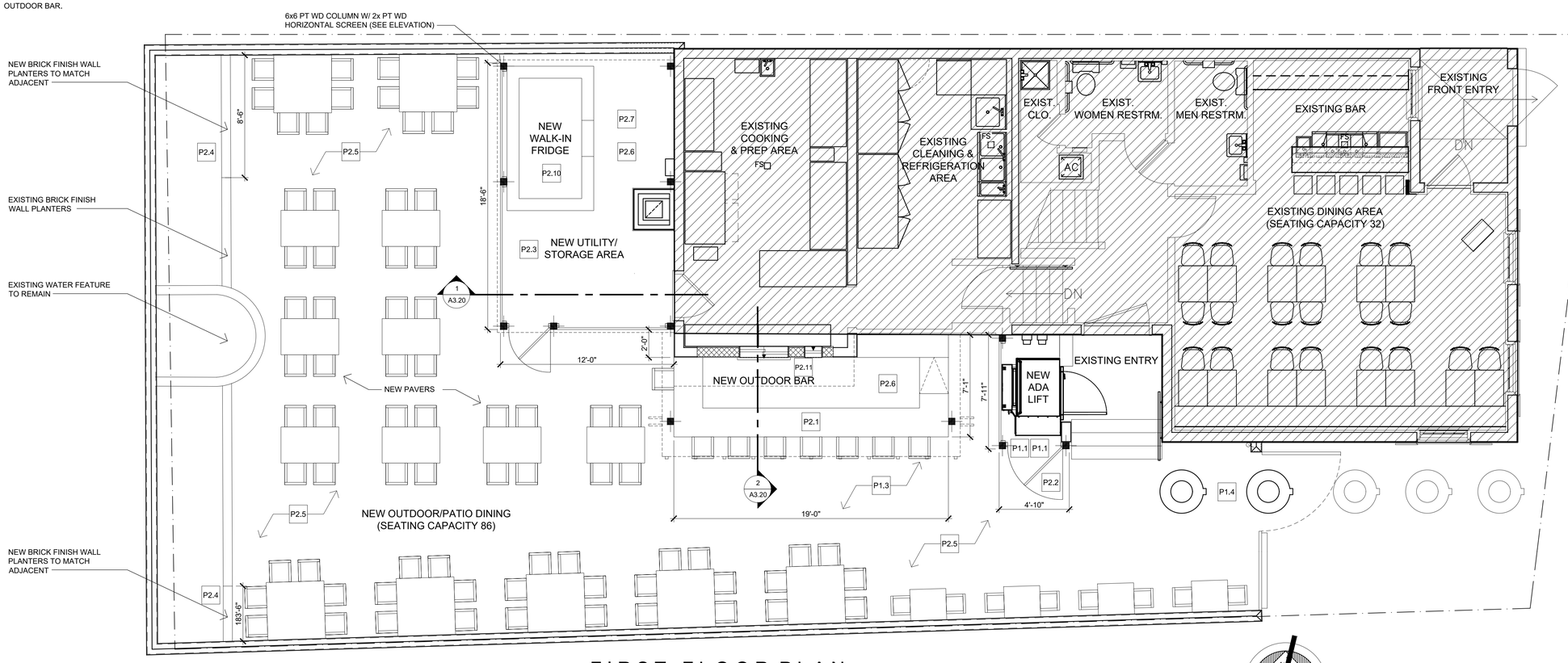
P2.# PHASE 2:
1. PROVIDE NEW OUTDOOR BAR WITH COVERED PERGOLA. SEE PLAN AND DETAILS.
2. PROVIDE NEW SCREEN WALL FOR LIFT WITH ACCESS GATE. SEE PLAN.
3. PROVIDE NEW COVERED UTILITY SCREEN WALLS WITH ACCESS DOOR. SEE PLAN AND DETAILS.
4. REPAIR AND PROVIDE NEW MASONRY PLANTER WALL TO MATCH EXISTING.
5. LEVEL EXISTING GROUND WITH APPROVED AND CLEAN SAND. REINSTALL EXISTING PAVERS AND PROVIDE NEW ONE'S TO MATCH EXISTING.
6. PROVIDE NEW REINFORCED CONCRETE SLAB AT NEW OUTDOOR BAR AND UTILITY SCREEN AREA. SEE PLANS AND DETAILS.
7. RELOCATE EXISTING CU FROM GROUND TO NEW DECK ABOVE UTILITY ENCLOSURE.
8. PROVIDE AND INSTALL NEW EXTERIOR DOOR.
9. PROVIDE AND INSTALL NEW MODIFIED BIT OR TPO FINISH AT BAR PERGOLA AND ABOVE NEW UTILITY DECK ENCLOSURE.
10. PROVIDE AND INSTALL NEW WALK-IN REFRIGERATOR AS PER MANUFACTURER'S SPECIFICATIONS.
11. PROVIDE AND INSTALL NEW SLIDING SERVER WINDOW AND EXHAUST FAN BETWEEN EXISTING KITCHEN TO NEW OUTDOOR BAR.



2 SECOND FLOOR PLAN

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

0 2' 4' 8'



1 FIRST FLOOR PLAN

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

0 2' 4' 8'

PLAN NORTH

SEAT COUNTS:

EXISTING SEATING COUNT:	
FIRST FLOOR TABLE	28
BAR	4
SECOND FLOOR	32
NEW SEATING COUNT:	
OUTDOOR/PATIO	82
OUTDOOR BAR	4
TOTAL	150

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

LEGEND:
- EXISTING AREA TO REMAIN
- AREA TO BE ALTERED OR RENOVATED

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ST. AUGUSTINE, FL 32084

CATCH 27

NEW WORK FLOOR PLANS

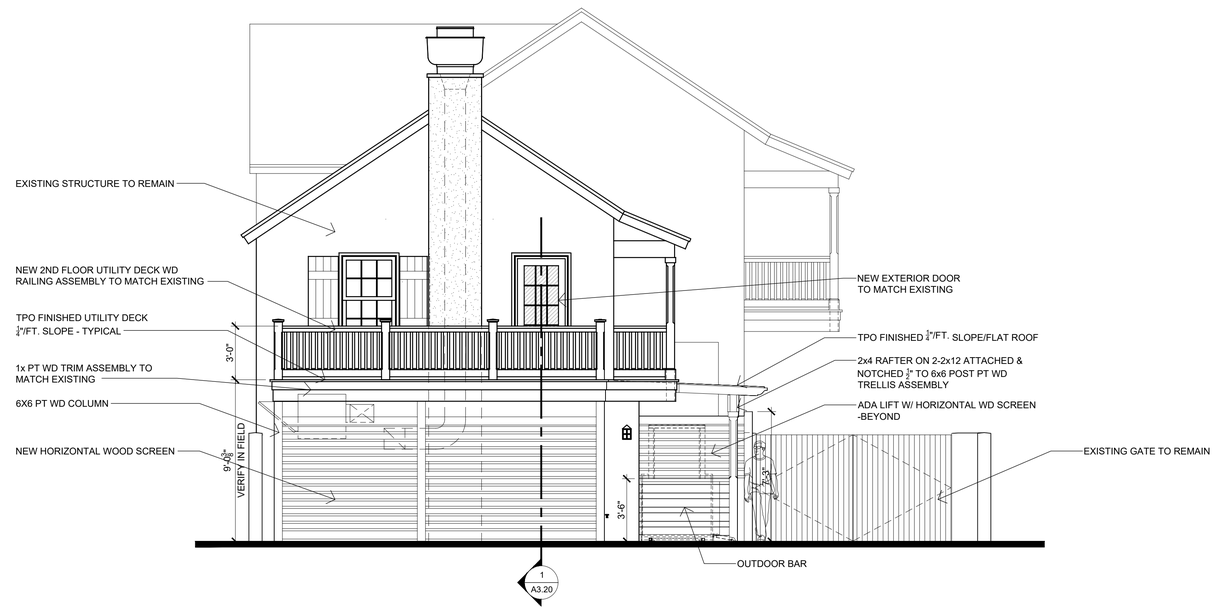
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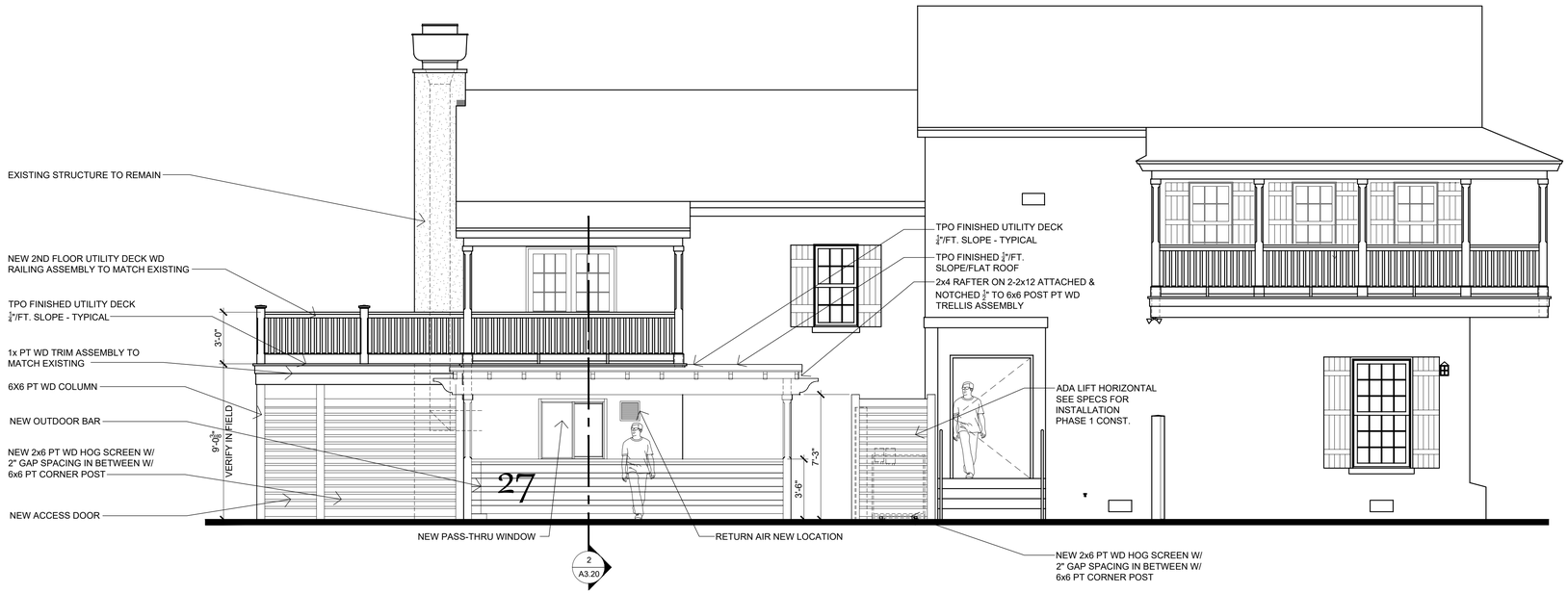
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2 WEST EXTERIOR ELEVATION

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



1 SOUTH EXTERIOR ELEVATION

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

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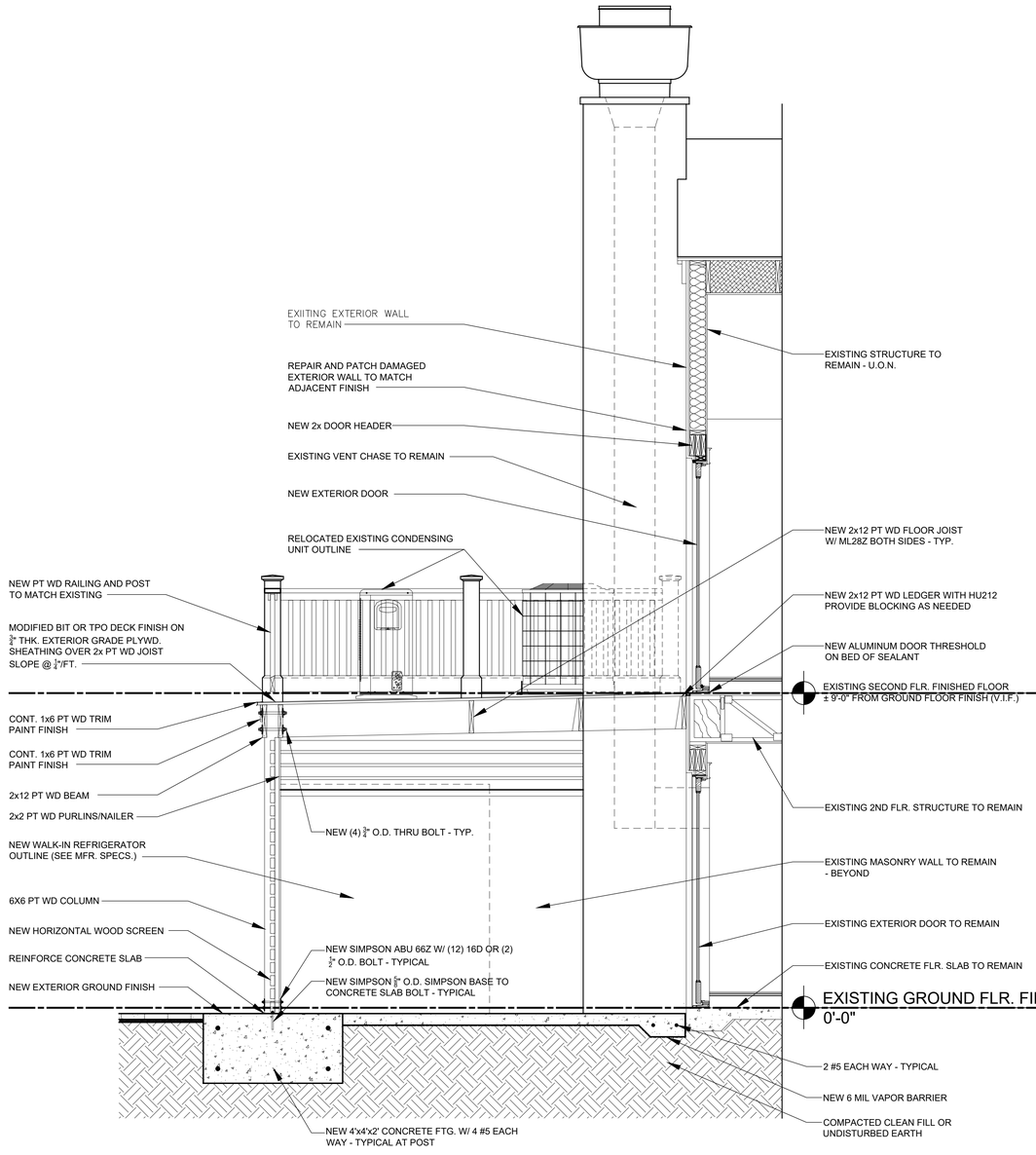
CATCH 27

EXTERIOR ELEVATIONS

A2.10

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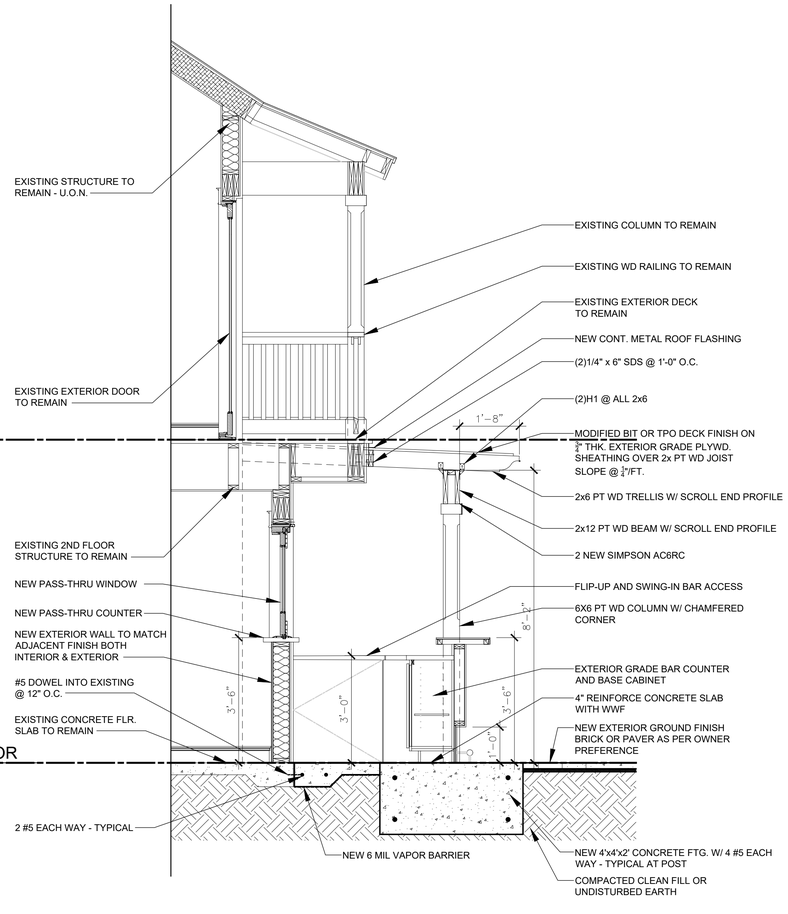
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1 LONGITUDINAL BUILDING SECTION @ NEW UTILITY AREA

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

0 2' 4' 8'



2 CROSS BUILDING SECTION @ NEW BAR AREA

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

0 2' 4' 8'

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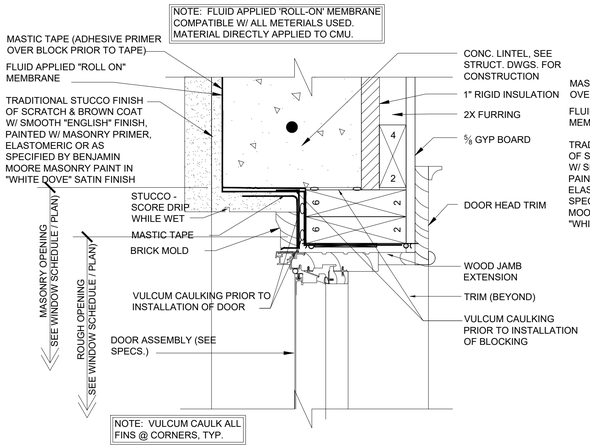
CATCH 27

BUILDING/WALL SECTIONS

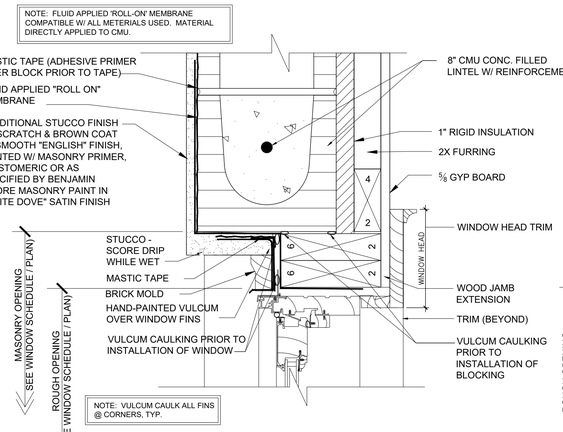
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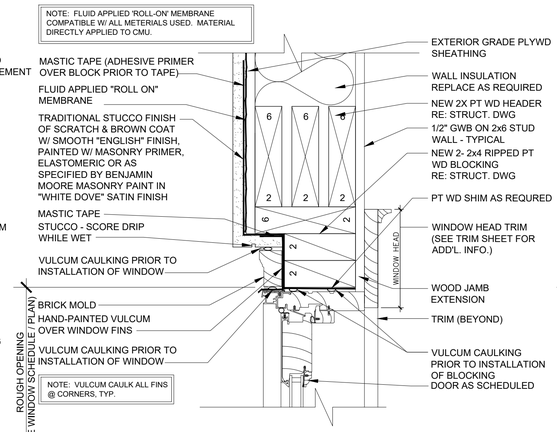
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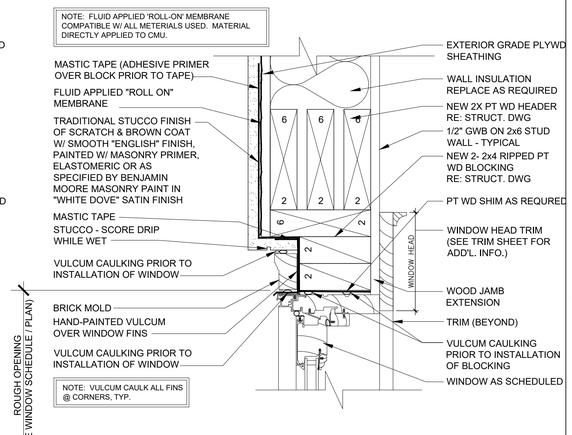
3 / A3.10 DOOR HEAD DETAIL
Scale: 3" = 1'-0"



6 / A3.10 WINDOW HEAD DETAIL
Scale: 3" = 1'-0"



3 / A3.10 DOOR HEAD DETAIL
Scale: 3" = 1'-0"



6 / A3.10 WINDOW HEAD DETAIL
Scale: 3" = 1'-0"

2 / A3.10 DOOR JAMB DETAIL
Scale: 3" = 1'-0"

5 / A3.10 WINDOW JAMB DETAIL
Scale: 3" = 1'-0"

2 / A3.10 DOOR JAMB DETAIL
Scale: 3" = 1'-0"

5 / A3.10 WINDOW JAMB DETAIL
Scale: 3" = 1'-0"

1 / A3.10 DOOR SILL DETAIL
Scale: 3" = 1'-0"

4 / A3.10 WINDOW SILL DETAIL
Scale: 3" = 1'-0"

1 / A3.10 DOOR SILL DETAIL
Scale: 3" = 1'-0"

4 / A3.10 WINDOW SILL DETAIL
Scale: 3" = 1'-0"

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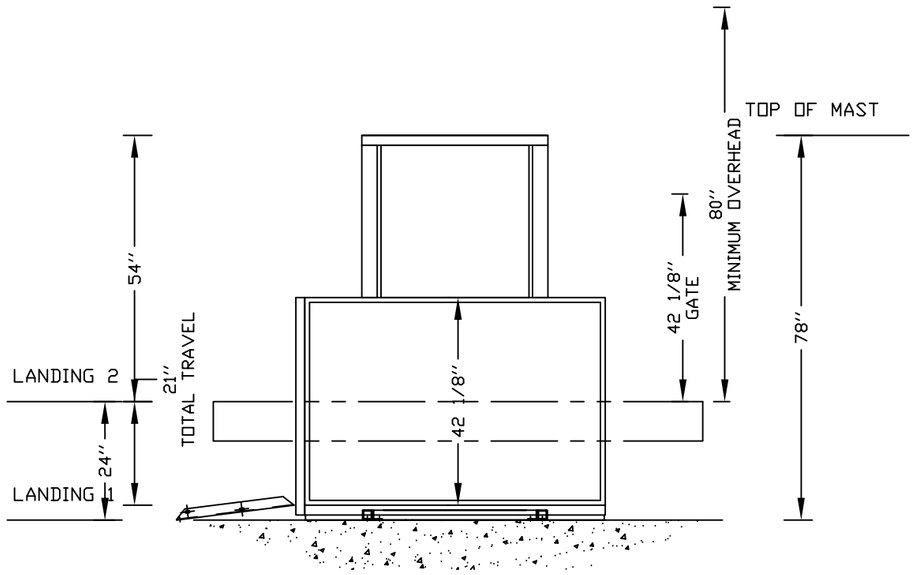
CATCH 27

DOOR AND WINDOW DETAILS

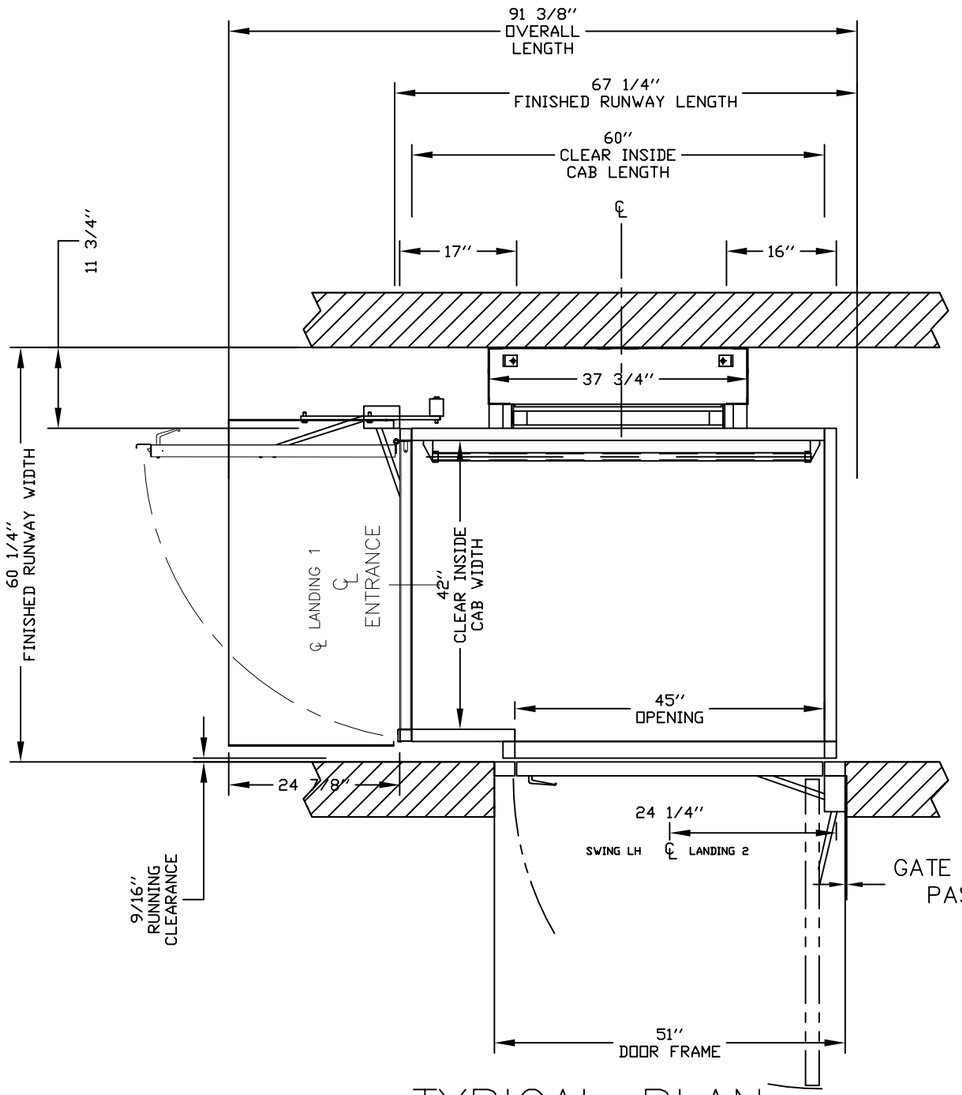
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HOISTWAY CEILING NOT REQUIRED (OPTIONAL) ON UNENCLOSED UNITS



ELEVATION B–B



HOISTWAY ENDWALL NOT REQUIRED (OPTIONAL) ON UNENCLOSED UNITS

GATE OPERATOR PROTRUDES PAST FRAME BY 1/4"

B-B 1

TYPICAL PLAN

PRELIMINARY DRAWING ONLY
DRAWING APPROVAL:

THIS DRAWING REFLECTS OUR INTERPRETATION OF THE INFORMATION PROVIDED BY THE DEALER ON THE ORDER FORM. THIS INFORMATION IS THE DEALER'S RESPONSIBILITY, AND IS THE BASIS FROM WHICH THIS LIFT IS DESIGNED AND MANUFACTURED. PLEASE INDICATE THE REQUESTED ACTION BY CHECKING ONE OF THE FOLLOWING BOXES AND SIGNING BELOW TO AUTHORIZE COMPLETION OF THIS ORDER.

☐ APPROVED WITH NO EXCEPTIONS
MANUFACTURE PRODUCT AS PER DRAWING

☐ APPROVED WITH EXCEPTIONS, NO REAPPROVAL REQUIRED
MAKE CHANGES AS NOTED, NO REAPPROVAL DRAWING REQUIRED

☐ CHANGE AS NOTED, REAPPROVAL REQUIRED
MAKE CHANGES AS NOTED, SEND CORRECTED DRAWING FOR REAPPROVAL BEFORE MANUFACTURE

CHANGES REQUEST:
1. _____
2. _____
3. _____
4. _____

SIGNATURE: _____ DATE: _____

CAUTION: ONCE THE DRAWING IS APPROVED, JOB CANCELLATION FEES WILL APPLY

GENERAL ARRANGEMENT
VERTICAL WHEELCHAIR PLATFORM LIFT

OFFICE USE ONLY:	
CONFIGURATION VERSION STAMP:	0.0
MODULE VERSION STAMP:	M-S-4.4.1

CUSTOMER: FIRST COAST ELEVATOR INC.
PROJECT: CATCH 27
ADDRESS: 40 CHARLOTTE STREET,ST. AUGUSTINE FLORIDA,USA,32084

DATE: 10/19/22
REVISION DATE: 10/19/22
COMPLETED BY: CUTLER ELEVATOR SERV
0

Part No. MULTILIFT
Variant No. 1071285

savaria

JOB No. P-000000 SHEET No. 1 OF 3

Application Pg 15
Page 245 of 663

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PROVISIONS BY OTHERS

GENERAL

HOISTWAY – THE HOISTWAY MUST BE DESIGNED AND BUILT IN ACCORDANCE WITH "SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS" OR "SAFETY CODE FOR ELEVATORS AND ESCALATORS" AND ALL STATE AND LOCAL CODES.

PLUMB RUNWAY– DUE TO CLOSE RUNNING CLEARANCES OWNER/AGENT MUST ENSURE THAT HOISTWAY AND PIT (WHERE PROVIDED) ARE LEVEL, PLUMB (–/+ 1/8" (3 mm)) AND SQUARE AND ARE IN ACCORDANCE WITH THE DIMENSIONS ON THESE DRAWINGS.

MINIMUM OVERHEAD CLEARANCE– OWNER/AGENT MUST ENSURE MINIMUM OVERHEAD CLEARANCE IS IN COMPLIANCE WITH CODES.

CONSTRUCTION SITE– OWNER/AGENT TO PROVIDE ALL MASONRY, CARPENTRY AND DRYWALL WORK AS REQUIRED AND SHALL PATCH AND MAKE GOOD (INCLUDING FINISH PAINTING) ALL AREAS WHERE WALLS/FLOORS MAY REQUIRE TO BE CUT, DRILLED OR ALTERED IN ANY WAY TO PERMIT THE PROPER INSTALLATION OF THE LIFT.

DIMENSIONS– CONTRACTOR/CUSTOMER TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO OUR OFFICE IMMEDIATELY.

STRUCTURAL

FLOOR/SUPPORT WALL LOADS– STRUCTURE TO ANCHOR A CRANK SHAFT AND SAFETY HARNESS, WHERE APPLICABLE/NEEDED, TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO ASSURE THAT BUILDING AND SHAFT WILL SAFELY SUPPORT ALL LOADS IMPOSED BY THE LIFT EQUIPMENT. REFER TO THE LOAD DIAGRAM ON THIS DRAWING.

MAST TO BE SECURELY FASTENED– WHERE REQUIRED THE MAST MUST BE SECURELY FASTENED TO THE STRUCTURAL SUPPORT FLOOR. REFER TO FLOOR SUPPORT LOAD DIAGRAM AND ANCHOR DIMENSIONS ON THIS DRAWING. FOR ENCLOSURE JOBS WITH TRAVEL OVER 48" OR CANADIAN PUBLIC JOBS OR 42" WIDE PLATFORM, SUPPORT NEEDS TO BE PROVIDED AT THE TOP OF THE MAST.

WHERE DOORS ARE REQUIRED– SUITABLE LINTELS MUST BE PROVIDED BY OWNER/AGENT. DOOR FRAMES ARE NOT DESIGNED TO SUPPORT OVERHEAD WALL LOADS.

ELECTRICAL

GENERAL– ELECTRICAL EQUIPMENT AND WIRING TO COMPLY WITH SECTION 38 OF CSA C22.1 (CANADA) OR SECTION 620 OF NEC ANSI/NFPA 70 (USA).

POWER SUPPLY– 120VAC, 20A, 60HZ, 1PH CIRCUIT THROUGH A FUSE DISCONNECT WITH AUXILIARY CONTACT ON MAIN POWER SUPPLY. PROVIDE TWO 18 AWG CONDUCTORS BETWEEN CONTACT AND CONTROLLER.

LIGHTING– LIGHTING OF 100 LX MIN. AT PLATFORM AND LANDINGS. LIGHTING WITH SWITCH AND ELECTRICAL GFCI OUTLET IN HOISTWAY PIT.

SAVARIA LINK REMOTE MONITORING – NOT APPLICABLE
Not required

PHONE– IF A TELEPHONE CIRCUIT IS REQUIRED, JACK OR PHONE ARE PROVIDED ON THE CAR. A DEDICATED ANALOG PHONE LINE (NO VOIP) IS REQUIRED TO BE PROVIDED BY OTHERS TO THE CONTROLLER FOR VOIP, PLEASE CONTACT SAVARIA

ENTRANCES

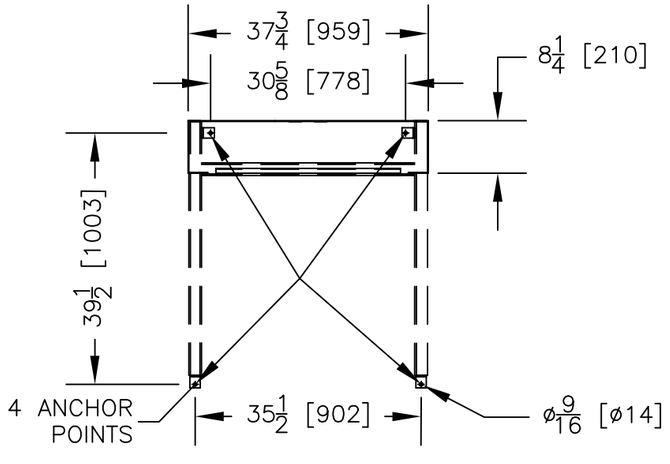
UPPER LANDING GATES– WHERE REQUIRED, SMOOTH SOLID BARRIERS ARE TO BE SUPPLIED AND INSTALLED ON BOTH SIDES OF ENTRANCE AT UPPER LEVEL AND MUST BE A MINIMUM OF 42" (1067 mm) HIGH. ENTRANCE ASSEMBLY MUST BE IN PLACE PRIOR TO THIS PROVISION.

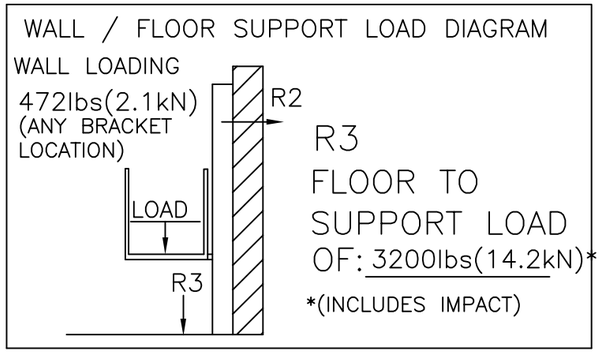
FASCIA PANEL BELOW UPPER LEVEL ENTRANCE–
WHERE REQUIRED, FASCIA PANEL MUST BE FASTENED TO A SOLID WALL AND BE PERPENDICULAR TO THE FLOOR AND WALLS.

HOISTWAY FASCIA IS NOT SELF–SUPPORTING FOR LONG, CONTINUOUS RUNS VOID OF ENTRANCES. ADEQUATE SUPPORT FOR THE FASCIA MUST BE PROVIDED.

ENTRANCE ASSEMBLIES– ENTRANCE ASSEMBLIES MUST BE ADJUSTED TO ALIGN WITH PLATFORM AND INTERLOCK EQUIPMENT. OTHERS TO ALLOW AN ADEQUATE ROUGH OPENING.

RETURN WALLS– RETURN WALLS AT ENTRANCES MUST BE BUILT–IN BY OTHERS AFTER ENTRANCE ASSEMBLIES ARE IN PLACE. ENTRANCE ASSEMBLY MUST BE SECURELY FASTENED TO WALLS.





SPECIFICATIONS

GENERAL

CLASSIFICATION:	Vertical Wheelchair Platform Lift
APPLIED CODE:	ASME A18.1–2017 Section 2 Pub
MODEL:	Multilift
CAPACITY:	750 lbs
SPEED:	8'/min (0.04 m/s)
TRAVEL:	21 ''
PIT DEPTH:	0 ''
PLATFORM SIZE:	42'' X 60''
POWER SUPPLY:	24V,15A,60Hz,SINGLE PHASE
BATTERY BACK UP:	Yes
SUSPENSION:	ACME SCREW 25mm

CONTROLLER

MODEL:	MULTILIFT
TYPE:	CPFS
ETL #:	94307
CONTROL VOLTS:	24VAC/12VDC
CONTROL AMPS:	1 A
AMPS:	15
MFR.:	SAVARIA

SAFETIES:

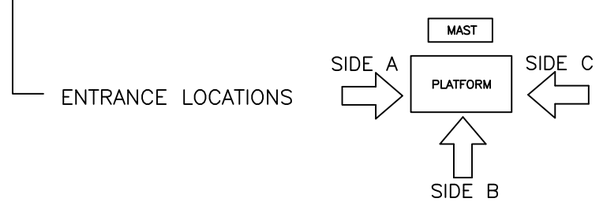
BACK UP NUT AS PER ASME A18.1–2017 Section 2 Pub

POWER UNIT

MOTOR: 1.0 HP, 24 VOLTS

DOORS / GATES / CALL STATIONS

	LANDING 1	LANDING 2
DOOR TYPE	Platform Gate	42" – 1067mm Landing Gate
ENTRANCE SIDE	a	b
DOOR SWING	rh	lh
DOOR INSERT	Steel Panel	Steel
LOCK TYPE	WR500 Lock (24V)	WR500 Lock (24V)
AUTO DOOR OPENER	Gatekeeper	Gatekeeper
IN FRAME CALL STN.	no	yes
CALL STN. TYPE	Call/Send 2 Buttons	Call/Send 2 Buttons
CALL STN. KEYED	Not Required	Not Required
CALL STN. STOP BUTTON		
CALL STN. MOUNTING	Surface Mounted Remote	Flush Mount
INSULATED PRODOOR KIT	No	No



OPTIONS PROVIDED

TOUCH UP PAINT:	1 can(s)	RAMP:	Auto Ramp
BUILDING:	Public Building	EXTRA KEYS:	
UNDERPAN SENSOR:	yes	SAFETY PINS/BLOCKS:	no
EXTERIOR UNIT :	Yes	MANUAL LOWERING DEVICE:	yes
UNIT COLOUR:	Standard Colour – Beige	PIT SWITCH:	yes
FLOOR:	Anti–Skid Grey Paint	PHONE:	no
FLOOD SWITCH:	no		
FOLD SEAT:	no		

OFFICE USE ONLY:	
CONFIGURATION VERSION STAMP:	0.0
MODULE VERSION STAMP:	M-S-4.4.1

Part No. MULTILIFT
Variant No. 1071285

savaria

DATA SHEET

VERTICAL WHEELCHAIR PLATFORM LIFT

CUSTOMER: FIRST COAST ELEVATOR INC.
DATE: 10/19/22
PROJECT: CATCH 27
REVISION DATE: 10/19/22
ADDRESS: 40 CHARLOTTE STREET,ST. AUGUSTINE FLORIDA,USA,32084
COMPLETED BY: CLIFF@FCELEVATORS.COM
JOB No. P-000000
SHEET No. 2 OF 3

Application no. 16
Page 246 of 663

Received November 7, 2022
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NOTES:

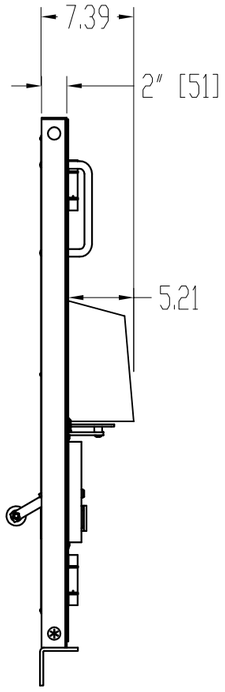
A: DRYWALL OR PARGING (BY OTHERS) AS REQ'D.

B: SEE DATASHEET OF THE INSTALLATION DRAWING FOR LANDING ENTRANCE SCHEDULE.

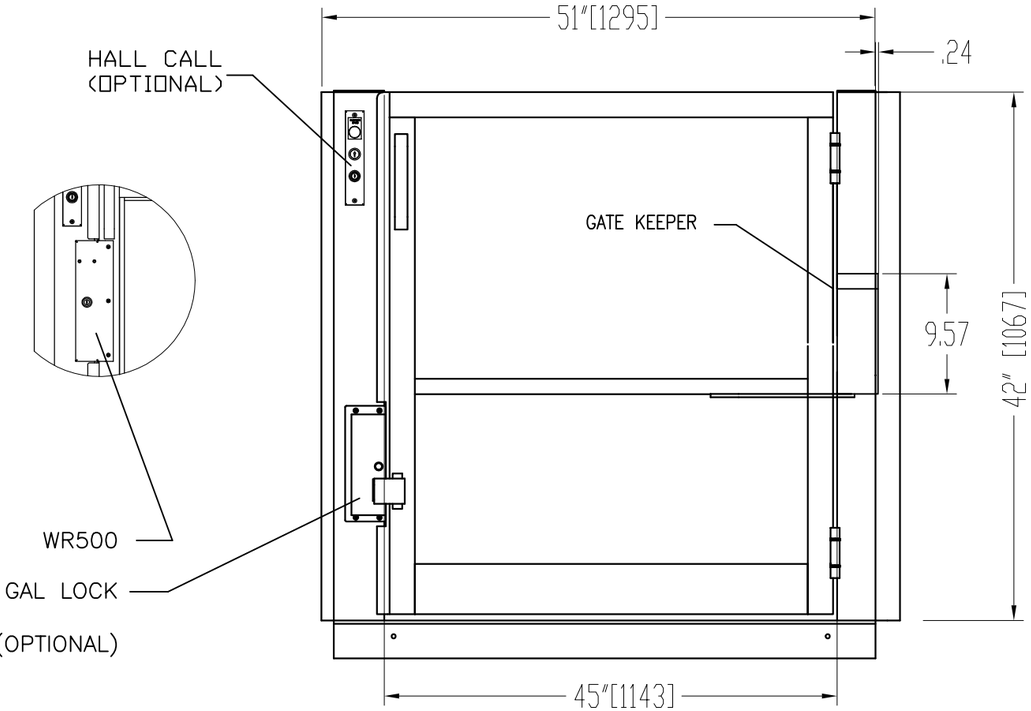
C: ALL INFORMATION IS SUBJECT TO CHANGE.

GENERAL INFORMATIONS:

- EACH LANDING ENTRANCE SHALL BE SUPPLIED AS A FINISHED ASSEMBLY WITH GATE AND FRAME BLANKED, REINFORCED,DRILLED AND TAPPED FOR ALL COMPONENTS DETAILED, READY FOR INSTALLATION.
- DIFFERENT PANEL INSERT MATERIALS ARE OPTIONAL.
- DIFFERENT LOCKS SUCH AS GAL, OR WR500 ARE OPTIONAL.
- AUTO GATE: ANNY OPERATOR IS PROVIDED.

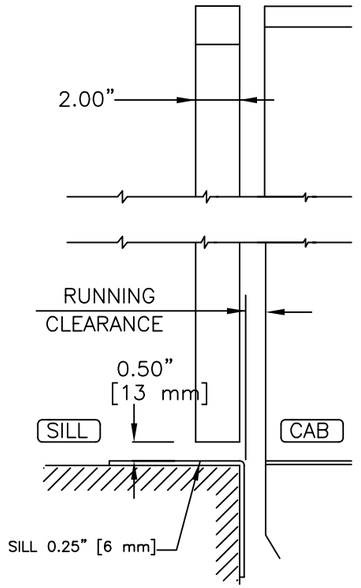


SIDE VIEW

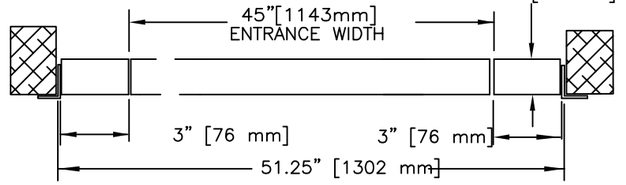


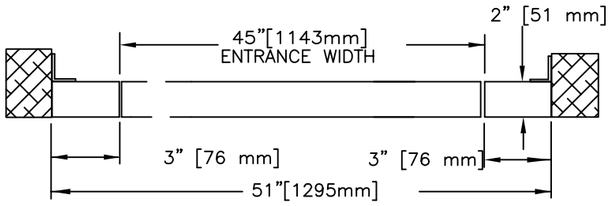
(42.25" [1073mm] CLEAR OPENING)

FRONT VIEW

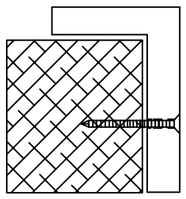


VERTICAL SECTION

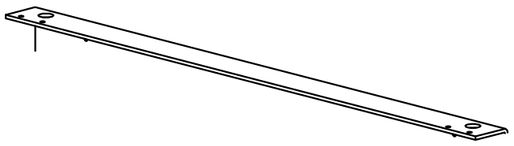


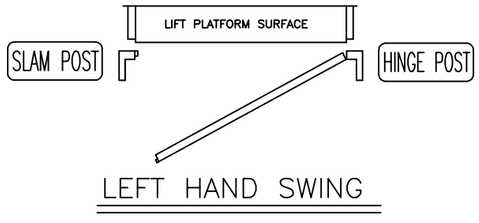


HORIZONTAL SECTION



WALL ATTACHMENT
(8X) #8 X 3 FH SCREWS
(SHIM AS REQUIRED)





LEFT HAND SWING

Second Level Door

Gates

VERTICAL WHEELCHAIR PLATFORM LIFT

OFFICE USE ONLY:	
CONFIGURATION VERSION STAMP:	0.0
MODULE VERSION STAMP:	M-S-4.4.1

CUSTOMER:	FIRST COAST ELEVATOR INC.
PROJECT:	CATCH 27
ADDRESS:	40 CHARLOTTE STREET,ST. AUGUSTINE FLORIDA,USA,32084
DATE:	10/19/22
REVISION DATE:	10/19/22
COMPLETED BY:	CLIFFORD LEVATORSERV
	0

Part No.	MULTILIFT
Variant No.	1071285
JOB No.	P-000000
SHEET No.	3 OF 3

savaria

Application pg 107


CAUTION
CAUTION

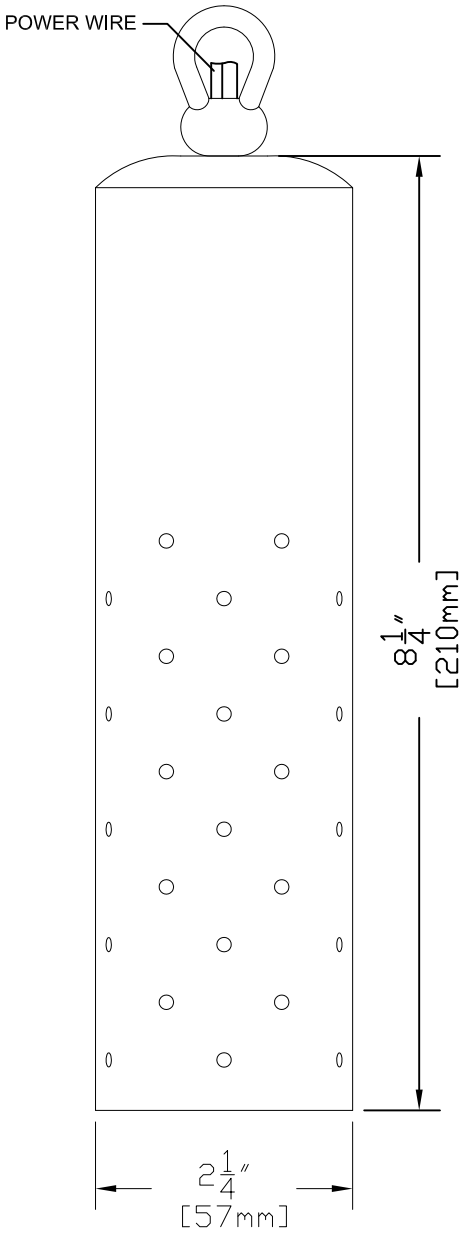



27

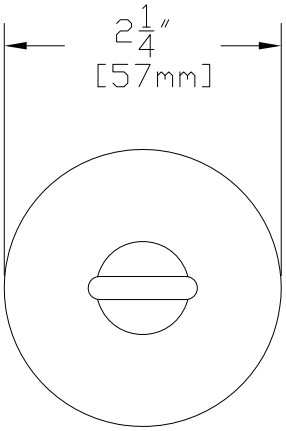




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FRONT VIEW



TOP VIEW WITH DIMENSIONS

FEATURES:
-8” Solid Copper & Brass Construction
-High Heat Silicone O-Rings
-Perforated Holes
-Beryllium Socket with 3.5ft 18/2 Power Lead

FINISHES:
-Natural Copper
-Antique
-Dark Antique
-Black
-Verde
-Rust

LAMPS:
-12 Volt MR-16 in 10, 20, 35 & 50 WATTS with a 12, 24, 36 & 60 Degree Spread. (EXCEPTION: 10 Watt Only Available in 32 Degree Spread)
-LED MR-16's
-50 Watt Maximum

ACCESSORIES:
-MR-16 Honeycomb Louver
-MR-16 Lamp Clip
-MR-16 Clear Spread Lens
-MR-16 Prismatic Lens
-MR-16 Colored Lens (Ice Blue, Lavender, Amber, MV Green, Red or Rose)
-25ft. & 50 ft. 16/2 Leads Available



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1.800.727.5483
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CopperMoon AREA & OTHER
CM.615

SIZE	DRAWN BY:	CLASSIFICATION:	REV 1
A	CRAIG SANDERS	AREA & OTHER	DATE: 06/16/2016

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PRODUCT SPECIFICATION SHEET NITE-025DL



SPECIFICATIONS:	
MODEL:	NITE-025DL (Down Light)
MOUNTING:	1/2" NPT.
FINISH:	Aged Brass
SOCKET:	All Weather Ceramic
ELECTRICAL:	12V
LED:	3W, 5W or 7W MR-16 LED

PRODUCT DESCRIPTION / APPLICATIONS:

Angled cut down light is designed to down light larger trees, flag poles, and also can be used to down light large areas such as a sports court.

Includes mounting base.

LED OPTIONS: (Not Included)

NITE-429BR3W MR-16
- Long Life - 40,000 Hrs
- Energy Savings - 3 Watts
- Color: Warm White
- Color Temp: 3000~3300K
- Luminous Flux: 280lm



NITE-429BR5W MR-16
- Long Life -40,000 Hrs
- Energy Savings - 5 Watts
- Color: Warm White
- Color Temp: 3000~3300K
- Luminous Flux: 490lm



NITE-429BR7W MR-16
- Long Life - 40,000 Hrs
- Energy Savings - 7 Watts
- Color: Warm White
- Color Temp: 3000~3300K
- Luminous Flux: 650lm

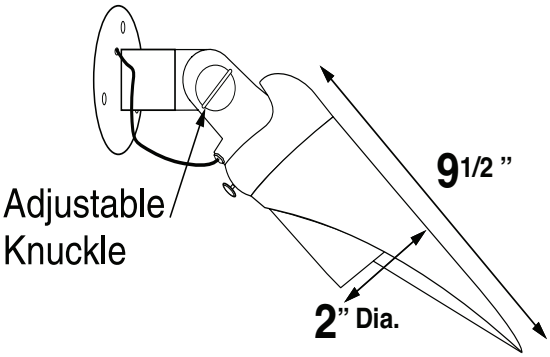


NITE-5K429BR MR-16
- Long Life - 40,000 Hrs
- Energy Savings - 5 Watts
- Color: Bright White
- Color Temp: 5000K
- Luminous Flux: 490lm



Colored LED Lamps Available:
- NITE-429BR-A – Amber
- NITE-429BR-B – Blue
- NITE-429BR-R – Red
- NITE-429BR-G – Green





NiteLites® —Sustainable Outdoor LEDs

POWERED BY LG

Powered By CREE

Sustainable Cost Effective Maintenance Free

DRAWN BY: NITELITES | BASE DESIGN: NITELITES | DATE: 8-5-2016

NiteLites® —The Outdoor Lighting Professionals
6107 Market Ave., Franklin, OH 45005
Tel: (513) 424-5510
Fax: (513) 433-0242
www.NITELITES.com

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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NITE-028



LED OPTIONS: (Not Included)

NITE-441 PAR36

- Long Life - 30,000 Hrs
- Energy Savings - 7 Watts
- Color: Warm White
- Color Temp: 3000~3300K
- Luminous Flux: 420~440lm
- Beam Angle: 25°, 45°, 60°



NITE-442 PAR36

- Long Life - 30,000 Hrs
- Energy Savings - 11 Watts
- Color: Warm White
- Color Temp: 3000~3300K
- Luminous Flux: 660~680lm
- Beam Angle: 25°, 45°, 60°



SPECIFICATIONS:	
MODEL:	NITE-028
MOUNTING:	1/4" NPT.
FINISH:	Aged Brass
SOCKET:	Wire Leads for PAR 36
ELECTRICAL:	12V
LED:	7W or 11W PAR36
GRADE:	Commercial

PRODUCT DESCRIPTION / APPLICATIONS:

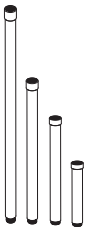
Designed to up light and down light larger trees, flag poles, and also can be used to down light large areas such as a sports court.

Certification:

Complies with the requirements of UL-1838 and CAN/CSA-C22.2 No. 250.7. Identified with the ETL and cETL Listed Mark. #4007735.

Intertek

MOUNTING ACCESSORIES:



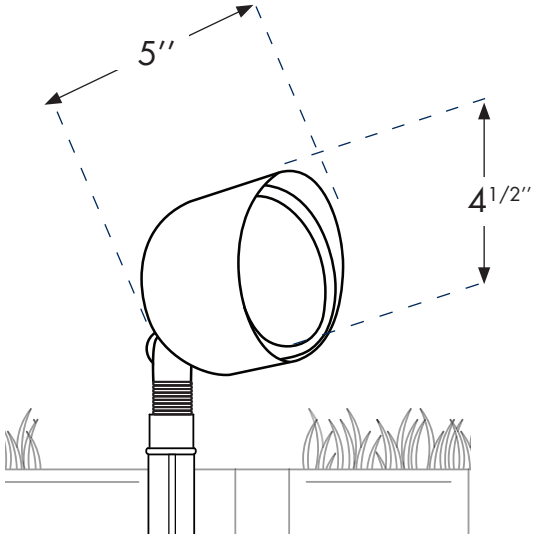
RISERS:
6" NITE-520
12" NITE-521
18" NITE-522
24" NITE-523



SURFACE MOUNT:
NITE-510



COMMERCIAL STAKE:
NITE-124 A



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SPECIFICATIONS:

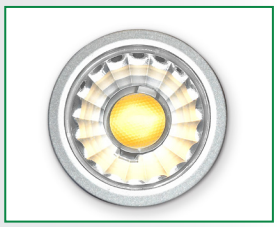
MODEL:	Nite-SOP
MOUNTING:	3" Wall Mount Canopy
FINISH:	Antique Iron
ELECTRICAL:	12 V
LED:	3W, 5W, or 7W MR-16
GRADE:	Commercial

PRODUCT DESCRIPTION / APPLICATIONS:

Up/Down MR-16 Trellis Light. Highlights architectural features while increasing security.

LED OPTIONS: (Not Included)

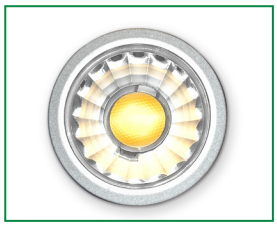
NITE-429BR3W MR-16
- Long Life - 40,000 Hrs
- Energy Savings - 3 Watts
- Color: Warm White
- Color Temp: 3000~3300K
- Luminous Flux: 280lm



NITE-429BR5W MR-16
- Long Life -40,000 Hrs
- Energy Savings - 5 Watts
- Color: Warm White
- Color Temp: 3000~3300K
- Luminous Flux: 490lm



NITE-429BR7W MR-16
- Long Life - 40,000 Hrs
- Energy Savings - 7 Watts
- Color: Bright White
- Color Temp: 3000~3300K
- Luminous Flux: 650lm

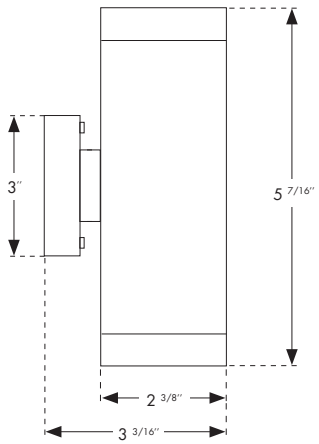


NITE-5K429BR MR-16
- Long Life - 40,000 Hrs
- Energy Savings - 5 Watts
- Color: Bright White
- Color Temp: 5000K
- Luminous Flux: 490lm



Colored LED Lamps Available:
- NITE-429BR-A – Amber
- NITE-429BR-B – Blue
- NITE-429BR-R – Red
- NITE-429BR-G – Green





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Sustainable Cost Effective Maintenance Free

DRAWN BY: NITELITES | BASE DESIGN: NITELITES | REV. - C - | DATE: 1-17-2017

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Tel: (513) 424-5510
Fax: (513) 433-0242
www.NiteLites.com

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PRODUCT SPECIFICATION SHEET

NITE-048



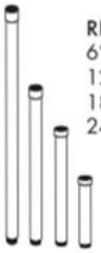
LED

NITE-435

- Energy Savings - 11 Watts
- Color: Warm White
- Color Temp: 3000~3300K
- Luminous Flux: : 809~819lm



MOUNTING ACCESSORIES:



RISERS:
6" NITE-520
12" NITE-521
18" NITE-522
24" NITE-523



COMMERCIAL STAKE:
NITE-124 A

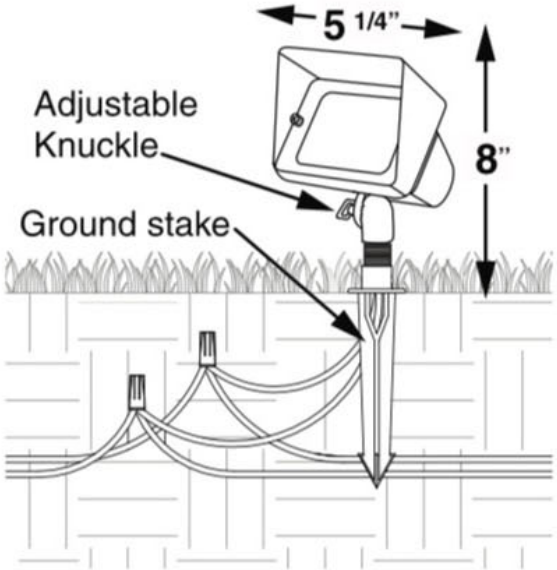


SURFACE MOUNT:
NITE-510

SPECIFICATIONS:	
MODEL:	NITE-048
MOUNTING:	1/2" NPT.
FINISH:	Aged Brass
SOCKET:	All Weather Ceramic Bi-Pin
ELECTRICAL:	12V
LED:	11W Module
GRADE:	Commercial

PRODUCT DESCRIPTION / APPLICATIONS:

Solid Brass, heavy duty fixture with adjustable knuckle. Fixture will wash plants, rows, architectural features, and signs.



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WELL | SPOT | SPREAD | STEP/DECK | PATH | SPECIALTY | ACCESSORIES

DRAWN BY: NITELITES | BASE DESIGN: NITELITES | DATE: 8-5-2021

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6107 Market Ave., Franklin, OH 45005
Tel: (513) 424-5510
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PRODUCT SPECIFICATION SHEET

NITE-190



SPECIFICATIONS:	
MODEL:	NITE-190
MOUNTING:	Submersible
FINISH:	Brass
SOCKET:	Bi-Pin 30 Ft. Cord Included
ELECTRICAL:	12V
LED:	3W, 5W or 7W MR-16 LED

PRODUCT DESCRIPTION / APPLICATIONS:

Cast brass fixture works well in backyard ponds and underneath waterfalls to create a beautiful shimmering effect.

NOTES:

WARNING - Underwater fixtures are **NOT** for use in swimming pools or spas.

NiteLites — Sustainable Outdoor LEDs

Sustainable Cost Effective Maintenance Free

POWERED BY LG

Powered By CREE

LED OPTIONS: (Not Included)

NITE-429BR3W MR-16
- Long Life - 40,000 Hrs
- Energy Savings - 3 Watts
- Color: Warm White
- Color Temp: 3000~3300K
- Luminous Flux: 280lm



NITE-429BR5W MR-16
- Long Life -40,000 Hrs
- Energy Savings - 5 Watts
- Color: Warm White
- Color Temp: 3000~3300K
- Luminous Flux: 490lm



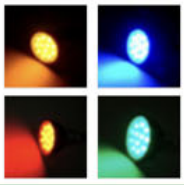
NITE-429BR7W MR-16
- Long Life - 40,000 Hrs
- Energy Savings - 7 Watts
- Color: Bright White
- Color Temp: 3000~3300K
- Luminous Flux: 650lm

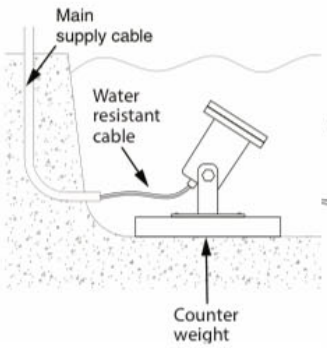


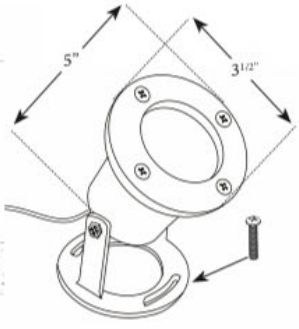
NITE-5K429BR MR-16
- Long Life - 40,000 Hrs
- Energy Savings - 5 Watts
- Color: Bright White
- Color Temp: 5000K
- Luminous Flux: 490lm



Colored LED Lamps Available:
- NITE-429BR-A – Amber
- NITE-429BR-B – Blue
- NITE-429BR-R – Red
- NITE-429BR-G – Green







WELL | SPOT | SPREAD | STEP/DECK | PATH | WATER | ACCESSORIES

DRAWN BY: NITELITES | BASE DESIGN: NITELITES | DATE: 12-4-2015

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6107 Market Ave., Franklin, OH 45005
Tel: (513) 424-5510
Fax: (513) 433-0242
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2

This Warranty Deed

Public Records of
St. Johns County, FL
Clerk# 99019497
O.R. 1404 PG 863
01:06PM 04/26/1999
REC $5.00 SUR $1.00
Doc Stamps $2,150.40

Made this 23rd day of April A.D. 19 99
by MAX D. MILLER and JANET E. MILLER, husband and wife, Individually and as Trustees and Co-Trustees of the MILLER FAMILY TRUST dated 1/31/95
hereinafter called the grantor, to
46 AVENIDA MENENDEZ, INC.

44 AVENIDA MENENDEZ 32084
whose post office address is: St. Aug., Fl

Grantees' Tax Id # :

hereinafter called the grantee:

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

Witnesseth, that 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:

LOT 9, BLOCK 8, CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE OFFICIAL MAP OF SAID CITY DATED JUNE 12, 1923, AND FILED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

COPY

Parcel Identification Number: 196700-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 98

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:

Brenda E Mazzeo
Name:

Brenda E Mazzeo
Name:

Deborah J. Keller
Name:

Deborah J. Keller
Name:

M D Miller
Individually & as trustee LS
Name & Address: MAX D. MILLER
INDIVIDUALLY, AS TRUSTEE
AND AS CO-TRUSTEE LS

Name & Address: JANET E. MILLER
INDIVIDUALLY, AS TRUSTEE
AND AS CO-TRUSTEE LS

Name & Address:

Individually and as
Janet E. Miller trustee LS
Name & Address: 1078 San Remo Rd.
St. Aug., Fl 32086

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 23rd day of April , 19 99 ,
by
MAX D. MILLER and JANET E. MILLER, husband and wife, Individually and as Trustees and Co-Trustees of the MILLER FAMILY TRUST dated 1/31/95
who is personally known to me or who has produced DRIVERS LICENSE as identification.

Notary Public
Print Name:
My Commission Expires:

ROBERT M. GRAUB NOTARY PUBLIC STATE OF FLORIDA MY COMM. EXPIRES JULY 11, 2000 No. CC 503859

PREPARED BY: DEBORAH J. KELLER
RECORD & RETURN TO:
Independent Title of St. Augustine, Inc.
2676 U S 1 South
St. Augustine, Florida 32086
File No: 99-16282

WD-1
5/93

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

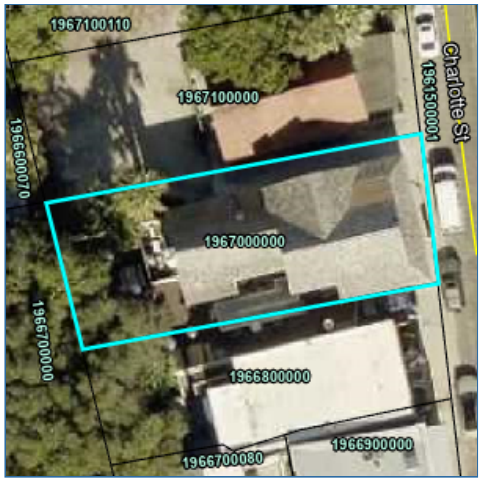


Parcel ID	1967000000
Location Address	40 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUG LOT 9 BLK 8 OR1404/863 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.090
Homestead	N

Owner Information

Owner Name	46 Avenida Menendez Inc 100%
Mailing Address	44 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-3645

Map



Valuation Information

	2023
Building Value	$238,628
Extra Features Value	$7,051
Total Land Value	$314,560
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$560,239**
Total Deferred	$0
Assessed Value	**$560,239**
Total Exemptions	$0
Taxable Value	**$560,239**

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

Historical Assessment Information

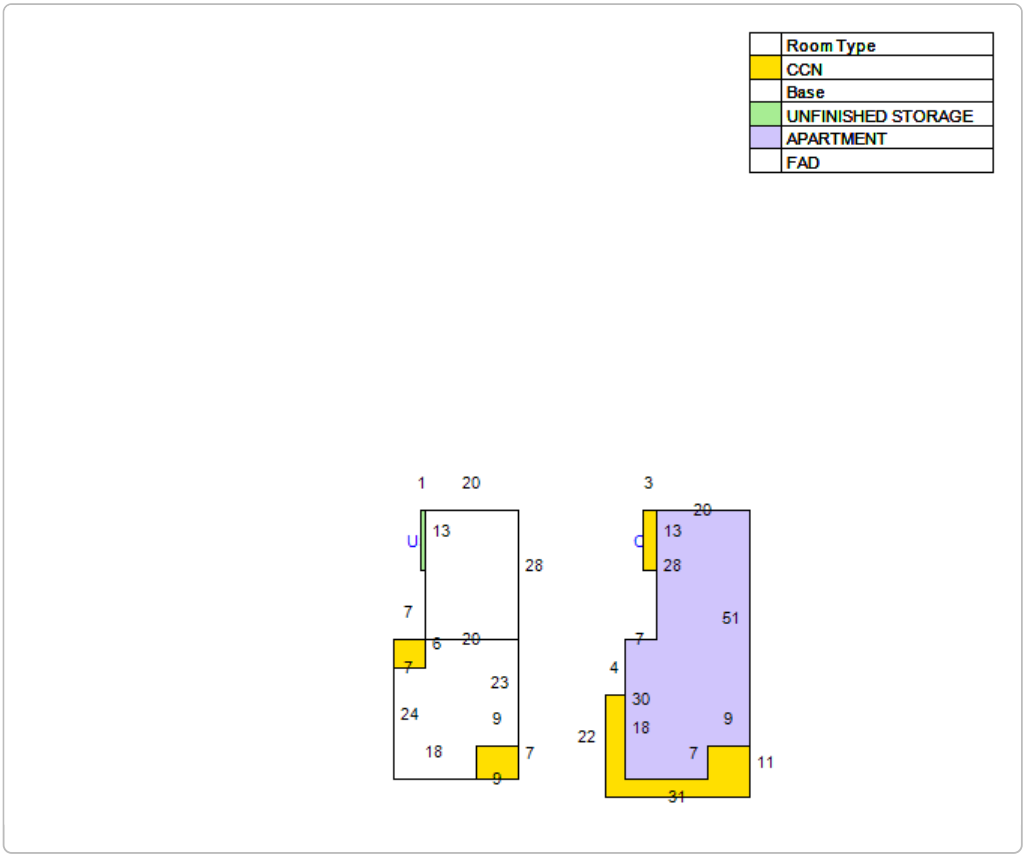
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$212,976	$9,890	$314,560	$0	$0	$537,426	$516,991	$20,435	$516,991
2021	$177,202	$10,161	$314,560	$0	$0	$501,923	$469,992	$31,931	$469,992
2020	$219,181	$10,431	$314,560	$0	$0	$544,172	$427,265	$116,907	$427,265
2019	$262,036	$10,701	$235,920	$0	$0	$508,657	$388,423	$120,234	$388,423
2018	$269,632	$10,972	$173,008	$0	$0	$453,612	$353,112	$100,500	$353,112
2017	$277,227	$11,243	$173,008	$0	$0	$461,478	$321,011	$140,467	$321,011
2016	$258,929	$11,513	$157,280	$0	$0	$427,722	$291,828	$135,894	$291,828
2015	$128,742	$7,504	$130,000	$0	$0	$266,246	$237,458	$28,788	$237,458
2014	$77,700	$8,171	$130,000	$0	$0	$215,871	$215,871	$0	$215,871
2013	$79,667	$8,839	$130,000	$0	$0	$218,506	$218,506	$0	$218,506
2012	$80,650	$9,507	$130,000	$0	$0	$220,157	$220,157	$0	$220,157
2011	$82,618	$10,175	$144,000	$0	$0	$236,793	$236,793	$0	$236,793
2010	$84,585	$10,842	$160,000	$0	$0	$255,427	$255,427	$0	$255,427

Building Information

Building	1
Year Built	1995
Actual Area	2988
Conditioned Area	2572
Use	Mixed Use (City/Historical)
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Wood Shingle
Roof Structure	Wood Truss
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
FRAME ADDITION	560
APARTMENT	1307
UNFINISHED STORAGE	13
BASE AREA	705
CANOPY (COMMERCIAL)	42
CANOPY (COMMERCIAL)	39
CANOPY (COMMERCIAL)	259
CANOPY (COMMERCIAL)	63
Total SqFt	2988

Sketch Information



Extra Feature Information

Code Description	Status	Value
Brick Pavers (COM)		3312
Masonry Wall (Mix)		810
Fountain - Average (Mix)		1000
Handicap Ramp (COM)		1719
Wood Fence - 6' and Above (COM)		210

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	20	100	3932	SF	$314,560

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	4/23/1999	$307,200.00	WARRANTY DEED	1404	863	Q	I	MILLER MAX D & JANET E ***	46 AVENIDA MENENDEZ INC
	1/31/1995	$0.00	QUIT CLAIM DEED	1093	704	U	V	MILLER MAX D,JANET E	MILLER MAX D,JANET E ***
	3/22/1993	$68,000.00	WARRANTY DEED	984	511	Q	V	HIGHLANDER PROPERTY ENTRPRS CO RP NV	MILLER MAX D,JANET E
	7/1/1985	$100,000.00		680	223	Q	I		HIGHLANDER PROPERTY ENTRPRS CO RP NV
	1/1/1979	$0.00		413	230	U	I		

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

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

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Version 2.3.227



Detail by Entity Name

Florida Limited Liability Company
CATCH 27 RESTAURANT, LLC

Filing Information

Document Number	L15000026731
FEI/EIN Number	47-3130662
Date Filed	02/12/2015
State	FL
Status	ACTIVE

Principal Address

40 Charlotte Street
ST. AUGUSTINE, FL 32084

Changed: 03/31/2016

Mailing Address

40 Charlotte Street
ST. AUGUSTINE, FL 32084

Changed: 03/31/2016

Registered Agent Name & Address

Hutson, Stephen Cary
40 Charlotte Street
Saint Augustine, FL 32084

Name Changed: 03/31/2016

Address Changed: 03/31/2016

Authorized Person(s) Detail

Name & Address

Title AMBR

HUTSON, STEPHEN
40 Charlotte Street
ST. AUGUSTINE, FL 32084

Title Manager

Hutson, Lindsey Fox
40 Charlotte Street
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	01/10/2020
2021	01/12/2021
2022	01/28/2022

Document Images

01/28/2022 -- ANNUAL REPORT	View image in PDF format
01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/10/2020 -- ANNUAL REPORT	View image in PDF format
01/27/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
03/10/2017 -- ANNUAL REPORT	View image in PDF format
03/31/2016 -- ANNUAL REPORT	View image in PDF format
02/12/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Profit Corporation
46 AVENIDA MENENDEZ, INC.

Filing Information

Document Number	P13000059603
FEI/EIN Number	63-1168067
Date Filed	07/16/2013
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	10/02/2013
Event Effective Date	NONE

Principal Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Clarke, Christopher C
44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Name Changed: 03/14/2022

Officer/Director Detail

Name & Address

Title P

ARBIZZANI, L. JOHN
44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	06/29/2020
2021	04/09/2021

Application pg 40

2022 03/14/2022

Document Images

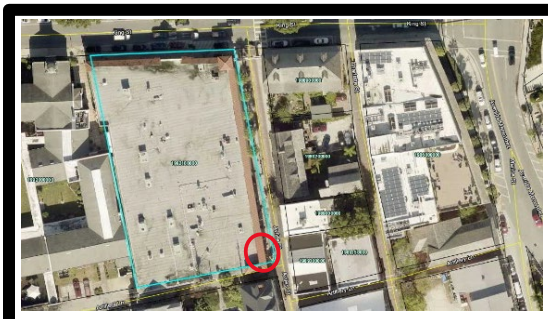
03/14/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
03/25/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
10/02/2013 -- Name Change	View image in PDF format
09/06/2013 -- Merger	View image in PDF format
07/16/2013 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 17, 2022 Meeting





After



Before

Application HP2022-0080

Address: 10 Aviles Street (a.k.a. 17 King Street)

Applicant: A.D. Davis Construction Corp.

Property Owner: TEP, Inc.

Project description: For after-the-fact approval of a storefront replacement with a configuration different from the previously existing storefront.

Architectural Style:	Commercial Masonry Vernacular	Florida Master Site File:	SJ1026
National Register:	St. Augustine Town Plan NR District: Non-contributing	Construction date:	1955
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992100000		
Agenda Item:	7(d)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Masonry Vernacular commercial building is located on the southwest corner of King and Aviles Streets and is a non-contributing structure in the St. Augustine National Register Historic District. A row of five storefronts extend southward from King Street on the West side of Aviles Street. The project area is located at the northeast corner of Artillery Lane on the fifth storefront of the building. Varying storefront designs appear on the King Street (north) and Aviles Street (south) elevations. Currently, the east elevation strorefronts alternate between windows that angle slightly inward with flush entrances (2, 6, and 10) and windows flanking deeply recessed glass entrances (4 and 8), all with aluminum frames.
2. The applicant has replaced the previous triple storefront window with transoms and glass door with vertical transom with a new storefront system that includes 4 shorter windows and squared transoms that align with the transom above the door. This new window and transom pattern is not consistent with any other storefronts found on the building.
3. Justification for the change, provided verbally by the applicant, included concern for the structural integrity and safety of the window.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends that replacement storefronts be consistent with the architectural and historic character of the building and streetscape and states that "a storefront or new design element on the ground floor, which alters the architectural and historic character of the building" should not be introduced.
5. While some have been repaired or replaced, the adjacent storefronts along Aviles Street all maintain a common horizontal transom height which the previously existing storefront also exhibited. The new storefront system noticeably alters this pattern which appears to be a historic element of the building design.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Appropriateness at **10 Aviles Street** to allow the applicant time to consider altering the new storefront design to be consistent with the historic window patterns of the building's Aviles Street elevations.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Removed existing aluminum frame triple storefront windows and transoms and glass door with transom.
2. Installed new aluminum frame storefront with 4 windows and squared transoms and glass door with transom.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's 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 or 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.
- Introduce a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting, or which causes destruction of significant historic fabric.
- Use materials which detract from the historic or architectural character of the building.
- Alter the entrance through a significant storefront.
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of storefronts results.
- Strip storefronts of historic material such as wood, cast iron, terra cotta, pigmented structural glass or brick.
- Replace an entire storefront when repair of materials and limited replacement of its parts are appropriate.
- 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.
- Create a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.
- 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
2. Florida Master Site File

STAFF PHOTOGRAPHS
10 Aviles Street (17 King Street)



STAFF PHOTOGRAPHS
10 Aviles Street (17 King Street)



East Elevation with 6 Aviles (left)

STAFF PHOTOGRAPHS
10 Aviles Street (17 King Street)



East Elevation with 6 Aviles (right)

STAFF PHOTOGRAPHS
10 Aviles Street (17 King Street)



All storefronts along Aviles Street pre-replacement

STAFF PHOTOGRAPHS
10 Aviles Street (17 King Street)



All storefronts along Aviles Street post-replacement

STAFF PHOTOGRAPHS
10 Aviles Street (17 King Street)



Four of the Five Storefronts

STAFF PHOTOGRAPHS
10 Aviles Street (17 King Street)



Front (north) Elevation for context

STAFF PHOTOGRAPHS
10 Aviles Street (17 King Street)



Aviles Street facing south

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1026 1009==

Site Name: Woolworth's 830== Survey Date: 7904 820==

Address: 31 King Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 33 (block) All 3 & 4 (lot) 868==

868==

Owner of Site: Name: Green, Herbert J. et al; c/o M.R. Sudakow ;

Address: 2301 Collins Avenue M-113

Miami Beach, FL 33139 902==

Occupant or Manager: Woolworth's 904==

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

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

UTM: 17 (zone) 469800 (easting) 3306650 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1955 844== Period: 20th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, ceramic tile, stone (coquina), brick 854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: Fixed sheet 942==

Foundation: Concrete slab 942==

Roof Type: Flat parapet 942==

Secondary Roof Structures: Hip tower 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up clay tile 882==

Ornament Exterior: Jigsawn rafters, decorative tile work coquina quoins around rear doors on east side clay tile cornice, square wood posts. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces Plaza, adjacent to Trinity Episcopal Church. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Masonry Vernacular commercial complex was constructed in 1955. The building includes Mediterranean Revival elements such as the clay tile cornices, flat parapet roof, stucco exterior, hiptower, decorative tile work, and the mission parapet accented by pseudo-finial ornamentation. Other distinctive features include the jigsawn rafters, coquina quoins around the rear doors and on the east side, and square wood posts. The building faces the Plaza and is adjacent to Trinity Episcopal Church.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and governmental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a

(over)

V. BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 18/0's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

F. W. Woolworth's, 31 King Street, is the largest store incorporated within the building complex. The department store was once the site of a famous confrontation between Blacks and Whites during the civil rights movement that brought national and international attention to St. Augustine. The incident helped lead to the passage of the Civil Rights Act of 1964 which outlawed segregated lunch counters such as the one generating protest against Woolworths.(4) A building known as the Sanchez Building occupied this site prior to the erection of the existing structure. William J. Sanchez was a merchant and member of one of the oldest St. Augustine families.(5) The early building was constructed between 1885 and 1888 and contained shops on the first floor and the Plaza Hotel on the second and third. Sanborn Maps from 1888 to 1930 indicate uses such as dry goods store, offices, drugs, barber, bicycle shop, electric theatre, fruit stand, and printing shop.(6) Directly behind the building, facing south, was the Peabody School, the first free school in St. Augustine in operation from

the late 1860's.(7)

ARCHAEOLOGY

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

---

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; John S. Horton, "View of St. Augustine, East Florida," 1855; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1958; St. Augustine Record, July 4, 1937 and February 5, 1950.

4. Miami Herald, February 25, 1979; Historian David R. Colburn has extensively researched the civil rights turmoil in St. Augustine. The social science professor at the University of Florida has compiled his material, possibly for a book analyzing the impact of the St. Augustine incidences.

5. St. Augustine City Directory, 1904.

6. Sanborn, 1888 through 1930.

7. Ibid., 1910; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), pp. 144-145.

☐ Original
☒ Update

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

Site #8 SJ01026
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) Woolworth's — 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:	17		King	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 # 1992100000 — 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: 1955 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): — To (year):
Current Use Commercial — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☒yes ☐no ☐unknown Date: — Nature storefronts and ext. fabric
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 Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Coquina block 3. Brick; Ceramic tile
Roof Type(s) 1. Flat 2. Hip 3. parapet
Roof Material(s) 1. Built-up 2. 3. clay tile
Roof secondary strucs. (dormers etc.) 1. 2. hip tower
Windows (types, materials, etc.) Fixed Sheet; glass storefront windows various framing materials such as wood, metal, masonry
Distinguishing Architectural Features (exterior or interior ornaments) jigsawn rafters, decorative tile work, coquina quoins around rear doors on east side, clay tile cornice, square wood posts; arched detailing, spiral co
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) corner of King St. and Aviles facing plaza

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 SJ01026

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. Concrete block 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) metal and glass paired storefront doors; some storefronts are inset and corner door enty
Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See original form by David Nolan for additional history; additional history also on file with FMSF manuscript 20061, Flagler student work

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) building retains historical significance with events, however the exterior facade has been compromised, due to significant events and contribution to an intact contiguous district the strucuture appears to be contributing
Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. African American 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 _____

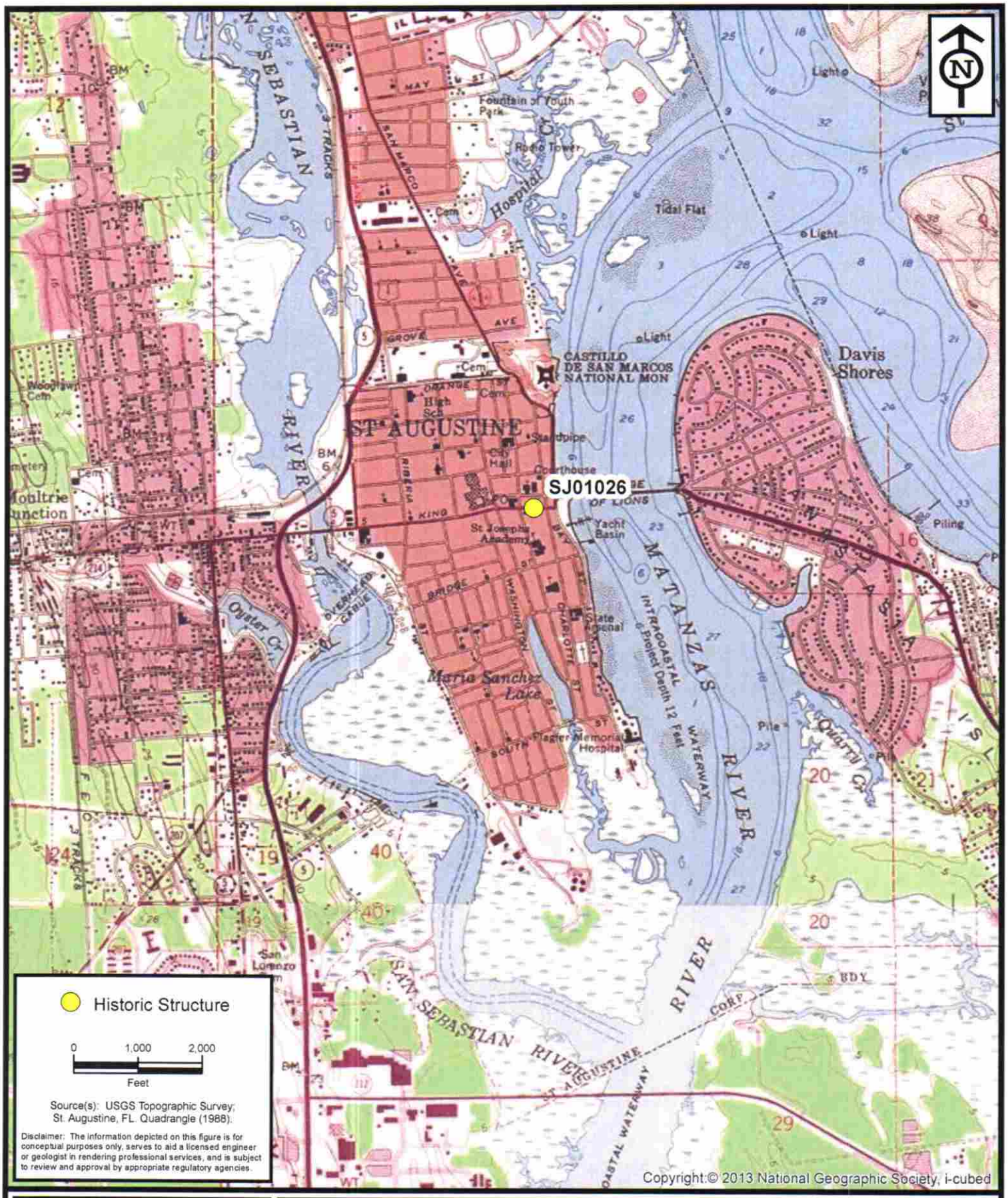
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

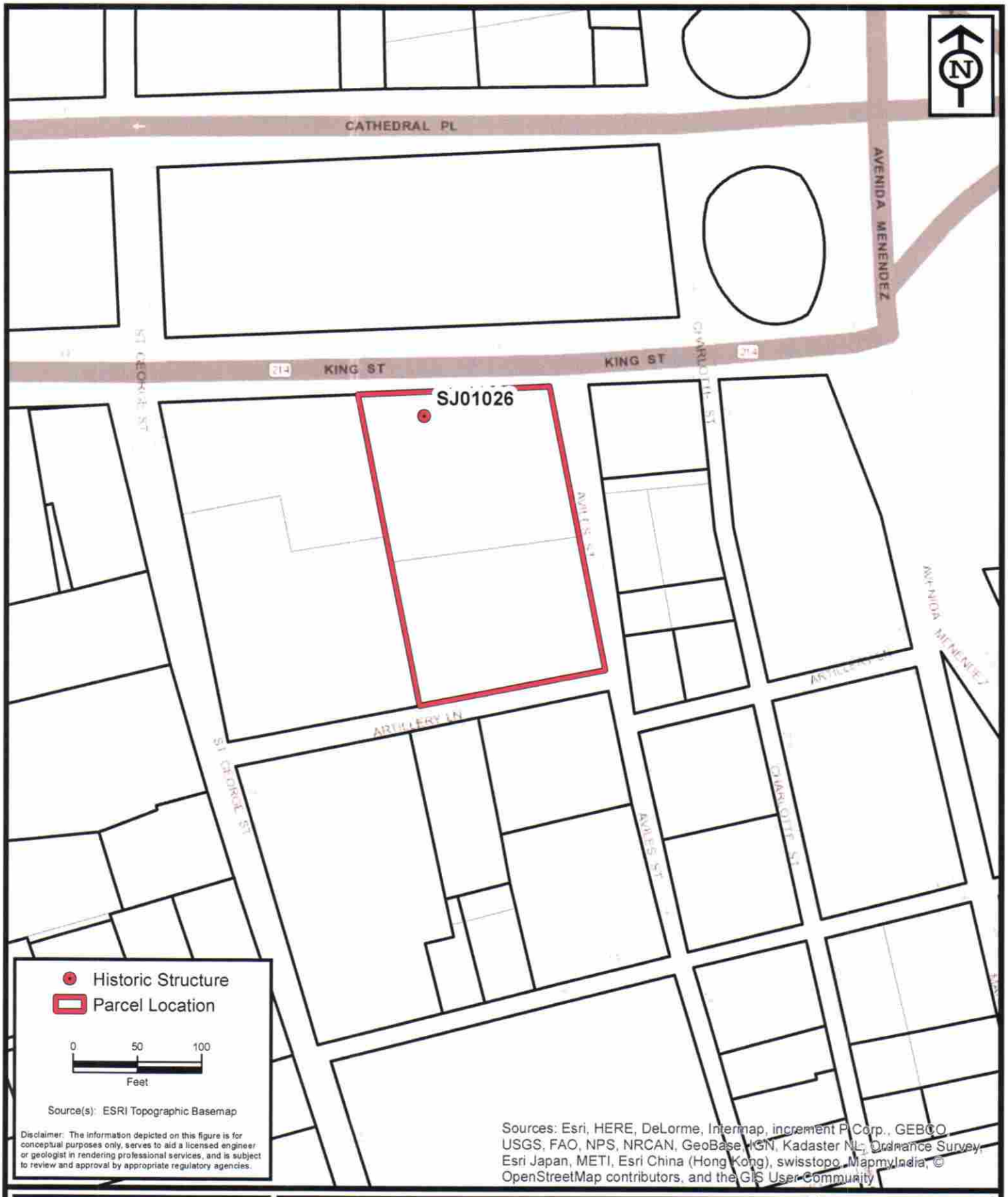
Project Location - SJ01026

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\SJ01026\Location.mxd Date: 1/28/2016 4:30:54 PM



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

Parcel Location - SJ01026

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\SJ01026\Parcel.mxd Date: 2/1/2016 1:27:05 PM

SJ 1026

Zach Beals
204 10th Street, St Augustine Beach, Florida
April 18, 2013

Keepers of the Florida Master Site File
Division of Historical Resources
Florida Department of State
R.A Gray Building
500 S Bronough St. Rm 425
Tallahassee, FL 32399

Subject: Important History Omitted from Master Site File

Dear Keeper of the Master Site File,

I am a student at Flagler College in St. Augustine, Florida. One of the most important historic events to take place here was the Civil Rights Movement of 1963-64, which led directly to the passage of the landmark Civil Rights Act of 1964.

Some of the major sites of the civil rights movement have been demolished in the last decade, with the argument being that they were of "no historic significance."

Our class has taken as a project to look at the Florida Master Site Files to make sure that they reflect the important role places played in the movement as shown by Freedom Trail or other civil rights markers.

I took 31 King Street, formerly known as Woolworth's. The Master Site File would be more complete if it included the following information:

The address 31 King Street formerly known as Woolworth's is where the infamous "St. Augustine Four" sit-in of 1963 occurred. This "St. Augustine Four" consists of Audrey Nell Edwards, JoeAnn Anderson Ulmer, Willie Carl Singleton, and Samuel White, whom were all in the early teens at the time. This sit-in might seem like any other civil right action that ordinary to this era, until it got into the hands of the Florida court system. The four were required to sign a contract agreeing to not picket until the age of 21 in order for their release, which they refused to sign. They then spent several weeks in jail, and spent time in jail with people like Martin Luther King Jr., and then almost six months in reform school performing hard labor. This gained national attention and eventually were granted their release by a special action by the Florida governor and cabinet of that time. This address has already been recognized as having historical significance by the Freedom Trial and I feel there should be more information accompanied with the Florida Master File. This address is one of the most historically significant sites of the Civil Rights Movement in not only St. Augustine but all of America.

I am enclosing some documentary materials about Woolworth's/ 31 King Street:

1) Articles
2) Pictures

I hope that you will see this important information is included in the Master Site File. Many thanks.

Sincerely,

Zach Beals
Flagler College Student

cc: Jenny Wolfe, Historic Preservation Planner, City of St. Augustine

Enclosures



FREEDOM TRAIL

Saint Augustine, Florida

April 15, 2013

Presented by Northrop Grumman Corporation

home

about us

freedom trail sites

the movement

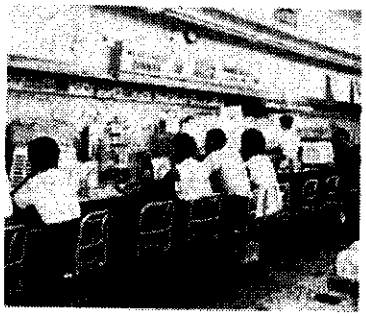
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The St. Augustine Four



The civil rights movement brought forth many heroes who set an example for America and the world. Some were old. Some were middleaged. Some were young. Among the youngest of those heroes of the 1960s were "The St. Augustine Four": Audrey Nell Edwards, JoeAnn Anderson Ulmer, Willie Carl Singleton, and Samuel White.

Young people formed the shock troops of the civil rights movement, and many efforts were made to suppress them. One of the most discreditable legal efforts in this regard took place in St. Augustine, Florida in July 1963 when a local judge tried to force young teenagers who had been arrested for trying to order a hamburger at the "whitesonly" lunch counter of the local Woolworth's to promise that they would take part in no more demonstrations. They were also pressured to say that movement organizer **Dr. Robert Hayling** was guilty of contributing to the delinquency of minors. Had they done so, said Dr. Hayling, "my goose would have been cooked". Several others were arrested that day, and some were intimidated by the judge. But the St. Augustine Four, with the support of their families, refused to go along with this injustice. So the judge had them first jailed, then sent to reform schools in Marianna and Lowell. When NAACP lawyer Earl Johnson of Jacksonville attempted to get them released, the judge claimed that they were beyond the jurisdiction of the legal system. National newspapers like the Pittsburgh Courier and The New York Times wrote about the case of the St. Augustine Four. It finally took a special action of the Florida governor and cabinet to get them released in January 1964 after they had missed Thanksgiving and Christmas at home with their families.

Martin Luther King called them "my warriors." Jackie Robinson praised them for their courage — and he was certainly someone who knew about courage! Robinson and his wife took Audrey Nell Edwards and JoeAnn Anderson to their home in Connecticut to recover from their ordeal. The two St. Augustinians can still remember going to the New York World's Fair of 1964 with Jackie Robinson. It took four decades without amends being made, or honor being given where honor was due, but finally in 2004 a proper tribute was paid to the St. Augustine Four, in a ceremony sponsored by ACCORD at the First Baptist Church, a great historic civil rights landmark on St. Francis Street. The three surviving members of the St. Augustine Four (and their families) attended, along with relatives of the fourth, the late Willie Carl Singleton. Gifts were sent to each of them by Mrs. Rachel Robinson, the widow of Jackie Robinson. In 2007 when Samuel White of the St. Augustine Four passed away, his death was front page news in the St. Augustine Record, and his funeral was held in the same historic church building. The St. Augustine Four are heroes of the freedom movement whose sacrifices should never be forgotten.

— Copyright © 2007, David Nolan
Co-Chair & Historian, ACCORD Freedom Trail

**THE MOVEMENT PART 1 | THE MOVEMENT PART 2 | DR ROBERT B HAYLING | THE TWINES
KATHRYN FENTRESS | CLYDE JENKINS**

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St. Augustine in Saint Johns County, Florida — *The American South (South Atlantic)*

31 King Street

Inscription. The Ponce de Leon Shopping Center opened in 1955 as the first downtown shopping center in St. Augustine. It was designated by Morris Lapidus (1902-2001), Florida's most famous mid-twentieth century architect, and is the only example of his work in the Ancient City. It was anchored by a Woolworth's store on the west side (the door handles still say Woolworth's). On February 1, 1960, black college students in Greensboro, N.C. began a sit-in at their Woolworth's lunch counter to protest racial discrimination. Their example electrified the south, and just a few weeks later, students from Florida Memorial College in St. Augustine began sitting-in at this Woolworth's lunch counter.

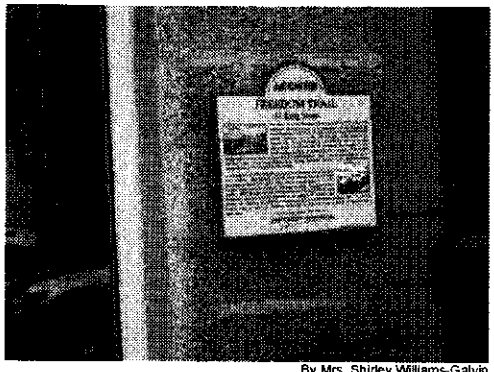


By Mrs. Shirley Williams-Galvin

1. Freedom Trail Marker

In the summer of 1963, local black high school students sat-in here and were arrested. They refused when the judge wanted them to end their participation in the civil rights effort, and as a result spent the next six months in jail and reform school. The case of the St. Augustine Four--Audrey Nell Edwards, JoeAnn Anderson, Samuel White and Willie Carl Singleton--received national publicity as an example of injustice, and finally the governor and cabinet of Florida ordered them released in January 1964. Dr. Martin Luther King, Jr. and Jackie Robinson hailed the St. Augustine Four as heroes of the civil rights movement.

This Historical Marker Presented this 2nd Day of July, 2007 by: Northrop Grumman



By Mrs. Shirley Williams-Galvin

2. Woolworth's Department Store marker

Erected 2007 by The 40th Anniversary to Commemorate the Civil Rights Demonstrations, Inc. (ACCORD).

Marker series. This marker is included in the Florida, St. Augustine Freedom Trail marker series.

Location. 29° 53.53' N, 81° 18.721' W. Marker is in St. Augustine, Florida, in Saint Johns County. Marker is on King Street (County Route 214) 0.1 miles west of A1A Scenic and Historic Costal Byway. Click for map. Marker is at or near this postal address: 31 King Street, Saint Augustine FL 32084, United States of America.

Other nearby markers. At least 8 other markers are within walking distance of this marker. Trinity Parish Church (within shouting distance of this marker); Cast Iron Gun (within shouting distance of this marker); St. Augustine Confederate Memorial (within shouting distance of this marker); Public Well (within shouting distance of this marker); Florida (within shouting distance of this marker); Public Market Place (within shouting distance of this marker); Prisoners of War in St. Augustine During the American Revolution (within shouting distance of this marker); Slave Market (within shouting distance of this marker). Click for a list of all markers in St. Augustine.

Also see . . . ACCORD Freedom Trail website. *(Submitted on May 16, 2008, by Christopher Busta-Peck of Shaker Heights, Ohio.)*

Additional keywords. The St. Augustine Freedom Trail

Word or Phrase

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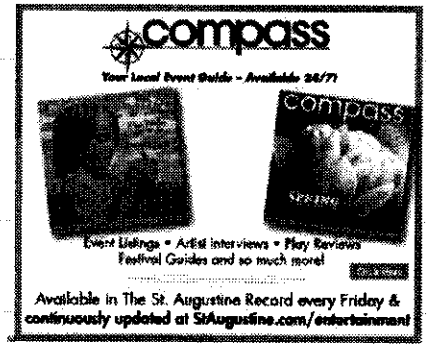
Civil rights-era leaders honored

LORY POUNDER
Staff Writer
Published Monday, May 31, 2004

click photo to enlarge

FROM LEFT: SAMUEL WHITE, JoeAnn Anderson-Ulmer and Audrey Nell Edwards light a candle to remember the late Willie Carl Singleton at a ceremony in the First Baptist Church in St. Augustine in their honor, recognizing their part in the city's civil rights movement.

By PETER WILLOTT, Staff Voices rang in praise Sunday to honor the desire, determination and dreams exhibited by the "St. Augustine Four" during the Civil Rights Movement in 1963.



Audrey Nell Edwards, JoeAnn Anderson-Ulmer, Samuel White and Willie Carl Singleton were dubbed "The St. Augustine Four" for their participation then in the struggle for equality.

They were honored at a recognition and appreciation ceremony at First Baptist Church sponsored by The 40th ACCORD Inc. Committee. The 40th ACCORD (Anniversary to Commemorate Civil Rights Demonstrations) is a local group planning events to commemorate the Civil Rights Movement in St. Augustine in the 1960s.

"They had adolescent bodies and minds, but they had heart and courage well beyond their years," said Earl Johnson Jr., partner at the Johnson, Chauhan Law Group in Jacksonville.



Johnson was the keynote speaker at the ceremony Sunday.

click photo to enlarge



JoeAnn Anderson, Audrey Nell Edwards and Samuel White sit in the front pew of the First Baptist Church in St. Augustine and listen to a ceremony in their honor recognizing their part in the citys civil right movement. Anderson, Edwards, White and the deceased Willie Carl Singleton where jailed as teenagers in the 1963 for taking part in civil rights demonstrations.

By PETER WILLOTT, Staff

Their leadership and courage was the day's theme.

The four were teenagers when they spent more than six months locked in jail after being arrested for a peaceful demonstration at Woolworth's lunch counter downtown on July 23, 1963.



The tribute to Anderson-Ulmer, Edwards, White and Singleton proceeded with warmth and enthusiasm.

Their sacrifice was rewarded 40 years after they stepped into history.

Edwards lives in St. Augustine. Anderson-Ulmer and White live in Jacksonville and Singleton is deceased.

click photo to enlarge

Willie Carl Singleton

Contributed Photo

Johnson encouraged everyone to continue to fight the battle through education, unity, health and family values.

"Now, the battle is in the minds and the hearts of Americans," he said.

It's important to continue what the "Fabulous Four" began, Johnson added.

About 150 members of the community attended the ceremony to demonstrate their gratitude and reward the four freedom fighters. The church was full of awe for those who had inspired and helped change the future of America.

As speakers acknowledged the struggles by "The Four," the congregation responded with "Amen," "Yes" and applause.

St. Augustine City Commissioner Errol Jones was the master of ceremonies for the event at the church, which has ties to the Civil Rights Movement. Historian David Nolan said the church at 81 Francis St. in Lincolnville is a historic landmark. It is a place where rallies were held in the 1960s and where the Rev. Martin Luther King Jr. spoke, he said.

Plaques presented to the four referred to them as "the heroes of St. Augustine."

Mayor George Gardner presented city lapel pins to them. Singleton's sister, Beverly Singleton Wheeler, accepted the pin on her brother's behalf. Candles were lit in Singleton's memory. He died in 1985.

"Their courageous stand helped bring an unjust system to its knees," Gardner said.

Carolyn Fisher, a kindergarten teacher, led the congregation in song. Her powerful, voice engulfed the crowded church. Her smile and enthusiasm encouraged everyone to stand up and get involved in the songs sung during the movement.

Those present responded by standing, singing, clapping their hands and stomping their feet.

Jones also introduced James Jackson, who was recognized for his personal struggle through the time of segregation. Jackson stumbled upon a Ku Klux Klan meeting on State Road 207, Jones said. He was beaten, humiliated and left to die because of the color of his skin, Jones said.

Jackson spoke Sunday to encourage the continuation of the fight for equal rights.

The Four thanked God and their families for their support to help them get through that time, and the community for the recognition Sunday.

White spoke of the present and the future for equality. "This thing is not over with," said White. "We've got to keep it going on."

Related Searches

»BEVERLY SINGLETON WHEELER »LOCAL GROUP »KEYNOTE SPEAKER »DAVID NOLAN »EARL JOHNSON JR. »AMERICA »SAMUEL WHITE
»LINCOLNVILLE »PETER WILLOTT »COMMISSIONER »MARTIN LUTHER KING JR. »AUDREY NELL EDWARDS »HISTORIAN »JACKSONVILLE
»AUGUSTINE CITY »KU KLUX KLAN »KINDERGARTEN TEACHER »CAROLYN FISHER »CARL SINGLETON CONTRIBUTED PHOTO »BAPTIST CHURCH

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Sunday Brunch

Brilliance in Color

Gallery

DALI

Courtesy of SAHS

Plans Announced For Downtown Shopping Center

Plans were announced on Saturday for St. Augustine's new-
it shopping center to be located on the Sanchez block on King
treet, south of the old Plaza.
The old Sanchez building is being
zed and in its place will be con-
ucted a shopping center building
Spanish architecture which will
in St. Augustine's
l world atmosphere. The owners
y.
The new building is expected to
ready for occupancy by late Jan-
ary or early February of 1955.
The property, located at the cor-
r of King Street and Aviles
reet, was purchased early this
ar by an investment group head-
l by Michael R. Sudakow of Mi-
mi Beach, and represented by the
well S. Fyvolent office, a Flor-
a real estate broker.
The owners have agreed that the
siness block will be occupied by
ur leading merchandisers in their
specific lines. The stores facing
ing Street will be occupied by F.
. Woolworth Co., the Diana
hops, Butler's Shoes and Wal-
reen Drug Agency.
Woolworth will occupy 75 feet of
ore frontage on King Street with
depth of over 200 feet. This
ation store will be completely
reconditioned and will offer the
test in variety self-service mer-
handising features. The rear por-
on of the Woolworth premises
ill be so designed to permit the
ection of a second floor and the
acement of their sales area.
Diana Shops, a leading women's
pparel chain store, will have an
ir-conditioned shop fronting 31
et on King Street and having a
epth of 172 feet. The Diana Shops
ill carry a complete line of chil-
ren and women's wear mercan-
se.
Butler's Shoes will occupy a store
aving a frontage of 32 feet with
depth of 125 feet. This shoe
ore chain was born in Florida
ver 50 years ago and now has
ore than 100 stores featuring
footwear for women and young-
sters.
Walgreen's, to be located at the
King Street-Aviles Street corner of
the building, will have a frontage
of 30 feet and depth of 125 feet.
This new home of the Walgreen
Agency will be operated by Howard
S. Padgett. The new Walgreen
store will be completely air-condi-
tioned and will feature the latest
design in store fixtures, store lay-
outs and operation.
In addition to the four King
Street stores, the new building will
have store frontage on Aviles St.
which will be available to tenants
who will help complement this busi-
ness block, it was announced.
There will be five stores located on
Aviles Street.
The business building will be the
first to be constructed since the
city's new zoning ordinance went
into effect, and the owners feel
that they are setting a precedent
for any future building in St. Au-
gustine by planning a structure of
Spanish architecture in keeping
with the Plaza area.
The exterior plans for the build-
ing were recently approved by the
city zoning board.
R. M. Thompson Co. of Coco-
nater is the contractor, and asso-
ciate architects are Morris Lapidus
and F. A. Hollingsworth.
The new building will be set back
12 feet from the curb on King
Street so as to afford an ample
sidewalk.
The same investment group
headed by Mr. Sudakow, and rep-
resented by the Fyvolent office, are
now developing properties in Clear-
water, Orlando, Jacksonville and
St. Petersburg. Handling the St.
Augustine project is Howard D.
Spencer, an associate. The con-
cern has developed Central Plaza
in St. Petersburg, Florida's largest
shopping center, and has just an-
nounced plans for another ex-
tensive shopping center at Orlando.

Drawing Of Shopping Center Planned For Sanchez Block



Shown above is an architect's drawing of the proposed Spanish-type building to be constructed on the Sanchez property on King Street, opposite the Plaza.

This new shopping center will have four large stores facing King Street, and five smaller shops on Aviles Street. Occupying the King Street stores, starting from left, will be Walgreen's, Butler's Shoes, the Diana Shop and Woolworth's. The building is expected to be completed for occupancy by January or early February.

The St. Augustine Record

ST. AUGUSTINE . . . . FOUNDED IN 1565 . . . . THE NATION'S OLDEST CITY

VOL. LX, No. 28 — Home Owned—Home Operated Established in 1894 — ST. AUGUSTINE, FLORIDA, SUNDAY MORNING, SEPTEMBER 5, 1954 — Member of Associated Press NEA Photo and Feature Service — PRICE TEN CENTS

Voluntary Limit On Army Pledged By West Germany

BONN, Germany, Sept. 4 (AP)—Chancellor Konrad Adenauer tonight pledged that, even after obtaining full sovereignty, West Germany would voluntarily limit her armed forces.

In a broadcast over all West German radio networks, the 78-year-old Chancellor said:

"The Federal Republic will be ready to impose on itself, even



L. C. Ringhaver Buys Comatchie Island Property

Another large real estate transaction was completed on Saturday with the sale of the north half of Comatchie Island to L. C. Ringhaver of this city.

The property, which lies north of the Vilano Beach causeway, along the west bank of North River, was sold to Mr. Ringhaver by J. Marion Hutson.

The transaction was handled

Red Shelling Of Quemoy Watched Closely By U. S.

Two American Army Officers Are Killed By Communist Bombardment

By FRED HAMPSON

TAIPEH, Formosa, Sunday, Sept. 5 (AP)—Guns on the Red mainland of China yesterday intermittently bombarded

U. S. Assures Philippines

Staff Report pg. 32


F. W. WOOLWORTH 60




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Received October 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. HP2022-0080

Receipt No. 2493664 Meeting Date: November 17, 2022

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

1. NAME OF APPLICANT Mike Davis
   Business (if applicable) Plum Gallery
   Address 10 Aviles St
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-392-7191 E-mail Address reesedavis@addavis.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER TEP Inc 100%
   Business (if applicable) _____
   Address 215 St. George Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904-824-3533 E-mail address _____
3. PROJECT STREET ADDRESS 10 Aviles St
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 1992100000
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 Replacing storefront Door/Windows
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

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

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

D. PAINT COLORS (check one)

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

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

Replacing broken glass and an old storefront frame with new storefront glass

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 Reese Davis

SIGNATURE OF APPLICANT _____ DATE 10/28/22

PRINT OWNER'S NAME Bruce E. Belman + Dr. Warden, Trinity Parish

SIGNATURE OF OWNER Bruce E Belman DATE 10/28/22

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.

October 2017

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)
☐	☐	☐	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 section
☐	☐	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☐	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

Please provide specifications for the replacement storefront system as well as justification for the replacement such as conditions of the previously existing system.

Project number: Not yet assigned Project Address: 10 Aviles Street

Reviewed by: Candice Seymour Date: 10/25/2022

HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures)	$50.00 + ads
Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption	$150.00 + ads
Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures)	$100.00 + ads
Certificate/Opinion of Appropriateness: New construction of non-single-family structures Appeal of staff determination	$200.00 + ads
Certificate of Demolition: Partial	$150 + ads & notices
Certificate of Demolition: Full	$300 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 10 Aviles St

Applicant's Name: Reese Davis Applicant's Signature:

Owner's Name: Bruce E. Belmont Owner's Signature:
S.R. Warden, Trinity Parish

Received October 21, 2022
Planning and Building Department



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SAR-UBU

Public Records of
St. Johns County, FL
Clerk# 03-031187
O.R. 1948 PG 1162
06:36PM 05/06/2003
REC $5.00 SUR $1.00
Doc Stamps $19,250.00

Prepared by and return to:
Sanford N. Reinhard
Attorney at Law
Sanford N. Reinhard, P.A.
2875 NE 191 Street Suite 404
Aventura, FL 33180

File Number: **2000-1379**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **1st** day of **May, 2003** between **Betmar Investments, Ltd., a Florida limited partnership** whose post office address is **5000 North Bay Road, Miami, FL 33140**, grantor, and **TEP, Inc., a Florida not for profit corporation** whose post office address is **215 St. George Street, Saint Augustine, FL 32084**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) 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 **Saint Johns County**, **Florida** to-wit:

That certain piece, parcel or tract of land situate, lying and being in the City of St. Augustine, County of Saint Johns, State of Florida described as: Lots 3 and 4, Block 33, according to the Official Map of the City of St. Augustine, Florida.

Parcel Identification Number: 199210-0000

COPY

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2002**.

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:

Betmar Investments, Ltd., a Florida limited partnership

By: B&M Management Company, Inc., its Managing General Partner

By: Marvin Cooper
Marvin Cooper, President

(Corporate Seal)

Witness Name: SANFORD N. REINHARD

Witness Name: VINCENZA A PESSOLANO

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of May, 2003 by Marvin Cooper, President of B&M Management Company, Inc., as Managing General Partner, of Betmar Investments, Ltd., a Florida limited partnership on behalf of the corporation and the partnership. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

OFFICIAL NOTARY SEAL
SANFORD N REINHARD
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC857536
MY COMMISSION EXP. JULY 30,2003

Notary Public

Printed Name: Sanford N. Reinhard

My Commission Expires: July 30, 2003

ApplicationPeg: 7 DoubleTime®

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1992100000
Location Address	17 KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 3 & 4 BLK 33 OR1948/1162 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.830
Homestead	N

Owner Information

Owner Name	Tep Inc 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$905,014

Map



Valuation Information

	2023
Building Value	$1,443,742
Extra Features Value	$0
Total Land Value	$1,812,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$3,255,742**
Total Deferred	$513,275
Assessed Value	**$2,742,467**
Total Exemptions	$905,014
Taxable Value	**$1,837,453**

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
2022	$1,269,497	$0	$1,812,000	$0	$0	$3,081,497	$2,493,152	$1,411,085	$1,670,412
2021	$959,012	$0	$1,812,000	$0	$0	$2,771,012	$2,266,502	$1,252,456	$1,518,556
2020	$959,012	$0	$1,812,000	$0	$0	$2,771,012	$2,060,456	$1,390,506	$1,380,506
2019	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,873,142	$1,435,430	$1,255,005
2018	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,702,856	$1,549,521	$1,140,914
2017	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,548,051	$1,653,241	$1,037,194
2016	$878,435	$0	$724,800	$0	$0	$1,603,235	$1,407,319	$660,331	$942,904
2015	$878,435	$0	$724,800	$0	$0	$1,603,235	$1,279,381	$746,050	$857,185
2014	$574,174	$0	$588,900	$0	$0	$1,163,074	$1,163,074	$360,553	$802,521
2013	$602,883	$0	$588,900	$0	$0	$1,191,783	$1,191,783	$369,453	$822,330
2012	$645,946	$0	$588,900	$0	$0	$1,234,846	$1,234,846	$382,802	$852,044
2011	$681,832	$0	$652,320	$0	$0	$1,334,152	$1,334,152	$413,587	$920,565
2010	$717,718	$0	$724,800	$0	$0	$1,442,518	$1,442,518	$447,181	$995,337

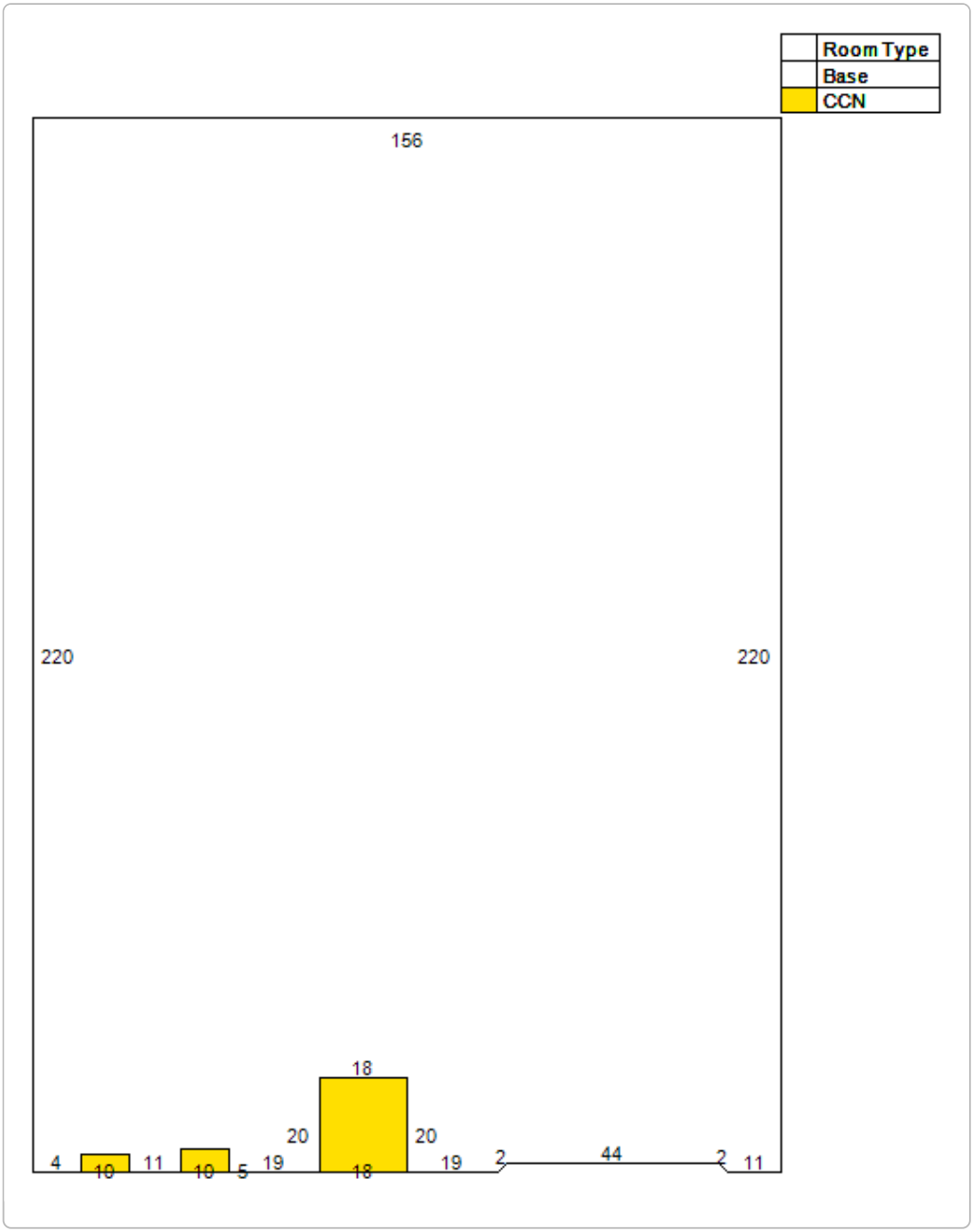
Building Information

Building 1
Year Built 1954
Actual Area 34228
Conditioned Area 33778
Use Stores (Retail)
Style 04
Class N
Exterior Wall Concrete Stucco

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

Description	Square Footage
BASE AREA	33778
CANOPY (COMMERCIAL)	360
CANOPY (COMMERCIAL)	50
CANOPY (COMMERCIAL)	40
Total SqFt	34228

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	151	240	36240	SF	$1,812,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/1/2003	$2,750,000.00	WARRANTY DEED	1948	1162	Q	I	BETMAR INVESTMENTS LTD	TEP INC
	7/1/1999	$100.00	WARRANTY DEED	1434	430	U	I	COOPER BETTY	BETMAR INVESTMENTS LTD
	12/8/1992	$725,000.00	WARRANTY DEED	971	251	Q	I	ESPRIT/ST AUG LIMITED PTNRSP	COOPER BETTY
	9/1/1978	$0.00		663	134	U	I		ESPRIT/ST AUG LIMITED PTNRSP
	1/1/1978	$600,000.00		365	193	Q	I		

No data available for the following modules: Sales Questionnaire Form, 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: 10/25/2022, 4:29:25 AM

Version 2.3.227

Detail by Entity Name

Florida Profit Corporation
A.D. DAVIS CONSTRUCTION CORP.

Filing Information

Document Number	P05000167668
FEI/EIN Number	20-4029771
Date Filed	12/28/2005
Effective Date	01/01/2006
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	02/20/2006
Event Effective Date	NONE

Principal Address

3940 LEWIS SPEEDWAY
2201
SAINT AUGUSTINE, FL 32084

Changed: 02/10/2009

Mailing Address

3940 LEWIS SPEEDWAY
2201
SAINT AUGUSTINE, FL 32084

Changed: 02/10/2009

Registered Agent Name & Address

SIRAGUSA, MICHAEL AESQ
780 N PONCE DE LEON BLVD
ST. AUGUSTINE, FL 32084

Name Changed: 02/05/2010

Address Changed: 02/05/2010

Officer/Director Detail

Name & Address

Title PSTD

DAVIS, MICHAEL A
23 PARK TERRACE DRIVE
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2020	03/10/2020
2021	02/01/2021
2022	02/25/2022

Document Images

02/25/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
02/06/2019 -- ANNUAL REPORT	View image in PDF format
02/28/2018 -- ANNUAL REPORT	View image in PDF format
02/15/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
02/04/2015 -- ANNUAL REPORT	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/14/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
03/31/2011 -- ANNUAL REPORT	View image in PDF format
02/05/2010 -- ANNUAL REPORT	View image in PDF format
02/10/2009 -- ANNUAL REPORT	View image in PDF format
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02/20/2006 -- Name Change	View image in PDF format
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Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Not For Profit Corporation
TEP, INC.

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Principal Address

215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

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Registered Agent Name & Address

Hicks, Keely Ann
44 Avenida Menendez
Saint Augustine, FL 32084

Name Changed: 03/21/2022

Address Changed: 03/21/2022

Officer/Director Detail

Name & Address

Title President

Marino, Matthew A., President
215 Saint George Street
SAINT AUGUSTINE, FL 32084

Title Manager (Non Voting)

HALE, SAMUEL
44 Avenida Menendez
Saint Augustine, FL 32084

Title VP, Treasurer

WARREN, JON
7801 POINT MEADOWS DRIVE
JACKSONVILLE, FL 32256

Title VP, Secretary

Belmont, Bruce
215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Title Director

Cormeny, Terry
215 St George Street
St Augustine, FL 32084

Title Manager (non-voting)

Belger, Meredith
705 Guava Drive
Saint Augustine, FL 32095

Annual Reports

Report Year	Filed Date
2020	05/04/2020
2021	03/18/2021
2022	03/21/2022

Document Images

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08/24/2004 -- Amendment	View image in PDF format
01/29/2004 -- ANNUAL REPORT	View image in PDF format
02/14/2003 -- ANNUAL REPORT	View image in PDF format
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03/21/2001 -- Amendment	View image in PDF format
01/18/2001 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 17, 2022 Meeting



Applications: HP2022-0078 & HP2022-0079

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 2-story detached garage with living space above along W. Castillo Drive with associated site features to include an in-ground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

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:	1939600140 & 1939600000		
Agenda Item:	7(e) & 7(f)	Previous Action(s):	COA 2013-0052 OOA 2017-0081 COA HP2022-0020 COA HP2022-0021

STAFF SUMMARY AND ANALYSIS:

1. The subject parcels are adjacent through lots with access to both Grove Avenue and W. Castillo Drive, centrally located along the block in the Historic Preservation Five Zoning District (HP-5).
2. Previous HARB approvals for this property include a COA for the four-foot-tall picket fences along Grove Avenue and W. Castillo Drive and an Opinion of Appropriateness for a single new residential structure in a different configuration. Similar Certificate of Appropriateness applications for new construction on each lot were submitted in April of 2022 and were denied after several continuances to allow the applicant time to submit complete and consistent material.
3. The applicant is proposing construction of two 1.5-story Frame Vernacular residences facing Grove Avenue, one on each lot, with associated tabby concrete driveways, clay brick paver walkways and pool deck/surround, in-ground swimming pools, wood fencing, and detached two-story garage apartments in the rear facing W. Castillo Drive.
4. Sanborn Maps revised to 1965 indicate dwellings and associated outbuildings on both parcels. Lot 14 is labeled 29 Grove Avenue and Lot 15 is labeled 31 Grove Avenue. City permitting documents were not maintained prior to the late 1970s and these addresses do not appear in more recent city documents. Neither address appears in the 1975 Polk City Directory, and it is likely that these structures were demolished by that time.
5. The AGHP requires new construction in HP-5 lots # 9 and greater be in the Frame Vernacular style and encourages site plans, heights, widths, massing, spacing, and roof forms be consistent with and complimentary to the existing historic streetscape. The HARB should determine whether the proposed construction plans, details, and specifications of the project meet the architectural requirements of the guidelines.
6. A streetscape elevation and footprint comparison shows the proposed new residences along Grove Avenue to be generally compatible in scale and height overall to adjacent structures, while the garage apartments may be wider.
7. The designs for each proposed structure are detailed in the Scope of Work below and can be found in the submitted application.
8. The AGHP encourages the use of materials in new construction that are compatible in quality, texture, finish, and dimension to those common to the district. Staff has found the following items to be consistent with the AGHP and Frame Vernacular building design:
    - **Siding:** proposed to be wood
    - **Porch elements**: proposed to be wood
    - **Driveway, walkway, and pool deck/surround materials:** tabby concrete is indicated on the materials list for Lot 14. The applicant should clarify whether this paving material is also intended for use at Lot 15. Brick pavers proposed around the pool and for walkways are indicated to be a true clay brick and not a concrete material. Color and pattern of the clay bricks should be clarified by the applicant.
    - **Exterior Doors:** proposed to be wood.
    - **Garage door:** material is specified as a wood grain composite
    - **Window:** brochures submitted indicate Pella aluminum-clad double-hung windows with 2/1 and 2/2 muntin patterns for the residential buildings and 1/1 and fixed pane windows on the detached garages. The applicant should confirm their intent to utilize a raised muntin profile. The HARB has generally approved wood windows with raised muntin patterns for residential buildings in historic districts; however, aluminum clad windows have been approved in the past for new construction. 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.

- **Fenestration Placement:** window placement and configurations have been improved from the previous COA applications, but some elevations have minimal use of windows and are mostly blank walls. Ribbon windows are proposed close to the eaveline on the rear elevation of the garage apartments, which is reflects a more modern design element.
- **Fence:** material proposed is 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:** Plans show an exposed brick pier foundation for both residences along Grove Avenue which is consistent with the architectural style of the area. The applicant should clarify the proposed finish material and color for the visible piers.
- **Roof:** material is metal 5v crimp for both the main residences and both garages which is a compatible roofing material for Frame Vernacular buildings constructed after 1920.
- **Finish Colors:** for all exterior building finishes are indicated in the application packet as pre-approved colors from periods ca. 1820 and later, but more appropriate choices may be from the stylistic periods of the existing architecture along the streetscape/HP-5.

9. To obtain a building permit, the finished floor elevation for each main residence is required to be 8' to meet the city's freeboard requirement (7' required by FEMA +1' freeboard required by the city). The applicant should confirm the finished floor elevation for each residence.
10. 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. All other proposed mechanical equipment appears to be behind fencing, according to the site plans submitted.
11. Zoning review of the updated site plans did not produce any additional concerns. A Use by Exception application approved by the Planning and Zoning Board for multi-family use may be required for these projects. Any HARB design approval does not dictate interior layout unless directly related to exterior fenestration, nor does HARB approval make judgement on the future use of the proposed structures.
12. 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.
13. A landscape plan was requested by staff but not submitted by the drafting of this report. According to the AGHP, new landscape that exceeds $1,000 must be approved by the HARB.
14. 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 (HP2022-0078) & Lot 15 (HP2022-0079**):

1. **APPROVE** the application if the HARB finds that sufficient information has been provided to determine that the proposed new construction meets the Secretary of the Interior's Standards #9 as compatible contemporary additions to the streetscapes along Grove Avenue and W. Castillo Drive with the following conditions:
    a. Color and pattern of clay bricks are clarified and determined to be appropriate by the HARB
    b. Window muntins are confirmed to be a raised simulated divided lite design
    c. An appropriate form of screening utility equipment is determined
    d. Finish material/color for visible foundation piers is clarified and found to be appropriate; OR,
2. **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 HP-5 Zoning District.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Lot 14:
    a. Construct a 1-1/2 story single family residence to front Grove Avenue with a front gable metal roof with a secondary projecting gable on the west half of the front façade and a hip roofed porch adjacent with wood-lap siding throughout, 2/1 and 2/2 aluminum clad windows, six-panel wood exterior doors, and exposed pier foundation.
    b. Construct a detached two-story garage with living space above along W. Castillo featuring a side facing gable metal roof with front gable dormer, wood-lap siding on all four elevations except the second story front which is proposed to be wood shake shingles, 1/1 and fixed pane aluminum clad windows, wood six-panel entry doors, glazed multi-lite paired French doors on the second story porch, composite wood-clad garage doors, and exterior stairs.
    c. Install tabby concrete driveways along both W. Castillo Drive and Grove Avenue
    d. Install fencing as indicated on site plan
    e. Install an in-ground pool with clay brick paver surround between the main residence and detached garage.
    f. Install associated mechanical equipment including water/wastewater, HVAC, and pool equipment
    g. Associated landscaping (no plan submitted)

2. Lot 15:
    a. Construct a 1-1/2 story single family residence along Grove Avenue with a front gable metal roof with a hip roofed covered porch across the front elevation, wood-lap siding throughout except in the front gable where a wood fish scale shingle is proposed, 2/1 aluminum clad windows, 2-panel wood exterior doors, and exposed pier foundation
    b. Construct a detached two-story garage with living space above along W. Castillo Drive with a hipped metal roof, wood lap siding throughout, 1/1 and fixed pane aluminum clad windows, wood six-panel entry doors, glazed multi-lite paired French doors on the second story porch, composite wood-clad garage doors, and exterior stairs
    c. Install tabby concrete driveways along both W. Castillo Drive and Grove Avenue (should be confirmed)
    d. Install fencing as indicated on site plan
    e. Install an in-ground pool with clay brick paver surround between the main residence and detached garage
    f. Install associated mechanical equipment including water/wastewater, HVAC, and pool equipment
    g. Associated landscaping (no plan submitted)

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

1. Roofing material:

- 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.

8. Landscape features, including fences, walls, walks, patios, decks, driveways, plant materials and ornamentation that does not exceed $1000

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. Staff Photographs
2. Sanborn Maps
3. HARB Meeting Minutes from April 21, 2022
4. HARB Meeting Minutes from August 17, 2022

STAFF PHOTOGRAPHS
28 W. Castillo Drive



STAFF PHOTOGRAPHS
28 W. Castillo Drive



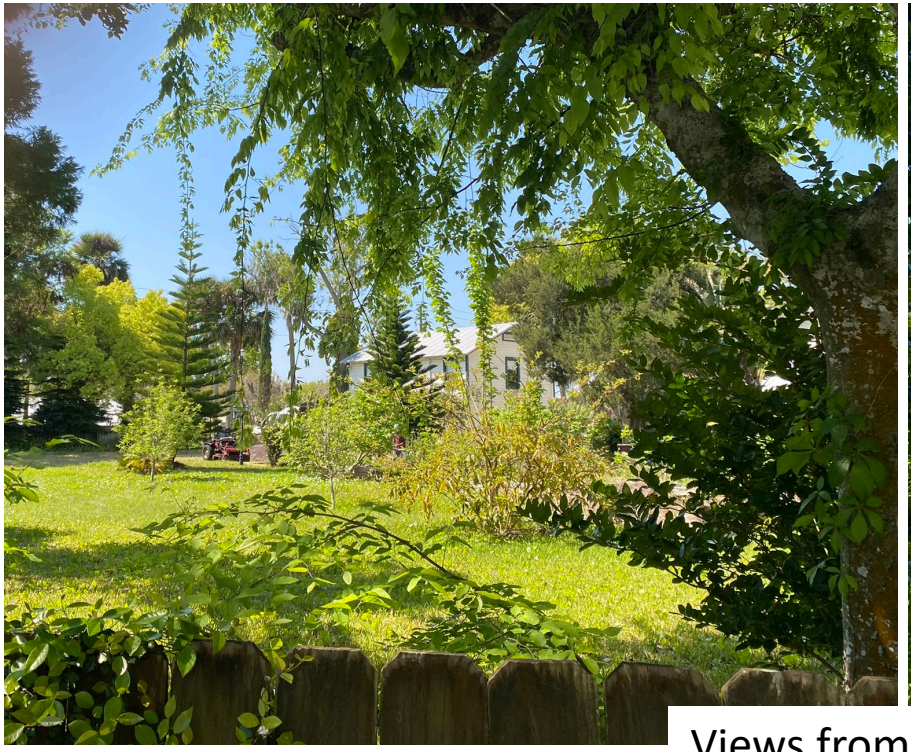
STAFF PHOTOGRAPHS
28 W. Castillo Drive



Views from W. Castillo Drive

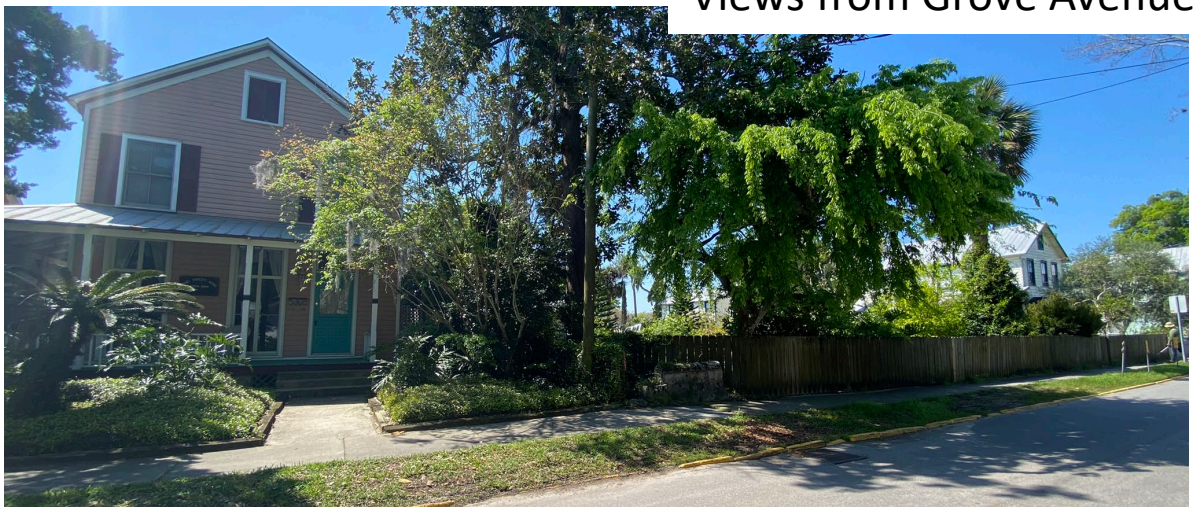


STAFF PHOTOGRAPHS
28 W. Castillo Drive





Views from Grove Avenue



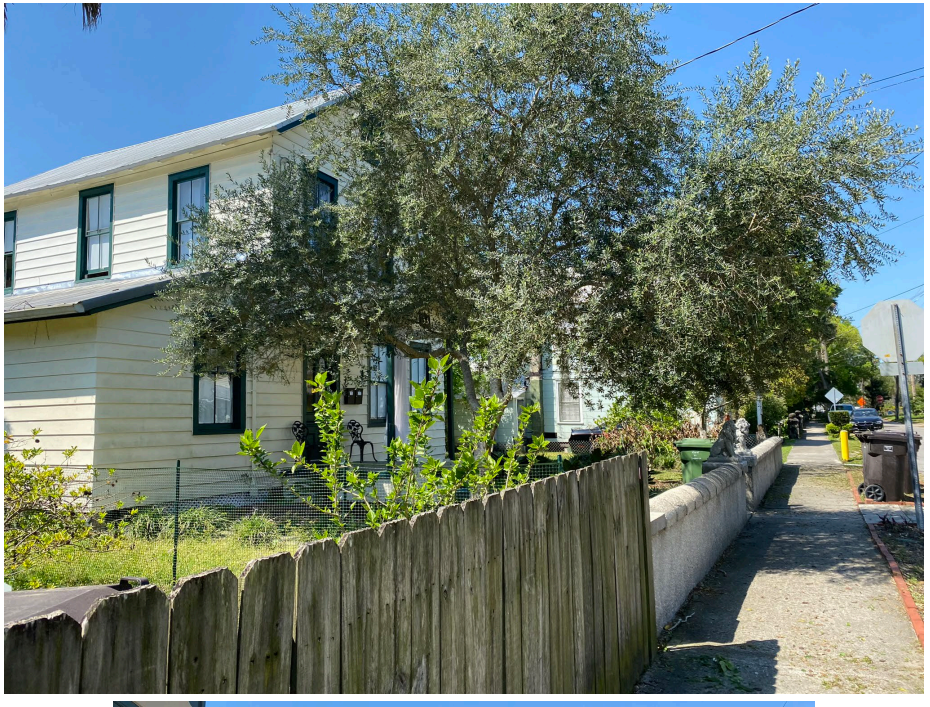


STAFF PHOTOGRAPHS
28 W. Castillo Drive



STAFF PHOTOGRAPHS
28 W. Castillo Drive









Context Photographs (Grove Avenue)

STAFF PHOTOGRAPHS
28 W. Castillo Drive









Context Photographs (W. Castillo Drive)

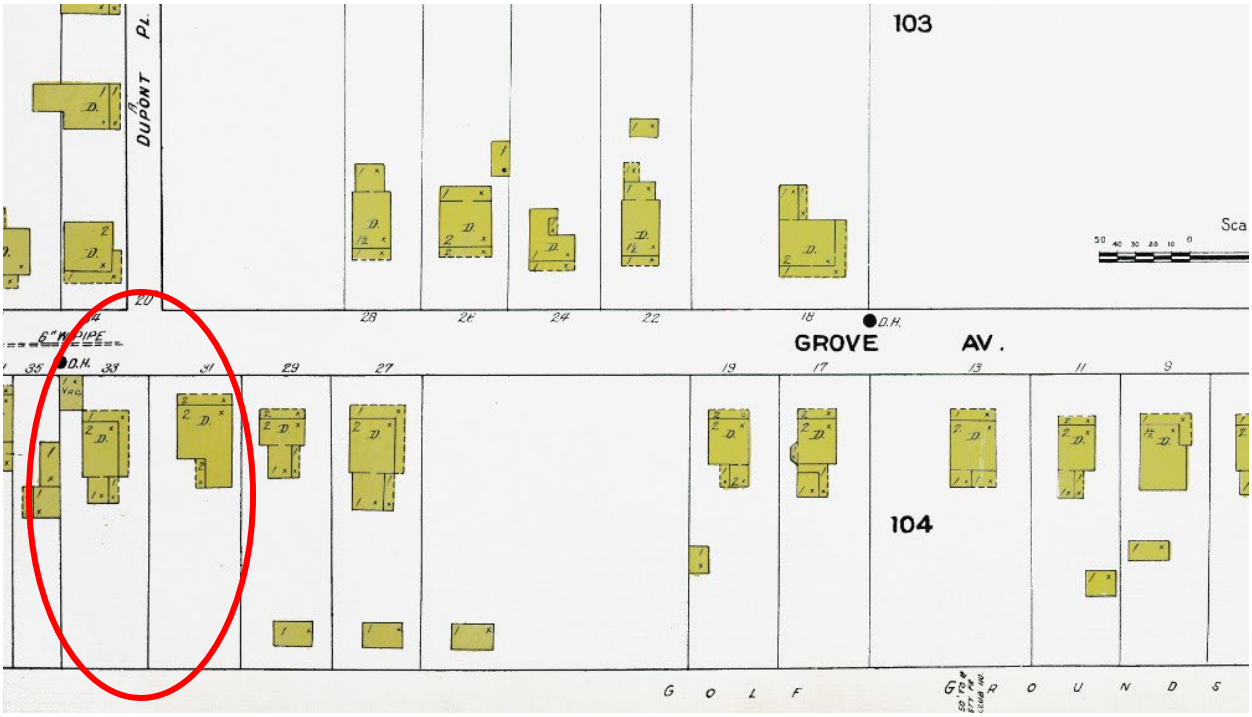
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1904



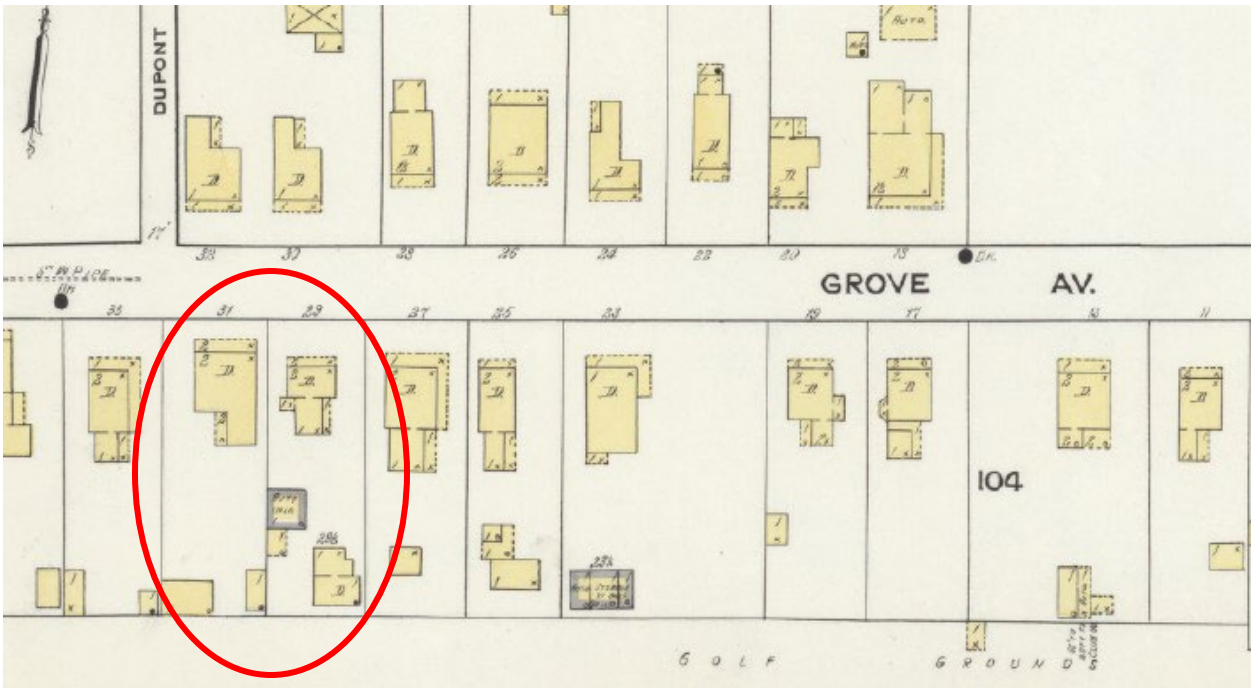
1910



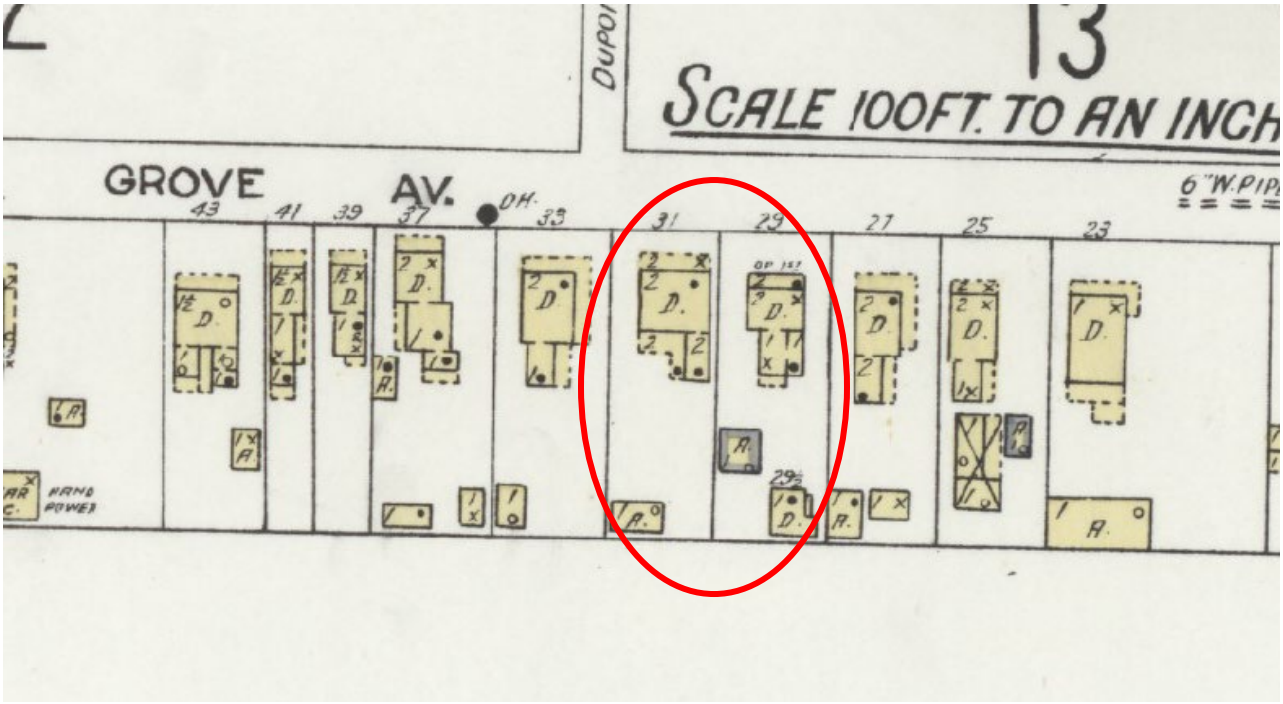
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1917



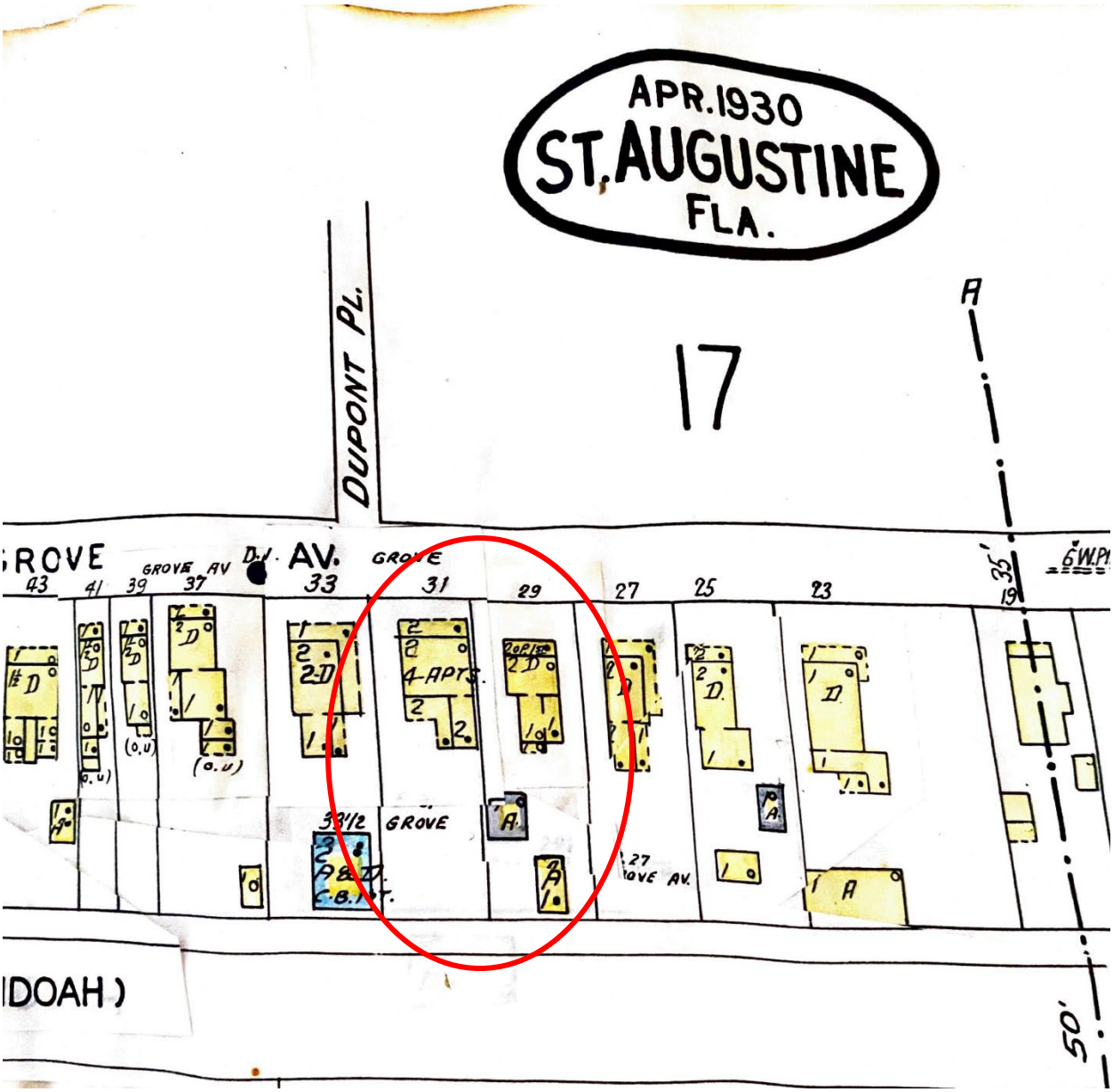
1924



SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1930 updated to 1960



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.

- Floor plan indicated by bold lines was the original structure that would be incorporated
- Facing South Street everything except for the covered porch was original and would be rebuilt with brick piers
- Did not want to do a full demolition and was the intent from the start
- Had come back for a partial demolition but that had expired

MOTION

Mr. Benoit MOVED to APPROVE based on the decision made in 2018 and evidence submitted today to approve HP2022-0052 finding that the building had deteriorated beyond repair and the Board does not have purview of replacement construction and with the request if there is anything that could be salvaged and repurposed to do so. The motion was SECONDED by Mr. Weaver.

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

7. (e) HP2022-0020 Certificate of Appropriateness (Continued from April 21, 2022)– Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 14

Application Item 7(e) and Item 7(f) were heard together

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 .

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness 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 level of detail required for a COA, the Board may consider 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.

Allen Register reviewed the application.

Letter was received regarding application 7(e) and 7(f).

Ex Parte Communication:

(None)

Public hearing was opened.

Michelle Ward spoke on behalf of her mother Yvonne Puckett who owned two properties directly across from the properties in the application. She said there were two concerns, water drainage and adequate parking. She said her properties and Lots 14 and 15 were at the end of the street where the water drained into a single storm water drain, and flooding occurred and Lots 14 and 15 absorb a vast amount of rainwater which helped mitigate the problem. She asked if the lots could be prepared to where the water flowed onto Castillo Drive where a larger storm drain was located. She said Grove Avenue was a narrow street, and if the

homes were turned in to short-term rentals without enough parking, people might park on street or in front of her driveway hindering her from getting out. She said at the April meeting there was a question about the stairway from the garage apartments encroaching into the setback and she wanted to know if that was answered.

Public hearing was closed.

Mr. Weaver said the applicant was a no show at the last meeting and had not provided a reason for not being present.

Ms. Seymour replied in the affirmative and said the applicant informed them that he had the date wrong.

The Board discussed:

- Board had no staff report and felt it was unfair to ask for a decision when new documentation had just been provided
- Staff was unable to respond to the new material
- Staff had asked for material, but the applicant did not respond in a timely manner
- Did not feel the Board had enough time to develop a conclusion
- Suggested continuing the application and return with a complete package and staff report
- Wanted to have a clear site plan and elevations and felt the latest information should be provided
- In favor of denying the application
- Needed to review the fenestration patterns and two homes should be differentiated as it was not compatible with the history of historic homes or the neighborhood
- If applicant wanted, they could return with a new application and encouraged the applicant to broaden his team
- Felt the application was incomplete and it did not respond to the comments that were provided
- Asked for a civil drawing showing where the water would be going which would be beneficial to the neighbors
- Questioned where the vehicles would be parking if there was not enough space on the lot
- Felt the applicant should integrate off street parking
- Public deserved to know what was to be done on the property
- By providing new material on the day of the meeting, the public was unable to review it

Mr. Weaver asked how soon the applicant could reapply if denied.

Ms. Courtney said the City Code did not have a time limit for the HARB's review. She said he could return next month but would have to submit a new application.

Mr. Benoit stated he was not trying to be difficult; however, continuing the application provided mixed messages. He said the application was not one he could support as the fenestrations, scale, materials were off and there was a lack of clarity in the drawings. He said he did not want to burden the applicant with extra expenses but did not feel this was an application he could support at this time.

Mr. Register said he had been sick and understood there was a lot of documentation that had been provided today. He thought he resubmitted the application but agreed it needed to be cleaned up. He said he had requested design work from an architect, but it had not been received.

Mr. Weaver said the application had been continued since April and asked how much longer the applicant needed.

Mr. Register said he would work with another architect and get the application sorted and over to staff within the next ten to fifteen business days.

Ms. Seymour confirmed the deadline to submit documentation was September 5, 2022.

Mr. Weaver said the Board could continue the application to October to provide more time.

Mr. MacDonald noted if the application were denied, the Board would get a clean and clear application.

Ms. Lopez advised there needed to be two motions since it was two different applications.

MOTION

Mr. MacDonald MOVED to DENY HP2022-0020, Lot 14 28 Castillo Drive the application based on multiple continues, lack of clarity, and if brought back should be concise. The motion was SECONDED by Mr. Beach.

Mr. Weaver asked to add lack of compliance to the Secretary of the Interior's Standards.

Mr. MacDonald AMENDED the MOTION to include the lack of compliance to the Secretary of the Interior's Standards and the AMENDED motion was SECONDED by Mr. Beach.

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

7. (f) HP2022-0021 Certificate of Appropriateness (Continued from April 21, 2022)– Grace Contracting, LLC – Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 15

Application heard with Item 7(e), please see discussion under item 7(e).

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.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate of Appropriateness 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 level of detail required for a COA, the Board may consider 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.

MOTION

Mr. MacDonald MOVED to DENY HP2022-0021, Lot 15 28 Castillo Drive to reapply with a clean document and lack of confusion taking into consideration the AGHP standards, window designs, and materials used and should differentiate between the two buildings to have more character on the street . The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: MacDonald, Beach, Weaver, Benoit, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[4]

7. (g) HP2022-0039 Opinion of Appropriateness (Continued from June 16, 2022)– 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 .

Special meeting took place on August 11, 2022 and the Item was continued to October 21, 2022 HARB meeting.

8. Certificate of Appropriateness

8. (a) HP2022-0057– Tower Engineering Professionals, Inc.– Applicant
Kasam Hospitality, Inc.– Owner
24 Cathedral Place

To install new antennas on the cupola of the building's tower and mechanical equipment to the platform on the flat roof as part of a wireless antenna upgrade.

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 find that the Board can CONTINUE a CERTIFICATE OF APPROPRIATENESS at 24 Cathedral Place because more clarifying information on the proposed equipment is needed to determine the impact to the exterior of this architecturally significant building and visibly prominent tower and cupola.

Bobby Jones and Jared Jackson reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Leslee Key spoke regarding the project and noted the existing pieces had been painted in a terracotta color to camouflage. She asked if this was state of the art technology as most were getting Wi-Fi off satellite and felt this might not be necessary for the long run.

Public hearing was closed.

The Board discussed:

- Supportive of the application and noted existing mounts could hold the newly proposed equipment
- Was similar to what was already there, and no new holes would be needed and the integrity to the cupola would not change
- Would not change how it would be seen from ground level
- Questioned the height and footprint of the cupola and the flat roof
- Questioned if what was being removed and the proposed was equal and would be painted the same terracotta color
- Questioned if there was a photograph or an elevation drawing of the east side of the building where the equipment was located
- Asked if the one shown on the roof deck was an accurate depiction and if the equipment was presently visible
- Wanted a plan to know exactly where it was located
- Asked for a floor plan of the flat roof
- Questioned how tall above the parapet was the equipment

[4] Break from 4:02p.m. – 4:13p.m.

Received October 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. HP2022-0078

Receipt No. 2491075

Meeting Date: November 17, 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 _____ State _____ Zip Code 32086
   Daytime telephone (904) 814-9606 E-mail Address allen.gracecontracting
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Brian & Coco Scrone
   Business (if applicable) Zigiz Holdings, LLC
   Address 501 Boating Club Rd
   City St. Augustine State Fl Zip Code 32084
   Daytime telephone (required) (904) 874-1096 E-mail address _____
3. PROJECT STREET ADDRESS 28 W Castillo Drive
4. LEGAL DESCRIPTION: Lot 14 Block ___ Subdivision Kings Add Parcel 1939600000
5. EXISTING USE Vacant Land 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 _____

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

- [x] New building New SF Home. with Det. Gar.. with Living
- [ ] New addition
- [x] New roof structures (dormers, chimneys, etc.) (2) main house. det. gar.
- [x] New porch/deck/balcony Covered Porch and Open Deck
- [ ] New awning/canopy
- [x] New entrances Driveway access off Castillo/Grove
- [x] New window opening/sashes Wood Clad Double Hung
- [x] New exterior lighting Oil Rubbed Bronze
- [x] New fence/wall/gate 4' Picket. 6' Privacy. 8' Privacy
- [x] New parking/walkways/other site features 4 Parking. Pool Surr. Wll
- [ ] Exterior utility service/mechanical equipment Gr. Pu. Pool Pu. A/c

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)

Build a s/f home on piers, with approved building materials, as req by the HARB. to meet the time period and retain historical char. Build Det. Garage for more parking, and storage, with pool for entertaining. New Driveway Access off Grove, and Castillo as to allow access to each building, as to meet code by Road & Bridc

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 10/20/22

PRINT OWNER'S NAME Brian Scrone

SIGNATURE OF OWNER _____ DATE 10/20/22

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

28 W. Castillo Drive - Lot 14
HP2022-0078

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	
☐	☐	☐	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:

Project number: HP2022-0078 Project Address: 28 W. Castillo Drive - Lot 14

Reviewed by: Candice Seymour Date: 10/25/2022

Received October 21, 2022
Planning and Building Department

HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures)	$50.00 + ads
Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption	$150.00 + ads
Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures)	$100.00 + ads
Certificate/Opinion of Appropriateness: New construction of non-single-family structures Appeal of staff determination	$200.00 + ads
Certificate of Demolition: Partial	$150 + ads & notices
Certificate of Demolition: Full	$300 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

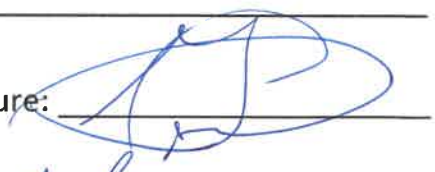
The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 28 W Castillo LOT 14

Applicant's Name: Allen Register Applicant's Signature: 

Owner's Name: Brian Scrone Owner's Signature: 

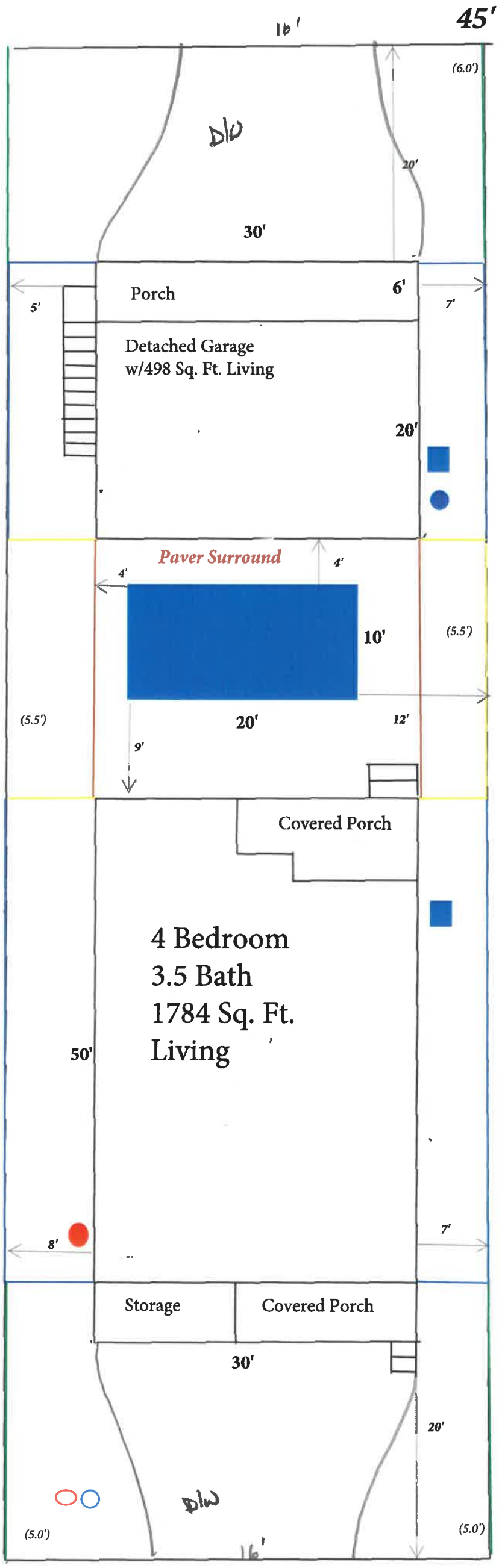
Received November 7, 2022
Planning and Building Department

1" = 10' SCALE

West Castillo

LOT 14
PARCEL ID :
192860000
Flood - AE-7
Zoning - HP-5

SETBACKS
Front - 10'
Sides - 5'
Rear - 20'



A/C Condenser

8' Privacy Fence

6' Privacy Fence

4' Picket Fence

Water Tap

Grinder Pump

Sewer Tap

Pool Pump

Lot Coverage
Lot - 6255 Sq. Ft.
House, Det. Garage, Porches
2340 Sq. Ft.
Drives/Pool & Surround
784 Sq. Ft.
Total = 49% Lot Coverage

Grove Avenue

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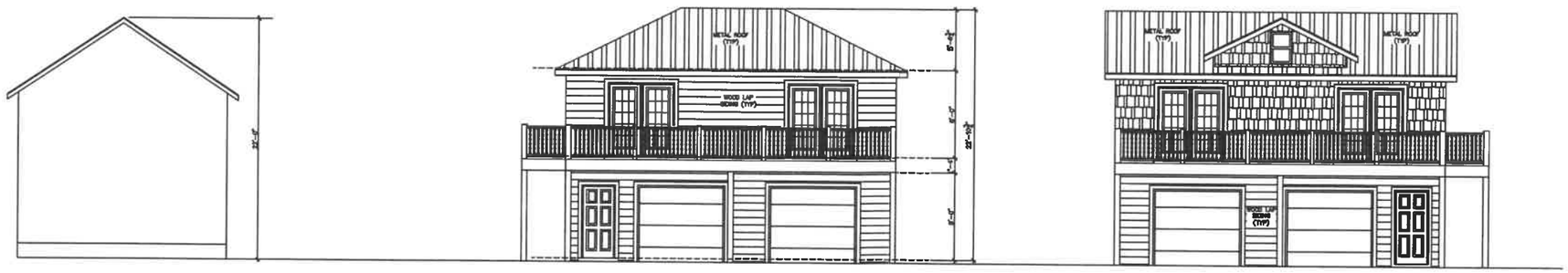
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Received October 21, 2022
Planning and Building Department



GROVE AVE.



WEST CASTILLO DRIVE

VACANT LOT

LOT 15

LOT 14

Received October 21, 2022
Planning and Building Department

HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
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 ATIC 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 COORDINATE 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	FASTENERS RAFTERS	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 VINYL 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 MPH	ROOFS - all values negative - i.e. "UPLIFT"				WALLS (and Windows & Doors)			
AREA	ZONE "1" OVERHANG	ZONE "1" EXPOSURE	ZONE "1" EXPOSURE	OVERHANG CORNER	OVERHANG INTERIOR	END ZONES NEGATIVE	END ZONES POSITIVE	INTERIOR ZONES NEGATIVE	INTERIOR ZONES POSITIVE
10	-26.76	-25.76	-24.81	-41.79	-40.75	-32.86	24.81	-25.70	24.81
20	-27.53	-27.53	-33.36	-41.81	-40.46	-30.87	23.57	-25.88	23.57
50	-25.88	-25.56	-27.88	-38.80	-37.74	-27.74	21.99	-23.99	21.99
100	-24.81	-24.81	-26.64	-37.54	-37.54	-27.74	21.99	-23.99	21.99

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS	UPLIFT	DENSE	WOOD NAILING
META12 1265	0-1265	H25	(16)8d(60x3")
META18 1810	1266-1810	H28	(24)8d(60x3")
META20 1810	1811-2210	DSP28	(32)8d(60x3")
META24 1810			W.OOD
META40 1810	0-1485	MTS12	(10)8d
10d X 1 1/2" NAILS	1486-1760	HETA20	(12)8d
	1761-2210		(16)8d

TABLE R602.3(3)
MINIMUM NUMBER OF FASTENERS FOR EACH WOOD STRUCTURAL PANEL SHEAR WALL

FASTENER	PANEL SPACING (inches) EDGES (inches)		PANEL SPACING (inches) INTERMEDIATE SUPPORTS (inches)	
	6	4	12	6
8d COMMON NAILS (2.5" x 0.131")	10	16	14	8
8d COMMON NAILS (2.5" x 0.131") STAGGERED	10	16	12	8
8d DEFORMED NAILS (2.5" x 0.120")	10	16	14	8
8d DEFORMED NAILS (2.5" x 0.120") STAGGERED	10	16	12	8
8d COMMON NAILS (2.5" x 0.131") WITH 3/4" CROWN	10	16	14	10

DESIGN LOADS:

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

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

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

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

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

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

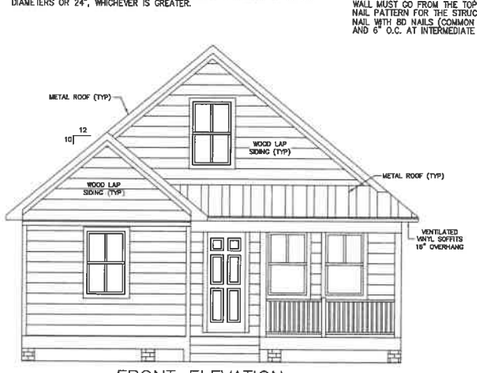
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

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

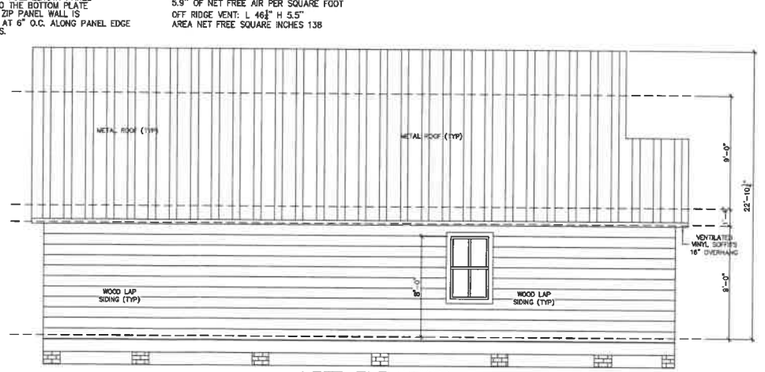
CODE COMPLIANCE:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:

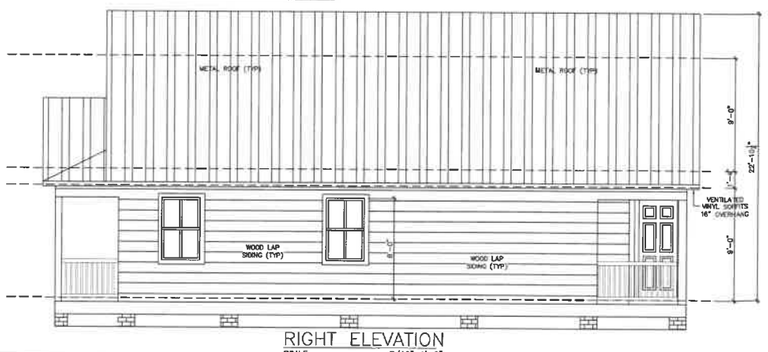
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



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



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



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



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

DRAWING 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.
#58118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7533
R G M Engineering, Inc.

SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

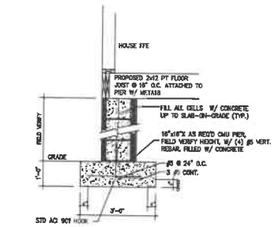
DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received October 21, 2022
Planning and Building Department

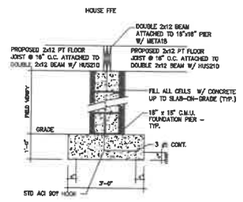
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,244
2nd FLOOR LIVING	540
COVER PATIO	102
ENTRY	83
STORAGE	70
TOTAL	2,039

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

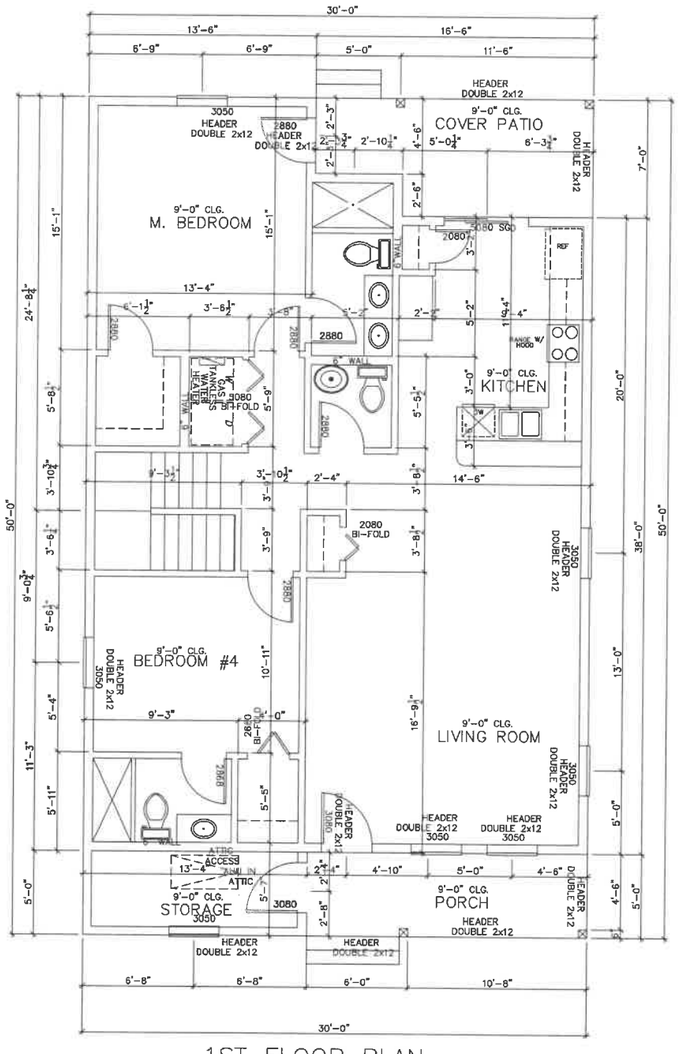
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or
Structure(s) supporting floor/ceiling assemblies used for separation required 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



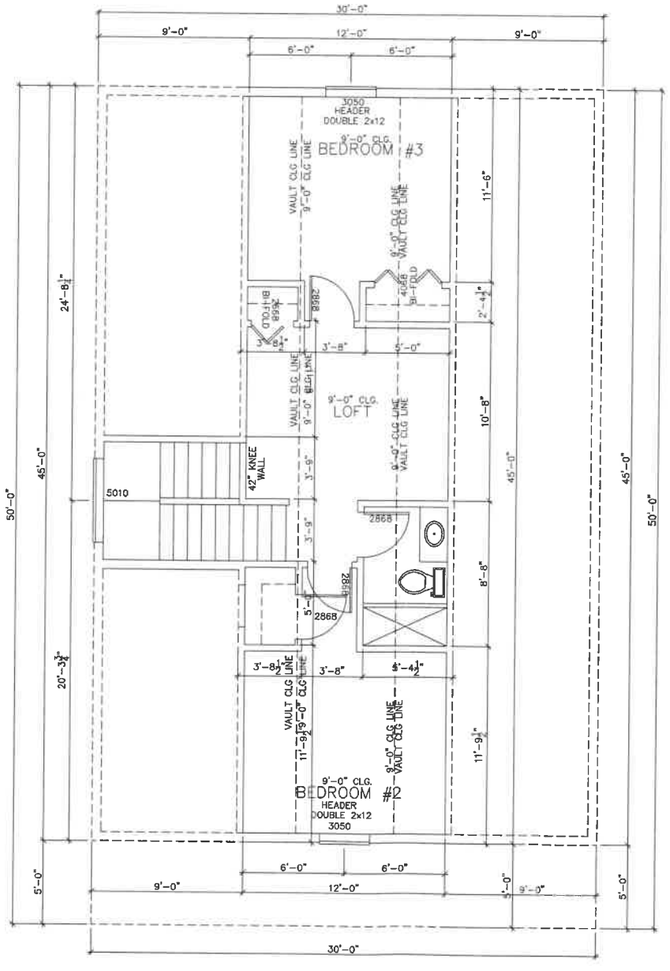
1 TYPICAL HOUSE FOOTING DETAIL



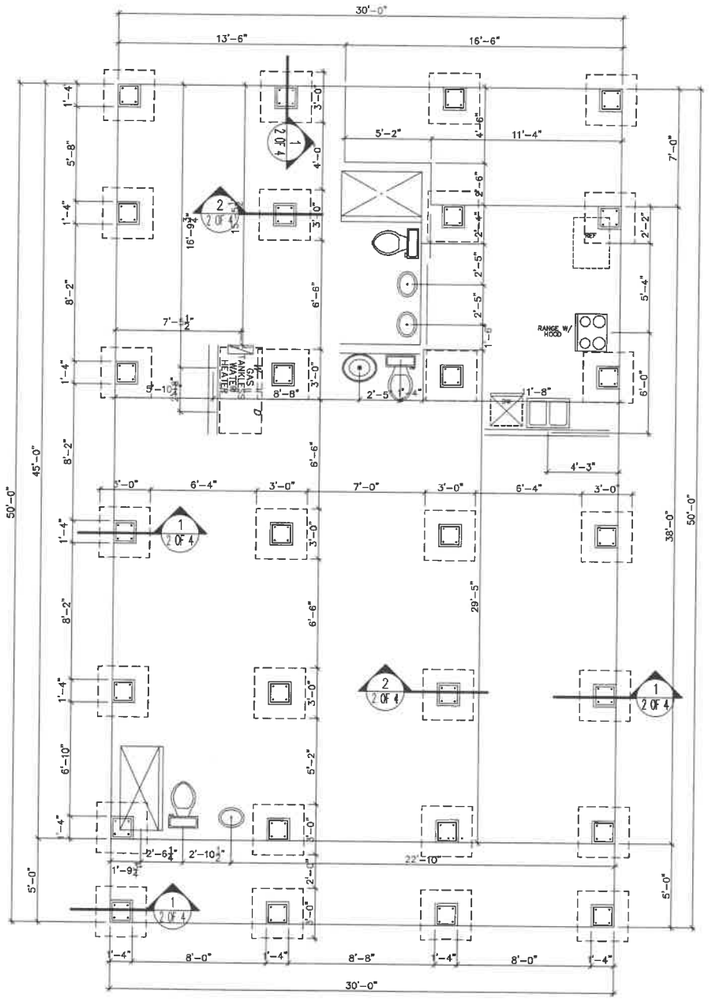
2 TYPICAL HOUSE FOOTING DETAIL



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



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



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

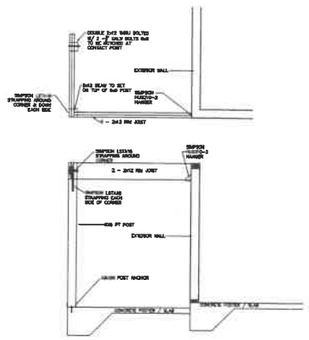
ROBERT G. MORGEN JR., P.E.
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RGM Engineering, Inc.

SIGNED (DESIGNER)

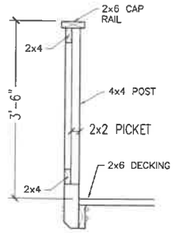
NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
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PLAN NO	
SHEET NO	2 OF 4

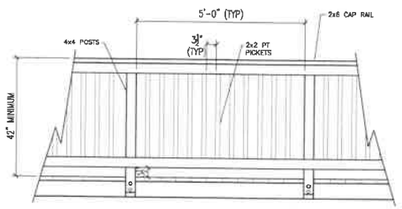
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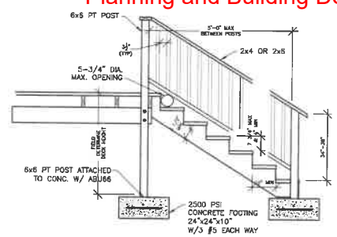
PORCH CORNER SECTION



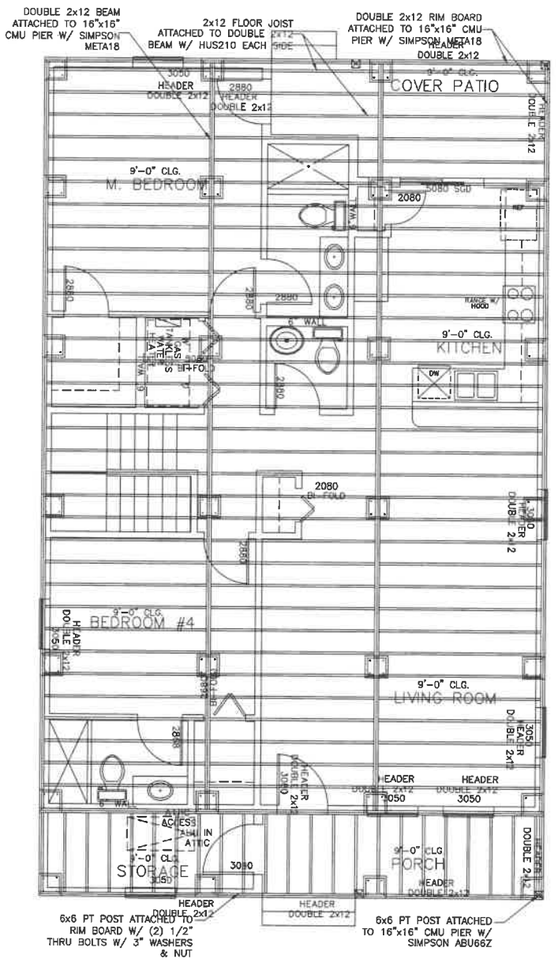
TYPICAL HANDRAIL
(SCALE: 3/4" = 1'-0")



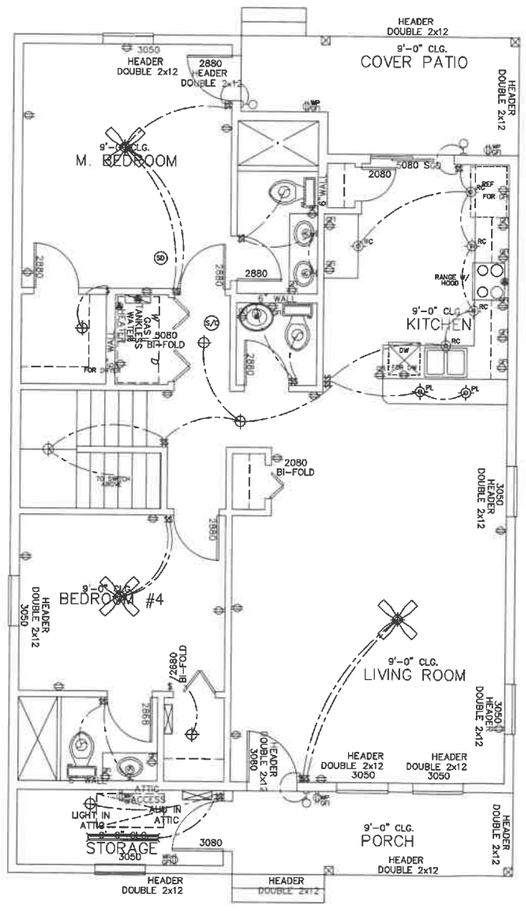
TYPICAL GUARDRAIL - (NOT JOB SPECIFIC)
(SCALE: 3/4" = 1'-0")



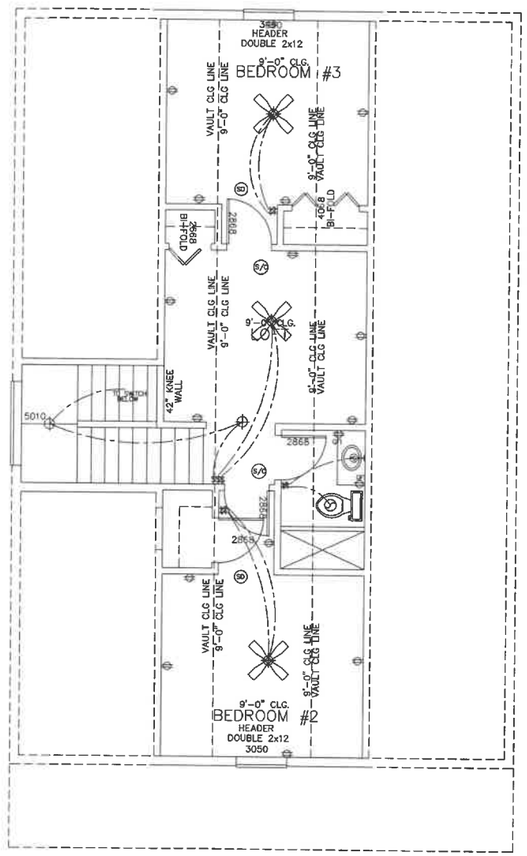
TYPICAL STAIR CONSTRUCTION
(SCALE: 1/2" = 1'-0")



FLOOR JOIST LAYOUT
SCALE: 1/4"=1'-0"



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



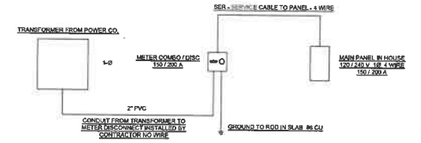
2nd FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

NOTE:
-Location of electric outlets are a representation only, outlets will be located per local building code.

-Provide AFCI(arc-fault circuit 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
VPRC	VAPOR-PROOF RECESSED	$D	DIMMER SWITCH
PL	PENDANT LIGHT	DB	DOOR BELL CONNECTION
RE	RECESSED EYEBALL CAN LIGHT	DCH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABINET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING		CUT-OFF SWITCH
	EXTERIOR FLOODLIGHT		SURROUND SOUND BASE
	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)		CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
	WATER-PROOF OUTLET	SDCM	SMOKE DETECTOR / CARBON MONOXIDE
	GROUND FAULT OUTLET		GARBAGE DISPOSAL
	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
	GFI FLOOR OUTLET		
	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

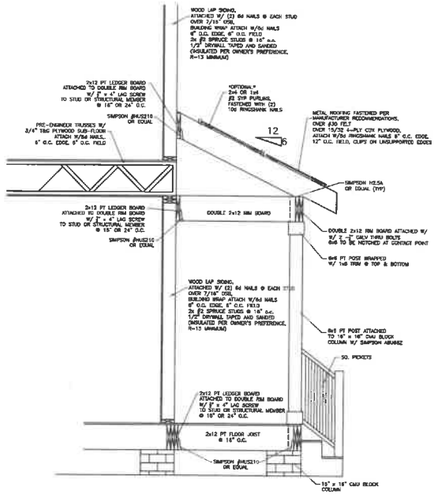
ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

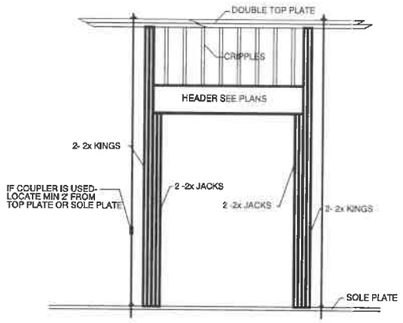
DRAWN BY: K.E.B.
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SCALE: SCALE
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PLAN NO:
SHEET NO: 3 OF 4

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PORCH SECTION

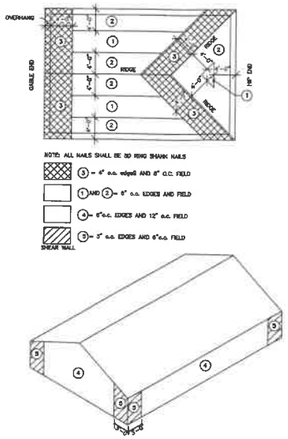
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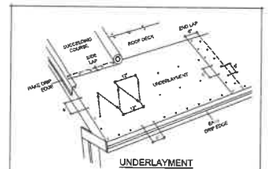
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/2 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)

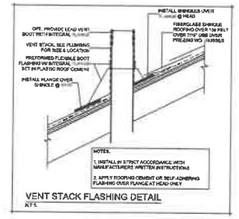


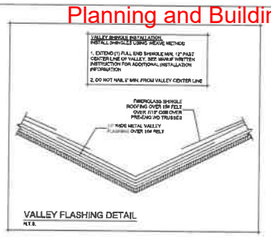
Plywood Nailing Details

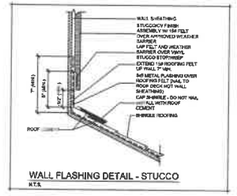


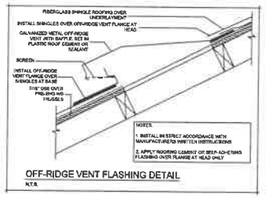
ROOFING DETAILS

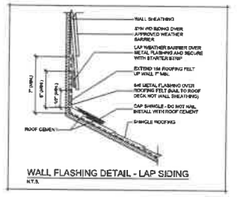
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER. FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS

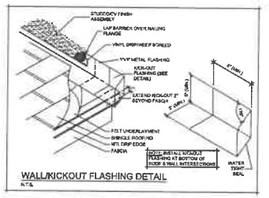


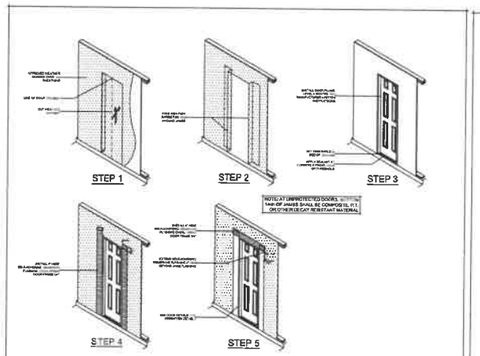




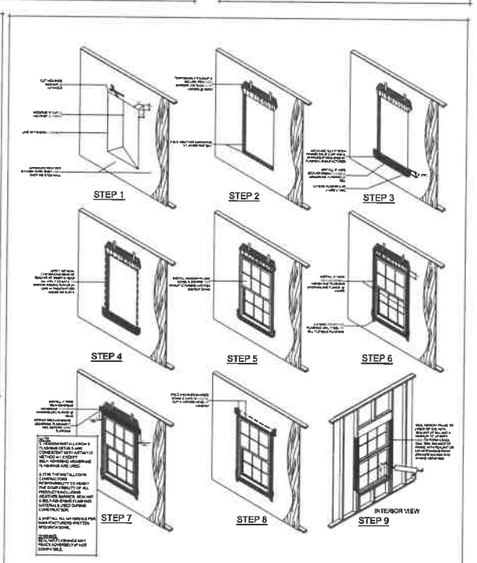




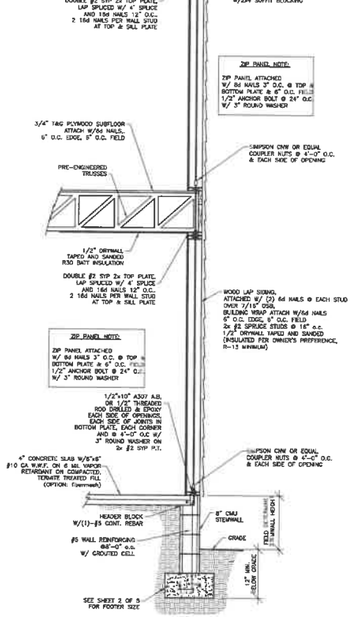




DOOR FLASHING INSTALLATION DETAILS

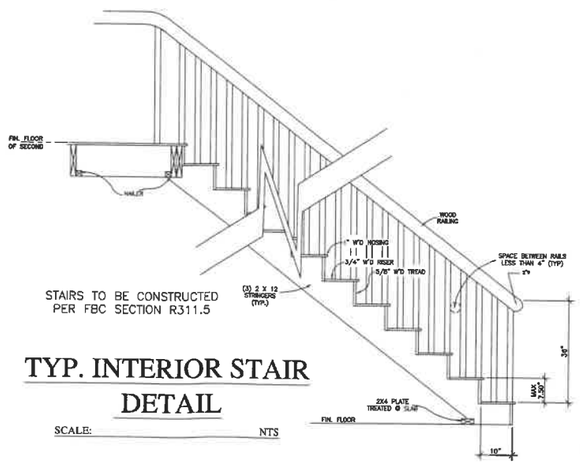


WINDOW FLASHING INSTALLATION DETAILS



TYPICAL WALL SECTION

SCALE 3/4"=1'



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

ROBERT G. MORGEN JR., P.E.
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65 ISLE BLVD.
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904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
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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Planning and Building Department

GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
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	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#)	(8)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 46 3/4" H 5.5" AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND VEL. V(3)/C	ROOFS (all values negative - i.e. "UPLIFT")				WALLS (incl. Windows & Doors)			
	ZONE "1" OVERHANG	ZONE "2" END EDGE	ZONE "3" INTERIOR	OVERHANG OVERHANG	END ZONES		INTERIOR ZONES	
AREA					POSITIVE	NEGATIVE	NEGATIVE	POSITIVE
10	-28.79	-38.28	-24.81	+41.72	-41.72	-32.66	-26.70	24.61
20	-27.53	-37.53	-23.76	+43.48	-43.48	-30.87	-25.88	23.51
30	-25.88	-35.85	-21.89	-36.80	-27.74	-27.74	-23.88	21.90
100	-24.61	-34.61	-20.64	-37.84	-27.84	-25.66	-22.84	20.88

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS		UPLIFT	DENSE	WOOD NAILING
META12	1265	4-.391	(2)	(10)NAILS(.148"DIA)
META18	1810	5-.391	(3)	(15)NAILS(.148"DIA)
META20	1810	6-.391	(4)THA16	(20)NAILS(.148"DIA)
META24	1810	7-.391		(8)LSTA
META40	1810			
		(2)HD5	META20	(20)16d
		1-.391-7/8d	META24	(24)16d
10d X 1 1/2" NAILS		2-.391-1.25	META40	(32)16d

TABLE R301.5.2
MINIMUM LIVE LOAD PRESCRIBED UNIFORMLY DISTRIBUTED LOADS FOR WOOD DWELLINGS

OCCUPANCY USE	REFERENCE SPACING (INCHES) OF			
	JOISTS 2 TO 10 SPAN	GIRDERS TWO SPANS +2 FEET	GIRDERS THREE SPANS +2 FEET	LARGE SPANS
ATTIC WITH LIMITED STORAGE	24	18	16	12
ATTIC WITH FIXED STAIR	24	18	16	12
ATTIC WITH LIMITED STORAGE AND FIXED STAIR	24	18	16	12
ATTIC WITH STORAGE AND FIXED STAIR	24	18	16	12
ATTIC WITH HABITABLE SPACE AND FIXED STAIR	24	18	16	12
SLEEPING ROOMS	24	18	16	12
ALL OTHER ROOMS	24	18	16	12

DESIGN LOADS:

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

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

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

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

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

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

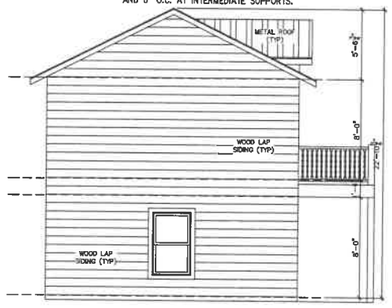
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

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

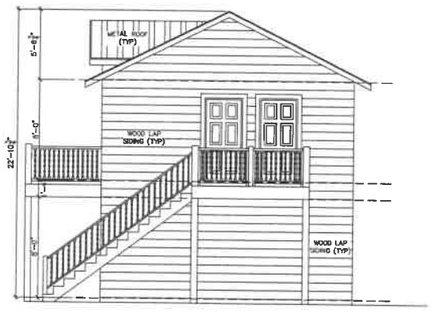
CODE COMPLIANCE:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:

1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



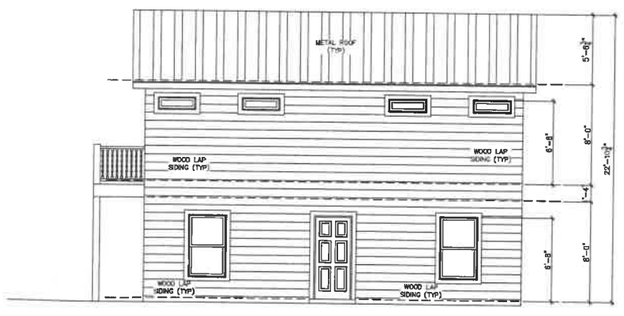
LEFT ELEVATION
SCALE: 3/16"=1'-0"



RIGHT 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	

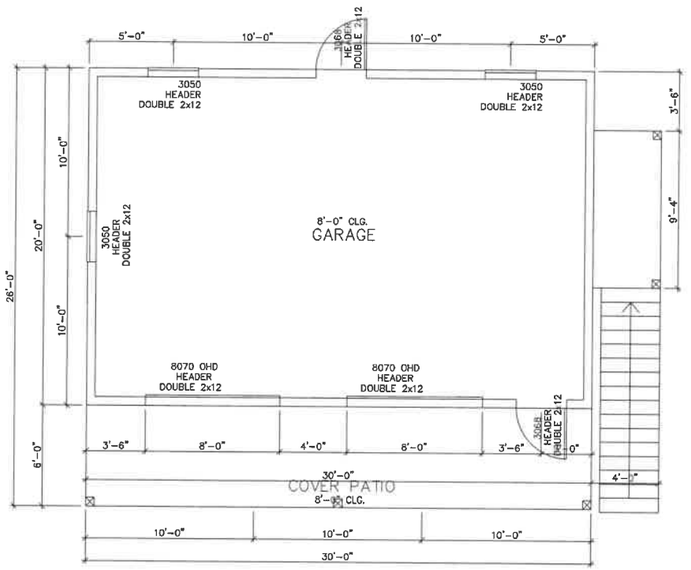
ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD.
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904-814-7533
RGM Engineering, Inc.

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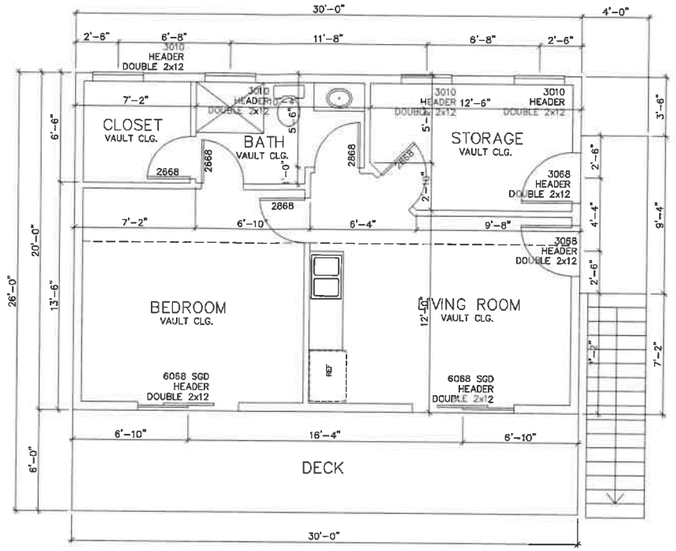
NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	3-7-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received October 21, 2022
Planning and Building Department



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

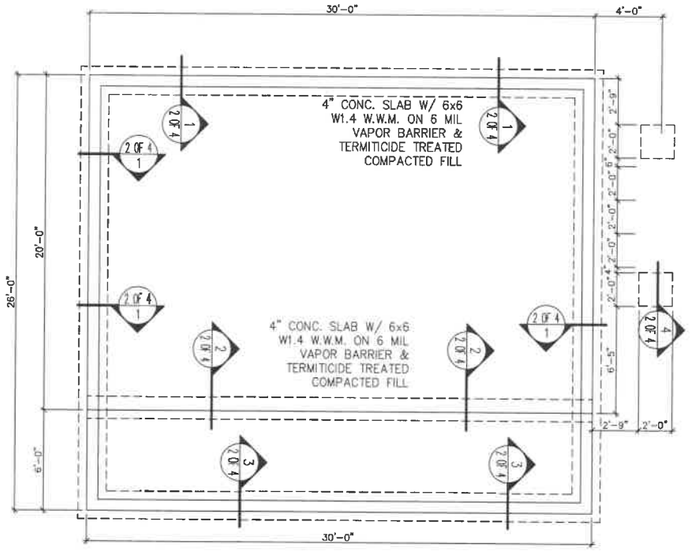


2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

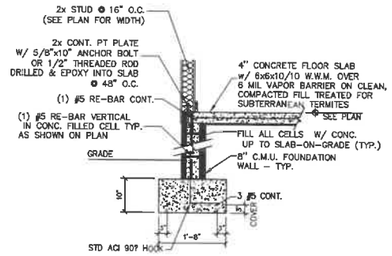
SQUARE FOOTAGE TABULATION	
1ST FLOOR GARAGE	600
2ND FLOOR LIVING	498
2ND FLOOR DECK	180
STORAGE	102
TOTAL	1,380

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

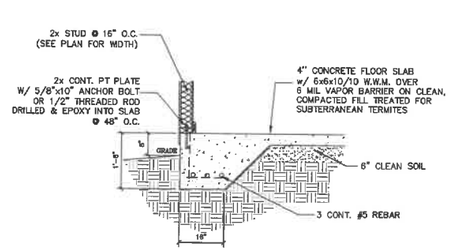
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or
Structure(s) supporting floor/ceiling assemblies used for separation required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



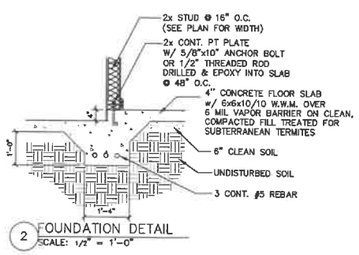
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



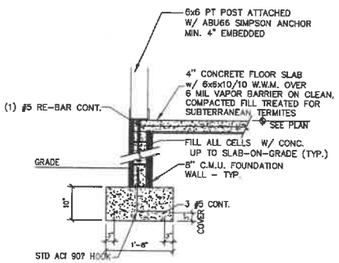
1 FOUNDATION DETAIL
SCALE: NTS



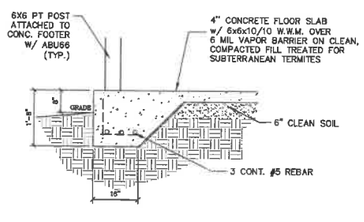
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



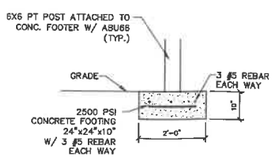
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



3 FOUNDATION DETAIL
SCALE: NTS



3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



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

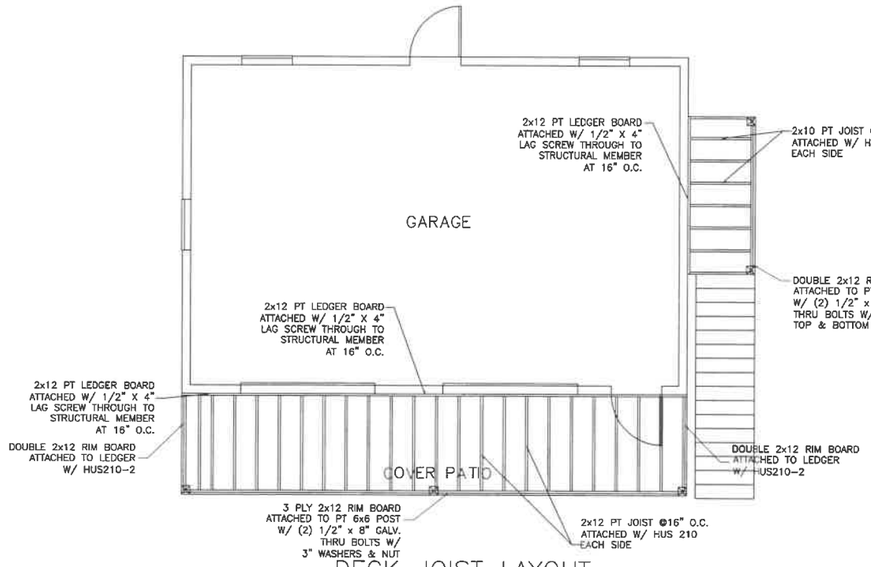
ROBERT G. MORGEN JR., P.E.
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65 LEWIS BLVD.
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RGM Engineering, Inc.

SIGNED (DESIGNER)

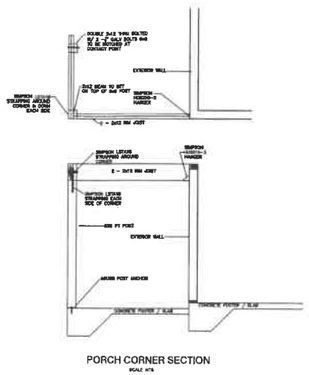
NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	3-7-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

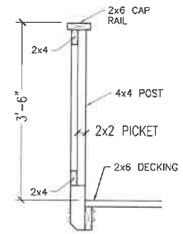
Received October 21, 2022
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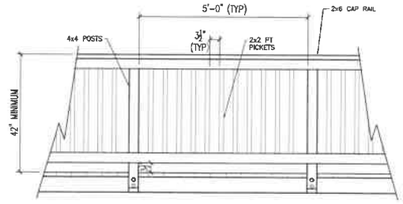
DECK JOIST LAYOUT
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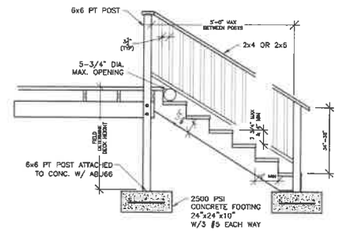
PORCH CORNER SECTION
SCALE: N/A



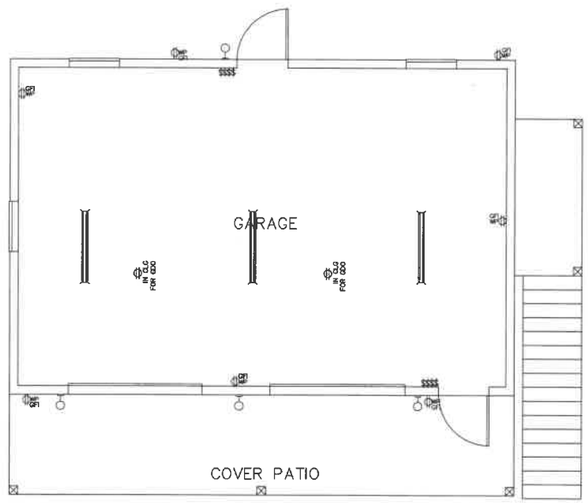
TYPICAL HANDRAIL
(SCALE: 3/4" = 1'-0")



TYPICAL GUARDRAIL – (NOT JOB SPECIFIC)
(SCALE: 3/4" = 1'-0")



TYPICAL STAIR CONSTRUCTION
(SCALE: 1/2" = 1'-0")



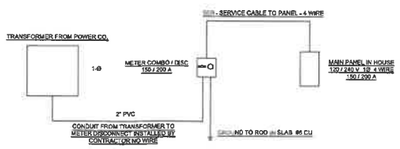
1st FLOOR ELECTRICAL
SCALE: 1/4"=1'-0"

NOTES:
-Location of electric outlets are a representation only, outlets will be located per local building code.

-Provide AFCI(arc-fault circuit interrupters) in all dwelling unit bedrooms per NEC article 210-12)

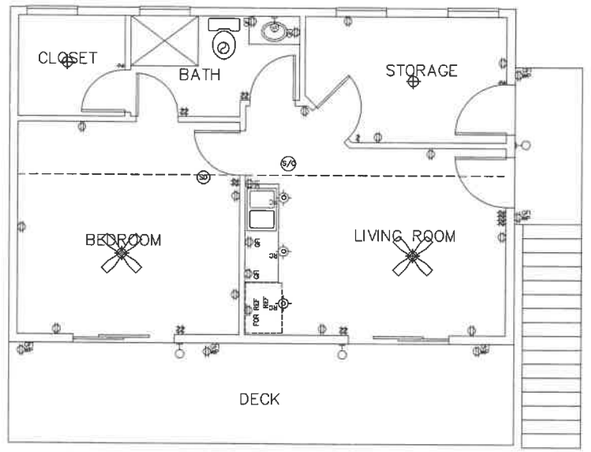
ELECTRICAL SYMBOL KEY

⊕	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
⊕VRC	VAPOR-PROOF RECESSED	$D	DIMMER SWITCH
⊕P	PENDANT LIGHT	DB	DOOR BELL CONNECTION
⊕RE	RECESSED EYEBALL CAN LIGHT	DC	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		CUT-OFF SWITCH
⊕	EXTERIOR FLOODLIGHT		SURROUND SOUND BASE
PA	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
●	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)		CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
WP	WATER-PROOF OUTLET	SD/CO	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
WP GFI	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
GFI	GFI FLOOR OUTLET		CEILING FAN W/ LIGHT
GEN	GENERATOR AUTO TRANSFER SWITCH		



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 56" 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"

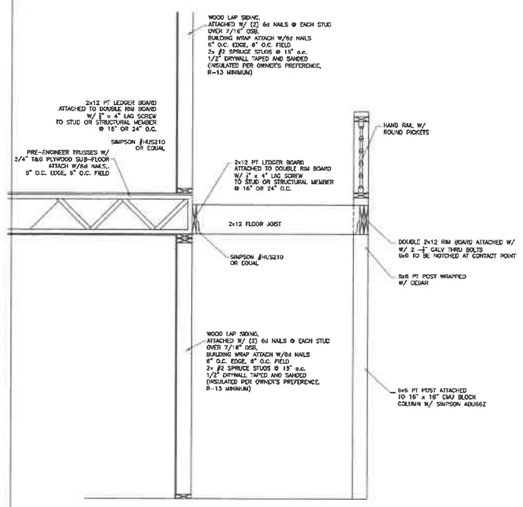
ROBERT G. MORGEN JR., P.E.
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SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

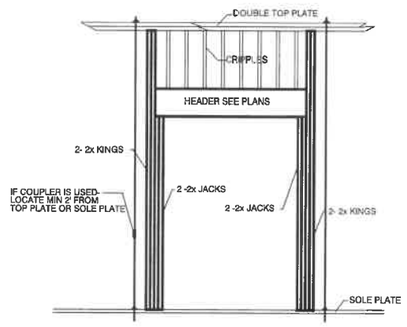
DRAWN BY	K.E.B.
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PLAN NO	
SHEET NO	3 OF 4

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DECK SECTION

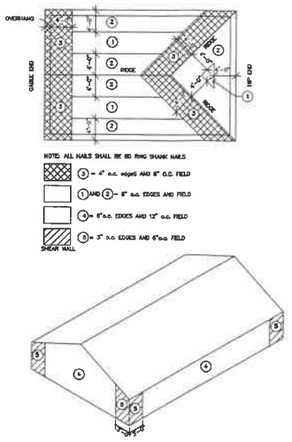
SCALE : NTS



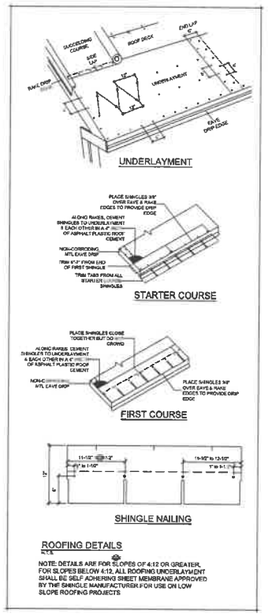
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

OPENINGS UP TO 8'-0" (1 JACK/2 KINGS)
OPENINGS 8'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)

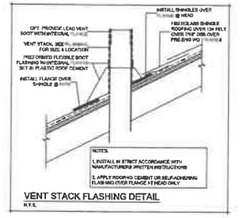


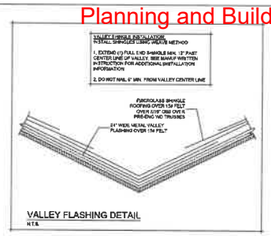
Plywood Nailing Details

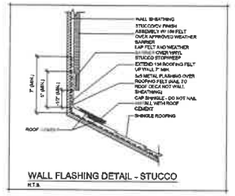


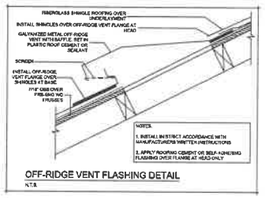
ROOFING DETAILS

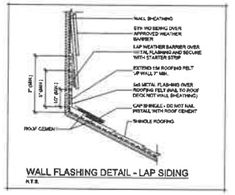
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS

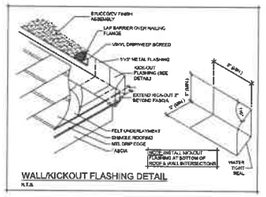


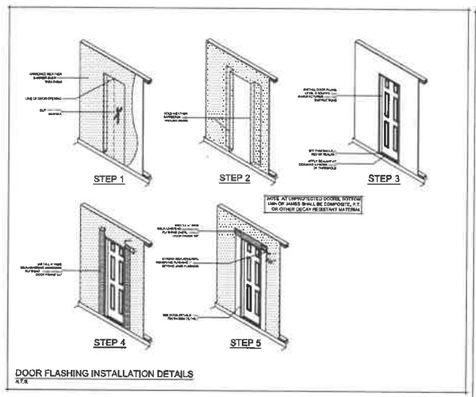




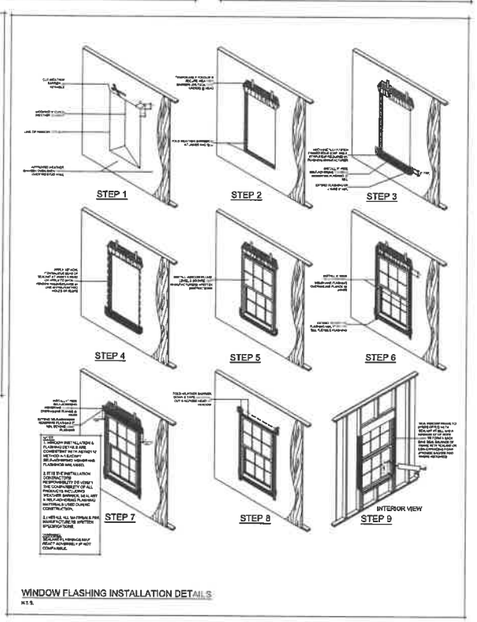




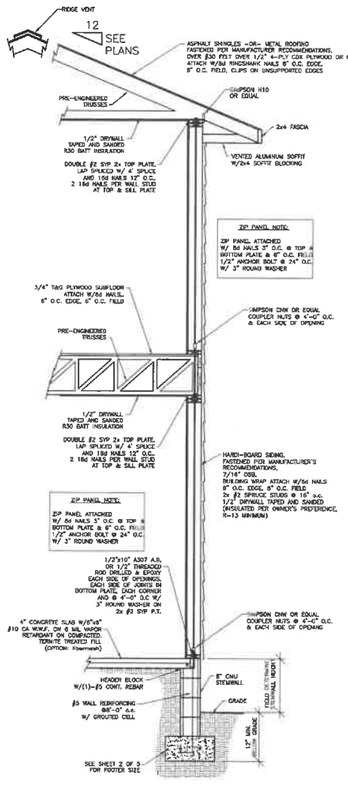




DOOR FLASHING INSTALLATION DETAILS

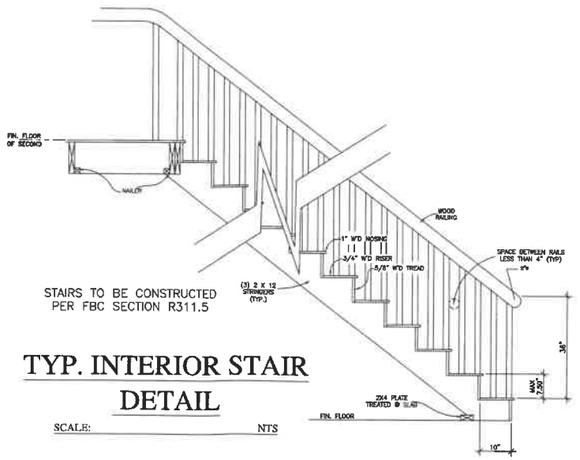


WINDOW FLASHING INSTALLATION DETAILS



TYPICAL WALL SECTION

SCALE $\frac{1}{2}$"=1'



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

ROBERT G. MORGEN JR., P.E.
FL#57178
65 LYSTRA BLVD.
ST. AUGUSTINE, FLORIDA 32095
904-814-7533
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	3-7-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	4 OF 4

MATERIAL LIST FOR LOT 14

28 W CASTILLO

31 GROVE AVENUE

1) 1" BY 7" REVEAL, WOOD LAP SIDING
2) 1" BY 4" WOOD TRIM (CORNERS, AROUND WINDOWS AND DOORS)
3) PT 5/4 DECKING BOARDS (PORCH/STEPS)
4) WOOD SPINDELS
5) 1" BY 6" WOOD TRIM AT TOP AND BOTTOM OF POSTS ON PORCHES
6) 2" BY 4" TOP AND BOTTOM RAILING FOR PORCH HANDRAIL SUPPORTS
7) 2" BY 8" ROUTERED EDGES FOR TOP GRAB RAILING ON PORCHES/STEPS
8) Wood "FISHSCALE" shake accents in dormers as per plans
9) PELLA WOOD CLAD WINDOWS
10) WOOD CLAD GARAGE DOORS
11) Wood Ship Lap for Ceilings on porches, painted white
12) WOOD EXTERIOR DOOR
13) Black fixtures on all exterior lighting as shown on plans
14) Clay based pavers 4" by 8" for pavers on pool deck
15) Tabby Concrete driveway, and walks
16) Black hardware for all exterior doors

** please find our brochure attached as well

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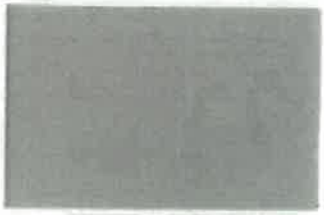
LOT 14

EARLY VICTORIAN COLORS, ca. 1840-1870

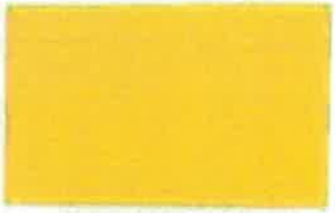
Numbers refer to Sherwin Williams paints



Downing Sand
SW 2822
BODY



Downing Stone
SW 2821



Downing Yellow
(Match: Quilt Gold SW 6696)



Downing Cream
(Match: Ivoire SW 6127)



Renwick Yellow
(Match: Anjou Pear SW 6381)



Renwick Gold
(Match: Golden Fleece SW 6388)



Downing Earth
SW 2820



Renwick Beige
SW 2805



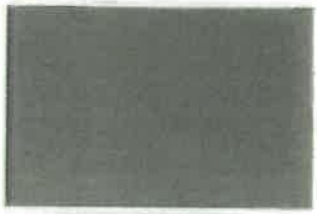
Renwick Rose Beige
SW 2804



Renwick Heather
SW 2818



Renwick Golden Oak
SW 2824



Renwick Olive
SW 2815



Downing Slate
SW 2819

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LOT 14

LATE FEDERAL/NEOCLASSICAL, ca. 1820-1840

Numbers refer to Sherwin Williams paints

The styles associated with this Class reflect the Late Federal/Neoclassical period of architecture. Almost all buildings were whitewashed or painted white and trimmed with dark green although black is also an appropriate trim color. An appropriate white paint is Sherwin Williams' Classical White. The green should be Rookwood Shutter Green or Renwick Fence Green. A dark red, sometimes referred to as brick red, is an acceptable body or trim color, although it was used as a body color only when trying to save money. It was an inexpensive paint, hence people used it to paint barns and outbuildings. Another acceptable body color, sometimes referred to as Federal Tan, was used to simulate brick or brownstone. Downing Sand or Renwick Beige are similar to Federal Tan, which was also called Fawn.

Refer to Late Federal/Neoclassical colors if your house is one of the following architectural styles:

- Greek Revival (1830-1870)
- Vernacular (1820-1840)

BODY

Classical White
SW 2829 TRIM



Downing Sand
SW 2822



Renwick Beige
SW 2805

TRIM



Rookwood Shutter Green
SW 2809



Renwick Fence Green
(Match: Basil – SW 6194)



Black

BODY AND TRIM



Rookwood Red
SW 2802



Rookwood Dark Red
SW 2801



14

nswing Double Prehung Front Door

(7) Questions & Answers (11)

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Hover Image to Zoom

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LATE FEDERAL/NEOCLASSICAL, ca. 1820-1840

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BODY

Classical White
SW 2829
BODY

Downing Sand
SW 2822

Renwick Beige
SW 2805

TRIM

Rookwood Shutter Green
SW 2809

Renwick Fence Green
(Match: Basil – SW 6194)

Black
TRIM

BODY AND TRIM

Rookwood Red
SW 2802

Rookwood Dark Red
SW 2801

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Build your dreams with authentic clay pavers

Durable • Colorfast • Sustainable

Spring 2022

PINE HALL BRICK

AUTHENTIC CLAY PAVERS

English Edge Full Range and Dark Accent
Photo credit: Taylor McKillop, Metrolina Landscape

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Here's what makes our clay pavers so great.



Pine Hall Brick pavers have a wide range of colors with great aesthetic appeal to create hardscapes for both modern and historic settings. Homeowners covet clay pavers because they are authentic brick. Designers and architects value the latitude to fit them into almost any design.

- **Durability** – clay pavers withstand generations of use in the most demanding environments.
- **Colorfast** – our pavers never fade, because the color is integral to the molding and firing process.
- **Cost Savings** – no costly sealers ever needed for durability or color retention.
- **Extreme Weathering** – Pine Hall Brick clay pavers greatly exceed the most rigorous Freeze-Thaw test in the paving industry.
- **Strength** – we make our pavers to the demanding specification of 12,000 psi average compressive strength.
- **Sustainability** – clay pavers are formed from two of the most basic materials there are: dirt and water. They last for generations and can also provide permeable surfaces to protect the environment from water runoff.

Since 1922, Pine Hall Brick has continuously developed new and better ways to manufacture clay pavers. At our state-of-the-art facilities, we produce thousands of pavers daily.

Family owned with plants in North Carolina, we are a business dedicated to defining the standard of segmental paving with America's Premier Paver™.

PINE HALL BRICK
AUTHENTIC CLAY PAVERS

Live chat with us at PineHallBrick.com

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For your backyard

A great outdoor living space enhances the beauty, function and value of any home. Your dream backyard starts with authentic clay pavers from Pine Hall Brick.



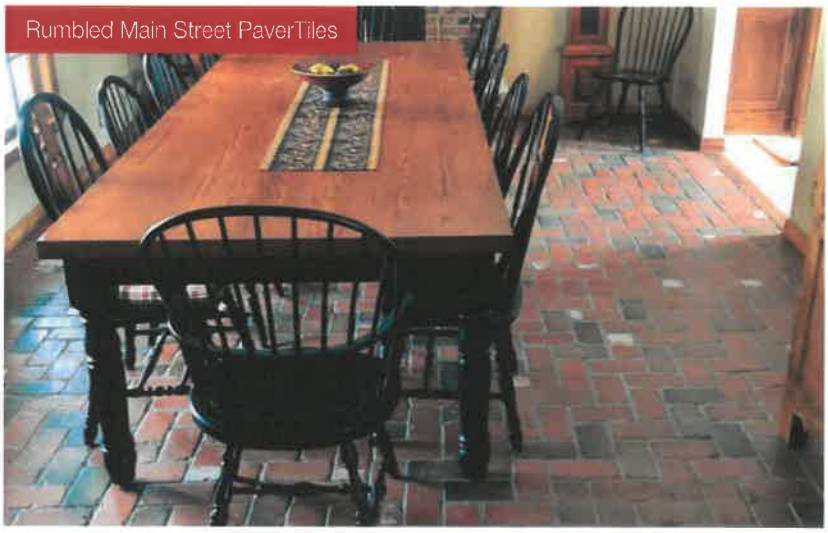


For your driveway

Strong. Durable. Colorfast. Make a statement with a clay paver driveway. They are virtually maintenance free and don't need expensive sealers to look good over time. Decades from now they will look as good as the day they were installed.

For your interior

Our 1/2" thick Paver Tiles allow the homeowner to bring the beauty and authentic appeal of clay pavers indoors.





For commercial

Servicing commercial projects with the highest quality clay pavers is what made us the largest clay paver supplier in the world. Our team of experts is waiting to assist you with technical support, CEU presentations and samples.

Call or chat with us online.

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English Edge in Buff, Full Range, Dark Accent and Rose
Photo credit: Ray Gamma



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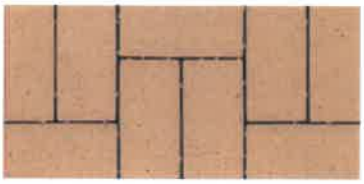
Beveled Edge Pavers

English Edge pavers have both beveled edges and spacer bars for a crisp look that installs with ease. Beveled edge pavers are available in standard 4" x 8" by 2-1/4" thickness, as well as 2-3/4" thickness for heavy vehicular applications. Beveled edge pavers are recommended for driveways and other vehicular applications.

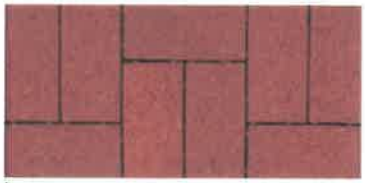
English Edge


Autumn


Gray


Buff

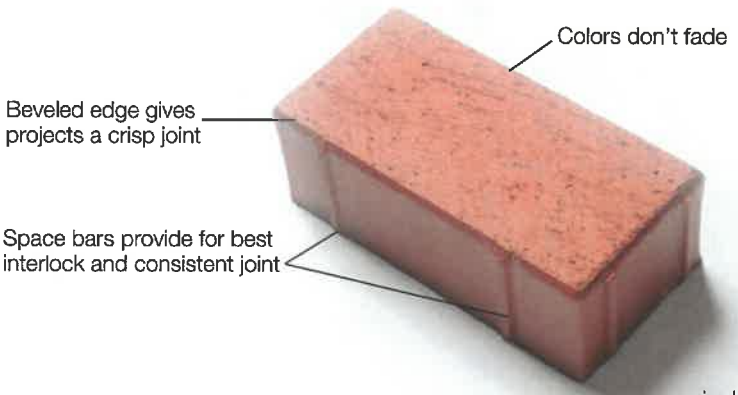

Cocoa


Red


Dark Accent


Rose


Full Range



pinehallbrick.com

CLAY BASED BRICK PAVERS



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PELLA® RESERVE™ TRADITIONAL



WOOD & ALUMINUM-CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY DESIGNED WINDOWS AND DOORS WITH UNPARALLELED HISTORICAL DETAILING.

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WHY CHOOSE WOOD?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of product line.

EXCLUSIVE WOOD PROTECTION

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

DESIGNED FOR LONG-LASTING DURABILITY

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

QUALITY EXTERIOR AND INTERIOR FINISHES

Extruded aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist fading and chalking. Interiors can be factory pre-finished to save time. Our prefinish is applied prior to final assembly and kiln-cured for a quality aesthetic.



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

ENDURAGUARD® WOOD PROTECTION
Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

EXTERIOR ALUMINUM CLADDING
Exceptionally durable aluminum cladding with EnduraClad® exterior finish helps protect windows and patio doors for years.

INSULATING GLASS SEAL
A long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

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WHY CHOOSE PELLA® RESERVE™ – TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve – Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.



2/1
GRID PATTERN



Double-Hung Window



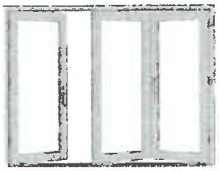
Single-Hung Window



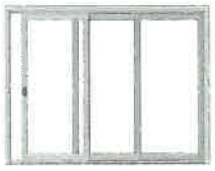
Hinged Patio Door



Sliding Patio Door



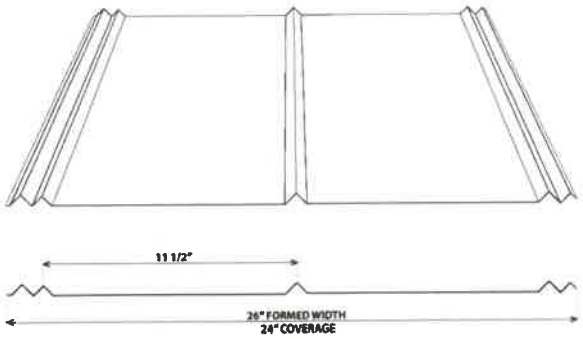
Bifold Patio Door



Multi-Slide Patio Door

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5V Crimp Metal Roofing Panels



EMAIL SALES

CALL US

5V crimp metal roofing is a profile that has maintained its popularity over time. It is a classic design that offers both beauty and durability, with a traditional ocean side character. It is a perfect choice for both commercial and residential applications.

This panel enhances curb appeal and is used on all of the following building types:

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KEYSTONE CERTIFICATIONS, INC.

Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI

ANSI #0612 ISO/IEC 17065 Product Certification Body

145 Limekiln Road, Suite 100B
New Cumberland, PA 17070
www.keystonecerts.com

Issue Date:	9/01/2017
Revision Date:	1/11/2021
Expiration Date:	10/12/2025

Construction Specifications Institute (CSI) Category:

Division: 07 00 00 – Thermal & Moisture Protection

Section: 07 41 13 – Metal roof and wall panels

1. Program Licensee:

1st Coast Metal Roofing Supply
186 SR 207
East Palatka, FL 32131
386-325-0242
http://www.1stcoastmrs.com/

2. Certified Roof Covering:

1st Coast Metal Roofing Supply's Model 5V Crimp Panel non-structural through-fastened minimum 26 gauge metal roof and wall panels installed over nominal 7/16" OSB sheathing roof deck for use in new construction, re-roofing and re-covering applications.

3. Scope of Certification:

This Certification Report provides technical data substantiating that the use of the certified roof covering and the evaluated roof systems are in compliance with the following:

- 2020 Florida Building Code - Building, 7th Edition, Section 1504.3.2.
- Florida Product Approval Rule 61G20-3.

Properties Evaluated:

- Wind Uplift Resistance

This Certification Report was used to qualify Florida Product Approval FL 24397-R6.

4. Evaluated Roof System Description:

4.1. **Roof Covering:** 5V Crimp Panel metal roof and wall covering panels are cold roll-formed from minimum 26 gauge ASTM A792 Grade 50 steel sheet. The panels are aluminum-zinc alloy coated per ASTM A792 (AZ50), and shall be installed in accordance with the manufacturer's instructions and this Certification Report.

4.2. **Roof Deck:** 5V Crimp metal roof and wall panels are certified for use over solid or closely-spaced, nominal 7/16" OSB sheathing complying with 2020 Florida Building Code - Building, 7th Edition, Section 2303.1.8 with a minimum slope of 25% (3:12).

4.3. **Anchorage:** 5V Crimp Panel metal roof and wall panels shall be through-fastened to the roof deck using #9-15 x 1-1/2" Woodbinder ST-XL hex-head wood screws with EPDM-sealing washer or equivalent, as specified in Table 1, applied in the patterns described in Appendix 1.

4.4. **Underlayment:** 5V Crimp Panel metal roof and wall panels in new construction applications shall be installed over underlayment meeting the applicable material type and attachment details specified in 2020 Florida Building Code - Building, 7th Edition Table 1507.1.1.1., the manufacturer's installation instructions and this Certification Report.

Refer to www.keystonecerts.com to ascertain the ongoing status of this Certification Report. Approval of building products and/or materials can only be granted by the building official having jurisdictional legal authority. Keystone Certifications, Inc. does not endorse or make warranties with respect to product performance or suitability of a product for a given use.

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5. Installation

5V Crimp Panel metal roof and wall panels in new construction applications shall be installed in accordance with the 2020 Florida Building Code - Building, 7th Edition, Section 1507.4, the manufacturer's published installation instructions and this Certification Report.

5V Crimp Panel metal roof and wall panels in re-roofing and re-covering applications may be installed over a single layer of existing shingles and shall be installed in accordance with the 2020 Florida Building Code Code - Building, 7th Edition, Sections 1507.4 & 1511, the manufacturer's published installation instructions and this Certification Report.

The manufacturer's installation instructions shall be made available at the time of installation. If there are differences between this report and the manufacturer's installation instructions, this report shall take precedence.

6. Product Performance

The performance of the 5V Crimp Panel non-structural through-fastened metal roof and wall panels described in this Certification Report has been determined in accordance with:

- UL 580-06, *Tests for Uplift Resistance of Roof Assemblies.*
- UL 1897-04, *Uplift Tests for Roof Covering Systems.*

As tested & reported by the following independent accredited laboratory:

Laboratory	Report Ref.
Force Engineering & Testing	99-0284T-15A & B

Note: The UL 1897-04 standard is equivalent to the UL 1897-2012 standard.

6.1. Wind Resistance

The allowable design uplift pressures for 5V Crimp Panel anchored as described in Appendix 1, when tested in accordance with the referenced standards with an applied safety factor of 2.0 are found in Table 1.

Table 1

Description	Anchor Pattern	Anchor Man'f & Model	Max Design Uplift Pressure
Over 7/16" OSB Sheathing	**A** (16" O.C.)	Woodbinder ST-XL	**-52.5 psf**
Over 7/16" OSB Sheathing	**B** (24" O.C.)	Woodbinder ST-XL	**-63.5 psf**

7. Conditions of Use

5V Crimp Panel non-structural through-fastened metal roof and wall panels must be insulated against other materials or metals including concrete, lead, copper and treated lumber that contains corrosive materials.

8. Limitations of Use

5V Crimp Panel non-structural through-fastened metal roof and wall panels are not qualified for use in the High Velocity Hurricane Zone (HVHZ).

Fire classification, shear diaphragm design, roof deck design & attachment to supporting members are not within the scope of this Certification Report.

Roof support framing shall comply with 2020 Florida Building Code - Building, 7th Edition, Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.

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9. Licensed Manufacturing Facilities

This Certification Report is applicable only to 5V Crimp Panel non-structural through-fastened metal roof and wall panels manufactured at the following locations:

1st Coast Metal Roofing Supply 186 State Rd 207 East Palatka, Florida 32131

Each licensed facility is subject to periodic inspection by Keystone Certifications to verify conformance with Keystone Roof Covering Certification & Listing Program requirements.

10. Identification

5V Crimp Panel non-structural through-fastened metal roof and wall panels represented by this report shall be identified with Keystone Roof Covering Certification & Listing Program certification labeling illustrated below, to be applied to individual panels, packaging, invoicing or bills of lading:



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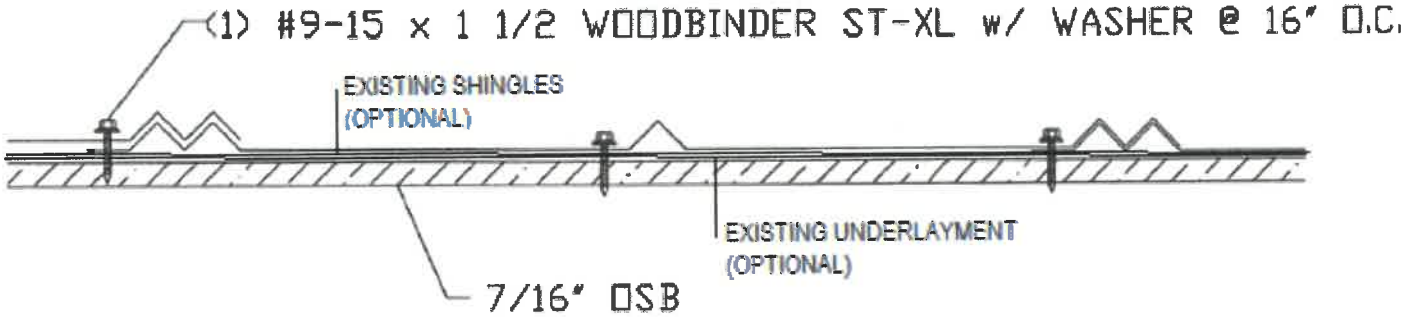
Aaron M. Shultz
Validation Manager

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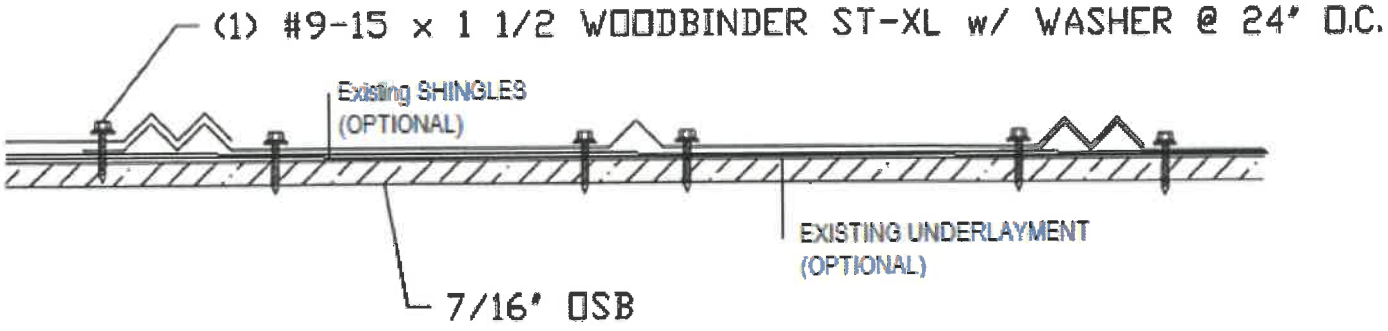
Appendix 1

Note: In all cases (new construction and re-roofing), the anchors shall fully penetrate the OSB roof deck.

Anchor Pattern A



Anchor Pattern B



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KEYSTONE CERTIFICATIONS, INC.

Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI

ANSI #0612 ISO/IEC 17065 Product Certification Body

145 Limekiln Road, Suite 100B
New Cumberland, PA 17070
www.keystonecerts.com

Issue Date:	9/01/2017
Revision Date:	1/11/2021
Expiration Date:	10/12/2025

Certificate Revisions

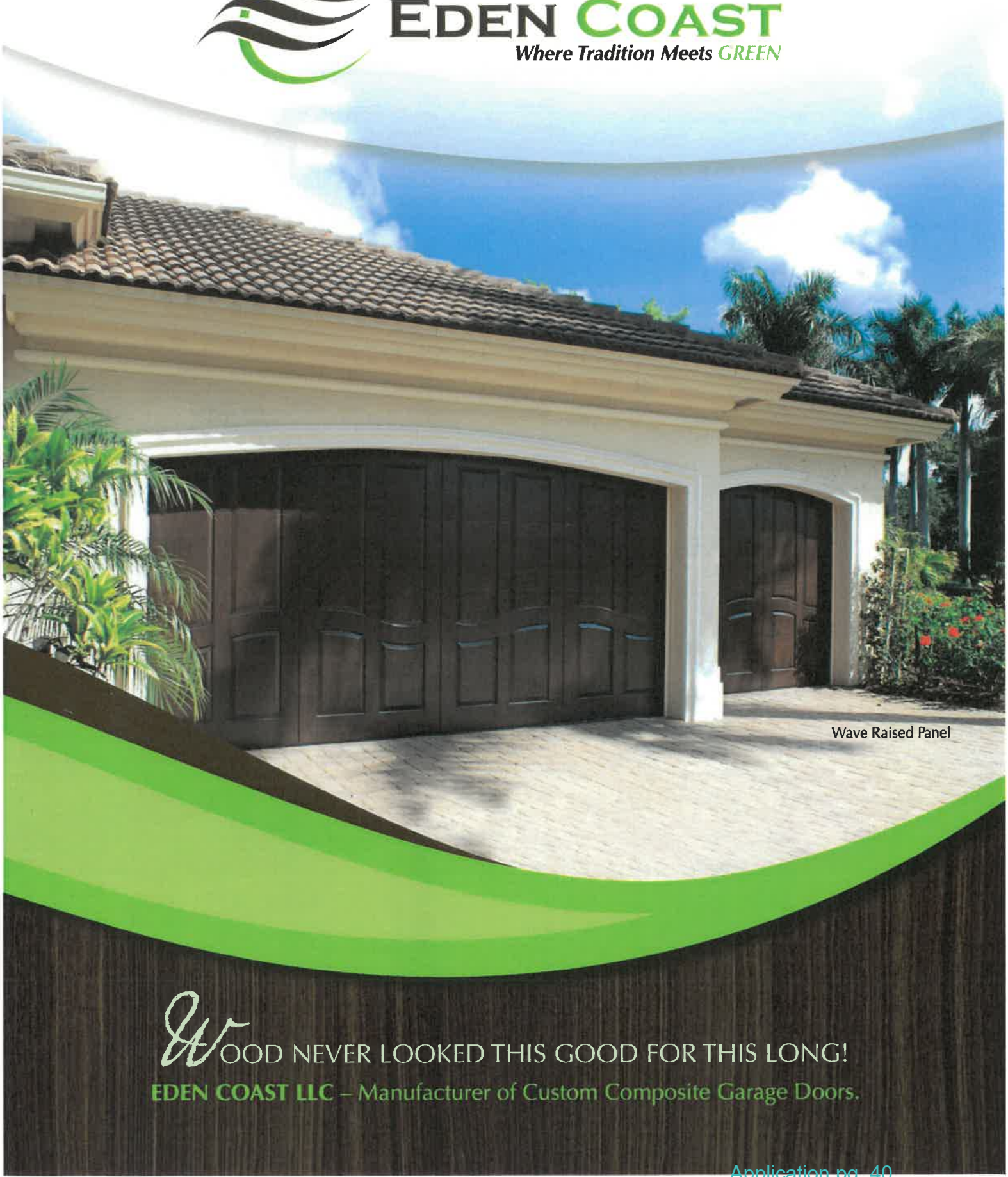
Rev #	Date	Description
0	9/1/2017	Initial issuance.
1	9/6/2017	Revised 2017 FBC Particleboard Section reference to 2301.1.8.
2	1/8/2018	Added reference to associated Florida Product Approval No FL24397.
3	1/23/2018	Added hyperlink to FL24397
4	6/25/2018	Removed ref's to measurements for mat'l thickness and yield strength, relying on applicable Gauge and steel Grade.
5	3/12/2019	Updated Model name to include metal roof *"and wall panels"*
6	10/7/2019	Updated ANSI Logo to proper requirements. Revised anchorage illustrations for clarity, added reference to optional re-roofing / re-covering installation over "one layer of existing shingles".
7	10/12/2020	Updated to 2020 FBC 7th Edition.
8	1/11/2021	Corrected Model name. Updated FPA link.

Refer to www.keystonecerts.com to ascertain the ongoing status of this Certification Report. Approval of building products and/or materials can only be granted by the building official having jurisdictional legal authority. Keystone Certifications, Inc. does not endorse or make warranties with respect to product performance or suitability of a product for a given use.

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EDEN COAST LLC

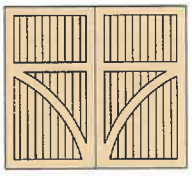
Where Tradition Meets GREEN

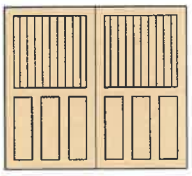


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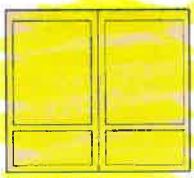

DOGWOOD


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LOUISVILLE


MAGNOLIA-ARCH

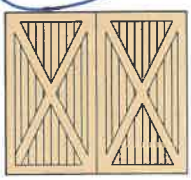

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V-GROOVE, BEAD BOARD OR SMOOTH BACKINGS AVAILABLE



A Environmentally friendly, composite material.

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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

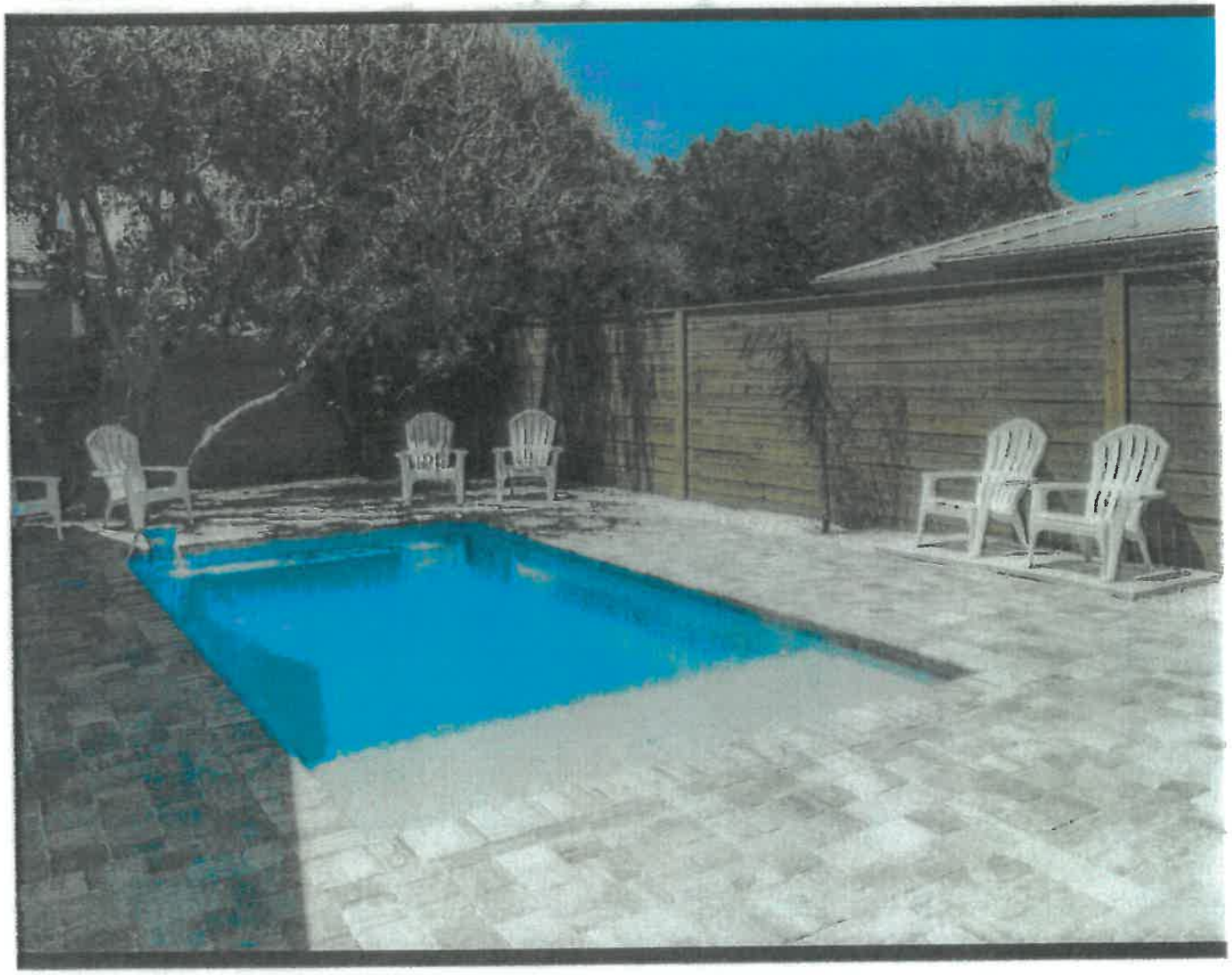
Polyurethane foam door
R value – 20.04

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Application pg. 41

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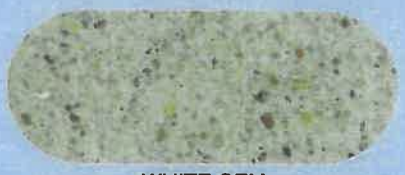
12’ by 24’ Pool, with 3-4’ paver surround and a 10’ sundeck



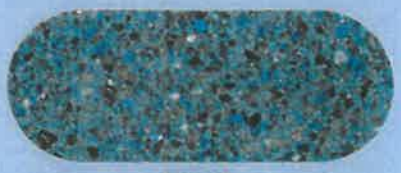
Received October 21, 2022
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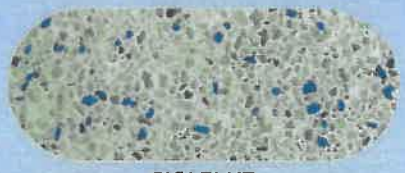


"Florida Stucco combines brilliant color quartz with enriched cement to create state of the art aggregate swimming pool finishes of the highest quality. They are durable, colorfast, slip-resistant, non-abrasive, and help minimize stains, etching, and the effects of harsh chemicals. We offer an unparalleled 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..."

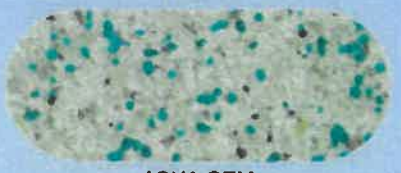

WHITE GEM


EMERALD SEA

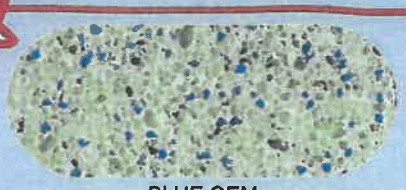

CAPRI

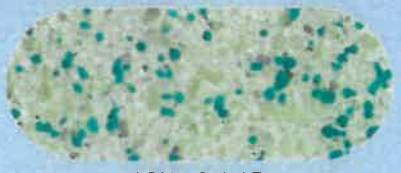

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AQUA GEM


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BLUE GEM


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CS-291 LAGOON 2X2

CS-691 LAGOON 6X6

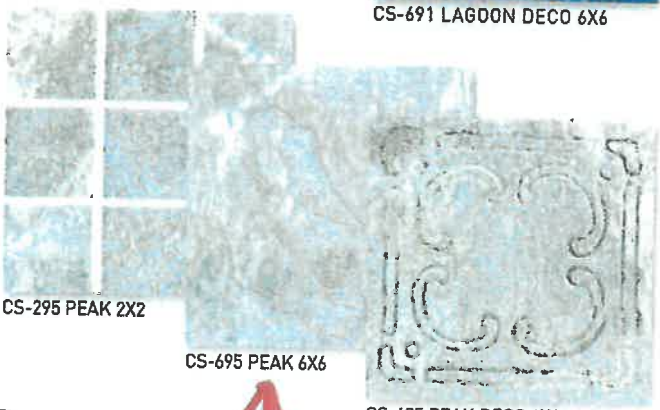
CS-691 LAGOON DECO 6X6



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. 44

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Google jandy v.s. pump 1.85 hp

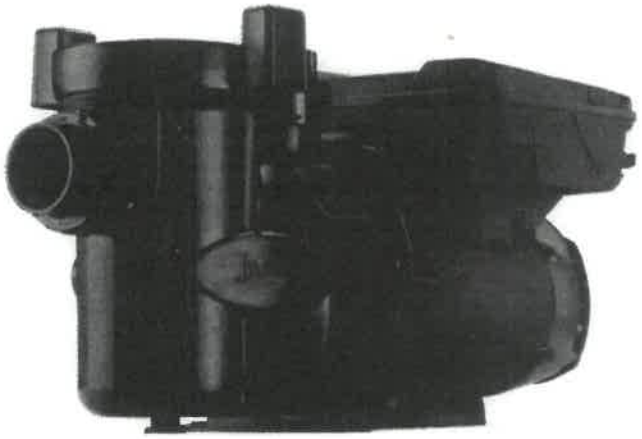
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$1,427.91	$949.99	$899.00	$1,899.98	$599.99	$1,469.00	$1,485
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POOL PUMP



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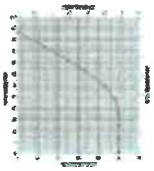
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Manufacturer: Liberty Pumps

Liberty LSG202A Grinder Pump

Item #: LIBLSG202A

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AMERICAN STANDARD

Silver 15 Heat Pump



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Platinum 20

1. **AccuLink™ communicating control board**
   Maintains consistent comfort and efficiency by powering the compressor and controlling communication between all components of the system.
2. **Duration™ variable speed compressor**
   Automatically makes constant, minute adjustments to avoid temperature swings in your home and maintain consistent comfort and optimal efficiency.
3. **Compressor sound insulator**
   Reduces operating noise for a quieter home environment.
4. **All-aluminum Spine Fin™ coil**
   An exclusive design makes it extremely efficient at transferring heat, and highly resistant to corrosion.
5. **Durabase™ basepan**
   Built to resist cracks, rust and corrosion.
6. **Variable-speed fan motor**
   Adjusts speed based on cooling and heating requirements for high efficiency and quieter operation.
7. **Heavy-duty steel louvered panels**
   Protect the coil from dirt and damage while still providing substantial airflow.
8. **Appliance-grade finish**
   Durable powder-painted louvers resist rust and corrosion, eliminate sharp edges and provide years of lasting protection.
9. **SermaGuard™ rust-resistant screws**
   For corrosion resistance and longer life SermaGuard™ screws are Zinc-coated.

Application pg. 48

Instr #2022048207 BK: 5556 PG: 1389, Filed & Recorded: 5/11/2022 2:49 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00 Doc. D $0.70

Prepared by and Return to:
L. Taing
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #117400
193960-0000

****This Deed represents a transfer from a Company in which Grantee is its Principal. No consideration has been paid.**

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this , between **Zigiz Holdings, LLC, a Florida Limited Liability Company**, whose mailing address is: 501 Boating Club Rd, Saint Augustine, Florida 32084, party of the first part, and **Brian Scrone, and Constanze Scrone, husband and wife**, whose mailing address is: 501 Boating Club Rd, 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:

Lot 14, 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.

COPY

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 .

Signed, sealed and delivered
in the presence of:

Witness signature
Print witness name

Witness signature
Print witness name

Zigiz Holdings, LLC, a Florida Limited Liability Company

By:
Print Name: Brian Scrone
Title: Managing Member

By:
Print Name: Constanze Scrone
Title: Managing Member

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this May 9, 2022 by **Brian Scrone and Constanze Scrone, Managing Members of Zigiz Holdings, LLC, a Florida Limited Liability Company** who is personally known to me or who has produced a Driver's License as identification.

Notary Public

JOSEPH M. DANESE III
MY COMMISSION # HH 116452
EXPIRES: August 11, 2025
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

Summary

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Parcel ID	1939600140
Location Address	W CASTILLO DR SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Uptown Area Interior Lots (COM) (602.53)
Tax Description*	KINGSLAND ADDN LOT 14 OR5556/1389 *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	18.9763
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Scrone Brian,Costanze 100% Scrone Costanze 100%
Mailing Address	501 BOATING CLUB RD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	$0
Extra Features Value	$0
Total Land Value	$0
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$0**
Total Deferred	$0
Assessed Value	**$0**
Total Exemptions	$0
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$0	$0	$0	$0	$0	$0	$0	$0	$0

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/11/2022	5/9/2022	$100.00	WARRANTY DEED	5556	1389	U	V	ZIGIZ HOLDINGS LLC	SCRONE BRIAN,COSTANZE

No data available for the following modules: 2022 TRIM Notice, 2021 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information, Land Information.

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Version 2.3.227



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
2020	04/06/2020
2021	02/02/2021
2022	04/19/2022

Document Images

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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



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

2020	01/17/2020
2021	01/12/2021
2022	04/01/2022

Document Images

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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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 17, 2022 Meeting



Applications: HP2022-0078 & HP2022-0079

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 2-story detached garage with living space above along W. Castillo Drive with associated site features to include an in-ground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

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:	1939600140 & 1939600000		
Agenda Item:	7(e) & 7(f)	Previous Action(s):	COA 2013-0052 OOA 2017-0081 COA HP2022-0020 COA HP2022-0021

STAFF SUMMARY AND ANALYSIS:

1. The subject parcels are adjacent through lots with access to both Grove Avenue and W. Castillo Drive, centrally located along the block in the Historic Preservation Five Zoning District (HP-5).
2. Previous HARB approvals for this property include a COA for the four-foot-tall picket fences along Grove Avenue and W. Castillo Drive and an Opinion of Appropriateness for a single new residential structure in a different configuration. Similar Certificate of Appropriateness applications for new construction on each lot were submitted in April of 2022 and were denied after several continuances to allow the applicant time to submit complete and consistent material.
3. The applicant is proposing construction of two 1.5-story Frame Vernacular residences facing Grove Avenue, one on each lot, with associated tabby concrete driveways, clay brick paver walkways and pool deck/surround, in-ground swimming pools, wood fencing, and detached two-story garage apartments in the rear facing W. Castillo Drive.
4. Sanborn Maps revised to 1965 indicate dwellings and associated outbuildings on both parcels. Lot 14 is labeled 29 Grove Avenue and Lot 15 is labeled 31 Grove Avenue. City permitting documents were not maintained prior to the late 1970s and these addresses do not appear in more recent city documents. Neither address appears in the 1975 Polk City Directory, and it is likely that these structures were demolished by that time.
5. The AGHP requires new construction in HP-5 lots # 9 and greater be in the Frame Vernacular style and encourages site plans, heights, widths, massing, spacing, and roof forms be consistent with and complimentary to the existing historic streetscape. The HARB should determine whether the proposed construction plans, details, and specifications of the project meet the architectural requirements of the guidelines.
6. A streetscape elevation and footprint comparison shows the proposed new residences along Grove Avenue to be generally compatible in scale and height overall to adjacent structures, while the garage apartments may be wider.
7. The designs for each proposed structure are detailed in the Scope of Work below and can be found in the submitted application.
8. The AGHP encourages the use of materials in new construction that are compatible in quality, texture, finish, and dimension to those common to the district. Staff has found the following items to be consistent with the AGHP and Frame Vernacular building design:
    - **Siding:** proposed to be wood
    - **Porch elements**: proposed to be wood
    - **Driveway, walkway, and pool deck/surround materials:** tabby concrete is indicated on the materials list for Lot 14. The applicant should clarify whether this paving material is also intended for use at Lot 15. Brick pavers proposed around the pool and for walkways are indicated to be a true clay brick and not a concrete material. Color and pattern of the clay bricks should be clarified by the applicant.
    - **Exterior Doors:** proposed to be wood.
    - **Garage door:** material is specified as a wood grain composite
    - **Window:** brochures submitted indicate Pella aluminum-clad double-hung windows with 2/1 and 2/2 muntin patterns for the residential buildings and 1/1 and fixed pane windows on the detached garages. The applicant should confirm their intent to utilize a raised muntin profile. The HARB has generally approved wood windows with raised muntin patterns for residential buildings in historic districts; however, aluminum clad windows have been approved in the past for new construction. 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.

- **Fenestration Placement:** window placement and configurations have been improved from the previous COA applications, but some elevations have minimal use of windows and are mostly blank walls. Ribbon windows are proposed close to the eaveline on the rear elevation of the garage apartments, which is reflects a more modern design element.
- **Fence:** material proposed is 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:** Plans show an exposed brick pier foundation for both residences along Grove Avenue which is consistent with the architectural style of the area. The applicant should clarify the proposed finish material and color for the visible piers.
- **Roof:** material is metal 5v crimp for both the main residences and both garages which is a compatible roofing material for Frame Vernacular buildings constructed after 1920.
- **Finish Colors:** for all exterior building finishes are indicated in the application packet as pre-approved colors from periods ca. 1820 and later, but more appropriate choices may be from the stylistic periods of the existing architecture along the streetscape/HP-5.

9. To obtain a building permit, the finished floor elevation for each main residence is required to be 8' to meet the city's freeboard requirement (7' required by FEMA +1' freeboard required by the city). The applicant should confirm the finished floor elevation for each residence.
10. 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. All other proposed mechanical equipment appears to be behind fencing, according to the site plans submitted.
11. Zoning review of the updated site plans did not produce any additional concerns. A Use by Exception application approved by the Planning and Zoning Board for multi-family use may be required for these projects. Any HARB design approval does not dictate interior layout unless directly related to exterior fenestration, nor does HARB approval make judgement on the future use of the proposed structures.
12. 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.
13. A landscape plan was requested by staff but not submitted by the drafting of this report. According to the AGHP, new landscape that exceeds $1,000 must be approved by the HARB.
14. 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 (HP2022-0078) & Lot 15 (HP2022-0079**):

1. **APPROVE** the application if the HARB finds that sufficient information has been provided to determine that the proposed new construction meets the Secretary of the Interior's Standards #9 as compatible contemporary additions to the streetscapes along Grove Avenue and W. Castillo Drive with the following conditions:
    a. Color and pattern of clay bricks are clarified and determined to be appropriate by the HARB
    b. Window muntins are confirmed to be a raised simulated divided lite design
    c. An appropriate form of screening utility equipment is determined
    d. Finish material/color for visible foundation piers is clarified and found to be appropriate; OR,
2. **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 HP-5 Zoning District.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Lot 14:
    a. Construct a 1-1/2 story single family residence to front Grove Avenue with a front gable metal roof with a secondary projecting gable on the west half of the front façade and a hip roofed porch adjacent with wood-lap siding throughout, 2/1 and 2/2 aluminum clad windows, six-panel wood exterior doors, and exposed pier foundation.
    b. Construct a detached two-story garage with living space above along W. Castillo featuring a side facing gable metal roof with front gable dormer, wood-lap siding on all four elevations except the second story front which is proposed to be wood shake shingles, 1/1 and fixed pane aluminum clad windows, wood six-panel entry doors, glazed multi-lite paired French doors on the second story porch, composite wood-clad garage doors, and exterior stairs.
    c. Install tabby concrete driveways along both W. Castillo Drive and Grove Avenue
    d. Install fencing as indicated on site plan
    e. Install an in-ground pool with clay brick paver surround between the main residence and detached garage.
    f. Install associated mechanical equipment including water/wastewater, HVAC, and pool equipment
    g. Associated landscaping (no plan submitted)

2. Lot 15:
    a. Construct a 1-1/2 story single family residence along Grove Avenue with a front gable metal roof with a hip roofed covered porch across the front elevation, wood-lap siding throughout except in the front gable where a wood fish scale shingle is proposed, 2/1 aluminum clad windows, 2-panel wood exterior doors, and exposed pier foundation
    b. Construct a detached two-story garage with living space above along W. Castillo Drive with a hipped metal roof, wood lap siding throughout, 1/1 and fixed pane aluminum clad windows, wood six-panel entry doors, glazed multi-lite paired French doors on the second story porch, composite wood-clad garage doors, and exterior stairs
    c. Install tabby concrete driveways along both W. Castillo Drive and Grove Avenue (should be confirmed)
    d. Install fencing as indicated on site plan
    e. Install an in-ground pool with clay brick paver surround between the main residence and detached garage
    f. Install associated mechanical equipment including water/wastewater, HVAC, and pool equipment
    g. Associated landscaping (no plan submitted)

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

1. Roofing material:

- 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.

8. Landscape features, including fences, walls, walks, patios, decks, driveways, plant materials and ornamentation that does not exceed $1000

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. Staff Photographs
2. Sanborn Maps
3. HARB Meeting Minutes from April 21, 2022
4. HARB Meeting Minutes from August 17, 2022

STAFF PHOTOGRAPHS
28 W. Castillo Drive



STAFF PHOTOGRAPHS
28 W. Castillo Drive



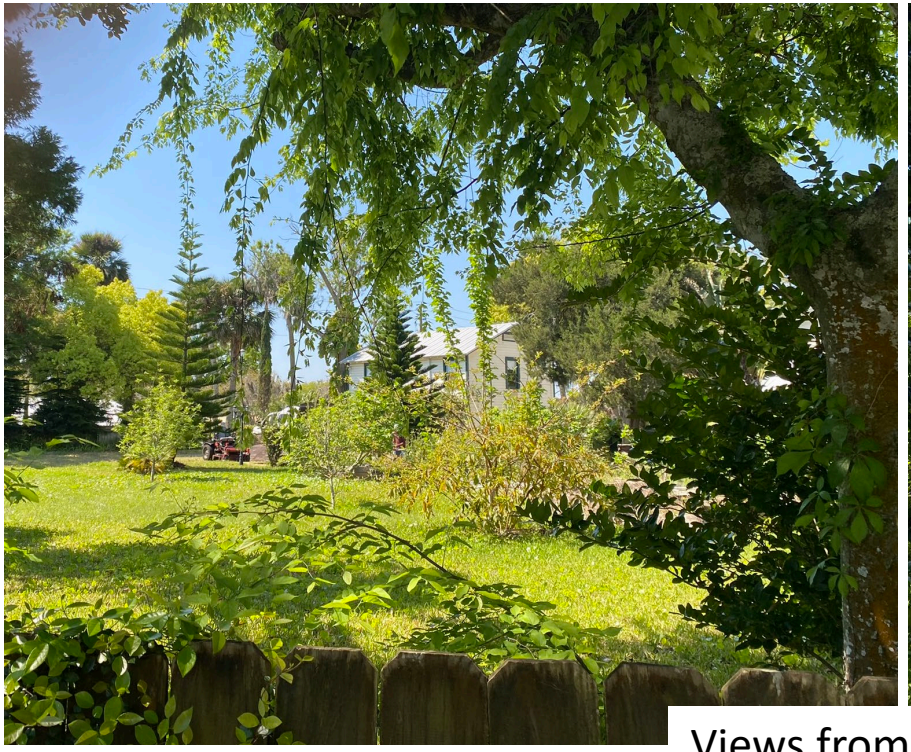
STAFF PHOTOGRAPHS
28 W. Castillo Drive



Views from W. Castillo Drive

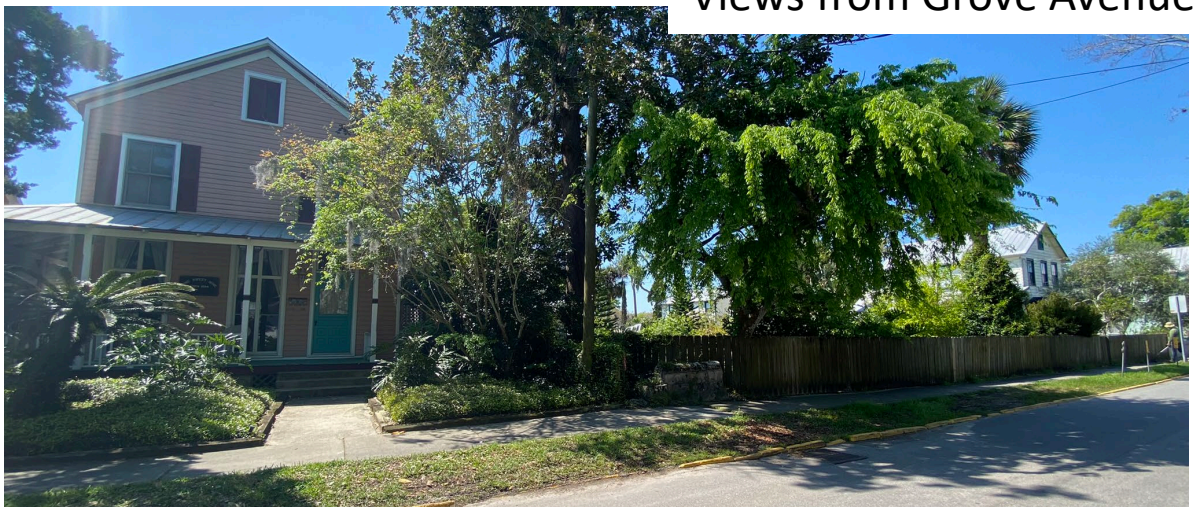


STAFF PHOTOGRAPHS
28 W. Castillo Drive





Views from Grove Avenue



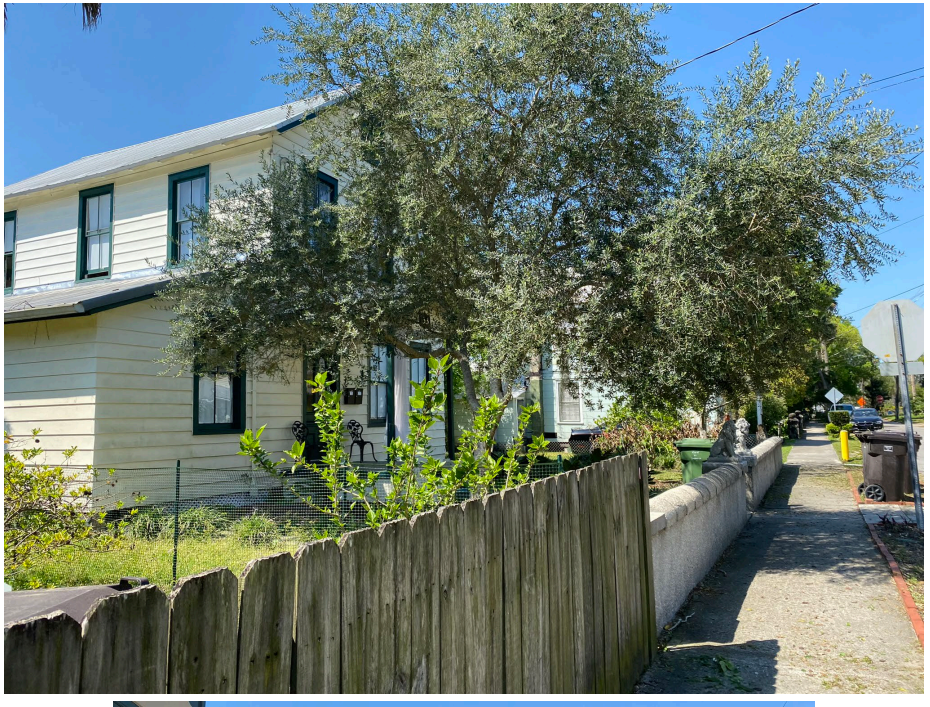


STAFF PHOTOGRAPHS
28 W. Castillo Drive



STAFF PHOTOGRAPHS
28 W. Castillo Drive









Context Photographs (Grove Avenue)

STAFF PHOTOGRAPHS
28 W. Castillo Drive









Context Photographs (W. Castillo Drive)

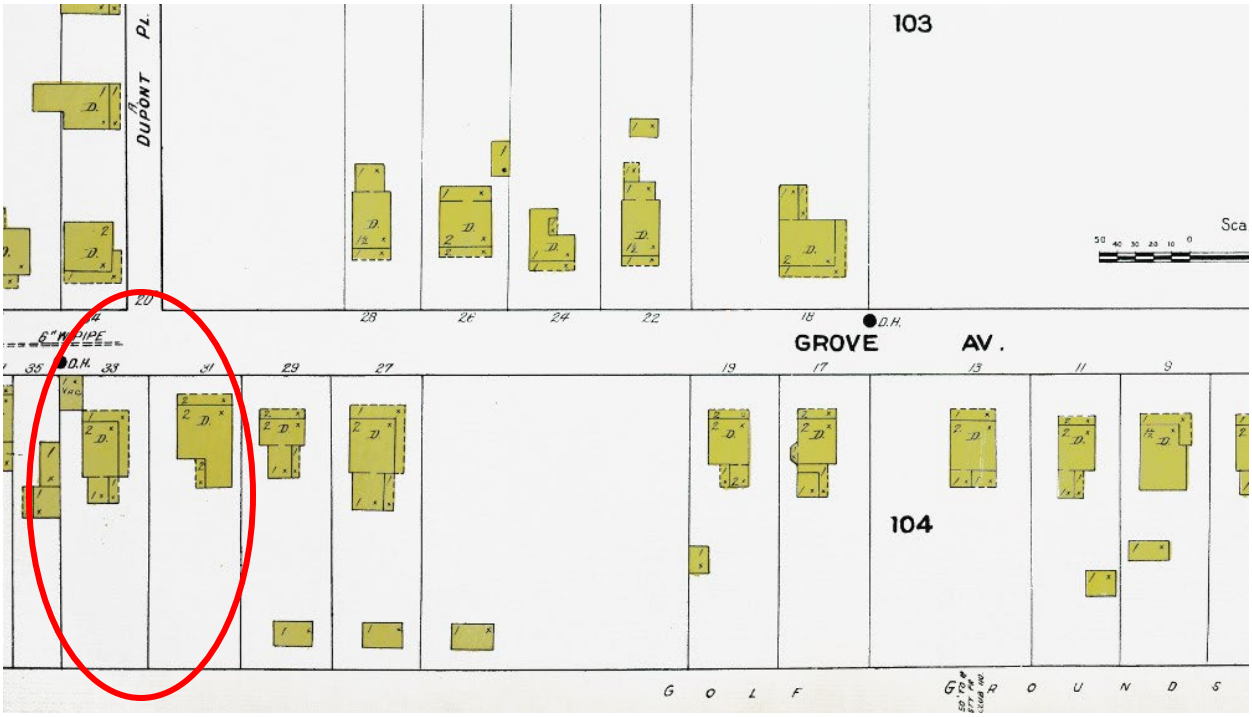
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1904



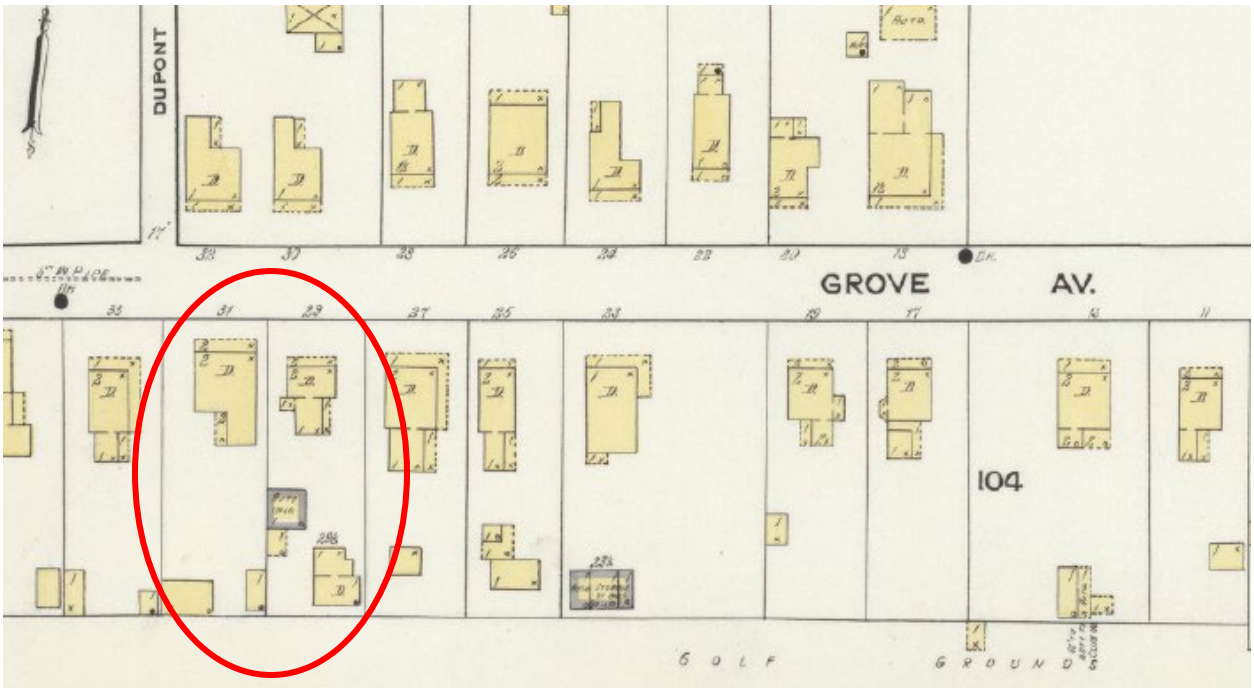
1910



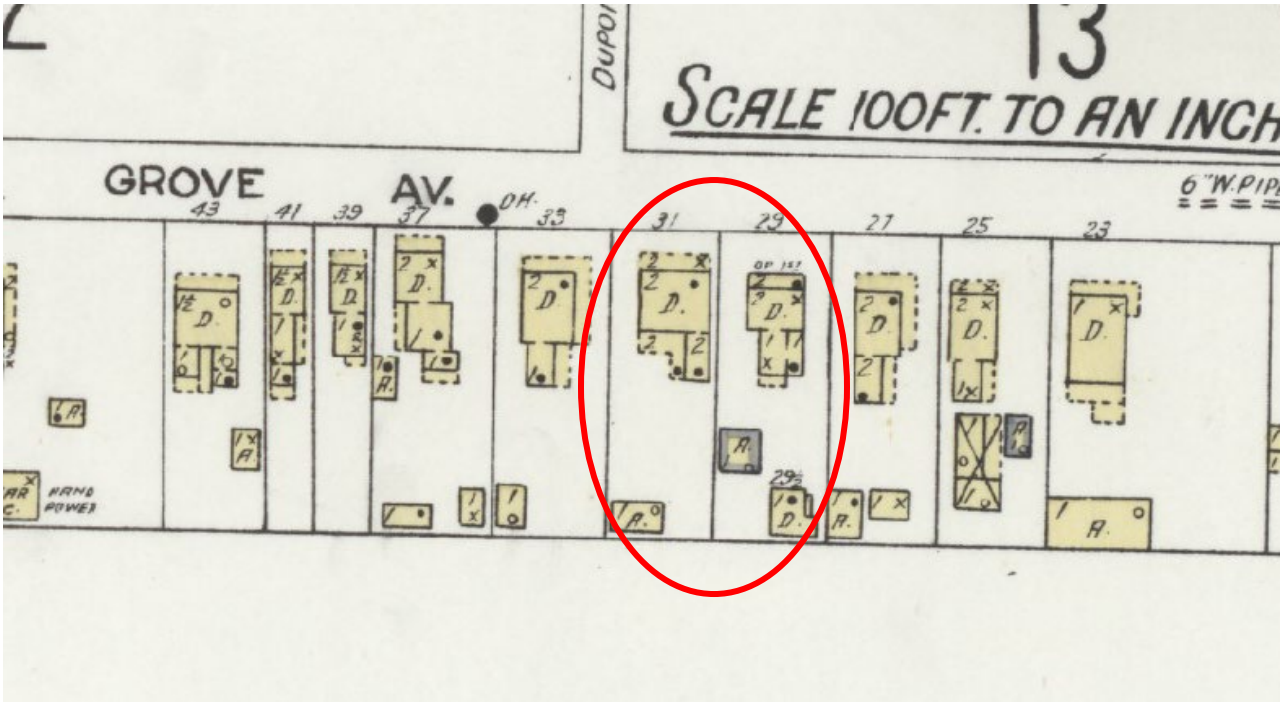
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1917



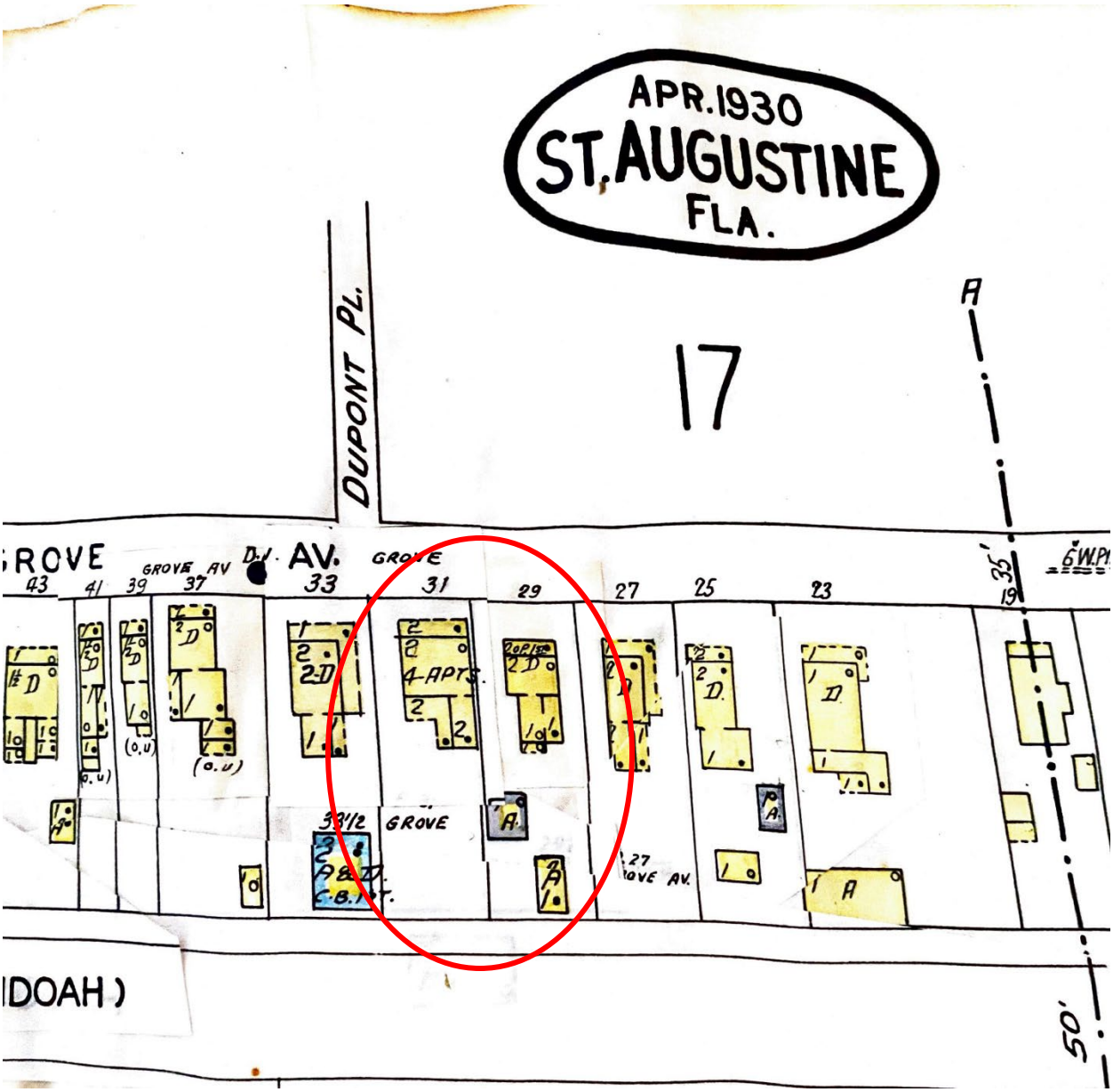
1924



SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1930 updated to 1960



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.

- Floor plan indicated by bold lines was the original structure that would be incorporated
- Facing South Street everything except for the covered porch was original and would be rebuilt with brick piers
- Did not want to do a full demolition and was the intent from the start
- Had come back for a partial demolition but that had expired

MOTION

Mr. Benoit MOVED to APPROVE based on the decision made in 2018 and evidence submitted today to approve HP2022-0052 finding that the building had deteriorated beyond repair and the Board does not have purview of replacement construction and with the request if there is anything that could be salvaged and repurposed to do so. The motion was SECONDED by Mr. Weaver.

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

7. (e) HP2022-0020 Certificate of Appropriateness (Continued from April 21, 2022)– Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 14

Application Item 7(e) and Item 7(f) were heard together

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 .

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness 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 level of detail required for a COA, the Board may consider 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.

Allen Register reviewed the application.

Letter was received regarding application 7(e) and 7(f).

Ex Parte Communication:

(None)

Public hearing was opened.

Michelle Ward spoke on behalf of her mother Yvonne Puckett who owned two properties directly across from the properties in the application. She said there were two concerns, water drainage and adequate parking. She said her properties and Lots 14 and 15 were at the end of the street where the water drained into a single storm water drain, and flooding occurred and Lots 14 and 15 absorb a vast amount of rainwater which helped mitigate the problem. She asked if the lots could be prepared to where the water flowed onto Castillo Drive where a larger storm drain was located. She said Grove Avenue was a narrow street, and if the

homes were turned in to short-term rentals without enough parking, people might park on street or in front of her driveway hindering her from getting out. She said at the April meeting there was a question about the stairway from the garage apartments encroaching into the setback and she wanted to know if that was answered.

Public hearing was closed.

Mr. Weaver said the applicant was a no show at the last meeting and had not provided a reason for not being present.

Ms. Seymour replied in the affirmative and said the applicant informed them that he had the date wrong.

The Board discussed:

- Board had no staff report and felt it was unfair to ask for a decision when new documentation had just been provided
- Staff was unable to respond to the new material
- Staff had asked for material, but the applicant did not respond in a timely manner
- Did not feel the Board had enough time to develop a conclusion
- Suggested continuing the application and return with a complete package and staff report
- Wanted to have a clear site plan and elevations and felt the latest information should be provided
- In favor of denying the application
- Needed to review the fenestration patterns and two homes should be differentiated as it was not compatible with the history of historic homes or the neighborhood
- If applicant wanted, they could return with a new application and encouraged the applicant to broaden his team
- Felt the application was incomplete and it did not respond to the comments that were provided
- Asked for a civil drawing showing where the water would be going which would be beneficial to the neighbors
- Questioned where the vehicles would be parking if there was not enough space on the lot
- Felt the applicant should integrate off street parking
- Public deserved to know what was to be done on the property
- By providing new material on the day of the meeting, the public was unable to review it

Mr. Weaver asked how soon the applicant could reapply if denied.

Ms. Courtney said the City Code did not have a time limit for the HARB's review. She said he could return next month but would have to submit a new application.

Mr. Benoit stated he was not trying to be difficult; however, continuing the application provided mixed messages. He said the application was not one he could support as the fenestrations, scale, materials were off and there was a lack of clarity in the drawings. He said he did not want to burden the applicant with extra expenses but did not feel this was an application he could support at this time.

Mr. Register said he had been sick and understood there was a lot of documentation that had been provided today. He thought he resubmitted the application but agreed it needed to be cleaned up. He said he had requested design work from an architect, but it had not been received.

Mr. Weaver said the application had been continued since April and asked how much longer the applicant needed.

Mr. Register said he would work with another architect and get the application sorted and over to staff within the next ten to fifteen business days.

Ms. Seymour confirmed the deadline to submit documentation was September 5, 2022.

Mr. Weaver said the Board could continue the application to October to provide more time.

Mr. MacDonald noted if the application were denied, the Board would get a clean and clear application.

Ms. Lopez advised there needed to be two motions since it was two different applications.

MOTION

Mr. MacDonald MOVED to DENY HP2022-0020, Lot 14 28 Castillo Drive the application based on multiple continues, lack of clarity, and if brought back should be concise. The motion was SECONDED by Mr. Beach.

Mr. Weaver asked to add lack of compliance to the Secretary of the Interior's Standards.

Mr. MacDonald AMENDED the MOTION to include the lack of compliance to the Secretary of the Interior's Standards and the AMENDED motion was SECONDED by Mr. Beach.

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

7. (f) HP2022-0021 Certificate of Appropriateness (Continued from April 21, 2022)– Grace Contracting, LLC – Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 15

Application heard with Item 7(e), please see discussion under item 7(e).

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.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate of Appropriateness 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 level of detail required for a COA, the Board may consider 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.

MOTION

Mr. MacDonald MOVED to DENY HP2022-0021, Lot 15 28 Castillo Drive to reapply with a clean document and lack of confusion taking into consideration the AGHP standards, window designs, and materials used and should differentiate between the two buildings to have more character on the street . The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: MacDonald, Beach, Weaver, Benoit, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[4]

7. (g) HP2022-0039 Opinion of Appropriateness (Continued from June 16, 2022)– 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 .

Special meeting took place on August 11, 2022 and the Item was continued to October 21, 2022 HARB meeting.

8. Certificate of Appropriateness

8. (a) HP2022-0057– Tower Engineering Professionals, Inc.– Applicant
Kasam Hospitality, Inc.– Owner
24 Cathedral Place

To install new antennas on the cupola of the building's tower and mechanical equipment to the platform on the flat roof as part of a wireless antenna upgrade.

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 find that the Board can CONTINUE a CERTIFICATE OF APPROPRIATENESS at 24 Cathedral Place because more clarifying information on the proposed equipment is needed to determine the impact to the exterior of this architecturally significant building and visibly prominent tower and cupola.

Bobby Jones and Jared Jackson reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Leslee Key spoke regarding the project and noted the existing pieces had been painted in a terracotta color to camouflage. She asked if this was state of the art technology as most were getting Wi-Fi off satellite and felt this might not be necessary for the long run.

Public hearing was closed.

The Board discussed:

- Supportive of the application and noted existing mounts could hold the newly proposed equipment
- Was similar to what was already there, and no new holes would be needed and the integrity to the cupola would not change
- Would not change how it would be seen from ground level
- Questioned the height and footprint of the cupola and the flat roof
- Questioned if what was being removed and the proposed was equal and would be painted the same terracotta color
- Questioned if there was a photograph or an elevation drawing of the east side of the building where the equipment was located
- Asked if the one shown on the roof deck was an accurate depiction and if the equipment was presently visible
- Wanted a plan to know exactly where it was located
- Asked for a floor plan of the flat roof
- Questioned how tall above the parapet was the equipment

[4] Break from 4:02p.m. – 4:13p.m.

Received October 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. HP2022-0079

Receipt No. 2491075

Meeting Date: November 17, 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 _____ State _____ Zip Code 32086
   Daytime telephone (904) 814-9606 E-mail Address allen.gracecontracting
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Brian & Coco Scrone
   Business (if applicable) Zigiz Holdings, LLC
   Address 501 Boating Club Rd
   City St. Augustine State Fl Zip Code 32084
   Daytime telephone (required) (904) 874-1096 E-mail address _____
3. PROJECT STREET ADDRESS 28 W Castillo Drive
4. LEGAL DESCRIPTION: Lot 15 Block ___ Subdivision Kings Add Parcel 1939600000
5. EXISTING USE Vacant Land 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 _____

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

- [x] New building New SF Home. with Det. Gar.. with Living
- [ ] New addition
- [x] New roof structures (dormers, chimneys, etc.) (2) main house. det. gar.
- [x] New porch/deck/balcony Covered Porch and Open Deck
- [ ] New awning/canopy
- [x] New entrances Driveway access off Castillo/Grove
- [x] New window opening/sashes Wood Clad Double Hung
- [x] New exterior lighting Oil Rubbed Bronze
- [x] New fence/wall/gate 4' Picket. 6' Privacy. 8' Privacy
- [x] New parking/walkways/other site features 4 Parking. Pool Surr. Wll
- [ ] Exterior utility service/mechanical equipment Gr. Pu. Pool Pu. A/c

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)

Build a s/f home on piers, with approved building materials, as req by the HARB. to meet the time period and retain historical char. Build Det. Garage for more parking. and storage. with pool for entertaining. New Driveway Access off Grove. and Castillo as to allow access to each building. as to meet code by Road & Bridc

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 10/20/22

PRINT OWNER'S NAME Brian Scrone

SIGNATURE OF OWNER _____ DATE 10/20/22

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

October 2017

28 W. Castillo Drive - Lot 15
HP2022-0079

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	
☐	☐	☐	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:

Project number: HP2022-0079 Project Address: 28 W. Castillo Drive - Lot 15

Reviewed by: Candice Seymour Date: 10/25/2022

October 2017

Received October 21, 2022
Planning and Building Department

HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures)	$50.00 + ads
Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption	$150.00 + ads
Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures)	$100.00 + ads
Certificate/Opinion of Appropriateness: New construction of non-single-family structures Appeal of staff determination	$200.00 + ads
Certificate of Demolition: Partial	$150 + ads & notices
Certificate of Demolition: Full	$300 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 28 W Castillo LOT 15

Applicant's Name: Allen Register Applicant's Signature: _____

Owner's Name: Brian Scrone Owner's Signature: _____

Received November 7, 2022
Planning and Building Department

1" = 10' – SCALE

LOT 15
PARCEL ID: 192860000
FLOOD : AE-7
ZONING : HP-5

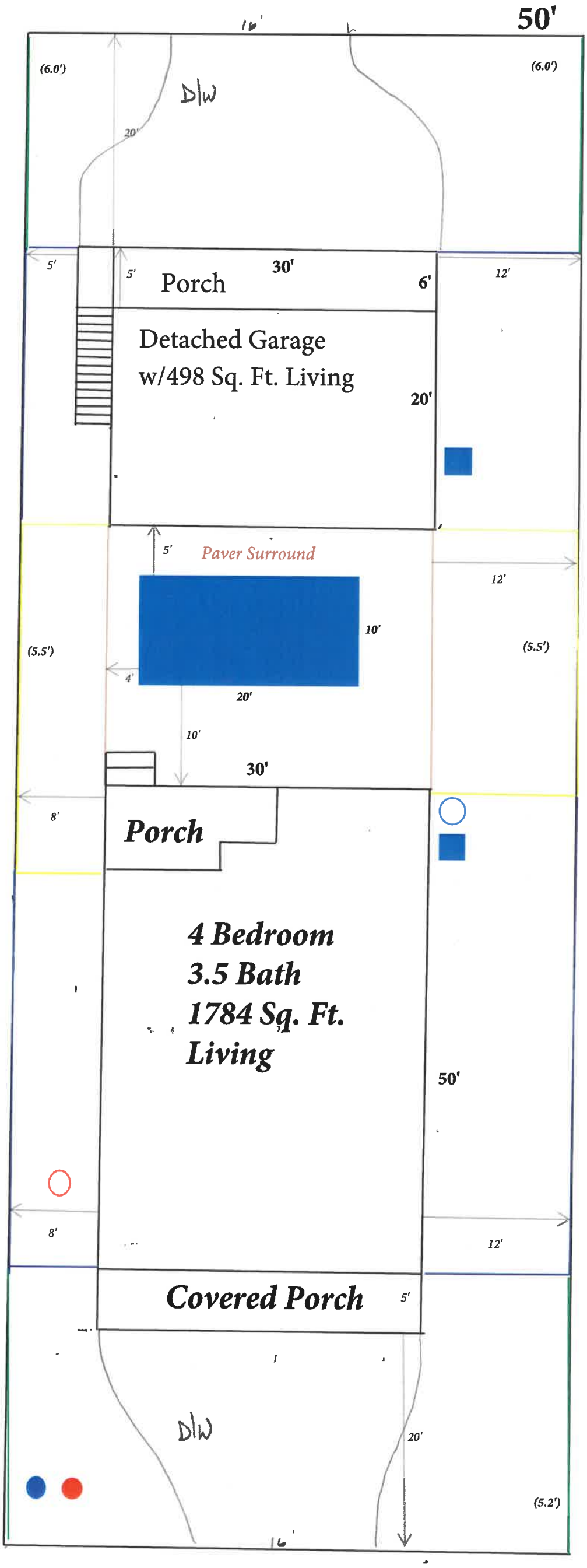
4' Picket Fence
6' Privacy Fence
8' Privacy Fence

Pool Pump
Grinder Pump
Sewer Tap
Water Tap

SETBACKS
FRONT - 10'
SIDES - 5'
REAR - 20'

LOT COVERAGE

LOT - 6950 Sq. Ft.
Home, Det. Garage, and porches - 2340 Sq. Ft.
Driveways , Pool & Surround - 824 Sq. Ft.
Total ISR = 3364
48.40% Lot Coverage



Received November 7, 2022
Planning and Building Department



Received November 7, 2022
Planning and Building Department



Received October 21, 2022
Planning and Building Department

HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
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; 2" 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 ASC 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 I, 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	8-10d 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 46¿" H 5.5"
AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND LOAD	ROOFS (all others negative -Le "UPLIFT")					WALLS (incl. Windows & Doors)			
	ZONE 1' OVERHANG	ZONE 2' OVERHANG	ZONE 3' OVERHANG	OVERHANG NORMAL	OVERHANG ANTI-SLOPE	END ZONES NEGATIVE	END ZONES POSITIVE	INTERIOR ZONES NEGATIVE	INTERIOR ZONES POSITIVE
AREA									
10	-26.78	-26.78	-34.81	-41.72	-45.72	-30.98	24.01	-28.70	24.01
15	-27.53	-27.53	-33.38	-40.48	-44.48	-30.57	23.57	-28.66	23.57
50	-25.88	-25.88	-31.89	-38.80	-42.76	-27.74	21.90	-27.74	21.90
100	-24.61	-24.61	-30.64	-37.14	-41.54	-27.54	21.58	-27.54	21.58

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS	UPLIFT	SIDE	NAILING
META12	1255	0-785	(10)8D(COMMON)
META16	1810	785-1085	(14)8D(COMMON)
META20	1810	1085-1370	(19)8D (COMMON)
META24	1810		(14)10D(COMMON)
META40	1810	0-1460	BLOCK
10d X 1 1/2" NAILS		1460-1785	META20
		1785-2038	META24
			META40

DESIGN LOADS:

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

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

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

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

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

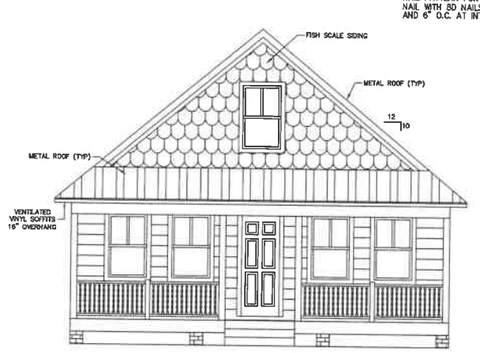
CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT

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

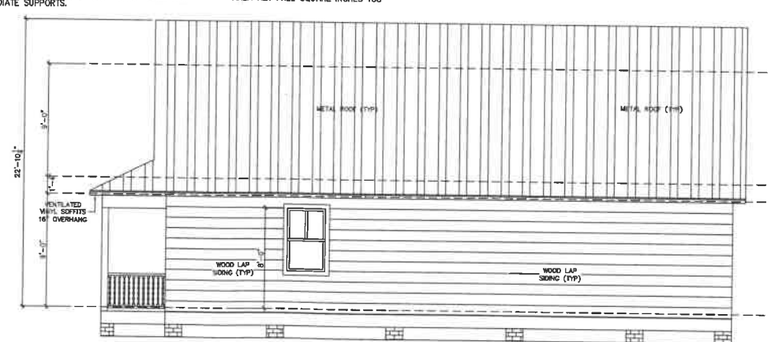
STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:

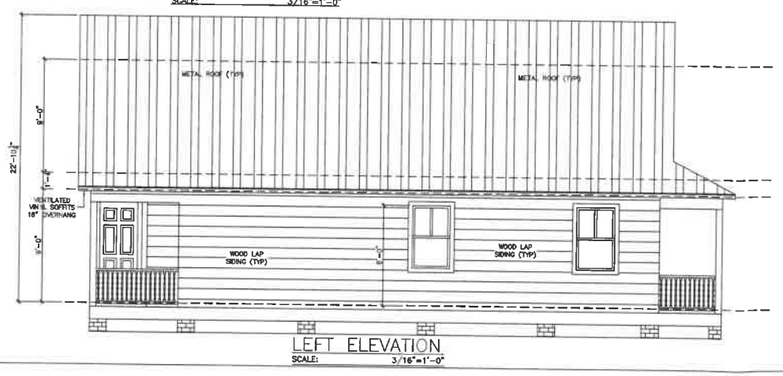
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



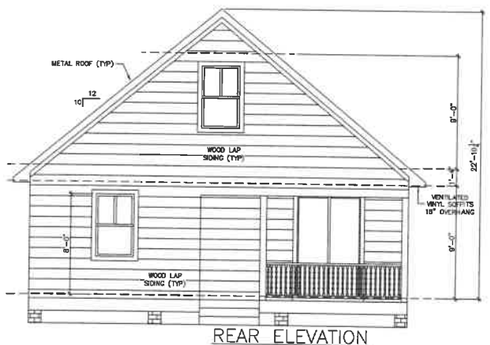
FRONT ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

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

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SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
ST. JOHNS COUNTY

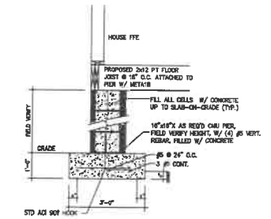
DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received October 21, 2022
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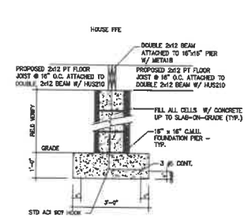
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,244
2nd FLOOR LIVING	540
COVER PATIO	102
ENTRY	83
STORAGE	70
TOTAL	2,039

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

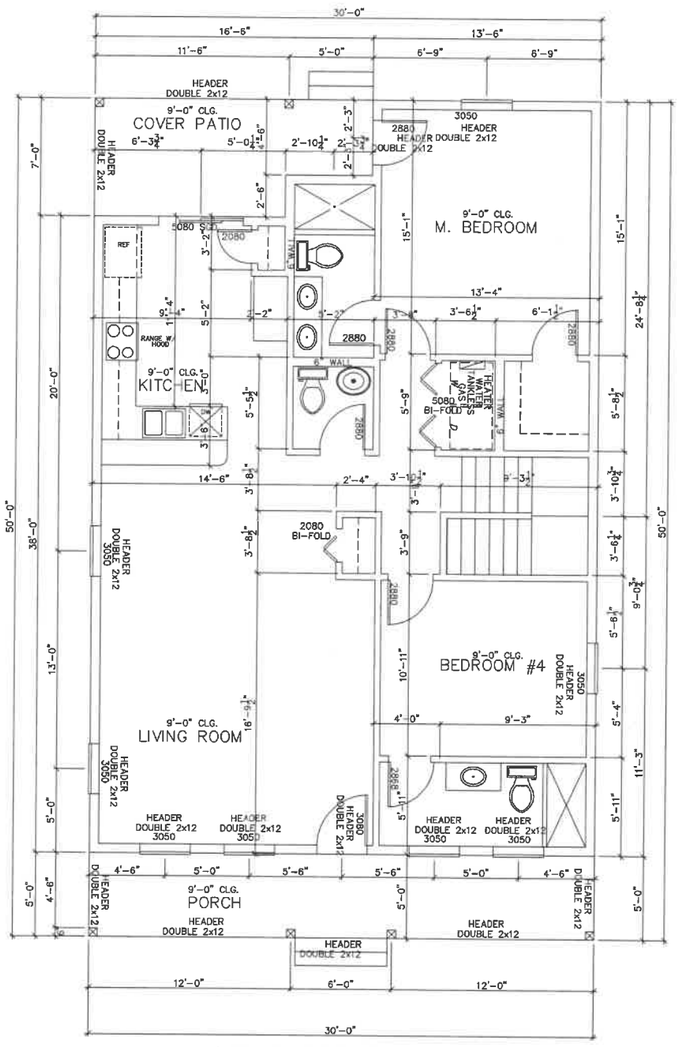
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required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



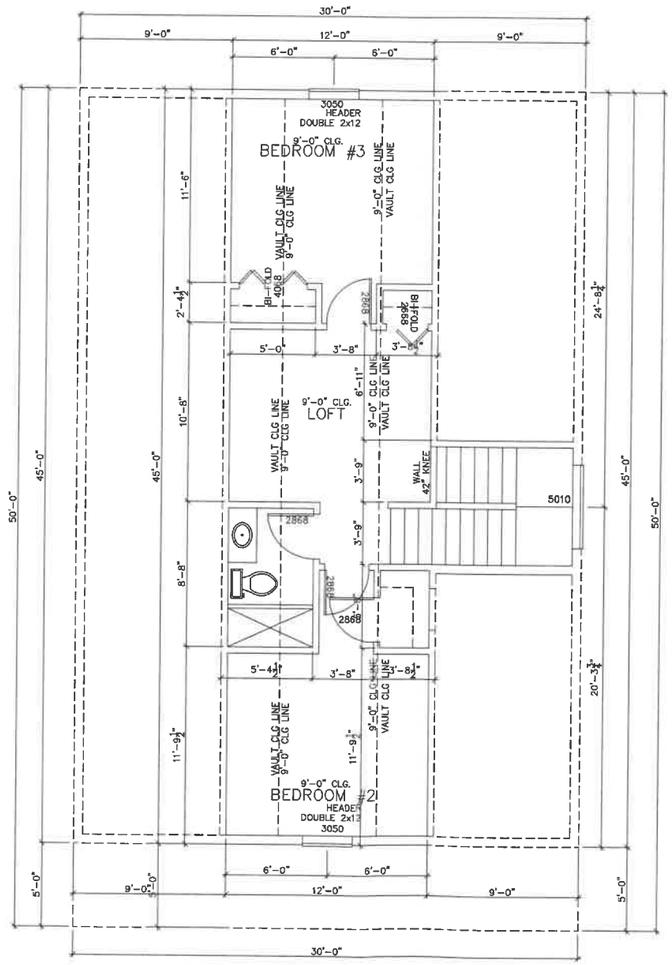
1 TYPICAL HOUSE FOOTING DETAIL



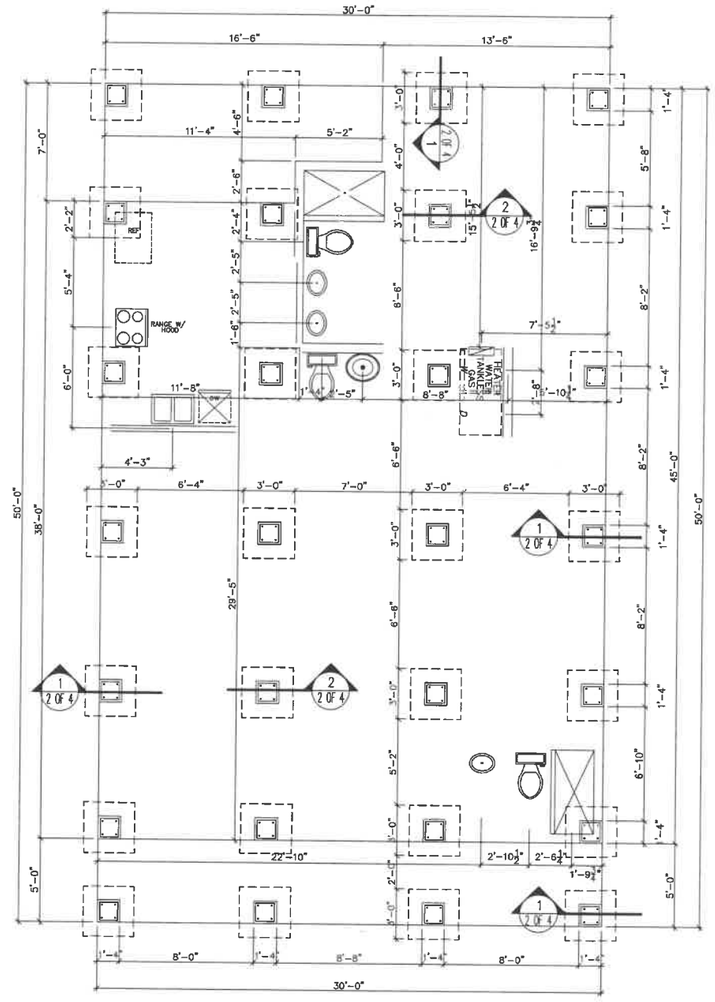
2 TYPICAL HOUSE FOOTING DETAIL



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



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



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

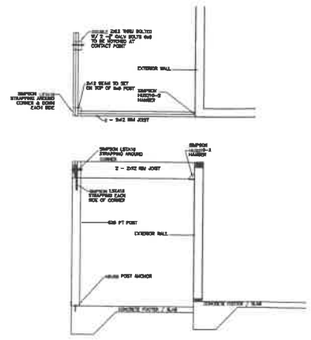
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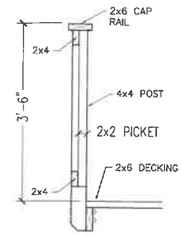
NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

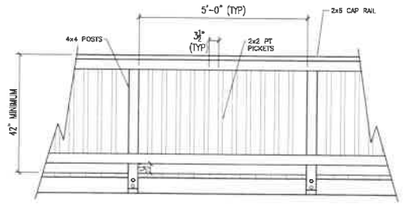
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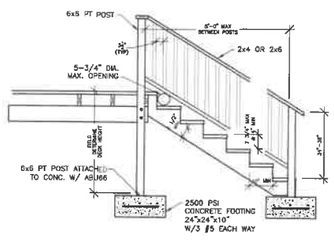
PORCH CORNER SECTION
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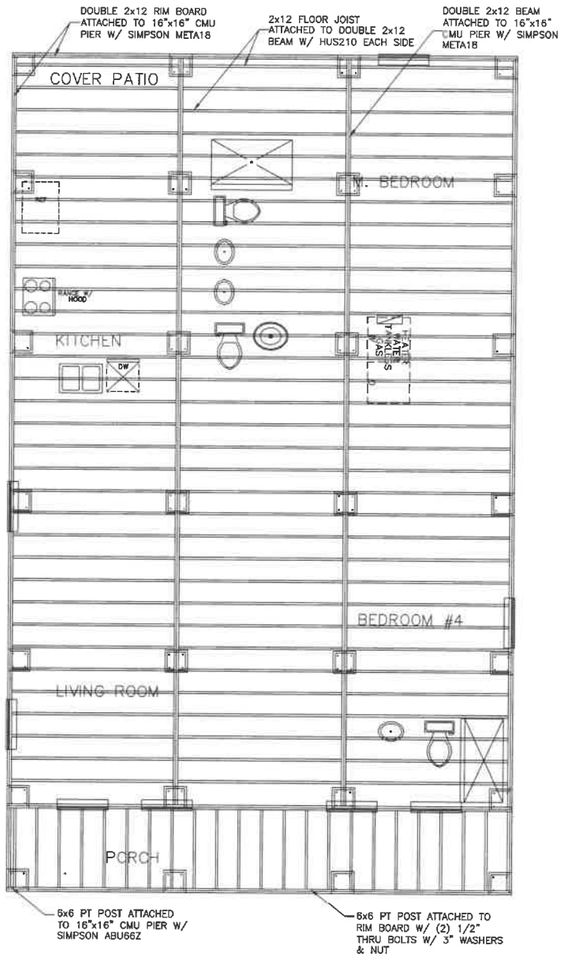
TYPICAL HANDRAIL
(SCALE: 3/4" = 1'-0")



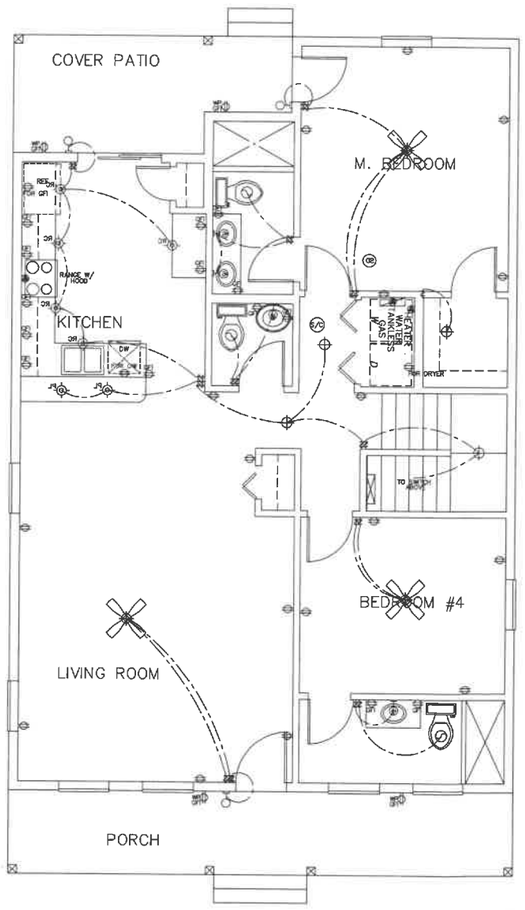
TYPICAL GUARDRAIL – (NOT JOB SPECIFIC)
(SCALE: 3/4" = 1'-0")



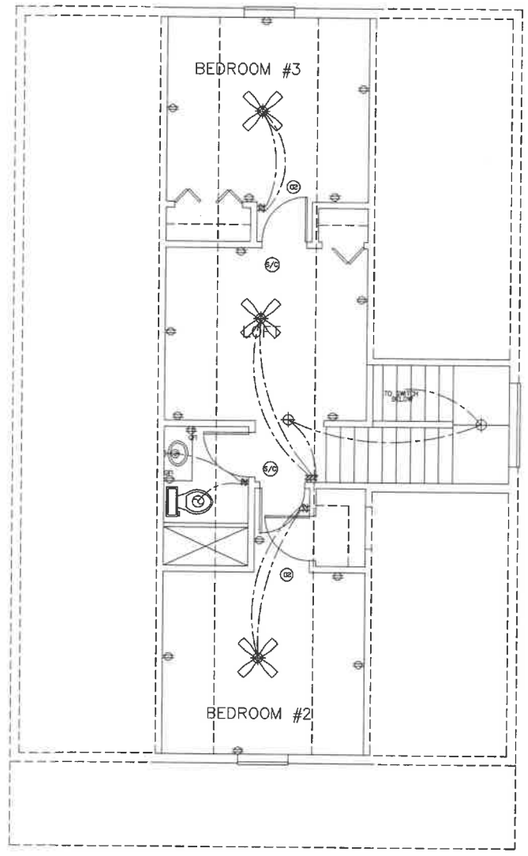
TYPICAL STAIR CONSTRUCTION
(SCALE: 1/2" = 1'-0")



FLOOR JOIST LAYOUT
SCALE: 1/4"=1'-0"



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



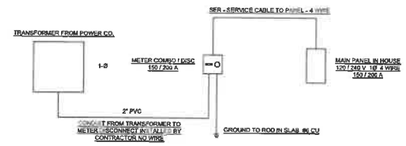
2nd FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

NOTE:
-Location of electric outlets are a representation only, outlets will be located per local building code.

-Provide AFCI(arc-fault circuit 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
	VAPOR-PROOF RECESSED	$D	DIMMER SWITCH
	PENDANT LIGHT	DB	DOOR BELL CONNECTION
RC	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABINET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT		JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING		CUT-OFF SWITCH
	EXTERIOR FLOODLIGHT		SURROUND SOUND BASE
PA	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
	WATER-PROOF OUTLET	SA	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		
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 39" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF + KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7. GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC

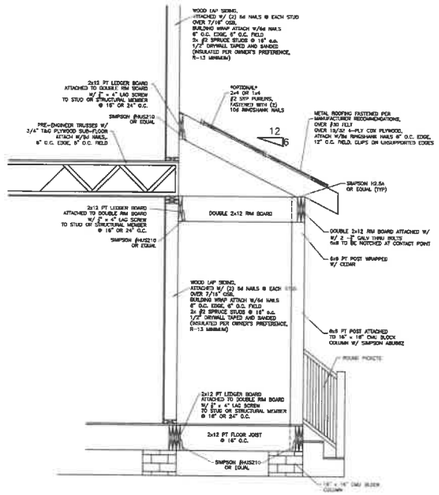
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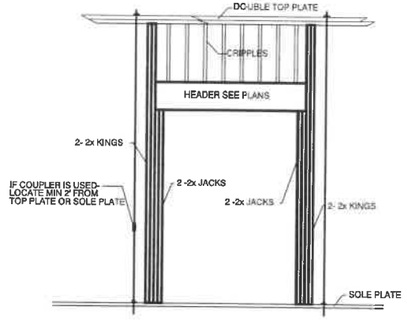
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SHEET NO	3 OF 4

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PORCH SECTION

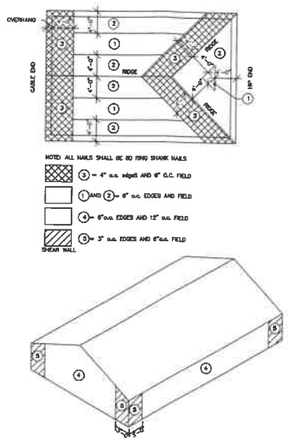
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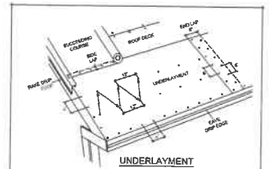
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

OPENINGS UP TO 6'-0" (1 JACKS/ KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)

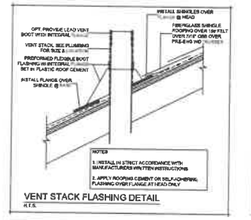


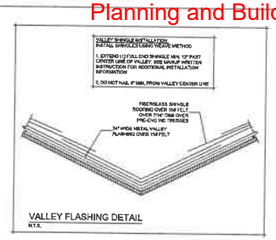
Plywood Nailing Details

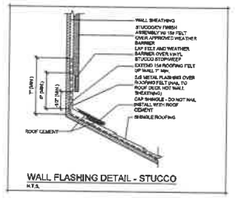


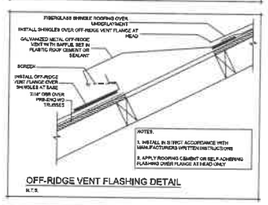
ROOFING DETAILS

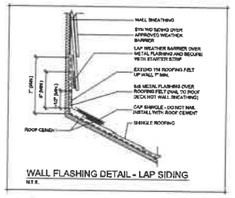
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER. FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS

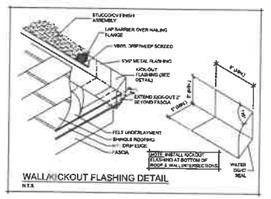


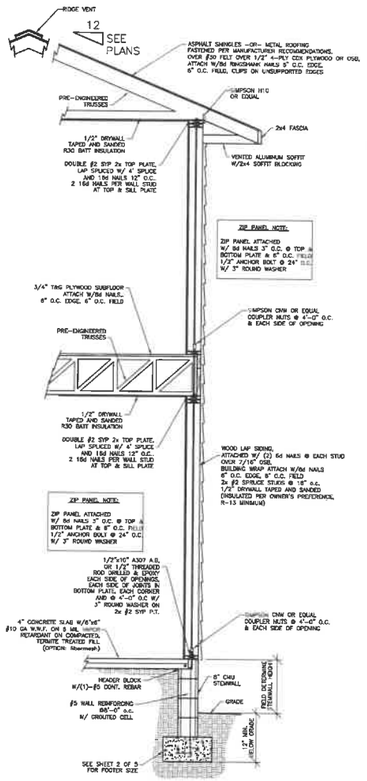






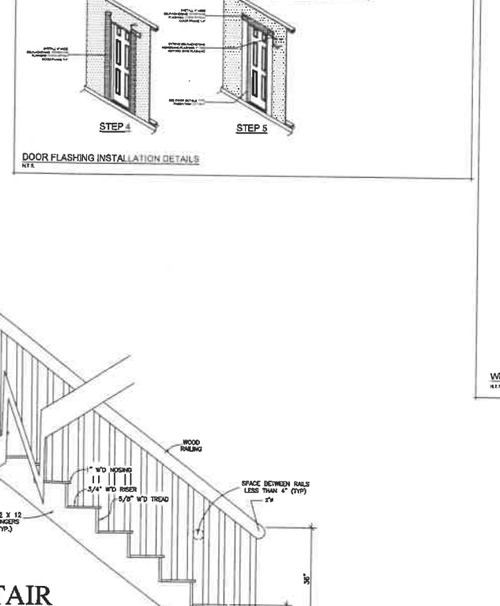






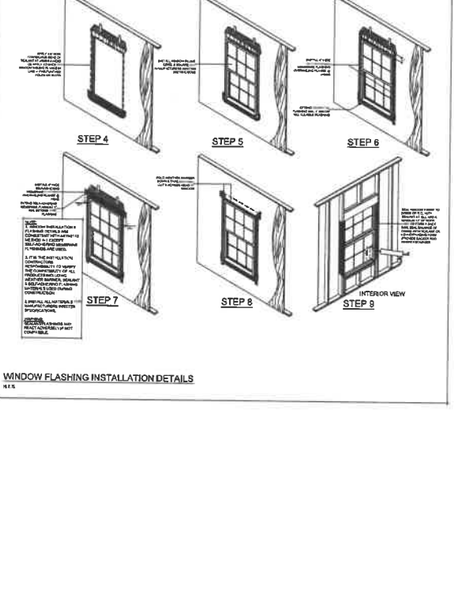
TYPICAL WALL SECTION

SCALE $\frac{1}{2}$"=1'



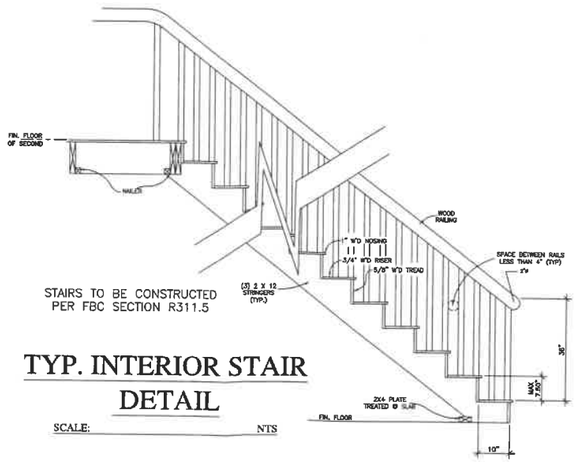
DOOR FLASHING INSTALLATION DETAILS

NTS



WINDOW FLASHING INSTALLATION DETAILS

NTS



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

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RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
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 October 21, 2022
Planning and Building Department

GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
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 26 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#)	(8)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 VINYL SOFFIT WITH (4) 4' OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9" OF NET FREE AIR PER SQUARE FOOT OFF RIDGE VENT: L 462" H 5.5" AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND SPEED	ROOFS (all values negative - i.e. "UPLIFT")				WALLS (incl. Windows & Doors)			
	ZONE 1" CENTER	ZONE 1' END EDGE	ZONE 1" END EDGE	OVERHANG CORNER	OVERHANG INTERIOR	END ZONES NEGATIVE	END ZONES POSITIVE	INTERIOR ZONES NEGATIVE	INTERIOR ZONES POSITIVE
AREA									
90	-26.75	-29.75	-24.61	-41.72	-41.72	-32.86	24.61	-28.72	24.61
95	-31.33	-27.52	-33.98	-48.46	-48.46	-30.37	33.57	-33.98	33.57
99	-26.86	-25.86	-21.09	-38.80	-27.74	-27.74	21.90	-23.99	21.90
100	-34.81	-24.61	-28.44	-37.54	-37.54	-25.66	-20.66	-32.94	30.36

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS	UPLIFT	DENSE	WOOD NAILING
HETA12	1265	10-10d	(10)NAILS
HETA16	1810	14-10d	(14)NAILS
HETA20	1810	(2)SDS25	SDS25
HETA24	1810		(48)NAILS
HETA40	1810		BLOCK
	S=1450	HETA12	(6)Hd
	1160-1788	HETA16	(8)Hd
10d X 1 1/2" NAILS	1791-2320	HETA20	(10)Hd

THESE VALUES
"WINDBORNE DEBRIS PROTECTION PROVISION SCHEDULE"
FOR WOOD STRUCTURAL PANELS

FASTENER SPACING (INCHES)				
FASTENING SCHEDULE	PANEL SPAN 4 FEET OR LESS	PANEL SPAN GREATER THAN 4 FEET	EDGE SPACING (ALL PANEL EDGES)	FIELD SPACING (ALL PANEL EDGES)
8d NAILS SPACED AT 6" EDGE SPACING WITH 2" EDGE DISTANCE	6	6	6	12
8d NAILS SPACED AT 4" EDGE SPACING WITH 2" EDGE DISTANCE	6	6	4	12
8d NAILS SPACED AT 3" EDGE SPACING WITH 2" EDGE DISTANCE	6	6	3	12
LAG SCREWS SPACED AT 6" EDGE SPACING WITH 2" EDGE DISTANCE	6	6	6	6

DESIGN LOADS:

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

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

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

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

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

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

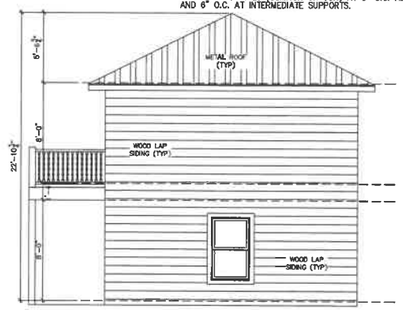
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)

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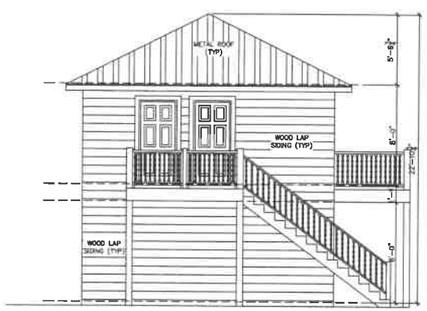
STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:

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



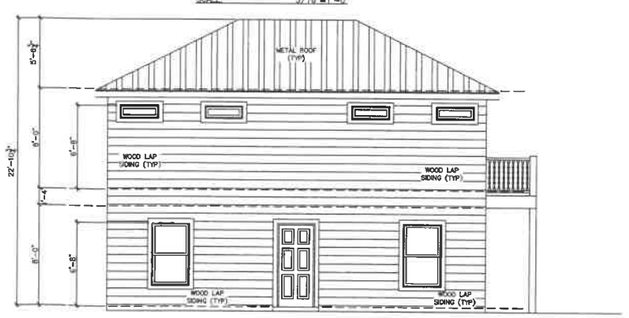
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



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	
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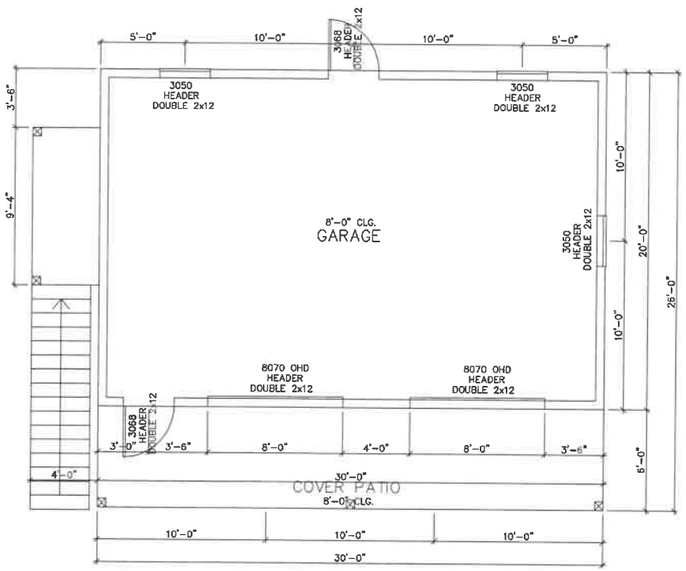
ROBERT G. MORGEN JR., P.E.
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R G M Engineering, Inc.

SIGNED / DESIGNED

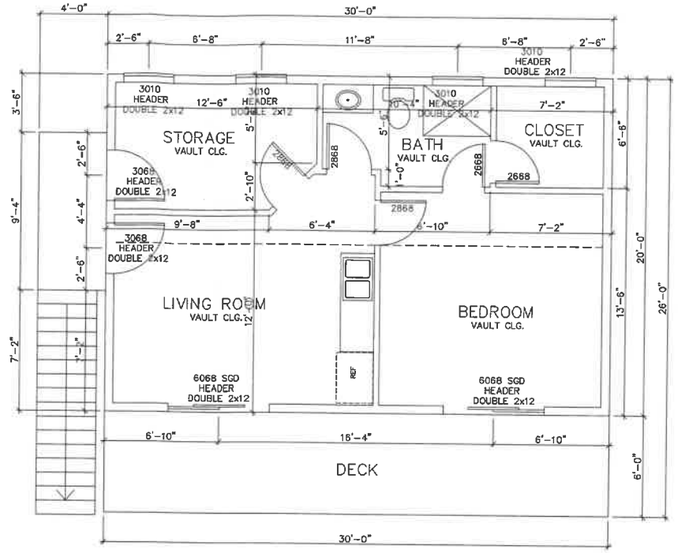
NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
ST. JOHNS COUNTY

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

Received October 21, 2022
Planning and Building Department



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

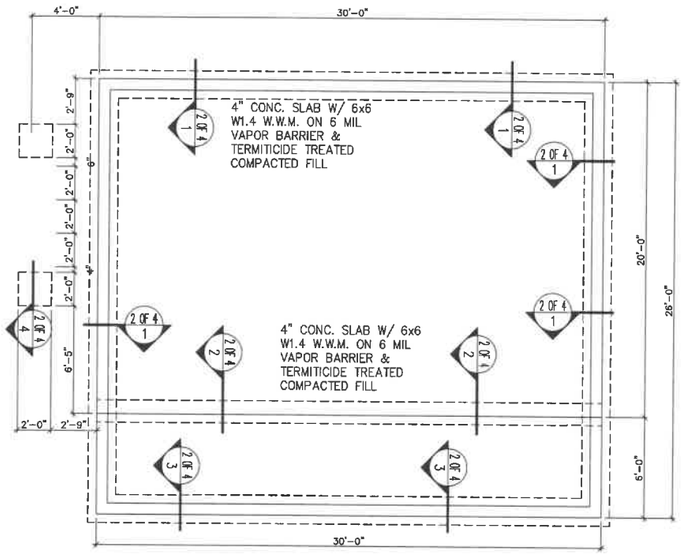


2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

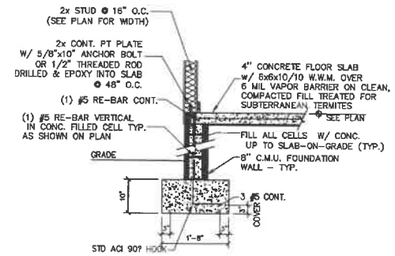
SQUARE FOOTAGE TABULATION	
1ST FLOOR GARAGE	600
2ND FLOOR LIVING	498
2ND FLOOR DECK	180
STORAGE	102
TOTAL	1,380

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

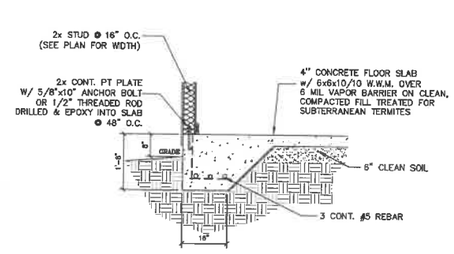
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or
Structure(s) supporting floor/ceiling assemblies used for separation required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



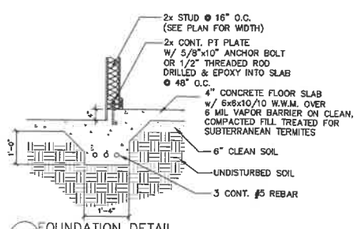
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



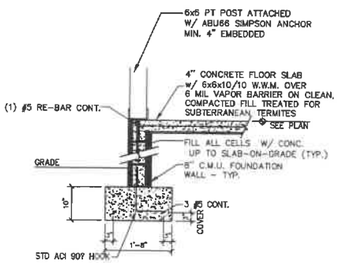
1 FOUNDATION DETAIL
SCALE: NTS



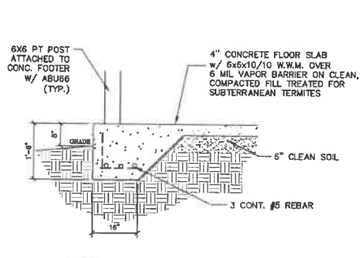
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



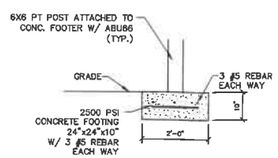
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



3 FOUNDATION DETAIL
SCALE: NTS



3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



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

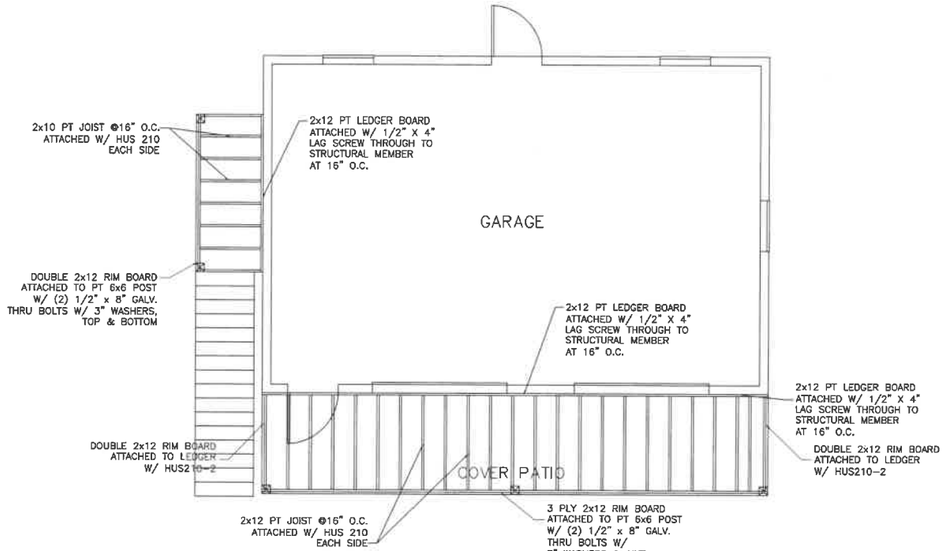
ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

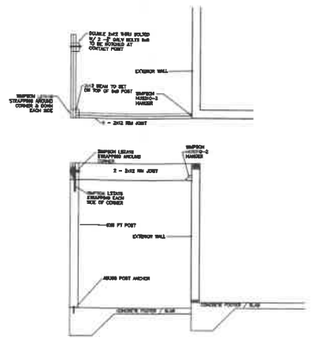
NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

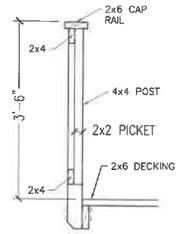
Received October 21, 2022
Planning and Building Department



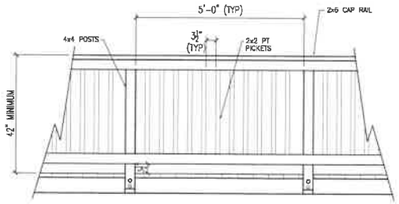
DECK JOIST LAYOUT
SCALE: 1/4"=1'-0"



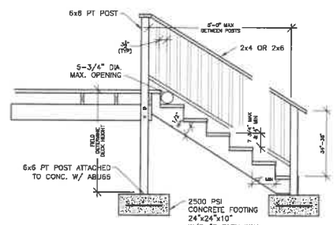
PORCH CORNER SECTION



TYPICAL HANDRAIL
(SCALE: 3/4" = 1'-0")



TYPICAL GUARDRAIL – (NOT JOB SPECIFIC)
(SCALE: 3/4" = 1'-0")

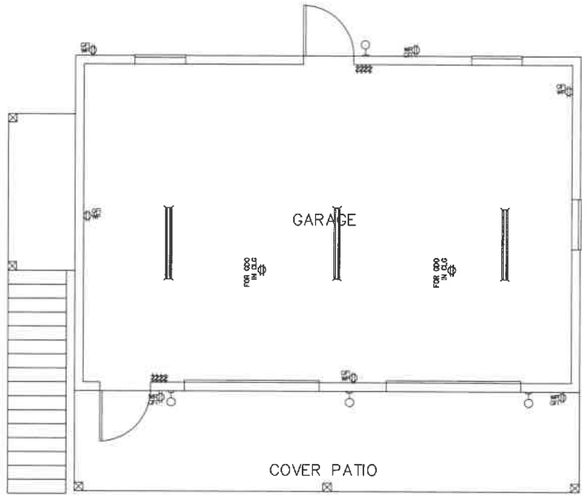


TYPICAL STAIR CONSTRUCTION
(SCALE: 1/2" = 1'-0")

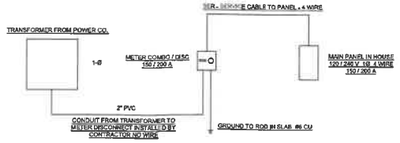
NOTE:
-Location of electric outlets are a representation only, outlets will be located per local building code.

-Provide AFCI(arc-fault circuit 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
VPRC	VAPOR-PROOF RECESSED	$D	DIMMER SWITCH
PT	PENDANT LIGHT	DB	DOOR BELL CONNECTION
RE	RECESSED "EYEBALL CAN LIGHT	DH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABINET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING		CUT-OFF SWITCH
	EXTERIOR FLOODLIGHT		SURROUND SOUND BASE
PA	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
	WATER-PROOF OUTLET	SCD	SMOKE DETECTOR / CARBON MONOXIDE
	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

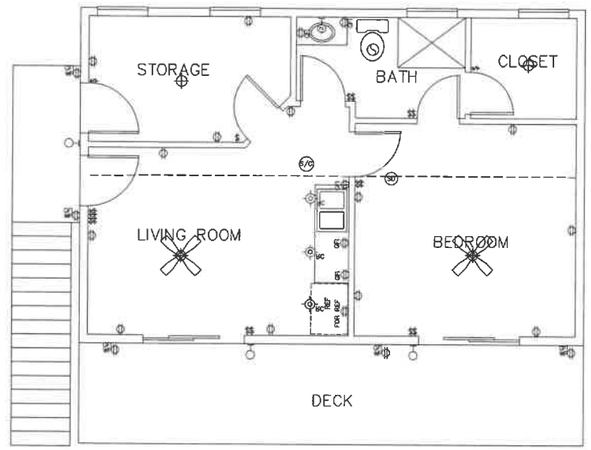


1st FLOOR ELECTRICAL
SCALE: 1/4"=1'-0"



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 39" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7. GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT, 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC



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

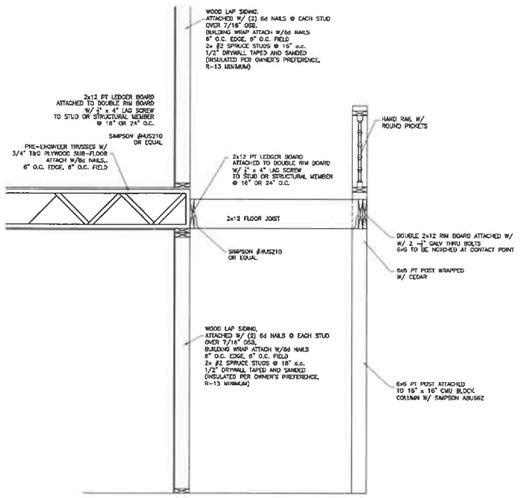
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NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
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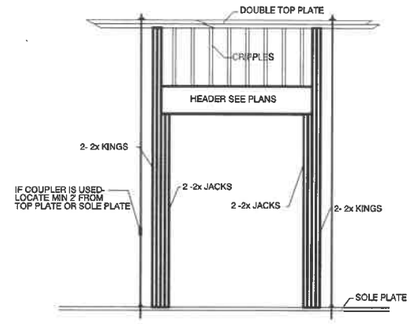
DRAWN BY	K.E.B.
DATE	1-5-22
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CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	3 OF 4

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DECK SECTION

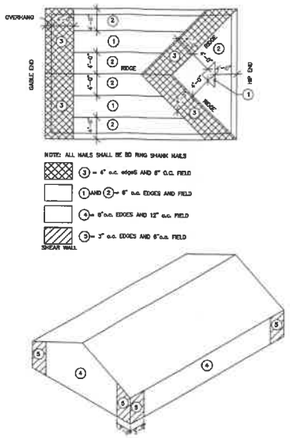
SCALE : NTS



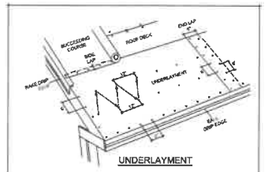
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

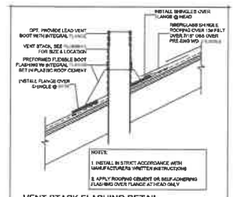
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



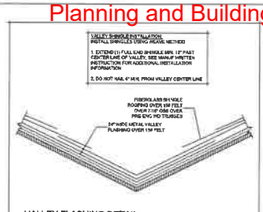
Plywood Nailing Details



UNDERLAYMENT



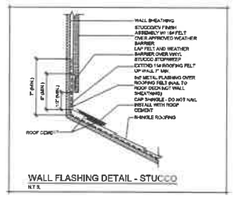
VENT STACK FLASHING DETAIL



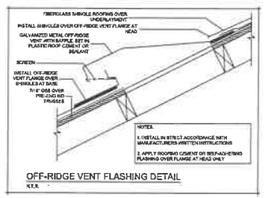
VALLEY FLASHING DETAIL



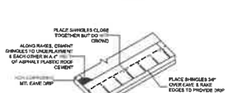
STARTER COURSE



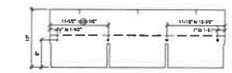
WALL FLASHING DETAIL - STUCCO



OFF-RIDGE VENT FLASHING DETAIL



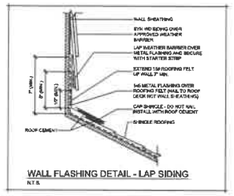
FIRST COURSE



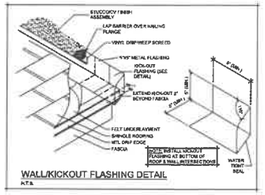
SHINGLE NAILING

ROOFING DETAILS

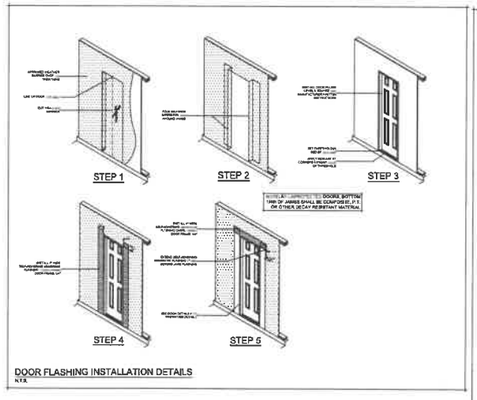
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER. FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



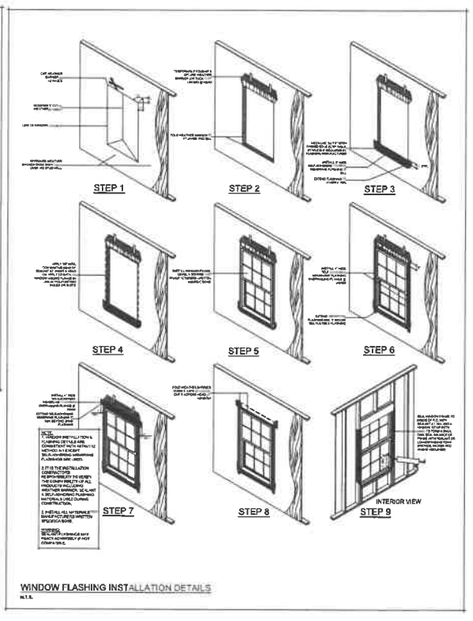
WALL FLASHING DETAIL - LAP SIDING



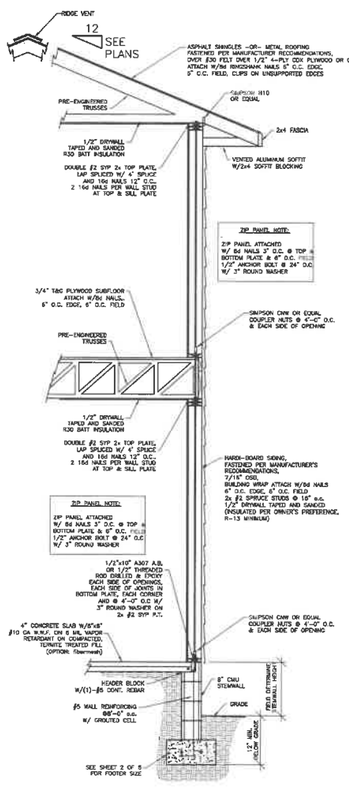
WALL/KICKOUT FLASHING DETAIL



DOOR FLASHING INSTALLATION DETAILS

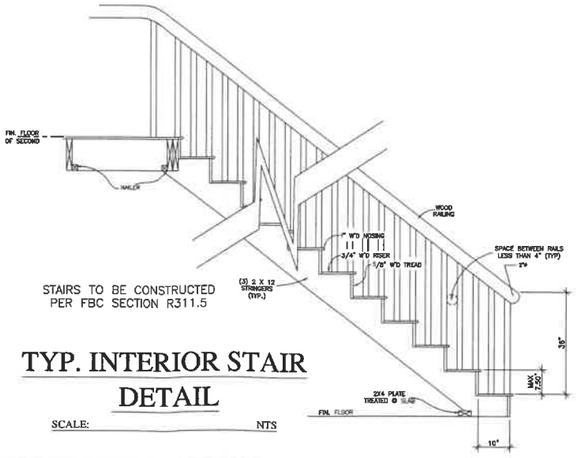


WINDOW FLASHING INSTALLATION DETAILS



TYPICAL WALL SECTION

SCALE 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
28 W. CASTILLO DRIVE LOT 15
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
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MATERIAL LIST FOR LOT 15

28 W CASTILLO

29 GROVE AVENUE

1) 1" BY 7" REVEAL, WOOD LAP SIDING
2) 1" BY 4" WOOD TRIM (CORNERS, AROUND WINDOWS AND DOORS)
3) PT 5/4 DECKING BOARDS (PORCH/STEPS)
4) WOOD SPINDELS
5) 1" BY 6" WOOD TRIM AT TOP AND BOTTOM OF POSTS ON PORCHES
6) 2" BY 4" TOP AND BOTTOM RAILING FOR PORCH HANDRAIL SUPPORTS
7) 2" BY 8" ROUTERED EDGES FOR TOP GRAB RAILING ON PORCHES/STEPS
8) Wood "FISHSCALE" shake accents in dormers as per plans
9) PELLA WOOD CLAD WINDOWS
10) WOOD CLAD GARAGE DOORS
11) Wood Ship Lap for Ceilings on porches, painted white
12) WOOD EXTERIOR DOOR
13) Black fixtures on all exterior lighting as shown on plans
14) Clay based pavers 4" by 8" for pavers on pool deck, walks, and pool surround
15) Black hardware for all exterior doors
16) PT wood 4' Picket Fence
17) PT Wood 6' Privacy Fence
18) PT Wood 8' Privacy Fence

** please find our brochure attached as well



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nswing Double Prehung Front Door

(7) Questions & Answers (11)









Hover Image to Zoom

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LATE FEDERAL/NEOCLASSICAL, ca. 1820-1840

Numbers refer to Sherwin Williams paints

The styles associated with this Class reflect the Late Federal/Neoclassical period of architecture. Almost all buildings were whitewashed or painted white and trimmed with dark green although black is also an appropriate trim color. An appropriate white paint is Sherwin Williams' Classical White. The green should be Rookwood Shutter Green or Renwick Fence Green. A dark red, sometimes referred to as brick red, is an acceptable body or trim color, although it was used as a body color only when trying to save money. It was an inexpensive paint, hence people used it to paint barns and outbuildings. Another acceptable body color, sometimes referred to as Federal Tan, was used to simulate brick or brownstone. Downing Sand or Renwick Beige are similar to Federal Tan, which was also called Fawn.

Refer to Late Federal/Neoclassical colors if your house is one of the following architectural styles:

- Greek Revival (1830-1870)
- Vernacular (1820-1840)

BODY

Classical White
SW 2829
Body

Downing Sand
SW 2822

Renwick Beige
SW 2805

TRIM

Rookwood Shutter Green
SW 2809

Renwick Fence Green
(Match: Basil – SW 6194)

Black
TRIM

BODY AND TRIM

Rookwood Red
SW 2802

Rookwood Dark Red
SW 2801

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Here's what makes our clay pavers so great.



Pine Hall Brick pavers have a wide range of colors with great aesthetic appeal to create hardscapes for both modern and historic settings. Homeowners covet clay pavers because they are authentic brick. Designers and architects value the latitude to fit them into almost any design.

- **Durability** – clay pavers withstand generations of use in the most demanding environments.
- **Colorfast** – our pavers never fade, because the color is integral to the molding and firing process.
- **Cost Savings** – no costly sealers ever needed for durability or color retention.
- **Extreme Weathering** – Pine Hall Brick clay pavers greatly exceed the most rigorous Freeze-Thaw test in the paving industry.
- **Strength** – we make our pavers to the demanding specification of 12,000 psi average compressive strength.
- **Sustainability** – clay pavers are formed from two of the most basic materials there are: dirt and water. They last for generations and can also provide permeable surfaces to protect the environment from water runoff.

Since 1922, Pine Hall Brick has continuously developed new and better ways to manufacture clay pavers. At our state-of-the-art facilities, we produce thousands of pavers daily.

Family owned with plants in North Carolina, we are a business dedicated to defining the standard of segmental paving with America's Premier Paver™.

PINE HALL BRICK
AUTHENTIC CLAY PAVERS
Live chat with us at PineHallBrick.com

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For your backyard

A great outdoor living space enhances the beauty, function and value of any home. Your dream backyard starts with authentic clay pavers from Pine Hall Brick.



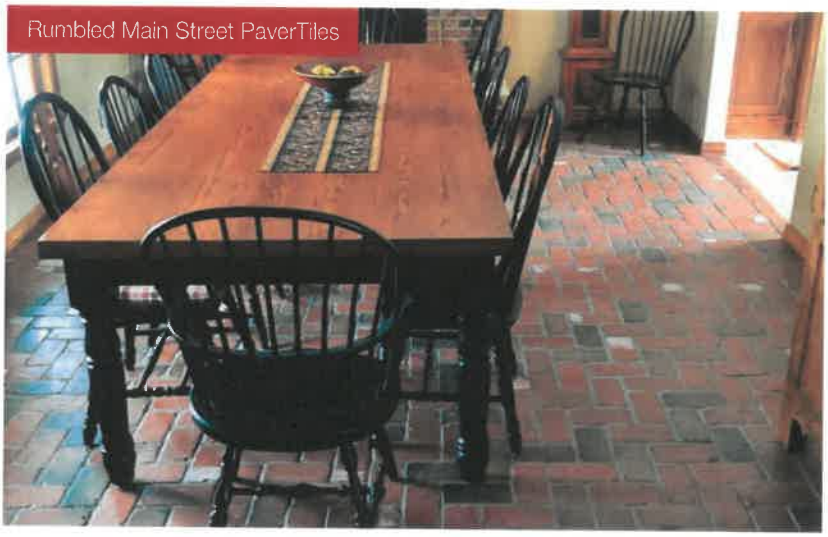


For your driveway

Strong. Durable. Colorfast. Make a statement with a clay paver driveway. They are virtually maintenance free and don't need expensive sealers to look good over time. Decades from now they will look as good as the day they were installed.

For your interior

Our 1/2" thick Paver Tiles allow the homeowner to bring the beauty and authentic appeal of clay pavers indoors.





For commercial

Servicing commercial projects with the highest quality clay pavers is what made us the largest clay paver supplier in the world. Our team of experts is waiting to assist you with technical support, CEU presentations and samples.

Call or chat with us online.

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English Edge in Buff, Full Range, Dark Accent and Rose
Photo credit: Ray Gamma



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Beveled Edge Pavers

English Edge pavers have both beveled edges and spacer bars for a crisp look that installs with ease. Beveled edge pavers are available in standard 4" x 8" by 2-1/4" thickness, as well as 2-3/4" thickness for heavy vehicular applications. Beveled edge pavers are recommended for driveways and other vehicular applications.

English Edge


Autumn


Gray


Buff

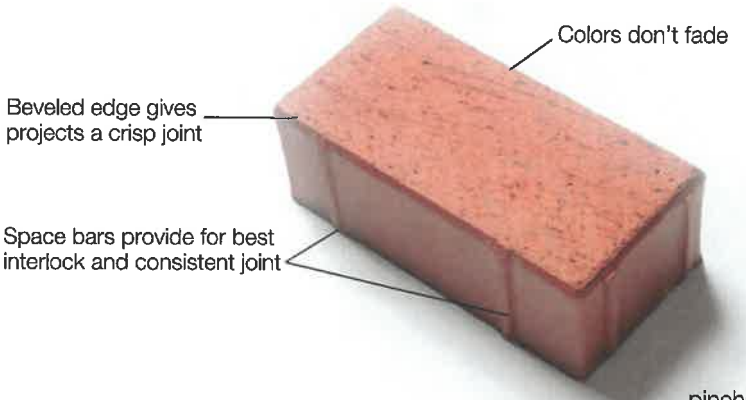

Cocoa


Red


Dark Accent


Rose


Full Range



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CLAY BASED BRICK PAVERS



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PELLA® RESERVE™ TRADITIONAL



WOOD & ALUMINUM-CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY DESIGNED WINDOWS AND DOORS WITH UNPARALLELED HISTORICAL DETAILING.

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WHY CHOOSE WOOD?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of product line.

EXCLUSIVE WOOD PROTECTION

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

DESIGNED FOR LONG-LASTING DURABILITY

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

QUALITY EXTERIOR AND INTERIOR FINISHES

Extruded aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist fading and chalking. Interiors can be factory pre-finished to save time. Our prefinish is applied prior to final assembly and kiln-cured for a quality aesthetic.



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

ENDURAGUARD® WOOD PROTECTION
Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

EXTERIOR ALUMINUM CLADDING
Exceptionally durable aluminum cladding with EnduraClad® exterior finish helps protect windows and patio doors for years.

INSULATING GLASS SEAL
A long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

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WHY CHOOSE PELLA® RESERVE™ – TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve – Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.



2/1 GRID PATTERN



Double-Hung Window



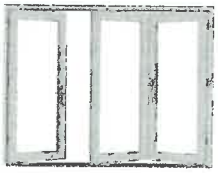
Single-Hung Window



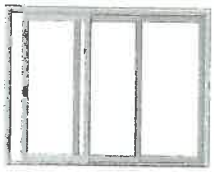
Hinged Patio Door



Sliding Patio Door



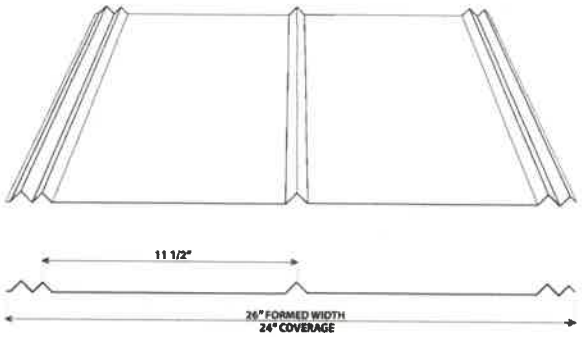
Bifold Patio Door



Multi-Slide Patio Door

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5V Crimp Metal Roofing Panels



EMAIL SALES

CALL US

5V crimp metal roofing is a profile that has maintained its popularity over time. It is a classic design that offers both beauty and durability, with a traditional ocean side character. It is a perfect choice for both commercial and residential applications.

This panel enhances curb appeal and is used on all of the following building types:

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KEYSTONE CERTIFICATIONS, INC.

Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI

ANSI #0612 ISO/IEC 17065 Product Certification Body

145 Limekiln Road, Suite 100B
New Cumberland, PA 17070
www.keystonecerts.com

Issue Date:	9/01/2017
Revision Date:	1/11/2021
Expiration Date:	10/12/2025

Construction Specifications Institute (CSI) Category:

Division: 07 00 00 – Thermal & Moisture Protection

Section: 07 41 13 – Metal roof and wall panels

1. Program Licensee:

1st Coast Metal Roofing Supply
186 SR 207
East Palatka, FL 32131
386-325-0242
http://www.1stcoastmrs.com/

2. Certified Roof Covering:

1st Coast Metal Roofing Supply's Model 5V Crimp Panel non-structural through-fastened minimum 26 gauge metal roof and wall panels installed over nominal 7/16" OSB sheathing roof deck for use in new construction, re-roofing and re-covering applications.

3. Scope of Certification:

This Certification Report provides technical data substantiating that the use of the certified roof covering and the evaluated roof systems are in compliance with the following:

- 2020 Florida Building Code - Building, 7th Edition, Section 1504.3.2.
- Florida Product Approval Rule 61G20-3.

Properties Evaluated:

- Wind Uplift Resistance

This Certification Report was used to qualify Florida Product Approval FL 24397-R6.

4. Evaluated Roof System Description:

4.1. **Roof Covering:** 5V Crimp Panel metal roof and wall covering panels are cold roll-formed from minimum 26 gauge ASTM A792 Grade 50 steel sheet. The panels are aluminum-zinc alloy coated per ASTM A792 (AZ50), and shall be installed in accordance with the manufacturer's instructions and this Certification Report.

4.2. **Roof Deck:** 5V Crimp metal roof and wall panels are certified for use over solid or closely-spaced, nominal 7/16" OSB sheathing complying with 2020 Florida Building Code - Building, 7th Edition, Section 2303.1.8 with a minimum slope of 25% (3:12).

4.3. **Anchorage:** 5V Crimp Panel metal roof and wall panels shall be through-fastened to the roof deck using #9-15 x 1-1/2" Woodbinder ST-XL hex-head wood screws with EPDM-sealing washer or equivalent, as specified in Table 1, applied in the patterns described in Appendix 1.

4.4. **Underlayment:** 5V Crimp Panel metal roof and wall panels in new construction applications shall be installed over underlayment meeting the applicable material type and attachment details specified in 2020 Florida Building Code - Building, 7th Edition Table 1507.1.1.1., the manufacturer's installation instructions and this Certification Report.

Refer to www.keystonecerts.com to ascertain the ongoing status of this Certification Report. Approval of building products and/or materials can only be granted by the building official having jurisdictional legal authority. Keystone Certifications, Inc. does not endorse or make warranties with respect to product performance or suitability of a product for a given use.

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5. Installation

5V Crimp Panel metal roof and wall panels in new construction applications shall be installed in accordance with the 2020 Florida Building Code - Building, 7th Edition, Section 1507.4, the manufacturer's published installation instructions and this Certification Report.

5V Crimp Panel metal roof and wall panels in re-roofing and re-covering applications may be installed over a single layer of existing shingles and shall be installed in accordance with the 2020 Florida Building Code Code - Building, 7th Edition, Sections 1507.4 & 1511, the manufacturer's published installation instructions and this Certification Report.

The manufacturer's installation instructions shall be made available at the time of installation. If there are differences between this report and the manufacturer's installation instructions, this report shall take precedence.

6. Product Performance

The performance of the 5V Crimp Panel non-structural through-fastened metal roof and wall panels described in this Certification Report has been determined in accordance with:

- UL 580-06, *Tests for Uplift Resistance of Roof Assemblies.*
- UL 1897-04, *Uplift Tests for Roof Covering Systems.*

As tested & reported by the following independent accredited laboratory:

Laboratory	Report Ref.
Force Engineering & Testing	99-0284T-15A & B

Note: The UL 1897-04 standard is equivalent to the UL 1897-2012 standard.

6.1. Wind Resistance

The allowable design uplift pressures for 5V Crimp Panel anchored as described in Appendix 1, when tested in accordance with the referenced standards with an applied safety factor of 2.0 are found in Table 1.

Table 1

Description	Anchor Pattern	Anchor Man'f & Model	Max Design Uplift Pressure
Over 7/16" OSB Sheathing	**A** (16" O.C.)	Woodbinder ST-XL	**-52.5 psf**
Over 7/16" OSB Sheathing	**B** (24" O.C.)	Woodbinder ST-XL	**-63.5 psf**

7. Conditions of Use

5V Crimp Panel non-structural through-fastened metal roof and wall panels must be insulated against other materials or metals including concrete, lead, copper and treated lumber that contains corrosive materials.

8. Limitations of Use

5V Crimp Panel non-structural through-fastened metal roof and wall panels are not qualified for use in the High Velocity Hurricane Zone (HVHZ).

Fire classification, shear diaphragm design, roof deck design & attachment to supporting members are not within the scope of this Certification Report.

Roof support framing shall comply with 2020 Florida Building Code - Building, 7th Edition, Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.

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9. Licensed Manufacturing Facilities

This Certification Report is applicable only to 5V Crimp Panel non-structural through-fastened metal roof and wall panels manufactured at the following locations:

1st Coast Metal Roofing Supply 186 State Rd 207 East Palatka, Florida 32131

Each licensed facility is subject to periodic inspection by Keystone Certifications to verify conformance with Keystone Roof Covering Certification & Listing Program requirements.

10. Identification

5V Crimp Panel non-structural through-fastened metal roof and wall panels represented by this report shall be identified with Keystone Roof Covering Certification & Listing Program certification labeling illustrated below, to be applied to individual panels, packaging, invoicing or bills of lading:



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Aaron M. Shultz
Validation Manager

KEYSTONE CERTIFICATIONS, INC.

Metal Roof Certification & Listing Program

Certification Report

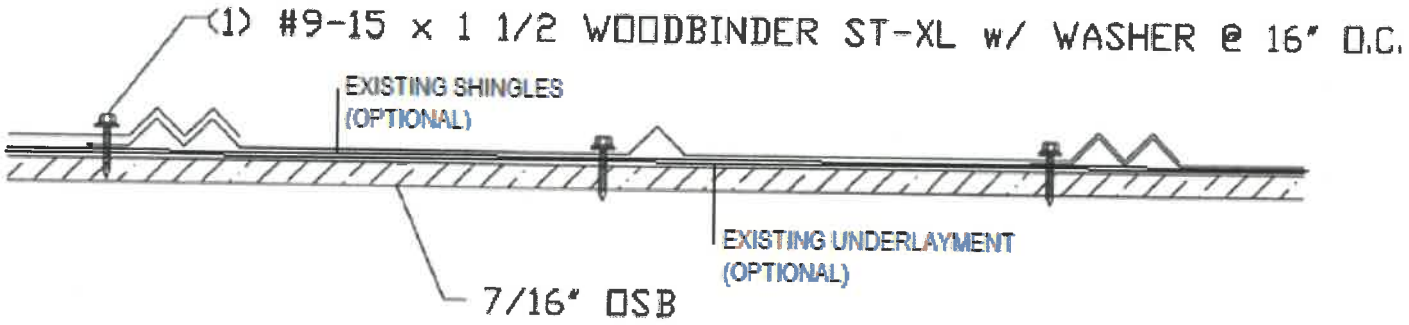
11030-001-KCI

ANSI #0612 ISO/IEC 17065 Product Certification Body

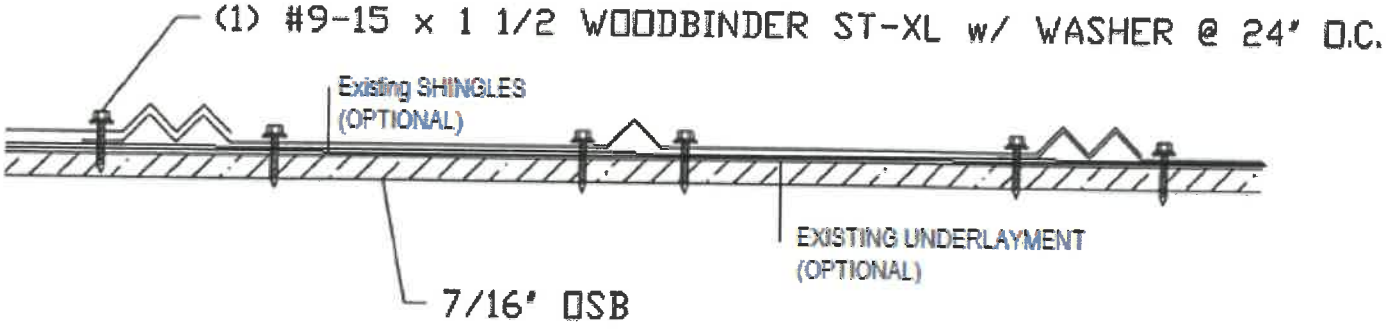
Appendix 1

Note: In all cases (new construction and re-roofing), the anchors shall fully penetrate the OSB roof deck.

Anchor Pattern A



Anchor Pattern B



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New Cumberland, PA 17070
www.keystonecerts.com

Issue Date:	9/01/2017
Revision Date:	1/11/2021
Expiration Date:	10/12/2025

Certificate Revisions

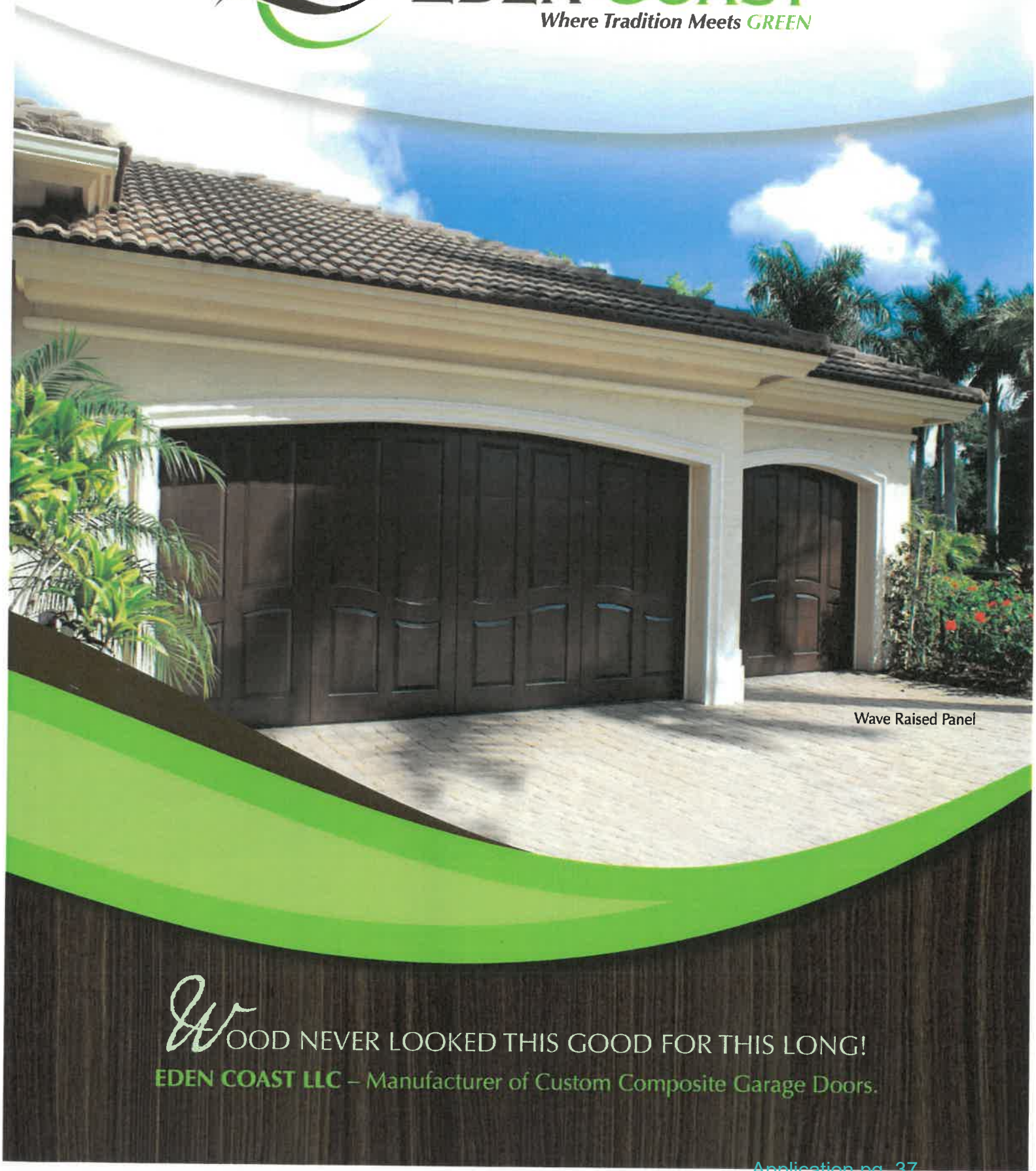
Rev #	Date	Description
0	9/1/2017	Initial issuance.
1	9/6/2017	Revised 2017 FBC Particleboard Section reference to 2301.1.8.
2	1/8/2018	Added reference to associated Florida Product Approval No FL24397.
3	1/23/2018	Added hyperlink to FL24397
4	6/25/2018	Removed ref's to measurements for mat'l thickness and yield strength, relying on applicable Gauge and steel Grade.
5	3/12/2019	Updated Model name to include metal roof *"and wall panels"*
6	10/7/2019	Updated ANSI Logo to proper requirements. Revised anchorage illustrations for clarity, added reference to optional re-roofing / re-covering installation over "one layer of existing shingles".
7	10/12/2020	Updated to 2020 FBC 7th Edition.
8	1/11/2021	Corrected Model name. Updated FPA link.

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EDEN COAST LLC

Where Tradition Meets GREEN

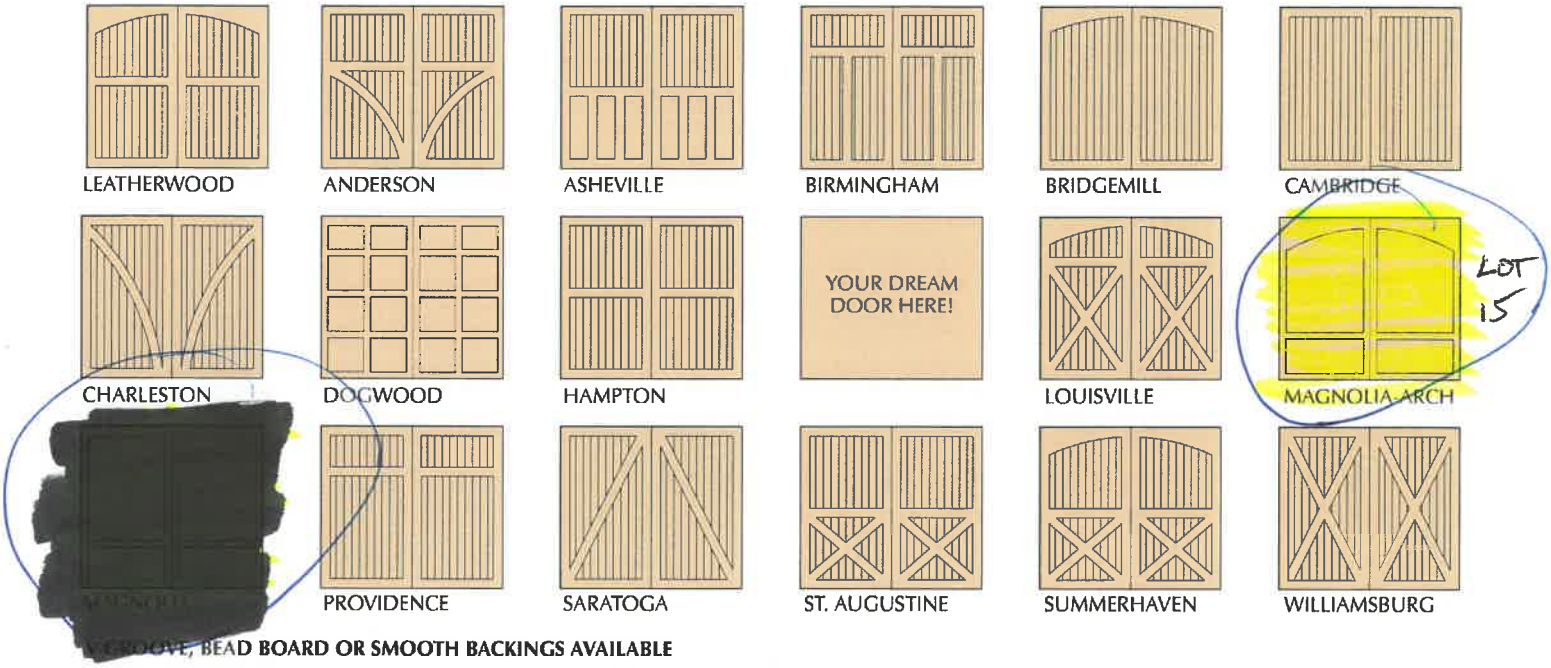


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EDEN COAST LLC – Manufacturer of Custom Composite Garage Doors.

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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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Silver 15 Heat Pump



12’ by 24’ Pool, with 3-4’ paver surround and a 10’ sundeck



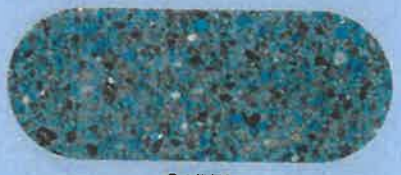
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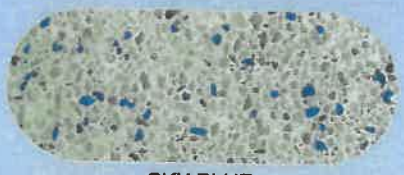


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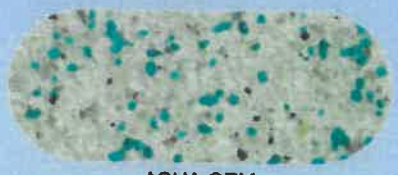

WHITE GEM


EMERALD SEA

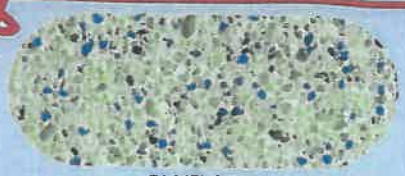

CAPRI

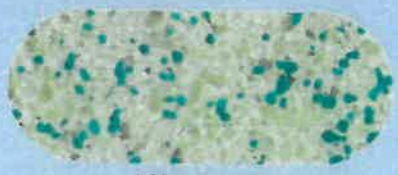

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CS-691 LAGOON 6X6

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. 42

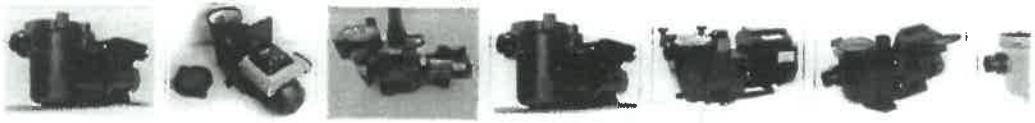
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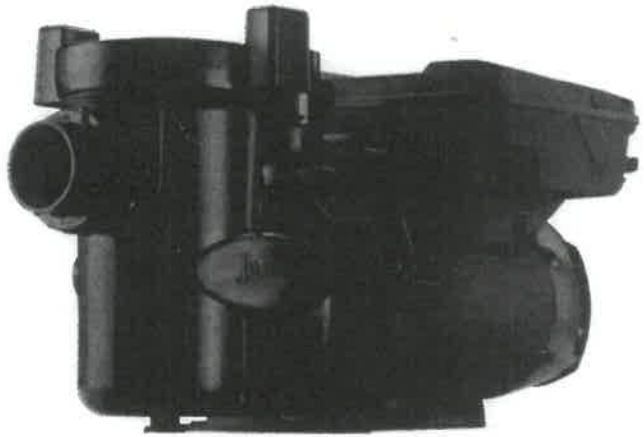
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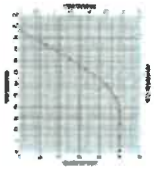
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Manufacturer: Liberty Pumps

Liberty LSG202A Grinder Pump

Item #: LIBLSG202A

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Silver 15 Heat Pump



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2. **Duration™ variable speed compressor**
   Automatically makes constant, minute adjustments to avoid temperature swings in your home and maintain consistent comfort and optimal efficiency.
3. **Compressor sound insulator**
   Reduces operating noise for a quieter home environment.
4. **All-aluminum Spine Fin™ coil**
   An exclusive design makes it extremely efficient at transferring heat, and highly resistant to corrosion.
5. **Durabase™ basepan**
   Built to resist cracks, rust and corrosion.
6. **Variable-speed fan motor**
   Adjusts speed based on cooling and heating requirements for high efficiency and quieter operation.
7. **Heavy-duty steel louvered panels**
   Protect the coil from dirt and damage while still providing substantial airflow.
8. **Appliance-grade finish**
   Durable powder-painted louvers resist rust and corrosion, eliminate sharp edges and provide years of lasting protection.
9. **SermaGuard™ rust-resistant screws**
   For corrosion resistance and longer life SermaGuard™ screws are Zinc-coated.

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Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00 Doc. D $0.70

Prepared by and Return to:
L. Taing
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #117400
193960-0000

****This Deed represents a transfer from a Company in which Grantee is its Principal. No consideration has been paid.**

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this May 9, 2022, between **Zigiz Holdings, LLC, a Florida Limited Liability Company**, whose mailing address is: 501 Boating Club Rd, Saint Augustine, Florida 32084, party of the first part, and **Brian Scrone, and Constanze Scrone, husband and wife**, whose mailing address is: 501 Boating Club Rd, 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:

Lot 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.

COPY

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 .

Signed, sealed and delivered
in the presence of:

Witness signature

Print witness name

Witness signature

Print witness name

Zigiz Holdings, LLC, a Florida Limited Liability Company

By:
Print Name: Brian Scrone
Title: Managing Member

By:
Print Name: Constanze Scrone
Title: Managing Member

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this May 9, 2022 by **Brian Scrone and Constanze Scrone, Managing Members of Zigiz Holdings, LLC, a Florida Limited Liability Company** who is personally known to me or who has produced a Driver's License as identification.

Notary Public

JOSEPH M. DANESE III
MY COMMISSION # HH 116452
EXPIRES: August 11, 2025
Bonded Thru Notary Public Underwriters

Print Notary Name
My Commission Expires:
Notary Seal

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 [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

2022 TRIM Notice

2022 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 LOT 15 OR5307/1343 & 5556/1409 *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	18.9763
Acreage	0.150
Homestead	N

Owner Information

Owner Name	Scrone Brian,Constanze 100% Scrone Constanze 100%
Mailing Address	501 BOATING CLUB RD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	$0
Extra Features Value	$1,645
Total Land Value	$252,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$253,645**
Total Deferred	$0
Assessed Value	**$253,645**
Total Exemptions	$0
Taxable Value	**$253,645**

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
2022	$0	$1,540	$252,000	$0	$0	$253,540	$253,540	$0	$253,540
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 - 6' and Above (COM)		1645

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
5/11/2022	5/9/2022	$100.00	WARRANTY DEED	5556	1409	U	V	ZIGIZ HOLDINGS LLC	SCRONE BRIAN,CONSTANZE
7/1/2021	6/28/2021	$260,000.00	WARRANTY DEED	5307	1343	Q	V	HOLBORN GROUP INC	ZIGIZ HOLDINGS LLC
	12/29/2005	$414,000.00	WARRANTY DEED	2628	641	Q	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	HOLBORN GROUP INC
	5/1/2005	$284,700.00	WARRANTY DEED	2438	1533	U	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	IRIC ACQUISITION CORP
	3/1/1989	$0.00		816	135	U	V		INDIAN RIVER INDUSTRIAL CONTR
	7/1/1986	$0.00		709	1403	U	V		
	4/1/1986	$125,000.00		702	316	Q	V		

No data available for the following modules: Exemption Information, Building Information, Sketch Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/25/2022, 4:29:25 AM

Version 2.3.227



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
2020	04/06/2020
2021	02/02/2021
2022	04/19/2022

Document Images

04/19/2022 -- ANNUAL REPORT	View image in PDF format
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



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

2020	01/17/2020
2021	01/12/2021
2022	04/01/2022

Document Images

04/01/2022 -- ANNUAL REPORT	View image in PDF format
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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 17, 2022 Meeting



Application: HP2022-0074 Address: 37 Weeden Street

DSW Homes, LLC – Applicant Sonya Jones – Owner

Project description: For partial demolition of a residence constructed c. 1884 that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, for work related to elevation and rehabilitation including removal of the existing front and rear porches and steps and replacement of existing wood lap siding.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02391
National Register:	Lincolnville NR District: Contributing	Construction date:	c. 1884
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2027900000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the east side of Weeden Street along the block between Carrie Johnson Way and Bridge Street, this Frame Vernacular residence was constructed c. 1884 and is a contributing building in the Lincolnville National Register Historic District.

The two-story frame house is constructed close to the street, has a rectangular plan with a front facing gable metal roof on both the one-story front block of the house and two-story projection towards the center, a one-story screened front porch with shed roof, and a rear one-story shed-roofed porch partially enclosed and screened. Rounded concrete steps lead to both porches and appear to have been later replacements in a different design. Exterior materials consist mostly of wood clapboard and novelty wood siding with corner boards, and plywood around the porches. The brick pier foundation is screened with diamond-pattern lattice.

The applicant is seeking to remove the existing front and rear porches and steps in order to elevate the structure and replace existing wood siding with pine lap siding.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Only demolition/removal of the existing building elements can be considered for this application because the HARB does not currently have design review authority on new construction for this area.

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 **37 Weeden Street**: if the HARB determines that the work as proposed will not compromise the architectural integrity of the structure and not impact the building's contributing status in the National Register District.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove the existing front and rear porches and associated steps (replacement specifications needed)
2. Replace existing wood siding with pine lap siding

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 one and two-story story Frame Vernacular buildings on the street, though elevation of the structure would be consistent with other elevated and modern structures along Weeden Street.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area and replacement of the front and rear porches and siding to match existing will help mitigate their removal from the building and may help lessen the impact to the streetscape. However, permanent removal of the porches will have a negative impact to the building and the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Structural plans, which include a new foundation plan, were submitted by the applicant for the proposed elevation of the house. Elevation drawings of all elevations detailing how the porch(es) and steps would be replaced were requested but not submitted by the drafting of this staff report. There is no design review in this area and applicants are encouraged to construct replacement elements that are consistent with the scale and design of the building.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File and is a contributing building in the Lincolnville National Register Historic District and thus has assigned merit..

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 being fully demolished and proposed alterations may not impact its status as a contributing structure in the district. Based on Sanborn Maps and Florida Master Site File forms, the structure has been previously altered including removal of ells at the rear of the structure, alterations to the front porch which was once two-stories, replacement of windows, and removal of a chimney which is referenced in the 1980 FMSF but does not appear to be present today.

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 simple Frame Vernacular architecture that has been altered over time.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Lincolnville 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 building does not have a unique architectural style or characteristics that would be difficult to reproduce. The existing front and rear porches appear to be constructed of modern wood material (T1-11 according to the application). The porches' removal and possible reconstruction and wholesale replacement of the existing wood lap and novelty siding will change the overall appearance of the historic building.

10. ***The justification for the proposed demolition.*** The applicant seeks to elevate and rehabilitate the structure as part of the Restore St. Johns Hurricane Housing Recovery Program.

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 1884 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File and a contributing building in the Lincolnville National Register Historic District.

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
37 Weeden Street



Front (west) Elevation



STAFF PHOTOGRAPHS
37 Weeden Street



Front (west) Elevation



STAFF PHOTOGRAPHS
37 Weeden Street





Front Porch Details

STAFF PHOTOGRAPHS
37 Weeden Street



South Elevation

STAFF PHOTOGRAPHS
37 Weeden Street



South Elevation





Rear (East) Elevation

STAFF PHOTOGRAPHS
37 Weeden Street



Rear (East) Elevation



Rear and North Elevations

STAFF PHOTOGRAPHS
37 Weeden Street



North Elevation

STAFF PHOTOGRAPHS
37 Weeden Street



North Elevation



STAFF PHOTOGRAPHS
37 Weeden Street





Porch Interior

STAFF PHOTOGRAPHS
37 Weeden Street



Porch Interior

STAFF PHOTOGRAPHS
37 Weeden Street





Context Photographs

STAFF PHOTOGRAPHS
37 Weeden Street





Context Photographs

STAFF PHOTOGRAPHS
37 Weeden Street





Context Photographs

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ2391 1009==

Site Name: 37 Weeden Street 830== Survey Date: 7807 820==

Address: 37 Weeden Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine 46G 2 868==
(subdivision) (block) (lot)

mid 18th SJ3248 868==

Owner of Site: Name: Jones, Wilhelmina ;

Address: 37 Weeden 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 469315 3306280 890== Location: T07S R30E 18S 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==
( ) Good 863==
( ) Fair 863==
(x) 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==
(x) 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: C-1884 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/1 942==

Foundation: Concrete block piers 942==

Roof Type: Cable, intersecting 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: One story screened porch 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick, stuccoed 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/industrial 864==

Relationship to Surroundings: Set rear street 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Maritime, Blacks

920==

Statement of Significance: (911==)

ARCHITECTURE

The two-story Frame Vernacular residence at 37 Weeden Street was constructed ca. 1884 and is one of the oldest houses built in this neighborhood. There is a one-story screened porch across the front of this house which is set close to the street.

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 Oscecola'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 secretary and later U. S. Secretary of State, bought the tract for specula-

(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.

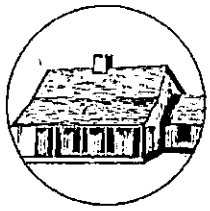
tive purposes in 1864 and Henry Sanford bought it three years later. Sanford, a former American minister to Belgium, was Florida's most prominent land developer before the arrival of Henry Flagler. He founded the central Florida community of the same name and established the British-based Florida Land 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 37 Weeden Street belonged to Alec Solana proprietor of the St. Augustine Bottling Works. He may have built the house for speculative interests since in 1904, he apparently rented to a Black sponge fisherman, M. D. Williams.(3)

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3. St. Augustine City Directory, 1885, 1899, 1904; Historic Properties Inventory Research File; C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 36.

☐ Original
☒ Update



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

Site# SJ02391
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) 37 Weeden 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
37		Weeden	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 18W — Section 126 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2027900000 — 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: 1884 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1884 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1884 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature: windows
Additions: ☐yes ☐no ☒unknown Date: _____ Nature: possible rear
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Jones Sonya

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Rectangular — Number of Stories: 2
Exterior Fabric(s): 1. Wood siding 2. Wood/Plywood 3. _____
Roof Type(s): 1. Gable 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.)

1/1 vinyl sash, 6/6 vinyl sash, 1/1 wood sash

Distinguishing Architectural Features (exterior or interior ornaments)

2 story frame vernacular, front gable on gable roof, wood and plywood siding, screened in front porch, exposed rafter tails, symmetrical fenestration

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

dirt driveway to rear, no landscaping, mature trees

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 SJ02391

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details)

on screened porch, perpendicular to road, scrolled metal exterior door

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

screened in porch, shed roof extension, plywood siding, poured concrete steps

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

This 1884 Frame Vernacular style building is 2 stories with Wood siding exterior and a Gable roof. It appears to be in fair 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 _____

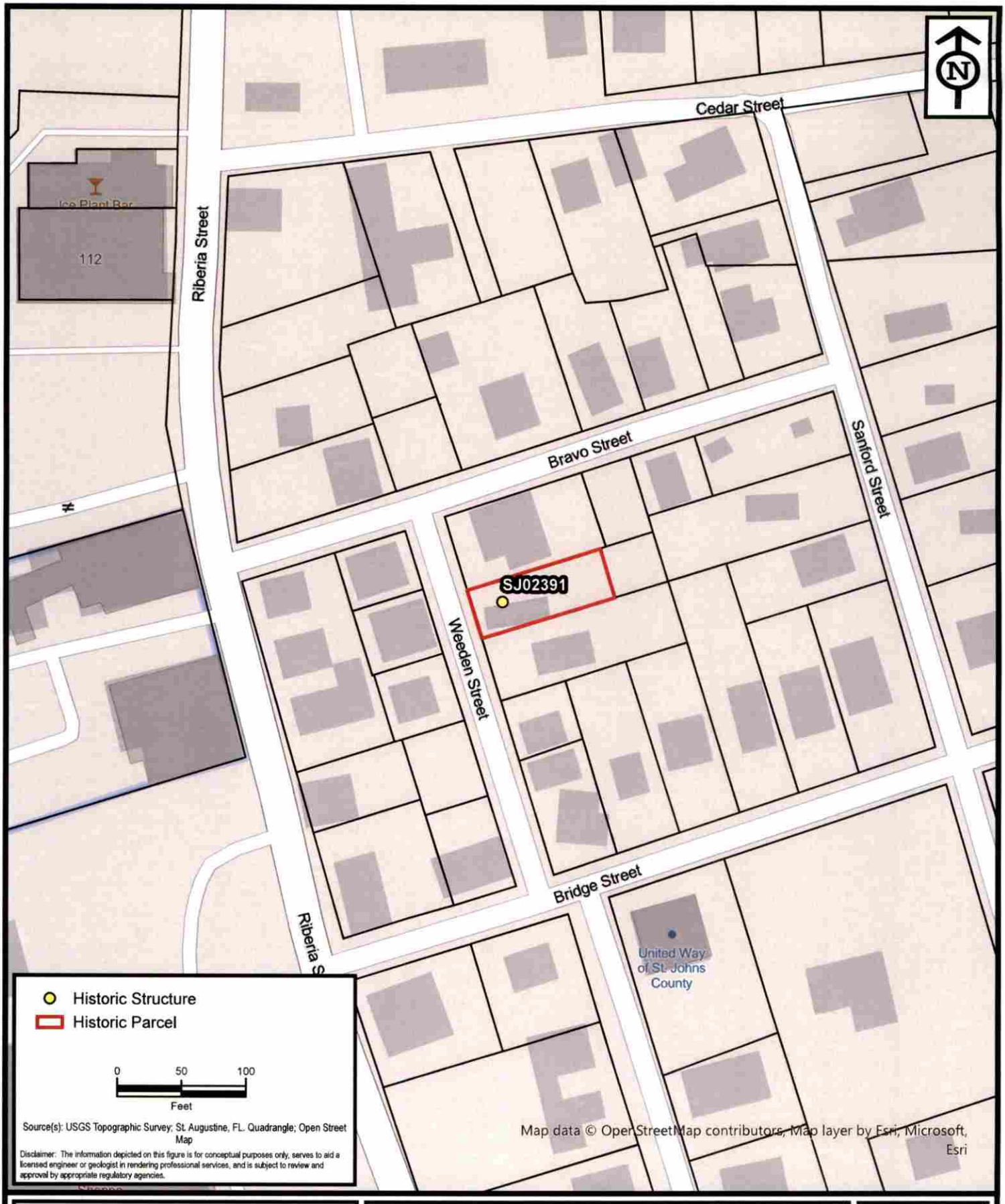
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

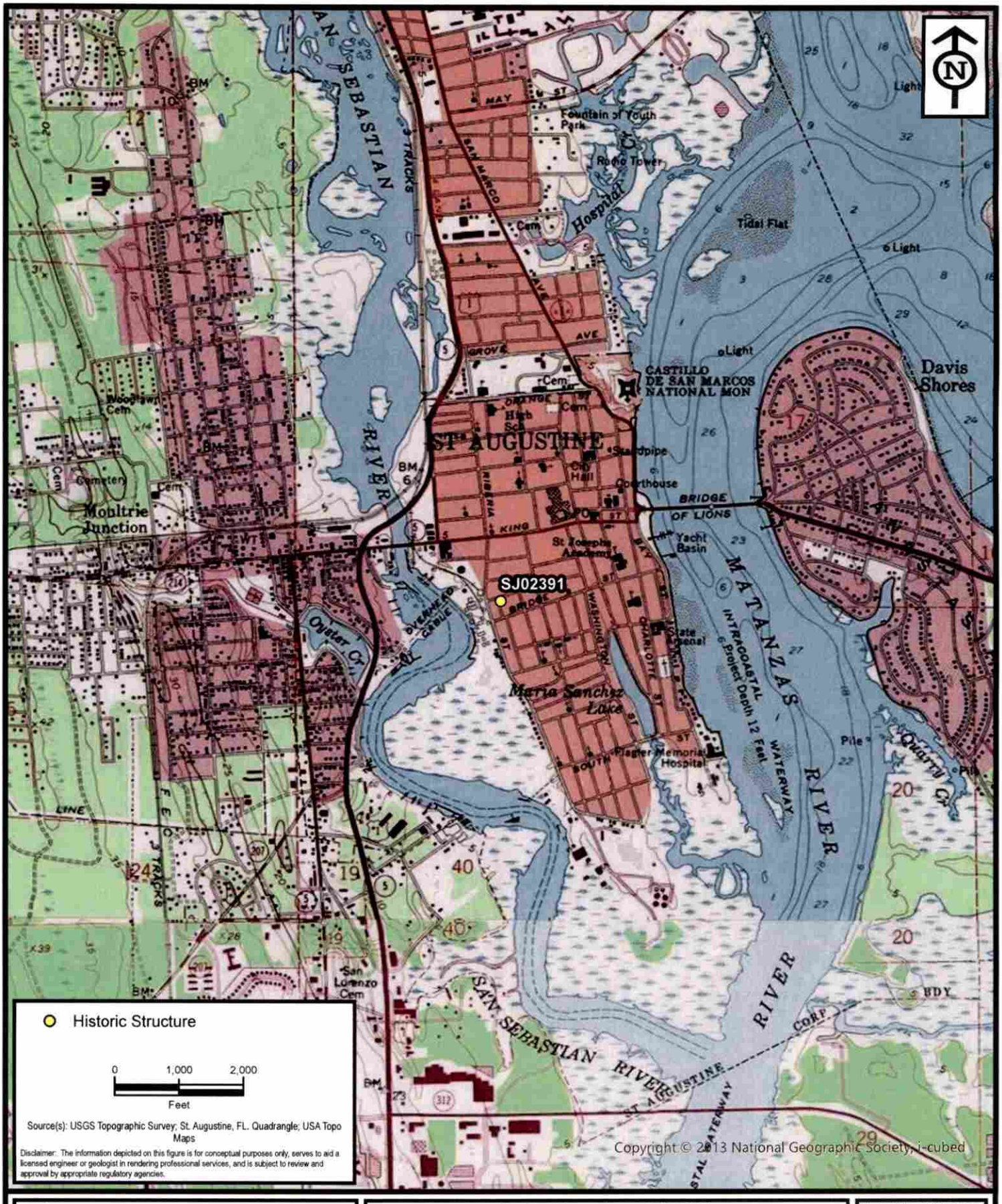
Parcel Location - SJ02391

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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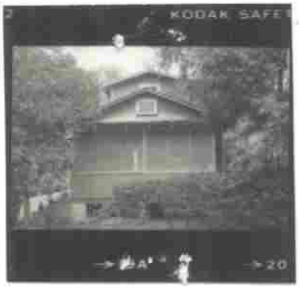
Project Location - SJ02391

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**

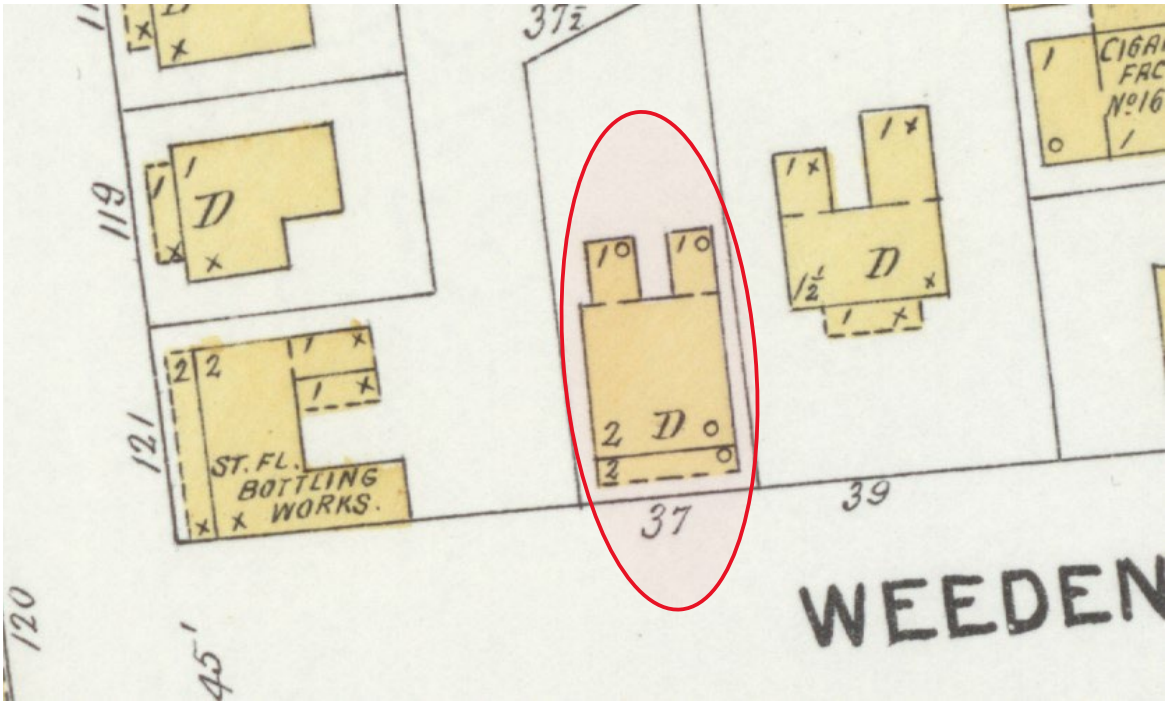
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KODAK SAFE
20





SANBORN MAPS
37 Weeden Street



1899

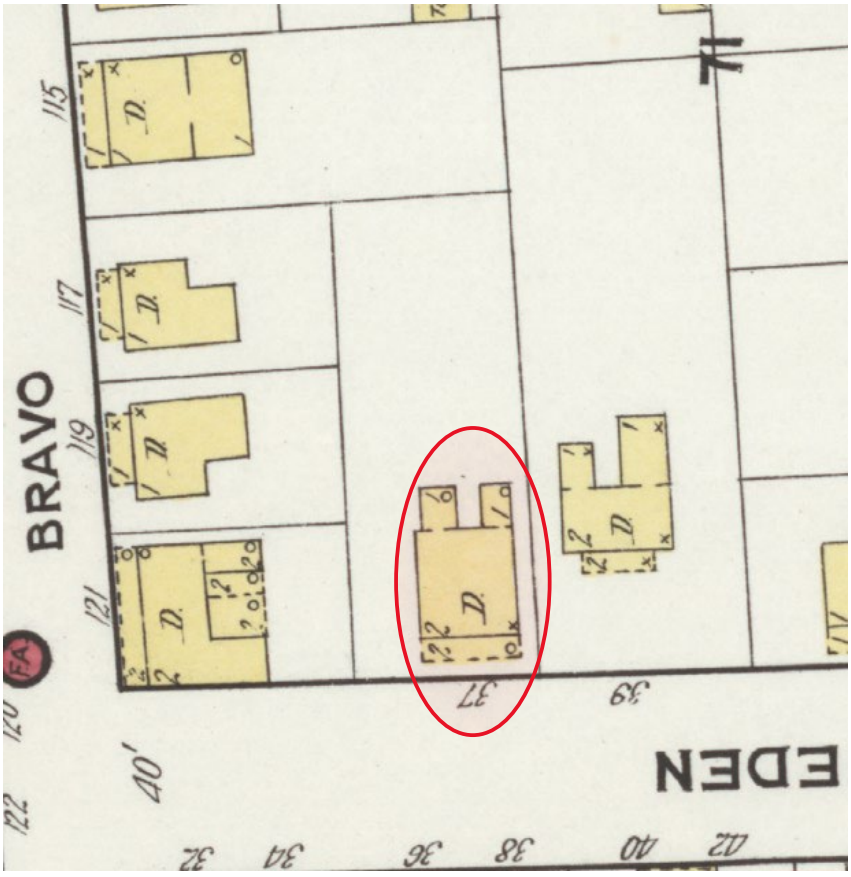


1904

SANBORN MAPS
37 Weeden Street



1910

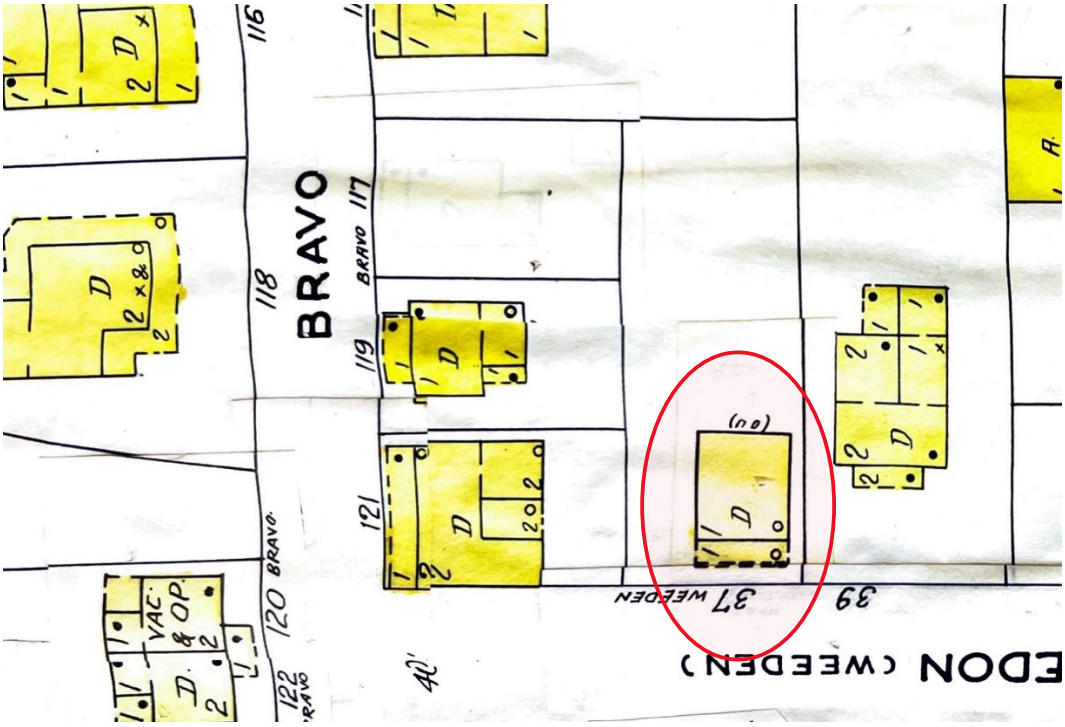


1917

SANBORN MAPS
37 Weeden Street

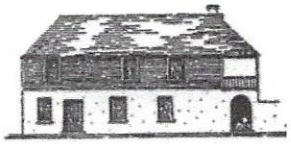


1924



1930 updated to 1965

Received September 28, 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. HP2022-0074

Receipt No. 2490442 Meeting Date November 17, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Leah Weitzel
   Business (if applicable) DSW Homes
   Address 841 Prudential Dr, Suite 1219
   City Jacksonville State FL Zip 32207
   Daytime telephone 443-880-3836 Other phone/email Leah.Weitzel@dswhomes.com

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

2. NAME OF PROPERTY OWNER Sonya Jones
   Business (if applicable) _____
   Address 37 Weeden Street
   City St Augustine State FL Zip 32084
   Daytime telephone (required) 904-460-4708 Other phone _____

3. PROJECT STREET ADDRESS 37 Weeden Street, St Augustine, FL 32084

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 2 Block 46-G Subdivision City of St. Augustine Parcel Number 2027900000

5. DATE OF CONSTRUCTION 10/3/22 pending permit approval 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: elevation

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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:_____
X ☐	☐	☐	Porch/Deck/Balcony Specify: remove and replace T1-11 front porch and two sets of porch stairs
☐	☐	☐	Exterior walls
X ☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: remove and replace exterior pine lap siding with like
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ■ Photographs and/or drawings of elevations and architectural features to be removed.
- ■ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☐ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☐ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

- ☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- ☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:
  - o An estimate of the cost of the proposed construction, alteration, demolition, or removal.
  - o The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
  - o An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
  - o The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
  - o The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
  - o All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
  - o Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
  - o The assessed value of the property according to the two (2) most recent assessments;
  - o The real estate taxes for the previous two (2) years.
  - o The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
  - o Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

11. FOR RELOCATION PROJECTS ONLY
    A. Address or location where building is to be moved: _____
    B. Estimated costs:
        - Purchase price _____
        - Moving fee (prepared by a licensed and insured building mover) _____
        - Building rehabilitation _____
    C. Required submittals:
        - ❑ Photographs of existing conditions including façade of the building.
        - ❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

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

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Leah Weitzel DATE 7/21/22

SIGNATURE OF APPLICANT Leah Weitzel

PRINT 1st OWNER'S NAME Sonya Jones DATE July 25, 2022

SIGNATURE OF 1st PROPERTY OWNER Sonya Gomez

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 September 28, 2022
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida.* (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

Received September 28, 2022
Planning and Building Department

RESPONSIBILITIES:

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURAL DRAWINGS & ARCHITECTURAL DRAWINGS ARE IN AGREEMENT. ANY DISCOURSE BETWEEN THE TWO SETS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & ARCHITECT FOR RESOLUTION.

2. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURAL DRAWINGS TO CONFIRM THE AVAILABILITY OF ALL REQUIRED DETAILS. IF ANY REQUIRED INFORMATION IS NOT LISTED IN THE STRUCTURAL DRAWINGS, GENERAL CONTRACTOR IS REQUIRED TO CONTACT ENGINEER OF RECORD FOR PARTICULAR INFORMATION.

3. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING CONSTRUCTION ADHERES TO FEMA FLOOD PLAIN, LOCAL MUNICIPALITY & (BFE) BASE FLOOD ELEVATION REQUIREMENTS.

4. GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL MUNICIPALITY CODE REQUIREMENTS.

5. COBALT ENGINEERING IS NOT RESPONSIBLE FOR DESIGN FLOOD ELEVATION OR ANY REQUIREMENT EXCEEDING THE BASE FLOOD ELEVATION AS SHOWN ON THE PROVIDED ELEVATION CERTIFICATE.

6. COBALT ENGINEERING & INSPECTIONS LLC. IS NOT RESPONSIBLE FOR THE PERFORMANCE OF FOUNDATION AS A RESULT OF THE BEHAVIOR OF THE SUPPORTING SOIL AND/OR DIFFERENTIAL SETTLEMENT.

CONCRETE:

1. UNLESS OTHERWISE NOTED, ALL CONCRETE FOUNDATION WALLS AND SLABS ON GRADE SHALL BE 3,000 PSI (28 DAY COMPRESSION STRENGTH) CONCRETE, PLACE CONCRETE SLABS ON 4" OF COMPACTED LOW P.I SAND FILL. ALL SLABS UNDER INTERIOR FINISHED AND HEATED LIVING SPACES SHALL BE PLACED ON 6 MIL POLYETHYLENE VAPOR BARRIER WITH A MINIMUM OF 6" LAPPED JOINTS. ALL REBAR LAP SPACING LENGTHS SHALL BE MINIMUM 50 TIMES THE BAR SIZE.

2. PROVIDE ½" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED SPACES OR AREAS.

3. CONCRETE FOR ALL BASEMENT WALLS, FOUNDATION WALLS, PORCHES, WALKS, PATIOS, STEPS, GARAGE, CARPORT FLOOR SLABS AND DRIVEWAYS SHALL BE AIR-ENTRAINED.

4. ALL REINFORCEMENT STEEL SHALL MEET ASTM A615 GRADE 60 SPECIFICATIONS.

5. REBAR COVER: PROVIDE THE FOLLOWING CONCRETE PROTECTIVE COVERINGS FOR REINFORCEMENT, UNLESS NOTED OTHERWISE.

   A. 3" FOR ALL CONCRETE DEPOSITED DIRECTLY AGAINST THE GROUND.
   B. 2" FOR ALL FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND. (UNLESS NOTED OTHERWISE)

6. DEVELOPMENTAL LENGTH (DL) SHALL BE 50 TIMES THE DIAMETER OF THE REBAR

RESPONSIBILITIES:

A. ALL (EARTHWORK, EXCAVATIONS, STRUCTURAL FILL, COMPACTION, ETC) SHALL BE DONE IN ACCORDANCE WITH GEO-TECHNICAL REPORT.

1. EXCAVATING

A. ALL EXCAVATION SHALL COMPLY WITH OSHA STANDARDS

B. DEMOLISH AND REMOVE ALL OBSTRUCTIONS AS REQUIRED. AREAS TO RECEIVE FOUNDATION SHALL BE STRIPPED TO REMOVE ALL ORGANIC MATERIAL AND CONTAMINATED OR SOFT SOIL. DISPOSAL OF ALL DEBRIS FROM DEMOLITION AND STRIPPING OPERATIONS SHALL BE AS SPECIFIED BY OWNER.

C. CARE SHALL BE TAKEN TO NOT OVER EXCAVATE BELOW BOTTOM OF FOUNDATION. ANY OVER EXCAVATION REQUIRED FOR REMOVAL OF THE EXISTING FILL SHALL BE BACKFILLED PER SECTION 2.A OR 2.B

D. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY PROOF-ROLLING PER TX DOT ITEM 216 TO DETERMINE THAT ALL LOOSE, SOFT, OR OTHERWISE UNDESIRABLE MATERIALS ARE REMOVED. IF AN AREA OF UNDESIRABLE MATERIAL IS DISCOVERED AT THE BOTTOM OF THE EXCAVATION, IT SHALL BE REMOVED AND REPLACED WITH COMPACTED BACKFILL PER SECTION 2.A. OR 2.B.

E. THE UPPER 6" OF EXPOSED SOILS SHALL BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY DETERMINED BY MODIFIED PROCTOR TEST (ASTM D1557).

F. WHERE SOIL CONDITIONS PERMIT, FOUNDATIONS BELOW GRADE MAY BE EARTH FORMED UNLESS OTHERWISE NOTED.

2. ENGINEERED FILL (CLAY)

A. CLAY STRUCTURE FILL SHALL BE SANDY CLAY WITH LIQUID LIMIT OF LESS THAN 35 AND PLASTICITY INDEX (PI) BETWEEN 8 AND 20.

B. CLAY SHALL BE MOISTURE CONDITIONED WITHIN 2% OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95 % OF THE MAX DRY DENSITY DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557) WITH 8" MAX. LOOSE LIFTS.

C. FOR COMPACTION BY MANUALLY-GUIDED POWER COMPACTORS, STRUCTURAL FILL SHALL BE PLACED IN LIFTS OF 6" MAXIMUM LOOSE THICKNESS.

NOTES ON PRESSURE TREATED LUMBER:

ALL WOOD MEMBERS IN CONTACT WITH CONCRETE, OR EXPOSED TO WEATHER, MOISTURE OR WITHIN 18" OF THE GROUND (SUCH AS PORCH & BALCONY FRAMING) SHALL BE PRESSURE-TREATED.

CURRENTLY, THE PRODUCT COMMONLY USED FOR PRESSURE TREATMENT IS ALKALINE COPPER QUATERNARY (ACQ). THIS MATERIAL IS EXTREMELY CORROSIVE. ONLY HOT- DIPPED GALVANIZED
ANCHOR BOLTS, THRU BOLTS, NAILS, OR OTHER CORROSIVE-RESISTANT FASTENERS, SHALL BE USED WITH ACQ-TREATED LUMBER. FASTENER MANUFACTURER OR SUPPLIER SHALL BE CONSULTED ON THE SUITABILITY OF GALVANIZED FASTENERS FOR USE WITH TREATED LUMBER.

FASTENERS (AND OTHER METAL PRODUCTS) FOR USE WITH WOOD TREATED WITH ACQ PRESERVATIVES INCLUDE: HOT-DIP GALVANIZED (THE MINIMUM STANDARD)
THE MINIMUM HOT-DIP GALVANIZED REQUIREMENT FOR USE WITH TREATED WOOD SHOULD CONFORM TO THE FOLLOWING ASTM STANDARDS: ASTM- A153 (FOR HOT-DIP FASTENER PRODUCTS) AND ASTM-A653 (COATING DESIGNATION g-185 FOR HOT-DIP CONNECTOR AND SHEET PRODUCTS).

STAINLESS STEEL
STAINLESS STEEL FASTENERS AND CONNECTORS ARE REQUIRED FOR PERMANENT WOOD FOUNDATIONS BELOW GRADE AND ARE RECOMMENDED FOR USE WITH TREATED WOOD IN OTHER SEVERE EXTERIOR APPLICATIONS SUCH AS SWIMMING POOLS, SALT WATER EXPOSURE, ETC. - TYPE 304 AND 316 ARE THE RECOMMENDED GRADES TO US

ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH PRODUCTS TREATED WITH ACQ PRESERVATIVE SPACER MATERIALS OR OTHER PHYSICAL BARRIERS ARE RECOMMENDED TO PREVENT DIRECT CONTACT OF ACQ TREATED WOOD WITH ALUMINUM PRODUCTS.

STRUCTURAL:

1. IF TRUSSES ARE SPECIFIED ON THE PLANS, THE TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND/OR STRESS AND LOAD CALCULATIONS (DIAGRAMS) FOR CONTRACTORS APPROVAL PRIOR TO CONSTRUCTION. DRAWINGS SHALL BEAR SEAL OF THE REGISTERED ENGINEER IN THE STATE IN WHICH THE STRUCTURE IS BUILT.

2. INSTALL RAFTER OR TRUSS TIE-DOWNS (SIMPSON H2.5A OR EQUAL) AT EACH TRUSS OR RAFTER BEARING POINT.

MISC. BOLTS AND THREADED FASTENERS

A. SPECIFICATION
   1. BOLTS SHALL CONFIRM TO ASTM A307 GRADE A. CARBON STEEL EXTERNALLY THREADEDFASTENERS, U.N.O.
   2. BOLTS AND NUTS SHALL BE HEX HEAD ASTM A307 AND CONFORM TO ANSI STANDARDS B18.2.1 AND B18.2.1 AS WELL AS ASTM MATERIAL STANDARDS ASTM 307.
   3. WASHERS SHALL BE CIRCULAR, FLAT AND SMOOTH IN CONFORMANCE WITH THE REQUIREMENTS OF TYPE A WASHERS IN ANSI STANDARD B23.1.

B. DESIGN
   1. THE MINIMUM BOLT DIAMETER SHALL BE ⅝ INCH AND BE BEARING TYPE CONNECTION USING STANDARD HOLES WITH THREADS EXCLUDED FROM THE SHEAR PLANE, U.N.O.

C. INSTALLATION
   1. A307 BOLTS SHALL BE TIGHTENED PER TURN-OF-NUT BOLTING METHOD. THE TURN-OF-NUT BOLTING METHOD CONDITION DEFINED AS THE TIGHTNESS ATTAINED BY THE EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH, THEN BACKED OFF 2/3 TURN. (PER AISC MANUEL OF STEEL CONSTRUCTION, LOAD & RESISTANCE FACTOR 3RD EDITION 8.2.1) DO NOT OVERTIGHTEN BOLTS AS TO DAMAGE THE WOOD ELEMENTS.
   2. BOLTS AND NUTS SHALL BE WELL LUBRICATED AT TIME OF INSTALLATION, DRY, CORRODED BOLTS WILL NOT BE ALLOWED.
   3. ALL BOLTS SHALL BE NEW AND NOT REUSED.
   4. BOLTED CONNECTIONS SHALL BE KNURLED OR SPOT-WELDED TO PREVENT BACK-OUT.

1603.1.4 WIND DESIGN DATA:
THE FOLLOWING INFORMATION RELATED TO WIND LOADS SHALL BE SHOWN, REGARDLESS OF WHETHER WIND LOADS GOVERN THE DESIGN OF THE LATERAL FORCE-RESISTING SYSTEM OF THE STRUCTURE:

1. BASIC DESIGN WIND SPEED, V, MILES PER HOUR AND ALLOWABLE STRESS DESIGN WIND SPEED, VASD, AS DETERMINED IN ACCORDANCE WITH SECTION 1609.3.1.
2. RISK CATEGORY.
3. WIND EXPOSURE. APPLICABLE WIND DIRECTION IF MORE THAN ONE WIND EXPOSURE IS UTILIZED.
4. APPLICABLE INTERNAL PRESSURE COEFFICIENT.
5. DESIGN WIND PRESSURES TO BE USED FOR EXTERIOR COMPONENT AND CLADDING MATERIALS NOT SPECIFICALLY DESIGNED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE, PSF (KN/M2).

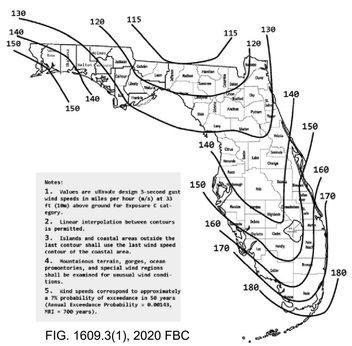


FIG. 1609.3(1), 2020 FBC

FLORIDA WIND BORNE DEBRIS PROTECTION

THIS STRUCTURE IS IN A WIND BORNE DEBRIS PROTECTION AREAS. IT IS WITHIN 1 MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE ULTIMATE WIND SPEED, Vult. AND IS 130MPH OR GREATER WIND ZONE.
OR
IN AN AREA WHERE THE ULTIMATE DESIGN WIND SPEED, Vult. IS 140MPH OR GREATER.

WIND BORNE DEBRIS PROTECTIONS SHALL MATCH OR EXCEED THE DESIGN PRESSURE FOR THE OPENING BEING COVERED.

CODES & DESIGN LOADS

CODE:
FLORIDA BUILDING CODE- 2020 (CITY OF ST. AUGUSTINE REQUIREMENTS)

ZONE LEGEND

(MIN.) DESIGN PRESSURE FOR WINDSTORM COMPLIANCE)

ALL AREAS NOT DESIGNATED AS
ZONE 5 AS INDICATED ARE ZONE 4

WINDOWS, DOORS AND WALLS
THE ALPHA VALUE DEFINES THE
SIZE OF ZONE 5 (MEASURED FROM
ANY OUTSIDE CORNER)

α = 3'-0" < SHOULD BE 10% OF SHORTEST WALL / VERIFY WITH PLANS

COMPONENT DESIGN PRESSURE (PSF)					
ZONE	DOOR	WINDOW	WALL COVERING	GARAGE DOOR	ROOF
1	----	----	----	----	+15/-23
2	----	----	----	----	+15/-40
3	----	----	----	----	+15/-59
4	+24/-27	+26/-27	----	----	----
5	+24/-31	+26/-34	----	----	----
ALL	----	----	+19/-21	+22/-27	----

EXPOSURE = C
INTERNAL PRESSURE COEFFICIENT = 0.18

DESIGN LOADS:
1. ROOF LIVE LOADS 20 PSF (SUBJECT TO SLOPE & TRIBUTARY AREA REDUCTION FACTORS)
2. FLOOR LIVE LOADS

USE	LOAD (PSF)	USE	LOAD (PSF)
EXTERIOR BALCONIES	40	SLEEPING ROOMS	30
DECKS	40	OTHER ROOMS	40
FIRE ESCAPES	40	ATTIC W/STORAGE	20 (b)
STAIRS/RAMPS	40 (c)	ATTIC W/O STORAGE	10 (b)
GUARDRAILS & HANDRAILS	250(d)	GARAGE	N/A(a)

(a) ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA.
(b) NO STORAGE LOAD IS REQUIRED WITH ROOF SLOPES OF 3 IN 12, OR FLATTER.
(c) INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUNDS CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.
(d) A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION @ ANY POINT ALONG THE TOP.

3. WIND LOADS (AMERICAN SOCIETY OF CIVIL ENGINEERS, 7-16)
BASIC WIND DESIGN VELOCITY 130 MPH (ULTIMATE WIND SPEED)
RISK CATEGORY: II

4. DEAD LOAD

USE	LOAD (PSF)
ROOF	10
DECKS	10
FLOOR	10
WALLS	11

MINIMUM WALL FRAMING REQUIREMENTS			
	WALL TYPE	MATERIAL & SPACING	ANCHOR BOLT REQUIREMENTS
1 STORY HOUSE	EXTERIOR WALLS	2X6 SYP #2 @ 16" O.C.	⅝"ØX10" J-BOLTS 32" O.C.
	INTERIOR WALLS	2X4 SYP #2 @ 16" O.C.	
	PLUMBING WALLS	2X6 SYP #2 @ 16" O.C.	

NOTES:
1. WALL SHEATHING SHALL BE AS INDICATED ON SHEARWALL & HOLDOWN PLAN.
EXTERIOR COVERINGS SHALL CONFORM TO FBC INSTALLATION INSTRUCTIONS.

DIMENSIONS:

1. DRAWING DIMENSIONS GOVERN OVER SCALE. VERIFY ALL ROUGH OPENING DIMENSIONS FOR SELECTED DOORS, WINDOWS AND MECHANICAL REQUIREMENTS BEFORE CONSTRUCTION BEGINS.

FASTENER CORROSION RESISTANCE	
MOISTURE EXPOSURE	FINISH
EXTERIOR	HOT DIPPED GALV. (MIN.)
ENCLOSED BUT VENTILATED	ELECTRO GALVANIZED (MIN.)
AIR CONDITIONED SPACE	EPOXY COATED (MIN.)

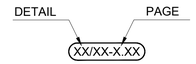
DRAWING LIST

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LEGEND

TYPICAL DETAIL OR SECTION CALLOUT



ABBREVIATIONS

APB.	ANTHONY POWER BEAM
APP.	ANTHONY POWER PRESERVED
CANT.	CANTILEVER
CONT.	CONTINUOUS
DWG.	DRAWING
FND.	FOUNDATION
F.V.	FIELD VERIFY
HDR.	HEADER
PLCS.	PLACES
SIM.	SIMILAR
S.F.	STEEL FLITCH
SYP.	SOUTHERN YELLOW PINE
TYP.	TYPICAL

NOTES

1. ALL SPECIFICATIONS ARE MINIMUM REQUIREMENTS. SPECIFICATIONS MAY BE INCREASED TO MEET ARCHITECTURAL OR CONSTRUCTION PREFERENCES.

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DSW

PROJECT LOCATION OR ADDRESS:
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ST. AUGUSTINE, FLORIDA 32084

REHAB PROJECT
GENERAL NOTES 1

DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:	21-0617-168	SCALE:	N.T.S.
DATE:	09/27/2022		21-0617- GN-1.00

Received September 28, 2022
Planning and Building Department

NAILING SCHEDULE

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
WALL FRAMING			
Top plate to top plate (face-nailed)	2-16d	2-16d	per foot
Top plates at intersections (face-nailed)	4-16d	5-16d	joints - each side
Stud to stud (face-nailed)	2-16d	2-16d	24"o.c.
Header to header (face-nailed)	16d	16d	16"o.c. along edges
Top or bottom plate to stud (end-nailed)	1 -16d	1 -40d	per stud
Bottom plate to floor joist, bandjoist, endjoist or blocking (face-nailed)	2-16d	2-16d	per foot
FLOOR FRAMING			
Joist to sill, top plate or girder (toe-nailed)	4-8d	4-10d	per joist
Bridging to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to sill or top plate (toe-nailed)	3-16d	4-16d	each block
Ledger strip to beam (face-nailed)	3-16d	4-16d	each joist
Joist on ledger to beam (toe-nailed)	3-8d	3-10d	per joist
Band joist to joist (end-nailed)	3-16d	4-16d	per joist
Band joist to sill or top plate (toe-nailed)	2-16d	3-16d	per foot
CEILING SHEATHING			
Gypsum wallboard	5d coolers	5d coolers	7"edge/10"field
ROOF FRAMING			
Rafter to top plate (toe-nailed)	5 -8d	5 -10d	per rafter
Ceiling joist to top plate (toe-nailed)	5 -8d	5 -10d	per joist
Ceiling joist to parallel rafter (face-nailed)	7 -16d	7 -40d	each lap
Ceiling joist laps over partitions (face-nailed)	7 -16d	7 -40d	each lap
Collar tie to rafter (face-nailed)	3 -8d	3 -10d	per tie
Blocking to rafter (toe-nailed)	2-8d	2 -10d	each end
Rim board to rafter (end-nailed)	2-16d	3 -16d	each end

CONCRETE COVERAGE FOR CAST-IN-PLACE (NON PRE-STRESSED CONCRETE MEMBERS)

CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
CAST AGAINST AND PERMANENTLY IN CONTACT W/ GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	NO. 6 THROUGH NO. 18 BARS	2"
		NO. 5, W31 / D31 WIRE & SMALLER	1-½"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS & WALLS	NO. 14 & NO. 18 BARS	1-½"
		NO. 11 BARS & SMALLER	¾"
	BEAMS, COLUMNS, PEDESTALS, & TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, & HOOPS	1-½"

DEVELOPMENT LENGTH CHART

BAR SIZE	SLAB/ MATS			WALLS	
	12" THICKNESS OR LESS	THICKNESS GREATER THAN 12"		HORIZ.	VERT.
	ALL BARS	BOTTOM BARS	OTHER BARS		
#3	17"	17"	22"	17"	22"
#4	22"	22"	30"	22"	30"
#5	29"	29"	36"	29"	36"

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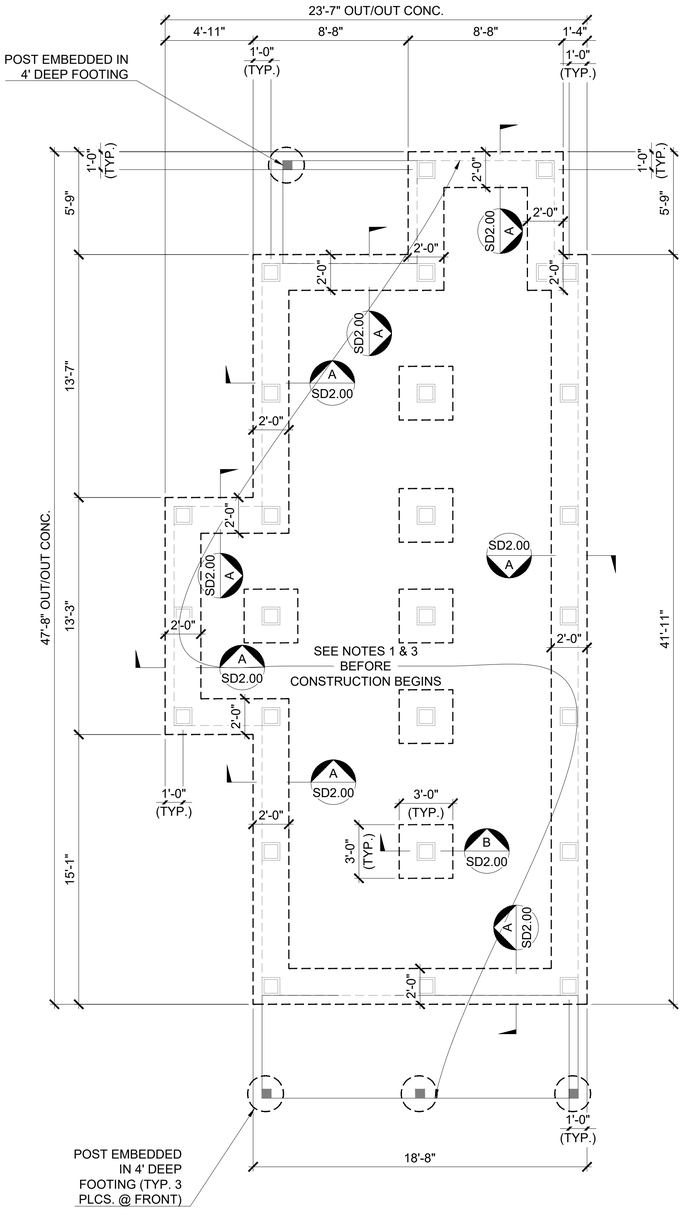
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REHAB PROJECT
GENERAL NOTES 2

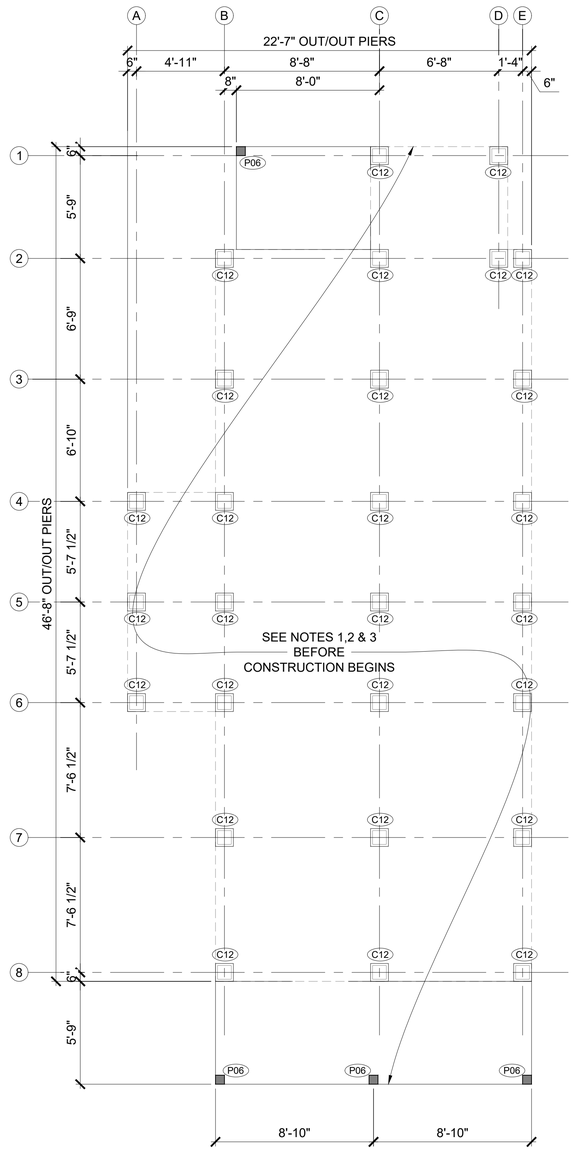
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01 FOUNDATION PLAN

1/4" = 1'-0"



02 PILING PLAN

1/4" = 1'-0"

LEGEND

X / XX — ---- DETAIL ---- PAGE #

TYPE x / Pxx — TYPE OF NOTCH; SIZE OF PILING (P06 = 6X6) (SEE DETAIL #6 ON DWG. SD-1.00 FOR PILING DEPTH UNLESS NOTED OTHERWISE ON PLAN)

Cxx — SIZE OF CMU BLOCK (C12 = 12X12) (SEE SECTIONS A & B ON DWG. SD-2.00 FOR PIER CONSTRUCTION SECTIONS) UNLESS NOTED OTHERWISE ON PLAN)

NOTES

CONTRACTOR NOTES:

1. BEFORE ANY PIER AND FOUNDATION WORK IS PERFORMED VERIFY THAT ALL EXISTING STRINGER-TO-STINGER CONNECTION JOINTS WILL EQUALLY BEAR ON TOP OF NEW PIERS. CONTRACTOR TO MAKE ADJUSTMENTS OF PIERS AS REQUIRED.
2. EXAMINE ALL EXISTING STURCTURE AND REPLACE ROTED/DAMAGED/INADEQUATE STRUCTURAL MEMBERS WITH LIKE-KIND STURTURAL MEMBERS AS NEEDED.
3. ALL DIMENSIONS NEED TO BE FIELD VERIFIED.

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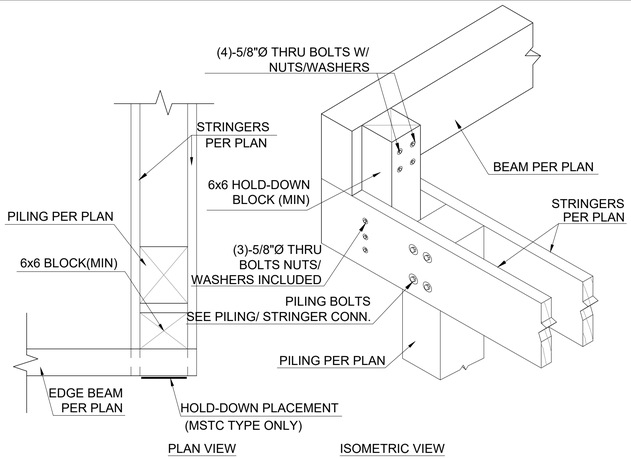
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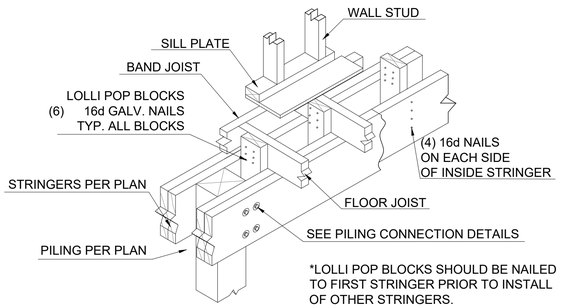
REHAB PROJECT
FOUNDATION & PILING PLANS

DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:	21-0617-168	SCALE:	1/4" = 1'-0"
DATE:	09/27/2022		21-0617- S-1.00

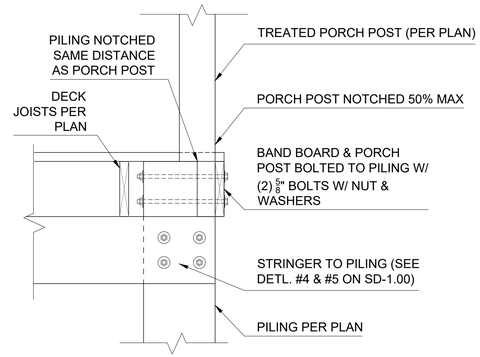
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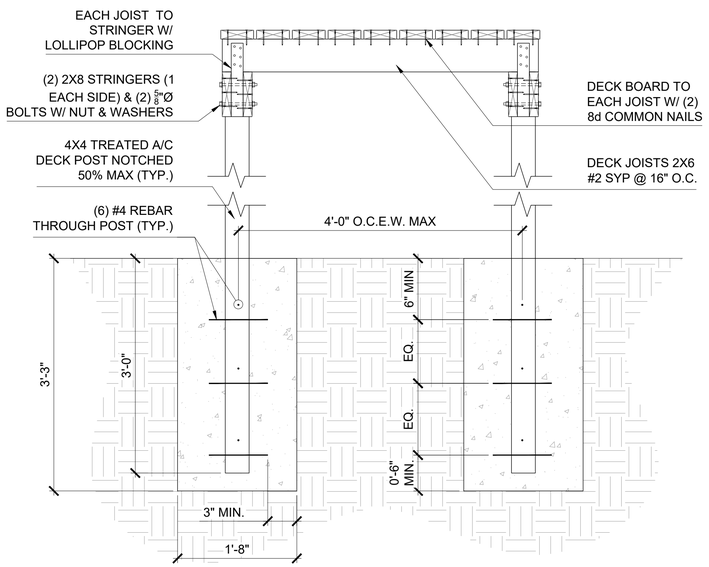
1 TYPICAL HOLD DOWN BLOCK DETAIL



2 TYPICAL PRESSURE BLOCKING DETAIL

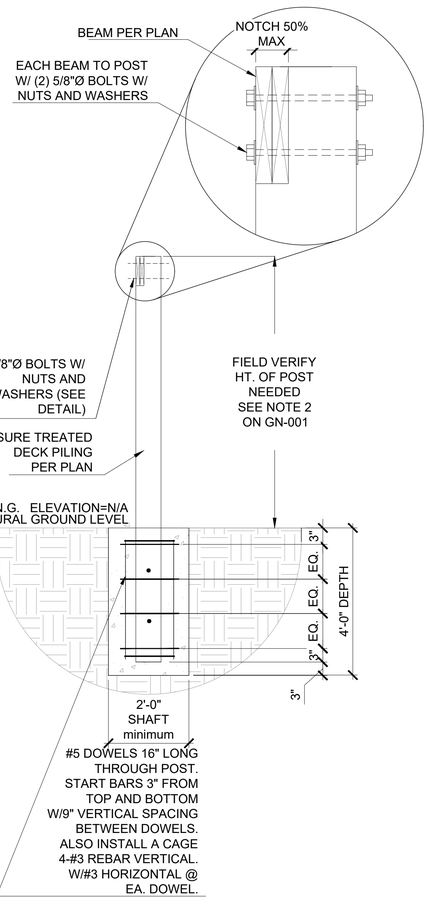


3 PORCH POST TO PILING SPLICE DETAIL

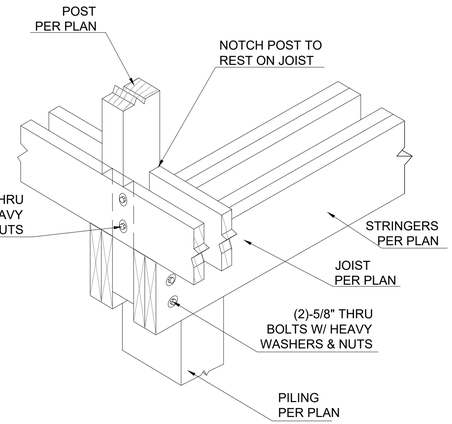


4 A/C DECK DETAIL

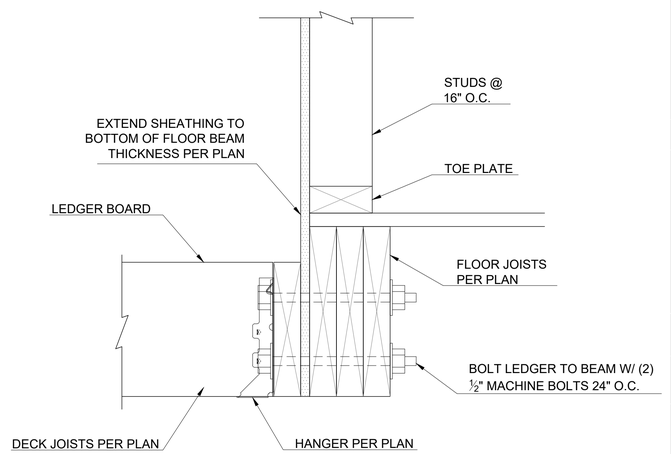
5 NOT USED



6 TYPICAL EMBEDDED PORCH POST DETAIL



7 POST BLOCKED IN DETAIL



8 DECK JOIST LEDGER DETAIL

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ENGINEERING AND INSPECTIONS, LLC
FBPE REG. # 35043
12005 DELANY ROAD • LA MARQUE, TEXAS • 409.354.5925

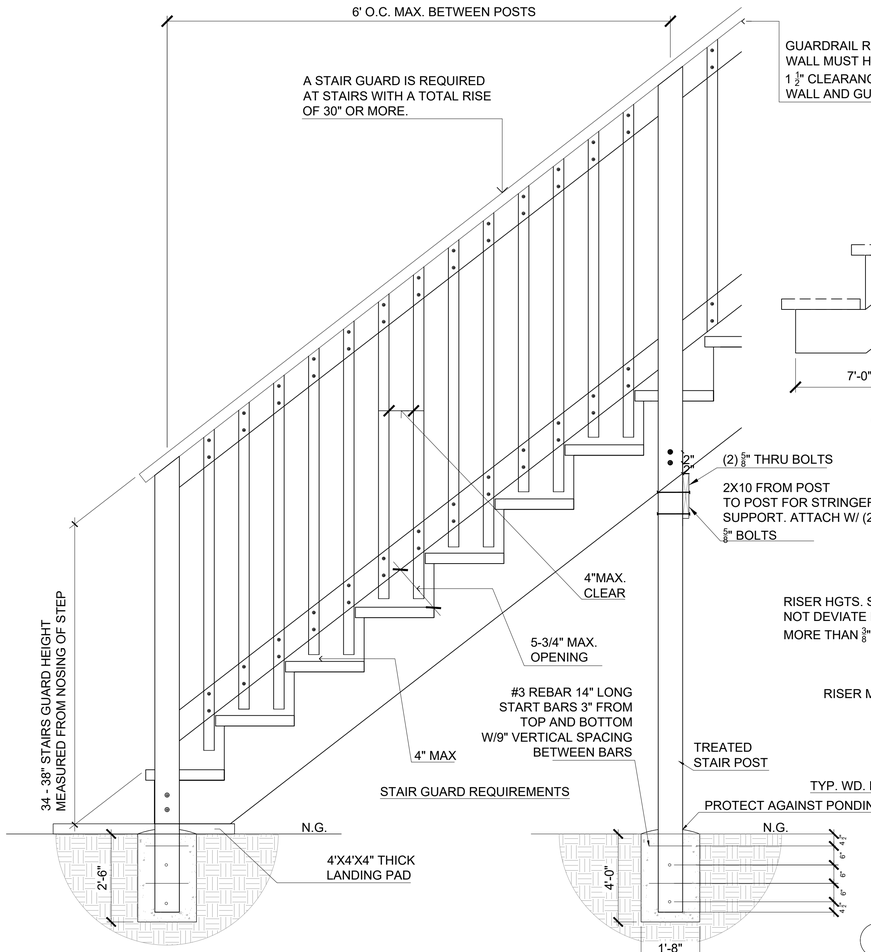
CLIENT:
DSW

PROJECT LOCATION OR ADDRESS:
37 WEEDEN STREET
ST. AUGUSTINE, FLORIDA 32084

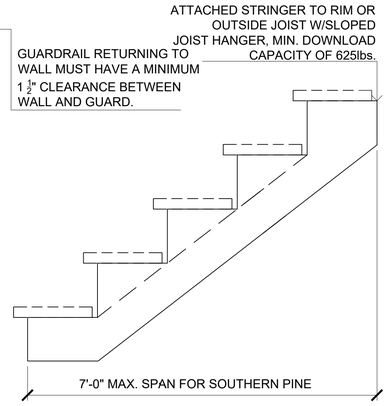
REHAB PROJECT
STANDARD DETAIL 1

DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:	21-0617-168	SCALE:	N.T.S.
DATE:	09/27/2022		21-0617- SD-1.00

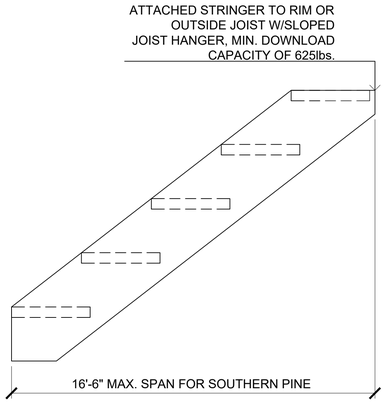
Received September 28, 2022
Planning and Building Department



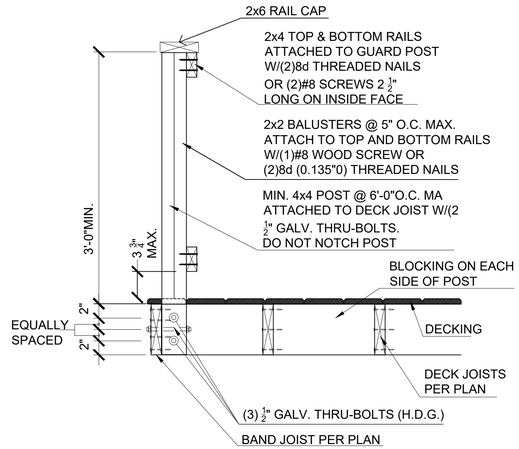
1 TYPICAL STAIR INSTALLATION DETAIL



CUT STRINGER SPAN REQ.

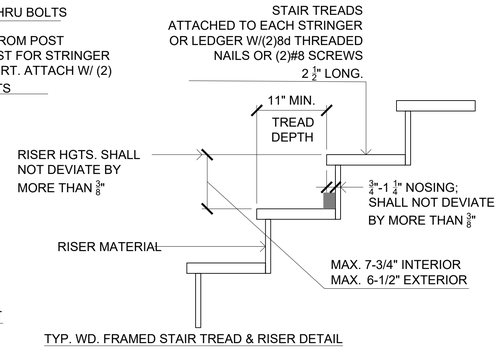


SOLID STRINGER SPAN REQ.

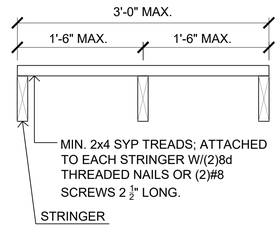


NOTE: FASTEN BLOCKING TOGETHER WITH (12) 8d COMMON NAILS (0.131"x2-1/2")

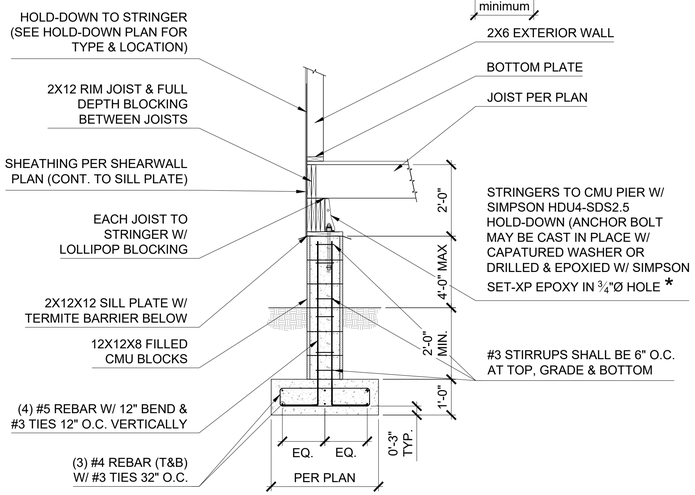
2 TYPICAL DECK RAIL INSTALLATION DETAIL



TYP. WD. FRAMED STAIR TREAD & RISER DETAIL

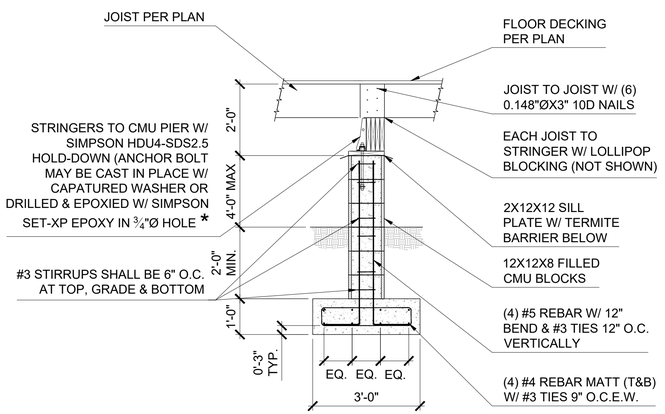


CUT STRINGER SPAN REQUIREMENT



* ADD 2"X12"X36" BLOCK AT STRINGER SPLICE W/ (12) 0.162"ØX3½" 16D COMMON NAILS ON EACH SIDE OF STRINGER SPLICE.

A SECTION - EXTERIOR
N.T.S.



* ADD 2"X12"X36" BLOCK AT STRINGER SPLICE W/ (12) 0.162"ØX3½" 16D COMMON NAILS ON EACH SIDE OF STRINGER SPLICE.

B SECTION - INTERIOR
N.T.S.

Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	09/27/2022	ISSUED FOR CONSTRUCTION

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CURTIS HAMPTON LICENSE No. 86188 STATE OF FLORIDA PROFESSIONAL ENGINEER
09/27/2022

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

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FBPE REG. # 35043
12005 DELANY ROAD • LA MARQUE, TEXAS • 409.354.5925

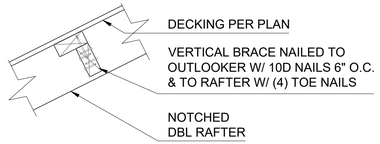
CLIENT:
DSW

PROJECT LOCATION OR ADDRESS:
37 WEEDEN STREET
ST. AUGUSTINE, FLORIDA 32084

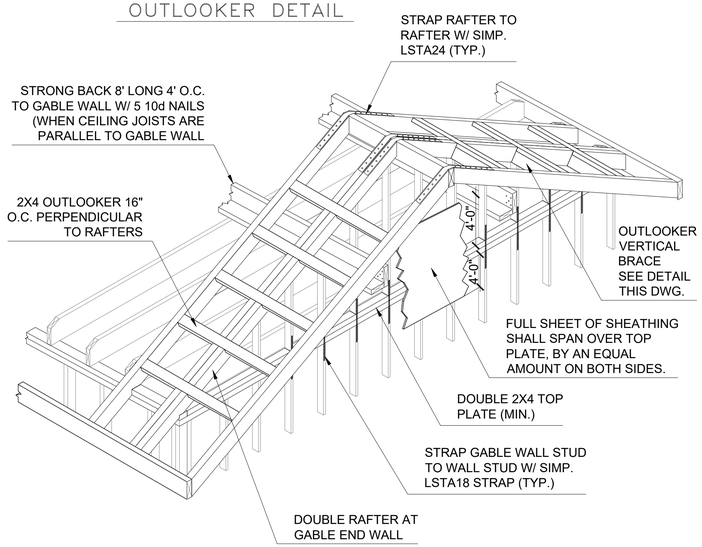
REHAB PROJECT
STANDARD DETAIL 2

DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:	21-0617-168	SCALE:	N.T.S.
DATE:	09/27/2022		21-0617- SD-2.00

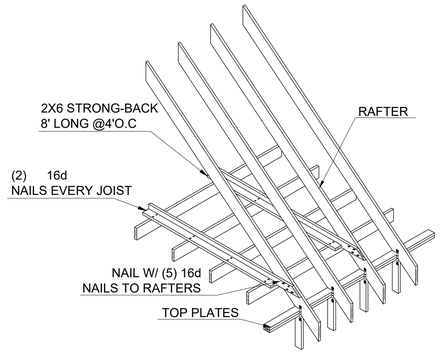
Received September 28, 2022
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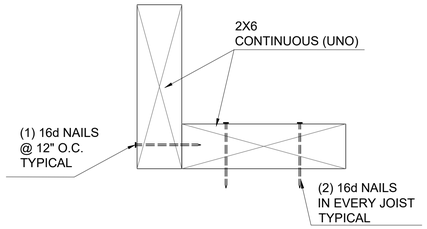
OUTLOOKER DETAIL



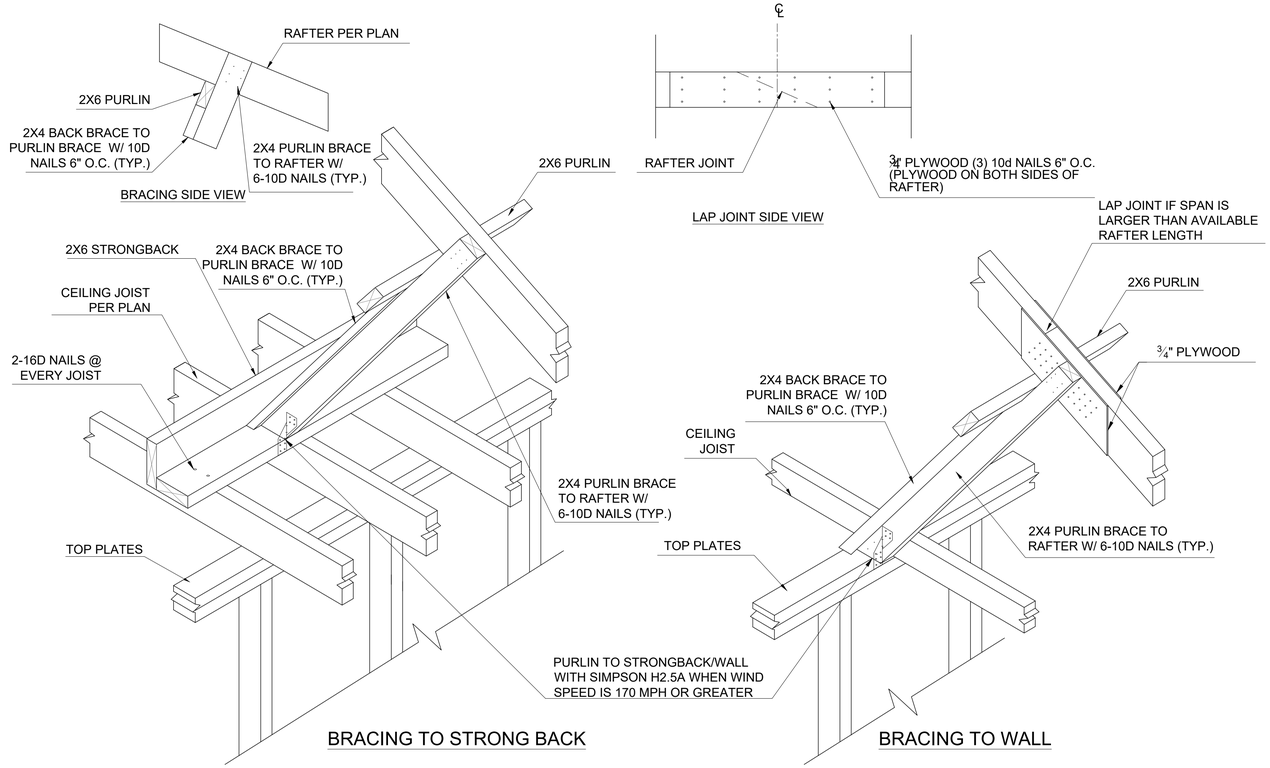
1 TYPICAL GABLE WALL & ROOF FRAMING DETAIL



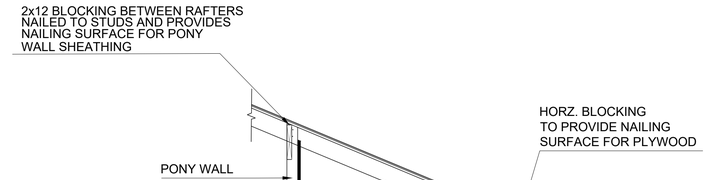
3 ROOF BRACING AT PERPENDICULAR CEILING JOIST



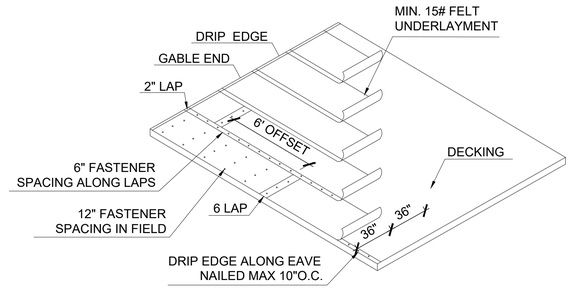
4 TYPICAL STRONG BACK CONSTRUCTION DETAIL



2 PURLIN INSTALLATION & BRACING DETAIL

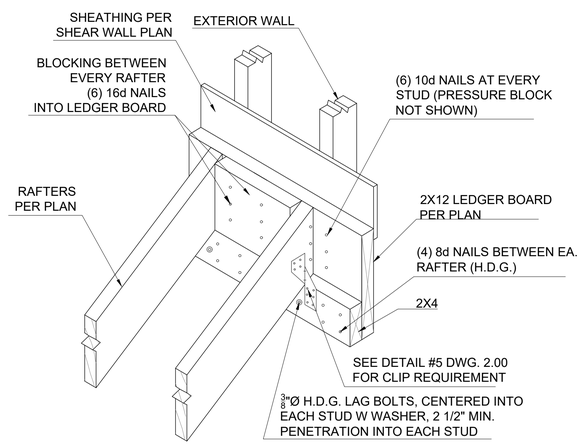


5 PORCH CEILING DIAPHRAGM DETAIL



✱ SEAL ALL DECK JOISTS (SEE FBC2020 R905.1.1.1 OPTION 2 OR 3)
ADDITIONAL UNDERLAYMENT OPTIONS ARE AVAILABLE (SEE FBC2020 R905)

6 ROOF UNDERLAYMENT DETAIL



7 RAFTER TO GABLE WALL LEDGER DETAIL

Revisions:

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CURTIS HAMPTON LICENSE No. 86188 STATE OF FLORIDA PROFESSIONAL ENGINEER
09/27/2022

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COBALT
ENGINEERING AND INSPECTIONS, LLC
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12005 DELANY ROAD • LA MARQUE, TEXAS • 409.354.5925

CLIENT:
DSW

PROJECT LOCATION OR ADDRESS:
37 WEEDEN STREET
ST. AUGUSTINE, FLORIDA 32084

REHAB PROJECT
STANDARD DETAIL 2

DRAWN BY:	AW	CHECKED BY:	CCH
PROJECT #:	21-0617-168	SCALE:	N.T.S.
DATE:	09/27/2022		21-0617- SD-2.00

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2



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3



Received September 28, 2022
Planning and Building Department

9



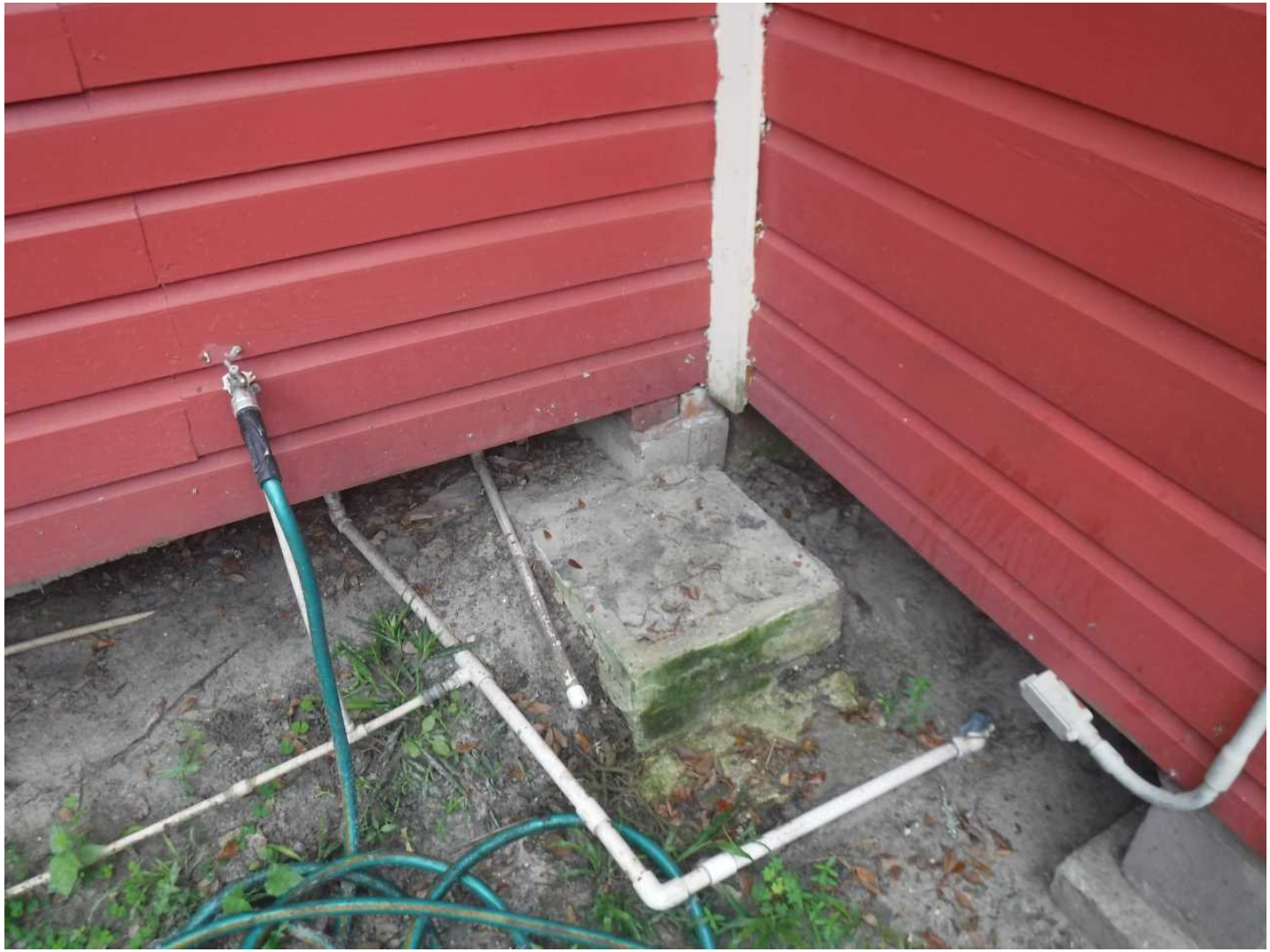
Received September 28, 2022
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12



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14



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Planning and Building Department

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18



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21



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24



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Planning and Building Department

25



Public Records of St. Johns County, FL Clerk # 2010006526, O.R. 3286 PG 136,
02/10/2010 at 03:47 PM REC. $9.00 SUR. $9.50 Doc. D $77.00

Prepared By: Valerie Stevenson
855 Collier Blvd.
St. Aug. FL. 32084

QUIT CLAIM DEED

Property Appraiser's Parcel Identification No. 202790-0000

This Quit Claim Deed, Executed this 10th day of February, 2010,

By (first party) : Valerie Stevenson

To (second party) : Sonya Jones

Whose address is 37 Weeden Street St. Augustine, FL 32084

(wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

COPY

Witnesseth, That the said first party, for and in consideration of the sum of $ 10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being in the County of St. Johns, State of Florida

Legal Description

18-07-30 .13 Acres CITY OF ST AUG LOT 2 BLK 46-G OR276/169 & 3026/355(S/A)
OR276/169 & 3026/355(S/A)

To Wit:

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate , right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed, and delivered in the presence of :

Nichole Taylor
Witness Signature as to First Party

Jennifer A. Morris
Nichole Taylor
Printed Name

Valerie Stevenson
Signature of First Party

VALERIE STEVENSON
Printed Name

855 Collins Blvd
Address

St Augustine FL 32084
City, State and Zip Code

COPY

STATE OF FLORIDA-COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 10 day of Feb, 20 10, by VALERIE R STEVENSON, who is personally known to me or has produced FLDL as identification and who did/did not take an oath.

Signature of Notary/Deputy Clerk

JENNIFER A. MORRIS
MY COMMISSION # DD 525630
EXPIRES: July 6, 2010
Bonded Thru Notary Public Underwriters

Printed Name

Instr #2021006364 BK: 5155 PG: 938, Filed & Recorded: 1/19/2021 12:34 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

Return to:
Name:
Sonya Gesila Jones
37 Weeden St.
St. Augustine, FL 32084

This instrument Prepared by:
Name: ALYSSA C. SHORSTEIN,
The Law Offices of Shorstein and Lee, LLC
305 Kingsley Lake Drive, Suite 701
St. Augustine, Florida 32092
9048293035

Property Appraisers Parcel Identification (Folio) Number(s): 202790-0000

Space Above This Line for Processing Data

Space Above This Line for Recording

ENHANCED LIFE ESTATE DEED

COPY

THIS Enhanced Life Estate Deed, Executed this 30th day of November, 2020, by Sonya Gesila Jones, an unmarried woman, (first party), whose mailing address 37 Weeden St., St. Augustine, Florida 32084, in favor of Sonya Gesila Jones, an unmarried woman, (first party), whose mailing address 37 Weeden St., St. Augustine, Florida 32084, for her lifetime, with a remainder to Victoria L. Williams, whose mailing address is 600 Whispering Circle, Apt 10, St. Augustine, FL 32084, and Jason L. Williams, whose mailing address is 37 Weeden St., St. Augustine, Florida 32084 (together known as second party) as joint tenants with rights of survivorship.

WITNESSETH, We, FIRST PARTY, for and in consideration of the sum of $1.00 (one dollar), receipt of which is hereby acknowledged, do hereby give all that real property situated in St. Johns County, Florida, more commonly known as 37 Weeden St., St. Augustine, Florida 32084; Parcel Number: 202790-0000, and more particularly described as:

> Beginning at a point 60 feet South from the South East corner of the intersection of Bravo and Weeden Streets, running thence East one hundred and eight (108) feet, thence South forty (40) feet, thence West one hundred and eight (108) feet; thence North Forty (40) feet to Point of Beginning.,

to FIRST PARTY for her lifetime. Furthermore, I hereby empower FIRST PARTY to sell and convey and to mortgage any part or all of said property at any time and subject to whatever conditions FIRST PARTY shall deem suitable. I further empower FIRST PARTY to invest and reinvest the proceeds from any such sale in such a manner and for such purposes as FIRST PARTY may deem fit and proper, without being required to account to any person or court for any part of said property, whether sold or not, or for any part of the proceeds of any sale of any part of said property.

On the death of FIRST PARTY, any part of said property, and any proceeds from the sale thereof, or any other property purchased with such proceeds, to the extent owned by FIRST PARTY at the time of his or her death, shall go to SECOND PARTY.

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantees forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

COPY

Sonya Gesila Jones
Grantor Signature
Sonya Gesila Jones
37 Weeden St.
St. Augustine, FL 32084

Witness 1: Alyssa Shorstein
Address: 305 Kingsley Lake Dr.
Suite 701
St. Augustine, Florida 32092

Witness 2: Stefanie Taylor
Address:305 Kingsley Lake Dr.
Suite 701
St. Augustine, Florida 32092

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before me, the undersigned authority, personally appeared GRANTOR, to me known, and personally known by me or who produced a Florida Driver's License as identification to be the person who signed the foregoing ENHANCED LIFE ESTATE DEED, and, under oath, he acknowledged before me that he signed the same of his own free will for the purposes therein intended.

Acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 30th day of November, 2020.

Erin K. Bush
NOTARY PUBLIC

Typed/Printed Name: Erin Kathleen Bush

My commission expires: 8/23/2023

ERIN K BUSH
Notary Public - State of Florida
Commission # GG 355844
My Comm. Expires 08-23-2023
Bonded Through
Huckleberry Notary Bonding, Inc.

OFF REC 276 PAGE 169

'75 3252

This instrument was prepared by:
NATHAN I. WEINSTEIN
WEINSTEIN, WEINBERG & WEINSTEIN
Attorneys at Law
28 CORDOVA ST.
P. O. BOX 408
ST. AUGUSTINE, FLORIDA 32084

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

This Indenture, Made this 10th day of April 1975, **Between** RUTH S. OAKES KITCHEN, joined by her husband, W. E. KITCHEN a/k/a WILLIAM E. KITCHEN, of the County of St. Johns, State of Florida, grantor*, and WILHELMINA JONES

whose post office address is 37 Weeden Street, St. Augustine,

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

Witnesseth, That said grantor, for and in consideration of the sum of ----------

----------Ten and no/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:

Beginning at a point 60 feet South from the South East corner of the intersection of Bravo and Weeden Streets, running thence East one hundred and eight (108) feet, thence South forty (40) feet, thence West one hundred and eight (108) feet; thence North Forty (40) feet to Point of Beginning.

ST. JOHNS COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX MAY '6'75 DEPT. OF REVENUE PD. 170124 1050

016665 CLERK CIRCUIT COURT ST. JOHNS FLORIDA DEPT. OF REVENUE MAY-6'75 PD. 11612 DOCUMENTARY SURTAX 03.85

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.

* "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:

Ruth S. Oakes Kitchen (Seal)
RUTH S. OAKES KITCHEN
W. E. Kitchen (Seal)
W. E. KITCHEN a/k/a WILLIAM E. KITCHEN
(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 RUTH S. OAKES KITCHEN, joined by her husband, W. E. KITCHEN a/k/a WILLIAM E. KITCHEN to me known to be the person s described in and who executed the foregoing instrument and acknowledged before me that t hey executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of April, 19 75.

My commission expires: NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES FEB. 24, 1978

Notary Public

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
MAY 6 12 27 PM '75
CLERK CIRCUIT COURT

St. Johns County, FL

Apply for Exemptions

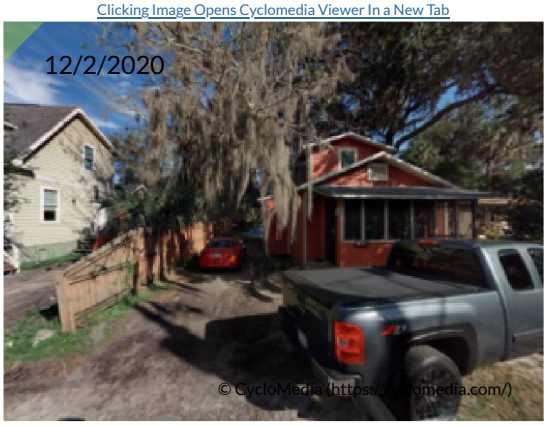
Sales Questionnaire Form

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

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2027900000
Location Address	37 WEEDEN ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St. Augustine (610)
Tax Description*	CITY OF ST AUG LOT 2 BLK 46-G OR276/169 &3026/355(S/A) &3286/136(Q/C) & 5155/938(L/E) *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	0.100
Homestead	Y

Owner Information

Owner Name	Jones Sonya 100% Williams Victoria L 0% Williams Jason L 0%
Mailing Address	37 WEEDEN ST SAINT AUGUSTINE, FL 32084-4307

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2022
Building Value	$131,688
Extra Features Value	$0
Total Land Value	$138,902
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$270,590**
Total Deferred	$193,860
Assessed Value	**$76,730**
Total Exemptions	$50,000
Taxable Value	**$26,730**

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

Historical Assessment Information

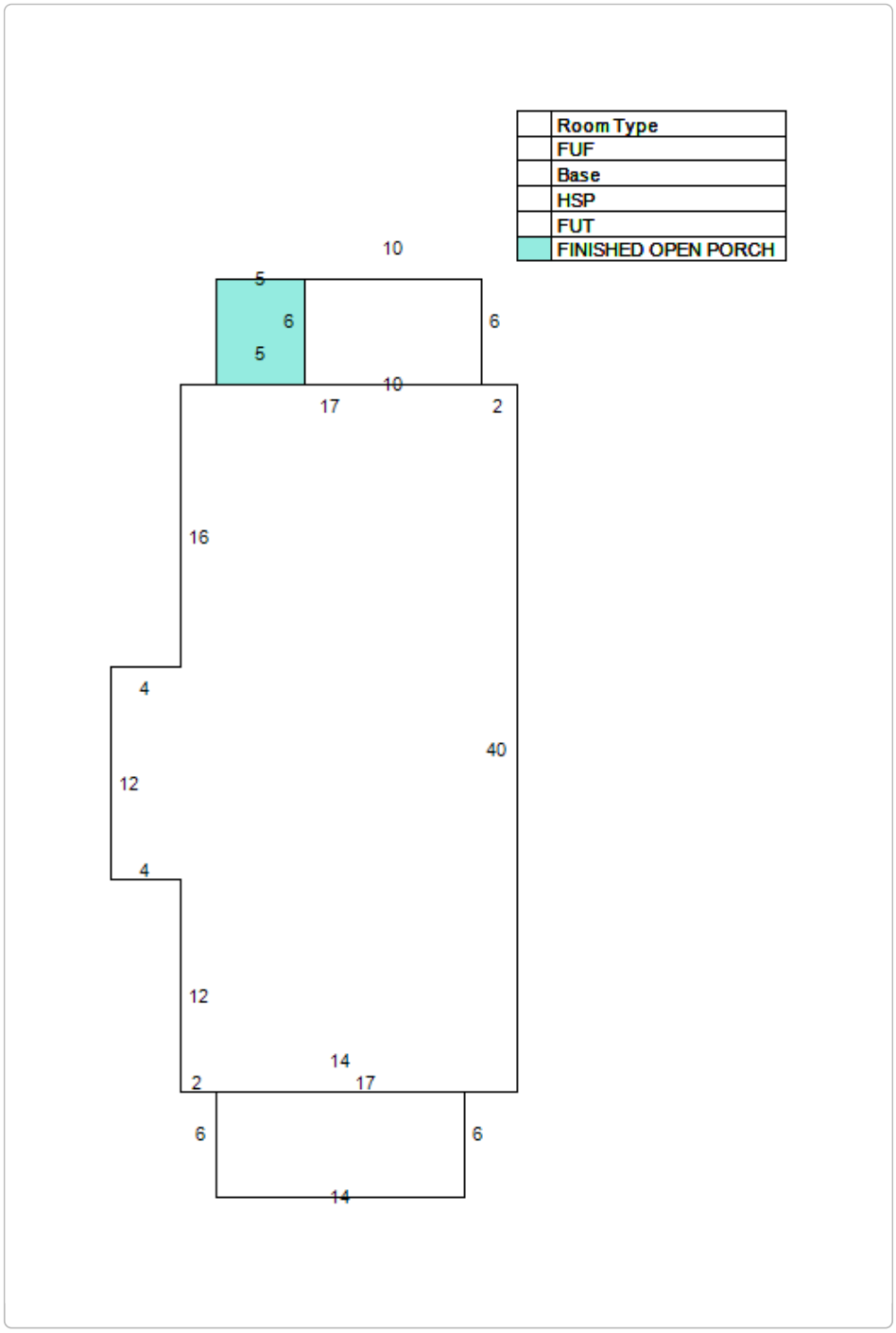
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$131,688	$0	$138,902	$0	$0	$270,590	$76,730	$243,860	$26,730
2021	$95,153	$0	$107,484	$0	$0	$202,637	$74,495	$177,637	$25,000
2020	$87,399	$0	$97,149	$0	$0	$184,548	$73,466	$159,548	$25,000
2019	$73,839	$0	$89,914	$0	$0	$163,753	$71,814	$138,753	$25,000
2018	$66,807	$0	$78,546	$0	$0	$145,353	$70,475	$120,353	$25,000
2017	$69,676	$0	$78,546	$0	$0	$148,222	$69,025	$123,222	$25,000
2016	$70,857	$0	$71,312	$0	$0	$142,169	$67,605	$117,169	$25,000
2015	$65,896	$0	$54,776	$0	$0	$120,672	$67,135	$95,672	$25,000
2014	$50,184	$0	$49,608	$0	$0	$99,792	$66,602	$74,792	$25,000
2013	$51,777	$0	$38,446	$0	$0	$90,223	$65,618	$65,223	$25,000
2012	$52,574	$0	$33,485	$0	$0	$86,059	$64,521	$61,059	$25,000
2011	$25,431	$158	$37,206	$0	$0	$62,795	$62,795	$37,795	$25,000
2010	$25,431	$713	$41,340	$0	$0	$67,484	$67,484	$42,484	$25,000

Building Information

Building	1
Year Built	1935
Actual Area	1162
Conditioned Area	988
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	1

Description	Square Footage
BASE AREA	808
FRAME UTILITY	60
FINISHED OPEN PORCH	30
HALF SCREEN PORCH	84
FINISHED UPPER STORY - FORCED	180
Total SqFt	1162

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	39	145	39	EF	$138,902

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/19/2021	11/30/2020	$100.00	LIFE ESTATE	5155	938	U	I	JONES SONYA	JONES SONYA
	2/10/2010	$11,000.00	QUIT CLAIM DEED	3286	136	U	I	STEVENSON VALERIE	JONES SONYA
12/31/2007	7/6/2007	$0.00	SUMMARY ORDER ADMIN	3026	355	U	I	JONES WILHELMINA ESTATE	STEVENSON VALERIE

No data available for the following modules: Extra Feature Information.

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 10/1/2022, 12:22:30 AM

Detail by Entity Name

Foreign Limited Liability Company
DSW HOMES, LLC

Filing Information

Document Number	M16000008375
FEI/EIN Number	27-1330085
Date Filed	10/19/2016
State	TX
Status	ACTIVE

Principal Address

1650 E WINDING WAY DR BLDG B
FRIENDSWOOD, TX 77546

Changed: 03/25/2022

Mailing Address

1650 E WINDING WAY DR BLDG B
FRIENDSWOOD, TX 77546

Changed: 03/25/2022

Registered Agent Name & Address

NATIONAL LICENSING CONSULTANTS, LLC
29157 CHAPEL PARK DR STE A
WESLEY CHAPEL, FL 33543

Name Changed: 03/25/2022

Address Changed: 03/25/2022

Authorized Person(s) Detail

Name & Address

Title AP

SCHUMER, JAMES F
1650 E WINDING WAY DR BLDG B
FRIENDSWOOD, TX 77546

Title MEMBER

GERRATT, DONALD
1650 E WINDING WAY DR BLDG B
FRIENDSWOOD, TX 77546

Annual Reports

Report Year	Filed Date
2021	04/07/2021
2022	03/04/2022
2022	03/25/2022

Document Images

03/25/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/04/2022 -- ANNUAL REPORT	View image in PDF format
05/14/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
02/12/2019 -- ANNUAL REPORT	View image in PDF format
03/01/2018 -- ANNUAL REPORT	View image in PDF format
01/06/2017 -- ANNUAL REPORT	View image in PDF format
10/19/2016 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 17, 2022 Meeting



Application HP2022-0067

Address: 4 Aviles Street (a.k.a. 17 King Street)

Applicant: KRB Construction LLC

Property Owner: TEP, Inc.

Project description: To modify the existing storefront along Aviles Street with new configuration and materials.

Architectural Style:	Commercial Masonry Vernacular	Florida Master Site File:	SJ1026
National Register:	St. Augustine Town Plan NR District: Non-contributing	Construction date:	1955
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992100000		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

No new materials were submitted for this application. See below comments and recommendation from the September staff report.

1. This Masonry Vernacular commercial building is located on the southwest corner of King and Aviles Streets and is a non-contributing structure in the Town Plan National Register Historic District. The project area is located on the west side of Aviles Street (east elevation of the building) and is the second storefront entrance moving south and one of 5 total along the east side of the building. Varying storefront designs appear on the north and east elevations. Currently, the east elevation storefronts alternate between flush entrances with storefront windows that angle slightly inward and deeply recessed glass entrances, all with aluminum frames.
2. The applicant is proposing to replace the existing aluminum frame storefront with recessed entrance at 4 Aviles Street with a wood-frame storefront. A wood entry door with 2/3 single-lite glass panel is indicated on the proposed flush entrance, which is to mirror the existing storefront at 6 Aviles Street, but includes a brick knee-wall to march the existing on this and other storefronts along the building.
3. Justification for the change includes a desire to reclaim interior space currently taken-up by the deeply recessed entry as well as some concern for the condition of the storefront. Details regarding the structural integrity of the existing storefront were requested by staff but had not been provided by the drafting of this report.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends that replacement storefronts be consistent with the architectural and historic character of the building and streetscape. While the proposed wood framing and door are approved AGHP materials, an aluminum material may be more compatible with the date of construction and overall architectural character of the building which does not currently feature any wood-frame storefronts and may never have done so historically.
5. The adjacent storefront at 6 Aviles Street features a modern framing system that is not consistent with the others along Aviles Street, nor the architectural style and age of the building and replication of that design is not recommended. The storefront at 2 Aviles Street has been altered with 15-lite wood door with simulated divided lites on the adjoining window; however, the frame is painted aluminum to match the decorative posts and beams on the building.
6. Permit research regarding if/when existing storefronts may have been installed or replaced did not return any clear findings. Additional research may be provided by staff after distribution of this 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 **CONTINUE** a Certificate of Appropriateness at **4 Aviles Street** to allow the applicant time to consider materials and design more compatible to the existing commercial architecture of the building and existing storefronts.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing storefront with recessed entry.
2. Install wood-frame storefront with flush wood 2/3 single-lite glass panel entry door and brick knee-wall with concrete cap to match existing knee-wall on the building.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's 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 or 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.
- Introduce a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting, or which causes destruction of significant historic fabric.
- Use materials which detract from the historic or architectural character of the building.
- Alter the entrance through a significant storefront.
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of storefronts results.
- Strip storefronts of historic material such as wood, cast iron, terra cotta, pigmented structural glass or brick.
- Replace an entire storefront when repair of materials and limited replacement of its parts are appropriate.
- 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.
- Create a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.
- 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
2. Florida Master Site File

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



East Elevation

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



East Elevation with 6 Aviles (left)

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



All storefronts along Aviles

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



Four of the Five Storefronts on the East Elevation

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



Front (north) Elevation for context

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)







4 Aviles Storefront Details

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)







4 Aviles Storefront Details

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



4 Aviles Storefront and 2 Aviles Storefront (right)

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



6 Aviles Storefront Details



STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



2 Aviles Storefront Details

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



Aviles Street facing south

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1026 1009==

Site Name: Woolworth's 830== Survey Date: 7904 820==

Address: 31 King Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 33 (block) All 3 & 4 (lot) 868==

868==

Owner of Site: Name: Green, Herbert J. et al; c/o M.R. Sudakow ;

Address: 2301 Collins Avenue M-113

Miami Beach, FL 33139 902==

Occupant or Manager: Woolworth's 904==

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

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

UTM: 17 (zone) 469800 (easting) 3306650 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1955 844== Period: 20th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, ceramic tile, stone (coquina), brick 854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: Fixed sheet 942==

Foundation: Concrete slab 942==

Roof Type: Flat parapet 942==

Secondary Roof Structures: Hip tower 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up clay tile 882==

Ornament Exterior: Jigsawn rafters, decorative tile work coquina quoins around rear doors on east side clay tile cornice, square wood posts. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces Plaza, adjacent to Trinity Episcopal Church. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Masonry Vernacular commercial complex was constructed in 1955. The building includes Mediterranean Revival elements such as the clay tile cornices, flat parapet roof, stucco exterior, hiptower, decorative tile work, and the mission parapet accented by pseudo-finial ornamentation. Other distinctive features include the jigsawn rafters, coquina quoins around the rear doors and on the east side, and square wood posts. The building faces the Plaza and is adjacent to Trinity Episcopal Church.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and governmental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a

(over)

V. BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 18/0's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

F. W. Woolworth's, 31 King Street, is the largest store incorporated within the building complex. The department store was once the site of a famous confrontation between Blacks and Whites during the civil rights movement that brought national and international attention to St. Augustine. The incident helped lead to the passage of the Civil Rights Act of 1964 which outlawed segregated lunch counters such as the one generating protest against Woolworths.(4) A building known as the Sanchez Building occupied this site prior to the erection of the existing structure. William J. Sanchez was a merchant and member of one of the oldest St. Augustine families.(5) The early building was constructed between 1885 and 1888 and contained shops on the first floor and the Plaza Hotel on the second and third. Sanborn Maps from 1888 to 1930 indicate uses such as dry goods store, offices, drugs, barber, bicycle shop, electric theatre, fruit stand, and printing shop.(6) Directly behind the building, facing south, was the Peabody School, the first free school in St. Augustine in operation from

the late 1860's.(7)

ARCHAEOLOGY

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

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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; John S. Horton, "View of St. Augustine, East Florida," 1855; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1958; St. Augustine Record, July 4, 1937 and February 5, 1950.

4. Miami Herald, February 25, 1979; Historian David R. Colburn has extensively researched the civil rights turmoil in St. Augustine. The social science professor at the University of Florida has compiled his material, possibly for a book analyzing the impact of the St. Augustine incidences.

5. St. Augustine City Directory, 1904.

6. Sanborn, 1888 through 1930.

7. Ibid., 1910; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), pp. 144-145.

☐ Original
☒ Update

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

Site #8 SJ01026
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) Woolworth's — 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:	17		King	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 # 1992100000 — 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: 1955 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): — To (year):
Current Use Commercial — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☒yes ☐no ☐unknown Date: — Nature storefronts and ext. fabric
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 Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Stucco — 2. Coquina block — 3. Brick; Ceramic tile
Roof Type(s) 1. Flat — 2. Hip — 3. parapet
Roof Material(s) 1. Built-up — 2. — 3. clay tile
Roof secondary strucs. (dormers etc.) 1. — 2. hip tower
Windows (types, materials, etc.) Fixed Sheet; glass storefront windows various framing materials such as wood, metal, masonry
Distinguishing Architectural Features (exterior or interior ornaments) jigsawn rafters, decorative tile work, coquina quoins around rear doors on east side, clay tile cornice, square wood posts; arched detailing, spiral co
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) corner of King St. and Aviles facing plaza

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 SJ01026

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. Concrete block 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) metal and glass paired storefront doors; some storefronts are inset and corner door enty
Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See original form by David Nolan for additional history; additional history also on file with FMSF manuscript 20061, Flagler student work

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) building retains historical significance with events, however the exterior facade has been compromised, due to significant events and contribution to an intact contiguous district the strucuture appears to be contributing
Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. African American 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 _____

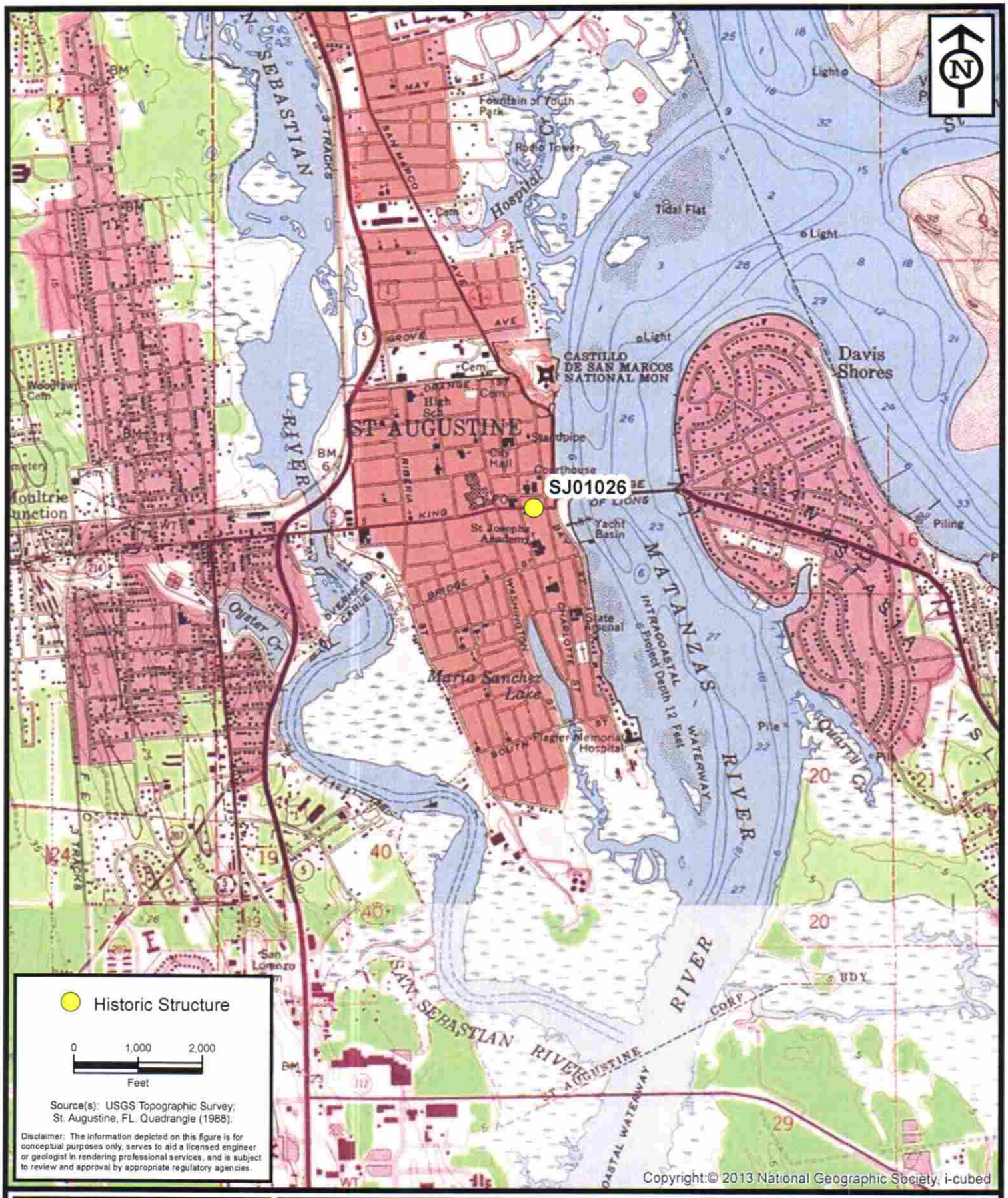
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

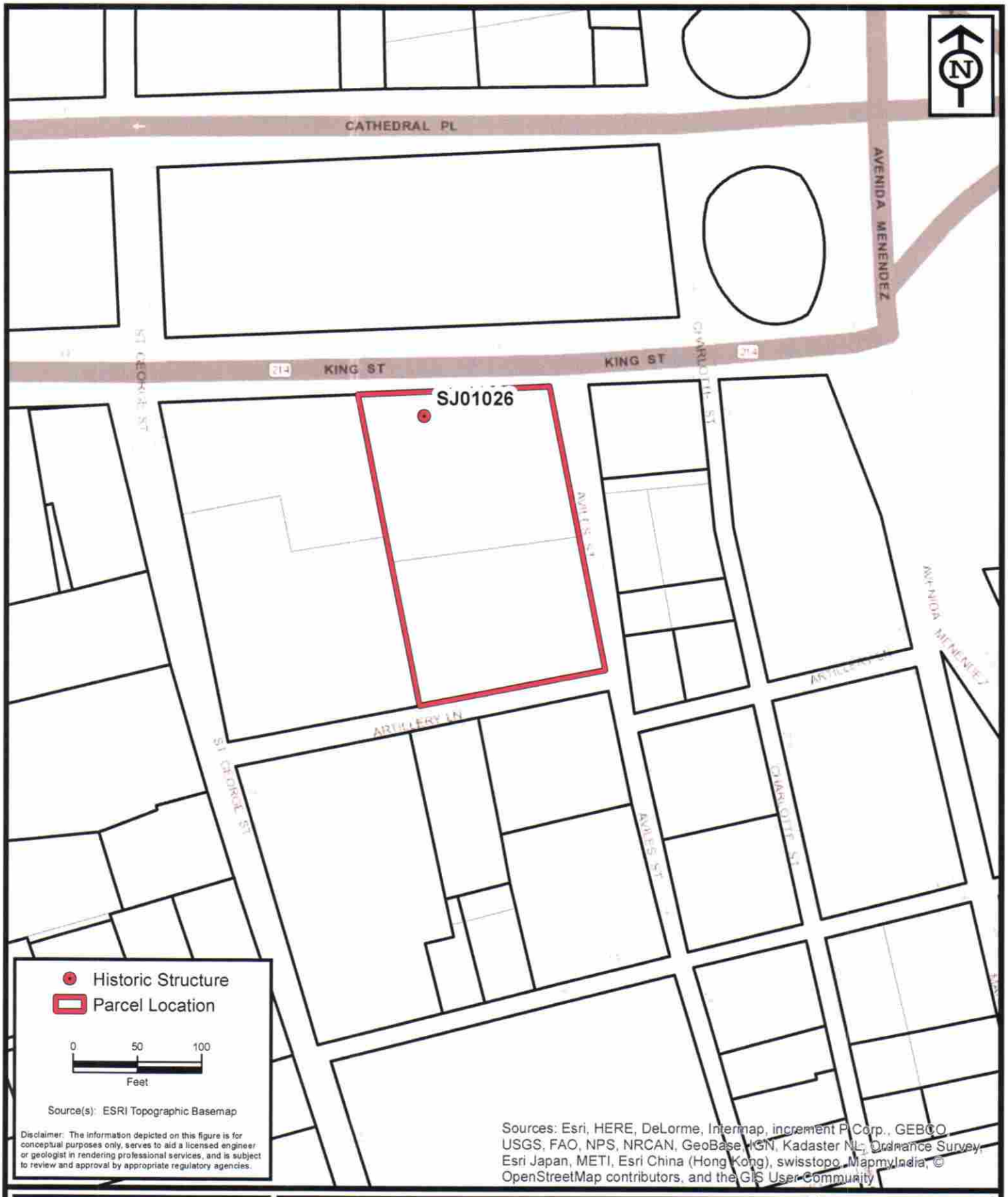
Project Location - SJ01026

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\SJ01026\Location.mxd Date: 1/28/2016 4:30:54 PM



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

Parcel Location - SJ01026

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\SJ01026\Parcel.mxd Date: 2/1/2016 1:27:05 PM

SJ 1026

Zach Beals
204 10th Street, St Augustine Beach, Florida
April 18, 2013

Keepers of the Florida Master Site File
Division of Historical Resources
Florida Department of State
R.A Gray Building
500 S Bronough St. Rm 425
Tallahassee, FL 32399

Subject: Important History Omitted from Master Site File

Dear Keeper of the Master Site File,

I am a student at Flagler College in St. Augustine, Florida. One of the most important historic events to take place here was the Civil Rights Movement of 1963-64, which led directly to the passage of the landmark Civil Rights Act of 1964.

Some of the major sites of the civil rights movement have been demolished in the last decade, with the argument being that they were of "no historic significance."

Our class has taken as a project to look at the Florida Master Site Files to make sure that they reflect the important role places played in the movement as shown by Freedom Trail or other civil rights markers.

I took 31 King Street, formerly known as Woolworth's. The Master Site File would be more complete if it included the following information:

The address 31 King Street formerly known as Woolworth's is where the infamous "St. Augustine Four" sit-in of 1963 occurred. This "St. Augustine Four" consists of Audrey Nell Edwards, JoeAnn Anderson Ulmer, Willie Carl Singleton, and Samuel White, whom were all in the early teens at the time. This sit-in might seem like any other civil right action that ordinary to this era, until it got into the hands of the Florida court system. The four were required to sign a contract agreeing to not picket until the age of 21 in order for their release, which they refused to sign. They then spent several weeks in jail, and spent time in jail with people like Martin Luther King Jr., and then almost six months in reform school performing hard labor. This gained national attention and eventually were granted their release by a special action by the Florida governor and cabinet of that time. This address has already been recognized as having historical significance by the Freedom Trial and I feel there should be more information accompanied with the Florida Master File. This address is one of the most historically significant sites of the Civil Rights Movement in not only St. Augustine but all of America.

I am enclosing some documentary materials about Woolworth's/ 31 King Street:

1) Articles
2) Pictures

I hope that you will see this important information is included in the Master Site File. Many thanks.

Sincerely,

Zach Beals
Flagler College Student

cc: Jenny Wolfe, Historic Preservation Planner, City of St. Augustine

Enclosures



FREEDOM TRAIL

Saint Augustine, Florida

April 15, 2013

Presented by Northrop Grumman Corporation

home

about us

freedom trail sites

the movement

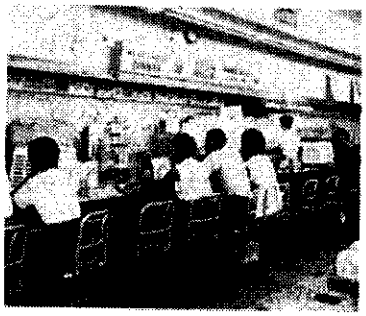
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The St. Augustine Four



The civil rights movement brought forth many heroes who set an example for America and the world. Some were old. Some were middleaged. Some were young. Among the youngest of those heroes of the 1960s were "The St. Augustine Four": Audrey Nell Edwards, JoeAnn Anderson Ulmer, Willie Carl Singleton, and Samuel White.

Young people formed the shock troops of the civil rights movement, and many efforts were made to suppress them. One of the most discreditable legal efforts in this regard took place in St. Augustine, Florida in July 1963 when a local judge tried to force young teenagers who had been arrested for trying to order a hamburger at the "whitesonly" lunch counter of the local Woolworth's to promise that they would take part in no more demonstrations. They were also pressured to say that movement organizer **Dr. Robert Hayling** was guilty of contributing to the delinquency of minors. Had they done so, said Dr. Hayling, "my goose would have been cooked". Several others were arrested that day, and some were intimidated by the judge. But the St. Augustine Four, with the support of their families, refused to go along with this injustice. So the judge had them first jailed, then sent to reform schools in Marianna and Lowell. When NAACP lawyer Earl Johnson of Jacksonville attempted to get them released, the judge claimed that they were beyond the jurisdiction of the legal system. National newspapers like the Pittsburgh Courier and The New York Times wrote about the case of the St. Augustine Four. It finally took a special action of the Florida governor and cabinet to get them released in January 1964 after they had missed Thanksgiving and Christmas at home with their families.

Martin Luther King called them "my warriors." Jackie Robinson praised them for their courage — and he was certainly someone who knew about courage! Robinson and his wife took Audrey Nell Edwards and JoeAnn Anderson to their home in Connecticut to recover from their ordeal. The two St. Augustinians can still remember going to the New York World's Fair of 1964 with Jackie Robinson. It took four decades without amends being made, or honor being given where honor was due, but finally in 2004 a proper tribute was paid to the St. Augustine Four, in a ceremony sponsored by ACCORD at the First Baptist Church, a great historic civil rights landmark on St. Francis Street. The three surviving members of the St. Augustine Four (and their families) attended, along with relatives of the fourth, the late Willie Carl Singleton. Gifts were sent to each of them by Mrs. Rachel Robinson, the widow of Jackie Robinson. In 2007 when Samuel White of the St. Augustine Four passed away, his death was front page news in the St. Augustine Record, and his funeral was held in the same historic church building. The St. Augustine Four are heroes of the freedom movement whose sacrifices should never be forgotten.

— Copyright © 2007, David Nolan
Co-Chair & Historian, ACCORD Freedom Trail

THE MOVEMENT PART 1 | THE MOVEMENT PART 2 | DR ROBERT B HAYLING | THE TWINES KATHRYN FENTRESS | CLYDE JENKINS

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St. Augustine in Saint Johns County, Florida — *The American South (South Atlantic)*

31 King Street

Inscription. The Ponce de Leon Shopping Center opened in 1955 as the first downtown shopping center in St. Augustine. It was designated by Morris Lapidus (1902-2001), Florida's most famous mid-twentieth century architect, and is the only example of his work in the Ancient City. It was anchored by a Woolworth's store on the west side (the door handles still say Woolworth's). On February 1, 1960, black college students in Greensboro, N.C. began a sit-in at their Woolworth's lunch counter to protest racial discrimination. Their example electrified the south, and just a few weeks later, students from Florida Memorial College in St. Augustine began sitting-in at this Woolworth's lunch counter.

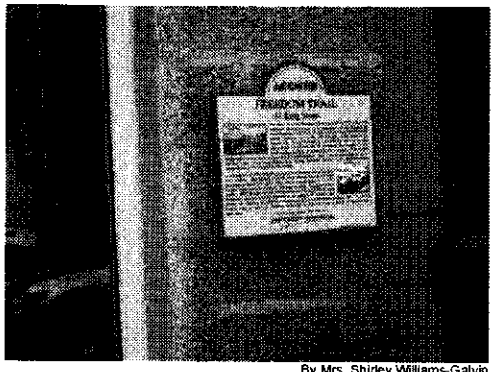


By Mrs. Shirley Williams-Galvin

1. Freedom Trail Marker

In the summer of 1963, local black high school students sat-in here and were arrested. They refused when the judge wanted them to end their participation in the civil rights effort, and as a result spent the next six months in jail and reform school. The case of the St. Augustine Four--Audrey Nell Edwards, JoeAnn Anderson, Samuel White and Willie Carl Singleton--received national publicity as an example of injustice, and finally the governor and cabinet of Florida ordered them released in January 1964. Dr. Martin Luther King, Jr. and Jackie Robinson hailed the St. Augustine Four as heroes of the civil rights movement.

This Historical Marker Presented this 2nd Day of July, 2007 by: Northrop Grumman



By Mrs. Shirley Williams-Galvin

2. Woolworth's Department Store marker

Erected 2007 by The 40th Anniversary to Commemorate the Civil Rights Demonstrations, Inc. (ACCORD).

Marker series. This marker is included in the Florida, St. Augustine Freedom Trail marker series.

Location. 29° 53.53' N, 81° 18.721' W. Marker is in St. Augustine, Florida, in Saint Johns County. Marker is on King Street (County Route 214) 0.1 miles west of A1A Scenic and Historic Costal Byway. Click for map. Marker is at or near this postal address: 31 King Street, Saint Augustine FL 32084, United States of America.

Other nearby markers. At least 8 other markers are within walking distance of this marker. Trinity Parish Church (within shouting distance of this marker); Cast Iron Gun (within shouting distance of this marker); St. Augustine Confederate Memorial (within shouting distance of this marker); Public Well (within shouting distance of this marker); Florida (within shouting distance of this marker); Public Market Place (within shouting distance of this marker); Prisoners of War in St. Augustine During the American Revolution (within shouting distance of this marker); Slave Market (within shouting distance of this marker). Click for a list of all markers in St. Augustine.

Also see . . . ACCORD Freedom Trail website. *(Submitted on May 16, 2008, by Christopher Busta-Peck of Shaker Heights, Ohio.)*

Additional keywords. The St. Augustine Freedom Trail

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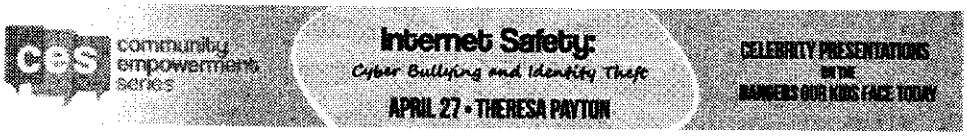
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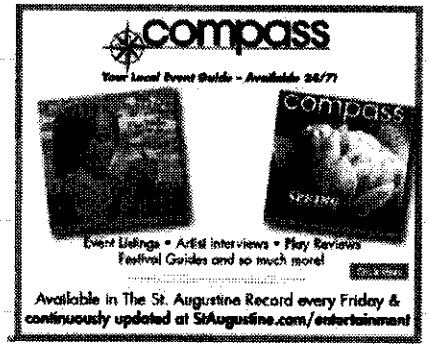
Civil rights-era leaders honored

LORY POUNDER
Staff Writer
Published Monday, May 31, 2004

click photo to enlarge

FROM LEFT: SAMUEL WHITE, JoeAnn Anderson-Ulmer and Audrey Nell Edwards light a candle to remember the late Willie Carl Singleton at a ceremony in the First Baptist Church in St. Augustine in their honor, recognizing their part in the city's civil rights movement.

By PETER WILLOTT, Staff Voices rang in praise Sunday to honor the desire, determination and dreams exhibited by the "St. Augustine Four" during the Civil Rights Movement in 1963.



Audrey Nell Edwards, JoeAnn Anderson-Ulmer, Samuel White and Willie Carl Singleton were dubbed "The St. Augustine Four" for their participation then in the struggle for equality.

They were honored at a recognition and appreciation ceremony at First Baptist Church sponsored by The 40th ACCORD Inc. Committee. The 40th ACCORD (Anniversary to Commemorate Civil Rights Demonstrations) is a local group planning events to commemorate the Civil Rights Movement in St. Augustine in the 1960s.

"They had adolescent bodies and minds, but they had heart and courage well beyond their years," said Earl Johnson Jr., partner at the Johnson, Chauhan Law Group in Jacksonville.



Johnson was the keynote speaker at the ceremony Sunday.

click photo to enlarge



JoeAnn Anderson, Audrey Nell Edwards and Samuel White sit in the front pew of the First Baptist Church in St. Augustine and listen to a ceremony in their honor recognizing their part in the citys civil right movement. Anderson, Edwards, White and the deceased Willie Carl Singleton where jailed as teenagers in the 1963 for taking part in civil rights demonstrations.

By PETER WILLOTT, Staff

Their leadership and courage was the day's theme.

The four were teenagers when they spent more than six months locked in jail after being arrested for a peaceful demonstration at Woolworth's lunch counter downtown on July 23, 1963.



The tribute to Anderson-Ulmer, Edwards, White and Singleton proceeded with warmth and enthusiasm.

Their sacrifice was rewarded 40 years after they stepped into history.

Edwards lives in St. Augustine. Anderson-Ulmer and White live in Jacksonville and Singleton is deceased.

click photo to enlarge

Willie Carl Singleton

Contributed Photo

Johnson encouraged everyone to continue to fight the battle through education, unity, health and family values.

"Now, the battle is in the minds and the hearts of Americans," he said.

It's important to continue what the "Fabulous Four" began, Johnson added.

About 150 members of the community attended the ceremony to demonstrate their gratitude and reward the four freedom fighters. The church was full of awe for those who had inspired and helped change the future of America.

As speakers acknowledged the struggles by "The Four," the congregation responded with "Amen," "Yes" and applause.

St. Augustine City Commissioner Errol Jones was the master of ceremonies for the event at the church, which has ties to the Civil Rights Movement. Historian David Nolan said the church at 81 Francis St. in Lincolnville is a historic landmark. It is a place where rallies were held in the 1960s and where the Rev. Martin Luther King Jr. spoke, he said.

Plaques presented to the four referred to them as "the heroes of St. Augustine."

Mayor George Gardner presented city lapel pins to them. Singleton's sister, Beverly Singleton Wheeler, accepted the pin on her brother's behalf. Candles were lit in Singleton's memory. He died in 1985.

"Their courageous stand helped bring an unjust system to its knees," Gardner said.

Carolyn Fisher, a kindergarten teacher, led the congregation in song. Her powerful, voice engulfed the crowded church. Her smile and enthusiasm encouraged everyone to stand up and get involved in the songs sung during the movement.

Those present responded by standing, singing, clapping their hands and stomping their feet.

Jones also introduced James Jackson, who was recognized for his personal struggle through the time of segregation. Jackson stumbled upon a Ku Klux Klan meeting on State Road 207, Jones said. He was beaten, humiliated and left to die because of the color of his skin, Jones said.

Jackson spoke Sunday to encourage the continuation of the fight for equal rights.

The Four thanked God and their families for their support to help them get through that time, and the community for the recognition Sunday.

White spoke of the present and the future for equality. "This thing is not over with," said White. "We've got to keep it going on."

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BEVERLY SINGLETON WHEELER **LOCAL GROUP** **KEYNOTE SPEAKER** **DAVID NOLAN** **EARL JOHNSON JR.** **AMERICA** **SAMUEL WHITE** **LINCOLNVILLE** **PETER WILLOTT** **COMMISSIONER** **MARTIN LUTHER KING JR.** **AUDREY NELL EDWARDS** **HISTORIAN** **JACKSONVILLE** **AUGUSTINE CITY** **KU KLUX KLAN** **KINDERGARTEN TEACHER** **CAROLYN FISHER** **CARL SINGLETON CONTRIBUTED PHOTO** **BAPTIST CHURCH**

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Courtesy of SAHS

Drawing Of Shopping Center Planned For Sanchez Block



Shown above is an architect's drawing of the proposed Spanish-type building to be constructed on the Sanchez property on King Street, opposite the Plaza.

This new shopping center will have four large stores facing King Street, and five smaller shops on Aviles Street. Occupying the King Street stores, starting from left, will be Walgreen's, Butler's Shoes, the Diana Shop and Woolworth's. The building is expected to be completed for occupancy by January or early February.

Plans Announced For Downtown Shopping Center

Plans were announced on Saturday for St. Augustine's new-
it shopping center to be located on the Sanchez block on King
treet, south of the old Plaza.
The old Sanchez building is being
zed and in its place will be con-
ucted a shopping center building
Spanish architecture which will
in St. Augustine's
l world atmosphere. The owners
y.
The new building is expected to
ready for occupancy by late Jan-
ary or early February of 1955.
The property, located at the cor-
r of King Street and Aviles
reet, was purchased early this
ar by an investment group head-
l by Michael R. Sudakow of Mi-
mi Beach, and represented by the
well S. Fyvolent office, a Flor-
a real estate broker.
The owners have agreed that the
siness block will be occupied by
ur leading merchandisers in their
specific lines. The stores facing
ing Street will be occupied by F.
. Woolworth Co., the Diana
hops, Butler's Shoes and Wal-
reen Drug Agency.
Woolworth will occupy 75 feet of
ore frontage on King Street with
depth of over 200 feet. This
ation store will be completely
r-conditioned and will offer the
test in variety self-service mer-
handising features. The rear por-
on of the Woolworth premises
ill be so designed to permit the
ection of a second floor and the
acement of their sales area.
Diana Shops, a leading women's
parel chain store, will have an
r-conditioned shop fronting 35
et on King Street and having a
pth of 172 feet. The Diana Shops
ill carry a complete line of chil-
en and women's wear mercan-
se.
Butler's Shoes will occupy a store
aving a frontage of 32 feet with
depth of 125 feet. This shoe
ore chain was born in Florida
ver 50 years ago and now has
ore than 100 stores featuring
footwear for women and young-
sters.
Walgreen's, to be located at the
King Street-Aviles Street corner of
the building, will have a frontage
of 50 feet and depth of 125 feet.
This new home of the Walgreen
Agency will be operated by Howard
S. Padgett. The new Walgreen
store will be completely air-condi-
tioned and will feature the latest
design in store fixtures, store lay-
outs and operation.
In addition to the four King
Street stores, the new building will
have store frontage on Aviles St.
which will be available to tenants
who will help complement this busi-
ness block, it was announced.
There will be five stores located on
Aviles Street.
The business building will be the
first to be constructed since the
city's new zoning ordinance went
into effect, and the owners feel
that they are setting a precedent
for any future building in St. Au-
gustine by planning a structure of
Spanish architecture in keeping
with the Plaza area.
The exterior plans for the build-
ing were recently approved by the
city zoning board.
R. M. Thompson Co. of Coco-
nater is the contractor, and asso-
ciate architects are Morris Lapidus
and F. A. Hollingsworth.
The new building will be set back
12 feet from the curb on King
Street so as to afford an ample
sidewalk.
The same investment group
headed by Mr. Sudakow, and rep-
resented by the Fyvolent office, are
now developing properties in Clear-
water, Orlando, Jacksonville and
St. Petersburg. Handling the St.
Augustine project is Howard D.
Spencer, an associate. The con-
cern has developed Central Plaza
in St. Petersburg, Florida's largest
shopping center, and has just an-
nounced plans for another ex-
tensive shopping center at Orlando.

U. S. Assures Philippines

The St. Augustine Record

ST. AUGUSTINE . . . . FOUNDED IN 1565 . . . . THE NATION'S OLDEST CITY

VOL. LX, No. 28 Home Owned—Home Operated Established in 1894 ST. AUGUSTINE, FLORIDA, SUNDAY MORNING, SEPTEMBER 5, 1954 Member of Associated Press NEA Photo and Feature Service PRICE TEN CENTS

Voluntary Limit On Army Pledged By West Germany

BONN, Germany, Sept. 4 (AP)—Chancellor Konrad Adenauer tonight pledged that, even after obtaining full sovereignty, West Germany would voluntarily limit her armed forces.

In a broadcast over all West German radio networks, the 78-year-old Chancellor said:

"The Federal Republic will be ready to impose . . . self, even



L. C. Ringhaver Buys Comatchie Island Property

Another large real estate transaction was completed on Saturday with the sale of the north half of Comatchie Island to L. C. Ringhaver of this city.

The property, which lies north of the Vilano Beach causeway, along the west bank of North River, was sold to Mr. Ringhaver by J. Marion Hutson.

The transaction was handled

Red Shelling Of Quemoy Watched Closely By U. S.

Two American Army Officers Are Killed By Communist Bombardment

By FRED HAMPSON

TAIPEH, Formosa, Sunday, Sept. 5 (AP)—Guns on the Red mainland of China yesterday intermittently bombarded

Staff Report pg. 35


F. W. WOOLWORTH 60




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

October 20, 2022

KRB Construction LLC
1010 Cheyenne Dr
St Augustine, FL 32086

cc: TEP, Inc.

Re: Certificate of Appropriateness – 4 Aviles Street (a.k.a. 17 King Street) – HP2022-0067

Dear KRB Construction LLC,

On October 20, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to modify the existing storefront along Aviles Street with new configuration and materials.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the November 17, 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, to be received by November 7, 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.:	HP2022-0067
Applicant:	KRB Construction LLC
Owner:	TEP, Inc
Address:	4 Aviles Street (a.k.a. 17 King Street)
Parcel Number:	1992100000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to modify the existing storefront along Aviles Street with new configuration and materials.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 20, 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 October 20, 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-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 to modify the existing storefront along Aviles Street with new configuration and materials.

Subject to the following conditions:

- Continued to the November 17, 2022 HARB meeting
- as requested by applicant.
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 20 day of October, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0067

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 20th day of October, A.D., 2022.

Elyse Wiemann
Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

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

FOR NOVEMBER 17, 2022, HARB MEETING

HP2022-0067
4 Aviles Street (a.k.a. 17 King Street)

No new information submitted by the applicant.

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

September 15, 2022

KRB Construction LLC
1010 Cheyenne Dr
St Augustine, FL 32086

cc: TEP, Inc.

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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
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☐ Opinion of Appropriateness

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Owner:	TEP, Inc
Address:	4 Aviles Street (a.k.a. 17 King Street)
Parcel Number:	1992100000

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THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 15, 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 September 15, 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-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 to modify the existing storefront along Aviles Street with new configuration and materials.

Subject to the following conditions:

-
- Continued to October 20th, 2022
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 15th day of September, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0067

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 15th day of September, A.D., 2022.

Elyse Wiemann

Notary Public, State of Florida

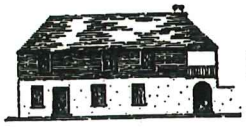
ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

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

HARB@citystaug.com

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2022-00167

Receipt No. 2448414 Meeting Date: September 15, 2022

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

1. NAME OF APPLICANT Kirby Booth
   Business (if applicable) KRB Constructiion
   Address 1010 Cheyenne Dr
   City St. Augustine State fl Zip Code 32086
   Daytime telephone 9045993859 Other phone/email krbconstruction89@gmail.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER TEP Inc
   Business (if applicable) _____
   Address 215 St. George St.
   City st augustine State fl Zip Code 32084
   Daytime telephone (required) 18138493860 Other phone _____
3. PROJECT STREET ADDRESS 4 Aviles/17 King
4. LEGAL DESCRIPTION: Lot 3/4 Block 33 Subdivision _____ Parcel 1992100000
5. EXISTING USE Restaurant PROPOSED USE Restaurant
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 new store front
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☒ New entrances new store front
- ☐ 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)

Replacing the store front at 4 Aviles St. New store front will be similar to existing store front at 6 Avilies

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 Bobby Booth KRB

SIGNATURE OF APPLICANT _____ DATE 8/24/22

PRINT OWNER'S NAME Bruce Belmont for TEP INC

SIGNATURE OF OWNER _____ DATE 8/24/2022

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

RECEIVED

HP2022-0067
4 Aviles Street

Application Sufficiency Review

AUG 24 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.

[ISM] 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:

Need: Photographs of the existing storefront, details regarding its condition, justification for the change, and finish details (materials, colors, etc.) for the window frame and sill, and existing & proposed elevation drawings

Project number: HP2022-0067 Project Address: 4 Aviles Street

Reviewed by: Candice Seymour Date: 8/25/2022

October 2017

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KATIE VOELZ DESIGNS

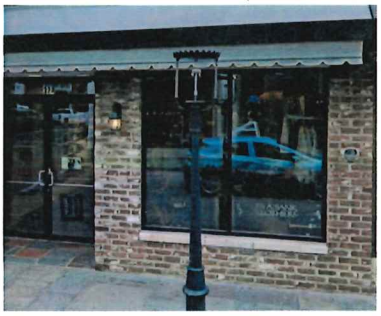
Forgotten Tonic

8.2022

Inspiration for door style and wood framing around windows



Inspiration for brick knee wall with concrete cap



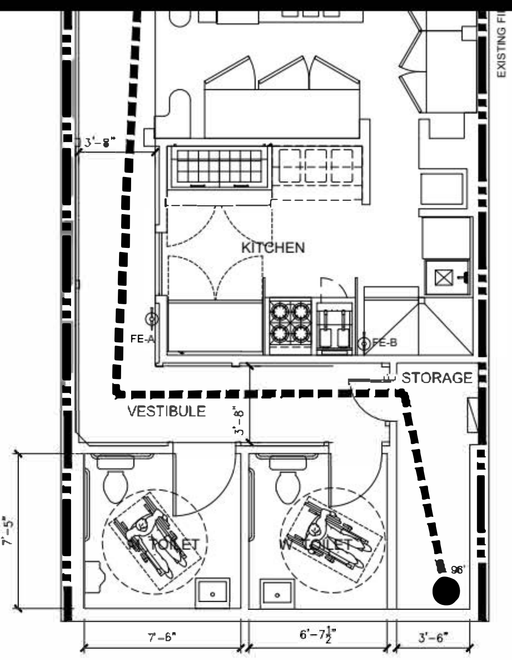


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12:59 LTE 59%



PROVIDE MIN 6" HIGH LETTERS
ON THE TENANT'S SUITE. (ETC
MUST BE VISIBLE & LEGIBLE FR
THE STREET THEREFORE THE A
MAY NEED TO BE LARGER THAN
OF 6". COORD W/FIRE MARSHA

LOCKS ON EXIT DOORS SHALL
REQUIRE THE USE OF A KEY, A
OR SPECIAL KNOWLEDGE OR E
FOR OPERATION FROM EGRES
UNLESS THEY MEET THE REQU
OF NFPA 101 7.2.1.5.

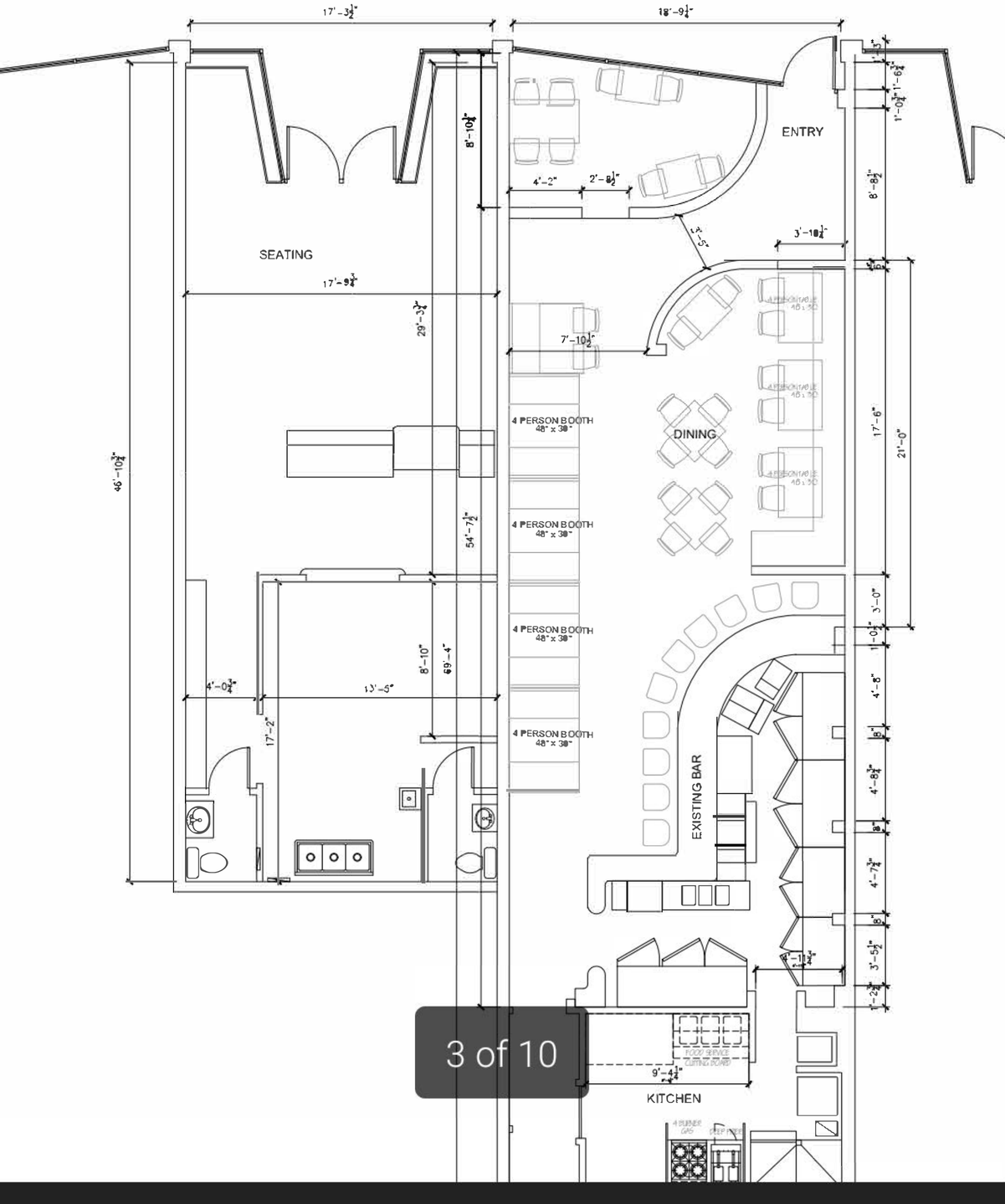
NOTE A:
EXIT DOOR TACTILE
SIGNAGE READING:
EXIT
SIGNAGE SHALL
COMPLY WITH ICC/ANSI
A117.1 | MOUNT
60" AFF TO
CENTERLINE OF
SIGN

INDOOR SE
BAR STOOL
BARSTOOL
2 PERSONS
4 PERSONS
4 PERSONS
TOTAL

5% OF SEAT
5% OF 76 SE
5% OF SEAT
WITH SECTI
(28" HIGH M

LIFE SAFETY PLAN

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



3 of 10

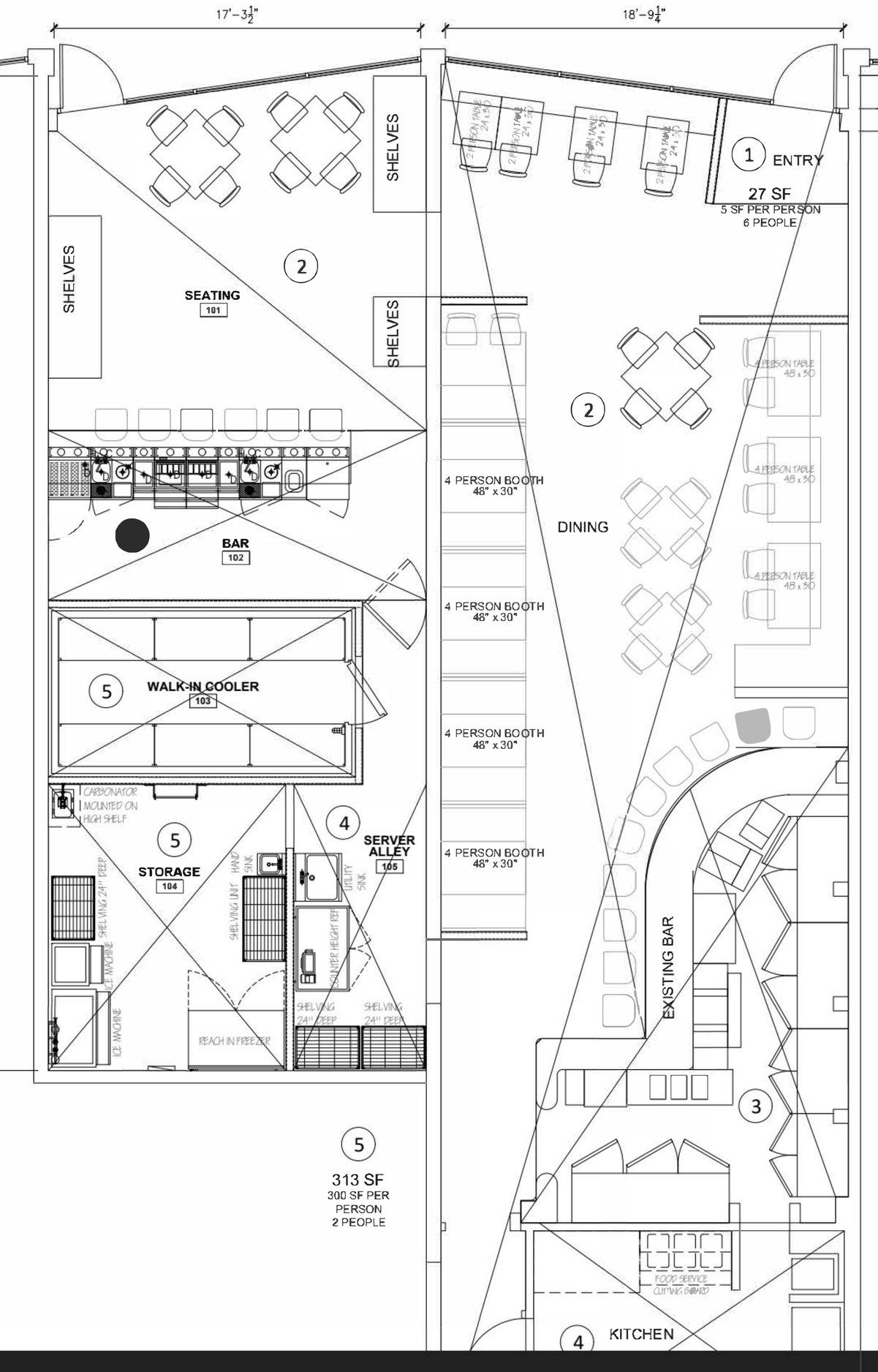
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REFLECTED CEILING PLAN
ACCESSIBILITY GUIDELINES

MBING

PLUMBING LEGEND & PROJECT NOTES
PLUMBING SCHEDULES
SANITARY WASTE PLAN AND SANITARY RISER
DOMESTIC WATER PLAN AND PLUMBING DETAILS

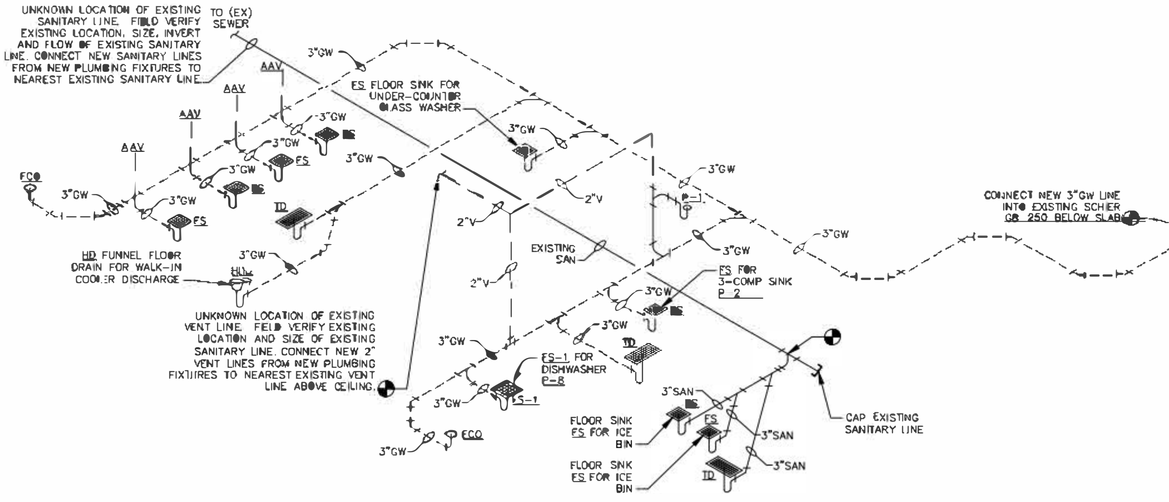


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1"	61-113	655-D	D	P.D.I. CERTIFIED
1"	114-154	656-E	E	P.D.I. CERTIFIED
1"	155-330	657-F	F	P.D.I. CERTIFIED

NOTE: ALL WATER HAMMER ARRESTORS PROVIDED MUST MEET ASSE 1010 AND MANUFACTURER'S REQUIREMENTS.

DESIGNER EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS, PLANS & DESIGNS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY WAY EXPRESSED WRITTEN PERMISSION AND CONSENT OF DESIGNER'S ARCHITECTS ENGINEERS THESE PLANS SHALL NOT BE DISTRIBUTED TO ANY PARTY WITHOUT SAID WRITTEN PERMISSION



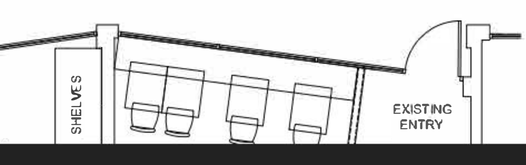
SANITARY RISER

SCALE: N.T.S.

0 2' 4'

SCALE: 1/4" = 1

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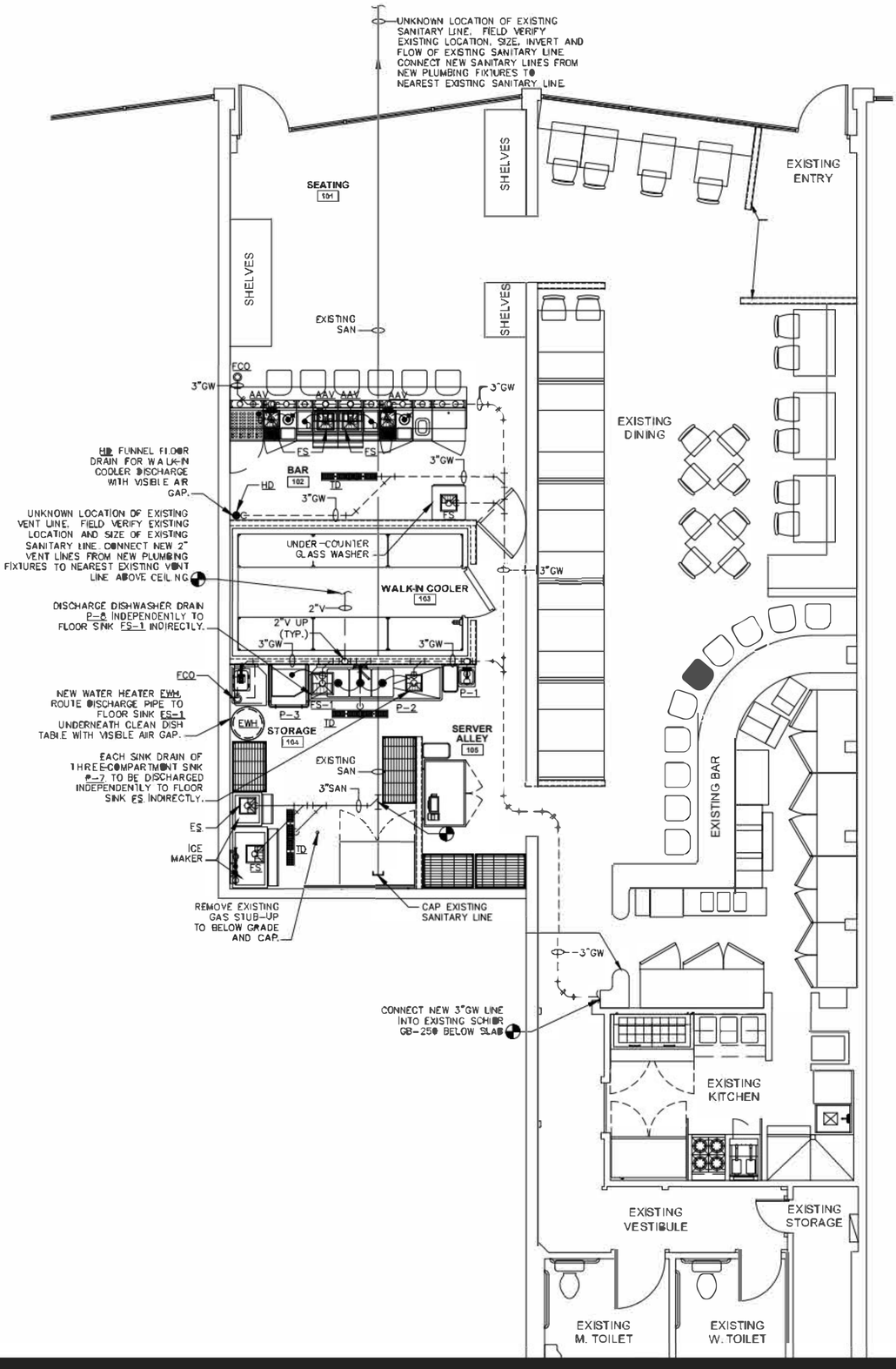
Received August 24, 2022
Planning and Building Department

5. ELEMENT CAPACITY IS AT INDICATED VOLTAGE.

DRAINAGE AND CLEANOUT SCHEDULE

MARK	REMARKS
FS	FLOOR SINK - ENAMELED CAST-IRON BODY WITH ANTI-SPLASH DOME STRAINER, 12 X 12 SQUARE SMOOTH HALF GRATE COVER, 6" SUMP DEPTH, FOR INDIRECT WASTE RECEPTOR. PROVIDE WITH REMOVABLE SEDIMENT BUCKET WITH STAINLESS STEEL MESH LINER. AND TRAP PRIMER CONNECTION
FS-1	FLOOR SINK - ENAMELED DEEP CAST-IRON BODY WITH ANTI-SPLASH DOME STRAINER, 16 X 16 SQUARE SMOOTH HALF GRATE COVER, 7" SUMP DEPTH, FOR INDIRECT WASTE RECEPTOR. PROVIDE WITH REMOVABLE SEDIMENT BUCKET WITH STAINLESS STEEL MESH LINER. AND TRAP PRIMER CONNECTION ZURN MODEL # Z-1920 OR APPROVED EQUAL.
FCO	FLOOR CLEANOUT - CAST-IRON BODY WITH RAISED SQUARE OR RECESSED SQUARE PLUG WITH ADJUSTABLE ROUND HEAVY DUTY NICKEL BRONZE TOP. ANCHOR FLANGE.
TD	TRENCH DRAIN - 6" WIDE REVEAL TRENCH DRAIN SYSTEM, HIGH DENSITY POLYPROPYLENE WITH 3" BOTTOM CENTER OUTLET AND REINFORCED SLOTTED GALVANIZED ANTI-SLIP GRATE, GALVANIZED STEEL FRAME GUARD. AND BOTTOM DOME STRAINER. WATTS MODEL #DEAD LEVEL D OR APPROVED EQUAL
HD	HUB DRAIN - OPEN-ENDED CAST-IRON BODY HUB DRAIN PIPE, OR PVC, NSF LISTED, FULL PIPE SIZE, FOR ABOVE THE FLOOR DRIP CONDENSATE. WITH DEEP SEAL TRAP. INSTALL INCREASER ONE PIPE SIZE LARGER. PROVIDE WITH NICKEL BRONZE STRAINER FINISH, TRAP PRIMER CONNECTION AND TRAP GUARD INSERT.

NOTES:
1. REFER TO MANUFACTURER'S DATA FOR INSTALLATION AND CONNECTION SIZES.



9305

1

(1)

(1)

SAR-UBU

Public Records of
St. Johns County, FL
Clerk# 03-031187
O.R. 1948 PG 1162
06:36PM 05/06/2003
REC $5.00 SUR $1.00
Doc Stamps $19,250.00

Prepared by and return to:
Sanford N. Reinhard
Attorney at Law
Sanford N. Reinhard, P.A.
2875 NE 191 Street Suite 404
Aventura, FL 33180

File Number: **2000-1379**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **1st** day of **May, 2003** between **Betmar Investments, Ltd., a Florida limited partnership** whose post office address is **5000 North Bay Road, Miami, FL 33140**, grantor, and **TEP, Inc., a Florida not for profit corporation** whose post office address is **215 St. George Street, Saint Augustine, FL 32084**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) 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 **Saint Johns County**, **Florida** to-wit:

That certain piece, parcel or tract of land situate, lying and being in the City of St. Augustine, County of Saint Johns, State of Florida described as: Lots 3 and 4, Block 33, according to the Official Map of the City of St. Augustine, Florida.

Parcel Identification Number: 199210-0000

COPY

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2002**.

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:

Betmar Investments, Ltd., a Florida limited partnership

By: B&M Management Company, Inc., its Managing General Partner

By: Marvin Cooper
Marvin Cooper, President

(Corporate Seal)

Witness Name: SANFORD N. REINHARD

Witness Name: VINCENZA A PESSOLANO

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of May, 2003 by Marvin Cooper, President of B&M Management Company, Inc., as Managing General Partner, of Betmar Investments, Ltd., a Florida limited partnership on behalf of the corporation and the partnership. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

OFFICIAL NOTARY SEAL
SANFORD N REINHARD
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC857536
MY COMMISSION EXP. JULY 30,2003

Notary Public

Printed Name: Sanford N. Reinhard

My Commission Expires: July 30, 2003

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1992100000
Location Address	17 KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 3 & 4 BLK 33 OR1948/1162 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.830
Homestead	N

Owner Information

Owner Name	Tep Inc 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$822,740

Map



Valuation Information

	2022
Building Value	$1,269,497
Extra Features Value	$0
Total Land Value	$1,812,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$3,081,497**
Total Deferred	$588,345
Assessed Value	**$2,493,152**
Total Exemptions	$822,740
Taxable Value	**$1,670,412**

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

Historical Assessment Information

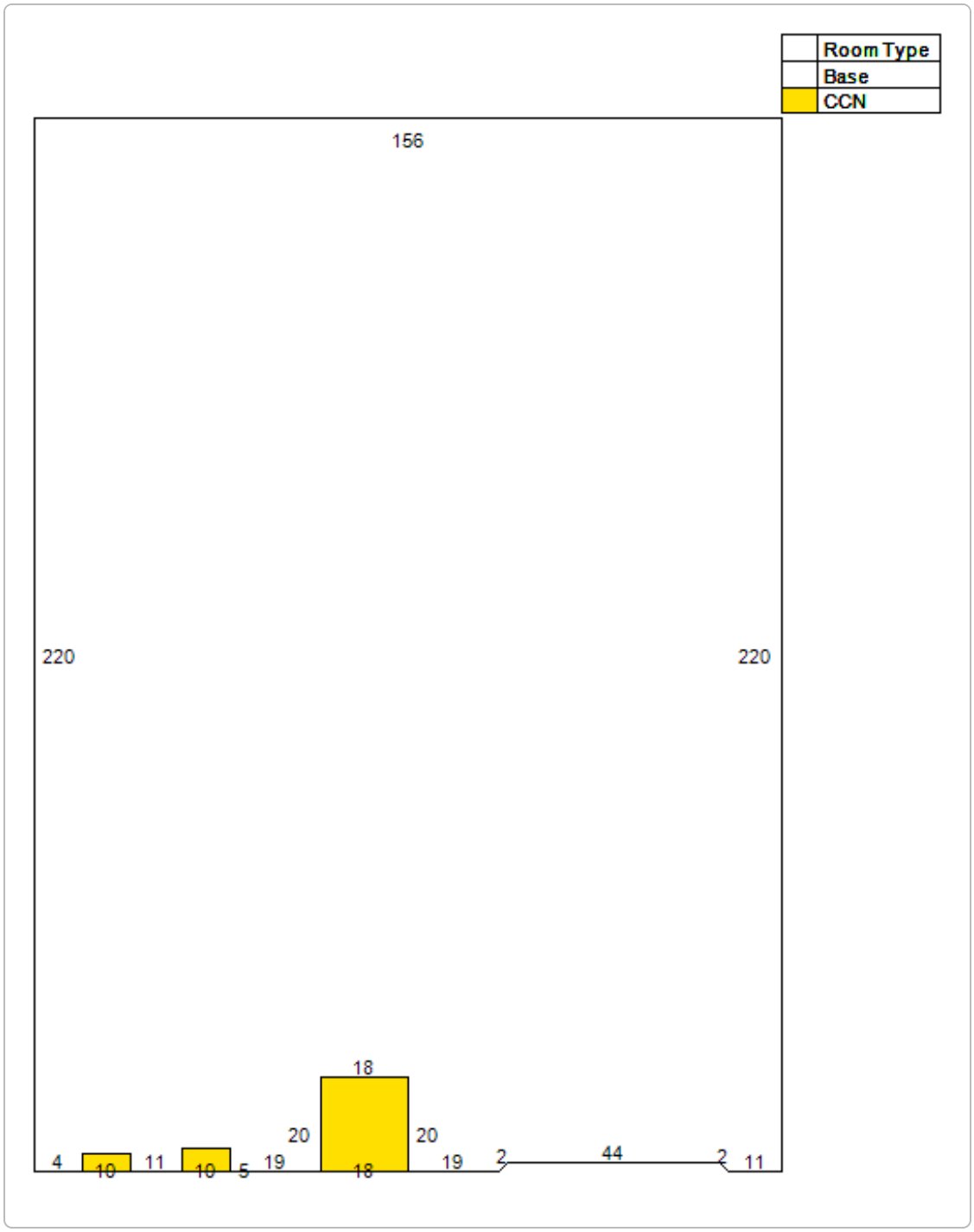
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$959,012	$0	$1,812,000	$0	$0	$2,771,012	$2,266,502	$1,252,456	$1,518,556
2020	$959,012	$0	$1,812,000	$0	$0	$2,771,012	$2,060,456	$1,390,506	$1,380,506
2019	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,873,142	$1,435,430	$1,255,005
2018	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,702,856	$1,549,521	$1,140,914
2017	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,548,051	$1,653,241	$1,037,194
2016	$878,435	$0	$724,800	$0	$0	$1,603,235	$1,407,319	$660,331	$942,904
2015	$878,435	$0	$724,800	$0	$0	$1,603,235	$1,279,381	$746,050	$857,185
2014	$574,174	$0	$588,900	$0	$0	$1,163,074	$1,163,074	$360,553	$802,521
2013	$602,883	$0	$588,900	$0	$0	$1,191,783	$1,191,783	$369,453	$822,330
2012	$645,946	$0	$588,900	$0	$0	$1,234,846	$1,234,846	$382,802	$852,044
2011	$681,832	$0	$652,320	$0	$0	$1,334,152	$1,334,152	$413,587	$920,565
2010	$717,718	$0	$724,800	$0	$0	$1,442,518	$1,442,518	$447,181	$995,337

Building Information

Building	1
Year Built	1954
Actual Area	34228
Conditioned Area	33778
Use	Stores (Retail)
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Built Up, Clay Tile
Roof Structure	Rigid Frame
Interior Flooring	Carpet, Asphalt Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	33778
CANOPY (COMMERCIAL)	360
CANOPY (COMMERCIAL)	50
CANOPY (COMMERCIAL)	40
Total SqFt	34228

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	151	240	36240	SF	$1,812,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/1/2003	$2,750,000.00	WARRANTY DEED	1948	1162	Q	I	BETMAR INVESTMENTS LTD	TEP INC
	7/1/1999	$100.00	WARRANTY DEED	1434	430	U	I	COOPER BETTY	BETMAR INVESTMENTS LTD
	12/8/1992	$725,000.00	WARRANTY DEED	971	251	Q	I	ESPRIT/ST AUG LIMITED PTNRSP	COOPER BETTY
	9/1/1978	$0.00		663	134	U	I		ESPRIT/ST AUG LIMITED PTNRSP
	1/1/1978	$600,000.00		365	193	Q	I		

No data available for the following modules: Sales Questionnaire Form, 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: 8/25/2022, 12:41:09 AM

Version 2.3.214



Detail by Entity Name

Florida Limited Liability Company
KRB CONSTRUCTION LLC

Filing Information

Document Number	L18000115835
FEI/EIN Number	83-3149121
Date Filed	05/08/2018
Effective Date	05/08/2018
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	12/26/2018
Event Effective Date	NONE

Principal Address

1010 CHEYENNE DR.
ST. AUGUSTINE, FL 32086

Mailing Address

1010 CHEYENNE DR.
ST. AUGUSTINE, FL 32086

Registered Agent Name & Address

BOOTH, KIRBY R, JR
1010 CHEYENNE DR.
ST. AUGUSTINE, FL 32086

Authorized Person(s) Detail

Name & Address

Title President

BOOTH, KIRBY R, JR
1010 CHEYENNE DR.
ST. AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2020	06/29/2020
2021	03/10/2021

2022 04/08/2022

Document Images

04/08/2022 -- ANNUAL REPORT	View image in PDF format
03/10/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
12/26/2018 -- LC Name Change	View image in PDF format
05/08/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Not For Profit Corporation
TEP, INC.

Filing Information

Document Number	N01000000372
FEI/EIN Number	31-1762698
Date Filed	01/18/2001
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/24/2004
Event Effective Date	NONE

Principal Address

215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Mailing Address

215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Hicks, Keely Ann
44 Avenida Menendez
Saint Augustine, FL 32084

Name Changed: 03/21/2022

Address Changed: 03/21/2022

Officer/Director Detail

Name & Address

Title President

Marino, Matthew A., President
215 Saint George Street
SAINT AUGUSTINE, FL 32084

Title Manager (Non Voting)

HALE, SAMUEL
44 Avenida Menendez
Saint Augustine, FL 32084

Title VP, Treasurer

WARREN, JON
7801 POINT MEADOWS DRIVE
JACKSONVILLE, FL 32256

Title VP, Secretary

Belmont, Bruce
215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Title Director

Cormeny, Terry
215 St George Street
St Augustine, FL 32084

Title Manager (non-voting)

Belger, Meredith
705 Guava Drive
Saint Augustine, FL 32095

Annual Reports

Report Year	Filed Date
2020	05/04/2020
2021	03/18/2021
2022	03/21/2022

Document Images

03/21/2022 -- ANNUAL REPORT	View image in PDF format
03/18/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
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05/09/2011 -- ANNUAL REPORT	View image in PDF format
03/05/2010 -- ANNUAL REPORT	View image in PDF format

05/01/2009 -- ANNUAL REPORT	View image in PDF format
03/18/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
05/30/2006 -- ANNUAL REPORT	View image in PDF format
04/20/2006 -- ANNUAL REPORT	View image in PDF format
02/04/2005 -- ANNUAL REPORT	View image in PDF format
08/24/2004 -- Amendment	View image in PDF format
01/29/2004 -- ANNUAL REPORT	View image in PDF format
02/14/2003 -- ANNUAL REPORT	View image in PDF format
05/21/2002 -- ANNUAL REPORT	View image in PDF format
03/21/2001 -- Amendment	View image in PDF format
01/18/2001 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 17, 2022 Meeting



Application HP2022-0069 Address: 32 St. George Street

Applicant: World Construction Co., Inc.

Property Owner: St. George Street Properties, LLC

Project description: To construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.

Architectural Style:	Spanish Colonial	Florida Master Site File:	SJ06477
National Register:	St. Augustine Historic District: Non-Contributing	Construction date:	1963
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1974700000		
Agenda Item:	9(b)	Previous Action(s):	F2008-0012

STAFF SUMMARY AND ANALYSIS:

No new materials were submitted for this application. See below comments and recommendation from the October staff report.

1. This property is in the Historic Preservation 3 (HP-3) Zoning District on the west side of St. George Street between Orange and Cuna Streets and is a non-contributing building in the St. Augustine National register historic district.
2. The applicant is requesting to replace the existing wood gate with a new design and to construct a wood pergola in the courtyard to the south of the building.
3. An authorized signature from the corporation which owns the property was requested from the applicant but not submitted at the time of this report.
4. Additionally, the applicant should provide a survey of the property indicating that the south courtyard is owned by the owner of 32 St. George Street. The St. Johns County Property Appraisers map shows the courtyard as part of the adjacent property to the south; however, these lot-lines are sometimes incorrect.
5. The applicant indicated a desire for the gate to be similar to the entry gate at 33 St. George Street. Plans or a drawing of the gate design were requested by staff but not submitted. The proposed gate appears consistent with the Architectural Guidelines for Historic Preservation (AGHP) recommendation that all First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall. The width of the proposed gate, noted as 120" (two 5' doors) is larger than the 50' width deemed appropriate in the AGHP; however, the gate width appears to relate directly to the existing opening and the size of existing gate doors. The existing gate height and fence is unknown but the AGHP states that First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. The AGHP also recommends that gates in fences reflect the design of the fence. More design details are needed to determine whether this recommendation is met.
6. Clarification regarding the height of the roof eave adjacent to the south courtyard and the proposed pergola height are needed to determine whether the pergola's scale will remain subordinate to the surrounding buildings. The applicant should clarify that wood is the proposed material and make clear any proposed finishes.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE a Certificate of Appropriateness at 32 St. George Street** to allow the applicant time to confirm the property location of the proposed pergola and replacement gate, provide a valid owner's signature, and clarify design details of the proposed alterations as requested in the staff report.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace existing 10' wide gate (two in-swinging doors) with a new design.
2. Install 10' wide (post to post) by 24' long pergola with 12' long cross-ties.

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

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.

Pre-1821

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- 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...

- 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.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce 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.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
32 St. George Street



Existing Gate

STAFF PHOTOGRAPHS
32 St. George Street



Existing Gate

STAFF PHOTOGRAPHS
32 St. George Street



Existing Gate





STAFF PHOTOGRAPHS
32 St. George Street





Proposed Pergola Location

STAFF PHOTOGRAPHS
32 St. George Street



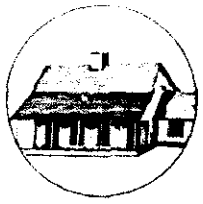
STAFF PHOTOGRAPHS
32 St. George Street





Proposed Pergola Location

☒ Original
☐ Update



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

Site #8 SJ06477
Field Date 5-2-2016
Form Date 6-28-2016
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) 32 St. George St — 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:	32		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 # 197470 0000 — **Landgrant**
Subdivision Name City of St. Augustine — **Block** 12 — **Lot** 24
UTM Coordinates: Zone ☐16 ☐17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): — To (year):
Current Use Shop — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☒yes ☐no ☐unknown — Date: — Nature exterior fabric, windows, roof
Additions: ☐yes ☐no ☒unknown — Date: — Nature
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Spanish Colonial — **Exterior Plan** Rectangular — **Number of Stories** 1-2
Exterior Fabric(s) 1. Stucco — 2. — 3.
Roof Type(s) 1. Gable — 2. Shed — 3. Hip
Roof Material(s) 1. Wood shingles — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. Shed dormer — 2.
Windows (types, materials, etc.) single wood 6/6 wood plank shutters.

Distinguishing Architectural Features (exterior or interior ornaments) balcony on facade gable front

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

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ06477

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Poured Concrete Footing 2. _____
Main Entrance (stylistic details) single wood panel door

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource constructed in 1963. 1.5 story structure continued use.

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 if the period of significance were expanded.

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

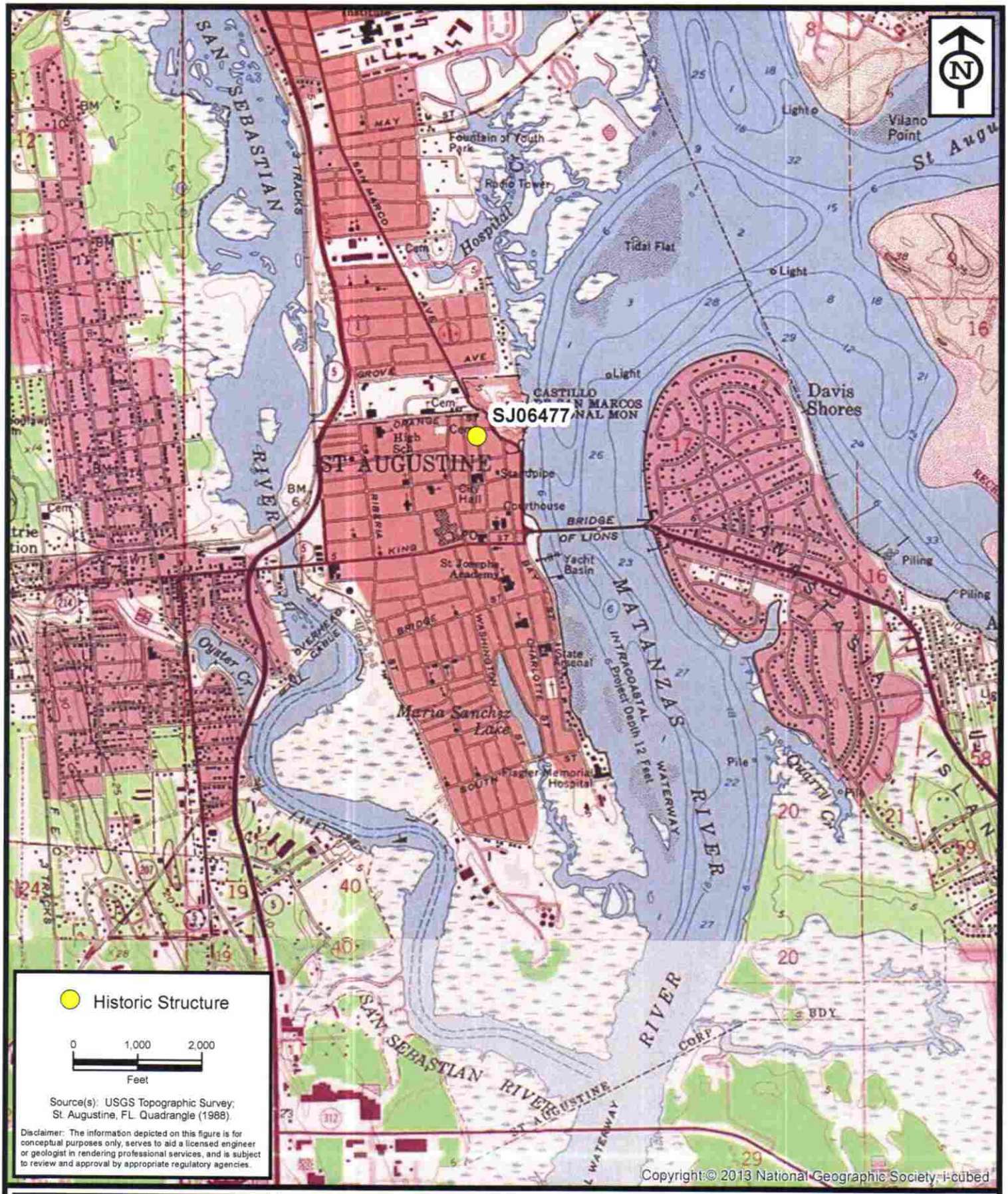
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

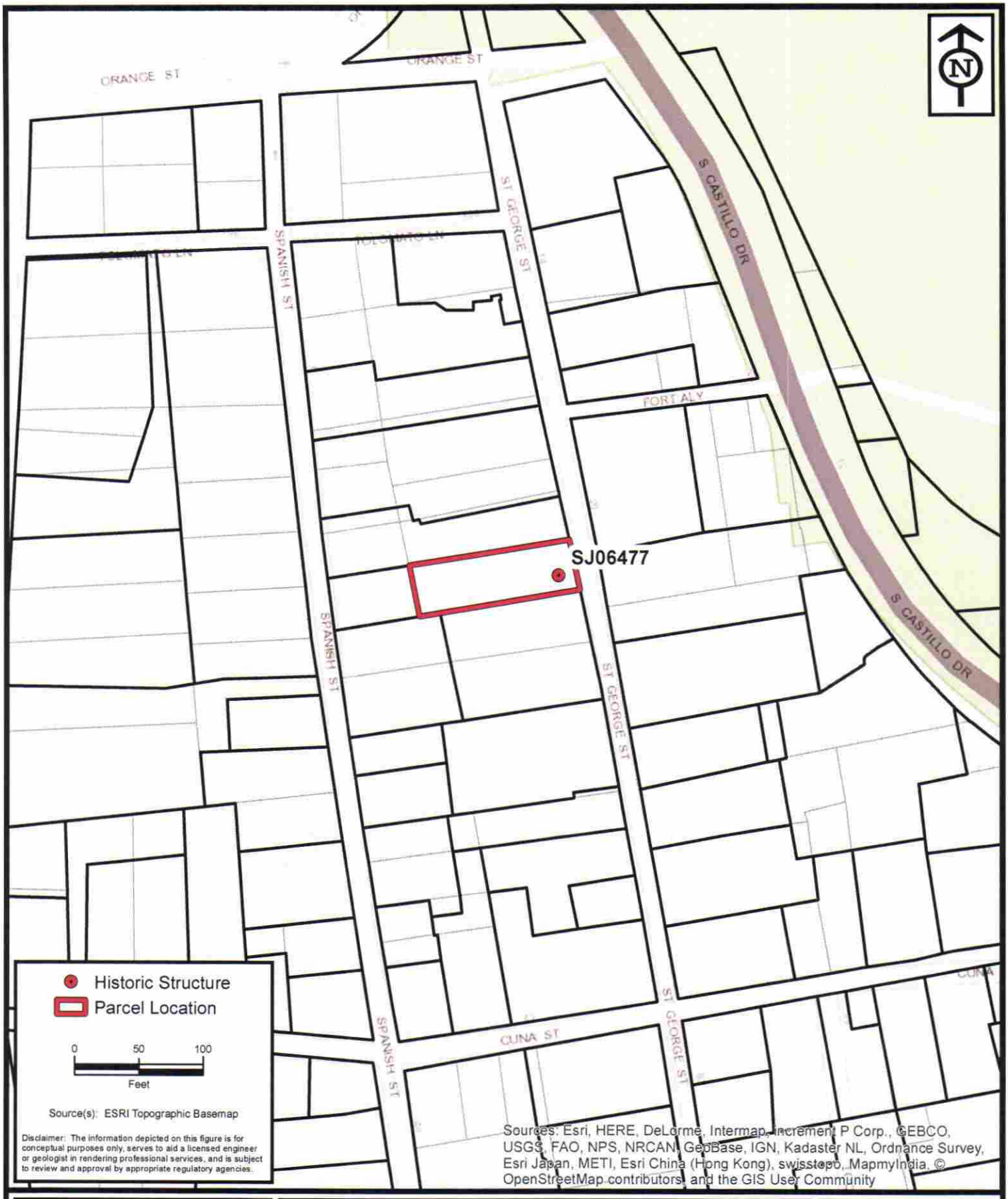
Project Location - SJ06477

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\SJ06477\Location.mxd Date: 6/28/2016 1:40:28 PM



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

Parcel Location - SJ06477

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\SJ06477\Parcel.mxd Date: 6/28/2016 1:40:54 PM



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

October 20, 2022

Damien Starkey
World Construction Co., Inc.
6005 Powers Ave. #210
Jacksonville, FL 32217

cc: St. George Street Properties, LLC

Re: Certificate of Appropriateness – 32 St. George Street – HP2022-0069

Dear Mr. Starkey,

On October 20, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the November 17, 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, to be received by November 7, 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.:	HP2022-0069
Applicant:	World Construction Co., Inc.
Owner:	St. George Street Properties, LLC
Address:	32 St. George Street
Parcel Number:	1974700000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 20, 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 October 20, 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-3.
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 pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.

Subject to the following conditions:

- Continue to the November 17, 2022 HARB meeting.
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 20 day of October, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0069

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 20th day of October, 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 NOVEMBER 17, 2022, HARB MEETING

HP2022-0069
32 St. George Street

No new information submitted by the applicant.

Received September 16, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



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

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

BDAC Project No. **HP2022-0069**

Receipt No. 2478265

Meeting Date: **October 20, 2022**

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

1. NAME OF APPLICANT Damien Starkey
   Business (if applicable) World Construction Inc.
   Address 6005 Powers Ave. #210
   City Jacksonville State FL Zip Code 32217
   Daytime telephone 904-717-1729 Other phone/email damien@worldconstructioninc.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER St George Street Properties
   Business (if applicable) _____
   Address PO BOX 1928
   City St Augustine State FL Zip Code 32085
   Daytime telephone (required) 904-434-6530 Other phone _____
3. PROJECT STREET ADDRESS 32 St George St
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 1974700000
5. EXISTING USE_____ PROPOSED USE _____
6. PROPOSED PROJECT WORK

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

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

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

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 Pergola on side of building
- ☐ 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)

We are proposing to build a 12' x 24' pergola please see attached pictures and drawing

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 Damien Starkey

SIGNATURE OF APPLICANT _____ DATE 9/13/22

PRINT OWNER'S NAME Dror Zanani

SIGNATURE OF OWNER _____ DATE 9/13/22

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 Are any plant materials proposed?

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 section
☐	☐	☐	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:

An elevation drawing or photograph of the existing gate detailing its dimensions should be included.

Elevation drawings of the proposed new gate with dimensions, materials, finishes, and hardware is needed

A section drawing of the pergola showing the footers and dimensions including height is needed. Please also detail any plants proposed.

Project number: HP2022-0069 Project Address: 32 St. George Street

Reviewed by: Candice Seymour Date: 09/26/22

Received September 13, 2022
Planning and Building Department

Vertical Cross Ties
8 x 8 x 8's

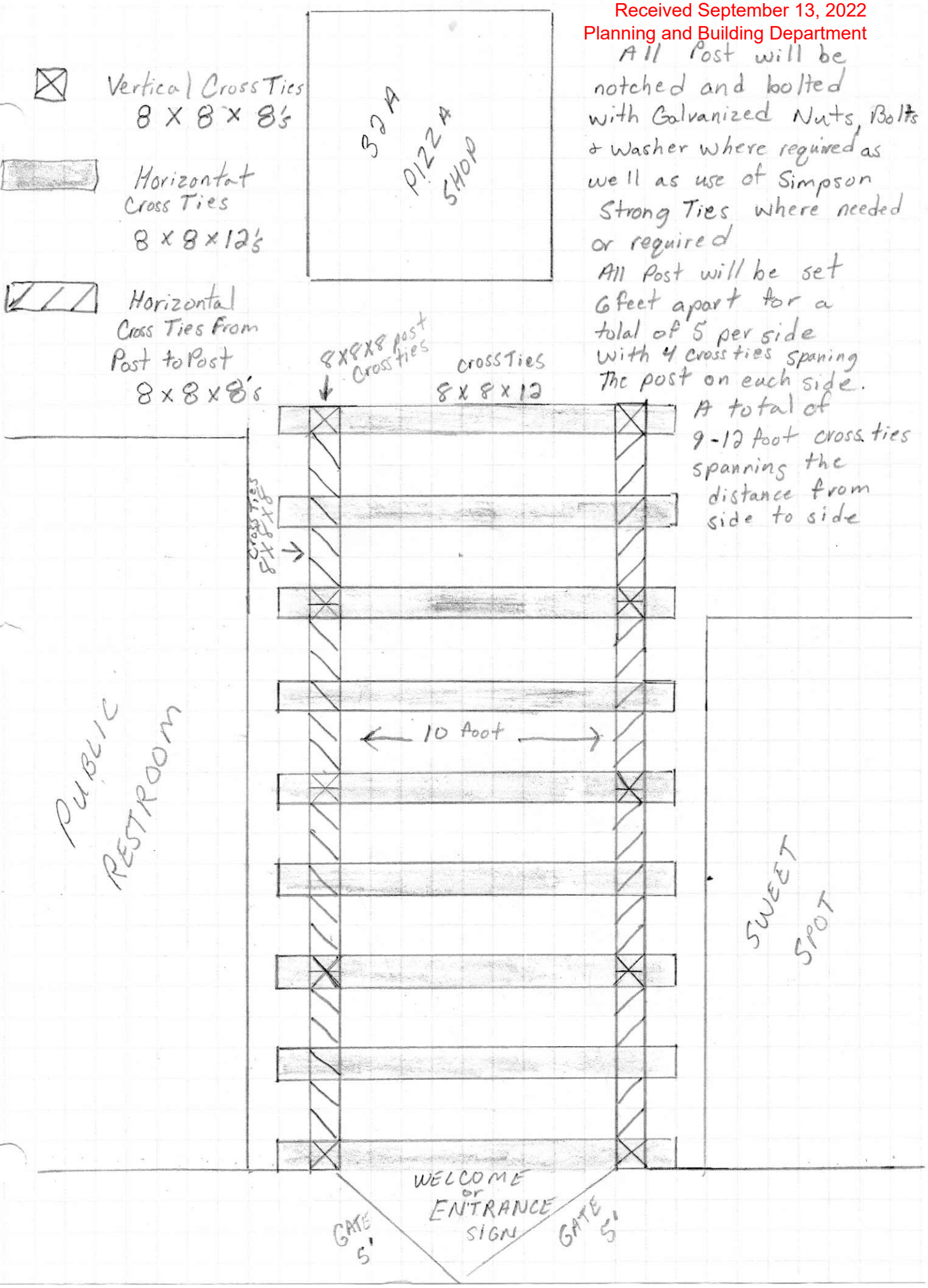
Horizontal Cross Ties
8 x 8 x 12's

Horizontal Cross Ties From Post to Post
8 x 8 x 8's

All Post will be notched and bolted with Galvanized Nuts, Bolts & Washer where required as well as use of Simpson Strong Ties where needed or required

All Post will be set 6 feet apart for a tolal of 5 per side with 4 cross ties spaning the post on each side.

A total of 9-12 foot cross ties spanning the distance from side to side



SWEET SPOT PROPOSED GATE AND PERGOLA BUILD



THIS IS THE EXISTING ENTRANCE.



WE WANT OUR NEW GATE TO LOOK LIKE THIS



THIS IS THE EXAMPLE OF THE PERGOLA WE WOULD LIKE TO BUILD. THE WOULD BE BUILT OUT OF CREOSOTE TREATED USED RAIL ROAD TIES



FURTHER PICTURES OF THE EXAMPLE STRUCTURE

F



FURTHER PICTURES OF THE EXAMPLE STRUCTURE

Public Records of St. Johns County, FL Clerk # 2006046389, O.R. 2728 PG 144,
06/20/2006 at 03:00 PM REC. $9.00 SUR. $9.50 Doc. D $3850.00

Prepared by and Return to:

Leonard R. Tucker, Jr.
51 Avista Circle
St. Augustine, FL 32084

WARRANTY DEED

THIS INDENTURE, made this 31st day of October, 2005, between LEONARD R. TUCKER, SR. and RUTH S. TUCKER, as Trustees of the Ruth S. Tucker Living Trust, whose address is 51 Avista Circle, St. Augustine, Florida 32084, parties of the first part, and St. George Street Properties, LLC, a Florida Limited Liability Company, whose address is 30 St. George St., St. Augustine, FL, party of the second part.

W I T N E S S E T H:

That the said parties of the first part, in consideration of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed to said party of the second part, their successors and assigns forever the following described lands, situate, lying and being in St. Johns County, Florida, to wit:

PARCEL ONE:

Lots Six (6) and Twenty-five (25) of Block Twelve (12) of the City of St. Augustine, Florida, according to the official map of the City of St. Augustine, Florida, filed in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

COPY

Less and Except:

A part of Lot 25, Block 12, according to the official map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

Commence at the Northwest corner of said Lot 25; thence North 76° 41′ E 9.70 feet along the North line of said Lot 25 to the point of beginning; thence continue N 76° 41′ E 110.3 feet to the Northeast corner of said Lot 25; thence S 22° 31′ E 2.82 feet to a point on the north side of an existing masonry wall; thence S 76° 35′ W 110.66 feet; thence N 15° 02′ W 2.98 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL TWO:

A part of Lot 5 and a part of Lot 26, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

Commence at the Southwest corner of said Lot 5 for the point of beginning; thence N 79° 02′ E 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence S 15° 02′ E 0.78 feet to the Southwest corner of said Lot 26; thence N 76° 41′ E 9.70 feet along the South line of said Lot 26; thence N 15° 02′ W 13.41 feet; thence S 79° 02′ W 73.20 feet to a point on the West line of said Lot 5; thence S 11° 24′ E 13.00 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL THREE:

Lot Seven (7), Block Twelve (12), according to the official map of City of St. Augustine, dated Jan. 1, 1905, bounded on the West by Spanish Street, 39 feet more or less, on the North by a lot formerly owned by John T. Dismukes, 70 feet, more or less, South by lot formerly owned by Catherine Mickler, 70 feet more or less, on the East by lot formerly owned by J. M. G. Carrera, 39 feet more or less.

Real Estate Assessment No. 197350-0000

PARCEL FOUR:

In the City of St. Augustine, and bounded on the South by Lot of Perry, on the North by property now or formerly of the First National Bank of St. Augustine, on the West by Lot of Meserve and on the East by St. George Street on which it fronts, and measures thirteen yards and twenty-eight inches, and in depth one hundred and twenty-six feet. Said land is also described as Lot #24, Block 12, of the City of St. Augustine, Florida.

Real Estate Assessment No. 197470-0000

This property does not constitute the homestead of the parties of the first part.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 1992; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

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

COPY

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 and Sealed in Our Presence:

Sign: John D. Bailey Sr.
Print Name: JOHN D. BAILEY SR.

Sign: Margaret B. Bailey
Print Name: MARGARET B. BAILEY

Ruth S. Tucker
RUTH S. TUCKER as Trustee of the Ruth S. Tucker Living Trust

Leonard R. Tucker
LEONARD R. TUCKER as Trustee of the Ruth S. Tucker Living Trust

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by RUTH S. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.

DONNA SANTUCCIO
MY COMMISSION # DD 243159
EXPIRES: August 20, 2007
Bonded Thru Notary Public Underwriters

Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by LEONARD R. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.

DONNA SANTUCCIO
MY COMMISSION # DD 243159
EXPIRES: August 20, 2007
Bonded Thru Notary Public Underwriters

Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

Public Records of St. Johns County, FL Clerk # 2006046390, O.R. 2728 PG 146, 06/20/2006 at 03:00 PM REC. $9.00 SUR. $9.50 Doc. D $3850.00

Prepared by and Return to:

Leonard R. Tucker, Jr.
51 Avista Circle
St. Augustine, FL 32084

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W I T N E S S E T H:

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COPY

Less and Except:

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Commence at the Northwest corner of said Lot 25; thence North 76° 41′ E 9.70 feet along the North line of said Lot 25 to the point of beginning; thence continue N 76° 41′ E 110.3 feet to the Northeast corner of said Lot 25; thence S 22° 31′ E 2.82 feet to a point on the north side of an existing masonry wall; thence S 76° 35′ W 110.66 feet; thence N 15° 02′ W 2.98 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL TWO:

A part of Lot 5 and a part of Lot 26, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

Commence at the Southwest corner of said Lot 5 for the point of beginning; thence N 79° 02′ E 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence S 15° 02′ E 0.78 feet to the Southwest corner of said Lot 26; thence N 76° 41′ E 9.70 feet along the South line of said Lot 26; thence N 15° 02′ W 13.41 feet; thence S 79° 02′ W 73.20 feet to a point on the West line of said Lot 5; thence S 11° 24′ E 13.00 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL THREE:

Lot Seven (7), Block Twelve (12), according to the official map of City of St. Augustine, dated Jan. 1, 1905, bounded on the West by Spanish Street, 39 feet more or less, on the North by a lot formerly owned by John T. Dismukes, 70 feet, more or less, South by lot formerly owned by Catherine Mickler, 70 feet more or less, on the East by lot formerly owned by J. M. G. Carrera, 39 feet more or less.

Real Estate Assessment No. 197350-0000

PARCEL FOUR:

In the City of St. Augustine, and bounded on the South by Lot of Perry, on the North by property now or formerly of the First National Bank of St. Augustine, on the West by Lot of Meserve and on the East by St. George Street on which it fronts, and measures thirteen yards and twenty-eight inches, and in depth one hundred and twenty-six feet. Said land is also described as Lot #24, Block 12, of the City of St. Augustine, Florida.

Real Estate Assessment No. 197470-0000

This property does not constitute the homestead of the parties of the first part.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 1992; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

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

COPY

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 and Sealed in Our Presence:

Sign: John D. Bailey Sr.
Print Name: JOHN D. BAILEY SR.

Sign: Margaret B. Bailey
Print Name: MARGARET B. BAILEY

Ruth S. Tucker
RUTH S. TUCKER as Trustee of the Leonard R. Tucker Sr. Living Trust

Leonard R. Tucker
LEONARD R. TUCKER as Trustee of the Leonard R. Tucker Sr. Living Trust

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by RUTH S. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.

DONNA SANTUCCIO
MY COMMISSION # DD 243159
EXPIRES: August 20, 2007
Bonded Thru Notary Public Underwriters

Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by LEONARD R. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.

DONNA SANTUCCIO
MY COMMISSION # DD 243159
EXPIRES: August 20, 2007
Bonded Thru Notary Public Underwriters

Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

No Image Available

Parcel ID	1974700000
Location Address	32 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUGUSTINE LOT 24 BLK 12 OR2728/144 & 146 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.110
Homestead	N

Owner Information

Owner Name	St George Street Properties 100%
Mailing Address	PO BOX 1928 SAINT AUGUSTINE, FL 32085-1928

Map



Valuation Information

	2022
Building Value	$88,410
Extra Features Value	$13,817
Total Land Value	$547,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$650,027**
Total Deferred	$97,817
Assessed Value	**$552,210**
Total Exemptions	$0
Taxable Value	**$552,210**

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	$90,647	$14,574	$547,800	$0	$0	$653,021	$502,009	$151,012	$502,009
2020	$111,109	$15,332	$547,800	$0	$0	$674,241	$456,372	$217,869	$456,372
2019	$86,967	$13,331	$498,000	$0	$0	$598,298	$414,884	$183,414	$414,884
2018	$88,860	$13,964	$398,400	$0	$0	$501,224	$377,167	$124,057	$377,167
2017	$90,390	$14,133	$398,400	$0	$0	$502,923	$342,879	$160,044	$342,879
2016	$44,362	$930	$221,610	$0	$0	$266,902	$266,902	$0	$266,902
2015	$45,892	$930	$221,610	$0	$0	$268,432	$268,432	$0	$268,432
2014	$28,369	$1,373	$221,610	$0	$0	$251,352	$251,352	$0	$251,352
2013	$29,270	$1,435	$221,610	$0	$0	$252,315	$252,315	$0	$252,315
2012	$30,170	$1,496	$221,610	$0	$0	$253,276	$253,276	$0	$253,276
2011	$29,918	$1,558	$234,135	$0	$0	$265,611	$265,611	$0	$265,611
2010	$19,989	$177	$260,150	$0	$0	$280,316	$280,316	$0	$280,316

Building Information

Building 1
Year Built 1963
Actual Area 856
Conditioned Area 1120
Use Snack Bars
Style 04
Class N
Exterior Wall Concrete Stucco

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

Description	Square Footage
BASE AREA	256
CANOPY	24
1.5 STORY	576
Total SqFt	856

Building 2
Year Built 2016
Actual Area 252
Conditioned Area 192
Use Stores (City/Historical)
Style 04
Class N
Exterior Wall Wood

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

Description	Square Footage
CANOPY	60
BASE AREA	192
Total SqFt	252

Building 3
Year Built 2016
Actual Area 288
Conditioned Area 192
Use Stores (City/Historical)
Style 04
Class N
Exterior Wall Wood

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

Description	Square Footage
BASE AREA	192
CANOPY	96
Total SqFt	288

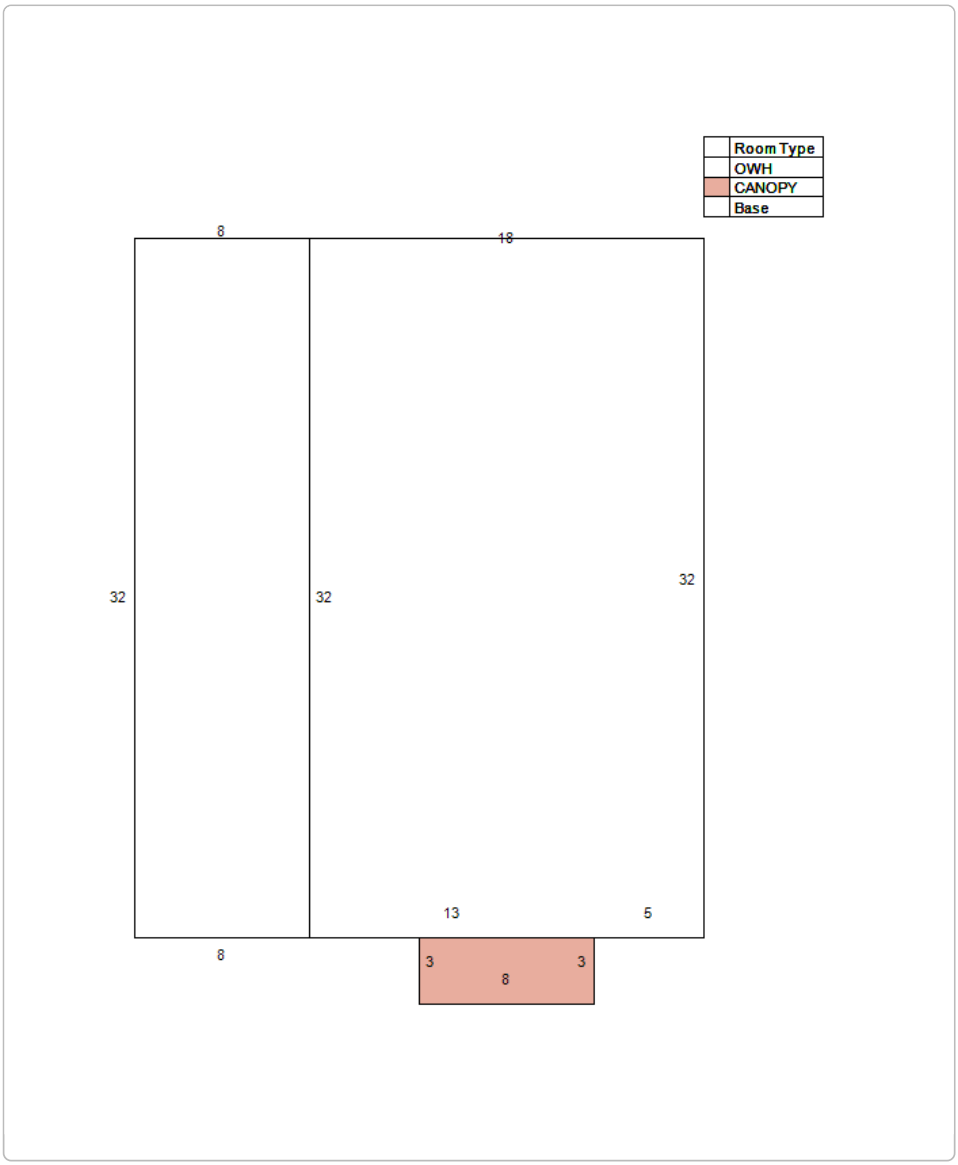
Building 4
Year Built 2016
Actual Area 150
Conditioned Area 150
Use Stores (City/Historical)
Style 04
Class N

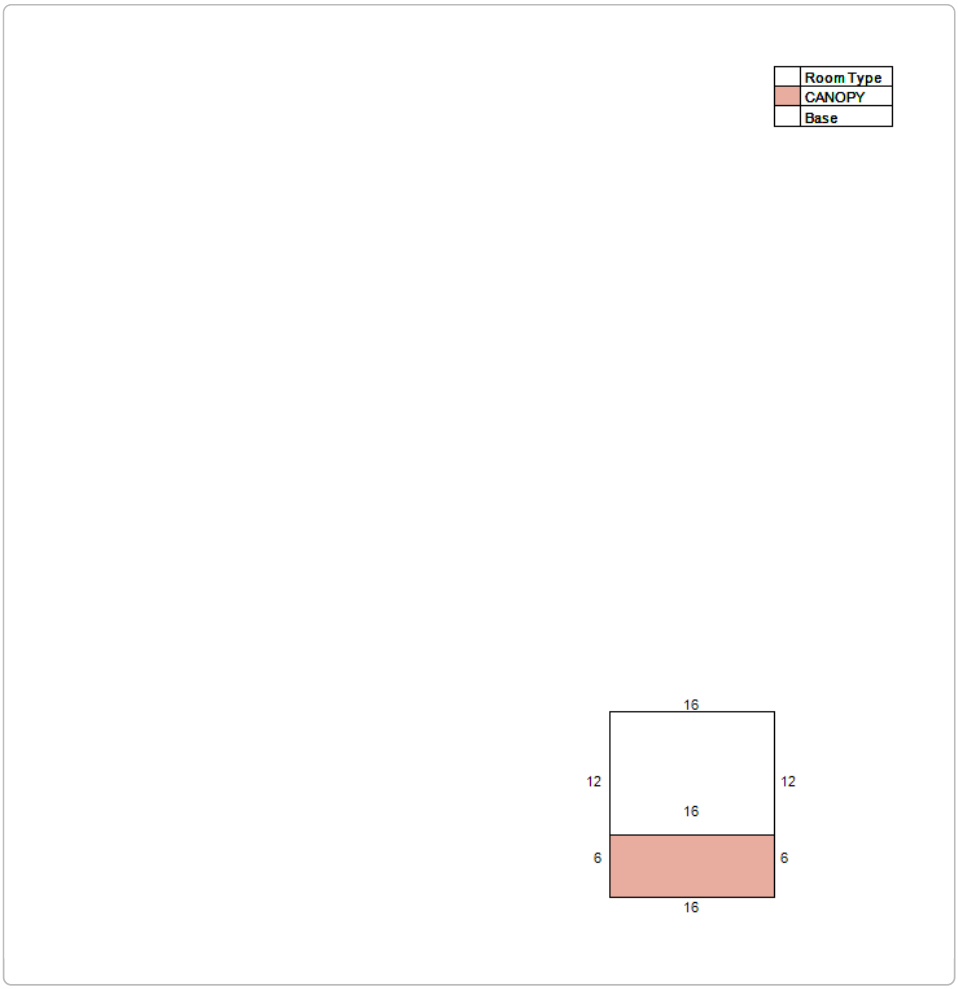
Roof Cover Wood Shingle
Roof Structure Wood Truss
Interior Flooring Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms

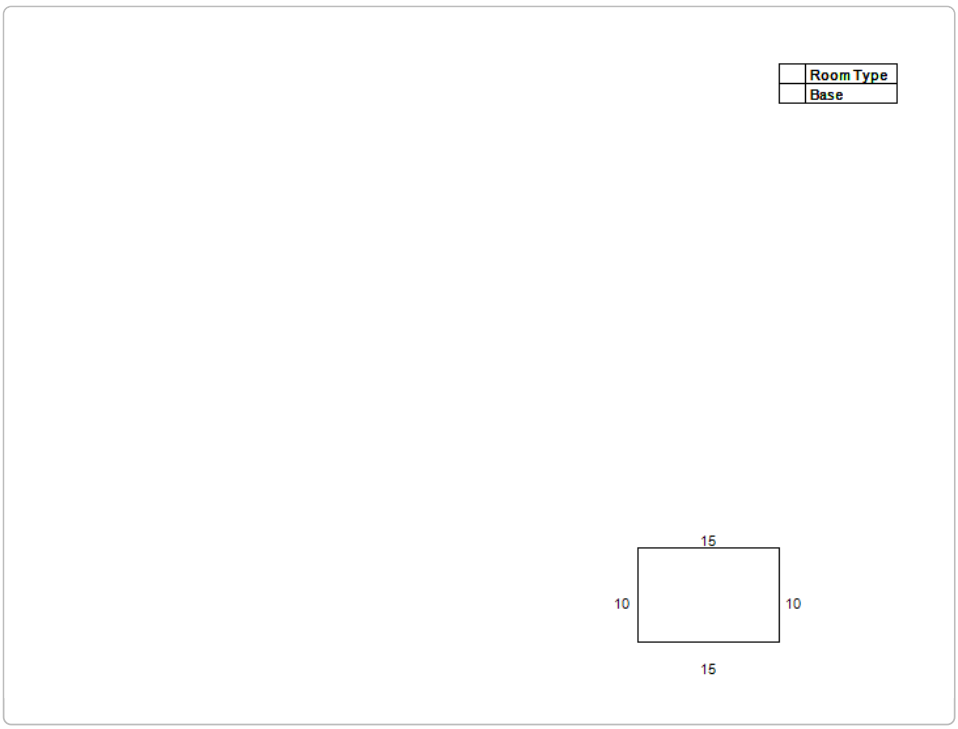
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	150
Total SqFt	150

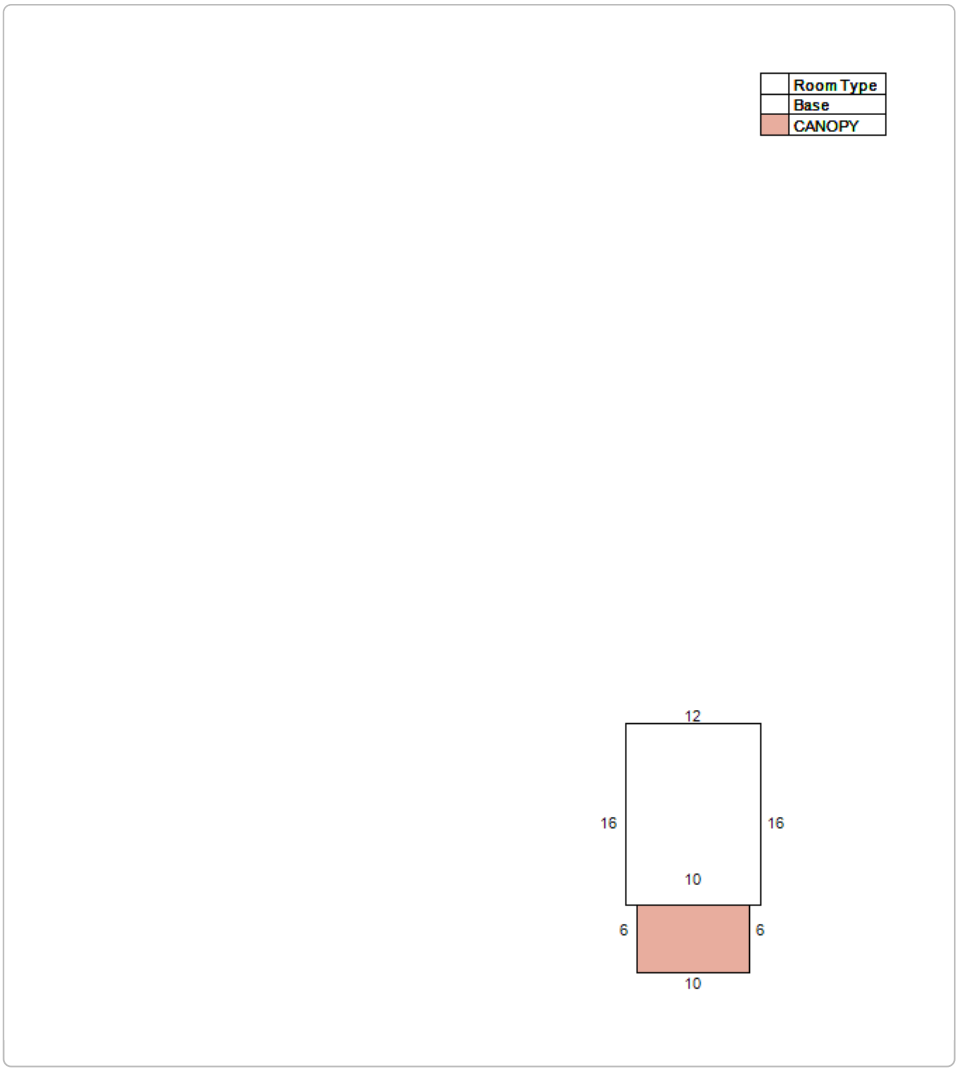
Sketch Information







Application pg. 22



Extra Feature Information

Code Description	Status	Value
Wood Fence (Commercial)		83
Patio		1310
Brick Pavers (1001-3000)		10646
Wood Fence		1778

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	39.5	126	4980	SF	$547,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/31/2005	$0.00	WARRANTY DEED	2728	146	U	I	TUCKER LEONARD R SR,RUTH S/TR LEONARD'S TRUST	ST GEORGE STREET PROPERTIES LLC
	10/31/2005	$550,000.00	WARRANTY DEED	2728	144	U	I	TUCKER LEONARD R SR,RUTH S/TRUSTEES RUTH TRST	ST GEORGE STREET PROPERTIES LLC
	5/19/1993	$100.00	WARRANTY DEED	992	995	U	I	TUCKER LEONARD R,RUTH S TRUSTEES	TUCKER LEONARD R
	5/19/1993	$100.00	WARRANTY DEED	992	992	U	I	TUCKER LEONARD R,RUTH S TRUSTEES	TUCKER LEONARD R,RUTH S TRUSTEES
	5/19/1993	$100.00	WARRANTY DEED	992	990	U	I	TUCKER LEONARD R,RUTH S	TUCKER LEONARD R,RUTH S TRUSTEES

No data available for the following modules: Sales Questionnaire Form, 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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GDPR Privacy Notice

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Last Data Upload: 9/17/2022, 12:12:25 AM

Version 2.3.221

Detail by Entity Name

Florida Limited Liability Company
ST. GEORGE STREET PROPERTIES, LLC

Filing Information

Document Number	L05000095076
FEI/EIN Number	20-3872860
Date Filed	09/28/2005
Effective Date	09/28/2005
State	FL
Status	ACTIVE

Principal Address

30 ST. GEORGE STREET
SAINT AUGUSTINE, FL 32084

Changed: 02/04/2009

Mailing Address

P.O. BOX 3443
SAINT AUGUSTINE, FL 32085

Changed: 02/04/2009

Registered Agent Name & Address

SUNDEMAN, JOHN
1 SEBASTIAN AVE., STE. C
SAINT AUGUSTINE, FL 32084

Address Changed: 04/30/2008

Authorized Person(s) Detail

Name & Address

Title MGRM

TUCKER, JR, LEONARD R
147 SAN MARCO AVENUE
SAINT AUGUSTINE, FL 32084

Title Manager, Authorized Member, Authorized Representative

Black, Linda T

147 San Marco Ave
St Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2020	03/24/2020
2021	02/01/2021
2022	02/02/2022

Document Images

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05/11/2006 -- ANNUAL REPORT	View image in PDF format
09/28/2005 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Profit Corporation
WORLD CONSTRUCTION CO., INC.

Filing Information

Document Number	P96000074643
FEI/EIN Number	59-3217394
Date Filed	09/05/1996
State	FL
Status	ACTIVE

Principal Address

6005 Powers Ave.
#210
JACKSONVILLE, FL 32217

Changed: 10/12/2021

Mailing Address

12835 Oxford Crossing Dr.
JACKSONVILLE, FL 32224

Changed: 04/13/2021

Registered Agent Name & Address

Starkey, Damien
12835 Oxford Crossing Dr.
JACKSONVILLE, FL 32224

Name Changed: 07/29/2020

Address Changed: 10/12/2021

Officer/Director Detail

Name & Address

Title President

Starkey, Damien
12835 Oxford Crossing Dr.
JACKSONVILLE, FL 32224

Title VP

CREWS, SIMON P
8464 MALLORY RD
JACKSONVILLE, FL 32220

Annual Reports

Report Year	Filed Date
2021	04/13/2021
2021	06/08/2021
2022	02/22/2022

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03/13/1997 -- ANNUAL REPORT	View image in PDF format
09/05/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE, FLORIDA

Historic Architectural Review Board

Meets on the third Thursday of each month at 1 p.m.

Meeting Schedule 2023

January 19, 2023
February 16, 2023
March 16, 2023
April 20, 2023
May 18, 2023
June 15, 2023
July 20, 2023
August 17, 2023
September 21, 2023
October 19, 2023
November 16, 2023
December 21, 2023

DRAFT

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: November 17, 2022

Re: Planning and Building Permits – Historic Preservation Districts

During the month of October 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

178 Avenida Menendez (Duct Work)

3 Aviles Street (Install exterior 125A panel and install AC feeds)

12 Cathedral Place (Install fire suppression system; Interior renovation for Peace Love & Little Donuts)

1 Cordova Street (Temp Power for Rhythm & Ribs Festival)

18 Cordova Street (FL10674.1 Roof Replacement color - Antique Silver)

155 Cordova Street (FL16305-R10, FL21350-R4 Remove existing shingle roof and install new shingle roof - Atlas Pinnacle Pristine Pewter)

165 Cordova Street (Change Out HVAC - new unit to remain in same location as old unit)

62 Cuna Street (Install New Hood System for Cutie Pie Bakery (HARB Condition: Screening & Painting Required of Exterior Components); Install new Wilkins 975XL2 backflow preventer; Interior Remodel - replace flooring, paint, add mop sink (use existing plumbing), all counters and equipment will be moveable not permanent)

70 Hypolita Street (4595-R6 / 31663-R2 metal roof replace / Cedar shake front entrance roof replace. 001 - remove rotted cedar siding at 2nd story section / install new cedar lap siding, Cedar removed and the new Cedar siding to be installed to match existing as close as possible)

74 King Street (Relocate Fire Sprinkler Heads for Archaeology Room)

57 Marine Street (Install new wet fire sprinkler system in existing house)

64 Marine Street (Replace duct work under home)

76 Marine Street (Installing a 22kW Generac Standby Generator and adapting to existing Automatic Transfer Switches and existing LP tanks)

106 St. George Street (Changeout 5 Ton Packaged unit on Roof)

311 St. George Street (Replace HVAC system - new unit to remain in same location as old unit)

317 St. George Street (Replace ug120 tank with ug500 tank w/service line to generator and water heater)

32 Spanish Street (FL # 4595 metal roof replace)

DEMOLITION

None

SIGNS

None

Meredith Randolph

Meredith Randolph, Planning and Building Clerk