



CITY OF
ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, FEBRUARY 16, 2023 - 1:00 PM

ALCAZAR ROOM

-
1. Roll Call
 2. General Public Comments for Items not on the Agenda
 3. Approval of Minutes
 4. Modification and approval of Agenda
 5. Recommended Expedited Hearing Items (to be recommended one week in advance)
 - *6. Certificate of Demolition and Partial Demolition
 - a) HP2023-0003 Ronin Construction Management, LLC - Applicant
REQUESTING CONTINUANCE Irene L. Lawrie Living Trust - Owner
TO MARCH 16, 2023 224 Riberia Street
MEETING To demolish a residential building constructed ca. 1924-1930 that is recorded in the Florida Master Site File and a contributing building in the Lincolnville National Register Historic District.
 - b) HP2023-0004 Ronin Construction Management, LLC - Applicant
REQUESTING CONTINUANCE Irene L. Lawrie Living Trust - Owner
TO MARCH 16, 2023 226 Riberia Street
MEETING To demolish a residential building constructed ca. 1917-1924, including the post-1930 commercial addition extending from the front facade, that is recorded in the Florida Master Site File and is a contributing building in the Lincolnville National Register Historic District.
 - c) HP2023-0007 A.D. Davis Construction Corp. - Applicant
Sisters of St. Joseph, Inc. - Owner
234 St. George Street
To partially demolish "Villa Flora," a building constructed ca. 1898, located in the HP-1 Zoning district, recorded on the Florida Master Site File, and a contributing building to the St. Augustine National Register Historic District, limited to removal of the coquina parapet wall, two layers of brick below, and flashing on all but a portion of the east elevation, in conjunction with proposed repairs and reconstruction with the same elements.

7. Certificate of Appropriateness

- a) HP2023-0005 Les Thomas Architect - Applicant
32084 Properties LLC - Owner
320 St. George Street
To construct a new detached garage and driveway south of the existing residence.

- b) HP2023-0006 Les Thomas Architect - Applicant
Mikma Properties, LLC - Owner
21 Hypolita Street
To make exterior alterations to the existing commercial building, including replacing railings for the existing ADA ramp and stair, installation of a canvas awning on the north elevation, and relocation of the hood vent on the south elevation roof; and, to construct a new pergola in the paver courtyard with associated changes to landscaping and hardscape.

*8. Continued Certificates of Appropriateness from the previous HARB meetings

- a) HP2022-0078 Grace Contracting, LLC - Applicant
Continued from November Zigiz Holdings, LLC - Owner
17, 2022 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.

- b) HP2022-0079 Grace Contracting, LLC - Applicant
Continued from November Zigiz Holdings, LLC - Owner
17, 2022 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.

9. Planning and Building Staff Communications

10. Other Business

11. Next Scheduled Meeting Date

- a) Thursday, March 16, 2023, at 1:00 p.m.

12. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which

the appeal is to be based.” In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting January 19, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, January 19, 2023 in the Alcazar Room at City Hall, St. Augustine, Florida. Gaere MacDonald, Vice-Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach
Barbara Wingo, Alternate

Absent: Catherine Duncan, Chairperson, excused

City Staff:

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

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

Mr. Weaver asked if the September joint meeting minutes could be voted on without notice,

Ms. Lopez advised items were able to walked-on at a meeting as it was an administrative item. She said the Board could open the item up for public comment.

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

MOTION

Mr. Weaver MOVED to APPROVE the Joint Historic Architectural Review Board and the Planning and Zoning Board minutes on September 20, 2022 as presented. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Wingo, Beach, MacDonald

NAYES: NONE

**MOTION CARRIED UNANIMOUSLY
MOTION**

Mr. Benoit MOVED to APPROVE the October 13, 2022 Special meeting minutes as presented. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, Wingo, Weaver, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Benoit MOVED to APPROVE the November 17, 2022 minutes as presented. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, Wingo, Weaver, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Benoit MOVED to APPROVE the December 14, 2022 minutes as presented. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Wingo, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Mr. MacDonald announced Item HP2022-0078 and Item HP2022-0079 requested a continuance to Feb 16, 2023. He asked if there was any objection to continuing the items.

Mr. Weaver questioned if this applicant had been denied and resubmitted.

Ms. Seymour replied in the affirmative. She stated they reapplied in December and the Board requested the applicant to attend a Friday Development Review Committee. She said the applicant had retained a new architect and did not have enough time to provide the needed documentation.

MOTION

Mr. Weaver MOVED to CONTINUE Item HP 2022-0078 to the February 16, 2023 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Wingo, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Weaver MOVED to CONTINUE Item HP 2022-0079 to the February 16, 2023 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Wingo, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Mr. MacDonald asked if there were any objections to the approval and modifications to the agenda.

There was Board consensus to approve the agenda with the modifications.

5. Public Comments related to Expedited Hearing items:

5. (a) Certificate of Demolition

HP2022-0093– St. Johns Housing Partnership, Inc– Applicant & Owner
5 N. Whitney Street

To demolish a residential building constructed c. 1935 that is not recorded in the Florida Master Site File or 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 5 N. Whitney Street because it is not a local landmark or otherwise designated as a historic building. The Board may consider including the following condition in a motion to approve:

1. For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Bill Lazar waived his rights to a presentation and agreed to the staff recommendations.

Ex Parte Communication:

(None)

17 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 1 had comments.

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

Board discussion:

- Asked the time frame for a replacement structure
- Asked if applicant would make a good faith effort to salvage materials
- Asked if there were any materials worth saving

Applicant response:

- Would be done as quickly as a plan could be approved by Planning and Zoning
- If anything could be saved, they would do so; however, there were not a lot of architectural features to the structure
- Would recycle the hard pine or hard cypress

MOTION

Mr. Weaver MOVED to APPROVE item 5(a) application HP2022-0093, 5 N. Whitney Street based on the staff report and no evidence indicating this was a historic building and applicant would make a good faith effort to salvage materials. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Wingo, Benoit, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificate of Appropriateness

6. (a) HP2022-0092– Southern Construction– Applicant J Prabhu II LLC– Owner 226 Charlotte Street

To alter existing windows on the north and south elevations and construct a new two-story porch and exterior stair on the west 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 APPROVE a Certificate of Appropriateness at 226 Charlotte Street with the following findings:

1. The proposed window fenestration changes will not impact the architectural integrity of the contributing building; and,
2. The proposed rear two-story porch and exterior stair meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

David Grande reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Asked if both windows would be repurposed
- Thought it made sense to limit the details on the back porch and was an appropriate compatible contemporary design
- Swapping of the windows changed the character of the home but overall felt it worked
- Looked to have been a back porch on the home at one time and the scale, portion, and designed tied into the home

- Agreed the subtle differentiation on the back porch brought it into compliance
- Siding would have to be patched where the removal of the smaller window was and should blend
- Questioned if there was any physical evidence that the smaller window had been an alteration
- In favor of the new porch's flat roof which did not impact the primary details of the home and could be removed in the future
- Requested applicant to remove enough siding for the replacement siding to look woven to not leave a scar where the window was
- Lights were appropriate but not on the plan asked where those were located
- Needed to clarify the lights on the drawing for staff

Applicant Response:

- The smaller window was from a bathroom and was swapping the larger with the smaller
- Would not change the exterior look and wanted it all to match
- Lights were the same as the Marion Hotel and had to be at exits

Ms. Seymour asked if there were only two windows that were being swapped as there seemed to be another on the north elevation that had shrunk.

Mr. Grande said the third window would be left the same and only the two mentioned would be changed.

Mr. Weaver said the plan was to repair everything else, and if there was an issue like wholesale replacement, he would need to contact staff.

Ms. Seymour said if things changed, a window survey or additional HARB review may be necessary.

Mr. Weaver noted this building had a lot of alterations despite the age.

MOTION

Mr. Benoit MOVED to APPROVE application 2022-0092 finding that both the fenestration changes and the rear porch addition were compatible, contemporary alterations in additions to the historic contributing structure with the condition that the final plans identify the location of the proposed light fixtures and to clarify the third window was not in the scope and the rest of the windows would be prepared as is. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Wingo, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**6. (b) HP2022-0085 – Jennifer Laporte–
Applicant & Owner
46 St. Francis Street**

To construct a picket fence with a gate and rolling gate along the south property line and install brick pavers.

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 46 St. Francis Street:

1. APPROVE if the HARB determines that the fence, gate, and paving plans as proposed or modified based upon Board recommendations meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary designs.
2. CONTINUE the application to allow the applicant time to consider a more appropriate design for the picket fence and/or paving material.

Jennifer Laporte reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was closed.

Mr. Benoit asked when this type of fence came in on an application did staff contact the applicant and provide the correct fencing materials per the AGHP guidelines.

Ms. Seymour replied she had informed the applicant that a simpler design maybe more appropriate for the house based on the design of the building.

The Board discussed:

- Asked if the masonry wall was an option
- Felt that any water that had hit the masonry wall to knock it down may hit the house now with the proposed fence
- Paver matched the existing driveway
- In favor of the application as long as it had clay pavers and the fence was simplified

Applicant response:

- Unable to put a masonry wall back due to the high cost
- Driveway had an opening for drainage, and it sat higher
- Felt the masonry wall failed due to not be done correctly and the picket fence would allow water to flow
- Paver would match what was in the driveway and be uniform with the existing
- Wanted the picket fence with the clay pavers and asked if the project could be done in stages

Ms. Seymour replied as long as the concept was approved by HARB there was no timeline; however, permits lasted a year and could reapply if needed.

Ms. Courtney said the Certificate of Appropriateness did not expire unlike Certificate of Demolition. She said staff could refer back to what had been approved.

There was a brief discussion regarding the expiration of the Certificate of Appropriateness and how that could be changed if the Board felt it was necessary which could be discussed at a subsequent meeting.

Mr. Beach questioned if the fence needed to be heavier or have a heavier presence. He felt the fence should be simpler than what had been proposed. He asked if the proposed fence was on the approved list for fences.

Mr. MacDonald stated the staff report noted the design could be simplified which would make it more appropriate.

Mr. Benoit asked about another application with the same picket fence.

Ms. Seymour advised it was similar; however, that home was Colonial reproduction building and not a framed vernacular.

Board discussion:

- Fencing was picketed with a scallop between them
- Questioned the rolling gate component and noted it needed to be larger enough for a vehicle
- Thought either a rolling gate or swinging gate would work
- Expected the fence to be painted or stained
- Did not want the fence to be too large
- Was fine with the proposed fence if the finial was at four feet and mid picket should not be higher than thirty-six inches
- Should keep in mind the scale of the home in order to not make the fence overwhelming

- Top horizontal rail would drop to thirty inches, being only slightly higher than the masonry wall with the pickets and finials would be a little higher

Applicant response:

- Fencing would be painted white
- Had no issue with simplifying the look of the fence
- Noted the driveway was slightly higher and a rolling gate would be better, and the swinging gate could cause more issues

Ms. Seymour said there were no measurables for post 1821 vernacular structures, but the AGHP noted simple vertical picket fences were appropriate for framed vernacular of at least five and a half feet for American Territorial Period 1821-1845 and later period fences should be at least four feet high but less than five feet adjacent to the street.

Mr. Benoit said he thought this was a guideline but could work with the proposed fence, as being in line with vernacular could use materials available.

Board discussion:

- Questioned the height of the former masonry wall
- Fence was around two feet eight inches high with a cap on top
- Everything on the property seemed to fit
- Guidelines were good; however, should look at the property, history and precedence of the features
- Felt the house should be the benchmark for the height of the fence
- Average height on the fence without the finial would be around three foot three inches or three foot four inches, not much higher than the masonry wall
- Felt the spirit of the guidelines was being followed

- Should check with the Building Department regarding impervious and pervious ratio
- Highly suggested using stain instead of paint as it was easier to maintain

Applicant response:

- When quoted the pillars would be about four feet high and the scallop would have about five inches in between

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0085 approving both the proposed paver material of clay brick paver from temron that matches the existing driveway and approving the fence with the following conditions top of the post would be four feet tall and top of the horizontal rail would be at two feet eight inches, as measured from the property side of the fence since it was similar to the height of the masonry wall. The motion was SECONDED by Mr. Weaver.

Mr. Weaver asked about the proposed rolling gate.

Mr. Benoit said the proposed rolling gate was appropriate since the driveway was a slightly higher and would be more difficult for a swinging gate.

VOTE ON MOTION:

AYES: Benoit, Weaver, Wingo, MacDonald

NAYES: Beach

MOTION CARRIED 4/1

6. (c) HP2022-0090– Carlos R. & Paige L. Cruz– Applicant & Owner
39 Grove Avenue

To construct a new privacy fence along the east, west, and south property lines and install a new metal gate in the existing masonry wall on the north property line.

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 39 Grove Avenue to allow the applicant time to consider a more appropriate fence and gate material and design.

Anthony Amos reviewed the application.

Ms. Courtney advised it was communicated that the Polyvinyl Chloride (PVC) was not an approved material per the AGHP guidelines and other material options were provided.

The Board discussed:

- City used the Secretary of the Interiors standards and PVC was not in the guidelines or approvable
- Questioned what the fence would look like when complete
- Asked if it was a stockade or picket fence

Applicant response:

- Asked if a wooden fence with no gate could be approved instead of the PVC
- Fence would be exactly like the neighbor's fence
- Was a box fence and the rails being on the neighbor's side

Mr. Weaver asked if there was a visual available on what the guidelines advised.

Ms. Seymour replied the guideline did not provided information regarding wood privacy fences. She said it was generally appropriate on side and rear elevations.

Board discussion:

- Questioned the height of the fence
- Buildings were close together and could be intrusive to the neighbor
- Could compromise the building
- Felt the privacy fence could be six feet high

- A vertical stockade fence would be more appropriate butted together
- The site plan steps down to four feet once in front of the building
- Thought a stain would be more appropriate than a paint
- If a gate were needed could return to HARB for approval
- Questioned the gate in the masonry wall as there was no evidence of one being there

Applicant response:

- Was requesting eight feet in the middle and would step down to six feet along the property line
- If only allowed to have a six-foot fence the owner would more than likely be satisfied
- Willing to do the six-foot fence with no gate

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi stated she was concerned with this application as the applicant had been told the what the guidelines would allow. She said Grove Street was very important and encouraged the Board to continue the application.

Public hearing was closed.

Mr. Weaver felt this was simple application and could be approved with the changes.

MOTION

Mr. Benoit MOVED to PARTIALLY APPROVE application HP2022-0090 with the conditions that the proposed fence be wood, six feet, and step down as proposed and per code in front of the house towards the street, wood would be stained and DENY any of the proposed

aluminum gates. The motion was **SECONDED** by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Wingo, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Demolition and Partial Demolition (see expedited hearing item)

Hearing and Motion under Item 5.

8. Continued Certificates of Appropriateness from previous HARB meetings

8. (a) HP2022-0083 Continued from December 14, 2022 – Duval Master Construction – Applicant 26 Toques Pl, LLC – Owner 26 Toques Place

To remove an existing ADA ramp, install a new porch railing to match the existing, and repair and/or replace existing wood windows and wood siding.

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can CONTINUE a Certificate of Appropriateness at 26 Toques Place to allow time for the applicant or building owner to revise the application to include changes to and submit requested information for the expanded project scope, including the new window and exterior door replacements, as well as to submit the required after-the-fact Certificate of Demolition (partial) application for elements, such as the historic windows, that were permanently removed.

Hunter Hayden reviewed the application.

The Board provided ex parte communication.

Public hearing was opened.

BJ Kalaidi spoke in opposition to the application and noted the property was in historic preservation district three. She said this was in the historic area and thought the historical fabric was being destroyed. She felt the owner needed to take responsibility for the home and she encouraged the Board to continue the application.

Public hearing was closed.

Mr. Benoit said the application before the Board was not for partial demolition for the windows.

Ms. Courtney advised the applicant that a partial demolition application would be needed and encouraged the applicant to continue; however, he wanted to be at the meeting.

The Board discussed:

- Not opposed to the rail move and ramp removal and relocation which was more in line with the original porch
- Windows needed to go through the proper process
- Had architectural issues with the proposed window and thought it would not comply with the Building Code
- Would need to have the product approval number
- In favor of the new windows being put back in the existing openings
- Issues with the rebuilding of the windows
- Would be more successful with drawings to show the changes to the home
- Siding information was helpful and appropriate
- Having an architect could help with the details of the top railing and the post
- Felt the application needed to be continued

Mr. Weaver said in order to approve a replacement window, an after-the-fact application for partial demolition should have been submitted.

Ms. Courtney said in December the applicant noted the windows were being repaired; however, on Google street view the windows had been out since April 2022. She questioned if the windows were being restored or not. She said it appeared to be wholesale replacement and felt a Certificate of Demolition should be required and an after-the-fact application.

Mr. Weaver asked if a partial demolition application were denied would it be a Code Enforcement issue.

Ms. Courtney said it could be a Code Enforcement issue now but if the windows were removed for restoration a permit was not required. She said she needed to understand the issues before moving forward.

Mr. Weaver said this was concerning; however, the best option was to continue the applicant since the correct application was not before the Board.

Board discussion:

- Felt procedurally the application should be continued
- Documentation was on time for the Board or the public to review
- Building was below the flood elevation
- Original windows in the home were cypress wood, not pine wood and only three or four were left
- Questioned the date that the original windows were discarded
- Felt there was a conflict of information because in December Board was told windows were out for repair
- Felt there were many windows that could have been repaired
- Only solution was to meet the Florida building guidelines and have new wood windows approved by the Board
- Questioned when permits were pulled and what for
- Board was to there to protect the town
- Would have to provide a set of plans with all the replacement materials

- With the level of information needed, did not feel a month was enough time

Applicant response:

- Windows were pulled in April and contractor was told to restore windows on site
- Did not have exact dates but carpenter threw away originals and was rebuilding them
- Permits were pulled for electrical and plumbing

Mr. Weaver asked if it were possible to have feedback from Barry Fox, Code Enforcement Supervisor.

Ms. Lopez advised this was not a Code Enforcement meeting; however, the Building Official was available to answer any questions.

Mr. MacDonald asked what the Building Officials opinion was as he also reviewed the plans for the City.

Richard Schauland City Building Official, advised, he would need to have the product approval numbers for the windows, or an engineer would have to submit a signed and sealed letter before it would be allowed.

Mr. MacDonald advised Kolbe and Jeld-Wen windows were preapproved; however, others could be presented. He encouraged the applicant to provide a sample when he returned to the Board.

Ms. Courtney said those windows had been approved in the past; however, no windows were preapproved because the manufacture made a variety of windows.

Mr. MacDonald suggested denying the application to have a reset for the application.

Mr. Weaver disagreed but agreed to continuing the application.

Mr. Hayden noted he could provide the drawings and would submit the partial demolition application. He said if both applications could be heard simultaneously, he was not opposed to continuing the application.

Dr. Wingo encouraged the applicant to make sure all documentation was turned in prior to the deadline to avoid confusion on what was being requested. She agreed that continuing the application would be better to have the history of the project.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2022-0083 26 Toques Place to the March 16, 2023 HARB meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Wingo, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) HP2022-0078 Continued from November 17, 2022– Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC – Owner
28 W. Castillo Drive - Lot 14

To construct a new 1-1/2 story single family residence along Grove Avenue and a 2-story detached garage with living space above along W. Castillo Drive with associated site features to include an inground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

Applicant requested a continuance to the February HARB meeting. Motion under Item 4.

8. (c) HP2022-0078 Continued from November 17, 2022– Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC – Owner
28 W. Castillo Drive - Lot 15

To construct a new 1-1/2 story single family residence along Grove Avenue and a 2-story detached garage with living space above along W. Castillo Drive with associated site features to include an inground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

Applicant requested a continuance to the February HARB meeting. Motion under Item 4.

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

10. (a) Continued discussion regarding application requirements

Ms. Courtney reviewed the topic with the Board and asked if there was any feedback. She said staff could continue working on the requirements for applications and come back with a final list.

Mr. Benoit referred to 10(a) page sixteen from the Homeowners association. He said on the form it had space to write in the materials being used and thought it was better than just confirming it was included.

Mr. Beach asked if there would be an electronic version that would not allow an applicant to continue until everything was filled out correctly.

Ms. Courtney advised HARB permits were going to start being submitted online though the portal. She said thresholds could require more information to be submitted to staff.

Mr. Benoit said this would require applicants to have more of an idea of what was needed

and could also let the applicant know the application may be incomplete and should contact staff. He said he liked having to include the zoning information.

Mr. Beach said there were several components that should be included such as the basic project scope, zoning requirements, specific plans, and a materials checklist.

Mr. MacDonald said there should be clear links for the public to use to find information easily and not make it difficult for the public.

Ms. Courtney said information about zoning; if the property or home were in an HP District, or on the National Register, could be found using the Geographic Information System (GIS) system on the City's website.

Ms. Lopez suggested sharing how to find this information on the website as it could be beneficial to many.

11. Next Scheduled Meeting Date

(a) Thursday, February 16, 2023, at 1:00 p.m.

12. Adjournment

There being no further business, the meeting was adjourned at 3:00 P.M.¹

Gaere MacDonald, Vice-Chairperson

¹ Transcribed by Elyse Wiemann

Candice Seymour

From: smenor ronincontractors.net <smenor@ronincontractors.net>
Sent: Wednesday, February 1, 2023 4:07 AM
To: Candice Seymour
Subject: Re: 224 Riberia Street - Certificate of Demolition Application for February 16, 2023 Historic Architectural Review Board Meeting

Hi Candice -

Thank you for the follow up email. Unfortunately, we will not have all of the required documents available by the deadline of next Monday. Can we push our application onto the March meeting instead of February?

Please let me know if you need anything else from me or if there are any additional fees that need to be paid.

Thank you,

Severina Menor
Ronin Contractors

"The difference between successful people and really successful people is that really successful people say no to almost everything."

- Warren Buffet

On Jan 31, 2023, at 5:08 PM, Candice Seymour <cseymour@citystaug.com> wrote:

Good afternoon,

I am following up on the e-mail below as we have not had any response from you. The attached forms and additional requirements listed below, particularly the photographs and condition assessment, must be provided by next Monday, February 6 for the application to be considered complete.

Additionally, if there is a time and day convenient to you that I can access the property for staff photographs, please let me know as soon as possible. I will be out tomorrow until about 1pm but should be able to coordinate another time this week.

Thank you!

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

<image001.jpg>

<image002.png> <image003.png> <image004.png> Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Candice Seymour

Sent: Wednesday, January 25, 2023 2:05 PM

To: smenor@ronincontractors.net

Subject: 224 Riberia Street - Certificate of Demolition Application for February 16, 2023 Historic Architectural Review Board Meeting

RE: 224 Riberia Street

Greetings!

This email formally acknowledges receipt of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board (HARB). The meeting is currently scheduled on February 16, 2023, as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street). Please read this e-mail thoroughly. Below are the next steps for your application:

- Our staff will need to photograph the property to supplement the item staff report. Please confirm receipt of this email and let us know a convenient time within the next 5 business days to conduct a site visit with you. If the presence of a property owner/applicant is not necessary for the site visit, you may also grant staff permission to access the property independently for photographs.

- A preliminary review of your application was completed by staff and the following items, which are listed on the application form as required submittals, are still needed to complete your application:

- Exterior photographs of all four elevations
- Interior photographs
- Architectural drawings of proposed replacement structure(s)
- Condition Assessment Report (see attached)
- Proof of unreasonable or Undue Economic Hardship (see attached)

Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. Any updates, or additional and supporting materials for this Certificate of Appropriateness application must be emailed to harb@citystaug.com. Additional materials will be accepted in the Planning and Building Department up to 10 days before the meeting and must be received by February 6, 2023, per Ordinance 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

- A copy of the meeting agenda and the staff report for this application will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.

- Because of the quasi-judicial nature of HARB hearings, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and must be notarized.

IMPORTANT NOTICE: Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent

hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

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

<image001.jpg>

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<Owner auth 2019.pdf><Condition Assessment Report.pdf><Hardship Claim Worksheet.pdf>

Candice Seymour

From: smenor ronincontractors.net <smenor@ronincontractors.net>
Sent: Wednesday, February 1, 2023 4:07 AM
To: Candice Seymour
Subject: Re: 226 Riberia Street - Certificate of Demolition Application for February 16, 2023 Historic Architectural Review Board Meeting

Hi Candice -

Thank you for the follow up email. Unfortunately, we will not have all of the required documents available by the deadline of next Monday. Can we push our application onto the March meeting instead of February?

Please let me know if you need anything else from me or if there are any additional fees that need to be paid.

Thank you,

Severina Menor
Ronin Contractors

"The difference between successful people and really successful people is that really successful people say no to almost everything."

- Warren Buffet

On Jan 31, 2023, at 5:07 PM, Candice Seymour <cseymour@citystaug.com> wrote:

Good afternoon,

I am following up on the e-mail below as we have not had any response from you. The attached forms and additional requirements listed below, particularly the photographs and condition assessment, must be provided by next Monday, February 6 for the application to be considered complete.

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cseymour@citystaug.com
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From: Candice Seymour

Sent: Wednesday, January 25, 2023 2:06 PM

To: smenor@ronincontractors.net

Subject: 226 Riberia Street - Certificate of Demolition Application for February 16, 2023 Historic Architectural Review Board Meeting

RE: 226 Riberia Street

Greetings!

This email formally acknowledges receipt of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board (HARB). The meeting is currently scheduled on February 16, 2023, as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street). Please read this e-mail thoroughly. Below are the next steps for your application:

- Our staff will need to photograph the property to supplement the item staff report. Please confirm receipt of this email and let us know a convenient time within the next 5 business days to conduct a site visit with you. If the presence of a property owner/applicant is not necessary for the site visit, you may also grant staff permission to access the property independently for photographs.

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Candice Seymour
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**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 16, 2023 Meeting**



Application HP2023-0007

Address: 234 St. George Street

A.D. Davis Construction Corp. – Applicant

Sister's of St. Joseph, Inc. – Owner

Project description: To partially demolish "Villa Flora," a building constructed ca. 1898, located in the HP-1 Zoning district, recorded on the Florida Master Site File, and a contributing building to the St. Augustine National Register Historic District, limited to removal of the coquina parapet wall, two layers of brick below, and flashing on all but a portion of the east elevation, in conjunction with proposed repairs and reconstruction with the same elements.

Architectural Style:	Moorish Revival	Florida Master Site File:	SJ01915
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1898
Archaeology Zone:	N/A	Zoning District:	HP-1
Parcel number:	1994800000		
Agenda Item:	6(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This masonry structure is located on the west side of St. George Street on the block between Palm Row and Bridge Street. The Moorish Revival building, a Flagler era winter cottage, features a coquina stone base, yellow-brown brick walls, and a flat roof with coquina parapet wall, which is the subject of this partial demolition application.

The applicant is proposing removal of the coquina parapet wall, as well as two courses of brick beneath, to replace existing flashing which has been the cause of water intrusion. Work is proposed on all sides of the building except for the lower portion of the east elevation which has already had this treatment in conjunction with previous rehabilitation work. A detailed scope of work is provided below.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **234 St. George Street** with the following findings:

1. the partial demolition will be mitigated by the applicant's plans to restore the coquina parapet wall as existing; and,
2. the flashing related work which necessitates the partial demolition will protect the building from future water intrusion.

And condition:

1. That a mortor mix compatible with the original and with the historic coquina stone be utilized.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Removal of existing coquina block parapet. Blocks to be numbered for replacement.
2. Removal two courses of brick, three bricks deep, to reach existing flashing.
3. Removal and replacement of existing flashing.
4. Reinstallation of bricks and coquina blocks to reconstruct coquina parapet as previously existed.

DEMOLITION REVIEW CRITERIA (AGHP):

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** The structure is within the Historic Preservation-One (HP-1) zoning district.
- 2. The contribution of the structure to the mass and scale of the streetscape.** While the building has similar mass and scale to others on the streetscape, it's unique architectural style and materials elevate its prominence along the street.
- 3. The impact of the loss of the structure on the streetscape.** The building's unique typology is highlighted by its architectural features including the coquina parapet wall proposed for removal. Permanent loss or alteration of this parapet wall would negatively impact the structure's historic architectural integrity.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** A scope of work submitted by the applicant details the process by which the existing coquina stone and bricks will be removed, numbered, and replaced after repairs are complete.
- 5. The historical or cultural merit of the structure.** The building is recorded in the Florida Master Site File and contributes to the St. Augustine National Register Historic District.
- 6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** While the structure as a whole is not proposed for removal, the permanent loss/alteration of the parapet would diminish the integrity of the building overall and a very unique cultural resource in the city.
- 7. Whether or not the structure is representative of a style or type of architecture or a method of construction.** The building is an example of the Moorish Revival Style, likely inspired by the nearby Villa Zorayda. According to the Florida Master Site File, it is one of the oldest brick buildings in the city and one of the first to use yellow-brown brick rather than red.
- 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 unique, and the building is one of the oldest surviving examples of its construction-type and material in the city.
- 9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The coquina and brick masonry building would be difficult to reproduce based upon the skills, and quality and type of materials which are limited in availability today. The applicant should address how they intend to repair or replace any elements being removed if they are damaged or destroyed during the process.
- 10. The justification for the proposed demolition.** Water intrusion into the building, caused by deterioration of the existing flashing under the parapet wall, necessitates the proposed partial demolition to enable replacement of the flashing to prevent any associated future damage.

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 1898 and is thus more than 50 years old. The building is in HP-1, a contributing building in the St. Augustine National Register Historic District, and recorded on the Florida Master Site File.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☒ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☒ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD HP2023-0007
234 St. George Street
February 16, 2023

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey

STAFF PHOTOGRAPHS
234 St. George Street



East (front) Elevation

STAFF PHOTOGRAPHS

234 St. George Street



East (front) Elevation

STAFF PHOTOGRAPHS

234 St. George Street



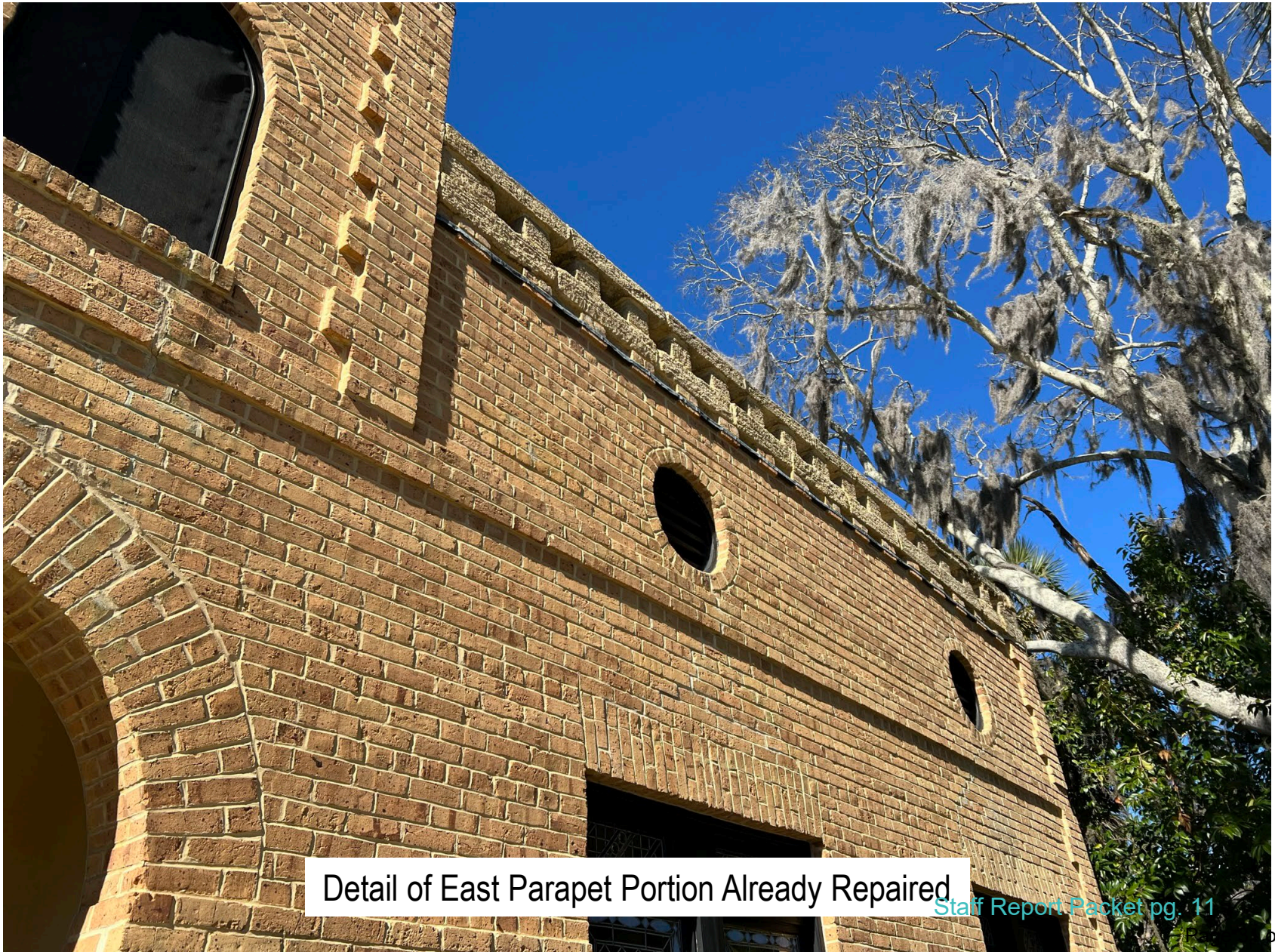
View from St. George Street

STAFF PHOTOGRAPHS
234 St. George Street



East (front) Elevation

STAFF PHOTOGRAPHS
234 St. George Street



Detail of East Parapet Portion Already Repaired

Staff Report Packet pg. 11

STAFF PHOTOGRAPHS
234 St. George Street



Detail of East Parapet Portion to be Repaired

Staff Report Packet pg. 12

STAFF PHOTOGRAPHS
234 St. George Street



South Elevation

STAFF PHOTOGRAPHS

234 St. George Street



South Elevation

STAFF PHOTOGRAPHS
234 St. George Street



South Elevation

STAFF PHOTOGRAPHS

234 St. George Street



South and West Elevations

Staff Report Packet pg. 16

STAFF PHOTOGRAPHS

234 St. George Street



Coquina Detail



[Staff Report Packet pg. 17](#)

STAFF PHOTOGRAPHS
234 St. George Street



Interior Damage from Water Intrusion

STAFF PHOTOGRAPHS
234 St. George Street



North Elevation



STAFF PHOTOGRAPHS

234 St. George Street



North Elevation



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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1915 1009==
Site Name: Villa Flora 830== Survey Date: 7808 820==
Address: 240 St. George Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 36 6 & 7 868==
(subdivision) (block) (lot)
868==
Owner of Site: Name: Sisters of St. Joseph--Villa Flora Kindergarten
Address: 240 St. George Street
St. Augustine, FL 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Institutional 848== Zoning: HP-1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469820 3306480 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
(X) <u>Good</u>	863==	() <u>Development</u>	878==
() <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		() <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill</u>	878==
(X) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(X) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Educational 850==
Date: +1898 844== Period: 19th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Masonry Vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Brick, stone (coquina) _____ 854==
Structural Systems: Masonry; stone, brick 856==
Features of Structure: (942)
Window Type: Transom & sidelights, DHS multi/l, attic louver 942==
Foundation: Stone wall (coquina) 942==
Roof Type: Flat parapet 942==
Secondary Roof Structures: Tower, flat parapet 942==
Porches & Balconies: Open porches front and rear. Enclosed sun porch on rear. 942==
Chimney Location: End interior 942==
Materials: (882)
Chimney: Brick, stone 882==
Roof Surfacing: Built up 882==
Ornament Exterior: Decorative brick quoins, stained glass, arched entry and basement windows, battlements 882==
Quantitative Data: (950-954)
Chimneys: 3 952== Dormers: _____ 954== Stories: 2-3 950==
Other: _____ 956==
Surroundings: Mixed Residential/Institutional 864==
Relationship to Surroundings: Residential building across from St. Josephs Academy and Convent. _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Landscape Architecture, Tourism,
Religion, Literature, Education.

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story brick and coquina building with a three-story tower at 240 St. George Street, was constructed in 1898 and is one of the outstanding surviving "winter cottages" of the Flagler Era in St. Augustine. It is one of the oldest brick buildings in the city, and one of the first to use yellow-brown (instead of red) brick. Its massive porch base is made of coquina -- a style which was popular here at the turn of the century. There was originally a palm tree growing through the middle of the front steps, providing a natural umbrella.

With its flat tower rising in the southeast corner, it bears a certain resemblance to the older Villa Zorayda on King Street, which may have provided some of the inspiration for Villa Flora.

Many of the windows and interior transoms feature decorative art, glass, and there is a piece of stained glass over the front double doors saying "Villa Flora." It has the most extensive stained glasswork of any surviving residential building in St. Augustine.

The early layout of the grounds was almost as distinctive as that of neighboring Palm Row--which may have drawn some of its inspiration from what has been done a few years earlier with Villa Flora. A walkway called Flora Promenade was cut through between St. George and Cordova Streets. On August 8, 1900, the St. Augustine Evening Record reported:

"The new tiled walk, which has just been laid through Mr. Weenolsen's property, running from St. George to Cordova Street, is an excellent piece of work and is the largest contract of the kind ever given in this city. The contract was placed with C.F. Hamblen. Mr. Weenolsen says that he has learned from experience that tile pavement is very durable and will stand even heavy traffic without cracking or breaking."

There were shingled cottages located west of Villa Flora, extending to Cordova Street. The grounds were beautifully landscaped, and featured on many picture postcards over the years. One of the last original gas lights in town still stands along Flora Promenade. But the shingled cottages have been demolished and replaced by a new stuccoed wing to Villa Flora.

(over)

V. BIBLIOGRAPHY

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

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

The building has been used as winter residence, hotel, restaurant, gift shop and kindergarten over the years.

Its raised basement is one of the few ever built in St. Augustine.

That it has long been seen as one of the outstanding places of St. Augustine is shown by this 1901 description in the Tatler:

"One of the most beautiful gardens anywhere in that surrounding Villa Flora and that quaint little homes attached to it, the property of Mr. and Mrs. Weenolsen. There are roses of the most beautiful varieties everywhere and arranged to produce the most charming effects--in sheltered nooks and beside sheltering walls, overhead tall palms rustle, making a charming picture. Villa Flora is a beautiful and artistic home, the interior rich in decoration that is simple and suggestive of comfort and elegance. The owners, leading a quiet, restful life among their beautiful surroundings, are indeed to be emulated."(1)

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

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George

Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

"Villa Flora" was built as the St. Augustine winter residence of Rev. O.A. Weenolsen, a Baptist minister who was pastor of the City Temple in Minneapolis, Minnesota.

The Tatler reported in 1892:

"Rev. O. A. Weenolsen, of Minneapolis, has purchased the Slater Cottage, on Bridge Street, and put it in perfect order, thus providing himself with a beautiful winter home, and becoming a St. Augustinite at the same time."(2)

The Weenolsen's were praised for the improvements they made to their first house here, at 110 Bridge Street:

"Non-resident property owners can get an object lesson in fixing up property by strolling around to the corner of Bridge and Sanford Streets some night and seeing how nicely the Rev. A. O. Weenolson and wife have improved the Slater property purchased by them some two years ago. A good, substantial stone sidewalk, pretty palm trees, neat wire fence and a profusion of choice roses and plants have made the modest winter house of these worthy winter residents a summer garden for them to contemplate while in their far away Minneapolis home."(3)

In 1894 the Weenolsens sold the Bridge Street house and purchased a lot running between St. George and Cordova Streets from Mrs. Gertrude Soloman, the widow of Max Bloomfield who had published Bloomfield's Guide to St. Augustine in 1883.(4)

There were 4 structures on the lot when it was purchased: a 1-story house facing Cordova Street, a 2-story house facing St. George Street, with a 1-story

office located just to the south, and a 1-story outbuilding located near the middle of the lot.(5)

The Weenolsens first put the existing buildings into use. The Tatler reported in 1895:

"Rev. and Mrs. O.A. Weenolsen of Minneapolis, who purchased the Soloman property running through from St. George Street to Cordova, have transformed the little cottage on Cordova into a beautiful home bright and dainty without and within adding a room a veranda and filling in around it. Planting shrubbery and plants. Indeed its oldest friends would fail to recognize it. Mr. and Mrs. Weenolsen are spending the winter there. Mr. J.A. Camp, a son of Mrs. Weenolsen, with his wife are occupying the larger cottage on St. George Street, with Mr. and Mrs. J.A. Wolverton, Mrs. Camp's parents, in the smaller one. In addition to the improvements in the cottage, Mr. Weenolsen has constructed a drive from street to street with a quaint gateway of coquina on Cordova Street, that is very attractive.(6)

As they had done on Bridge Street, the Weenolsens made improvements to the property. It was reported in 1896:

"Rev. O.A. Weenolson and wife of Minnesota, are still engaged in the greater beautifying of their St. George Street property. A massive coquina wall is the latest addition to the cottage front and a new residence is contemplated next summer."(7)

In early 1898 we get this description of their progress:

"Rev. and Mrs. A.O. Weenolsen, who have become citizens of St. Augustine, are erecting a very handsome residence on St. George Street opposite St. Joseph's Convent. The house is of coquina rock and yellow brick standing some distance in from the street. It is admirably arranged with every modern convenience. Mr. and Mrs. Weenolsen have purchased and put in order a number of houses in this city, thus proving themselves benefactors to the public generally."(8)

Finally in early 1899 we get a description of the completed Villa Flora:

"One of the most attractive and artistic homes in this city is that erected by Rev'd and Mrs. O.A. Weenolsen, facing St. George Street. It is built of coquina, a story and basement in height with a broad imposing flight of steps to the main floor. The interior arrangements are a combination of utility and beauty. Stained windows add to the attractiveness of the entrance. The house is artistically furnished and is surrounded by grounds brilliant with roses and flowers, shaded by stately palms.

The driveway is from St. George to Cordova Street. The fence, gateway, lamps are all in keeping with house and grounds, making it most attractive. Mr. and Mrs. Weenolsen are here in winter only, returning to their home in Minneapolis each summer, nevertheless the improvements they have made to their property in this city been a great benefit to it setting an example others should emulate."(9)

In order to provide the space for Villa Flora, the 2-story house that faced St. George Street was moved to the rear of the adjoining Spear Mansion lot, where it stood as 13a Cordova Street until its demolition in recent years. The office which had stood to the south of it was evidently demolished at the time the house was moved. The cottage on Cordova Street, which the Weenolsens had first occupied and remodeled, was kept, with further alterations as one of the rental cottages on the Villa Flora grounds.(10)

Improvements continued after the main building was completed. In December, 1899 it was reported:

"Mr. and Mrs. O. A. Weenolsen are occupying their elegant home on St. George Street, having added a large sun parlor, suggestive of Oriental luxury, during the past summer. In addition to this a quaint little cottage, The Hermitage, has been erected in their grounds, and is now occupied by Miss Hall and the Misses Moore of Allenhurst, New Jersey. The grounds of the Weenolsen Home are particularly attractive; bright with beautiful plants and flowers."(11)

In may of 1900:

"Contractor (william) Fishwick is connecting the Weenolsen Cottages on Cordova Street. The "Lodge" and "Cordova Cottage" will be united by a connecting building, making a commodious dwelling."(12)

This also met with the approval of the Tatler, which editorialized in 1901:

"One of the needs of St. Augustine at the present time, is more furnished cottages, not pretentious houses requiring an establishment to keep up, but cozy little cottages near the centre of the city that would rent at a sum not exceeding \$500 for the season, with everything supplied, including gas ranges and heaters. There are a number of persons who come here for rest and quiet, other to enjoy outdoor life, who desire the freedom of a house of their own, but do not wish to be burdened with a large house and the care of several servants. A small, pretty cottage, where the trunk can be unpacked and every want is supplied, is just what they need. The owner of the Bungalow, the Hermitage and Cordova Cottage anticipated this want and says they are a paying investment, the occupants speaking in glowing terms of the comfort and pleasure they enjoy in them. Will not someone, with money to invest, follow this example?"(13)

The same issue announced that the Weenolsens had given their private walk a name:

"Mr. and Mrs. Weenolsen have decided to call the walk between St. George Street and Cordova Street, Flora Promenade. A more appropriate name could not be found for the handsome tessellated pavement is bordered on either side by blooming roses, violets and plants. Fronting on its stands The Hermitage, the house of Mr. George E. Bacon; The Bungalow the home of Mr. and Mrs. Dix, and Cordova Lodge, where Mrs. Eager and her son, Mr. J. T. Eager, of Boston are domiciled."(14)

The Weenolsen Cottages were popular winter residences during the Flagler era, and attracted many prominent residents.

In January, 1901 it was reported:

"Mr. and Mrs. George E. Bacon, of Brooklyn, have taken the Hermitage, one of the quaint cottages on the property of Mr. and Mrs. O.A. Weenolsen, and will winter there. Mr. Bacon is auditor for the Florida East Coast Hotel Company, a very important position he has filled for several years, residing at the Alcazar while in the city."(15)

Two Months later it was reported:

"Mr. George Bacon is now at Nassau closing the books of those hotels. He will pay similar visits to the other East Coast resorts before returning home."(16)

Bacon clearly held a responsible position in the age of the great hotels. He had previously served as confidential auditor for the Standard Oil Company.(17) Bacon's neighbor in 1901 was a popular twin-of-the-century author:

"Mr. and Mrs. Edwin Asa Dix, of East Orange, N.J., have taken the Bungalow, one of the perfectly-appointed cottages in Florio Place, and will spend the winter here. They are very charming young people and are proving delightful additions to the social life of the city. Mr. Dix's name appears in the list of contributors to the century for the year with those of Howells, Churchill, Cable, Kipling, Bret Harte and Mrs. Burnett, placing him among the leading fiction writers of the day. A story of his entitled "A Hired Girl," appeared in the December Century. His latest work, "Deacon Bradbury," was published by the Century Company last spring, and is a very natural and optimistic story of New England life, betraying the Author's delight in country life. Mr. Dix is now engaged on serial novel that will run through three well-known magazines, commencing with the new year. This will be brought out in book form by the Century Company in the spring.(18)

The Dix's first season was marred by family tragedy:

"Mr. and Mrs. Edwin Asa Dix, who were suddenly called north by the sad intelligence that Mr. John E. Dix, Mr. Dix's father, was seriously ill, expect to return here the 28th. Their errand was a sad one, their home coming more so, as Mr. John E. Dix died a few hours after their arrival at his home at East Orange, N.J."(19)

But they returned for another season. The St. Augustine Evening Record reported in November, 1902:

"Mr. Asa Dix, the noted author, is expected to arrive for the season early in December. He will occupy the Bungalow in Mr. O.A. Weenolsen's grounds this winter."(20)

The Dixes later stayed at the Upham Cottage, 268 St. George Street. The New York Times ran this obituary of the author when he died in 1911:

"Edwin Asa Dix, the author and former literary editor of The Churchman, was the man who dropped dead before the National Arts Club on Thursday evening. The identification was made by his brother, William F. Dix, secretary of the Mutual Life Insurance Company, after he had read newspaper stories of the sudden death of a man with the initials "E.A.D." on his gold cigarette case. Mr. Dix found that the dead man was his brother.

"Edwin Asa Dix was born June 25, 1860. He was graduated from Princeton with first honors in 1881, and received a fellowship in history. He received the degree of Masters of Arts from his alma mater, and later studied law at Columbia University. He was admitted to the practice of law in New York and New Jersey. He was married August 15, 1895 to Marion Alden Alcott.

"Though he was educated for the law, Mr. Dix devoted himself to literature and travel, and was the author of several novels. He was a member of the Authors and National Arts Clubs and though his home was in East Orange, where his brother lives, he had been staying at the National Arts Club for the last few weeks. He had just eaten a hearty dinner there before his death.

"'Deacon Bradberry' and 'Old Bowen's Legacy' were his best known works. He also wrote 'A Midsummer Drive Through the Pyrenees' and 'Champlain, the Founder of New France.' He was a frequent contributor to magazines."(21)

Another prominent winter resident in the cottages was Henry M. Hills, editor of the Bridgeport, Conn. Evening Post. Mr. Hills was also a yachtsman. In 1895 the Tatler gave this description of his boat:

"The trim little yacht Dream, the property of Mr. H.M. Hills of Bridgeport, Conn., lies at anchor in the bay, attracting a great deal of attention. It is well covered with natural wood and glass, and furnished with Herreshoff boiler and engines, and is capable of a good rate of speed. Mr. Hills, the editor and proprietor of the Evening Post of his city, and his wife, are on board."(22)

In 1901 it was reported:

"Mr. and Mrs. Henry M. Hills, who are occupying Cordova Cottage, are in the habit of spending their winters in the South on account of Mrs. Hills' health. They were here four years ago in the same cottage, now greatly improved. Mr. Hills is devoted to sailing and all water travel. He is at the head of the Post Publishing Company, Bridgeport, Conn., issuing a morning and evening daily, a bright, clever gentleman and a fine conversationalist. Mrs. Hills is very retiring, owing to ill health."(23)

The 1904 City Directory lists Hill as a winter resident of "The Bungalow" on Flora Promenade--another of the Weenolsen cottages.

In recent years all of these cottages were demolished to make way for a new stuccoed wing added to Villa Flora.

In 1906 the Weenolsens sold the property to Alanson Wood. The Tatler reported:

"Mr. Alanson Wood, who recently purchased the Weenolsen property on St. George and Cordova Streets, is now occupying Villa Flora with his daughter, Miss Lucy Jenks Wood, and his niece, Mrs. Carlos Ortiz, of Denver, Colorado, who promised to become very delightful members of St. Augustine society. The young ladies are very bright and vivacious. Miss Wood, an Ogontz girl, who was there with Miss Clapp, of Great Barrington, who has visited Mrs. John L. Wilson here. Miss Wood was one of her Bridesmaids on her marriage.

"Mr. Wood seems greatly pleased with his newest home and hopes to be able to spend most of the year here; is interested in the city, and should be heartily welcomed, much as everyone regrets the departure of Mr. and Mrs. Weenolsen."(24)

Alanson Wood died soon after, and his daughter's inherited half interest in the property was purchased in 1907 by his widow, Mrs. Bessie O.H. Wood.(25) Mrs. Wood operated it as a hotel in the teens' and twenties, and also ran the Wander In Gift Shop.(26)

Mrs. Wood's heirs sold the property in 1924 to Margurette and Charles Macklin for \$20,000. Two years later the Macklins sold it to Martin A. Driscoll.(27)

Driscoll sold his extensive holdings in New York State (Rockland County Realty Company and Rockland Water Company) and planned to return. He died in March 1929. His estate rented Villa Flora to Ruth Masters, daughter of long-time St. Augustine Mayor and City Manzger Eugene Masters, who operated a restaruant there. In 1935, as part of the settlement of the estate, Driscoll's granddaughter Jean Goode became the owner of the Villa. Many people kept coming back and asking her about the restaurant, so she decided to re-open it. In 1935 a newly decorated Villa Flora Grill opened. It developed into a combination restaruant and private party place. Many well-known and prominent persons entertained there with card parties, weddings, dinners, and the like. Many guests of the Ponce de Leon and Buckingham Hotels ate there. The shingled cottages behind the Villa were rented to winter vistoris. Novelist James Branch Cabell (1879-1958), who wrote several books dealing with St. Augustine as well as Jurgen which was involved in a celebrated 1920 censorship case, was an annual tenant for many years.(28)

In 1940 Villa Flora was sold to the Sisters of St. Joseph for \$16,000. In the years since then it has been used as a kindergarten and residence by the Sisters, who are connected with the St. Joseph's Academy and Convent across the street. They have done some careful restoration work on the property, including replacement of damaged sections of the original black and white tiled walkway. The new residential wing behind Villa Flora was designed by St. Augustine Architect Craig Thorn. It is build around a Central Courtyard and reproduces, on the exterior, some of the roofline features of Villa Flora.(29)

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; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
 4. Tatler, January 19, 1901, p. 6.
 5. Ibid., February 20, 1892, p. 10.
 6. Capt. Marcotte Scrapbook, St. Augustine Historical Society Library, clipplin from Florida Times Union, datelined March 21, 1893.
 7. St. Johns County Courthouse, Deed Book TT, p. 290. (March 13, 1894).
 8. These buildings appear on the 1893 Sanborn Fire Insurance Map of St. Augustine.
 9. Tatler, January 12, 1895, p. 20.
 10. Ibid., January 18, 1896, p. 38.
 11. Ibid., January 15, 1898, p. 14.
 12. Ibid., January 28, 1899, p. 9.
 13. The changes in the property can be seen by comparing the 1893 and 1899 Sanborn Maps.
 14. Tatler, December 23, 1899, p. 7.
 15. St. Augustine Evening Record, May 19, 1900, p. 4.
 16. Tatler, January 19, 1901, p. 1.
 17. Ibid., p. 8.
 18. Tatler, January 12, 1901, p. 5.
 19. Ibid., March 30, 1901, p. 23.
 20. Ibid., December 30, 1899, p. 8.
 21. Ibid., January 12, 1901, p. 5.
 22. Ibid., January 26, 1901, p.7.
 23. St. Augustine Evening Record, November 29, 1902, p. 2.
 24. New York Times, August 26, 1911, p. 9.
 25. Tatler, January 26, 1895, p. 6.
 26. Ibid., February 2, 1901, p. 4.
 27. Deed Book 10, p. 552. (March 19, 1906); Tatler March 31, 1906, p. 2.
 28. Deed Book 14, p. 274. (October 26, 1907).
 29. St. Augustine City Directories: 1914-15, 1920-21 and 1924-5.
 30. Deed Book 52, pp. 204-6; Deed Book 69, p. 342.
 31. Information provided by Mrs. E.V. Overby (formerly Jean Goode) in letter to David Nolan, May 28, 1980.
 32. St. Augustine City Directories 1945-79. Sister Mary Albert Lussier, archivist of the Sisters of St. Joseph, described the work done in a very helpful four of Villa Flora.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ01915**
 Field Date 5-12-2016
 Form Date 5-12-2016
 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) VILLA FLORA 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 234 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 234
 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 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1994800000 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: 1898 ☐ 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 School, University, College From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature under renovation
 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 Moorish Revival Exterior Plan Rectangular Number of Stories 2-3
 Exterior Fabric(s) 1. Brick 2. Coquina block 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. Parapet
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. Tower, flat parapet
 Windows (types, materials, etc.) Transom & sidelights, DHS multi/1, attic louver; arched casement windows with diamond pattern; elaborate stained glass over one;
 Distinguishing Architectural Features (exterior or interior ornaments) Decorative brick quoins, stained glass, arched entry and basement windows, battlements
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) walled complex with iron gate and mature tree canopy

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. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin* 15, p. 2)

DESCRIPTION (continued)

Chimney: No. 3 Chimney Material(s): 1. Brick 2. Stone
 Structural System(s): 1. Brick 2. Stone 3. Masonry - General
 Foundation Type(s): 1. Continuous 2. wall
 Foundation Material(s): 1. Stone 2. Coquina
 Main Entrance (stylistic details) flat arch leads to recessed entry with paired wood panel doors and square lights;
flanked by arched stained glass window
 Porch Descriptions (types, locations, roof types, etc.) Open porches front and rear. Enclosed sun porch on rear

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

Narrative Description of Resource See original form by David Nolan for additional history

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

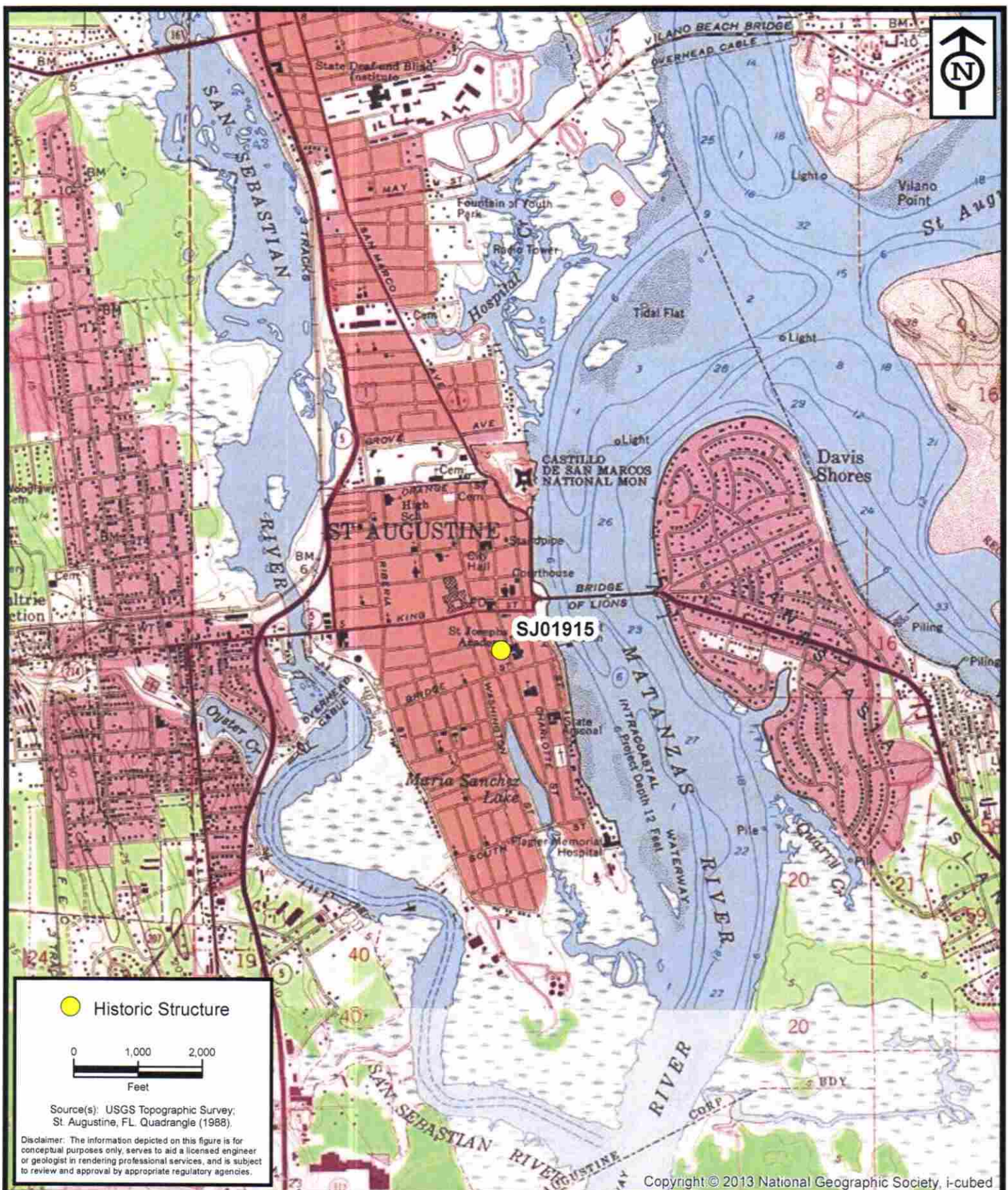
Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ 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.**

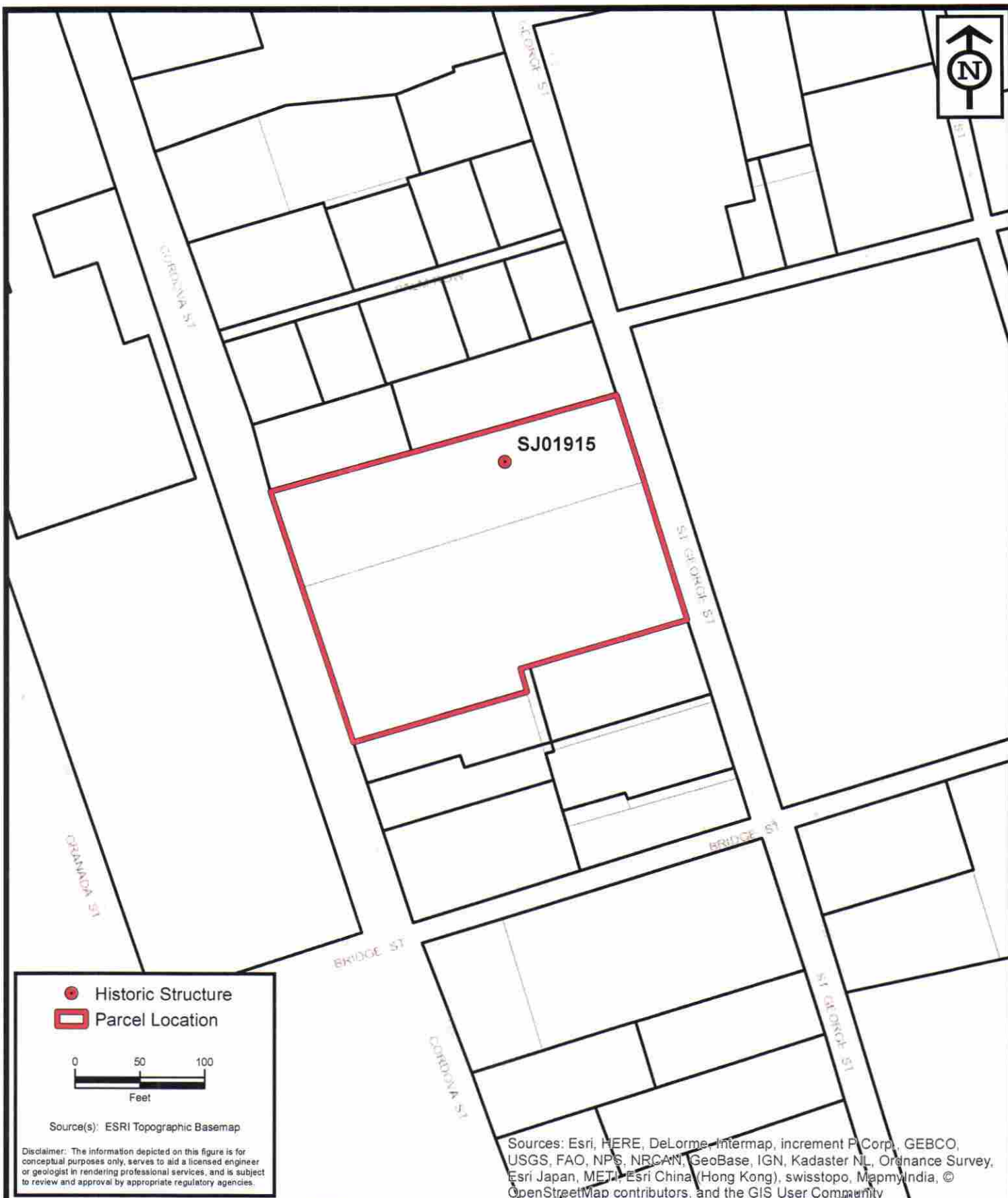
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ01915
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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

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**ENVIRONMENTAL
SERVICES, INC.**

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

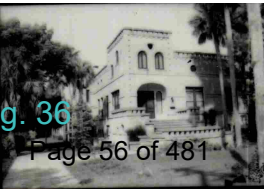
www.environmentalservicesinc.com

Parcel Location - SJ01915
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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SJ01915



g. 36

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Villa Flora

Constructed 1898

Restoration & Preservation Project

Owner: Sisters of St. Joseph
Architect: Don Crichlow & Associates
Project Manager: Triad Service Group
(www.triadservice.net)

This project has been financed in part
with Historic Preservation Grant
assistance provided by the Bureau of Historic
Preservation, Division of Historical Resources,
Florida Department of State,
assisted by the Florida Historical Commission.



Villa Flora
Constructed 1898
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Villa Florio
Constructed 1898
Restoration & Preservation Project
Owners: Sisters of St. Joseph
Architect: Don Grisham & Associates
Project Manager: Tule Service Group
This project has been financed in part with Historic Preservation Grant assistance provided by the Bureau of Historic Preservation.



VILLA FLORA
1898
SISTERS OF ST. JOSEPH



Nuestra Señora de la Soledad
Our Lady of Solitude, Church and Hospital

On this site, Spanish colonists built the chapel of Nuestra Señora de la Soledad shortly after 1572.

A hospital was attached in 1597, thus becoming the first hospital in the continental United States.

In 1687 the chapel was enlarged into a church. It became the principal parish church after the siege of 1702, and was rebuilt in coquina stone in 1736.

In 1687 the chapel was enlarged into a church. It became the principal parish church after the siege of 1702, and was rebuilt in coquina stone in 1736.

When Spain ceded Florida to the British in 1763, the British converted La Soledad into St. Peter's Church (Anglican) and added a new bell tower and entrance facing west. The church continued in use until the British left Florida in 1764.

After the Spanish returned in 1784, the church was dismantled and the stone was used in 1793 in the building of a new parish church - the current Cathedral Basilica - on the Plaza.

Archaeological excavations by Florida State University in 1976-77 uncovered remnants of La Soledad and numerous burials under its floor and in the churchyard. These burials included Native Americans and persons of European and African descent and reflect both Spanish and British burial practices.

During the Civil War, according to an oral account, slaves gathered on this lot to receive news of their emancipation.

Since 1938, this site has been owned and preserved by the Sisters of St. Joseph.

Conjectured La Soledad/St. Peter's based on maps, descriptions and a British drawing of the bell tower.

Just East of the Piazza 17th century of St. Augustine. La Soledad in blue. (Source: St. Augustine, Florida)



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**CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION**



- ☒ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

HP2023-0007

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

Receipt No. 2554145 Meeting Date February 16, 2023

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

1. NAME OF APPLICANT Michael Davis
Business (if applicable) A.D. Davis Construction Corp
Address 3940 Lewis Speedway, Suite 2201
City Saint Augustine State FL Zip 32084
Daytime telephone 904-669-1522 Other phone/email mikedavis@addavis.com

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

2. NAME OF PROPERTY OWNER _____
Business (if applicable) Sisters of St. Joseph
Address 241 St George St
City St. Augustine State FL Zip 32084
Daytime telephone (required) 904-824-1752 Other phone _____

3. PROJECT STREET ADDRESS 234 St George St

4. LEGAL DESCRIPTION OF PROPERTY
Lot 6 Block 36 Subdivision City of St Augustine Parcel Number 199480-000

5. DATE OF CONSTRUCTION 1820 Source: SJCPA

6. HISTORIC STATUS (check all that apply)
- ☐ Designated Local Landmark
 - ☐ Property individually listed on the National Register of Historic Places
 - ☐ Contributing building in National Register Historic District
 - ☐ Listed on Florida Master Site File
 - ☒ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)
- ☒ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
 - ☐ FULL DEMOLITION - The complete razing of a building resulting in its permanent removal.
 - ☐ RELOCATION - The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Existing Coquina Parapet

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: <u>Coquina @ Parapet Wall</u>
☐	☐	☐	Porch/Deck/Balcony Specify: _____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: _____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ☒ Photographs and/or drawings of elevations and architectural features to be removed.
- ☒ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☐ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☐ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

- ☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- ☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:
 - An estimate of the cost of the proposed construction, alteration, demolition, or removal.
 - The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
 - An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
 - The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
 - The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
 - All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
 - Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
 - The assessed value of the property according to the two (2) most recent assessments;
 - The real estate taxes for the previous two (2) years.
 - The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
 - Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

11. FOR RELOCATION PROJECTS ONLY

- A. Address or location where building is to be moved: _____
- B. Estimated costs:
- Purchase price _____
 - Moving fee (prepared by a licensed and insured building mover) _____
 - Building rehabilitation _____
- C. Required submittals:
- ☐ Photographs of existing conditions including façade of the building.
 - ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

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

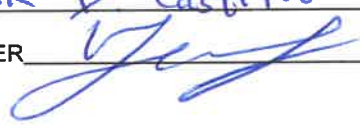
I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Michael Davis DATE 1/24/2023

SIGNATURE OF APPLICANT 

PRINT 1st OWNER'S NAME Frank D. Castillo DATE 1/24/2023

SIGNATURE OF 1st PROPERTY OWNER 

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Applicant Information Sheet

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.



Owner's Authorization For Agent

MICHAEL A DAVIS is/are hereby authorized TO ACT ON BEHALF
OF A.D. DAVIS CONTRACTS the owner(s) of those lands described within ☒

the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Historic Architectural Review Board, for an application
related to a Certificate of Demolition for the structure located at:

BY: _____

Signature of Owner

Frank D. Castillo
Print Name of Owner

904-824-1752 x 102
Telephone Number

State of FLORIDA

County of St Johns

Signed and sworn before me on this 24th day of January, 2022.

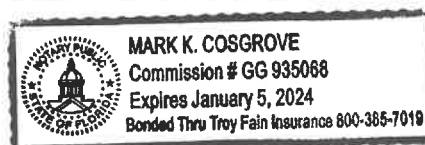
By FRANK CASTILLO

Identification verified:

Oath sworn: Yes ☒ No ☐

Notary Signature: _____

My Commission expires: _____



Villa Flora

Flashing repairs

- ISSUE:
 - Water stains appearing on interior plaster ceilings on the second and third levels.
- Inspections
 - Roof:
 - Extensive water testing was performed on the roofing system, the result is that the roof was not the source.
 - Parapet Wall:
 - Water testing was performed on the coquina parapet wall, which was determined to be the source of the water intrusion. After further investigation it was determined that the flashing between the coquina parapet, the roof system and the brick wall was severely deteriorated.
- Corrective Work to be Performed
 - Remove coquina from parapet wall after mapping and cataloging pieces.
 - Remove two layers of brick after mapping and cataloging pieces.
 - Remove existing flashing.
 - Repair flashing to a watertight configuration.
 - Install brick back to original location
 - Install Coquina to original location

The repair described above was made on the east lower wall shortly after Hurricane Irma in 2017 as part of a restoration project that was in progress. The repair was successful and has not leaked in that area again.



Figure 1. Areas to be repaired.



Figure 2. South wall.



Figure 3. Northwest wall



Figure 4. Northeast wall



Figure 5. West wall (Brown Hall in foreground)



Figure 6. East wall, lower portion repaired in 2017, no work done on upper wall.





Prepared By:
The Corneal Law Firm
Seth D. Corneal, Esq.
179 King Street
St. Augustine, FL 32084

BOUNDARY LINE AGREEMENT

THIS AGREEMENT is made between OLD ISLAND HOTELS, INC., a Florida corporation, and SISTERS OF ST. JOSEPH, INC. a/k/a SISTERS OF ST. JOSEPH, as of this 2nd day of November, 2015.

RECITALS

- A. OLD ISLAND HOTELS, INC. has title to the property described as:

Lots 8, 9, 10, 11, 12, Block 36 of the Official Map of the City of St. Augustine, Florida, dated June 12, 1923.

Parcel Id# 199490-0000, 199500-0000, 199510-0000, 199520-0000, 199530-0000, 199540-0000 (hereafter, the "Old Island Property").

and SISTERS OF ST. JOSEPH, INC. have title to the property described as:

Lots 6 and 7, Block 36 of the Official Map of the City of St. Augustine, Florida, dated June 12, 1923.

Parcel Id# 199480-0000 (hereafter, the "St. Joseph Property")

- B. The parties hereto wish to resolve any dispute that may exist over the location of the line between their respective properties, and to provide for certain rights and responsibilities with regard to the boundary line and fence or wall delineating the boundary line between their respective properties, to wit:

1. The parties hereto hereby agree that the boundary line between the Old Island Property and the St. Joseph Property is that line legally described as follows:

A PROPERTY LINE AGREEMENT SITUATED IN BLOCK 36 OF THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE FLORIDA, DATED JUNE 12, 1923 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT INTERSECTION OF THE NORTH LINE OF BRIDGE STREET, AS IT CURRENTLY EXISTS, AND THE EAST LINE OF CORDOVA STREET, AS IT CURRENTLY EXISTS; THENCE N 18°41'02" W, ALONG SAID EAST LINE OF CORDOVA STREET, A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING FOR THE HEREIN

DESCRIBED PROPERTY LINE AGREEMENT; THENCE N 60°28'24" E, A DISTANCE OF 36.46 FEET; THENCE N 69°17'29" E, A DISTANCE OF 107.24' FEET; THENCE N 73°15'05" E, A DISTANCE OF 130.64' FEET TO THE POINT OF TERMINUS FOR THIS PROPERTY LINE AGREEMENT, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF ST. GEORGE STREET, A DISTANCE OF 157.00 FEET, AS MEASURED ALONG THE WEST LINE OF ST. GEORGE STREET, NORTH OF ITS INTERSECTION WITH SAID BRIDGE STREET, AS THEY CURRENTLY EXIST.
(the "Boundary Line")

2. OLD ISLAND HOTELS, INC., shall be solely responsible for erecting, repairing and maintaining, at their sole cost and expense, a coquina wall along the Boundary Line, but situated on the OLD ISLAND HOTELS, INC. property; and
 3. OLD ISLAND HOTELS, INC., shall be solely responsible for maintaining the trees that are located on the boundary line, at their sole cost and expense.
- C. The parties have agreed to resolve the dispute by fixing the Boundary Line between their respective properties.

NOW, THEREFORE, in consideration of the premises, and of the agreement of the parties set forth below:

1. The foregoing Recitals are incorporated herein as covenants and agreements and are made a part hereof.
2. The parties agree that the Boundary Line as described above and as shown on attached Exhibit "A" shall be the line establishing the common boundary between the Old Island Property and the St. Joseph Property.
3. The Sisters of St. Joseph, Inc. as the owner of the St. Joseph Property, do hereby quit claim, transfer and convey to Old Island Hotels, Inc. any and all right, title and interest of the Sisters of St. Joseph, Inc. in and to the lands lying within the Old Island Property and lying to the South of the Boundary Line.
4. Old Island Hotels, Inc. as the owner of the Old Island Property, does hereby quit claim, transfer and convey to The Sisters of St. Joseph, Inc. any and all right, title and interest of Old Island Hotels, Inc. in and to the lands lying within the St. Joseph Property and lying to the North of the Boundary Line.
5. All provisions of this Agreement, including the benefits and burdens, shall run with the land and are binding upon and inure to the assigns, successors, tenants and personal representatives of the parties hereto.

IN WITNESS WHEREOF, the execution of this document by the parties the day and year first above written.

OLD ISLAND HOTELS, INC., a Florida Corporation

Print name Kevin Lumb

Print name Falina Berg

By: David B. Corneal
David B. Corneal, its President

STATE OF FLORIDA)

) SS.:

COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me this 4th day of November, 2015, by David B. Corneal, President of OLD ISLAND HOTELS, INC., a Florida corporation, who is personally known to me or who has produced _____ as identification.

(SEAL)

Falina Berg
Notary Public – State of Florida



**SISTERS OF ST. JOSEPH, INC., a
Florida non-profit corporation, a/k/a
SISTERS OF ST. JOSEPH,**

Mary M Adams
Print name Mary M. Adams
GREGORY LETNAUNCHYN
Print name GREGORY LETNAUNCHYN

Sister Jane Stoecker S.S.F.
By: Jane Stoecker
Its: General Superior

STATE OF FLORIDA)
) SS.:
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me this 2 day of November, 2015, by Jane Stoecker, General Superior of SISTERS OF ST. JOSEPH, INC., a Florida non-profit Corporation, a/k/a SISTERS OF ST. JOSEPH, who is personally known to me or who has produced _____ as identification.

(SEAL)

Joyce Ann Gibson
Notary Public – State of Florida

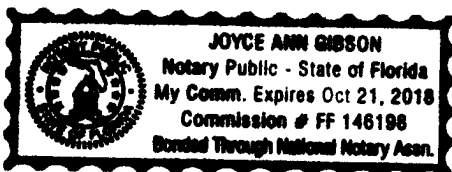


EXHIBIT "A"



BETHONIAH - FOUND RAIL & DIRT AT SOUTHWEST
 CORNER OF BRIDGE STREET AND CONCORD STREET
 ELEVATION = 4.47 FEET

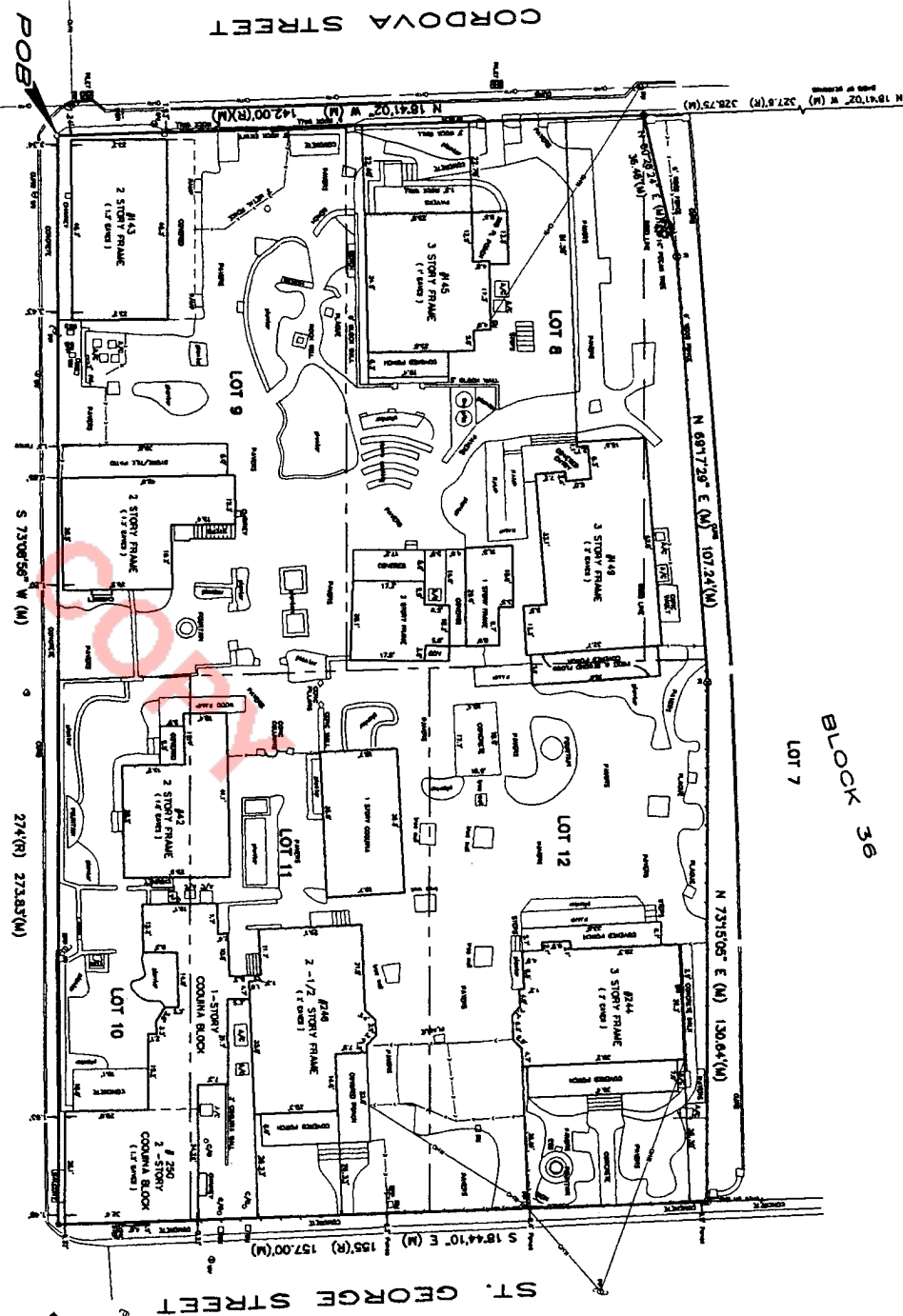
LEGEND

- | | | |
|-----|------|----------|
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| 100 | CONC | CONCRETE |

DESCHAMP NADY BR SURVEILLANCE

[illegible]

NOTES

[illegible]

SEAL

ANCIENT CITY SURVEYING



ACS

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9867 FAX: 904-797-602

BOUNDARY SURVEY

CITY OF ST AUGUSTINE
LOTS 8 THROUGH 12, BLOCK 36
CORDOVA, ST GEORGE AND BRIDGE STREETS
ST. AUGUSTINE, FLORIDA

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 03/16/2012
FIELD BOOK/PAGE(S): 311/8-9,
DRAWING SCALE: 1" = 20'
JOB NUMBER: 12-150

10/26/2015 - LOCATE TREE AT NORTH LINE - FB 378/23

Apply for Exemptions

2022 TRIM Notice

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID 1994800000
 Location Address 234 ST GEORGE ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood City St Aug S of Plaza (COM) (610.03)
 Tax Description* CITY OF ST AUGUSTINE LOTS 6 & PTS OF LOTS 7 & 12 NORTH OF BOUNDARY LINE AGREEMENT IN OR4118/1929 BLK 36
 *The Description above is not to be used on legal documents.
 Property Use Code Non-Profit, Charitable & Orphanages (7500)
 Subdivision City of St Augustine
 Sec/Twp/Rng 18-7-30
 District City of St Augustine (District 452)
 Millage Rate 18.9763
 Acreage 1.160
 Homestead N

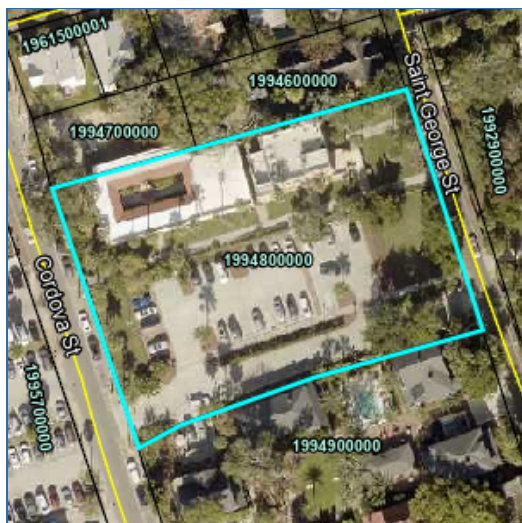
Owner Information

Owner Name [Sisters Of St Joseph](#) 100%
 Mailing Address VILLA FLORA
 PO BOX 3506
 SAINT AUGUSTINE, FL 32085-3506

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$1,474,002

Map



Valuation Information

	2023
Building Value	\$706,278
Extra Features Value	\$110,834
Total Land Value	\$656,890
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,474,002
Total Deferred	\$0
Assessed Value	\$1,474,002
Total Exemptions	\$1,474,002
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	\$612,009	\$95,608	\$656,890	\$0	\$0	\$1,364,507	\$1,364,507	\$1,364,507	\$0
2021	\$623,680	\$99,746	\$657,319	\$0	\$0	\$1,380,745	\$1,380,745	\$1,380,745	\$0
2020	\$635,354	\$103,883	\$657,319	\$0	\$0	\$1,396,556	\$1,364,732	\$1,396,556	\$0
2019	\$476,986	\$106,360	\$657,319	\$0	\$0	\$1,240,665	\$1,240,665	\$1,240,665	\$0
2018	\$263,329	\$110,500	\$807,238	\$0	\$0	\$1,181,067	\$1,181,067	\$1,181,067	\$0
2017	\$268,087	\$114,637	\$807,238	\$0	\$0	\$1,189,962	\$1,189,962	\$1,189,962	\$0
2016	\$273,155	\$39,867	\$807,238	\$0	\$0	\$1,120,260	\$1,120,260	\$1,120,260	\$0
2015	\$278,224	\$39,867	\$807,238	\$0	\$0	\$1,125,329	\$1,125,329	\$1,125,329	\$0
2014	\$266,628	\$39,867	\$807,238	\$0	\$0	\$1,113,733	\$1,113,733	\$1,113,733	\$0
2013	\$271,399	\$39,867	\$807,238	\$0	\$0	\$1,118,504	\$1,118,504	\$1,118,504	\$0
2012	\$458,295	\$39,867	\$807,238	\$0	\$0	\$1,305,400	\$1,305,400	\$1,305,400	\$0
2011	\$460,014	\$39,867	\$901,285	\$0	\$0	\$1,401,166	\$1,401,166	\$1,401,166	\$0
2010	\$461,733	\$39,867	\$1,003,170	\$0	\$0	\$1,504,770	\$1,504,770	\$1,504,770	\$0

Building Information

Building 1
Year Built 1820
Actual Area 5092
Conditioned Area 4138
Use Dormitories
Style 03
Class N
Exterior Wall Jumbo Brick

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

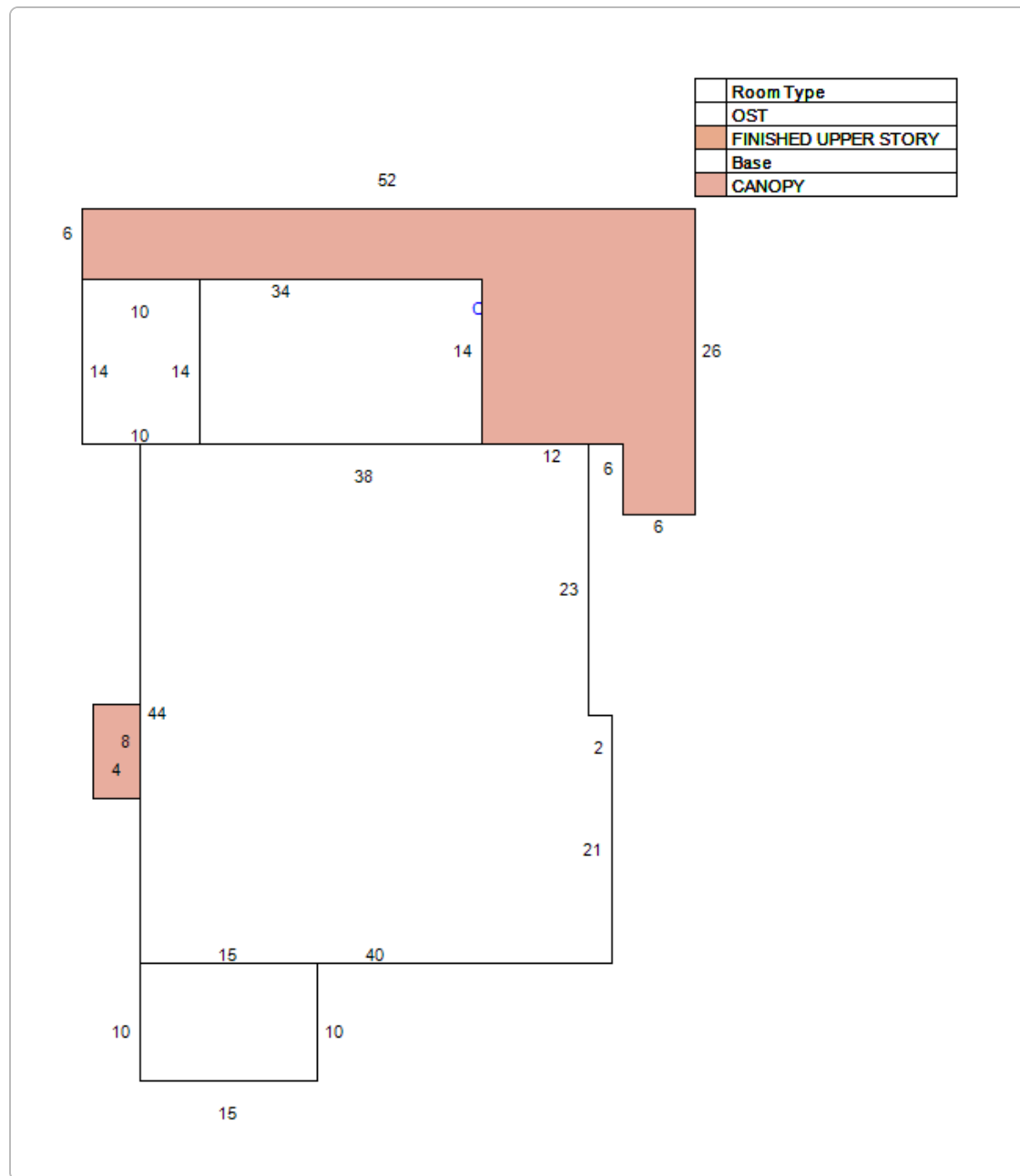
Description	Square Footage
CANOPY	600
BASE AREA	140
BASE AREA	3428
BASE AREA	150

Description	Square Footage
CANOPY	32
POINTER	0
FINISHED UPPER STORY	420
OUTSIDE STAIRS	322
Total SqFt	5092

Building	2	Roof Cover	Built Up
Year Built	1975	Roof Structure	Rigid Frame
Actual Area	3110	Interior Flooring	Carpet, Vinyl Tile
Conditioned Area	3110	Interior Wall	Drywall
Use	Dormitories	Heating Type	Air Duct
Style	03	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Stucco	Baths	

Description	Square Footage
BASE AREA	1466
CANOPY (COMMERCIAL)	711
BASE AREA	1644
CANOPY (COMMERCIAL)	393
CANOPY (COMMERCIAL)	576
POINTER	0
POINTER	0
Total SqFt	4790

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		2972
Curb (COM)		5469
Concrete Paving - Under 8" (COM)		75155
Pole Light (COM)		17349
Metal Fence - 6' (COM)		913
Masonry Wall (Mix)		6120
Brick Pavers (COM)		1856
Fountain - Average (Mix)		1000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Profit, Charitable & Orphanages	181	268	50530	SF	\$656,890

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/3/2015	11/2/2015	\$0.00	BOUNDARY AGREEMENT	4118	1929	U	V	SISTERS OF ST JOSEPH INC	OLD ISLAND HOTELS INC
10/28/2015	10/28/2015	\$0.00	COVENANTS AND RESTRICTIONS	4104	266	U	I	SISTERS OF ST JOSEPH INC	

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

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Detail by Entity Name

Florida Not For Profit Corporation
SISTERS OF ST. JOSEPH, INC.

Filing Information

Document Number 711656
FEI/EIN Number 59-6016039
Date Filed 10/19/1966
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 03/05/1987
Event Effective Date NONE

Principal Address

241 ST GEORGE STREET
ST AUGUSTINE, FL 32084

Changed: 02/12/2009

Mailing Address

P.O. BOX 3506
ST AUGUSTINE, FL 32085

Changed: 01/03/2012

Registered Agent Name & Address

Flynn, Stephanie
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Name Changed: 02/02/2021

Address Changed: 09/13/2018

Officer/Director Detail

Name & Address

Title PD

CARR, KATHLEEN

P.O. BOX 3506
ST. AUGUSTINE, FL 32085

Title VD

KUHN, ANN
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Title S

FOSTER, SUZAN
241 ST GEORGE ST
JACKSONVILLE, FL 32084

Title Treasurer

FLYNN, STEPHANIE
P.O. BOX 3506
SAINT AUGUSTINE, FL 32085

Title Director

STOVALL, CAROL
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	03/23/2020
2021	02/02/2021
2022	01/24/2022

Document Images

01/24/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
09/13/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/13/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
09/23/2010 -- ANNUAL REPORT	View image in PDF format
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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

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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
04/02/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
02/20/2006 -- Name Change	View image in PDF format
12/28/2005 -- Domestic Profit	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 16, 2023 Meeting**



Application HP2023-0005

Address: 320 St. George Street

Applicant: Les Thomas Architect

Property Owner: 32084 Properties LLC

Project description: To construct a new detached garage and driveway south of the existing residence.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01960
National Register:	N/A	Construction date:	c. 1894-1899
Archaeology Zone:	IC	Zoning District:	RS-1 (adjacent to HP-1)
Parcel number:	2008500000		
Agenda Item:	7(a)	Previous Action(s):	COA 1997-0509

STAFF SUMMARY AND ANALYSIS:

1. This property is located adjacent to the Historic Preservation-One (HP-1) Zoning District, on the west side of St. George Street, two lots north of where Cordova and St. George Streets merge. HARB review is required for all properties "abutting or immediately facing" HP-1 through HP-3 to ensure that the proposed work is reasonably compatible with the neighboring district.
2. In September of 1997 the HARB reviewed and subsequently approved a shed roof addition on the northwest corner of the main structure. A two-story addition with deck on the south elevation of the building was permitted in 2002 but, for unclear reasons, was not routed to the HARB for review.
3. The applicant is proposing construction of a new 1-1/2 story detached garage with driveway immediately south of the existing Frame Vernacular residence.
4. The Architectural Guidelines for Historic Preservation (AGHP) states that accessory buildings should be smaller than and compatible in design, materials, and level of ornamentation with the primary building, that garage doors be oriented away from the street whenever possible, and that accessory structures be no more than one story tall. Although 22' tall (1-1/2 stories tall), the proposed detached garage is smaller in both area and height and is designed to match the existing main residence's siding, color, and the prairie style grid pattern of the southern addition. The accessory structure is stepped-back from the front plane of the house which decreases its visibility from HP-1 and the street overall and may minimize the visual impact of the street-oriented garage doors. There are no height restrictions on accessory structures in the Residential Single-family-One (RS-1) zoning district beyond the maximum height restriction for buildings in general (35 feet).
5. The proposed Prairie style windows, although extant on the southern addition, are not an appropriate style for a Victorian Period house. A simple 1/1 wood window would be more appropriate to the architectural style of an accessory building.
6. Decorative brackets proposed for the hipped roof overhang above the garage appear to be a Craftsman style and the spindle detail seen on the east and south elevations may not be compatible with the level of ornamentation recommended by the AGHP for accessory structures.
7. Hardie board siding is not an approved material according to the AGHP; however, based upon the proposed garage's location outside of the HP district, and its limited visibility from the district, the Board may determine that the proposed Hardie material is reasonably compatible if the HARB finds that it replicates the primary building's wood siding in size, shape, and texture as allowed per the AGHP.
8. Garage doors, the entry door, and windows are proposed to be wood. It appears, based upon the submitted plans, that the garage doors are glazed. The AGHP recommends unglazed garage doors in a style compatible with the primary building. The HARB may determine that the garage doors as proposed are compatible with the architectural style of the primary building and reasonably compatible with the adjacent HP-1 zoning district.
9. Brick pavers to match the existing walkway were indicated as the preferred paving material for the driveway. The applicant should clarify the pattern and material of the bricks. The AGHP allows for stone or clay brick pavers on sand. An alternative material may be appropriate if it mimics an appropriate paver in size, shape, texture and color.
10. The property is located within Archaeology Zone IC, and it is recommended that the applicant submit an A-14 application as soon as possible to facilitate the archaeological review process.
11. Preliminary zoning review did not identify any concerns; however, the project would be reviewed for compliance with all zoning and building regulations prior to issuance of a permit and additional zoning oversight may be required.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **320 St. George Street** with the following findings:

1. There is limited view of the accessory building from the HP-1 zoning district.
2. meets the Secretary of the Interior's Standards for Rehabilitation # 9 as a contemporary design that is both compatible with the existing main residence and reasonably compatible with the adjacent HP-1 zoning district.

and conditions:

1. The proposed driveway paver material is clarified and found by the HARB to be reasonably compatible with the AGHP and the HP-1 zoning district.
2. Window sashes on the garage are changed to the more appropriate 1/1 configuration and other ornamentation that the HARB may determine inappropriate, such as the Craftsman brackets, spindle details on the east and south elevations, and glazing on the garage door, be removed from the design or altered per HARB's recommendations to be more compatible with the AGHP.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a new 705 square foot, 22' tall detached garage south of the existing house:
 - a. Metal 5v crimp roof to match existing house
 - b. Garage and entry doors proposed to be wood
 - c. Wood double-hung windows with Prairie Style grid pattern to match existing southern addition on the house
 - d. Hardie board siding with dimensions to match existing house
 - e. Body paint and trim colors to match existing house
2. Construct paver driveway (material to be clarified by the applicant).

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 4, 5, 6, 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**

Accessory Buildings including porches

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

Post-1821

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

Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building.

Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

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.

- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- 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.
- 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.
- 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.
- 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..

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.

COA HP2023-0005
320 St. George Street
February 16, 2023

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Location Map Showing Property adjacent to HP-1

STAFF PHOTOGRAPHS

320 St George Street



Front (east) Elevation

STAFF PHOTOGRAPHS
320 St George Street



Front (east) Elevation (Location of garage on left)

Staff Report Packet pg. 9

STAFF PHOTOGRAPHS

320 St George Street



Front (east) and south Elevation

STAFF PHOTOGRAPHS

320 St George Street



STAFF PHOTOGRAPHS

320 St George Street



STAFF PHOTOGRAPHS 320 St George Street



Location of proposed garage (some palms to be removed)

Staff Report Packet pg. 13

STAFF PHOTOGRAPHS 320 St George Street



Location of proposed garage and south elevation of the house.

STAFF PHOTOGRAPHS

320 St George Street



View from south-east of property and driveway

STAFF PHOTOGRAPHS
320 St George Street



View from south-east of property and driveway

STAFF PHOTOGRAPHS

320 St George Street



STAFF PHOTOGRAPHS

320 St George Street



Staff Report Packet pg. 18

STAFF PHOTOGRAPHS

320 St George Street



View from north-east of property and driveway

STAFF PHOTOGRAPHS

320 St George Street



View from north-east of property (neighboring property in foreground)



STAFF PHOTOGRAPHS 320 St George Street



View from San Salvador (the edge of HP-1 district)

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 1960 1009==
 Site Name: Meserve House 830== Survey Date: 7808 820==
 Address: 320 St. George Street, St. Augustine, Fla. 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 30C 5 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Selby, Lee T. ;
 Address: 320 St. George Street
 St. Augustine, Fla. 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Private 848== Zoning: RSE
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469990 3305920 890== Location: T07S R30E N20 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:	Threats to Site:
() <u>Excellent</u> 863==	() <u>Zoning</u> 878==
(x) <u>Good</u> 863==	() <u>Development</u> 878==
() <u>Fair</u> 863==	() <u>Deterioration</u> 878==
() <u>Deteriorated</u> 863==	() <u>Borrowing</u> 878==
	() <u>Transportation</u> 878==
Integrity of Site:	() <u>Fill</u> 878==
(x) <u>Altered</u> 858==	() <u>Dredge</u> 878==
() <u>Unaltered</u> 858==	() <u>Other</u> 878==
(x) <u>Original Site</u> 858==	
() <u>Restored - Date:</u> 858==	
() <u>Moved - Date:</u> 858==	

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1899 844== Period: 19th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood, weatherboard, with cornerboards, concrete block
(rusticated) 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, multi/1, casement 1 pane, blinds, transom light 942==
Foundation: Stuccoed wall 942==
Roof Type: Gable, intersecting 942==
Secondary Roof Structures: Gable, porch, shed porch 942==
Porches & Balconies: Two story open porch on front
_____ 942==
Chimney Location: End, exterior, lateral slope 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Metal, novelty 882==
Ornament Exterior: Turned spindle posts and proch frieze, jigsawn
brackets 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2½ 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: Back faces Maria Sanchez Lake

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Banking, Military, Art

920==

Statement of Significance: (911==)

ARCHITECTURE

This ornate two and one-half story Victorian frame residence at 329 St. George Street was constructed in the 1890's and is the most elaborate house of its style in this part of town. Decorative elements include turned paired wood posts, spindle balustrade and porch frieze, and jigsaw brackets. The house has Queen Anne style windows and a two-story bay and front porch. There is a later concrete block addition on the south side. The back of the house overlooks Maria Sanchez Lake. Local legend has it that the house was prefabricated in New England (where the original owner came from) and shipped down to St. Augustine.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The neighborhoods south of San Salvador Street lie immediately outside the colonial Rosario defense line and its easternmost coquina bastion, Fort
(over)

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Ciudad de San Agustin de la Florida," May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida," July 21, 1763; Charles Vignoles, "Plan of the Harbour, Town, and Fortifications of Saint Augustine, East Florida," ca. 1821-1822; Benjamin Clements, "Plan of the City of St. Augustine," 1834-1835; St. Johns County Courthouse, Deed Records, Book G, p. 108.
2. Deed Records, Book VV, p. 74; Book 8, pp. 368 and 423; Book 10, p. 51; Tatler, January 27, 1894, p. 2; February 13, 1897, p. 16; Sanborn Fire Insurance Maps, 1893-1930.

St. Francis. The early 18th century Indian village of La Punta was scattered throughout this area and by the early 19th century, a cluster of structures were built in the northern end of the tract in the vicinity of present-day Marine Street. This thoroughfare was cut through by the 1780's and led directly to the British-built stone redoubt and hospital and the late 18th century Powder House at the southern end of the peninsula. The tract was divided into eight small land grants in the late 18th century. By 1821 Charlotte Street was cut through the grants west of Marine Street so a "direct line" could be established between the Castillo and the powder magazine.(1) Residential development generally took place between 1890 and 1910 and in the boom era of the 1920's. Two of St. Augustine's most prominent residents promoted development here. Henry Flagler converted a large structure into Alicia (later Flagler) Hospital in the late 1880's, and in the following decade, William Warden's St. Augustine Improvement Company converted Maria Sanchez Creek into a slender lake and used the dredge to build-up its property along both sides of the water. The real estate firm began selling lots in 1905. The federally-owned Powder House lot, south of the hospital, was developed into a baseball park around World War I.(2)

The house at 320 St. George Street was the residence of the Meserve family for almost four decades. As early as 1899 the City Directory lists the name of George S. Meserve at the residence and in 1905 he is again listed as the owner of the property in the Map Supplement book. Meserve (1860-1938) spent most of his career as the manager and then later president and manager of the C. F. Hamblen Hardware Company. Between 1911 and 1915 he was president of the Board of Trade and in 1930 was elected as the vice president of Banker's Trust Company. After Meserve's death, his widow Adella, lived in the house until she died in 1940. City Directories between 1949 and 1973 list it as the residence of General Harold Haney, who was connected with the Florida State Arsenal at St. Francis Barracks until his retirement. In recent years it has been the home of James E. Selby, who operates the Brush and Palette gallery on Aviles Street.(3)

3. St. Augustine City Directory, 1899, 1904, 1911-12, 1914-15, 1920-21, 1924-25, 1927-28, 1930, 1934, 1940, 1949, 1973, 1977; C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 33.





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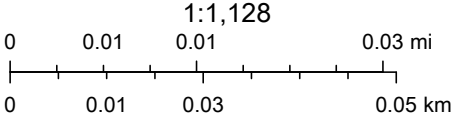
320 St George Street



2/7/2023, 12:11:48 PM

Zoning Districts

	OL		RS-1		RS-2
	HP-1				



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, ArcGIS Web AppBuilder

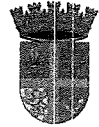
Staff Report Packet no. 28

JAN 17 2023

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. HP2023-0005Receipt No. 2550124Meeting Date: February 16, 2023

Advertising Costs \$ _____ Postage \$ _____ Paid on _____

Receipt No. _____

1. NAME OF APPLICANT LES THOMAS
 Business (if applicable) LES THOMAS ARCHITECT
 Address 32 CORONA ST.
 City ST. AUGUSTINE State FL Zip Code 32084
 Daytime telephone 904-824-9508 E-mail Address LES THOMAS ARCHITECT @ GMAIL . COM
The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER WILLIAM JOHNSTON
 Business (if applicable) -
 Address 320 ST. GEORGE ST.
 City St. Augustine State FL Zip Code 32084
 Daytime telephone (required) 1-407.234.1444 E-mail address WILLIAM.N.JOHNSTON @ GMAIL . COM
3. PROJECT STREET ADDRESS 320 ST. GEORGE ST.
4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel _____
5. EXISTING USE RESIDENTIAL PROPOSED USE RESIDENTIAL
6. PROPOSED PROJECT WORK

- A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
- B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR REPLACE

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

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JAN 17 2023

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

- ☒ New building GARAGE / STORAGE
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☐ New fence/wall/gate _____
- ☐ New parking/walkways/other site features _____
- ☐ Exterior utility service/mechanical equipment _____

D. PAINT COLORS (check one)

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

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

NEW UNATTACHED GARAGE W/ STORAGE
IN ATTIC,
DESIGN TO MATCH EXISTING HOUSE
DETAILS, SIDING AND COLOR.

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 LESTER
SIGNATURE OF APPLICANT [Signature] DATE 1-17-23
PRINT OWNER'S NAME WILLIAM JOHNSON
SIGNATURE OF OWNER [Signature] DATE 1-17-23

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.



Owner's Authorization For Agent

Les Thomas is/are hereby authorized TO ACT ON BEHALF
OF 32084 Properties, LLC, the owner(s) of those lands described within
☐ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's _____ Board, for an application
related to the structure located at:

BY: _____

Signature of Owner

William Johnston, as Manager

Print Name of Owner

407.234.1444

Telephone Number

State of Florida

County of Saint Johns

Signed and sworn before me on this 26 day of January, 2023

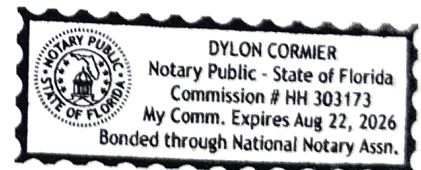
By William Johnston

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

My Commission expires: 8/22/26



32084 PROPERTIES, LLC
698 N MAITLAND AVE, STE 203
MAITLAND, FL 32751

January 26, 2023

Meredith Randolph
Planning & Building Clerk
City of St. Augustine

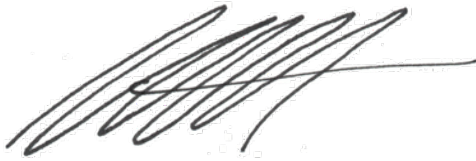
By Email: mrandolph@citystaug.com

Dear Meredith,

In response to your January 26, 2023 email request this letter hereby confirms that Mr. William Johnston, as Chief Investment Officer of 32084 Properties Management Corporation (the "Manager"), is authorized to sign on my behalf for the Manager of 32084 Properties, LLC (the "Company").

Trusting this satisfies your request, I thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping, sweeping strokes that form a stylized, cursive-like name.

Sean D. Casterline
32084 Properties Management Corporation,
Manager of 32084 Properties, LLC

JAN 17 2023

Planning/Building Dept.

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)		
OK	Need	N/A
☐	☐	☒
☐	☒	☐
☐	☐	☒
☒	☐	☐
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)		
☐	☐	☒
☐	☒	☐
☐	☐	☒
☐	☐	☒
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)		
☐	☐	☒
☐	☐	☒
☐	☐	☒
☐	☐	☒
AWNING/CANOPY		
☐	☐	☒
☐	☐	☒
☐	☐	☒
☐	☐	☒
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)		
☐	☐	☒
☒	☐	☐
☐	☒	☐
☐	☒	☐
☐	☐	☒

JAN 17 2023

CONTINUED

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	
☐	☐	☒	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:

Specifications for the roof and siding are needed as well as details regarding what type of paving is being utilized for the proposed driveway. Details regarding any proposed lighting fixtures and landscape materials should also be included.

A line drawing showing the proposed garage height in comparison the the existing house and surrounding structures would help determine whether the mass and scale of the proposed garage are appropriate for a property facing HP-1.

Project number: HP2023-0005 Project Address: 320 St. George Street

Reviewed by: Candice Seymour Date: 1/25/2023

St. Augustine, Florida
Google Street View
Mar 2021 See more dates



Google

Image capture: Mar 2021 / © 2023 Google



JAN 17 2023

Planning/Building Dept.

NEW GARAGE
NOT CONNECTED TO HOUSE

BUILDING FOOTAGE INFORMATION

TOTAL UNDER ROOF EXISTING HOUSE 1415 - NEW GARAGE 705
LOT SIZE 11,095 sq. ft.
LOT COVERAGE 20.70 ÷ 11,095 = 25%
NEW GARAGE 705 sq. ft.
STRUCTURE INFORMATION

MEAN ROOF HEIGHT 13'
TOTAL ROOF HEIGHT 22'
NUMBER OF STORIES 1 1/2 STORIES

TYPE OF CONSTRUCTION

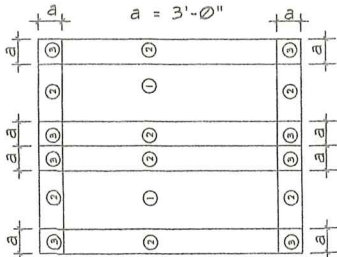
TYPE V8
PROJECT IS LOCATED EAST OF I-95
WIND-BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 1TH 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 - +0.18 OR -0.18
5. COMPONENT & CLADDING WIND LOADS Lbs./sq.ft.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

ROOF	EFFECTIVE WIND AREA FL 50			
	10	20	50	100
1	10.5	-25.9	10.0	-24.4
213	10.5	-43.5	10.0	-32.1
4	25.9	-28.1	24.1	-26.9
5	25.9	-34.1	24.1	-26.9
ROOF OVERHANG	10	20	50	100
	-31.3	-36.1	-35.2	-35.1
	-61.5	-48.3	-30.8	-17.6



NOTES:

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

CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF:
BUILDING - FLORIDA BUILDING CODE, BUILDING 2020 1TH EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2020 1TH EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2020 1TH EDITION
LIFE SAFETY - NATIONAL FIRE PREVENTION ASSOC. CODE, LATEST EDITION
FIRE CODE - FLORIDA FIRE PREVENTION CODE 1TH EDITION
HANDI-CAP CODE - FLORIDA BUILDING CODE, CHAPTER II - ACCESSIBILITY, 2020 1TH EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE, CHAPTER II - ACCESSIBILITY, 2020 1TH EDITION
ENERGY CODE - FLORIDA BUILDING CODE, ENERGY CONSERVATION, 2020 1TH EDITION
NATIONAL ELECTRIC CODE CURRENT EDITION

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Planning/Building Dept.

STRUCTURAL NOTES

- DESIGN LOADS:
A. ROOF LIVE LOADS - 16 p.s.f.
B. FLOOR LIVE LOADS - 40 p.s.f.
C. WIND LOADS - 130 m.p.h.
(FL. BLDG. CODE 2017)

- MATERIAL
A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-83
ITEM COMPRESSIVE STRENGTH @ 28 DAYS
SLAB 3500 P.S.I.
CMU FILLED CELLS & BEAMS 3500 P.S.I.

- REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60

- STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.

- SHAPES AND PLATES CONFORM TO ASTM A-36
2. WELDING CONFORM TO "AISC D11, STRUCTURAL WELDING CODE"
3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.

- FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A., NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.

- SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 15% M.C.
2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
3. LVL BEAMS SHALL BE SOUTHERN PINE PD-2400 P.S.I.
4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 15% M.C.

- WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.

- MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACINGS AS REQUIRED IN THE TRUSS SYSTEM.
3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.

- PLYWOOD ROOF AND WALL SHEATHING:
CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN. MORTAR SHALL BE TYPE M OR S.

- CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90.
MORTAR SHALL BE TYPE M OR S.

- WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE "GO-BOLTS" OR EQUAL.

- CONCRETE MASONRY UNITS:
A. ALL CMU SHALL HAVE 15 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
B. ALL CMU SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 3 GAUGE GALVANIZED WIRE.

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.

- SHEATHING NAILING:
A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
8d RING SHANK NAILS
8d NAILS @ 6" O.C. AT PANEL EDGES.
8d NAILS @ 9" O.C. AT ALL INTERMEDIATE SUPPORTS.
8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.

- POORCE CEILING OR SUB CEILING WITH RING SHANK NAILS:
8d NAILS @ 4" O.C. AT PANEL EDGES.
8d NAILS @ 6" O.C. AT ALL INTERMEDIATE SUPPORTS.

- ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 @ THREADED ROD WITHIN 8" OF SHEAR WALL.

- CMU WALL OPENING HEADS, JAMBS, AND WINDOW SILL SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 31/4" LONG "TAPCONS" @ 18" O.C.

- ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED. WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR

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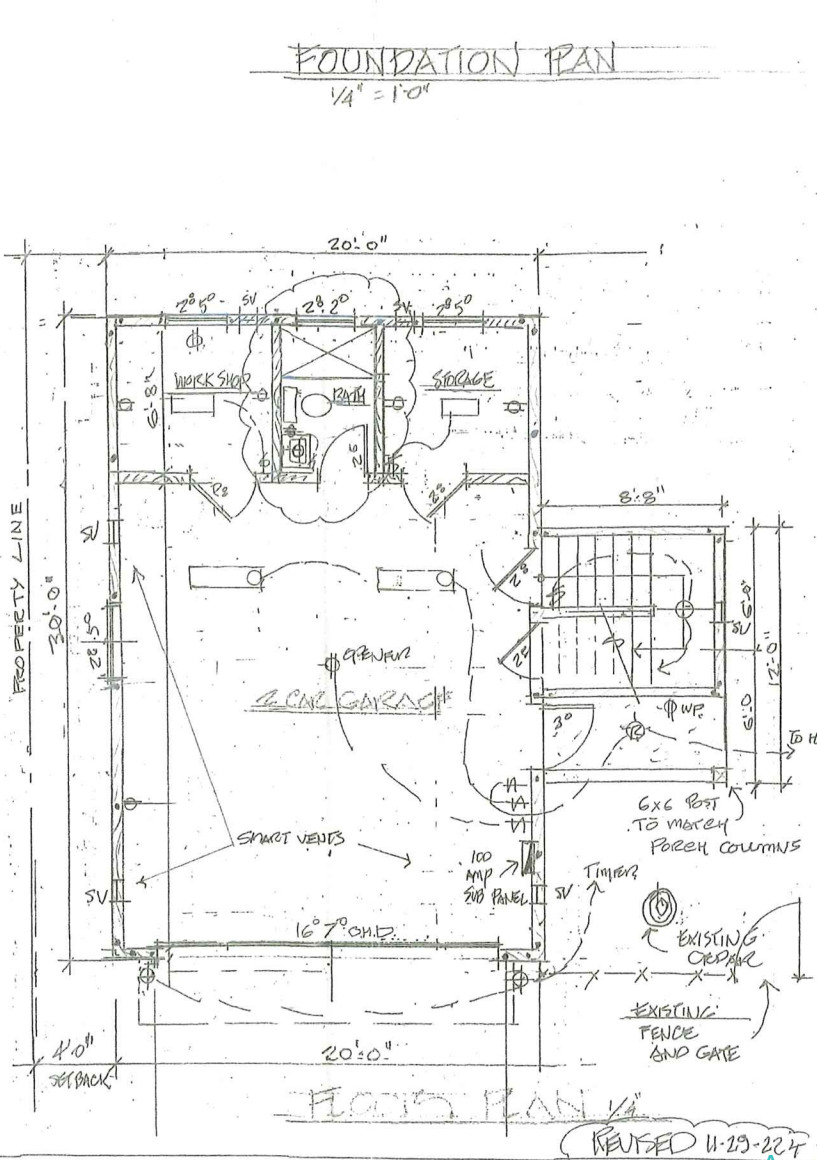
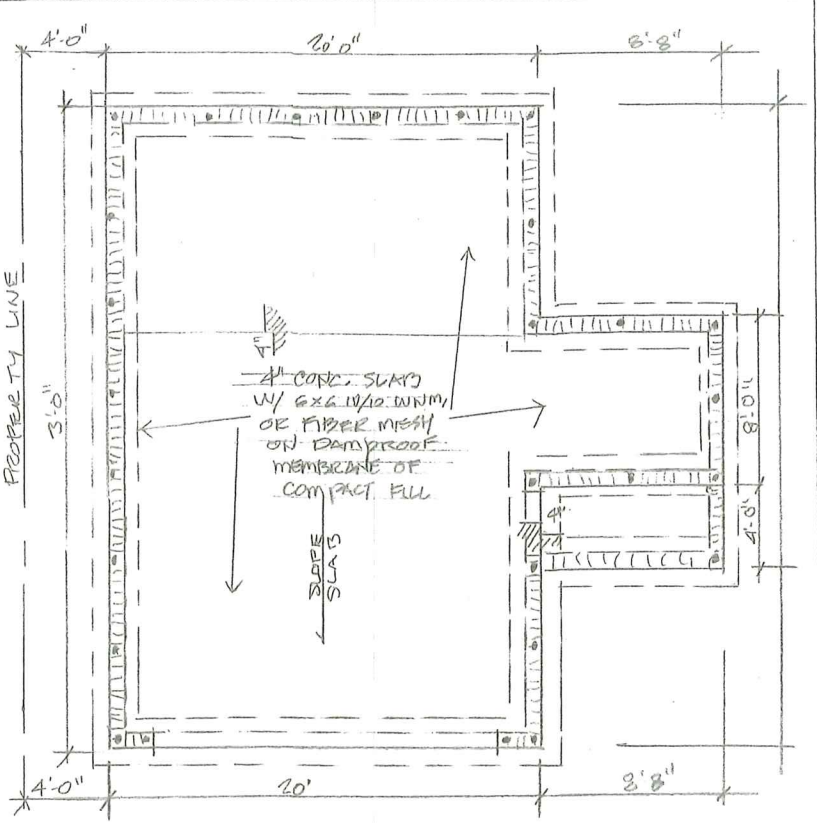
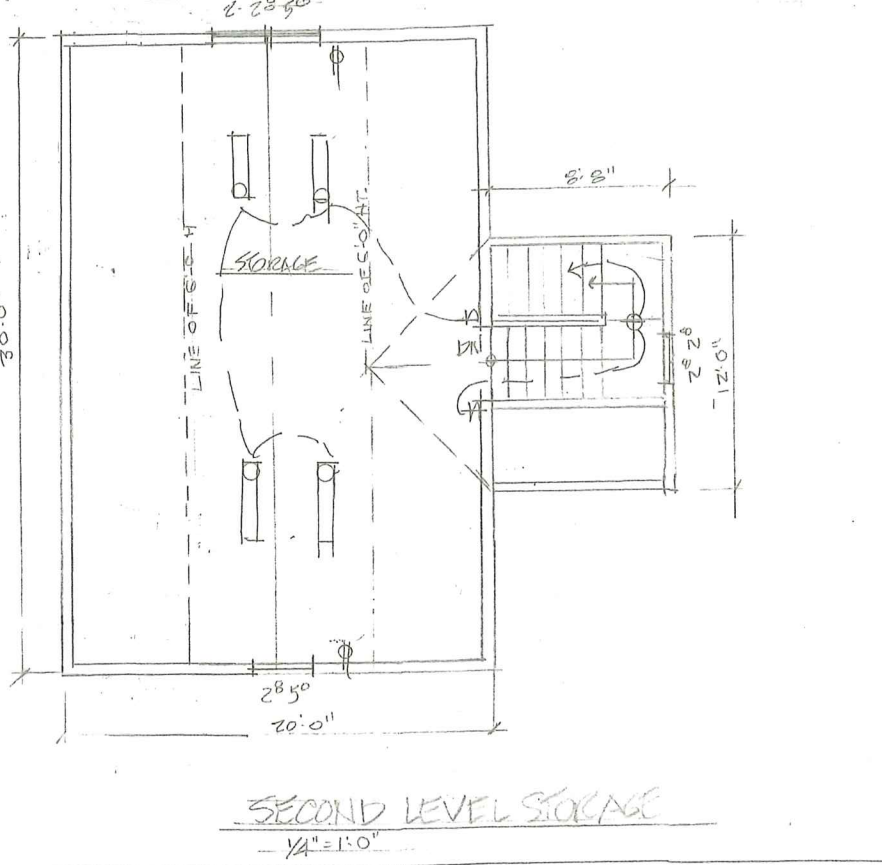
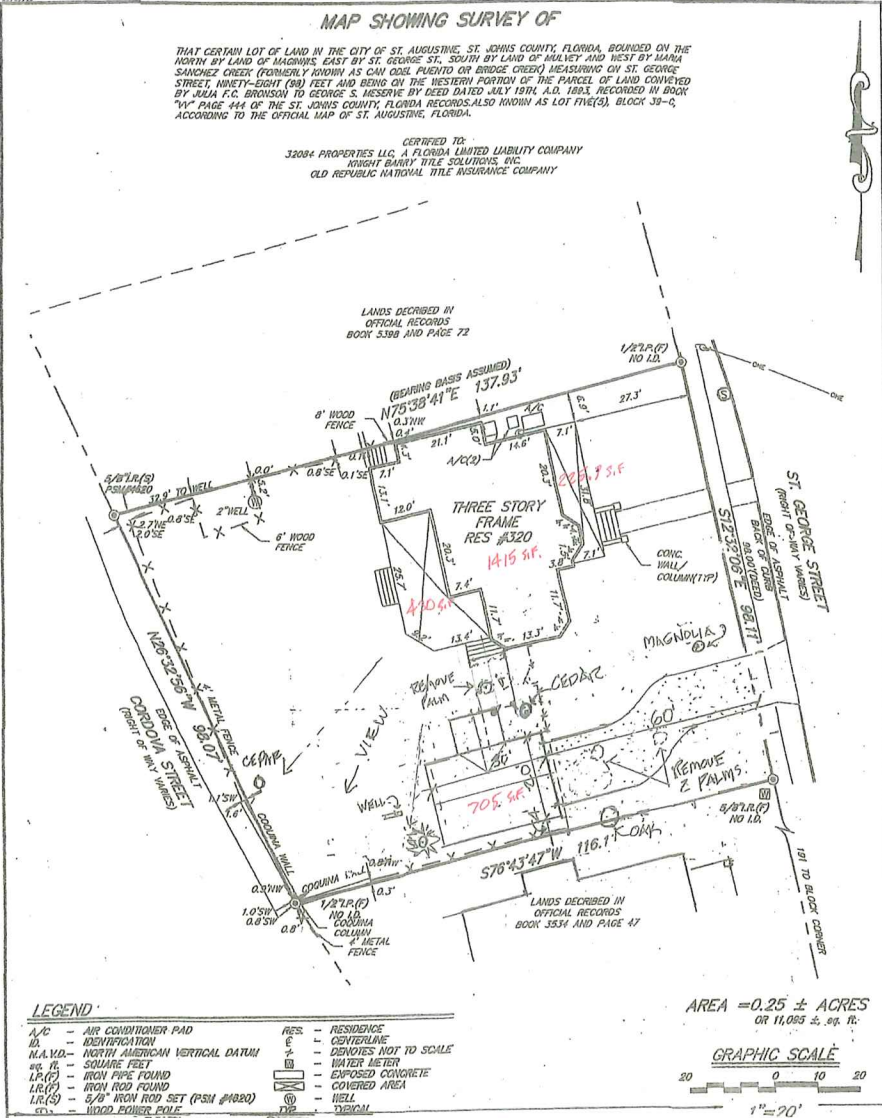
- ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 @ THREADED ROD WITHIN 8" OF SHEAR WALL.

- CMU WALL OPENING HEADS, JAMBS, AND WINDOW SILL SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 31/4" LONG "TAPCONS" @ 18" O.C.

- ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED. WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR

- ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 @ THREADED ROD WITHIN 8" OF SHEAR WALL.

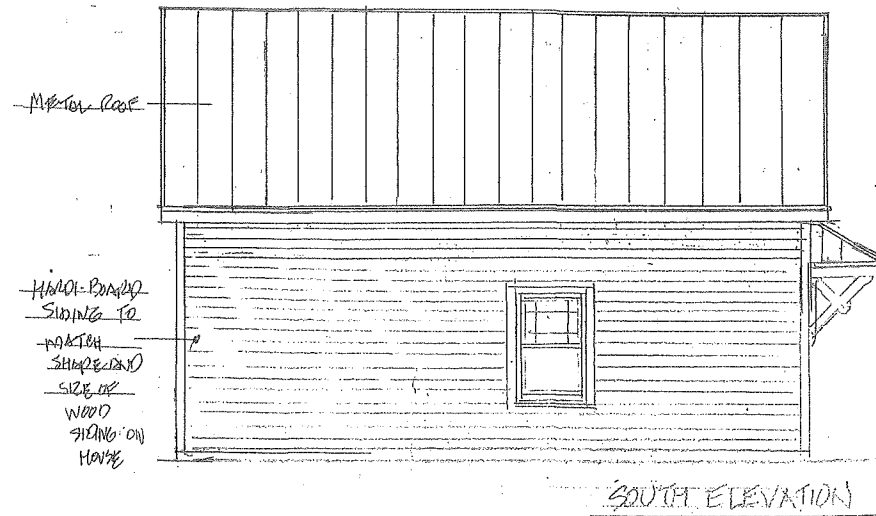
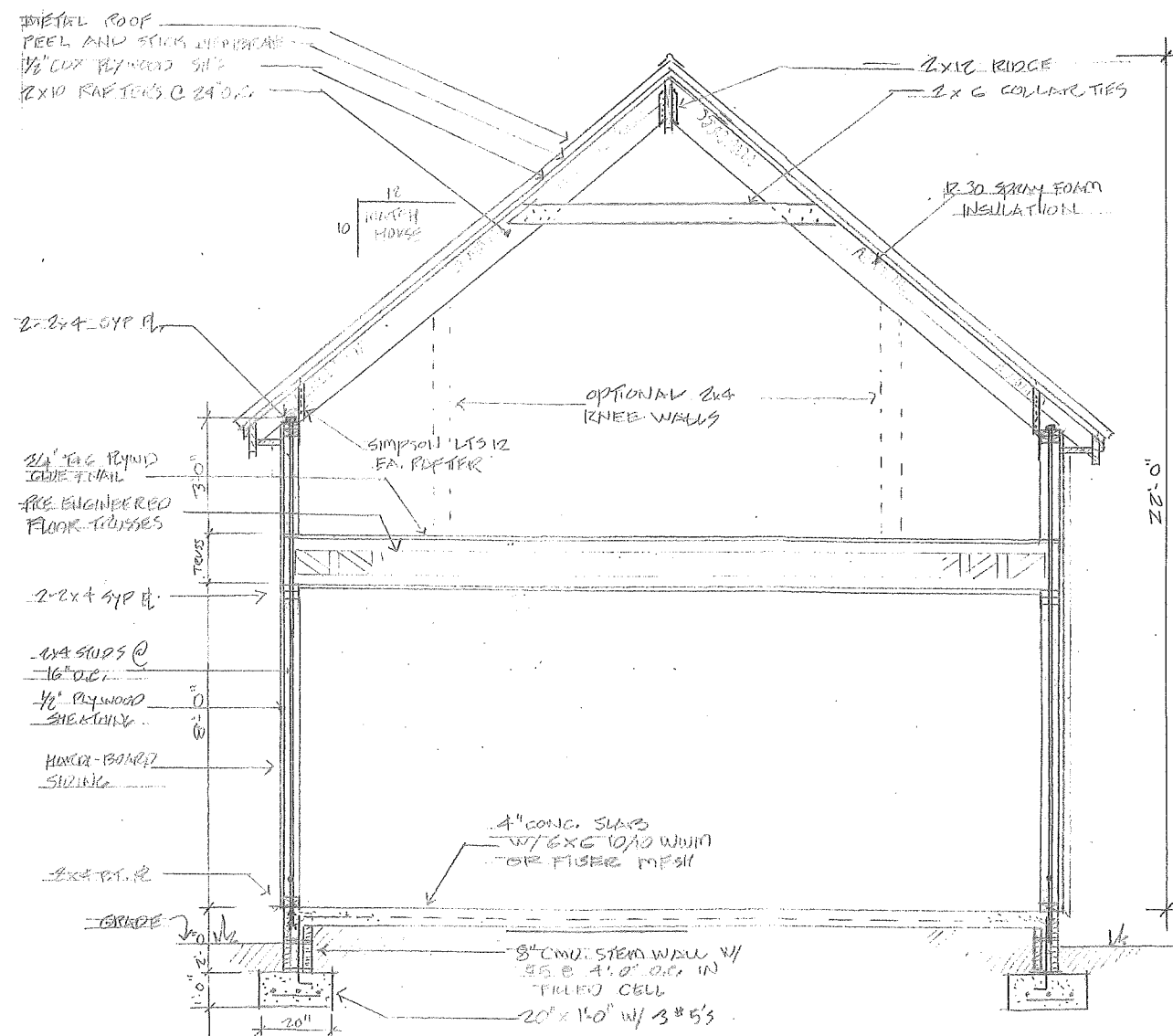
- CMU WALL OPENING HEADS, JAMBS, AND WINDOW SILL SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 31/4" LONG "TAPCONS" @ 18" O.C.



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

NEW GARAGE FOR
JOHNSTON RESIDENCE
320 ST. GEORGE ST. ST. AUGUSTINE, FL.

Date: 11-6-22
Scale: AS NOTED
Drawn: Z
File:
SHEET
A1



RECEIVED

JAN 17 2023

Planning/Building

LES THOMAS
A R C H I T E C T
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW GARAGE DO
JOHN S. KIRK
320 ST. GEORGE ST. ST. AUGUSTINE, FL.

Date: 11-6-22

Scale: AS NOTED

Drawn: 2

Title:

SHEET.

A2

(REVISED 11-29-77)

320 St George St

St. Augustine, Florida

Google Street View

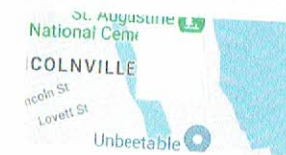
Mar 2021

See more dates



Google

Image capture: Mar 2021 © 2023 Google



NEW ADDITION GARAGE
TO MATCH EXISTING HOUSE
"TOUPE COLOR"
WITH WHITE TRIM.

GARAGE DOORS ARE WOOD

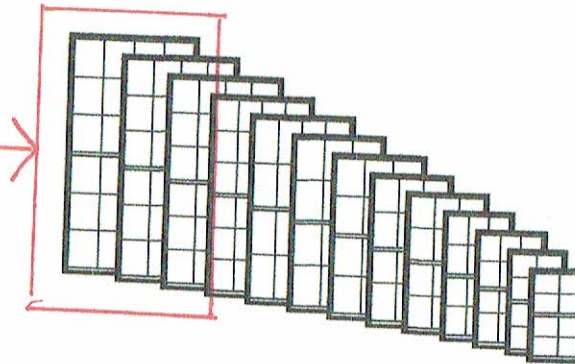
ENTRY DOORS ARE WOOD TO MATCH HOUSE

Roof is 5V METAL TO MATCH HOUSE



GENERAL INFORMATION

SEE WINDOW
DIMENSIONS
ON PLAN



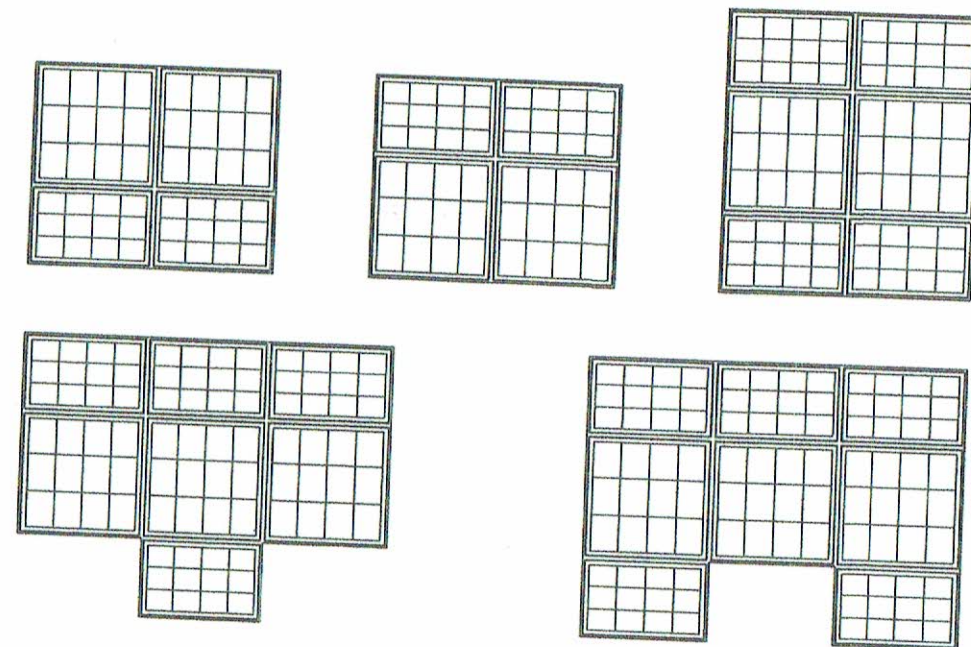
Dimensional Windows

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.

Multiple Assemblies

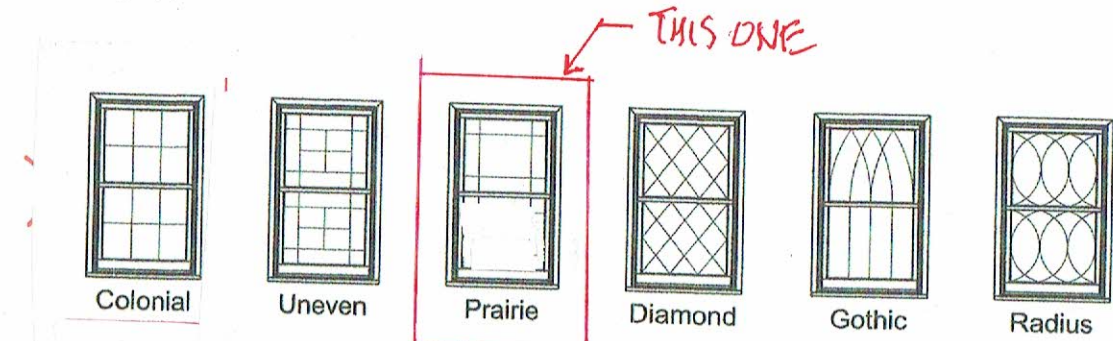
Custom™ Wood Double-Hung windows may be mullied above, below, or beside other clad-wood Double-Hung windows or other clad-wood window products to fulfill a variety of architectural design needs.



GRID PATTERNS

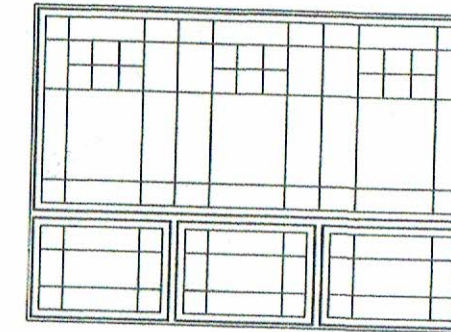
Custom™ Wood Double-Hung Windows are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles.

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 specified with bars aligned.



Double-Hung Operation

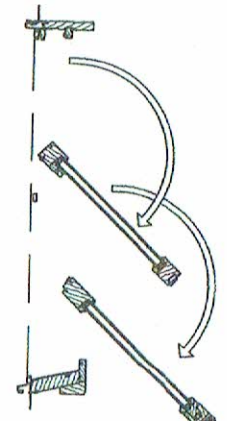
When the sash are locked at the check rails, the sash are closed and sealed in the sash opening of the frame.

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

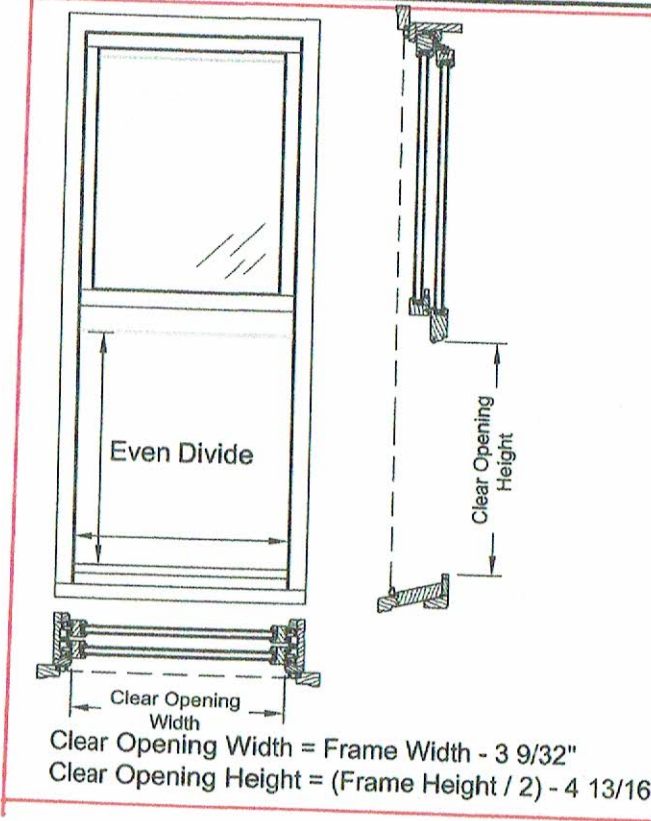


Sash Tilt for Washing

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



CLEAR OPENING LAYOUTS

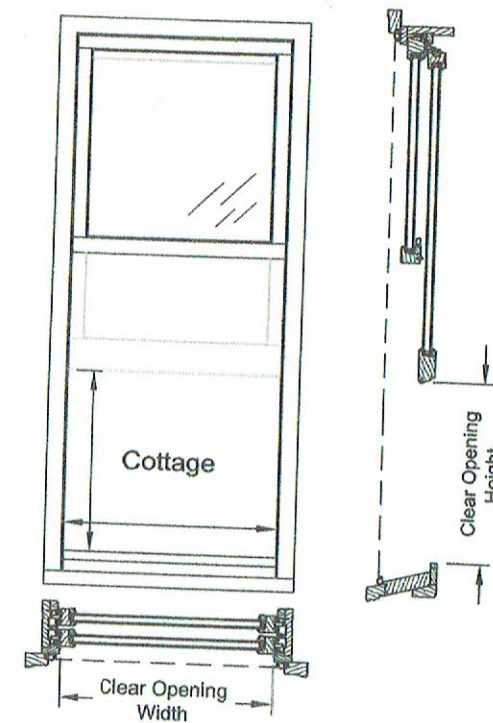


Values given are for WZ3
Non-Impact PG35 units. If other
ratings are selected, subtract
the required value as below:

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

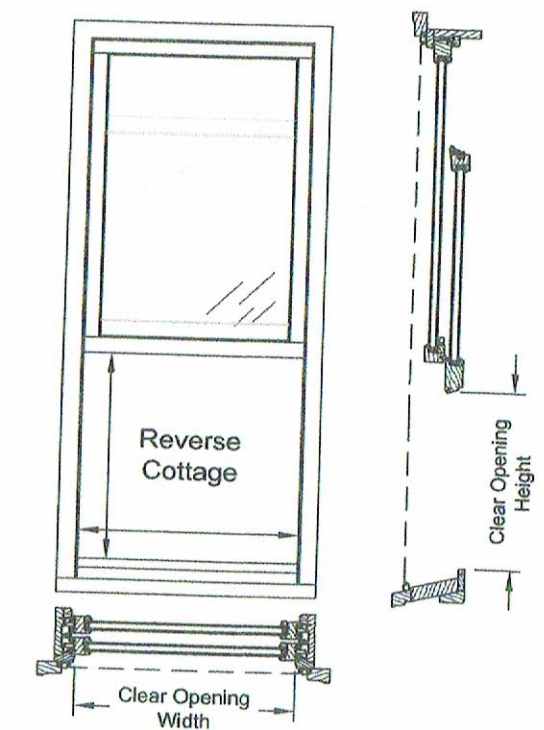
WZ4 Impact
Clear Opening Height - 25/32"

*Bottom Vent dimension as
shown in QuickQuote ordering
system.



Clear Opening Width = Frame Width - 3 9/32"

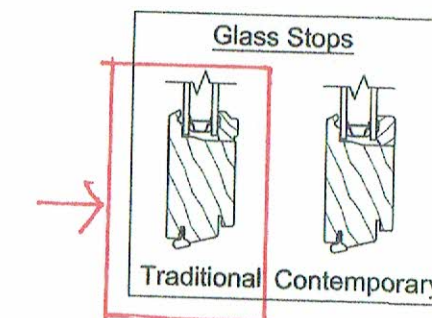
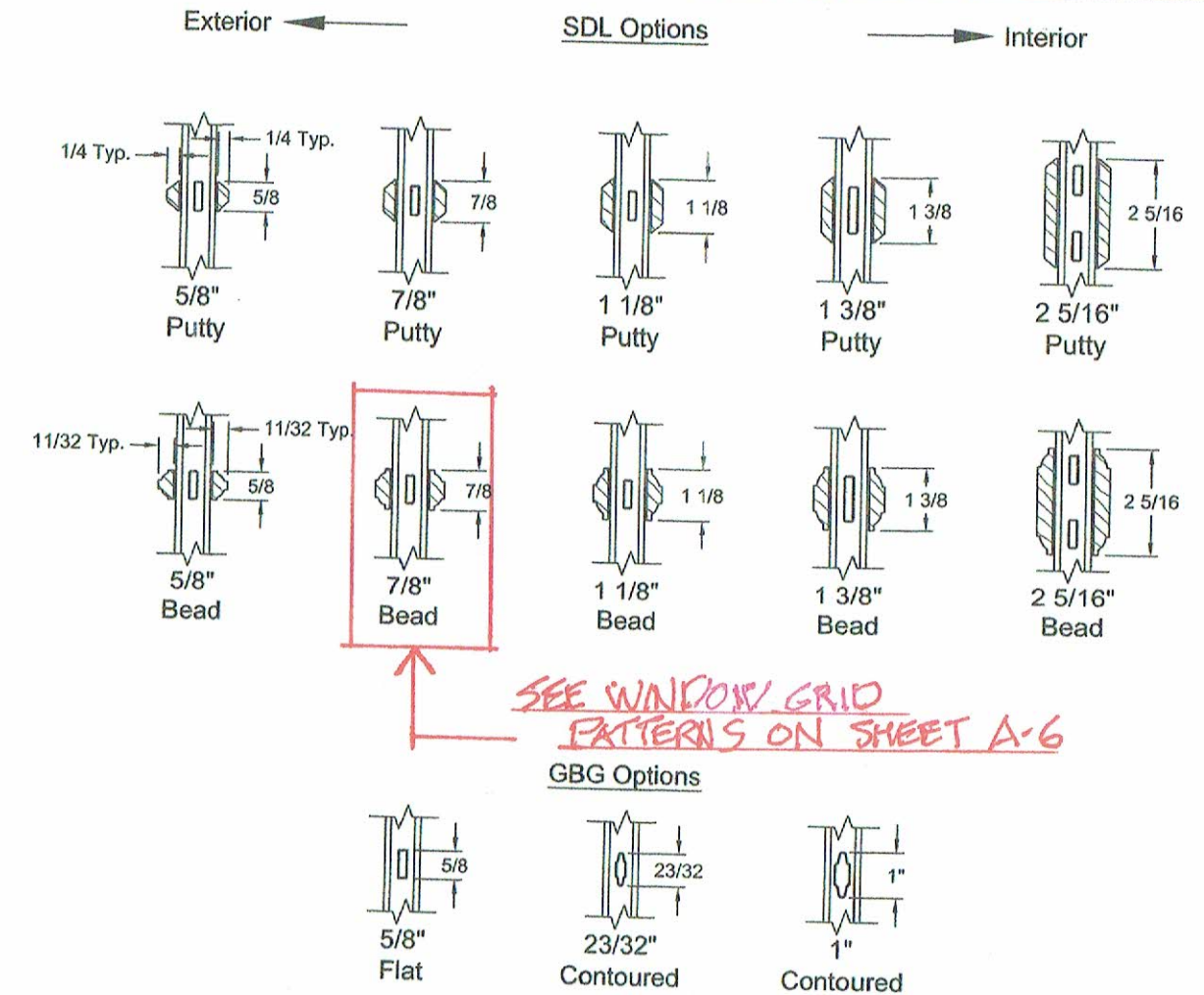
Clear Opening Height = Frame Height - Bottom Vent* - 5 15/32"



Clear Opening Width = Frame Width - 3 9/32"

Clear Opening Height = Bottom Vent* - 4 27/32"

GRID & GLASS STOP OPTIONS



Various combinations of the SDL bars shown are available.

UNIT SIZING

Rough Opening

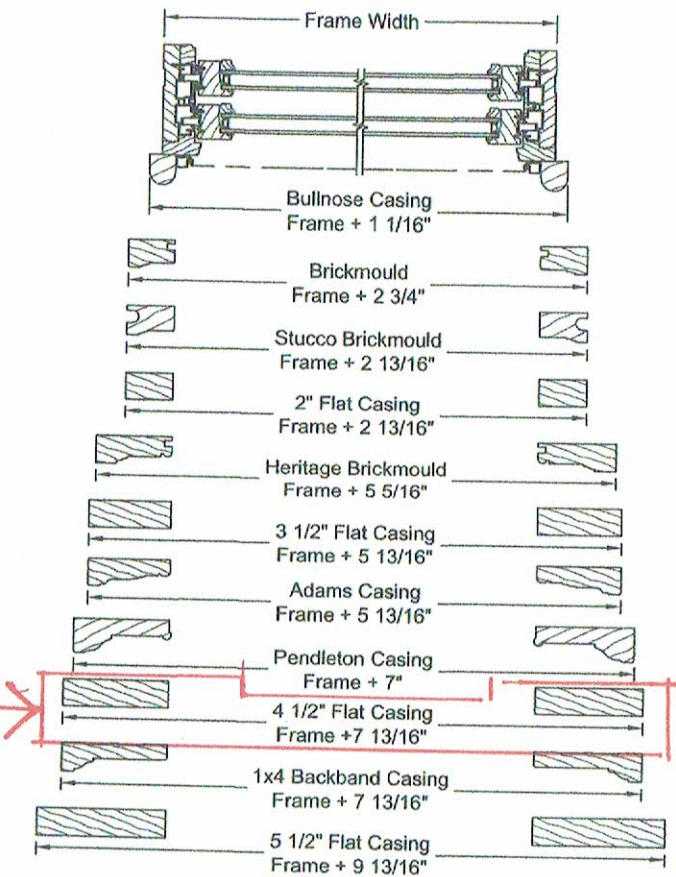
The frame size of the window plus 3/4".

Masonry Opening

The overall size of the window, including trim, plus 1/2".

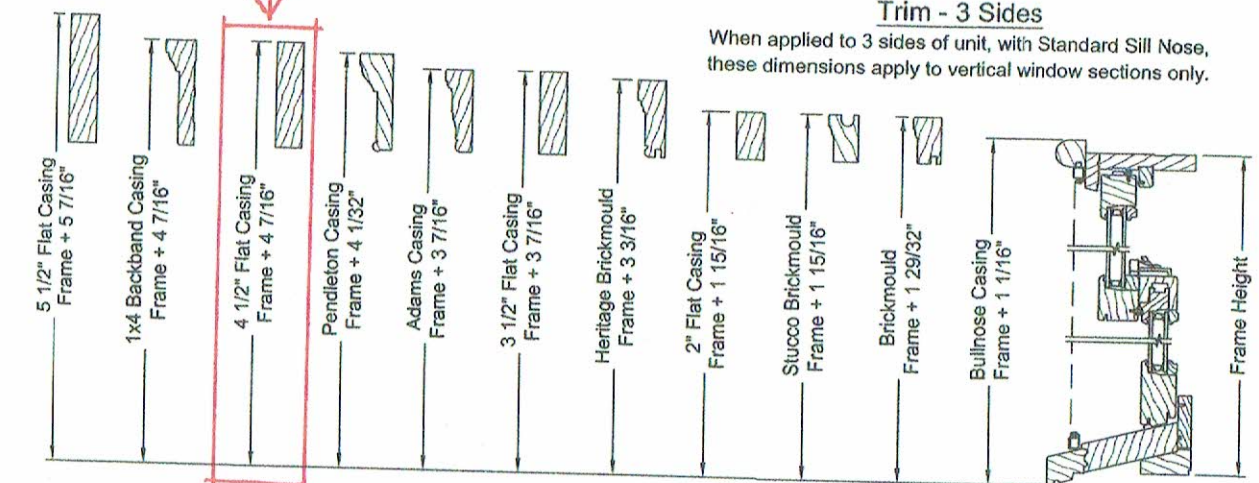
Trim - 4 Sides

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

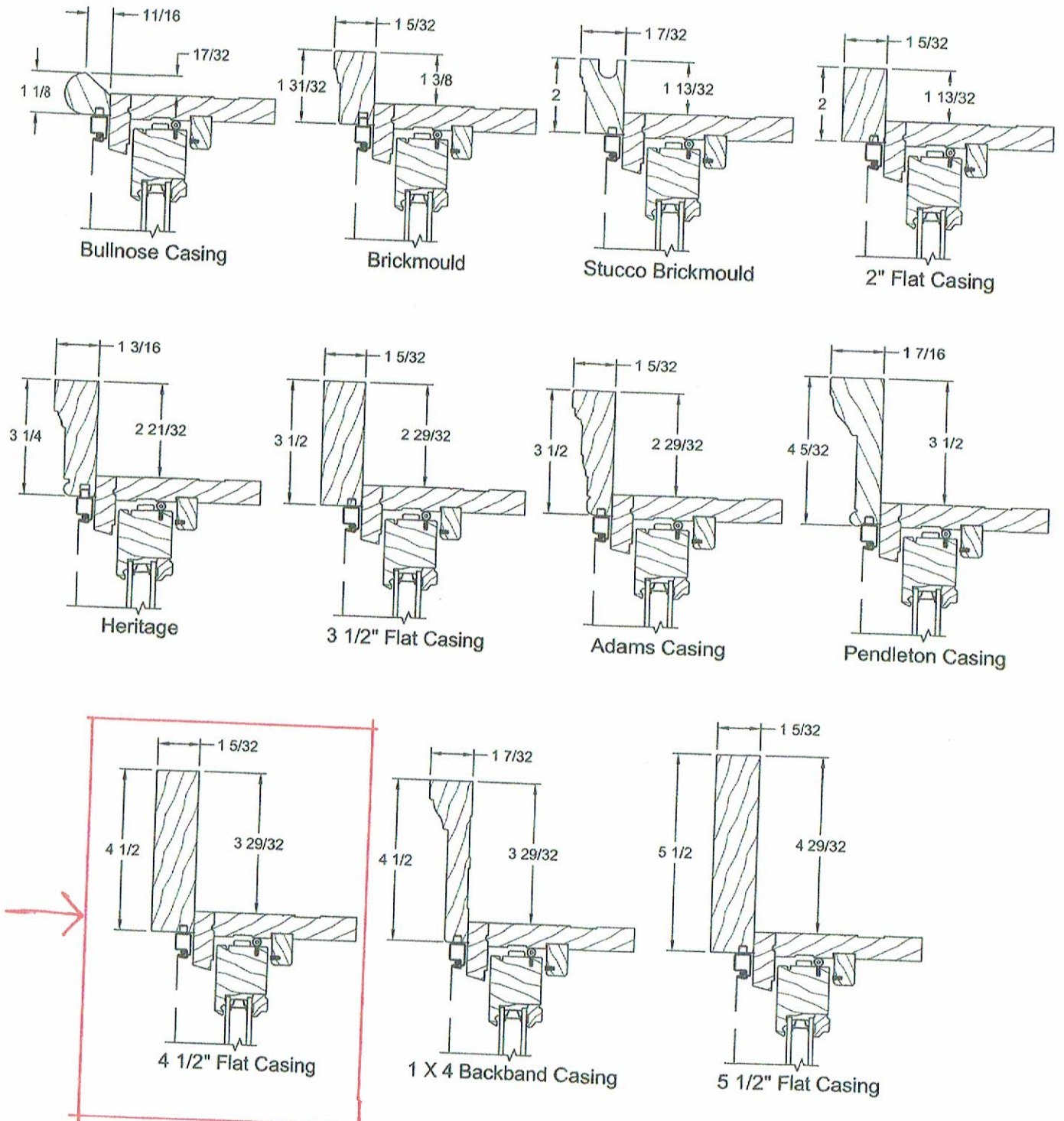


Trim - 3 Sides

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

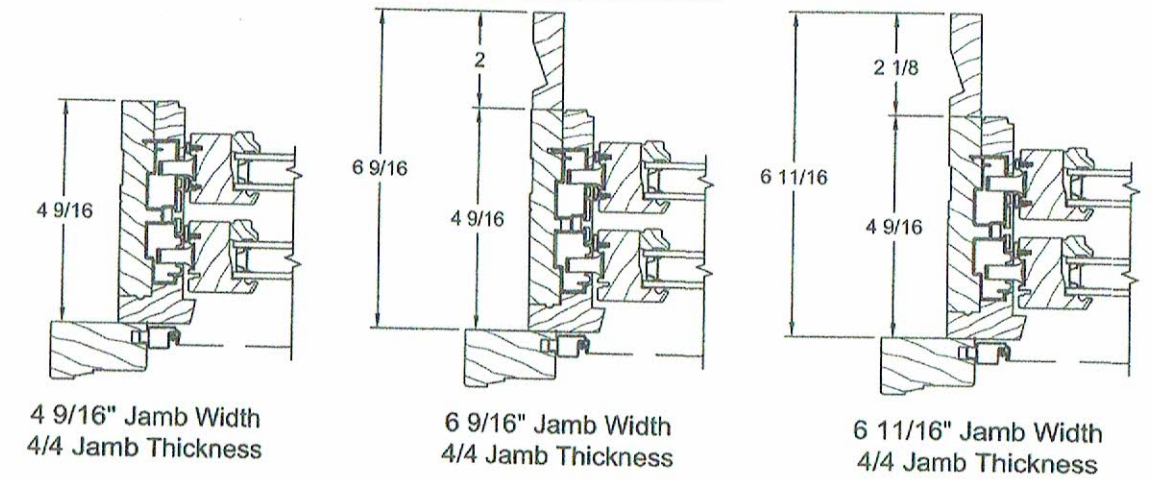


TRIM OPTIONS

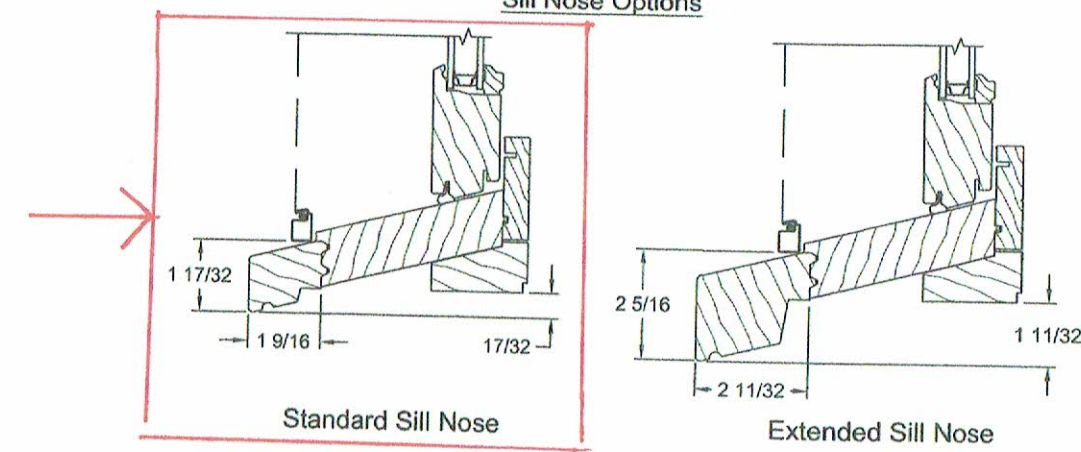


JAMB EXTENDER, SILL NOSE, & PREP FOR STOOL OPTIONS

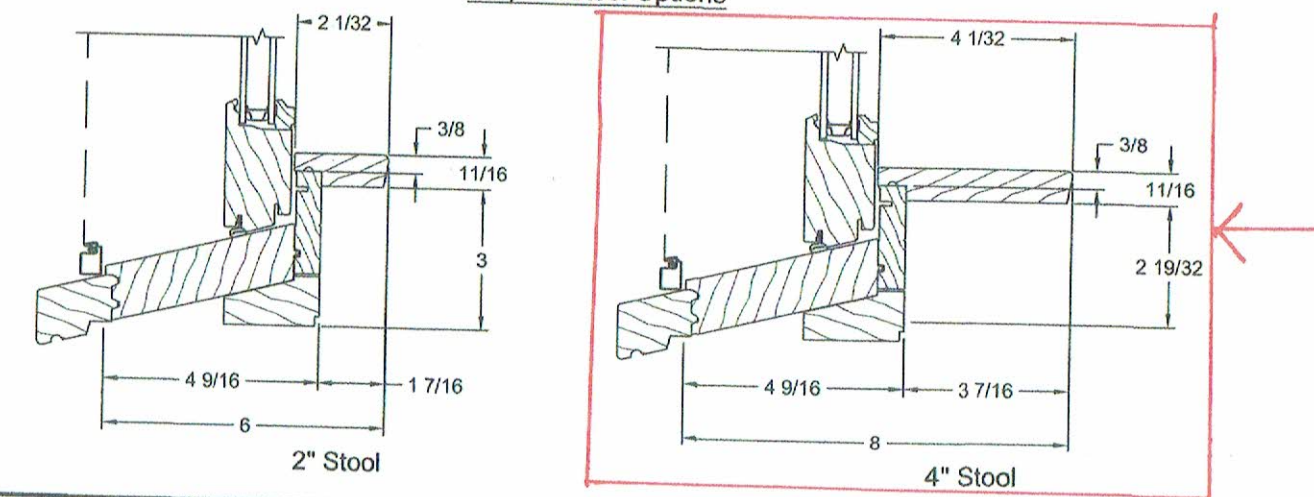
Jamb Extender Options



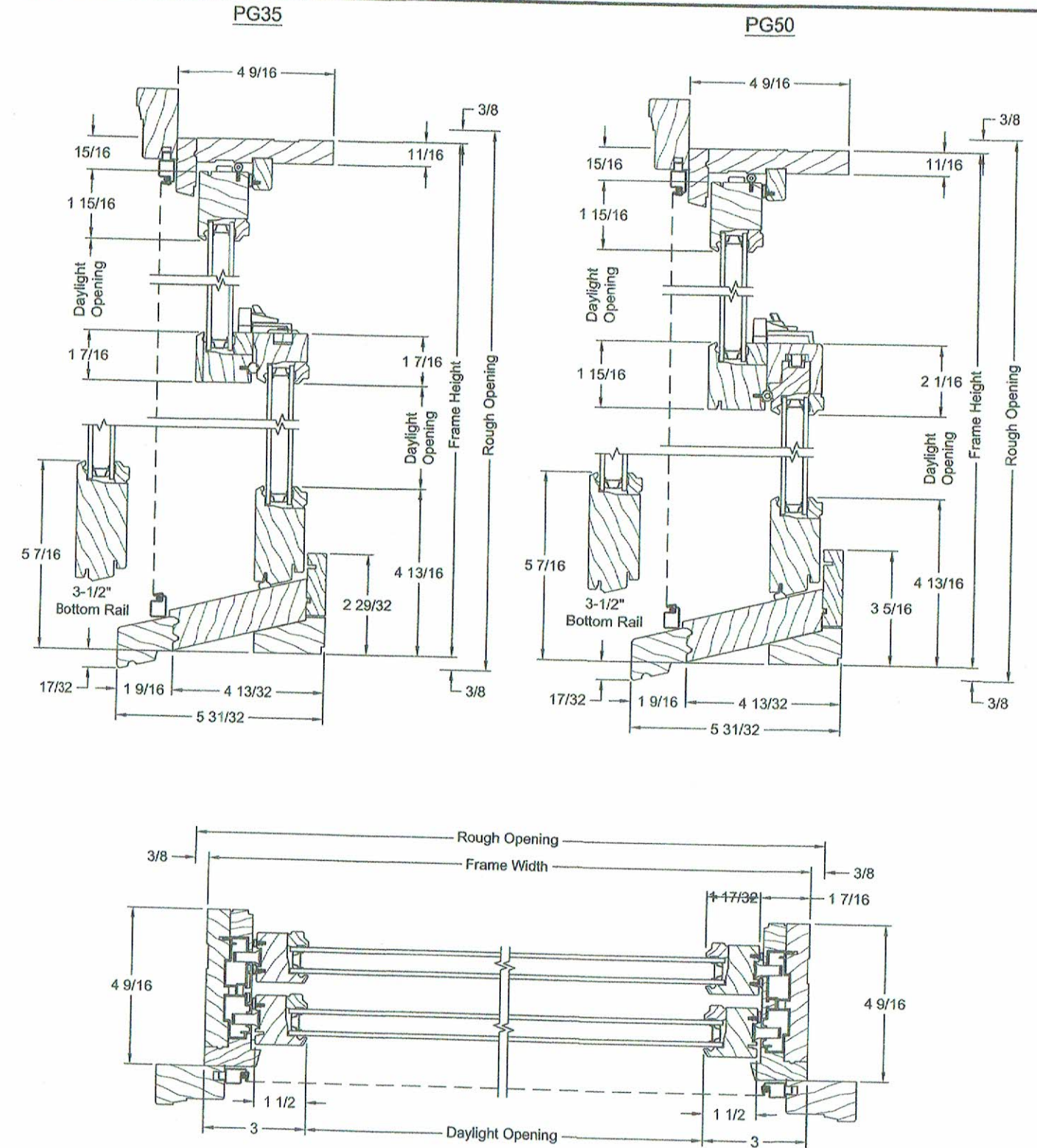
Sill Nose Options



Prep for Stool Options



OPERATOR SECTIONS



Brickmould Casing shown for reference only. Refer to Trim Options page for trim dimensions.

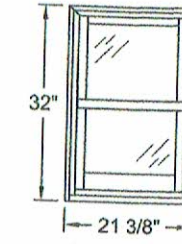
Architectural Design Manual
March 2022

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

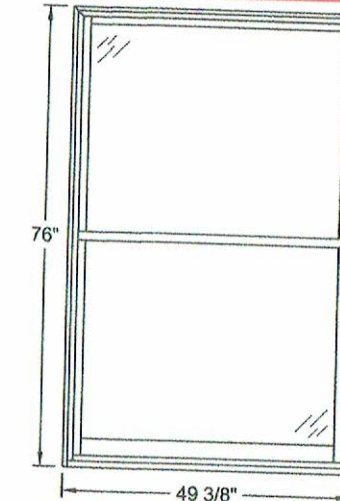
Scale: 3" = 1' - 0"

MIN-MAX STANDARD SIZING - RECTANGLE UNITS

Operator



Minimum:
21 3/8" X 32"



Maximum:
49 3/8" X 76"

Standard Widths

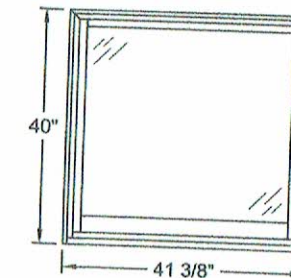
21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"
35 3/8"	37 3/8"	41 3/8"	45 3/8"	49 3/8"

Standard Heights

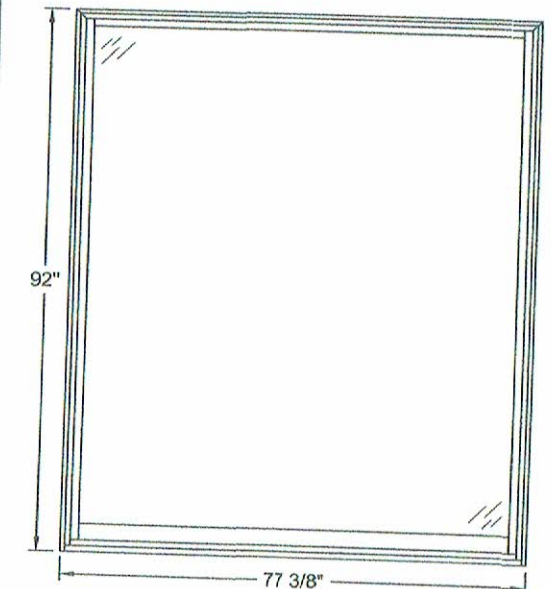
32"	36"	40"	44"	48"
52"	56"	60"	64"	68"
72"	76"	80"	88"	92"
96"	98"			

SEE WINDOW
ON PLAN.

Stationary



Minimum:
41 3/8" X 40"



Maximum:
77 3/8" X 92"

Standard Widths

41 3/8"	45 3/8"	49 3/8"	53 3/8"	61 3/8"
69 3/8"	77 3/8"			

Standard Heights

40"	44"	48"	52"	56"
60"	64"	68"	72"	76"
80"	88"	92"		

Standard sizes are shown. Smaller or larger sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.



280 ST. GEORGE ST.

Prepared By and Return To:

Knight Barry Title Solutions Inc.
Attn: Vickie A. Rianda
1760 A1A South, Ste. A
St. Augustine, FL 32080

Order No.: 2143257

Property Appraiser's Parcel I.D. (folio) Number:
200850-0000

WARRANTY DEED

THIS WARRANTY DEED dated May 11, 2022, by Claude H. Duss, an unmarried person, Individually and as Trustee of the Claude H. Duss Revocable Trust U/T/A Dated June 26, 2002 and Ann Andreu, an unmarried person, as to her life estate, whose post office address is 25391 Prado De Los Gansos, Calabasas, California 91302 (the "Grantor"), to 32084 Properties LLC, a Florida limited liability company, whose post office address is 698 N. Maitland Avenue, Suite 203, Maitland, Florida, 32751 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of St Johns, State of Florida, viz:

THAT CERTAIN LOT OF LAND IN THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, BOUNDED ON THE NORTH BY LAND OF MAGINNIS, EAST BY ST. GEORGE ST., SOUTH BY LAND OF MULVEY AND WEST BY MARIA SANCHEZ CREEK (FORMERLY KNOWN AS CAN ODEL PUENTO OR BRIDGE CREEK) MEASURING ON ST. GEORGE STREET, NINETY-EIGHT (98) FEET AND BEING ON THE WESTERN PORTION OF THE PARCEL OF LAND CONVEYED BY JULIA F.C. BRONSON TO GEORGE S. MESERVE BY DEED DATED JULY 19TH, A.D. 1893, RECORDED IN BOOK "VV" PAGE 444 OF THE ST. JOHNS COUNTY, FLORIDA RECORDS.
ALSO KNOWN AS LOT FIVE(5), BLOCK 39-C, ACCORDING TO THE OFFICIAL MAP OF ST. AUGUSTINE, FLORIDA.

This is NOT the grantor's homestead property.

Subject to easements, restrictions, 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.

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: 12/31/2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Amyla P. Carow
Witness Signature

Amyla P. Carow
Printed Name of First Witness

Brenda Hernandez
Witness Signature

Brenda Hernandez
Printed Name of Second Witness

Claude H. Duss Revocable Trust U/T/A Dated June 26, 2002

BY: *[Signature]*
Claude H. Duss
Individually and as Trustee

Grantor Address:
25391 Prado De Los Gansos
Calabasas, CA 91302

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of
_____ Physical Presence or _____ Online Notarization
this _____ day of May, 2022, by Claude H. Duss, Individually and as Trustee of the Claude H. Duss
Revocable Trust U/A/D dated June 20, 2002.

Notary Public: _____
Notary Public, State of _____

Produced identification:
_____ driver's license / state identification card
_____ other: _____

See attached:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles)

On 5-9-22 before me, Kimia Carlos, Notary Public
(insert name and title of the officer)

personally appeared Claude H. Duss,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

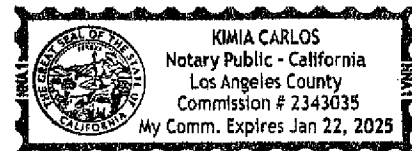
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

K. Carlos

(Seal)



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Alexandra Lopez
Witness Signature

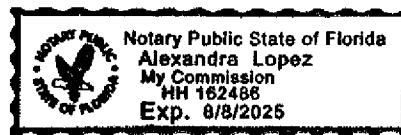
Alexandra Lopez
Printed Name of First Witness

Maria Useche
Witness Signature

MARIA P USECHE
Printed Name of Second Witness

Ann Andreu
Ann Andreu

Grantor Address:
3130 NW 9th Place
Gainesville, FL 32605



STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of
☒ Physical Presence or ☐ Online Notarization
this 24 day of April, 2022, by Ann Andreu.

Alexandra Lopez
Notary Public: Alexandra Lopez
Notary Public, State of Florida

Produced Identification:

☒ driver's license / state identification card
other: _____

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	2008500000
Location Address	320 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Cordova/St George St) (610.41)
Tax Description*	CITY OF ST AUGUSTINE LOT 5 BLK 39-C OR5556/1474 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.290
Homestead	N

Owner Information

Owner Name	32084 Properties LLC 100%
Mailing Address	698 N MAITLAND AVE - SUITE 203 MAITLAND, FL 32751-0000

Map



Valuation Information

	2023
Building Value	\$521,119
Extra Features Value	\$0
Total Land Value	\$532,963
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,054,082
Total Deferred	\$0
Assessed Value	\$1,054,082
Total Exemptions	\$0
Taxable Value	\$1,054,082

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	\$450,095	\$0	\$532,963	\$0	\$0	\$983,058	\$499,577	\$533,981	\$449,077
2021	\$239,502	\$0	\$389,340	\$0	\$0	\$628,842	\$485,026	\$194,316	\$434,526
2020	\$329,532	\$0	\$346,080	\$0	\$0	\$675,612	\$478,329	\$247,783	\$427,829
2019	\$295,859	\$0	\$302,820	\$0	\$0	\$598,679	\$467,575	\$181,604	\$417,075
2018	\$300,631	\$0	\$302,820	\$0	\$0	\$603,451	\$458,857	\$195,094	\$408,357
2017	\$310,174	\$1,310	\$302,820	\$0	\$0	\$614,304	\$449,419	\$215,385	\$398,919
2016	\$314,946	\$1,310	\$302,820	\$0	\$0	\$619,076	\$440,175	\$229,401	\$389,675
2015	\$292,036	\$1,310	\$233,604	\$0	\$0	\$526,950	\$437,115	\$140,335	\$386,615
2014	\$222,092	\$1,310	\$210,244	\$0	\$0	\$433,646	\$433,646	\$50,500	\$383,146
2013	\$228,529	\$1,310	\$210,244	\$0	\$0	\$440,083	\$440,083	\$50,500	\$389,583
2012	\$231,748	\$1,310	\$210,244	\$0	\$0	\$443,302	\$443,302	\$50,500	\$392,802
2011	\$238,186	\$1,310	\$233,604	\$0	\$0	\$473,100	\$462,999	\$60,601	\$412,499
2010	\$241,404	\$1,310	\$259,560	\$0	\$0	\$502,274	\$456,157	\$96,617	\$405,657

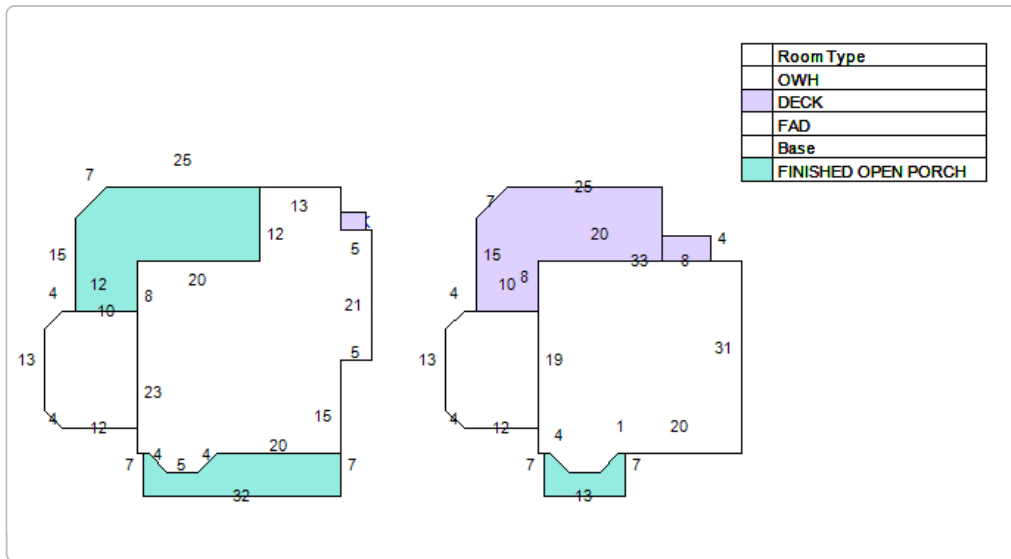
Building Information

Building	1
Year Built	1893
Actual Area	4074
Conditioned Area	3430
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	4
Baths	3.5

Description	Square Footage
FINISHED OPEN PORCH	428
BASE AREA	1308
FRAME ADDITION	276
FINISHED OPEN PORCH	67
FINISHED OPEN PORCH	200
FINISHED DECK	12
1.5 STORY	1047
FRAME ADDITION	276
FINISHED DECK	428
FINISHED DECK	32
Total SqFt	4074

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	84	135	84	EF	\$532,963

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/11/2022	5/11/2022	\$2,285,000.00	WARRANTY DEED	5556	1474	Q	I	ANDREU ANN	32084 PROPERTIES LLC
5/25/2022	5/10/2022	\$0.00	DEATH CERTIFICATE	5565	377	U	I	ANDREU ANN (DECD)	DUSS CLAUDE H REV TRUST UTA D: 06/20/2002
9/23/2020	9/17/2020	\$0.00	TRUSTEES DEED	5049	1877	U	I	ANDREAU MADELEINE A REV TRUST UAD: 06/20/2002	ANDREU ANN
3/9/2012	3/9/2012	\$0.00	OTHER INSTRUMENT	3534	47	U	I	ANDREU ANN & O'LOUGHLIN JOSEPH M	SHARED WATER WELL AGREEMENT
	6/20/2002	\$100.00	WARRANTY DEED	1836	1116	U	I	ANDREU ANN ***	ANDREU ANN *** (SEE NOTE- REM INT CHANGE)
	4/16/1999	\$462,000.00	WARRANTY DEED	1402	1512	U	I	WASSON ANN	ANDREU ANN ***
	1/21/1997	\$239,000.00	WARRANTY DEED	1220	583	U	I	STRANSKO MARILYN WAISWAIN & MARGOLIN DEBBIE	WASSON ANN
	12/10/1992	\$0.00	WARRANTY DEED	971	332	U	I	STRANSKO MARILYN WAISWAIN	STRANSKO MARILYN WAISWAIN
	6/1/1989	\$0.00		824	1524	U	I		STRANSKO MARILYN WAISWAIN
	7/1/1988	\$0.00		788	851	U	I		

No data available for the following modules: Exemption Information, Extra Feature Information.

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[GDPR Privacy Notice](#)

Last Data Upload: 1/27/2023, 1:38:11 AM





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
32084 PROPERTIES MANAGEMENT CORPORATION

Filing Information

Document Number	P22000025380
FEI/EIN Number	NONE
Date Filed	03/21/2022
Effective Date	03/21/2022
State	FL
Status	ACTIVE

Principal Address

698 N MAITLAND AVENUE
SUITE 203
MAITLAND, FL 32751

Mailing Address

698 N MAITLAND AVENUE
SUITE 203
MAITLAND, FL 32751

Registered Agent Name & Address

CASTERLINE, SEAN
698 N MAITLAND AVE
SUITE 203
MAITLAND, FL 32751

Officer/Director Detail

Name & Address

Title P

CASTERLINE, SEAN
698 N MAITLAND AVE, STE 203
MAITLAND, FL 32751

Annual Reports

No Annual Reports Filed

Document Images



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Florida Limited Liability Company
32084 PROPERTIES LLC

Filing Information

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Principal Address

698 N MAITLAND AVE
SUITE 203
MAITLAND, FL 32751

Mailing Address

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SUITE 203
MAITLAND, FL 32751

Registered Agent Name & Address

32084 PROPERTIES MANAGEMENT CORPORATION
698 N MAITLAND AVENUE
SUITE 203
MAITLAND, FL 32751

Authorized Person(s) Detail

Name & Address

Title MGR

32084 PROPERTIES MANAGEMENT CORPORATION
698 N MAITLAND AVENUE, SUITE 203
MAITLAND, FL 32751

Annual Reports

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**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 16, 2023 Meeting**



Application HP2023-0006

Address: 21 Hypolita Street

Applicant: Les Thomas Architect

Property Owner: Mikma Properties, LLC

Project description: To make exterior alterations to the existing commercial building, including replacing railings for the existing ADA ramp and stair, installation of a canvas awning on the north elevation, and relocation of the hood vent on the south elevation roof; and, to construct a new pergola in the paver courtyard with associated changes to landscaping and hardscape.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00960
National Register:	St. Augustine NRHD: Contributing	Construction date:	1924-1930
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1968700000		
Agenda Item:	7(b)	Previous Action(s):	(See list in staff report)

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the south side of Hypolita Street between St. George and Charlotte Streets. The Frame Vernacular structure is oriented towards the west and is fronted by an alley known as The Court. A fenced courtyard fronts the Hypolita Street Elevation.
2. The HARB has previously reviewed several applications for this property:
 - o COA 1986-0351: DENIED, Addition to the south elevation where the existing courtyard sits.
 - o COA 1990-0093: APPROVED, Installation of entryway on south elevation and gates to match wrought-iron fence
 - o COA 1994-0123: APPROVED, Installation of Exhaust on east roof slope and wood picket fence from southwest corner of the structure to the property line.
 - o COA 1997-0082: DENIED, Installation of pervious concrete and pavers (Applicant not present)
 - o COA 2001-0314: TABLED/WITHDRAWN, Install 8'x10' awning over Hypolita Street entry stairs.
 - o COA 2008-0141: APPROVED, Install new pavers in unpaved areas for outdoor seating area.
3. A detailed scope of work is provided on page 3 of this staff report.
4. Replacement of the existing ADA ramp and stair rails is consistent with the Architectural Guidelines for Historic Preservation (AGHP) because it replicates an existing, architecturally compatible wood rail and replaces existing rails that do not appear to be a compatible material.
5. The AGHP states that fabric and canvas awnings are permitted if the design is representative of the style and period of the building, follows the lines of the doors or windows they are intended to cover, and does not obscure architecturally significant details or finishes. While no architectural features are obscured by installation of the awning, its 26' width, covering the entire length of the Hypolita Street entry ramp and stair, would make it a prominent feature on the Hypolita Street elevation. It is a more modern design that is not representative of the building's construction period or architectural style, with metal framing visible above a short fabric valance and an incompatible metal valance visible when retracted. A shed roof, or an awning in a style that reflects the building's time period, would be more consistent with the AGHP. The applicant should provide more details regarding how the awning is mounted and the possible reversibility of its installation.
6. The proposed fabric color, SandTweed, is similar to pre-approved browns such as Rookwood Clay, Rookwood Antique Gold, and Renwick Golden Oak. The solid color may not be desirable, and a striped fabric pattern may be more consistent with historic awning fabrics and make the wide awning appear less massive.
7. The location of the existing exhaust on the slope of the east elevation was previously approved by the HARB in 1994. The newly proposed location, centered on the southern roof slope, meets AGHP requirements that mechanical equipment not be visible on the street or installed on significant facades. The existing location is visible from certain angles along Hypolita Street and the proposed relocation would remove the exhaust from view of the right-of-way entirely except for travelers exiting The Court.
8. The AGHP recommends that trellises be constructed of simple round poles. The proposed pergola appears to utilize squared posts, which have been approved on other pergolas in the HP district. The overall size and dimensions as proposed appear subordinate to the existing two-story building; however, an elevation drawing of the two structures would help illustrate their relationship more clearly.

9. The applicant has not provided any information defining proposed landscape and hardscape changes beyond those necessary to install the proposed pergola. Any changes to the existing pavers or new landscape design not approved with this application which exceeds \$1,000 would require additional HARB Review.
10. The property is located in Archaeology Zone IA and ground disturbing activities including footers for the pergola, installation of new pavers, or installation of new grease traps or underground plumbing will require archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **21 Hypolita Street** with the following findings:

1. The overall project, as presented or with alterations recommended by the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design; and,
2. The applicant provides evidence and the HARB determines that the proposed wide awning meets the Secretary of the Interior's Standards for Rehabilitation #10 as a reversible new alteration.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Alterations to the existing building:
 - a. Install new wood handrails to replace existing ADA ramp and stair rails.
 - b. Install new 5' x 26' SunSetter Sunbrella Performance Fabric awning over the existing entry on the north (Hypolita Street) elevation in color SandTweed
 - c. Relocate existing exhaust fan from the east elevation (approved under COA application 1994-0123) to the roof slope of the south elevation.
2. Alterations to the courtyard:
 - a. Install new 26' long, 7' wide, and 8' tall wood pergola on the east side of the existing paver courtyard:
 - i. Four 6x6 cedar posts
 - ii. Two 6x10 cedar beams
 - iii. 2x10s installed every 2' on center
 - b. Possible landscape and hardscape alterations (to be clarified by the applicant).

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; vending machines; automated teller machines (ATMs); and similar electrical and mechanical devices.

Do...

- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Prevent accelerated deterioration of mechanical systems by providing ventilation of attics, crawl spaces and ceilings so moisture problems are avoided.
- Repair mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.

Don't...

- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Cut through features such as masonry walls in order to install air conditioning units.
- Radically change the appearance of an historic building, or damage or destroy windows by installing heating or air conditioning units in historic window frames.

Post-1821

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

Vents should be as unobtrusive as possible. Vents should not be visible in the silhouette of the building and should be made unobtrusive by shape, color and location.

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.

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.
- 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.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- 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.

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

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

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

Windows and Window Treatments

Do...

- Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door openings they are intended to cover.

Don't...

- Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.
- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.

Post-1821

Fabric and canvas awnings are permitted if the design is representative of the style and period of the building. The awning should not conceal important architectural features. The design, color, edging and hardware should reflect the style and period of the building.

COA HP2023-0006
21 Hypolita Street
February 16, 2023

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File Form

STAFF PHOTOGRAPHS 21 Hypolita Street



North Elevation and Primary Location of Proposed Changes

STAFF PHOTOGRAPHS

21 Hypolita Street



North Elevation (Pergola proposed on left side)

STAFF PHOTOGRAPHS

21 Hypolita Street



North Elevation (Pergola proposed on left side)

STAFF PHOTOGRAPHS

21 Hypolita Street



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STAFF PHOTOGRAPHS 21 Hypolita Street



Pergola Location



STAFF PHOTOGRAPHS 21 Hypolita Street



Awning and Rail Replacement Location



STAFF PHOTOGRAPHS

21 Hypolita Street



Awning and Rail Replacement Location

STAFF PHOTOGRAPHS

21 Hypolita Street



Existing Courtyard

STAFF PHOTOGRAPHS

21 Hypolita Street



Northwest elevation from Hypolita Street

STAFF PHOTOGRAPHS

21 Hypolita Street



West Elevation

STAFF PHOTOGRAPHS
21 Hypolita Street



West Elevation (original front façade)

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STAFF PHOTOGRAPHS

21 Hypolita Street



West Elevation

STAFF PHOTOGRAPHS

21 Hypolita Street



Southwest Elevation

STAFF PHOTOGRAPHS

21 Hypolita Street



Southwest Elevation

STAFF PHOTOGRAPHS

21 Hypolita Street



STAFF PHOTOGRAPHS 21 Hypolita Street



View of existing exhaust from Hypolita Street

STAFF PHOTOGRAPHS
21 Hypolita Street



View of existing exhaust from Hypolita Street

Staff Report Packet pg. 24

STAFF PHOTOGRAPHS
21 Hypolita Street



Existing and Approximate Proposed Exhaust Locations

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR M.P(S)**

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDA/HRM _____ 802== Site No. 85J 960 1009==
 Site Name: 21 Hypolita Street 830== Survey Date: 7809 820==
 Address: 21 Hypolita Street, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 9 Shares lot 13 and east 22 868==
 (subdivision) (block) (lot)
of south 36 feet, lot 16, block 9 with 52 Charlotte Street. 868==
 Owner of Site: Name: Helm, Frank H. ;
 Address: 52 Charlotte Street
 St. Augustine, FL 32084 902==
 Occupant or Manager: Trekell, John E. 904==
 Type of Ownership: Private 848== Zoning: HP-2
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469850 3306940 890== Location: T07S R30E S18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGA St. Augustine 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:	Threats to Site:
() Excellent _____ 863==	() Zoning _____ 878==
() Good _____ 863==	() Development _____ 878==
(x) Fair _____ 863==	() Deterioration _____ 878==
() Deteriorated _____ 863==	() Borrowing _____ 878==
	() Transportation _____ 878==
Integrity of Site:	() Fill _____ 878==
(x) Altered _____ 858==	() Dredge _____ 878==
() Unaltered _____ 858==	() Other _____ 878==
(X) Original Site _____ 858==	
() Restored - Date: _____ 858==	
() Moved - Date: _____ 858==	

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==
Date: +1930 844== Period: 20th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Garage Apartment 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Asbestos shingles; wood drop siding; concrete block
(rusticated) BEC ceilingboard 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS (metal), attic louver 942==
Foundation: _____ 942==
Roof Type: Jerkin head 942==
Secondary Roof Structures: Hip porch 942==
Porches & Balconies: _____
_____ 942==
Chimney Location: Center ridge 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: Cast concrete columns with capitals, porch frieze
_____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Mixed Commercial/Residential 864==
Relationship to Surroundings: Set on back of lot

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Hotels

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Garage Apartment at 21 Hypolita Street was constructed between 1924 and 1930. A two-story open porch consists of cast concrete columns with capitals, and a porch frieze. The house has a westerly orientation, facing the backs of buildings with a St. George Street address. It is near the restored area in a mixed commercial and residential area.

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

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

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

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

In the early 1930's this house at 21 Hypolita Street functioned as the Bonito Apartments.(3) Sanborn Fire Insurance Maps from 1888 to 1917 indicate that this site was occupied by three one-story frame structures, the first used as a "grocery" and "oyster" bar disappeared by 1899. The second, used for "sign painting" shared the lot with a "carpenter" shop, the former was razed by 1917, the later disappeared by 1930.

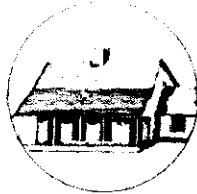
ARCHAEOLOGY

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

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

3. City Directory, 1930, 1934.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ00960**
 Field Date 5-3-2016
 Form Date 5-3-2016
 Recorder # _____

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

Site Name(s) (address if none) 21 Hypolita Street Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 21 Direction _____ Street Name Hypolita Street Type Street Suffix Direction _____
 Address: 21
 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 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1968700000 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: 1910 ☐ approximately ☐ year listed or earlier ☒ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature interior renovations
 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 Frame Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Drop siding 2. Shiplap 3. rusticated block
 Roof Type(s) 1. Clipped gable 2. Hip 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. Jerkin head
 Roof secondary strucs. (dormers etc.) 1. _____ 2. hip porch
 Windows (types, materials, etc.) single and paired wood DHS 1/1 with wood trim and sills

Distinguishing Architectural Features (exterior or interior ornaments) wood frame with original entrance facing Toques Place;

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) fenced brick paver courtyard on Hypolita street

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. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. piers
 Foundation Material(s): 1. Poured Concrete Footing 2. masonry
 Main Entrance (stylistic details) 15 light paired wood french doors face Hypolita Street and offset to left; original entrance single door on Toque Pl
 Porch Descriptions (types, locations, roof types, etc.) double story porch facing Toque Place wood deck with rusticated block wall and segmented columns support 2nd floor wood deck with chamfered posts and hip roof

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

Narrative Description of Resource interior renovation during survey. See original form by David Nolan for additional history.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Retains integrity and could contribute to district.

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

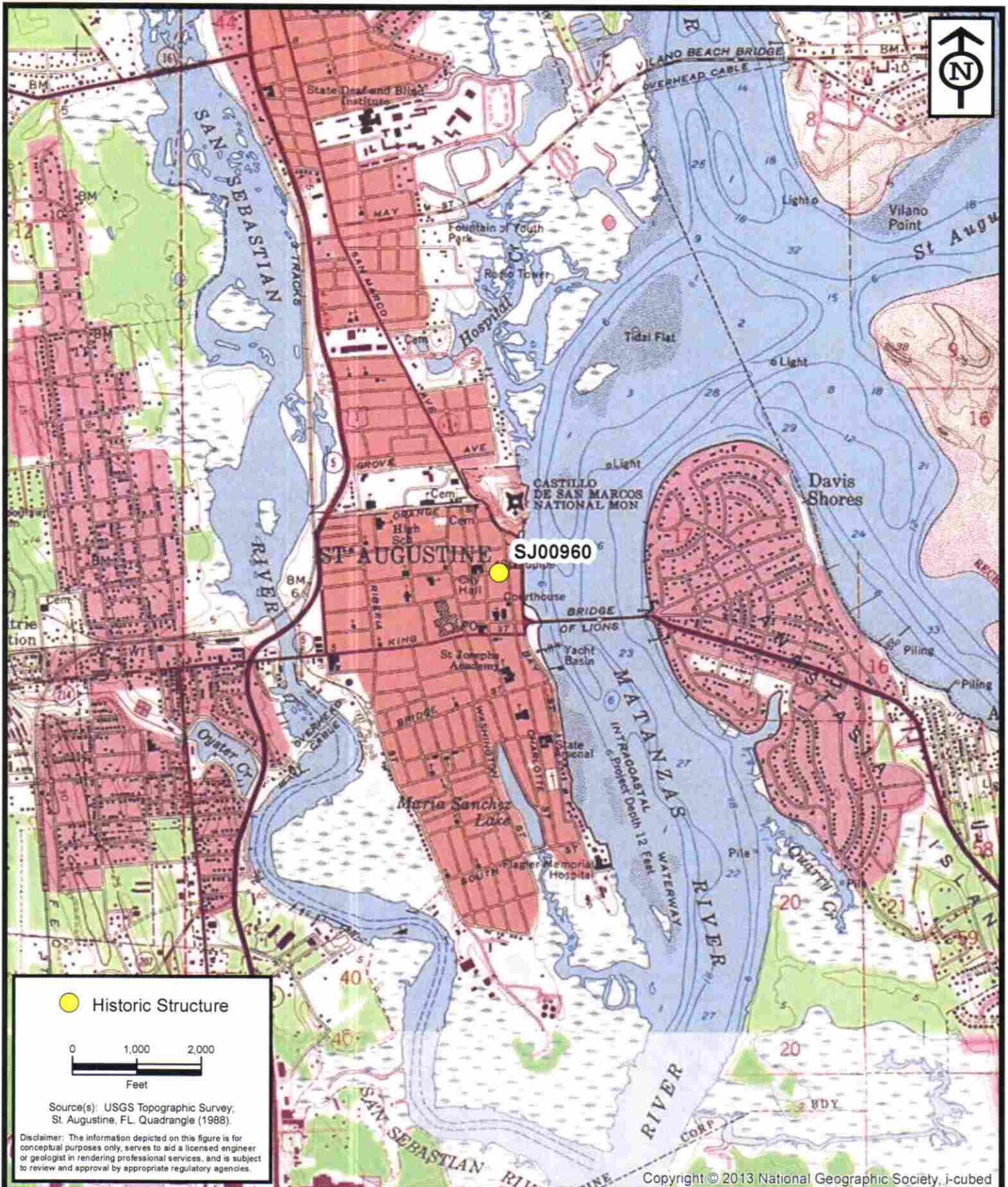
Recorder Name Patricia Davenport

Affiliation Environmental Services, Inc.

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

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ 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.**

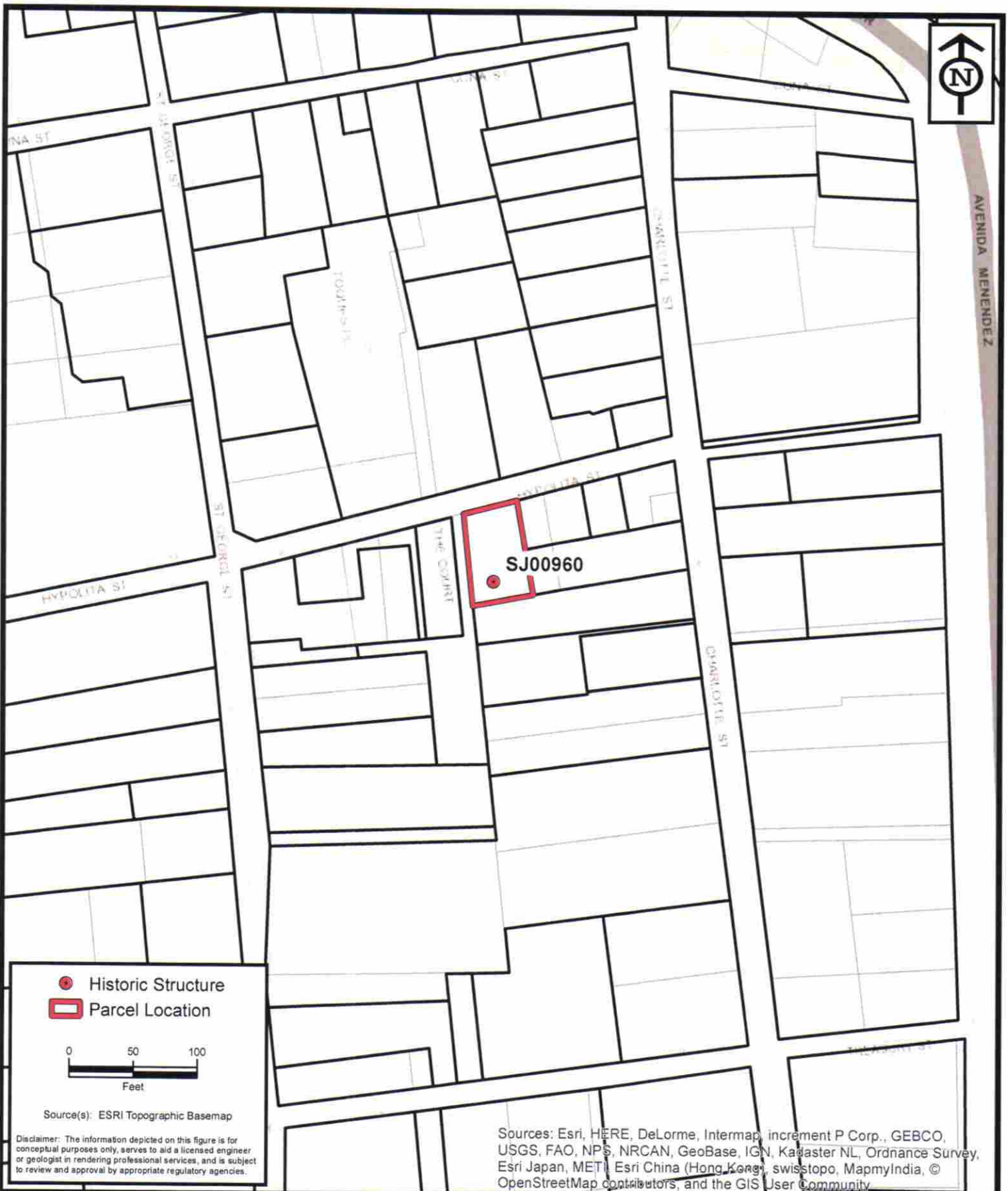
7320 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ00960
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

Staff Report Packet pg. 32



**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Parcel Location - SJ00960
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

Staff Report Packet pg. 33









Staff Report Packet pg. 37

Page 188 of 481



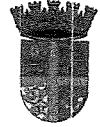
JAN 17 2023

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

 Receipt No. 2550123
 Advertising Costs \$ _____ Postage \$ _____ Paid on _____
BDAC Project No. HP2023-0006Meeting Date: February 16, 2023

Receipt No. _____

1. NAME OF APPLICANT LES THOMAS ARCHITECT
 Business (if applicable) SAME
 Address 32 CORDOVA ST.
 City ST. AUGUSTINE State FL. Zip Code 32084
 Daytime telephone 824-9508 E-mail Address LESTHOMASARCHITECT@gmail.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER DOUG BELL
 Business (if applicable) DJ'S CLAM SHACK
 Address 21 HYPOLITA ST.
 City ST AUGUSTINE State FL. Zip Code 32084
 Daytime telephone (required) 305-872-8221 E-mail address DJSCAMSHACK.COM
3. PROJECT STREET ADDRESS 21 HYPOLITA ST.
4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel _____
5. EXISTING USE RESTAURANT (VACANT) 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) **(DEMOS PERMIT PULLED)**

REPAIR REPLACE

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

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

JAN 17 2023

Planning/Building Dept.

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☒ New awning/canopy CANVAS AWNING
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☒ New exterior lighting _____
- ☒ New fence/wall/gate - PERGOLA
- ☐ New parking/walkways/other site features _____
- ☒ Exterior utility service/mechanical equipment EXHAUST HOOD

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)

REMODEL AND REPAIR EXISTING BUILDING
INCLUDING INTERIORS, ADD AWNING,
NEW STAIR RAIL TO RAMP, NEW PERGOLA
IN COURTYARD.
CLEANUP EXISTING COURTYARD BRICK & CONC.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME LES THOMAS
 SIGNATURE OF APPLICANT [Signature] DATE 1-11-23
 PRINT OWNER'S NAME DAVID ISBELL
 SIGNATURE OF OWNER [Signature] DATE 1/13/23

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.



Owner's Authorization For Agent

Les Thomas is/are hereby authorized TO ACT ON BEHALF
OF Mikha Properties LLC the owner(s) of those lands described within
☐ the attached application, or ☒ described within the previously filed
Application number: HP2023-0006, 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:

21 Hypolita St. St. Augustine FL 32084

BY: [Signature]

Signature of Owner

Michael Mounir
Print Name of Owner

904-377-5896
Telephone Number

State of Florida

County of Saint Johns

Signed and sworn before me on this 26 day of January, 2023

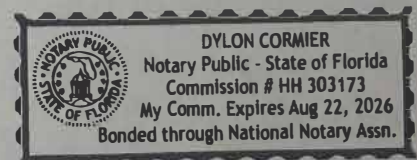
By Michael Mounir

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: 8/22/26



JAN 17 2023

Application Sufficiency Review

Planning/Building Dept.

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

OK	Need	N/A	
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☐	☐	☒	Need confirmation that the existing chimney is remaining
☐	☐	☐	Photographs of existing roof and affected features
☐	☐	☐	Sketches 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)			
☐	☐	☒	If paint changes are proposed, please provide colors or confirm that they will be pre-approved.
☐	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐	Sketches 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)			
☒	☐	☒	Proposed finish colors are needed for new rails
☒	☐	☐	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			
☒	☐	☒	Specifications for the awning including frame/mounting details and color are needed.
☒	☐	☐	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 façade
☐	☐	☐	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)			
☐	☐	☒	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 on existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Sketches or 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.

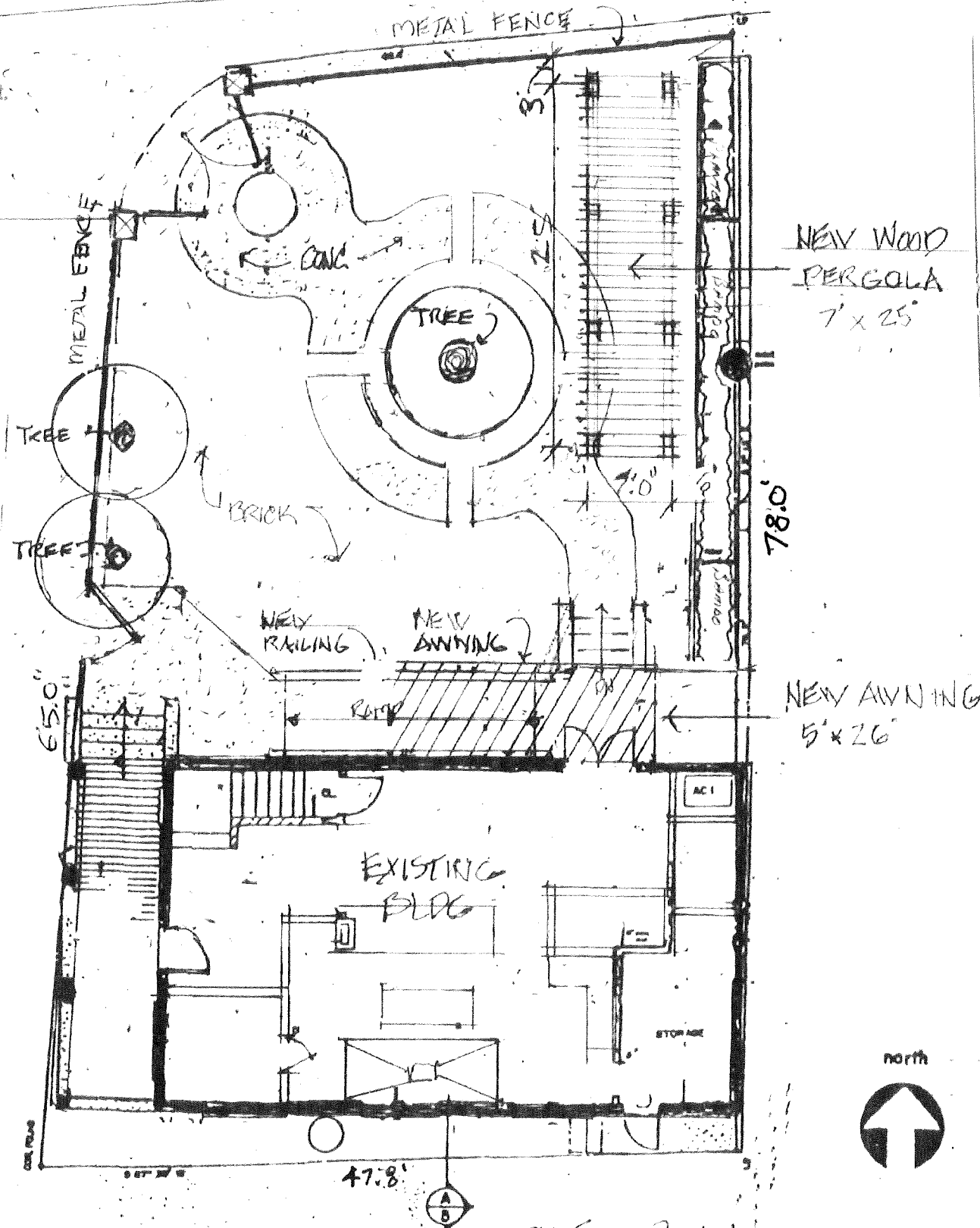
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Planning/Building Dept.

HYPOLITA ST.

THE COURT



SITE PLAN

1"=10'

ZONING - HP-2

SITE - (48 x 78) - 3690 S.F.

BUILDING FOOT PRINT - 44' x 23' = 1012 S.F.

LOT COVERAGE = 27%

FIRST FLOOR (H/C) = 920 S.F.
SECOND FLOOR (H/C) 920 S.F. } 1840 S.F.

PORCHES 276 S.F.

NOTE:

NEW SEAFOOD RESTAURANT

IN EXISTING BUILDING THAT

HAS BEEN A RESTAURANT

EXISTING SEATING UPSTAIRS

(30 SEATS)

COURTYARD SEATING (45 SEATS)

BUILDING RENOVATION

DJ'S CLAM SHACK

31 HYPOLITA ST.

RECEIVED

32 CORDOVA ST. SE AUGUSTINE, FLORIDA 324-9508

SHEET

A1

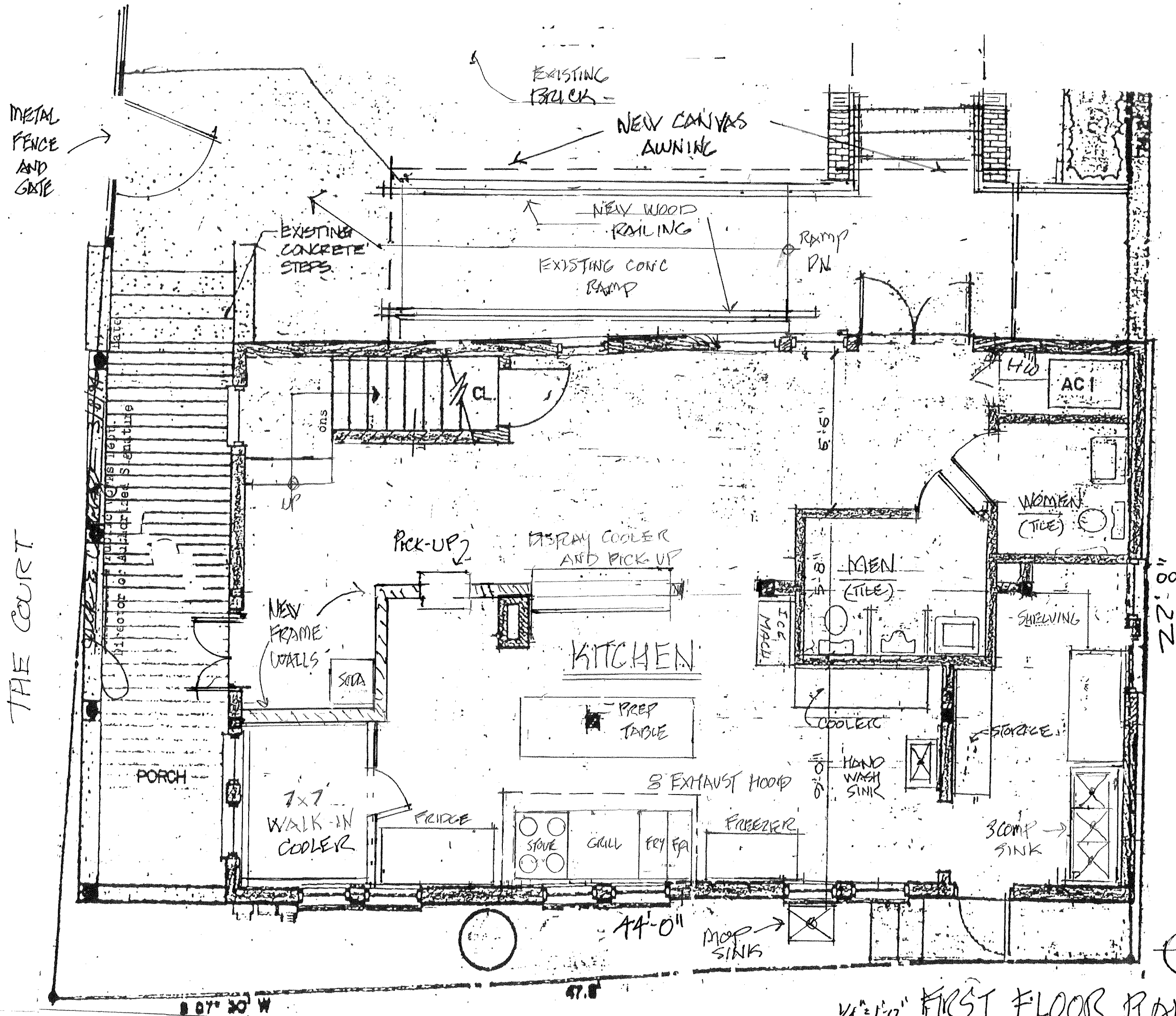
1-10-23

Application pg. 6

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Planning/Building Dept.



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

BUILDING RENOVATION
D.J.'s CLAM SHACK
21 MYRTLE ST.

Date: _____
Scale: AS NOTED
Drawn: J
File: _____
SHEET

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

JAN 17 2023

Hand-drawn architectural floor plan of the second floor of a building. The plan shows a large central area with two long rectangular tables and chairs, labeled "NO WORK". To the left is a staircase labeled "STAIR". To the right is a "PREP AREA" with a sink and a stove. A "LINE OF CATHEDRAL CEILING" is indicated. Other features include a "CHASE FOR EXHAUST HOOD", a "HAND WASH" station, and a "3 COMPARTMENT SINK". The plan is marked with various letters (G, H, I, K) and numbers (2, 3, 4, 6) in circles, and a north arrow is present in the bottom right corner.

SECOND FLOOR PLAN
 $\frac{1}{4}'' = 1'-0''$

BUILDING RENOVATION

BUILDING RENOVATION
DJ'S CLAM SHACK
21 HYPOCENITE ST

LES THOMAS
ARCHITECT
ST. AUGUSTINE, FLORIDA

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

Date: _____
Scale: AS NOTED
Drawn: 1
File: _____

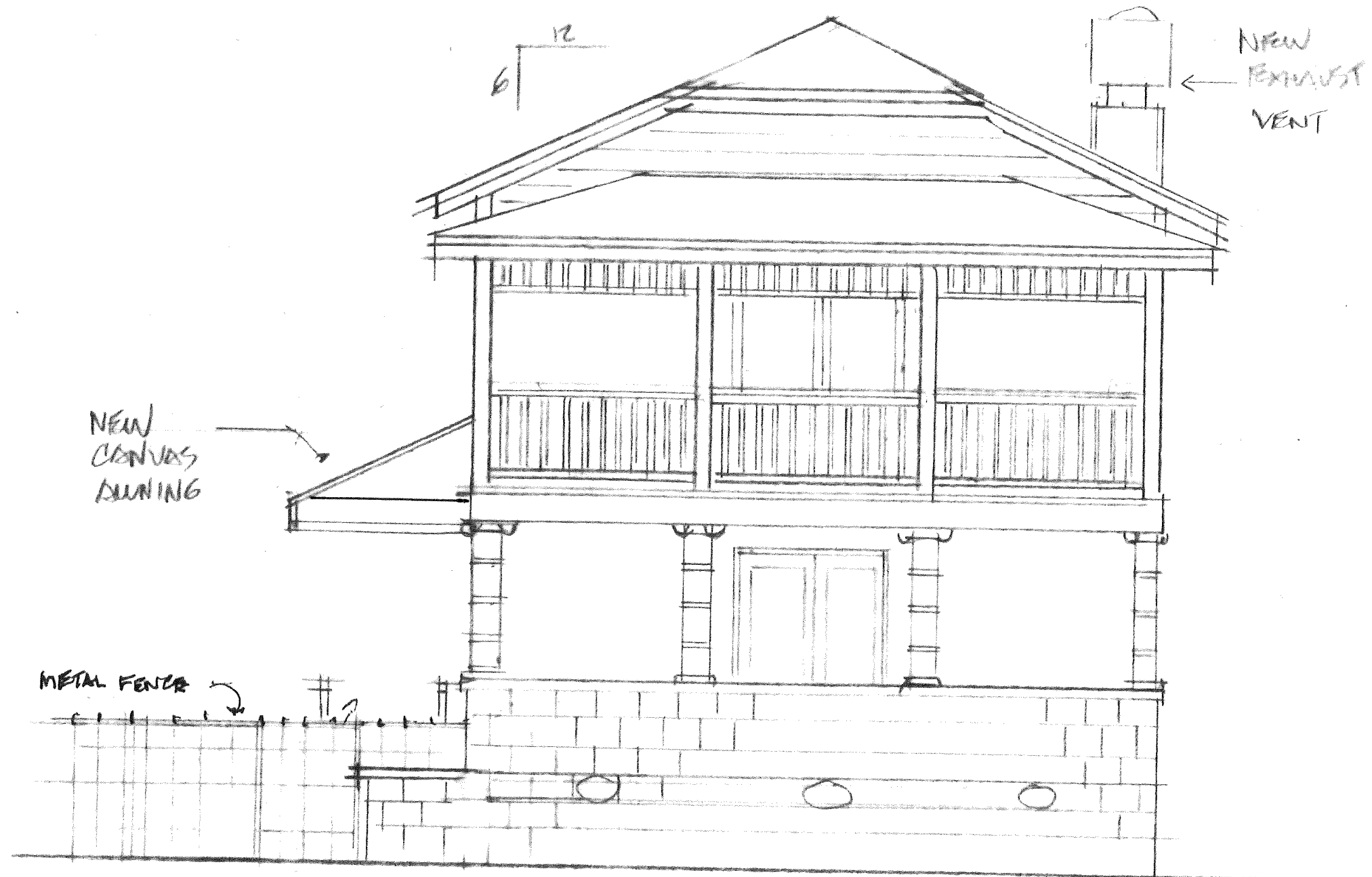
SHEET

Application pg. 8 Page 197 of 481

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Planning/Building Dept.



WEST ELEVATION

1/4" = 1'0"

THE CITY OF
HOLLYWOOD
32 CORDOVA ST. SE AUGUSTINE, FLORIDA 32084

BUILDING RENOVATION
D.J. CLAM SHACK
21 HYPOCATA ST

SHEET

A4



NORTH ELEVATION

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

BUILDING RENOVATION

DJ'S CLAN SHACK

21 MYCELITA ST.

Date:

Scale: AS NOTED

Drawn: I

File:

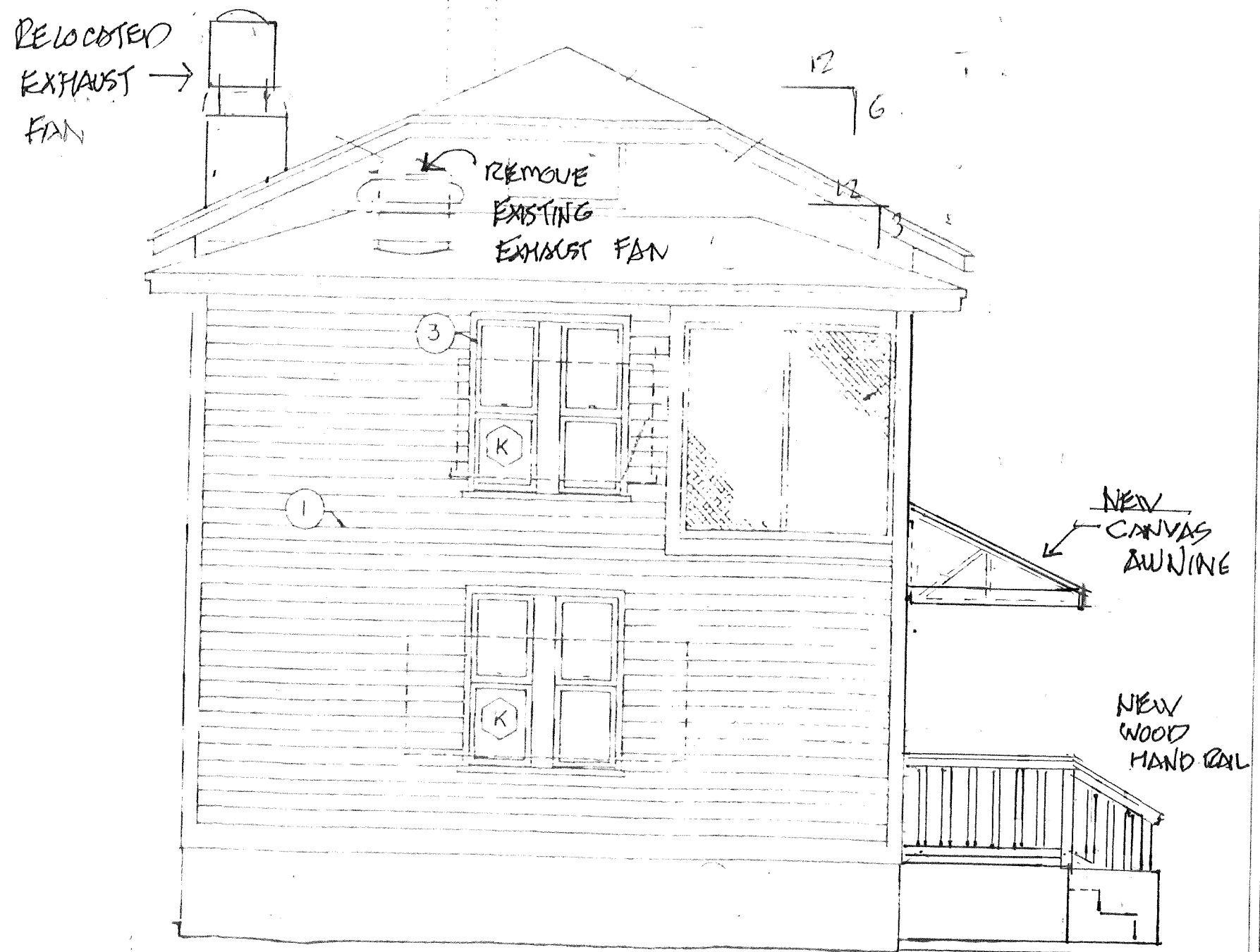
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EAST ELEVATION

LES THOMAS
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION

DJ'S CLAM SHACK

21. MYRTLE ST.

Date:

Scale: AS NOTED

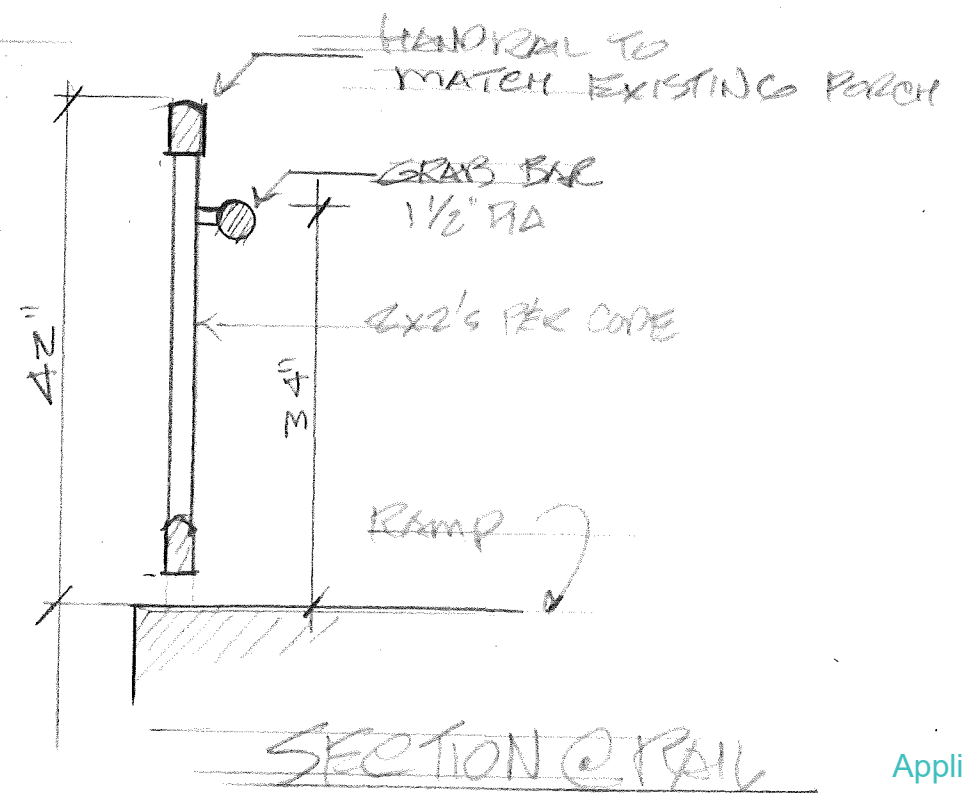
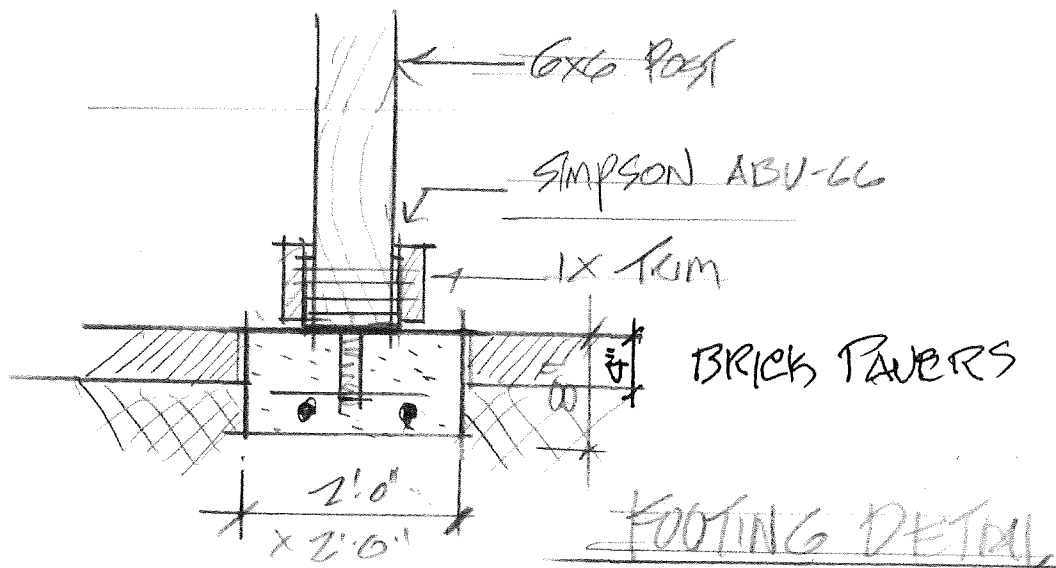
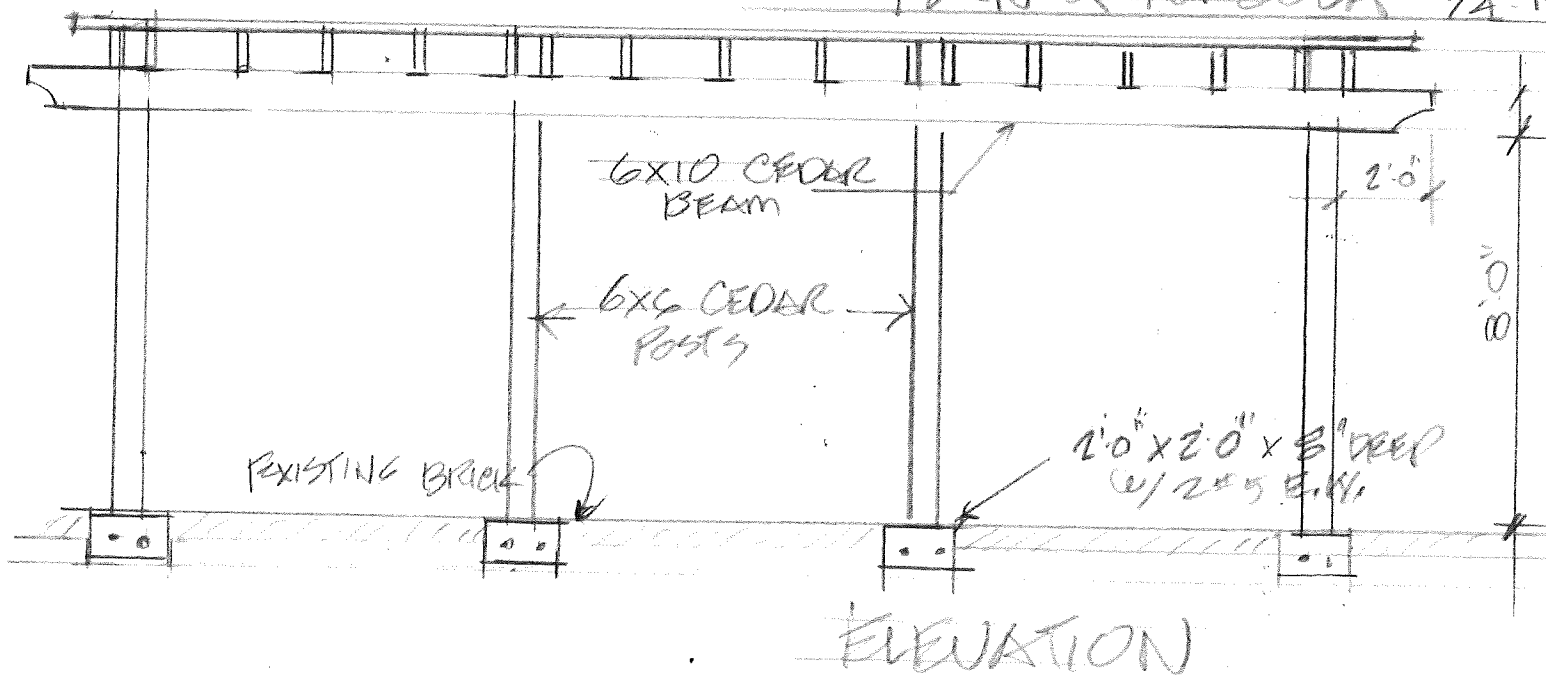
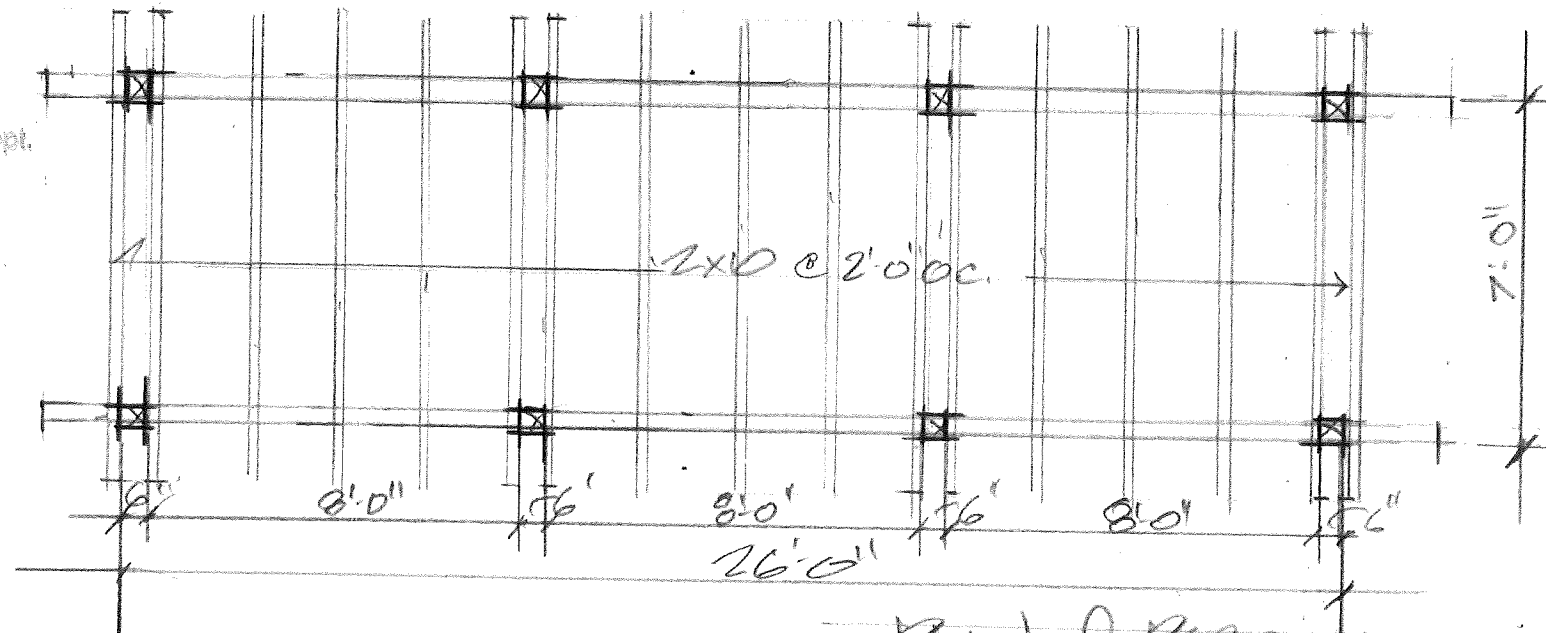
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File:

SHEET

16

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JAN 17 2023
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BUILDING RENOVATION	
: D.J.'S CLAM SHACK	
21 HYPOVA ST.	
LES THOMAS ARCHITECT	
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508	
Date:	
Scale: AS NOTED	
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SHEET	
A-9	





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JAN 13 2023

Planning/Development

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JAN 17 2023

Planning/Building Dept.





RECEIVED
JAN 17 2023
FBI - MIAMI

Meredith H. Randolph

From: Les Thomas <lesthomasarchitect@gmail.com>
Sent: Monday, February 6, 2023 3:31 PM
To: Harb
Subject: 21 Hypolita St
Attachments: Susan_000070.pdf

Julie and Candace,

Here is the additional information for the Clam Shack on Hypolita St.

This is the info on the canvas awning.

The other thing was The paint color for the new railing. It will match the color of the existing railing on the second floor.

The color of the building remains the same. There is no rebuilding of the porches will are simply replacing the existing railing.

If you need anything else let me know.

Les

Shop All



AWNINGS

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FAQ



AWNINGS

Platinum Series Awnings

Our premium line Platinum Series combines luxury and sophistication with SunSetter engineering excellence to provide you with years of worry-free shade. Available in a variety of models including the Platinum Plus models with our state-of-the-art semi-cassette housing that protects your awning year-round from dirt, rain, wind, and snow.

**10 YEAR**

Limited Warranty

10-year limited warranty**Top-of-the-line SunSetter Performance Acrylic and Sunbrella® fabrics****State-of-the-art Platinum Semi-Cassette housing option**

Compare Platinum Series Awnings (Select up to three)

- ☐ Platinum Awning
- ☐ Platinum XL Awning

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OK

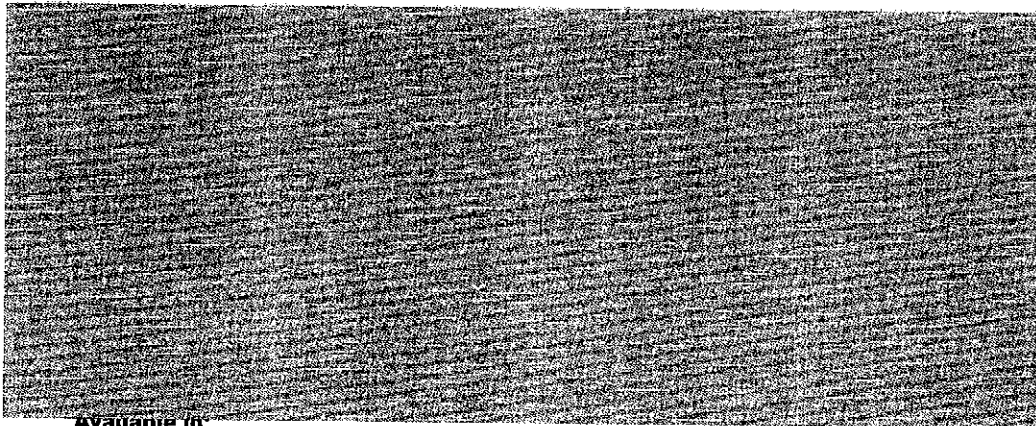


rylic and laminated fabrics.
% waterproof laminated



5 YEAR

Limited Warranty



porary styles and colors.
/ protection, repel water,

Available in:

[Previous](#)

ter Performance Acrylic

Sand Tweed

Sunbrella Performance Fabric

[Next](#)



10 YEAR

Limited Warranty

Build Your Awning

SunSetter Woven Acrylic



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Shop All



Awning Fabrics & Colors

Select a fabric line to view available colors:

SunSetter Series Fabrics

Make our SunSetter Series Awnings uniquely yours with our range of exclusive woven acrylic and laminated fabrics. Our collection of woven acrylic styles will compliment your home exterior, while our 100% waterproof laminated fabrics will withstand passing showers. Both are backed with a 5-year limited warranty.

Available in:

- SunSetter Woven Acrylic
- SunSetter Laminated



Platinum Series Fabrics

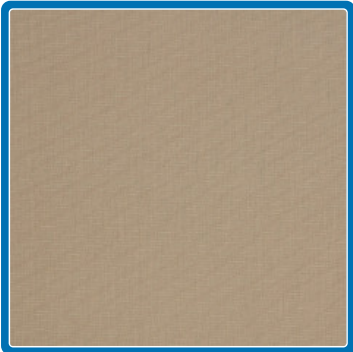
Customize our Platinum Series Awnings with top-of-the-line fabrics in a range of contemporary styles and colors. Backed by a 10-year limited warranty, these fabrics are engineered to provide superior UV protection, repel water, and resist fading, mold, and mildew.

Available in:

- SunSetter Performance Acrylic
- Sunbrella Performance Fabric



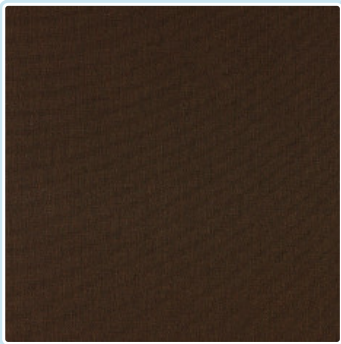
SunSetter Woven Acrylic



Sand Tweed



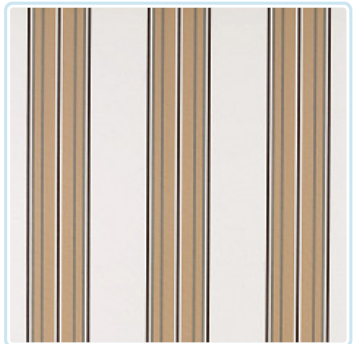
Mocha



Walnut Tweed



Wheat



Desert Sand



Teakwood Stripe



Saddle



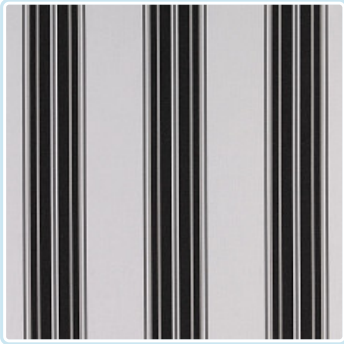
Island Brown



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OK



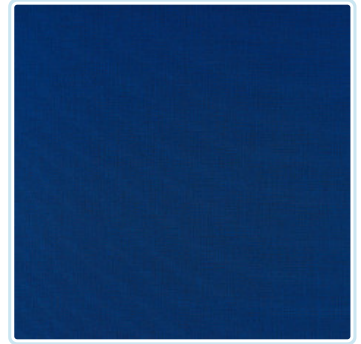
River Rock



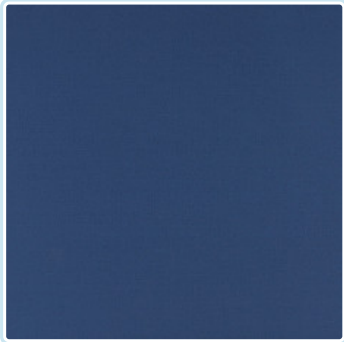
Iron Stripe



Sea Shore



Marine Tweed



Dockside Blue



Maritime Stripe



Navy



Midnight Blue



Captains Watch



Garden Green



Forest Green Tweed



Spruce



Currant Heather



Burgundy Tweed



Red Brick



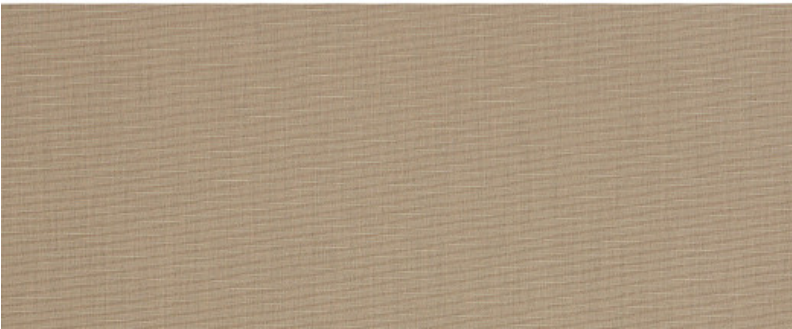
Cranberry

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Western Red



[Previous](#)

Sand Tweed

[Next](#)

[Build Your Awning](#)

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Prepared by and return to:

Tiffany Pellicer
Ginn & Patrou, PA
770 A1A Beach Boulevard
Suite D
Saint Augustine Beach, FL 32080
(904) 461-3000
File No 21-264

Parcel Identification No 196870-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30th day of April, 2021 between St. Augustine Courtyard Inc., a dissolved Florida Corporation, whose post office address is 778 Onyx Parkway, DeLand, FL 32724, of the County of Volusia, Florida, Grantor, to Mikma Properties LLC, a Florida Limited Liability Company, as tenants by the entirety, whose post office address is 931 Oak Arbor Circle, St. Augustine, FL 32084, of the County of St. Johns, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 7 of the A. B. Day Subdivision of Lots 2, 10, 17 and part of 16 of Block 9 of the City of St. Augustine, Florida, according to the map or plat thereof as recorded in Map Book 3, Page 40, Public Records of St. Johns County, Florida.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

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

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

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: John Ginn

WITNESS

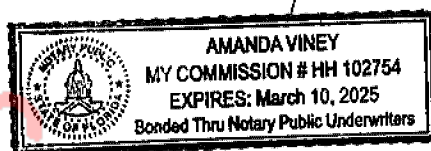
PRINT NAME: Amanda Viney

Susan Talpalar
Susan Talpalar, an authorized agent for St. Augustine Courtyard
Inc., a dissolved Florida Corporation

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30th day of
April, 2021, by Susan Talpalar.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FL DL

Prepared by and return to:

Tiffany Pellicer
Ginn & Patrou, PA
770 A1A Beach Boulevard
Suite D
Saint Augustine Beach, FL 32080
(904) 461-3000
File No 21-264

Parcel Identification No 196870-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30th day of April, 2021 between Susan Talpalar, individually and as Trustee of Susan G. Talpalar Living Trust, whose post office address is **778 Onyx Parkway, DeLand, FL 32724**, of the County of Volusia, Florida, Grantor, to **Mikma Properties LLC, a Florida Limited Liability Company**, as **tenants by the entirety**, whose post office address is **931 Oak Arbor Circle, St. Augustine, FL 32084**, of the County of St. Johns, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 7 of the A. B. Day Subdivision of Lots 2, 10, 17 and part of 16 of Block 9 of the City of St. Augustine, Florida, according to the map or plat thereof as recorded in Map Book 3, Page 40, Public Records of St. Johns County, Florida.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

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

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

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Jim Ginn

WITNESS

PRINT NAME: Amanda Viney

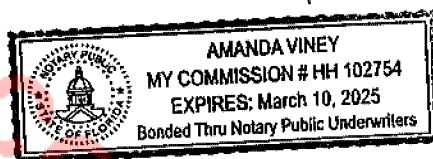
Susan Talpalar
Susan Talpalar, individually and as Trustee of Susan G. Talpalar Living Trust

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30th day of April, 2021, by Susan Talpalar.

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____

Type of Identification

Produced: FL DL



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](#)

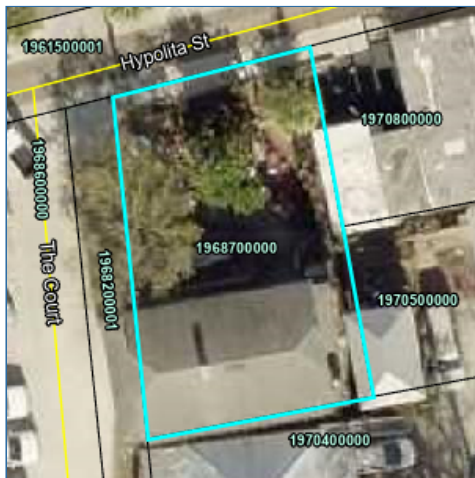


Parcel ID	1968700000
Location Address	21 HYPOLITA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	3-40 DAY SUBD CITY LOT 7 OR5251/1619 & 5253/1621 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	Day, Property of A.B.
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.080
Homestead	N

Owner Information

Owner Name	Mikma Properties LLC 100%
Mailing Address	931 OAK ARBOR CIR SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	\$302,845
Extra Features Value	\$2,770
Total Land Value	\$342,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$647,615
Total Deferred	\$0
Assessed Value	\$647,615
Total Exemptions	\$0
Taxable Value	\$647,615

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	\$288,267	\$7,195	\$342,000	\$0	\$0	\$637,462	\$637,462	\$0	\$637,462
2021	\$237,757	\$7,195	\$342,000	\$0	\$0	\$586,952	\$342,998	\$243,954	\$342,998
2020	\$117,250	\$6,220	\$262,480	\$0	\$0	\$385,950	\$311,816	\$74,134	\$311,816
2019	\$83,619	\$6,220	\$262,480	\$0	\$0	\$352,319	\$283,469	\$68,850	\$283,469
2018	\$135,464	\$6,220	\$131,240	\$0	\$0	\$272,924	\$257,699	\$15,225	\$257,699
2017	\$96,812	\$6,220	\$131,240	\$0	\$0	\$234,272	\$234,272	\$0	\$234,272
2016	\$102,191	\$6,220	\$118,116	\$0	\$0	\$226,527	\$216,950	\$9,577	\$216,950
2015	\$107,569	\$6,220	\$106,632	\$0	\$0	\$220,421	\$197,227	\$23,194	\$197,227
2014	\$66,445	\$6,220	\$106,632	\$0	\$0	\$179,297	\$179,297	\$0	\$179,297
2013	\$69,609	\$6,220	\$106,632	\$0	\$0	\$182,461	\$182,461	\$0	\$182,461
2012	\$73,406	\$6,220	\$106,632	\$0	\$0	\$186,258	\$186,258	\$0	\$186,258
2011	\$75,937	\$6,220	\$118,116	\$0	\$0	\$200,273	\$200,273	\$0	\$200,273
2010	\$69,035	\$4,671	\$117,600	\$0	\$0	\$191,306	\$191,306	\$0	\$191,306

Building Information

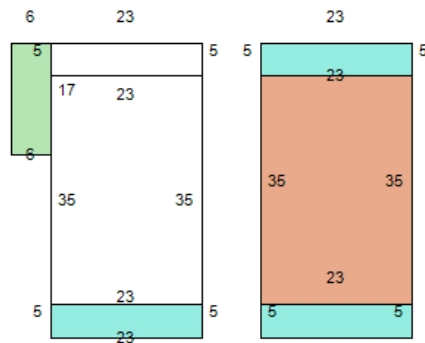
Building 1
Year Built 1920
Actual Area 2172
Conditioned Area 1725
Use Restaurants & Cafeterias
Style 04
Class N
Exterior Wall Wood

Roof Cover Composite Shingle
Roof Structure Wood Truss
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
PATIO	102
FRAME ADDITION	115
FINISHED UPPER STORY	805
FINISHED OPEN PORCH	115
FINISHED OPEN PORCH	115
FINISHED OPEN PORCH	115
BASE AREA	805
Total SqFt	2172

Sketch Information

	Room Type
	Base
	FINISHED OPEN PORCH
	FINISHED UPPER STORY
	FAD
	PATIO



Extra Feature Information

Code Description	Status	Value
Metal Fence - 4' (COM)		383
Handicap Ramp (COM)		334
Brick Pavers (COM)		2053

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	42	70	3420	SF	\$342,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/30/2021	4/30/2021	\$1,420,000.00	WARRANTY DEED	5253	1619	U	I	TALPALAR SUSAN G LIVING TRUST	MIKMA PROPERTIES LLC
4/30/2021	4/3/2021	\$0.00	WARRANTY DEED	5253	1621	U	I	ST AUGUSTINE COURTYARD INC	MIKMA PROPERTIES LLC
	12/5/2003	\$100.00	QUIT CLAIM DEED	2187	657	U	I	TALPALAR SUSAN G	TALPALAR SUSAN G LIVING TRUST
	10/1/1988	\$0.00		822	1046	U	I		ST AUG COURTYARD INC
	6/1/1986	\$0.00		709	4	U	I		

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Detail by Entity Name

Florida Limited Liability Company
MIKMA PROPERTIES LLC

Filing Information

Document Number L18000037743
FEI/EIN Number 82-4379353
Date Filed 02/12/2018
Effective Date 02/10/2018
State FL
Status ACTIVE

Principal Address

931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Mailing Address

931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

MOUNIR, MICHAEL
931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

MOUNIR, MICHAEL
931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Title MGR

HORNYAK, MARTA
931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
-------------	------------

2020	06/12/2020
2021	03/08/2021
2022	04/27/2022

Document Images

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[02/22/2019 -- ANNUAL REPORT](#)

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[02/12/2018 -- Florida Limited Liability](#)

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**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 16, 2023 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.

(Continued from the November 17, 2022 HARB meeting).

Architectural Style:	New Construction (Frame Vernacular)	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	N/A
Archaeology Zone:	IA	Zoning District:	HP-5
Parcel number:	1939600140 & 1939600000		
Agenda Item:	8(a) & 8(b)	Previous Action(s):	COA 2013-0052 OOA 2017-0081 COA HP2022-0020 COA HP2022-0021

STAFF SUMMARY AND ANALYSIS:

1. After a continuance by the HARB in November, this application was continued without being heard at both the December 14, 2022 and January 19, 2023 HARB meetings at the request of the applicant to allow additional time for the applicant to attend the HARB-mandated Development Review Committee (DRC, a.k.a Friday Review) meeting as well as to provide updated drawings based upon previous HARB discussion and recommendations. Minutes from the November 17, 2022 meeting, have been provided for the Board's consideration.
2. The applicant attended the January 13, 2023 DRC meeting and comments provided by city staff are attached for the Board's consideration.
3. The applicant has provided two new site plan options, available in the application packet, which respond to Board concerns regarding the previously proposed driveways situated in front of the main residences along Grove Avenue:
 - Option 1 eliminated the impact from vehicles along Grove Avenue for both lots; however, the site plan maintains a wider garage elevation, and a wider parking area, oriented towards W. Castillo Drive. The AGHP recommends that both parking areas and garage doors be screened from and/or oriented away from the street.
 - Option 2 orients the garages along W. Castillo Drive to match the width of the existing garage apartment building west of lot 15 but allows for vehicular access from Grove Avenue via a single-car ribbon driveway.

Both site plans show the immediately adjacent building footprints. The proposed main residences and garages have footprints of similar size to others on the block.
4. A streetscape elevation shows the proposed new residences along Grove Avenue to be generally compatible in scale and height overall to adjacent structures, while the garage apartments are wider due to their orientations towards the street (site plan option 1). Orienting the garages to the east (site plan option 2) would reduce this impact to the W. Castillo Drive Streetscape.
5. Designs for each proposed structure, which have been updated in response to Board comments, are detailed in the Scope of Work below and can be found in the submitted application. Options for the front facades of both main residences and the front façade of the two-story garage on lot 15 have been provided and are detailed in the scope of work.
6. 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 the following comments and concerns regarding materials and architectural features proposed:
 - **Driveway, walkway, and pool deck/surround materials:** tabby concrete is indicated on the materials list for driveways and the walkways along W. Castillo Drive. Clay brick pavers, shown in the materials packet with a running bond pattern, but shown on the site plans in a herringbone pattern, are proposed around the pool and for walkways on Grove Avenue. The applicant should confirm the intended colors and patterns.

- **Exterior Doors:** proposed to be wood. HARB should determine if proposed Craftsman style and 2/3 glazed front door designs are appropriate for the Frame Vernacular architecture of the buildings.
 - **Garage door:** material is specified as composite wood-clad, with magnolia design on lot 14 and magnolia arch design on lot 15 as shown in the application packet; The AGHP states that garage doors should be wood or fiberglass painted to appear as wood.
 - **Window:** brochures submitted indicate Pella aluminum-clad double-hung windows with 2/1 (lot 14) and 2/2 (lot 15) muntin patterns and 2020 fixed pane windows with divided lite for the residential buildings. The Garages feature 1/1 and fixed pane windows.
 - The 2020 fixed pane windows on the main residences are not common on Frame Vernacular buildings.
 - The applicant should confirm their intent to utilize a raised muntin profile for divided lite patterns.
 - 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 more compatible changed compared to previous COA submittals though some elevations still utilize window sizes, types, and patterns not typical of the Frame Vernacular style.
 - **Fence:** material as proposed in the November submittal is wood, and the 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 with lattice infill (Lot 14 square, lot 15 diamond) for both residences along Grove Avenue which is consistent with the architectural style of the area. The applicant should clarify the proposed finish materials and color for the visible piers and infill.
 - **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. Pre-approved color choices from appropriate periods may be administratively approved.
7. The finished floor elevation for each main residence is required to be a minimum of 8' to meet the city's freeboard requirement. Plans indicate the finished floor elevation at 10'.
 8. 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.
 9. 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 (PZB) for multi-family use may be required for these projects. Site plan option 2 may require an approved Variance application the PZB, to allow roof eave encroachment into the side setback. 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.
 10. An A14 Archaeological Review application should be submitted well in advance of any ground disturbance.
 11. A landscape plan was requested by staff and received after the additional materials deadline. It is included in the meeting packet, but not addressed in this staff report.
 12. All additional landscaping, tree removal, impervious surface area, zoning, and building code requirements outside the HARBs purview must also be met prior to issuance of a permit.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Appropriateness** applications at **28 W. Castillo Drive – Lot 14 (HP2022-0078) & 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:
 - i. Option 1: Front gable metal roof with scalloped shingle gable cladding and 2/1 gable window, hip roofed porch with bracketed posts and turned rail spindles, wood-lap siding throughout, 2/1 and single-pane slider/casement aluminum clad windows, craftsman-style front door with glazed top panel, six-panel wood exterior doors, and exposed pier foundation with 90 degree lattice.
 - ii. Option 2: Front gable metal roof extending over the covered porch with scalloped shingle gable cladding and 2/1 gable window, covered porch with bracketed posts and turned rail spindles, wood-lap siding throughout, 2/1 and single-pane slider/casement aluminum clad windows, craftsman-style front door with glazed top panel, six-panel wood exterior doors, and exposed pier foundation with 90 degree lattice.
 - b. Construct a detached two-story garage with living space above along W. Castillo hipped metal roof with, 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 driveway along W. Castillo Drive and ribbon driveway along Grove Avenue (if option 2)
 - d. Install brick paver walkway along from sidewalk to front porch on Grove Avenue (Cocoa, Herringbone)
 - e. Install 6' and 4' wood fencing as indicated on site plan
 - f. Install a 20' x 10' in-ground pool with clay brick paver surround between the main residence and detached garage.
 - g. Install associated mechanical equipment including water/wastewater, HVAC, and pool equipment
 - h. Associated landscaping (no plan submitted)
2. Lot 15:
 - a. Construct a 1-1/2 story single family residence along Grove Avenue:
 - i. Option 1: Front gable metal roof with gable bracket and 2/2 gable window, secondary projecting gable on the east half of the façade and a hip roofed porch adjacent with wood rail, wood-lap siding throughout, 2/2 and single pane slider/casement aluminum clad windows, entry steps and 2/3 glazed wood front door centered on the façade, six-panel wood exterior doors, and exposed pier foundation with 45 degree lattice infill.
 - ii. Option 2: Front gable metal roof with gable bracket and 2/2 gable window, secondary projecting gable on the east half of the façade and a hip roofed porch adjacent with wood rail, wood-lap siding throughout, 2/2 and single pane slider/casement aluminum clad windows, entry steps and 2/3 glazed wood on west side of façade, six-panel wood exterior doors, and exposed pier foundation with 45 degree lattice infill.
 - b. Construct a detached two-story garage with living space above along W. Castillo Drive:
 - i. Option 1: Construct a detached two-story garage with living space above along W. Castillo featuring a side facing gable metal roof with single front gable dormer with window, 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.
 - ii. Option 2: Construct a detached two-story garage with living space above along W. Castillo featuring a side facing gable metal roof with two front gable dormers with windows centered over the French doors below, 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 driveway along W. Castillo Drive and ribbon driveway along Grove Avenue (if option 2)
 - d. Install brick paver walkway along from sidewalk to front porch on Grove Avenue (Red, Running Bond)
 - e. Install 6' and 4' wood fencing as indicated on site plan
 - f. Install a 20' x 10' in-ground pool with clay brick paver surround between the main residence and detached garage.
 - g. Install associated mechanical equipment including water/wastewater, HVAC, and pool equipment
 - h. 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.

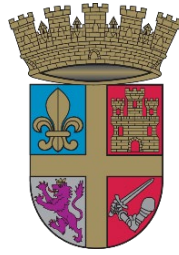
(9) Minimum yard requirements.

- a. Minimum lot width, fifty (50) feet.
- b. Minimum lot area, six thousand, seven hundred and fifty (6,750) square feet.

COA HP2022-0078 & HP2022-0079
28 W. Castillo Drive – Lots 14 & 15
February 16, 2023

LIST OF ATTACHMENTS:

1. DRC Comments from January 13, 2023 meeting
2. HARB Meeting Minutes from November 17, 2022
3. Staff Photographs
4. Sanborn Maps



**CITY OF ST. AUGUSTINE
PLANNING AND BUILDING DEPARTMENT, PLANNING DIVISION
PLAN REVIEW COMMENT SHEET**

January 6, 2023: Residential Development at 28 W Castillo Drive

Zoning Type (Sec. 28-187)

Historic Preservation District (HP-5) which allows for single family uses by right and multi-family uses as a use by exception.

Maximum lot coverage by all buildings and impervious surfaces:

- a. Fifty (50) percent.
- b. Main structures, two thousand five hundred (2,500) square feet.

Additional requirements. Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of seventy (70) percent ISR

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.

Parking Requirements (Sec. 28-373)

Single-family homes require 2 parking spaces per dwelling unit.

Multi-family residential/apartments

- 1 bedroom: 1.5 spaces per unit
- 2 bedrooms: 2 spaces per unit
- 3 or more bedrooms: 2.25 per unit

Landscaping Requirements (Sec. 25-54)

Bufferyard requirements. These requirements are stated in terms of width and the number of trees and shrubs required per one-hundred (100) linear feet of bufferyard. Any of the options illustrated shall satisfy the requirements of this section. The "unit multiplier" is a factor by which the basic number of plant materials required for a given bufferyard is determined for the indicated widths of the required bufferyard.

Multi-family uses are under Classification 2.

Front	D	3 trees, 6 shrubs
Side/rear	C	3 trees

Corridor Design Requirements

N/A

Conservation Overlay Zone Development

Removal of significant trees, or majority of the tree canopy, requires Planning and Zoning Board approval.

- List of significant trees can be found in Sec. 11-27 of the City's land development code.

Other Comments

Mobility fees for residential uses are \$1.05 per square foot of habitable space.

Information regarding the sign permitting process can be obtained by contacting Meredith Randolph at mrandolph@citystaug.com or 904-209-4325 and also at the following link: <https://www.citystaug.com/858/Sign-Permits>.

Jacob Fredriksson
Senior Planner
City of St. Augustine Planning and Building Department
jfredriksson@citystaug.com | 904-209-4331



FRIDAY REVIEW / DRC: PLAN COMMENTS
Building and Planning Department – Historic Preservation Division

January 13, 2023

RE: 28 W. Castillo Drive Lots 14 & 15 (Parcel ID: 1939600140 & 1939600000)

This application was brought to the DRC at the request of the Historic Architectural Review Board (HARB) and their review of applications HP2022-0078 and HP2022-0079. The applicant is requesting continuance of these applications, at the January 19, 2023 meeting, to the February 16, 2023 meeting to allow for consideration of DRC comments in the design of the projects.

Historic Preservation staff have done several staff reports on this project which have been provided to the applicant and can be made available again if necessary.

The properties are in the Historic Preservation 5 (HP-5) Zoning District and any development on the sites is required to meet the Architectural Guidelines for Historic Preservation (AGHP), and a link to the AGHP has also been provided to the applicant by HP staff.

Updated site plans and architectural drawings created in response to DRC comments can be submitted to HARB@citystaug.com. The materials deadline for the February HARB meeting is February 6, 2023.

Thank you,
Candice Seymour
Historic Preservation Planner
E cseymour@citystaug.com | P 904.209.4326 | W www.CityStAug.com

CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT
BUILDING AND CODE ENFORCEMENT DIVISION
Development Review Comment Sheet

Site Address:	28 W. Castillo Drive		
Business Name:	JAA Architecture	Business Owner:	John A. Allmand
Business email:	josiah@jaaarchitecture.com	Business phone number:	904.379.5108
Proposed Use:	R-3 - Residential		
Project Description:	Residential homes		

Reviewer: R. "Buddy" Schauland, CBO, CFM
904.209.4327
rschauland@citystaug.com

COMMENTS:

1. A building permit will be required for the construction of all buildings. A plan review will be conducted during the permitting phase.
2. All work shall be conducted by licensed contractors.
3. Properties are within an AE flood zone with a base flood elevation of 7' NAVD 1988. The finished floor elevation of the houses shall be at or above 8' NAVD 1988. If the garage floors are below 8' NAVD 1988, flood openings/vents shall be installed.

28 W. Castillo Drive



Legend

Flood Zones

- ZONE A
- ZONE AE
- ZONE AE-Floodway
- ZONE AH
- ZONE AO
- ZONE VE
- ZONE X-Shaded
- ZONE X

Letter of Map Change (LOMC)



0 0.004 0.008
mi

Map created with St. Johns County's Flood Zone Viewer

For more information regarding flood zones please contact 904-827-6800 Option 5

DISCLAIMER:

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Date: 1/9/2023

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



**St. Augustine Fire Department
Fire Prevention Comment Sheet**

☒ Pre-application Meeting	☐ Phone Call	☐ Plan Review
☐ Other		
Project Street Address: 28 W. Castillo		BDAC#:
Project Description: Single Family Residences		Plans Dated: 01/06/23
Comments:		
If spaces are intended to be used as short-term rentals:		
They must comply with the City's short term rental ordinance. A life safety inspection will be required.		
Ensure that all living and sleeping areas have not less than one primary and one secondary means of escape in compliance with NFPA 101 section 24.2.2, specifically window size as outlined in 24.2.2.3.3		
Smoke alarms shall be installed in accordance with chap 9.6.2.10 in every sleeping room, outside of each sleeping area, and on every level of the dwelling. NFPA 101 section 24.3.4.1		

Abby Pedigo, Fire Marshal
apedigo@citystaug.com
904-808-5537

01/12/23



St. Augustine Fire Department

101 Malaga Street

St. Augustine, FL 32084

Ph: 904.825.1098 (Non-Emergency)

Fax: 904.825.1093

The City of St. Augustine Short-Term Vacation Rental ordinance (2019- 50) requires a Life Safety Inspection, performed by the St. Augustine Fire Department, at the time of registration and annually thereafter. Listed below are the fire-safety requirements for all short-term rental properties:

- Address plainly visible and legible from the street with minimum 4" numbers.
- Smoke alarms installed and operational in each sleeping room, areas giving access to sleeping rooms, and on each level.
- Carbon Monoxide (CO) detectors installed and operational in sleeping areas of dwellings which have gas appliances and/or an attached garage.
- Portable fire extinguishers (2A10BC multi-purpose) are required on each level of the house. They must be accessibly mounted and less than one year old or serviced and tagged by a licensed company annually.
- Any installed fire alarm system or fire sprinkler system shall be inspected and tagged by a licensed company annually.
- Emergency lighting required in areas between bedrooms and exit doors. Lighting must be connected to power with battery backup.
- Exit signs over exit doors and throughout residence where the location of exits may be questionable.
- Each sleeping room shall have, in addition to the exit door, one other means of emergency escape, which may be a second door that leads directly to the outside of the structure, or an openable window that is operational from within the area in which it serves.
- Egress windows and exit doors are operable and exit paths are clear and unobstructed.
- Emergency evacuation information shall be posted in central location of rental.
- Extension cords shall not be utilized as permanent wiring.

If you have any questions or would like to schedule an inspection, contact Fire Safety Inspector Dustin Hamilton at 904-808-3369.



Development Review Committee "FRIDAY REVIEW"

Friday Review DRC Meeting: January 13, 2023

Subject Property Address: 28 W. Castillo Drive

Applicant and Business Name: JAA Architecture

Josiah Duff present

Use and Project Description: Architecture Office

INSTRUCTIONS TO APPLICANT:

Applicants are hereby instructed to deal directly with the Public Works Department and its staff member(s) listed herein to satisfy these comments and any direction discussed with applicant at the Friday Review meeting. Public Works will not authorize building permits or business licenses until all appropriate Public Works requirements have been satisfied for the project. Should any details regarding the project or business change at any time, be sure to check in with Public Works staff to ensure compliance.

UTILITY SERVICES

Comments By:

Page 1 of 1

Daniel Borrer, Development & Utility Coordinator

(904) 209-4278 / UtilConnect@citystaug.com

75 King Street – Lobby B Elevator, 4th Floor – Public Works

City Hall Office Hours: Monday – Friday, 8:00 am to 5:00 pm

INFORMATIONAL: Applicant is strongly encouraged to contact FP&L early in the planning process to coordinate power supply needs. Contact Mr. Nicholas Lubrano at (904) 824-7651/Nicholas.Lubrano@FPL.com. *Important: All private lines and equipment must be located on private property, not within City rights-of-way, easements or tracts. Please account for this during site planning.

1. Submit a Request for Letter of Availability (form A-17) to receive an official availability letter and determine the Utility Connection, Inspection and Capacity Reservation (Flow Based) fees that will be due.
<https://www.citystaug.com/FormCenter/Public-Works-7/Request-for-Letter-of-Availability-71>
 - a. Utility Fees payment is required prior to Building permit issuance.
2. E-911 addressing will be required for Lot 14. Contact Planning & Building for further information.
 - a. Lot 15 currently shows as 28 W. Castillo Dr.
3. All Residential Living units will be individually metered, per requirements of the City's Consumptive Use Permit with the St. Johns River Water Management District (SJRWMD) for drinking water.
4. *City Code Sec. 26-32 Water connections, meters and submetering: (b) Water service lines.* Water service lines supplying more than one (1) building from a single water meter are prohibited, except when specifically approved by the city manager.
5. Capacity Reservation (Flow-Based) Fees are a one-time fee to reserve treatment capacity for a specific property. Flow-Based Fees relate to the estimated long-term impact on the City's utility treatment, transmission, and distribution systems. Once paid, these fees do not expire and can be applied toward future uses of the subject property, subject to limitations stated in City Code Section 26-53. Once placed in service, fees cannot be refunded. Paid Flow-Based Fees may only be refunded subject to the conditions stated in City Code Section 26-51. Paid Flow-Based fees cannot be refunded after a Business License is issued. Paid Flow-Based Fees cannot be transferred to another property.
6. One Individually Metered Residential Unit (Capacity Reservation) Flow Based Fee: Water = \$2,455.00 / Sewer = \$1,835.00



Development Review Committee "FRIDAY REVIEW"

Friday Review DRC Meeting: January 13, 2023

Subject Property Address: 28 W. Castillo Drive

Applicant and Business Name: JAA Architecture

Use and Project Description: Architecture Office

INSTRUCTIONS TO APPLICANT:

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RIGHT-OF-WAY & SITE PLAN

Comments By:
Page 1 of 1

Jonathan Foster, P.E.
Development Supervisor
(904) 209-4273 / jfoster@citystaug.com

75 King Street – Lobby B Elevator, 4th Floor – Public Works
City Hall Office Hours: Monday – Friday, 8:00 am to 5:00 pm

Xavier "X" Pellicer, P.E.
City Mobility Manager
(904) 209-4211 / xpellicer@citystaug.com

50 Bridge Street – Mobility

1. A right of way permit will be necessary for the driveway aprons, driveway location for each lot needs to be shown on the plans.

*was also told needs
to be a city standard driveway apron*



Development Review Committee "FRIDAY REVIEW"

Friday Review DRC Meeting: January 13, 2023

Subject Property Address: 28 W. Castillo Drive

Applicant and Business Name: JAA Architecture

Use and Project Description: Architecture Office

INSTRUCTIONS TO APPLICANT:

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STORM WATER & GRADING

Comments By:

Page 1 of 1

Jonathan Foster, P.E., Development Supervisor

(904) 209-4273 / jfoster@citystaug.com

75 King Street – Lobby B Elevator, 4th Floor – Public Works

City Hall Office Hours: Monday – Friday, 8:00 am to 5:00 pm

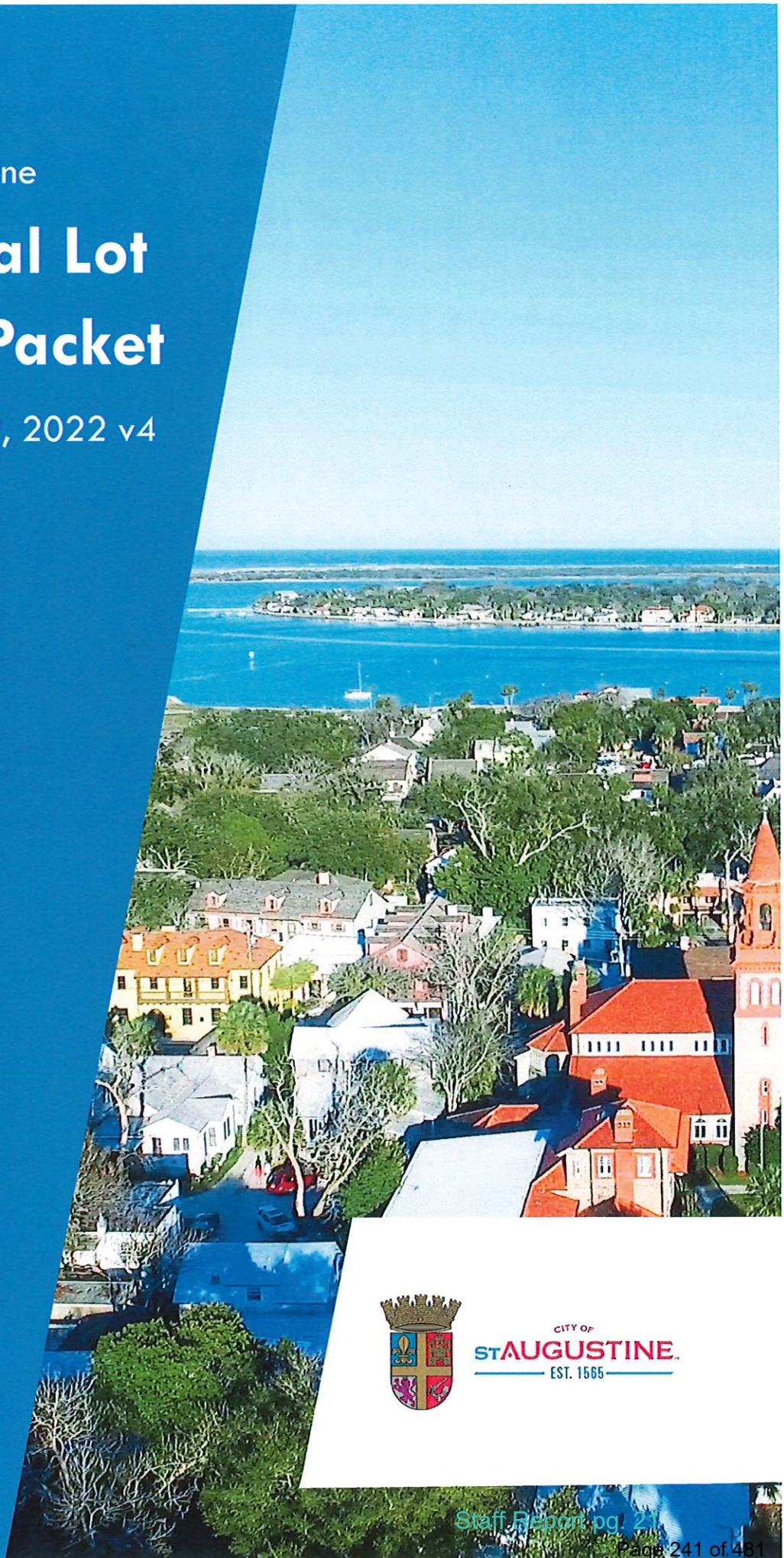
1. Finished floor elevations and grading plan should be shown for both lots.
 - a. Grading plan must show existing adjacent lot grades a minimum of 10-feet beyond the property line. The proposed development must clearly demonstrate that adjacent properties will not flood due to proposed grade changes.
2. Please see provided residential stormwater packet and Ordinance.

*Spoke about preference of Grading to
Flow towards Castillo Dr*

City of St. Augustine

Residential Lot Grading Packet

DRAFT August 29, 2022 v4



CITY OF
ST. AUGUSTINE
EST. 1565

INTRODUCTION & OVERVIEW

APPLICABILITY

This overview and packet is specifically for single family or duplex residential structures (inclusive of short term rentals and long term residences) and increases of 500 square feet or more of lot coverage or impervious surface.

BULLETIN G-01-21

This informational packet was created in response to Bulletin G-01-21. The full bulletin can be read on page 4 in the Bulletin G-01-21 section. The bulletin's main concern is ensuring stormwater impact from future residential development is respectful of existing development. To achieve this, the city and applicants need to be able to clearly designate (a) the work to be completed and (b) its impacts to neighboring properties.

PACKET CONTENTS

This packet includes the following:

GOALS & KEYNOTES	03
BULLETIN G-01-21	04
APPLICATION COVER	05
PLAN CHECKLIST	06
EXHIBIT A: TYPICAL LOT GRADING	07
EXHIBIT B: EXAMPLE GRADING PLAN 1	08
EXHIBIT C: EXAMPLE GRADING PLAN 2	09
STORMWATER, RESILIENCY, AND LOW IMPACT DEVELOPMENT (LID)	10
STORMWATER CREDIT	12

COVER IMAGE: Accessed through Shutterstock. Royalty-free stock photo ID: 388981021. Licensed for use by Marquis Latimer + Halback, Inc. for web and limited print distribution.

GOALS

GOAL #1 PROTECT

Protect older homes from the flooding impacts of newer homes.



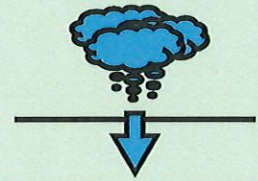
GOAL #2 MAINTAIN

Provide incentives to use building techniques which do not require land filling for new construction.



GOAL #3 RECHARGE

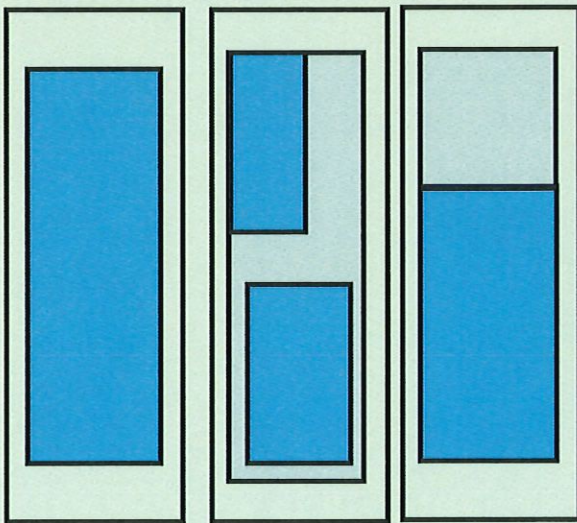
Limit amount of impervious surface area on residential lots.



KEYPOINTS

70%

IMPERVIOUS SURFACE RATIO



10 FEET

**PROVIDE SPOT ELEVATIONS ON BOTH SIDES OF THE PROPERTY LINE.
SEE EXHIBITS B AND C.**

**1 INCH =
\$108/YR**

**STORMWATER FEE CREDIT FOR
RETAINING 1" RAINFALL EVENT
ON SITE.**



August 26, 2021

Bulletin G-01-21

To: Building Permit Applicants

From: Richard Schauand, CBO, CFM, Building Official

Re: Residential Lot Grading Plan

This bulletin is to inform building permit applicants for residential structures of the requirement of additional construction documents. These additional documents are intended to ensure that the proposed construction complies with Section R401.3 – Drainage of the Florida Building Code, Residential. Applicants will have to provide a lot grading plan for all residential building permits for new single-family residences, an increase of 500 square feet or more of lot coverage or impervious surface, and for all Floodplain Management Permits.

Over the years, residential property owners have brought in fill to elevate their property to mitigate flood damage. This practice has caused flooding onto neighboring properties. Section R401.3 – Drainage of the Florida Building Code, Residential, requires surface drainage to be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The lot grading plan and approval process are being implemented to ensure that the code is followed, which will help alleviate the flooding onto neighboring properties that is caused by normal rain events.

This new requirement will be implemented on or after January 1, 2022. If an application is submitted on or after this date without the lot grading plan, the application will not be accepted, and the applicant will be notified as to what is needed.

The requirements for the lot grading plan are:

1. Shall have spot elevations, including all roofed areas and impervious surfaces. This includes the site elevations on neighboring properties 10 feet from the boundaries of the subject property. Spot elevations shall be included in the boundary and topographic survey prepared by a Professional Land Surveyor (PLS).
2. Shall show existing and proposed ground elevations.
3. Shall show that all stormwaters will not be directed to or add impact onto any adjacent private property.
4. The grading plan must demonstrate that existing drainage patterns are managed according to all applicable legal requirements.

The lot grading plan will be reviewed and approved by the City Public Works Department. If, during the planning and design phase, it is determined that grading is not sufficient or acceptable, the use of gutters, swales, retaining walls or low impact development techniques can be used to divert or manage rainwater on site. These techniques shall be shown on the lot grading plan and will have to be approved by the Building Official (Floodplain Manager).

A post development lot grading plan shall be submitted to the Building Official prior to the final building inspection. The post development lot grading plan will be verified and inspected by the City Public Works Department. The Certificate of Occupancy or Certificate of Completion will not be issued until the post development lot grading plan has been approved.

NOTE: Once the lot grading has been approved, it is the property owner's responsibility to maintain the surface grading in perpetuity.



Applicant Name	
Applicant Phone Number	
Property Owner Name	
Property Owner Phone Number	
Site Parcel No.	
Site Address	

Please also refer to Bulletin G-01-21 issued by the Planning and Building Department.

Pursuant to Bulletin G-01-21, applicants will have to provide a lot grading plan for all residential building permits that will produce an increase of 500 square feet or more of impervious surface and for all Floodplain Management Permits.

Over the years, residential property owners have brought in fill to elevate their property to mitigate flood damage. This practice has caused flooding onto neighboring properties. Section R401.3 – Drainage of the Florida Building Code, Residential, requires surface drainage to be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The lot grading plan and approval process are being implemented to ensure that the code is followed, which will help alleviate the flooding onto neighboring properties that is caused by normal rain events.

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2. Shall show existing and proposed ground elevations.
3. Shall show that all stormwaters will not be directed to or add impact onto any adjacent private property.
4. The grading plan must demonstrate that existing drainage patterns are managed according to all applicable legal requirements.

The lot grading plan will be reviewed and approved by the City Public Works Department. If, during the planning and design phase, it is determined that grading is not sufficient or acceptable, the use of gutters, swales, retaining walls or low impact development techniques can be used to divert or manage rainwater on site. These techniques shall be shown on the lot grading plan and will have to be approved by the Building Official (Floodplain Manager).

A post development lot grading plan shall be submitted to the Building Official prior to the final building inspection. The post development lot grading plan will be verified and inspected by the City Public Works Department. The Certificate of Occupancy or Certificate of Completion will not be issued until the post development lot grading plan has been approved.

General questions related to the City permitting, review, approval, construction, and acceptance process should be directed to the Planning and Building Department at (904) 825-1060. Technical questions related to the lot drainage and grading plans should be addressed to Jonathan C. Foster, P.E., Development Supervisor at (904) 209-4273 or jfoster@citystaug.com.



PLAN CHECKLIST

Submittal information and plans should include, but shall not be limited to, the following (examples are provided in Exhibits A, B, and C):

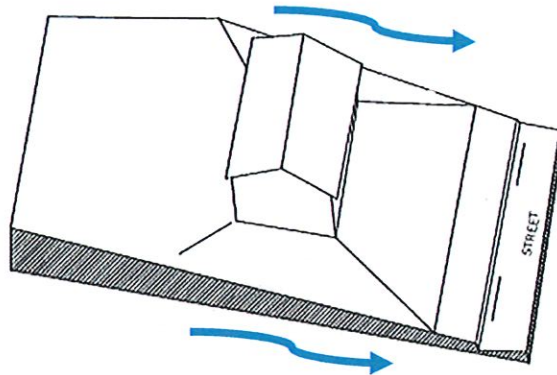
- ➡ A **boundary and topographic survey** shall be submitted as prepared by a **registered professional surveyor**. The survey should include at a minimum:
 - ☐ **Property line.**
 - ☐ **Spot elevations of the existing parcel** in question—shown on a 25' grid.
 - ☐ **Spot elevations on all adjacent properties** - **10-feet** from the boundaries of the subject property at approximately 25-foot intervals.
 - ☐ **Limits of structure(s) with Finish Floor Elevation (FFE) in NAVD88.**
 - ☐ **Limits of impervious surfaces** (patios, pool decks, driveways, etc).
 - ☐ **Jurisdictional lines** (wetlands or easements).
- ☐ The **proposed grading plan** shall be drawn to a legible conventional engineering scale (1-inch = 20 feet, smallest scale accepted) using the site plan and survey as a base map.
- ☐ Show that all **stormwater will not be directed to or add impact onto any adjacent private property.**
- ☐ The grading plan must (a) **establish positive drainage** and (b) **not re-direct existing runoff** to an adjacent property unless an existing drainage easement or property owner agreement is provided.
- ➡ The **proposed grading plan** shall include, at a minimum, the following features:
 - ☐ Provide a **lot drainage plan** with the **finish floor elevation (FFE)** of the building in NAVD 88, along with **flow arrows and spot elevations** of anticipated flow. In general, drainage should be routed along the shortest practicable flow path to the street or other approved point of collection.
 - ☐ **Spot elevations**, including all roofed areas and impervious surfaces. This includes the **site elevations on neighboring properties** 10-feet from the boundaries of the subject property.
 - ☐ Show all **existing and proposed ground elevations for new features** (structures, docks, etc).
 - ☐ Identify existing drainage features on the lot, adjacent lots and the streets, such as storm **inlets, storm drain pipes, culverts, swales, berms, walls etc.** within 10-feet of the property line.
 - ☐ **Lot dimensions** (length and width) for each side of the parcel.
 - ☐ **Identify streets.**
 - ☐ Show **limits of fill.**
 - ☐ Label **proposed and existing buildings** – including distances from **property lines, zoning, setbacks, buffers** etc.
 - ☐ Show **proposed impervious areas** with dimensions and square footage (walkways, driveways, sidewalks, garages, buildings, pools, etc.).
 - ☐ Show **proposed Lot Grading Type (A, B, C)** as applicable. (See Exhibit A).
 - ☐ Show appropriate **erosion control measures** (i.e. silt fence, filter socks, gutter buddies) to be used during construction to prevent impacts to adjacent properties and City infrastructure (streets, storm drains).
 - ☐ Show **FEMA flood zones.**
 - ☐ Show any designed **Low Impact Development (LID)** features.

NOTE: Once the lot grading plan has been approved, it is the property owner's responsibility to maintain the surface grading in perpetuity. The City may, at any time, require maintenance on the surface grading if alterations result in surface drainage problems.

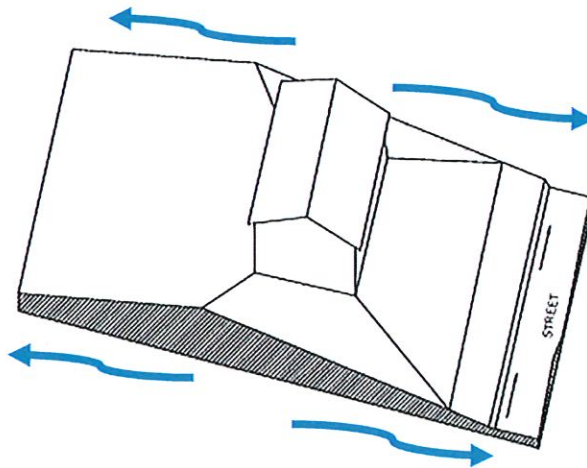


EXHIBIT A

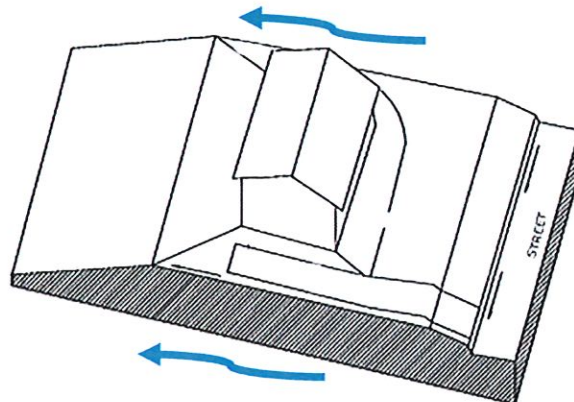
TYPICAL LOT GRADING TYPE



TYPE A | ALL DRAINAGE TO STREET.



TYPE B | DRAINAGE TO STREET AND REAR OF PROPERTY.



TYPE C | ALL DRAINAGE TO REAR OF PROPERTY.

EXHIBIT B

EXAMPLE GRADING PLAN 1

IMPERVIOUS SURFACE RATIO WORKSHEET
(Method of Calculation)

IMPERVIOUS SURFACE - Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities.

IMPERVIOUS SURFACE RATIO (ISR) - The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

LOT AREA - The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area.

Property Address _____

Lot Area _____ square feet

Impervious Surfaces:

1. Existing building(s) footprint _____ sq. ft.
2. Existing concrete/paver patios, driveways, walkways, etc. _____ sq. ft.
3. Proposed roofed building(s) footprint _____ sq. ft.
4. Proposed concrete/paver patios, driveways, walkways, etc. _____ sq. ft.

Total Impervious Surfaces _____ sq. ft.

Total Impervious Surface divided by Lot Area = Impervious Surface Ratio %

I, _____ (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete to the best of my knowledge.

Date _____

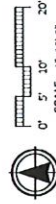
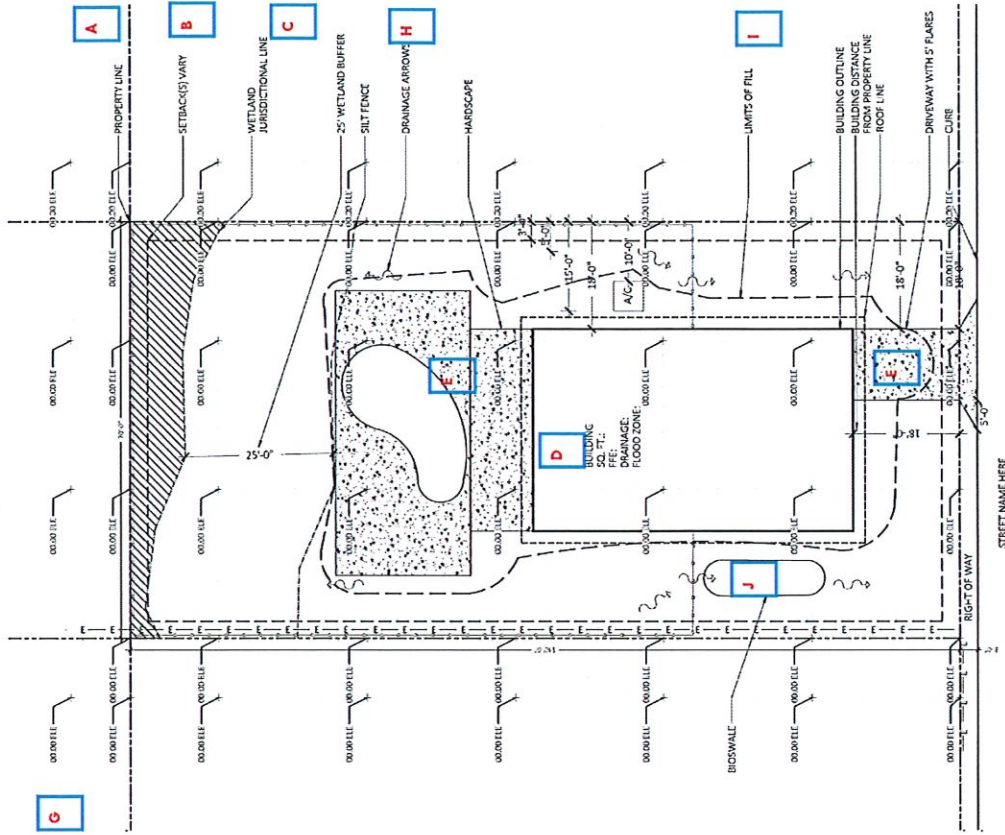


EXHIBIT C

EXAMPLE GRADING PLAN 2

IMPERVIOUS SURFACE RATIO WORKSHEET (Method of Calculation)

IMPERVIOUS SURFACE - Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities.

IMPERVIOUS SURFACE RATIO (ISR) - The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

LOT AREA - The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area.

Property Address _____

Lot Area _____ square feet

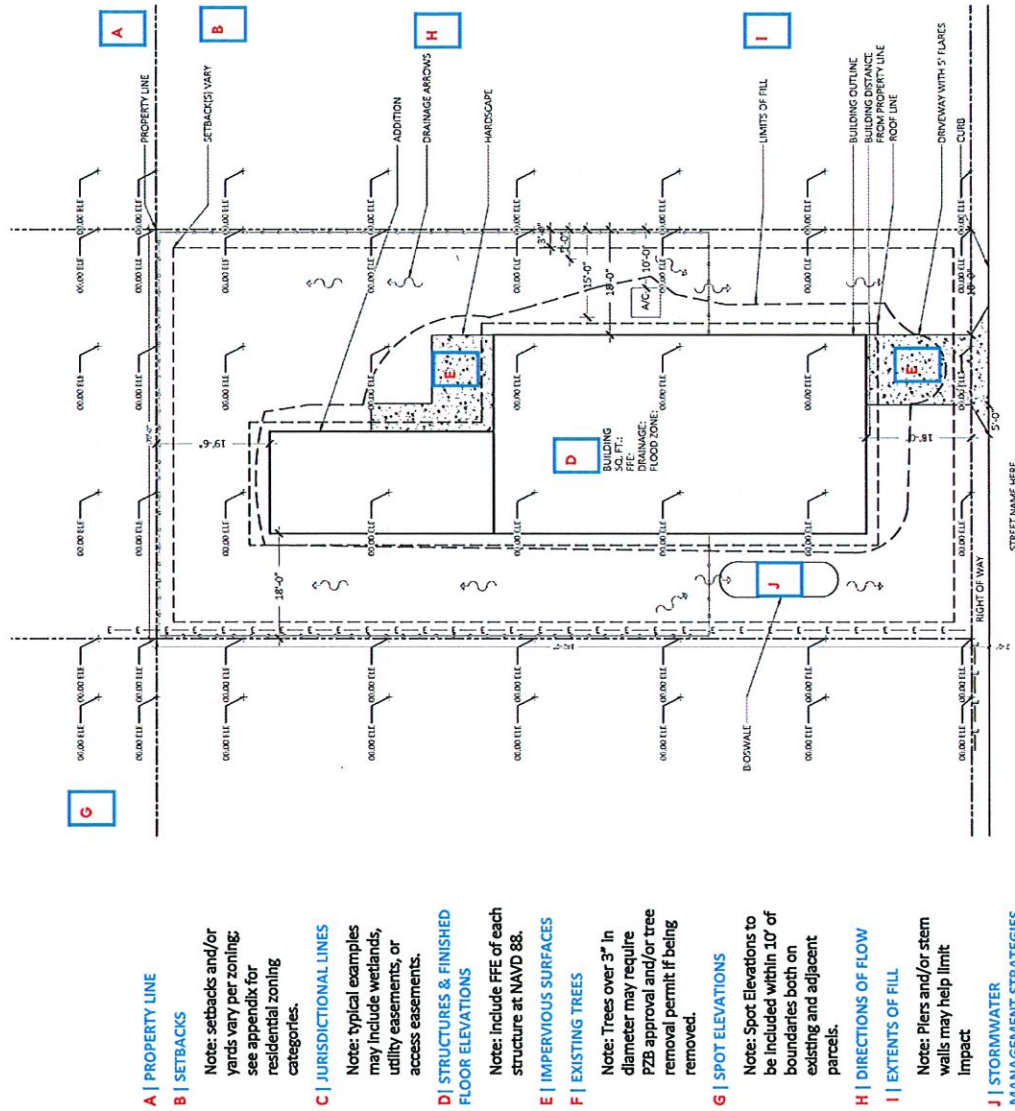
Impervious Surfaces:

- Existing building(s) footprint _____ sq. ft.
- Existing concrete/paver patios, driveways, walkways, etc. _____ sq. ft.
- Proposed roofed building(s) footprint _____ sq. ft.
- Proposed concrete/paver patios, driveways, walkways, etc. _____ sq. ft.

Total Impervious Surfaces _____ sq. ft.
 _____ divided by _____ = _____
 Total Impervious Surface Lot Area Impervious Surface Ratio %

I, _____ (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete to the best of my knowledge.

Date _____



STORMWATER, RESILIENCE, AND LOW IMPACT DEVELOPMENT

STORMWATER DESIGN OVERVIEW

Stormwater is recommended to be incorporated into the overall design of the project as amenities. The goal of encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities.

LOW IMPACT DEVELOPMENT (LID) STORMWATER TECHNIQUES

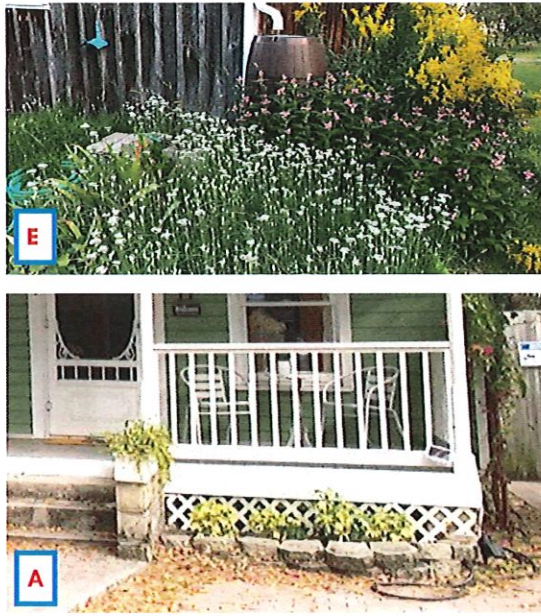
It is recommended that projects include **at least two of the following** low impact design concepts, which may be located anywhere on the project (including the front setback):

- A. **Raised pier construction for homes** (allowing for movement of stormwater and additional infiltration area)
- B. **Rain water harvesting** (rain barrels, underground cisterns, and similar to assist in water conservation)
- C. **Green roofs**
- D. **Bio-swales**
- E. **Rain gardens**
- F. **Pervious pavement** (pervious concrete, pervious pavers, and/or other pervious pavements)



Example of Rainwater harvesting and green roof.

Image from Unsplash and Shutterstock.



Example of rain garden and raised pier construction with porous skirting.

Image from Shutterstock and ML+H.



Examples of Stormwater Facility Design

Sources: The Urban Report; Green and Sustainable Services, LLC.



Masonry site walls with floodgates can provide flood protection. Image from ML+H.



A low site wall can help to provide flood protection. Also shown is an open "pier system" for the front porch. Image from ML+H.



Example of Raised Pier construction with porous skirting (lattice). Image from ML+H.

STREET WALL AS FLOOD PROTECTION

1. It is recommended that the street wall be considered as part of flood protection to the site. When used in conjunction with neighboring walls and earthen berms, it is possible to create an initial barrier to storm surge and flooding.
2. Openings in the wall for pedestrian walkways and driveways can be closed during storm events by using temporary barriers.

STREET WALLS

1. Low block / masonry walls may be appropriate. Street walls are recommended to not exceed 36", but four (4) feet is the maximum per Code. Wall height should be measured from the lower elevation of the public sidewalk or final elevation of adjacent interior development.
2. Portions of the wall above 3 feet should not be more than 50% solid.
3. Street walls shall be constructed of brick or masonry. Fencing may be included.
4. When landscaping is provided between the wall and the sidewalk, the landscaping strip is recommended to be a minimum of two (2) feet wide.

FOUNDATION

The relationship of the building floor height to the surrounding context of the neighborhood is important to consider.

Raised Pier Foundations: There are multiple advantages to raising the foundation, including (a) opportunities for stormwater infiltration, (b) movement of storm surge through a site in hurricane events, and (c) cross ventilation.

Design recommendations should consider:

1. Brick, tabby or concrete block (with texture) piers.
2. Spaces between piers left open.
3. Lattice infill between piers is common.

RECOMMENDED FIRST FLOOR ELEVATIONS

Homeowners may consider further elevating the first floor. General recommendations to keep the architectural context of the homes include:

1. Take into consideration maximum heights of FEMA and City required minimum elevations of 35' (conforming lot) and 30' (non conforming lot).
2. Do not raise the home more than 4' from existing grade.
3. When raising the home more than 4' from existing grade, consider bringing it up one floor by building a non-occupied space such as garages, storage, and similar under the structure. The inclusion of an exterior porch and first floor entry should be considered in lieu of open "stilt house" base.
4. The City encourages sensitivity to the neighborhood character and sense of place created by the streetscape.

ORDINANCE NO. 2021-26

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 28, SECTION 28-2 TO AMEND THE DEFINITION OF IMPERVIOUS SURFACE; CREATING A DEFINITION OF MASTER PLANNED COMMUNITY; CREATING SECTION 28-160 DIVISION 3 RESIDENTIAL DISTRICTS TO PROVIDE FOR REGULATIONS RELATED TO IMPERVIOUS SURFACES FOR SINGLE FAMILY RESIDENTIAL DWELLINGS NOT WITHIN MASTER PLANNED COMMUNITIES; AMENDING CODE SECTIONS 28-187 AND 28-188 TO CREATE AN IMPERVIOUS SURFACE RATIO (ISR) REQUIREMENT FOR HISTORIC DISTRICTS HP-1, HP-2, HP-3 AND HP-5; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR CONFLICT WITH OTHER ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS, on November 9, 2020 the City Commission of the City of St. Augustine established a Building Code Task Force to discuss and evaluate possible updates to the city code related to flood protection and resiliency; and

WHEREAS, the Task Force met several times and developed a Final Report addressing the three (3) goals as assigned by the City Commission; and

WHEREAS, on March 8, 2021 the City Commission accepted the Final Report of the Building Code Task Force, and forwarded the report to the Planning and Zoning Board (PZB) for the board's input and formal recommendation on the adoption of new land development codes; and

WHEREAS, on June 16, 2021 at a Special Meeting of the Planning and Zoning Board (PZB) the board acting as the Land Planning Agency for the City recommended that staff move forward to develop land development regulations to address stormwater flooding in neighborhoods; and

WHEREAS, on August 26, 2021 at a Special Meeting of the Planning and Zoning Board (PZB) the board acting as the Land Planning Agency for the City recommended to the City Commission land development regulations to adopt an impervious surface ratio (ISR) for single family residential dwellings not within master planned communities; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Amending the Code of the City of St. Augustine. Section 28-2 Definitions of the Zoning Code of the City of St. Augustine is hereby amended, as follows:

“Sec. 28-2. - Definitions.

For the purpose of this chapter, certain words and terms used herein shall be interpreted to have meanings as defined below. Where words or terms are not defined, they shall have their ordinarily accepted meanings or such as the context may imply. Words used in the present tense include the future; the singular number includes the plural and the plural includes the singular. The word ‘shall’ is mandatory; the word ‘may’ is permissive. The word ‘used’ or ‘occupied’ includes the words ‘intended, designed or arranged to be used or occupied.’ The word ‘lot’ includes the word ‘plot’ or ‘parcel.’ The word ‘structure’ includes the word ‘building’ as well as other things constructed or erected on the ground, attached to something having location on the ground, or requiring construction or erection on the ground. The word ‘land’ includes the word ‘marsh,’ ‘water’ or ‘swamp.’ The word ‘map’ shall mean the ‘Zoning Maps of the City of St. Augustine, Florida’ and the ‘city’ shall mean the City of St. Augustine, Florida, a corporation of the State of Florida.

...

Impervious surface means those surfaces which do not absorb water. They consist of all buildings, parking areas, driveways, roads, sidewalks, any areas of concrete or asphalt and other surfaces not pervious to water. ~~In the case of lumberyards, areas of stored lumber constitute impervious surfaces.~~ Including any hard surface that prevents or restricts the flow of water into the soil.

...

Sec. 28-160~~159~~. - Height restrictions and maximum lot coverage on non-conforming lots of record in single-family residential districts (RS-1 and RS-2).

Notwithstanding any other provisions of this division 3, the allowable maximum height of structures of more than one story proposed for construction within single-family residential districts (RS-1 and RS-2) on a non-conforming lot of record shall be thirty (30) feet, and such structures shall have a minimum roof pitch of 5/12, with dormers limited to twenty (20) percent of the eave length per side. For the proposed structures subject to this provision, the maximum lot coverage shall be twenty-nine (29) percent in RS-1 and thirty-five (35) percent in RS-2.

Sec. 28-160. – Maximum Impervious Surface Ratio (ISR) for all single family residential dwelling development.

There shall be a maximum impervious surface ratio (ISR) of 70% of the lot size for all single family residential dwelling development regardless of the zoning district, except as established within the historic preservation districts and not within any master planned communities.”

Section 3. Amending the Code of the City of St. Augustine. Sections 28-187, and 28-188 of the Zoning Code of the City of St. Augustine are hereby amended, as follows:

“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.

- (1) *Created; boundaries.* There is hereby created an historical preservation district to be known as historical preservation district HP-5, the boundaries of which shall be as follows:

Begin at the intersection of U.S. Highway 1 and Grove Avenue; thence run easterly along Grove Avenue to San Marco Avenue (except those properties zoned PUD); thence southerly along San Marco Avenue to Castillo Drive; thence westerly along Castillo Drive to Riberia Street; thence southerly along Riberia Street to Orange Avenue; thence westerly along Orange Avenue to U.S. Highway 1; thence northerly along U.S. Highway 1 to Grove Avenue.

...

- (5) *Maximum lot coverage by all buildings and impervious surfaces:*

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 70% ISR:

(67) 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.

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

(89) Minimum yard requirements.

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

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

...”

“Sec. 28-188. - Lot, yard and height requirements for historic preservation districts 1, 2 and 3.

(a) All new buildings or structures within these historical districts shall conform to the Architectural Guidelines for Historic Preservation of the City of St. Augustine. New construction, whenever practical, should conform to old foundation lines in order that the original scale and pattern of development can be preserved.

(b) The following lot, yard and height requirements shall be applicable to new construction reflecting the Colonial periods in historic preservation district 1 and to all new construction in historic preservation districts 2 and 3:

(1) Minimum lot requirements:

a. Minimum lot width, thirty-five (35) feet.

b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.

(2) Maximum lot coverage by all buildings and impervious surfaces:

a. The lesser of seventy (70) percent or seven thousand (7,000) square feet.

b. Main structure, the lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.

c. Lots containing Single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of 80% ISR.

...

(c) The following lot, yard and height requirements shall be applicable to new construction reflecting all other architectural styles as permitted in the Architectural Guidelines for Historic Preservation or as approved by HARB within the allowable list of styles in historic preservation district 1:

(1) Minimum lot requirements:

- a. Minimum lot width, thirty-five (35) feet.
- b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.

(2) Maximum lot coverage by all buildings and impervious surfaces:

a. All structures: The lesser of seventy (70) percent or seven thousand (7,000) square feet as approved by HARB to be compatible with adjacent properties but not to exceed seventy (70) percent maximum lot coverage.

b. Main structure: The lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.

c. Lots containing Single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of 80% ISR.

...”

Section 4. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that repealed language shall be removed and that the sections of this ordinance may be re-numbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.



Development Review Committee "FRIDAY REVIEW"

Friday Review DRC Meeting: January 13, 2023

Subject Property Address: 28 W. Castillo Drive

Applicant and Business Name: JAA Architecture

Use and Project Description: Architecture Office

INSTRUCTIONS TO APPLICANT:

Applicants are hereby instructed to deal directly with the Public Works Department and its staff member(s) listed herein to satisfy these comments and any direction discussed with applicant at the Friday Review meeting. Public Works will not authorize building permits or business licenses until all appropriate Public Works requirements have been satisfied for the project. Should any details regarding the project or business change at any time, be sure to check in with Public Works staff to ensure compliance.

SOLID WASTE SERVICES

Comments By:

Olivia Smith, Solid Waste Division Manager

Page 1 of 1

(904) 825-1049 / osmith@citystaug.com

Solid Waste Office Hours: Monday – Thursday, 7:00 am to 4:00 pm

1. The Solid Waste division will provide curbside service to this business location using 96-gallon commercial carts. Garbage collection will be twice a week, each Monday and Thursday. All city carts must be curbside no later than 7:00 am the day of collection and removed by 7:00 pm after service is rendered. All refuse must be placed into the carts for service, anything placed outside of the container will not be collected without an additional service fee. New cart placement, cart replacements, and additional carts incur a flat rate service fee. The Solid Waste Division will monitor this property for any additional garbage service that may be required due to increased volume, frequency of collection and/or overflow concerns.
2. The department offers and promotes commercial recycling programs. Commercial establishments are encouraged to participate in diverting their waste using a 96 gallon recycling cart. Recycling materials can be co-mingled for a monthly flat rate applied to the water/utility account. The volume and quality of the recyclables will be monitored to alleviate container overflow and contamination. Cardboard boxes are to be broken down and recyclables should be loose, clean, and dry. Inquire within for a list of acceptable recycling materials, route scheduling and service.

7. (d) HP2022-0080 – A.D. Davis Construction Corp.– Applicant
TEP, Inc.– Owner
10 Aviles Street (a.k.a. 17 King Street)

Mr. Benoit recused himself. ⁴

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

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 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.

Mike Davis and Sammy Hale reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi felt the building should be put back the way it was before as it was an important street. She thanked Mr. Davis for apologizing.

Public hearing was closed.

The Board discussed:

- Thanked the applicant for being corporative
- Building should be put back the way it was before it was changed as it was an important building
- Further down the replacement looked to be in line with other horizontal banding but the adjacent suite it was lining up with the hop of the door

- Asked if the scale of the mullion was the same as the others
- Felt this was the best solution and thought it should be taken back so that it all aligned across
- Should put back to what was there prior

Applicant response:

- New store front was unable to get the same material as it no longer met code, but it was the same material that had been used on King Street (same building) and approved by HARB
- Proposed matching the mullion that was next to the one directly next to it
- Suggesting keeping the doors at the lower height

MOTION

Dr. Wingo MOVED to APPROVE application HP2022-0080 to approve the applicant replacing the existing nonconforming windows with the previously existing storefront windows. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Wingo, MacDonald, Beach, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (e) HP2022-0078 – Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive – Lots 14

Application HP 2022-0079 was heard with item 7(e).

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-

⁴ Recusal form attached to original minutes

ground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment

The applicant was not present.

Ms. Duncan asked if there was Board consensus to move the applications to later in the meeting. She confirmed this was for both HP 2022-0078 and HP 2022-0079.

Ms. Seymour replied in the affirmative and the two applications would be heard together.

Ms. Lopez advised that the applications could be moved to the end of the meeting in the hopes that the applicant would arrive.

Mr. MacDonald said Ms. Puckett, a citizen, had been to many of the meetings and it was no fair to the public to move the application when the applicant had not shown.

Ms. Lopez stated the applicant knew the hearing was taking place and the Board had the choice to move the item to later in the agenda or take legal action.

There was Board consensus to proceed with the application without the applicant present.

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 (HP2022-0078) & 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.

The Board provided their ex parte communication.

Public hearing was opened.

Yvonne Puckett spoke in opposition to applications and said the development was intense with a total of ten bedrooms. She said there was traffic on the street already and this was insensitive to neighbors. She said a site plan for parking was not available and was concerned about the curb cuts. She thought she would not have access to her property with the parking issues.

Michelle Ward spoke in opposition and felt the applicant would be renting these as short-term rentals. She noted there were ten bedrooms between the two homes and not enough parking. She said another concern was water drainage. She said the lots were in the lowest part of the neighborhood and these lots absorbed a tremendous amount of rainwater which helped mitigate the problem. She suggested the site be prepared to drain towards Castillo Drive where there was a larger stormwater drain.

H A Smith spoke in opposition to the application and said the water run-off should

be graded towards Castillo Drive and not Grove Avenue. He asked if there would be access to the properties from Grove Avenue. He said there were already obstructions on the sidewalk and thought these properties could exacerbate the problem.

BJ Kalaidi said the staff advised the application could be continued but asked if it could be denied. She said she was unsure if the parking issues were under the Board's purview. She said the Board needed to express what could and could not be done. She asked what items were provided to the Board and by who.

Ms. Duncan noted Peter Kline emailed Ms. Courtney and the letter was read in the record.

Public hearing was closed.

Gary Allen Register reviewed the application and provided new documentation to the Board.⁵

Public Comment was re-opened:

H A Smith spoke in opposition and said he was unsure how parking would take place on Grove Avenue and felt pedestrian mobility would be obstructed.

Michelle Ward spoke in opposition to the application and said she was concerned about the curb cuts for Grove Avenue. She said she thought there were regulations or restrictions for driveways. She asked if the applicant had been approved to have their driveway in the middle of the property. She asked why the pool had been reduced in size and why there was an exterior door to coming from the storage room.

BJ Kalaidi said parking would be the real issue especially, if these were short term rentals; however, they were close enough to the City parking garage to obtain parking off site.

Charles Pappas encouraged the Board to continue the application as there was not ample time to review the new documentation.

The Board discussed:

- Felt the applicant was trying to move in the direction as suggested by the Board
- Wanted a site plan that showed the neighborhood and the rhythm of sidewalks and driveways from both Castillo Drive and Grove Avenue
- Wanted to understand the parking arrangements as parking did not seem to be right in front of the home but rather to the side
- Should have a set of drawings consistent that showed the whole picture
- Neighbors were concerned with the intensity of use
- Curb cuts should be reviewed by Public Works or Planning and Building to alleviate concern
- Architecture of the homes had improved but needed to be different from each other
- Window scaling was improved but felt there was more that needed to be done
- Felt the Board should not design the properties
- Documentation provided same day of meeting was inappropriate and the public did not have time to review the materials
- Suggested attending the City's Friday Review meeting to understand the requirements and Codes
- Curb cuts and fencing would be addressed at that meeting
- Could provide 24x36 sheet and provide the day of meeting only if smaller ones had been submitted
- Asked if there was a five-foot setback in the front of the home or was that to the street
- Site plan should show the grading plan and the water flow

⁵ Applicant arrived at 2:44p.m.

- Backing a car out onto Castillo Drive was difficult, which mattered
- Might be able to qualify for parking in the City parking garage
- Moving in the right direction with materials
- Disappointed on the progress of the homes and felt they were cookie cutter
- Should look at the scale of the home compared to the garage
- Front door on both homes should not be the same
- Concerned with not having a driveway to get to the garage from Grove Avenue
- Home faced Grove Avenue and the garage did not and looked to have a subdivided lot
- Asked if all the vehicles were parked in front of the house
- Not many historic neighborhoods liked having vehicles
- There was no green space and it looked like a big parking lot
- Wanted to see the streetscape of the neighborhood to understand how these would impact the other homes
- Left elevation only had one window and felt the sides of the homes needed to be designed
- Should show the landscaping on the property
- Asked if the lot coverage was allowed to be at 50%
- Detached garage was as wide as the house
- City code allowed 500 feet for a guest suite on top a garage without cooking elements
- Suggested providing a scaled survey
- Questioned the height of the finish floor
- Felt the garage should look secondary to the main structure
- Questioned the target floor elevations
- Flood information should be reflected in drawings
- Surveyor could show the other homes and sidewalks in the area

- Suggested addressing the public issues as this was a project coming into an existing neighborhood

Applicant response:

- Fifty feet was required between driveways according to the Public Works Department
- Had asked the architect to make the windows symmetrical
- Had no luck finding an architect but had reached out to many
- Door was changed from a six-panel door to a two-panel raised door
- Was willing to attend a Friday Review meeting for guidance
- Wanted to provide larger scale documentations for better understanding
- Storage door should be on the inside and not the outside
- Pool was reduced to be more within the setbacks and provide more parking in the front
- Setback was only in the front with a fifteen-foot minimum setback on Castillo Drive and a ten-foot setback on Grove Avenue
- Was under 50% lot coverage and had a little bit of room left
- Property was improved and a driveway was cut on Lot 14 to the west that they would tie into
- Willing to provide an aerial of the lots
- Main house would be nine feet above grade and one foot above free board

Ms. Lopez advised the December meeting would take place on Wednesday, December 14, 2022 at 1:00 p.m. due to a conflict.

Mr. Register asked about the Friday review process and how to apply.

Ms. Skinner said he could apply and be on the next available Friday. She said it was a round table with each City departments. She asked if the applicant would be ready for the December meeting or did, he want to postpone to January PZB meeting.

Mr. Register stated he would be able to present at the December meeting.

Ms. Duncan advised if there was an issue he should communicate with staff.

MOTION

Mr. Benoit MOVED to CONTINUE application HP2022-0078 to either the December 14th or the January 19th meeting per applicant's ability to provide documentation. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (f) HP2022-0079 – Grace Contracting, LLC– Applicant

Zigiz Holdings, LLC– Owner

28 W. Castillo Drive – Lots 15

Application was heard with item 7(e).

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.

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- 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.

MOTION

Mr. Benoit MOVED to CONTINUE application HP2022-0078 to either the December 14th or the January 19th meeting per applicant's ability to provide documentation. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY⁶

8. Certificate of Demolition and Partial Demolition

8. (a) HP2022-0074 – DSW Homes, LLC – Applicant

Sonya Jones – Owner

37 Weeden Street

⁶ Break from 3:40p.m.-3:51p.m.

STAFF PHOTOGRAPHS

28 W. Castillo Drive



View from W. Castillo Drive

STAFF PHOTOGRAPHS

28 W. Castillo Drive



View from W. Castillo Drive

STAFF PHOTOGRAPHS 28 W. Castillo Drive



Views from W. Castillo Drive

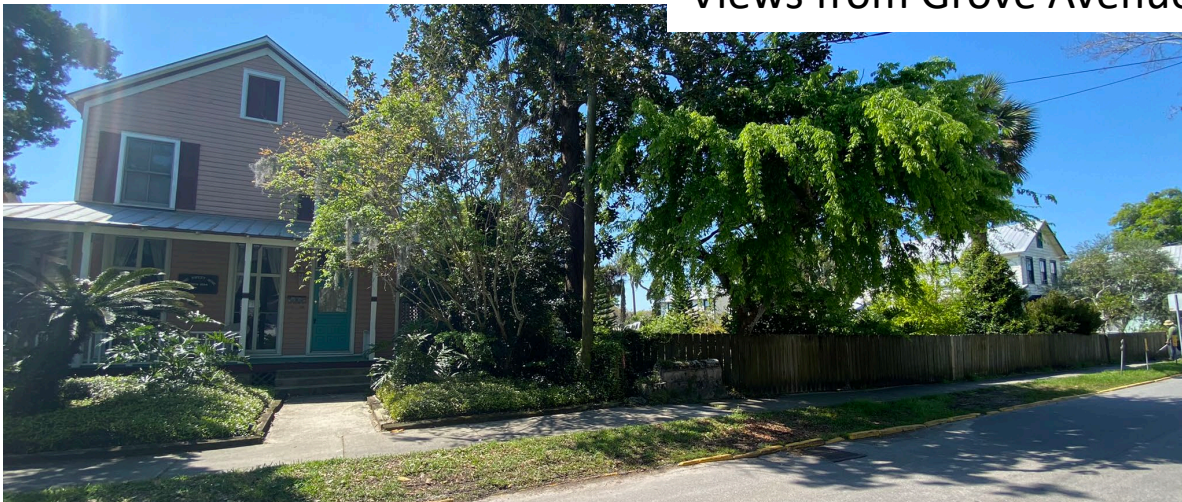


STAFF PHOTOGRAPHS

28 W. Castillo Drive



Views from Grove Avenue



STAFF PHOTOGRAPHS

28 W. Castillo Drive

View from Grove Avenue



STAFF PHOTOGRAPHS 28 W. Castillo Drive



Context Photographs (Grove Avenue)

STAFF PHOTOGRAPHS 28 W. Castillo Drive



Context Photographs (W. Castillo Drive)

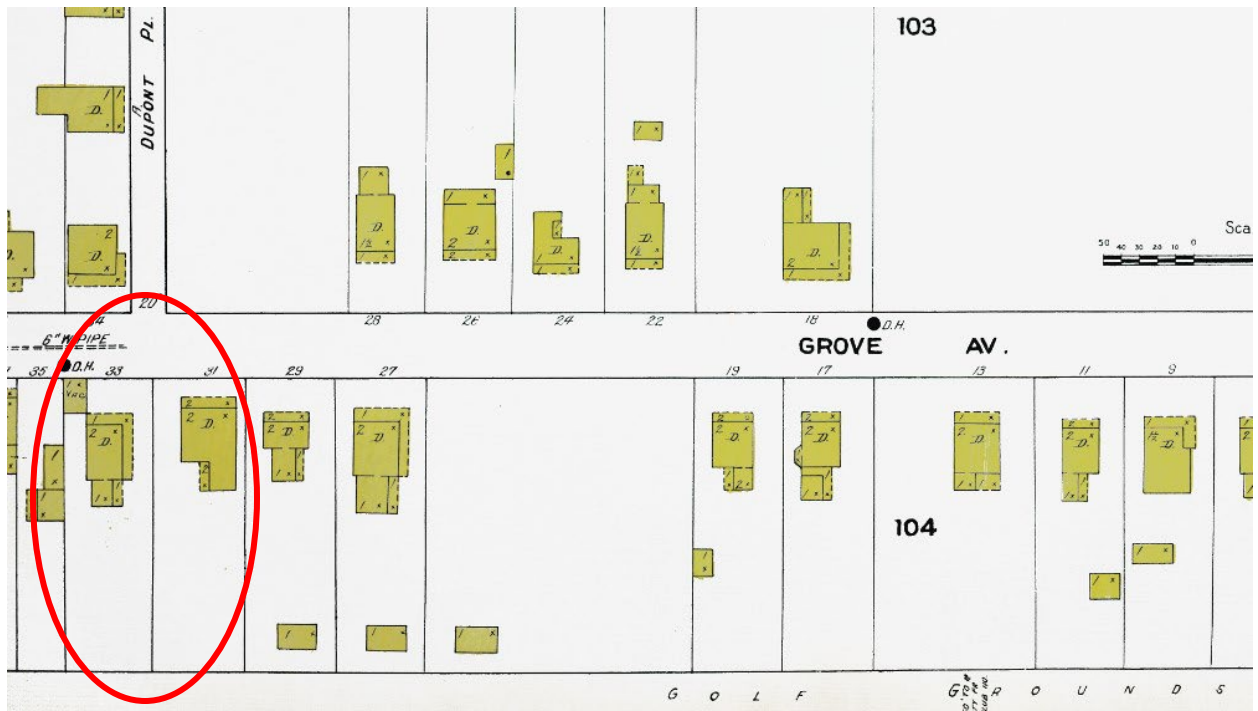
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1904



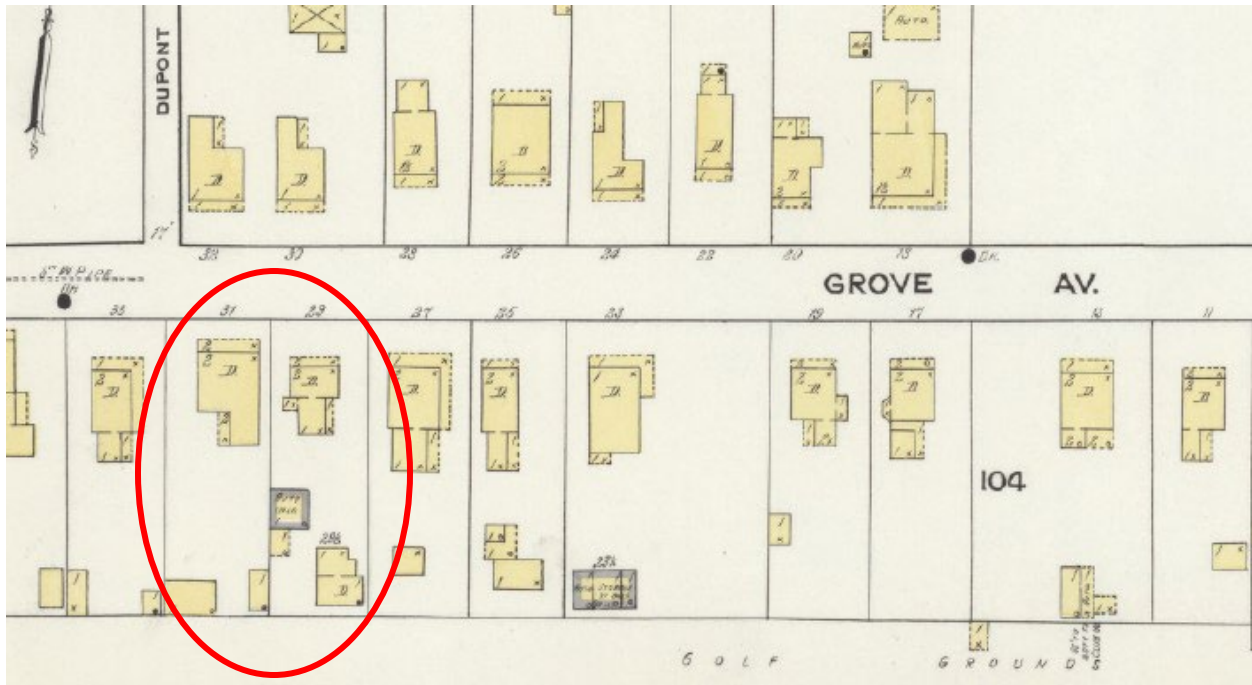
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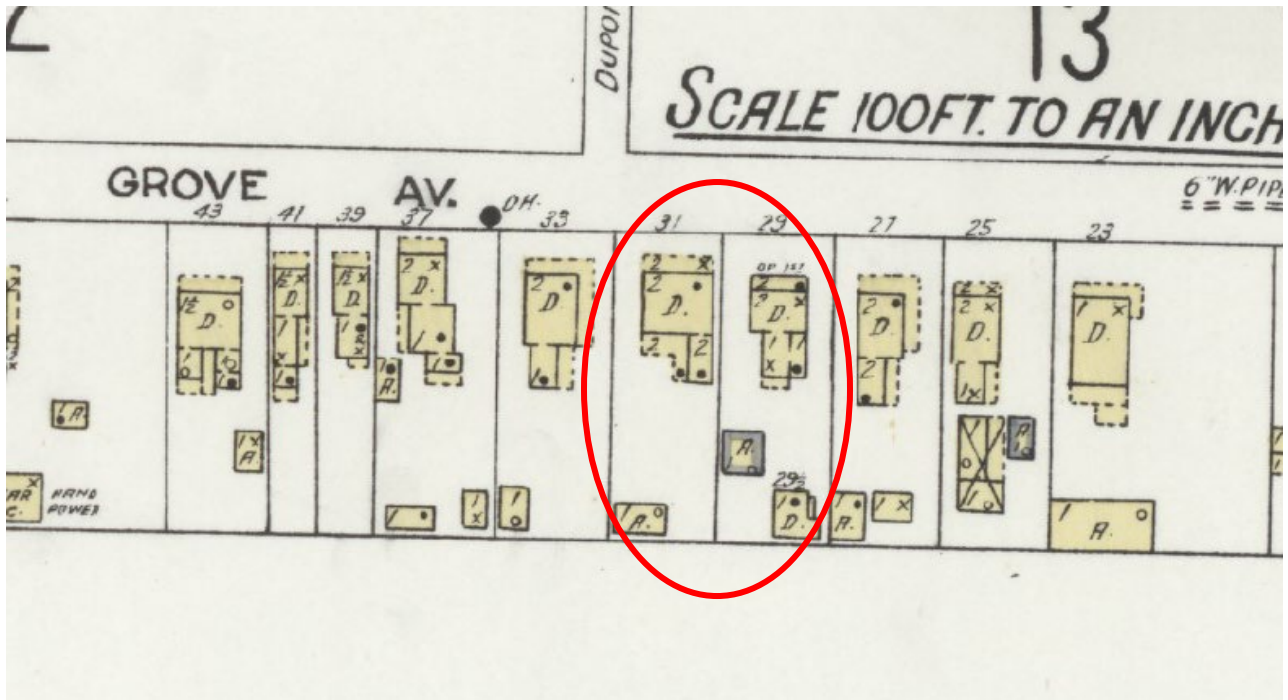
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1917

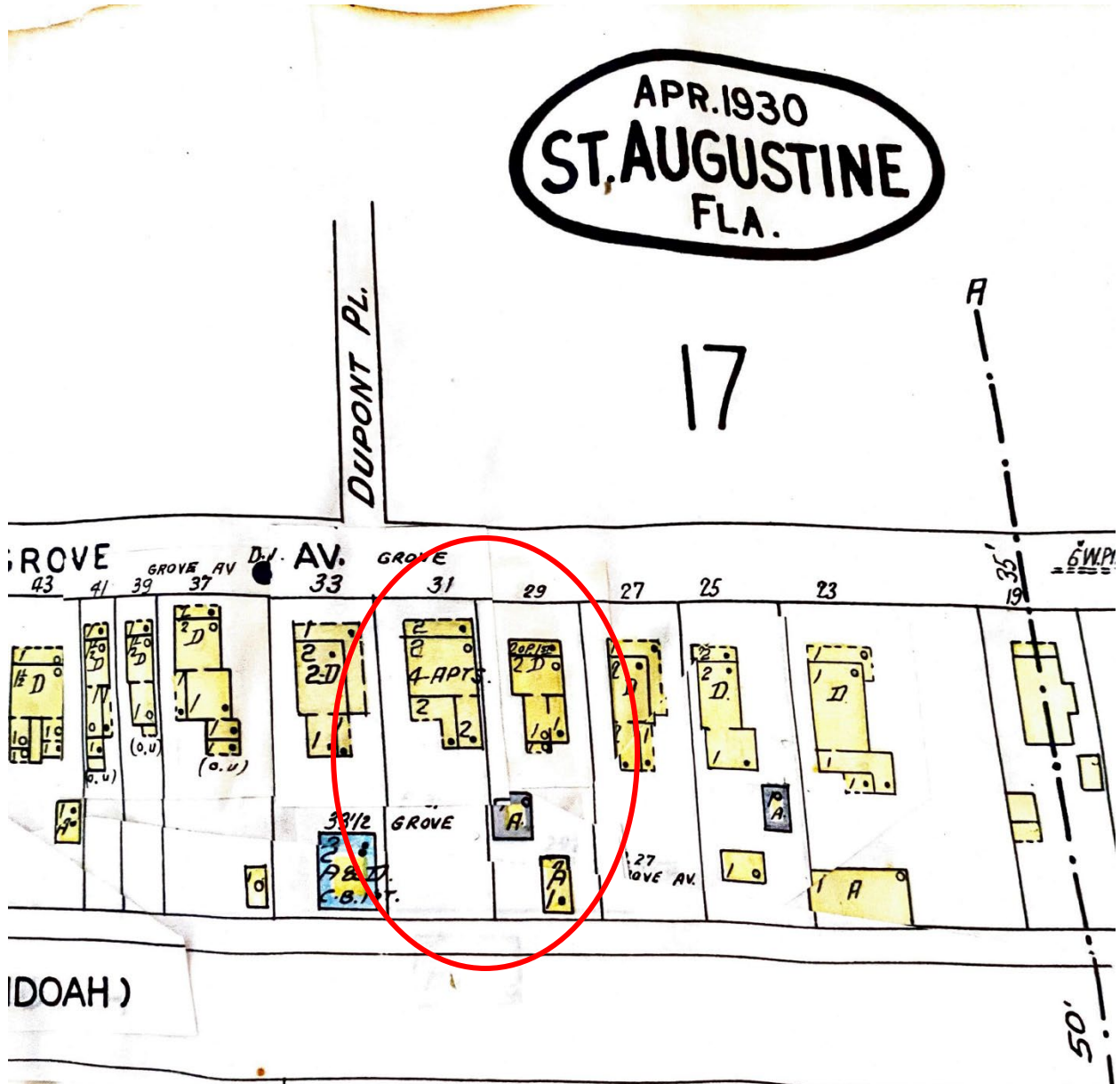


1924



SANBORN MAPS
28 W. Castillo Drive (Lots 14 & 15)

1930 updated to 1960



FOR FEBRUARY 16, 2023, HARB MEETING

**HP2022-0078
28 W. Castillo Drive Lot 14**

New information submitted by the applicant.



JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC: AR92748

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" NEW CONSTRUCTION "
ZIGIZ HOLDINGS - GRACE CONTRACTING
LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

REVISIONS		
#	DATE	DESCRIPTION
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DATE: 02.09.2023

PRJCT #:

SHEET

A0.1

HARB REVIEW SET

- SITE PLAN NOTES:**
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO STAKE-OUT PERIMETER OF STRUCTURE & FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
 - VERIFY EXIST. FLOOD ZONES & COORDINATE ALL REQUIRED DOCUMENTS/REQUIREMENTS W/ SCOPE OF WORK IF APPLICABLE.
 - VERIFY ALL CODES & RESTRICTIONS WITH STATE & LOCAL MUNICIPALITIES PRIOR TO CONSTRUCTION.
 - G.C. TO VERIFY ANY EXISTING STRUCTURES, SEPTIC, GAS, ETC. DEMOLISH & RELOCATE AS REQUIRED PER LOCAL CODES
 - **ALL UTILITIES, F.F.E., & DRAINAGE TO BE VERIFIED BY BUILDER****
 - ** THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.****

BUILDING DESIGN CRITERIA

(REFER TO STRUCTURAL DRAWINGS BY OTHERS)

SITE CALCULATIONS : LOT 15			SITE INFO:	
LOT "15" PER SURVEY:	= 6,812	SOFT.	ZONING:	5A (HP-5)
MAX. 50 % LOT COVERAGE :	= 3,436	SOFT.	FLOOD ZONE:	AE
MAX. TO % IMPERV. SURF. RAT.:	= 4,010.4	SOFT.	FRONT SETBACK:	10'-0"
- HOUSE & PORCHES :	= 1,500	SOFT.	SIDE SETBACKS:	5'-0"
- 2-CAR GARAGE :	= 600	SOFT.	REAR SETBACK:	10'-0"
- OPEN DECK ABV. :	= 180	SOFT.		
- STAIR LANDING ABV. :	= 37	SOFT.		
TOTAL BUILDING AREA :	= 2,317	SOFT.		
	= 33.72	%		
- A/C & POOL CONC. PADS :	= 52	SOFT.		
- PAVES WALK :	= 107	SOFT.		
- DRIVE TO P/L :	= 545	SOFT.		
- POOL & PAVES SURROUND :	= 600	SOFT.		
- APT. STAIR :	= 60	SOFT.		
TOTAL SECONDARY AREA :	= 1,414	SOFT.		
	= 20.58	%		
IMPERVIOUS SURFACE RATIO:	= 54.3	%		

SITE CALCULATIONS : LOT 14			SITE INFO:	
LOT "14" PER SURVEY:	= 6,845	SOFT.	ZONING:	5A (HP-5)
MAX. 50 % LOT COVERAGE :	= 3,447.5	SOFT.	FLOOD ZONE:	AE
MAX. TO % IMPERV. SURF. RAT.:	= 4,026.5	SOFT.	FRONT SETBACK:	10'-0"
- HOUSE & PORCHES :	= 1,500	SOFT.	SIDE SETBACKS:	5'-0"
- 2-CAR GARAGE :	= 600	SOFT.	REAR SETBACK:	10'-0"
- OPEN DECK ABV. :	= 180	SOFT.		
- STAIR LANDING ABV. :	= 37	SOFT.		
TOTAL BUILDING AREA :	= 2,317	SOFT.		
	= 33.6	%		
- A/C & POOL CONC. PADS :	= 52	SOFT.		
- PAVES WALK :	= 107	SOFT.		
- DRIVE TO P/L :	= 545	SOFT.		
- POOL & PAVES SURROUND :	= 600	SOFT.		
- APT. STAIR :	= 60	SOFT.		
TOTAL SECONDARY AREA :	= 1,414	SOFT.		
	= 20.51	%		
IMPERVIOUS SURFACE RATIO:	= 54.11	%		

- ** EXISTING GRADE ELEVATIONS ARE SHOWN AS E. (0.0)**
**** PROPOSED GRADE ELEVATIONS ARE SHOWN AS P. (0.0)**
**** LOT GRADING SHALL BE ENGINEERED TO PROVIDE POSITIVE FLOW FOR ALL DRAINAGE TO "WEST CASTILLO DRIVE".**

SITE PLAN - OPT. I

SCALE: 1" = 10'-0"

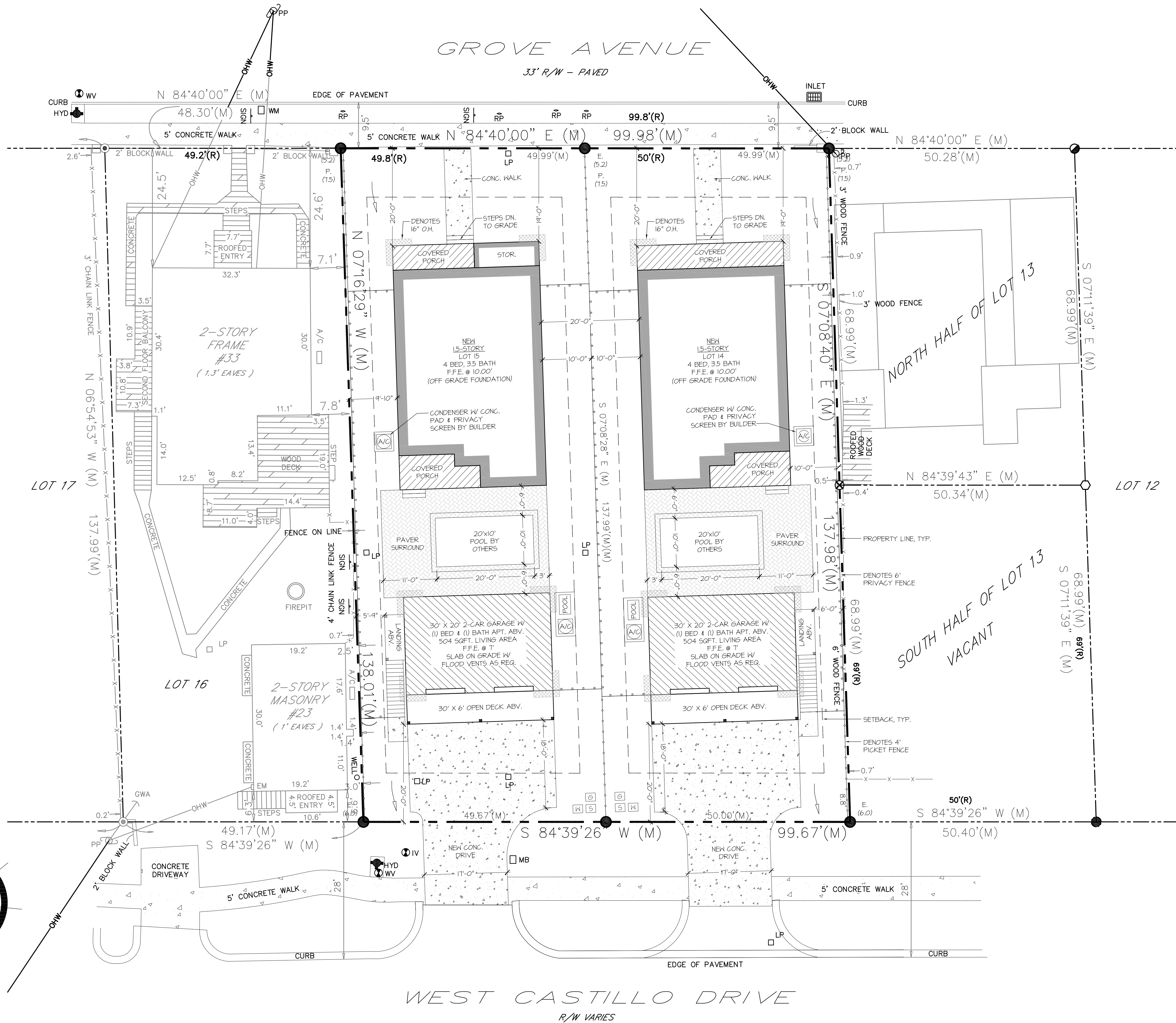
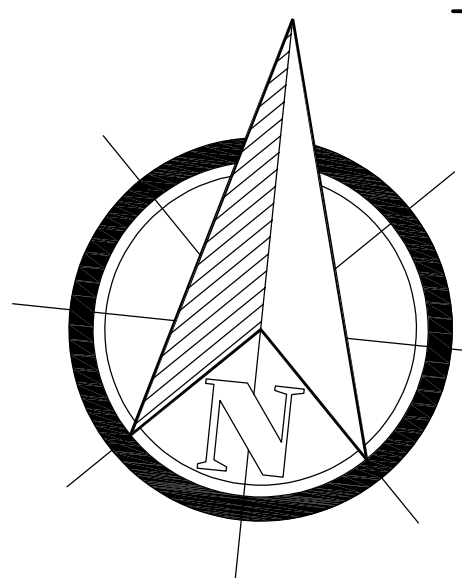
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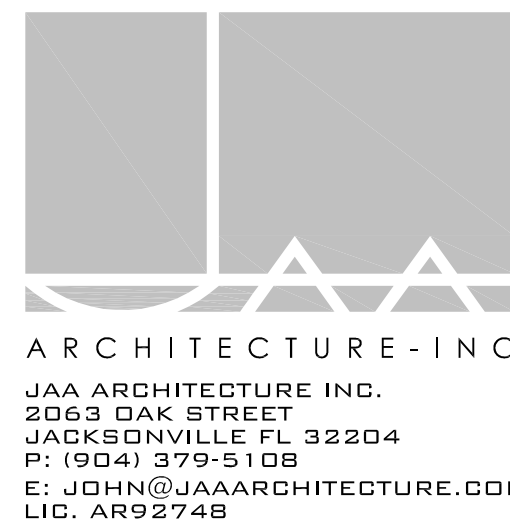
SAINT JOHN'S COUNTY, FLORIDA

LOT: LOTS 14 & 15
OR5556/1384 & OR5307/1343

R/E STRAP #: 1939600140 & 1939600000

ADDRESS: 28 WEST CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084





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" NEW CONSTRUCTION "
ZIGIZ HOLDINGS - GRACE CONTRACTING
LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

REVISIONS		
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DATE: 02.09.2023

PRJCT #:

SHEET

A0.2

HARB REVIEW SET

Application pg. 3

Page 275 of 481

- SITE PLAN NOTES:**
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO STAKE-OUT PERIMETER OF STRUCTURE & FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
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BUILDING DESIGN CRITERIA

(REFER TO STRUCTURAL DRAWINGS BY OTHERS)

SITE CALCULATIONS : LOT 15		
LOT "15" PER SURVEY:	= 6,812	SOFT.
MAX. 50 % LOT COVERAGE :	= 3,436	SOFT.
MAX. TO % IMPERV. SURF. RAT.:	= 4,010.4	SOFT.
- HOUSE & PORCHES :	= 1,500	SOFT.
- 2-CAR GARAGE :	= 600	SOFT.
- OPEN DECK ABV. :	= 180	SOFT.
- STAIR LANDING ABV. :	= 37	SOFT.
TOTAL BUILDING AREA :	= 2,317	SOFT.
	= 33.72	%
- A/C & POOL CONC. PADS :	= 52	SOFT.
- PAVER WALK :	= 66	SOFT.
- DRIVE TO P/L - STRIPS :	= 1,080	SOFT.
- POOL & PAVER SURROUND :	= 400	SOFT.
- APT. STAIR :	= 62	SOFT.
TOTAL SECONDARY AREA :	= 2,160	SOFT.
	= 31.43	%
IMPERVIOUS SURFACE RATIO:	= 65.15	%

SITE INFO:	
ZONING:	5A (HP-5)
FLOOD ZONE:	AE
FRONT SETBACK:	10'-0"
SIDE SETBACKS:	5'-0"
REAR SETBACK:	10'-0"
☒ GRINDER PUMP	
☒ SEWER TAP	
☒ WATER TAP	

SITE CALCULATIONS : LOT 14		
LOT "14" PER SURVEY:	= 6,845	SOFT.
MAX. 50 % LOT COVERAGE :	= 3,447.5	SOFT.
MAX. TO % IMPERV. SURF. RAT.:	= 4,026.5	SOFT.
- HOUSE & PORCHES :	= 1,500	SOFT.
- 2-CAR GARAGE :	= 600	SOFT.
- OPEN DECK ABV. :	= 180	SOFT.
- STAIR LANDING ABV. :	= 37	SOFT.
TOTAL BUILDING AREA :	= 2,317	SOFT.
	= 33.6	%
- A/C & POOL CONC. PADS :	= 52	SOFT.
- PAVER WALK :	= 66	SOFT.
- DRIVE TO P/L - STRIPS :	= 1,080	SOFT.
- POOL & PAVER SURROUND :	= 400	SOFT.
- APT. STAIR :	= 62	SOFT.
TOTAL SECONDARY AREA :	= 2,160	SOFT.
	= 31.33	%
IMPERVIOUS SURFACE RATIO:	= 64.93	%

SITE INFO:	
ZONING:	5A (HP-5)
FLOOD ZONE:	AE
FRONT SETBACK:	10'-0"
SIDE SETBACKS:	5'-0"
REAR SETBACK:	10'-0"
☒ GRINDER PUMP	
☒ SEWER TAP	
☒ WATER TAP	

SITE PLAN - OPT 2

SCALE: 1" = 10'-0"

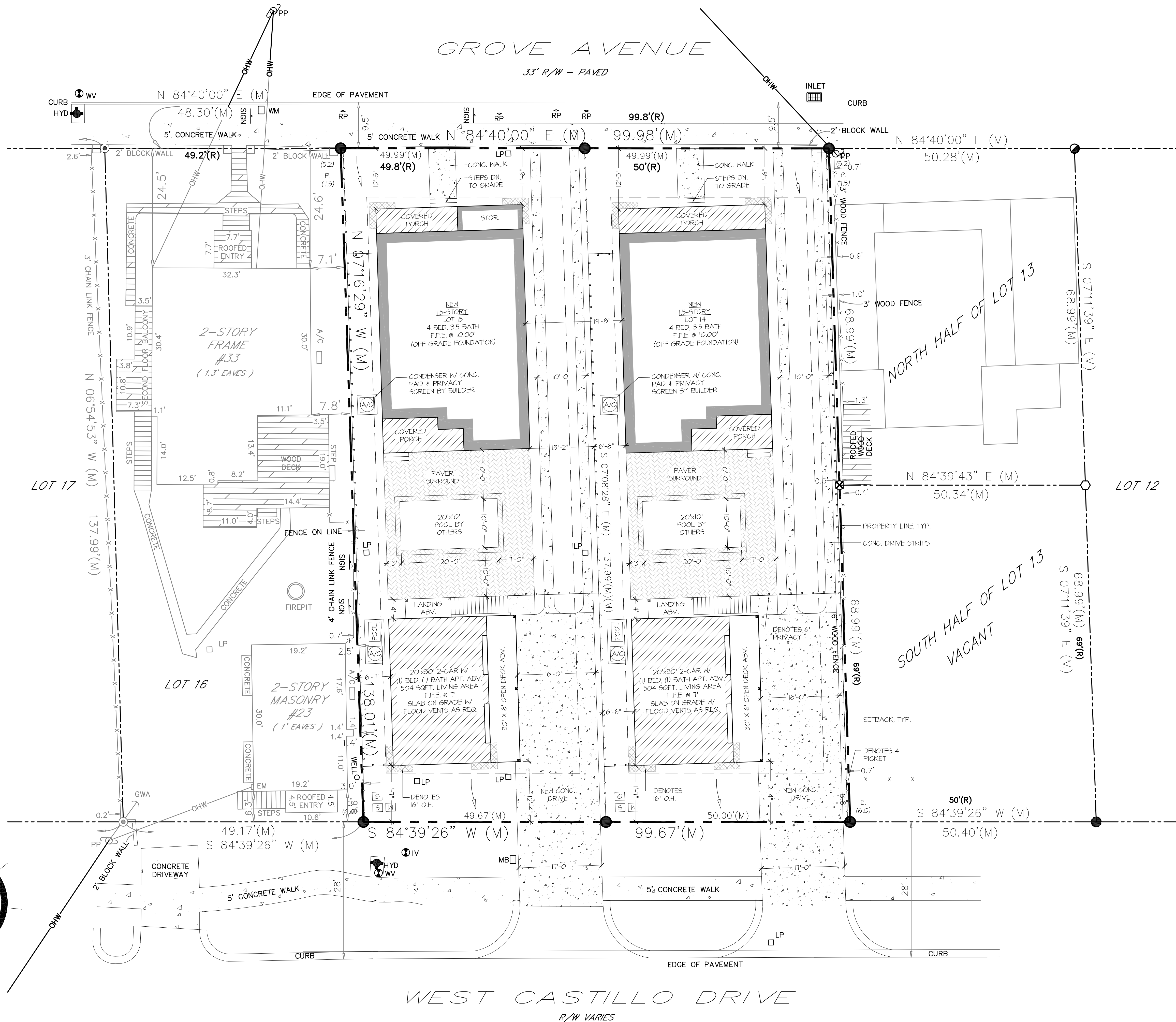
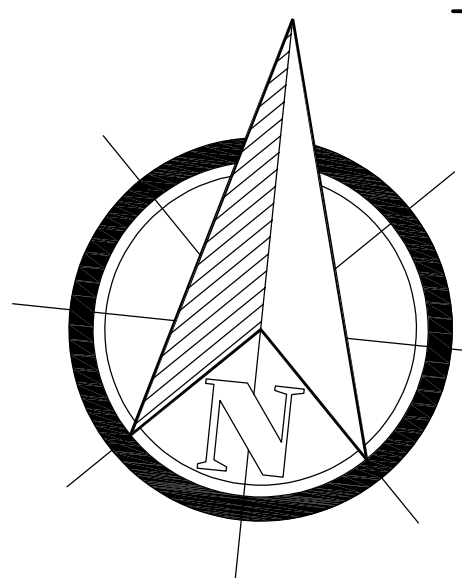
LEGAL DESCRIPTION:

SAINT JOHN'S COUNTY, FLORIDA

LOT: LOTS 14 & 15
OR5556/1384 & OR5307/1343

R/E STRAP #: 1939600140 & 1939600000

ADDRESS: 28 WEST CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

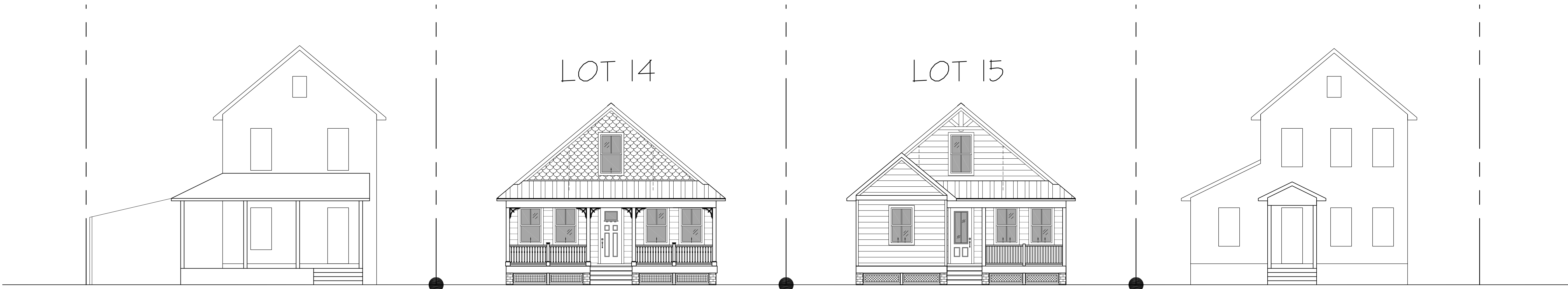




ARCHITECTURE - INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC: AR92748

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STREET ELEVATION - GROVE AVENUE



STREET ELEVATION - WEST CASTILLO DRIVE

" NEW CONSTRUCTION "
ZIGIZ HOLDINGS - GRACE CONTRACTING
LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

REVISIONS		
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DATE: 02.09.2023

PRJCT #:

SHEET

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HARB REVIEW SET



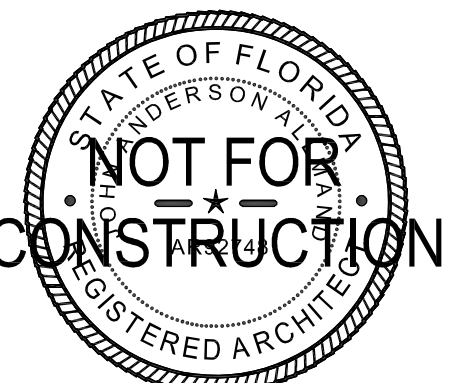
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
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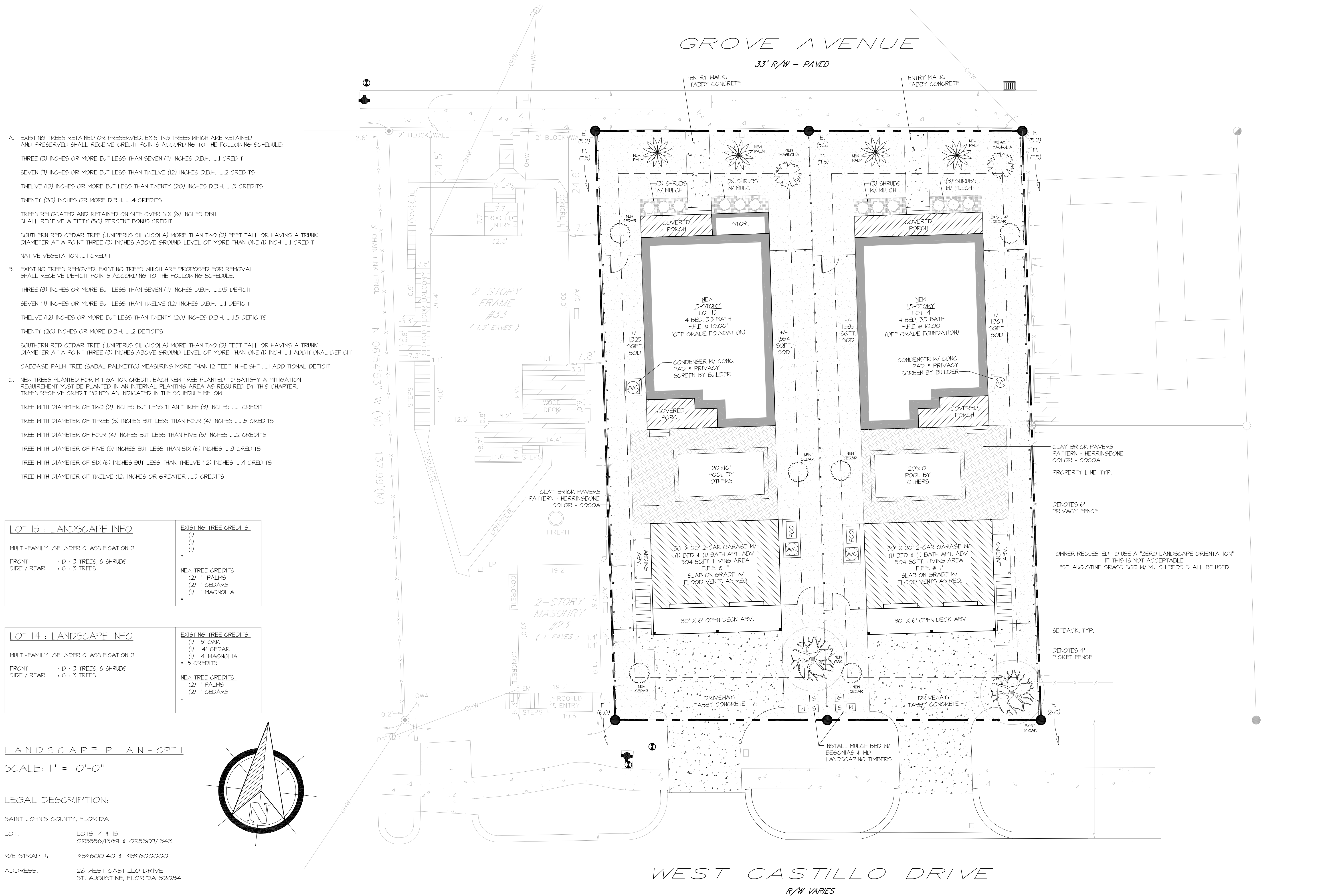
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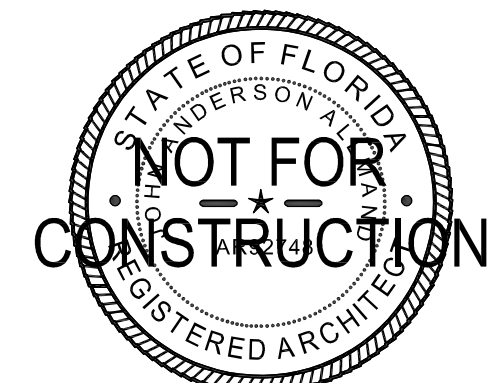
HARB REVIEW SET



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" NEW CONSTRUCTION "
ZIGIZ HOLDINGS - GRACE CONTRACTING
LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

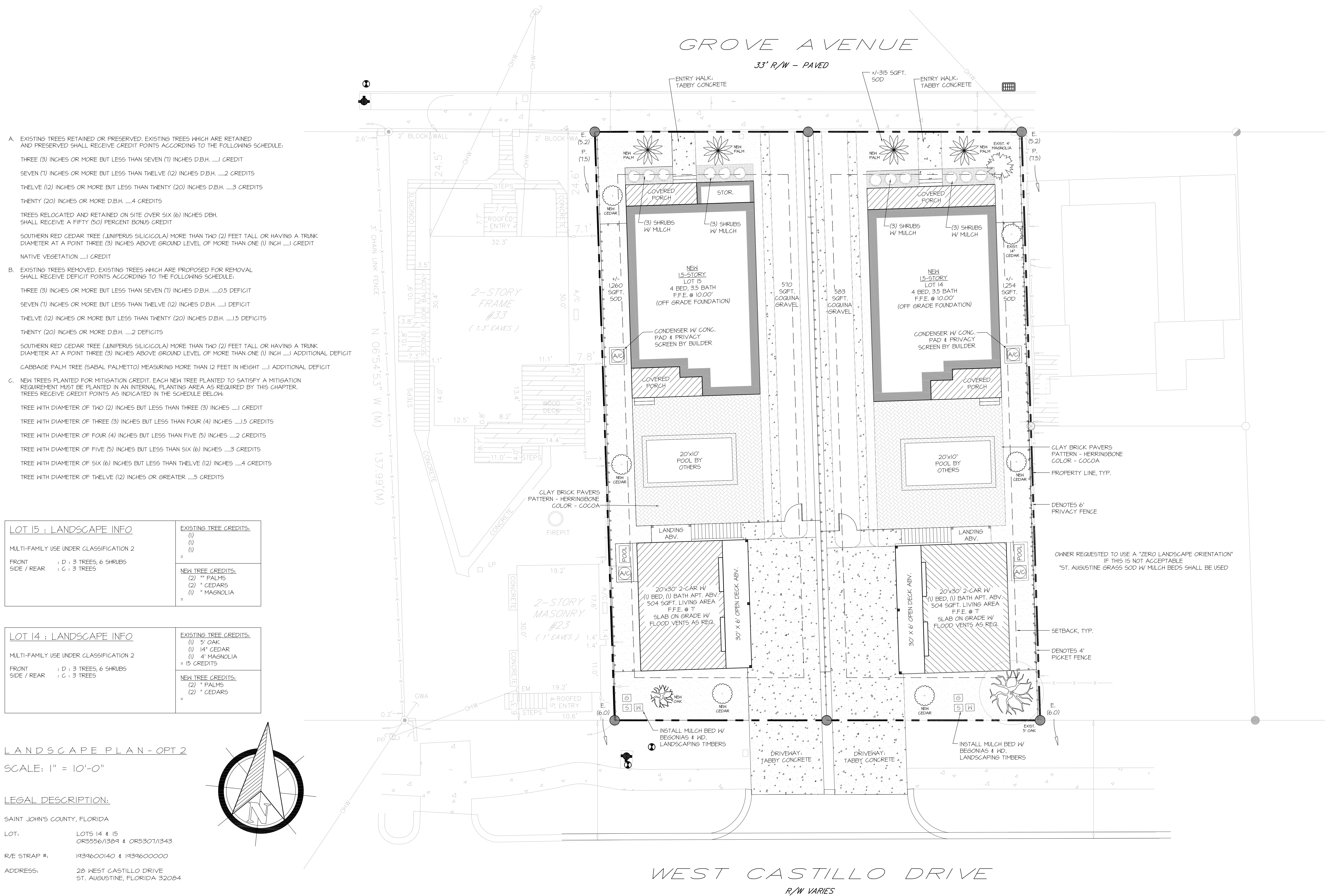
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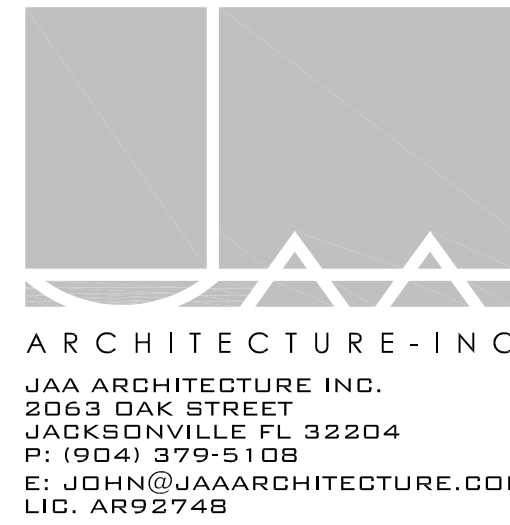


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Page 278 of 481





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" NEW CONSTRUCTION "

ZIGIZ HOLDINGS - GRACE CONTRACTING

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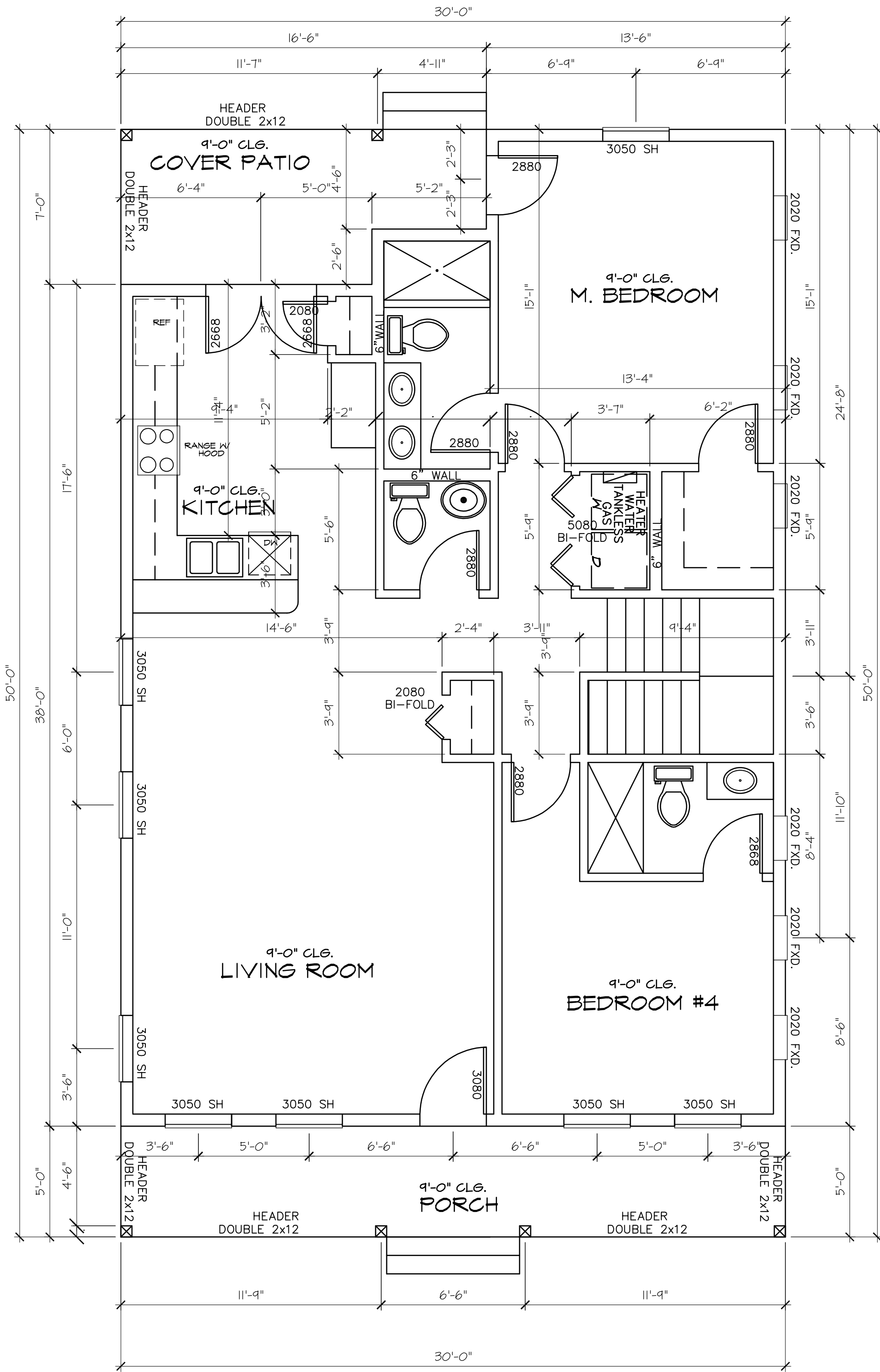
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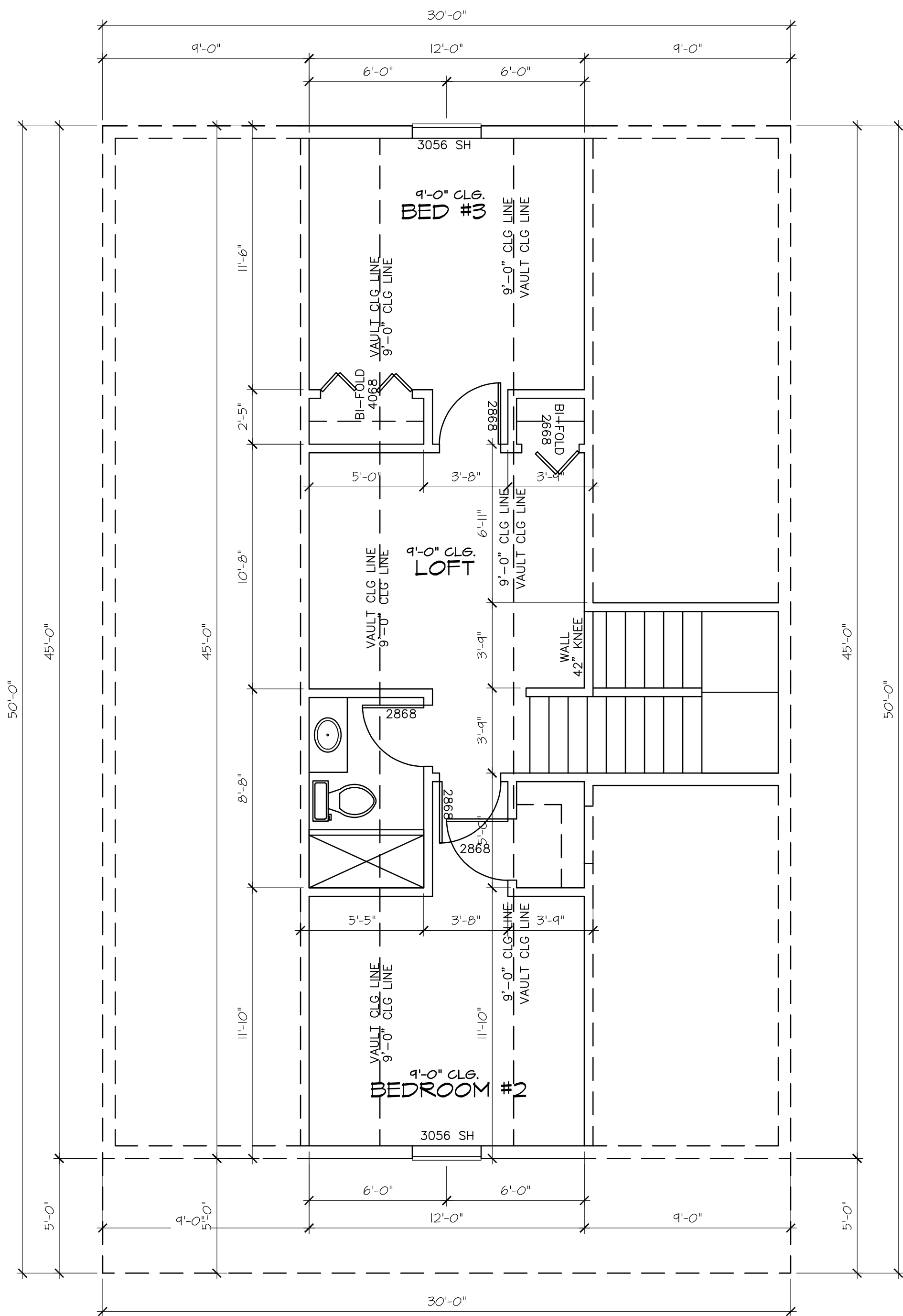
HARB REVIEW SET

SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,248
2nd FLOOR LIVING	565
OPT. 2ND FL-EXTENDED	628
ENTRY PORCH	150
REAR PORCH	103
TOTAL	2,066
TOTAL W/ OPT.	2,129



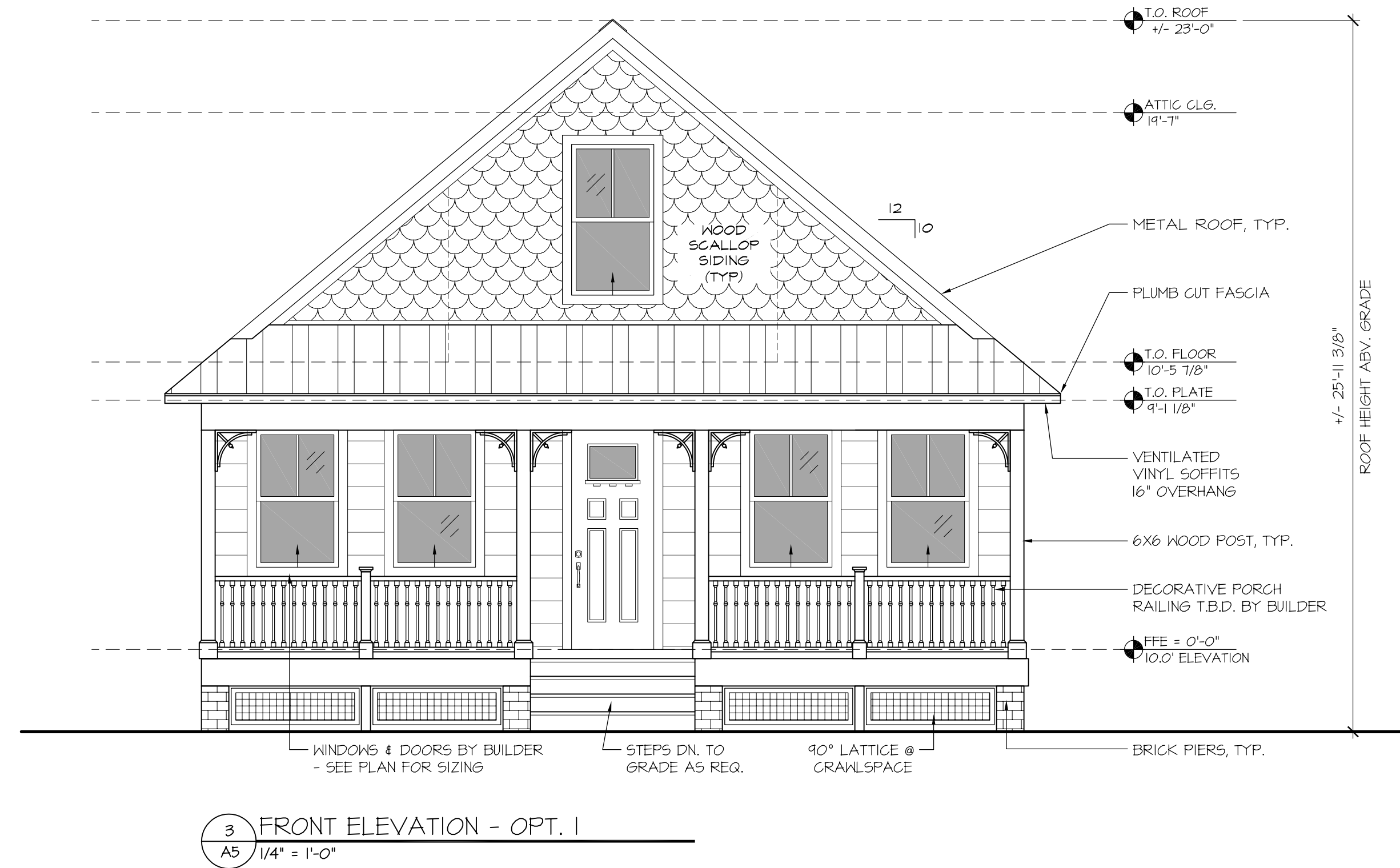
NORTH

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A5
1/4" = 1'-0"

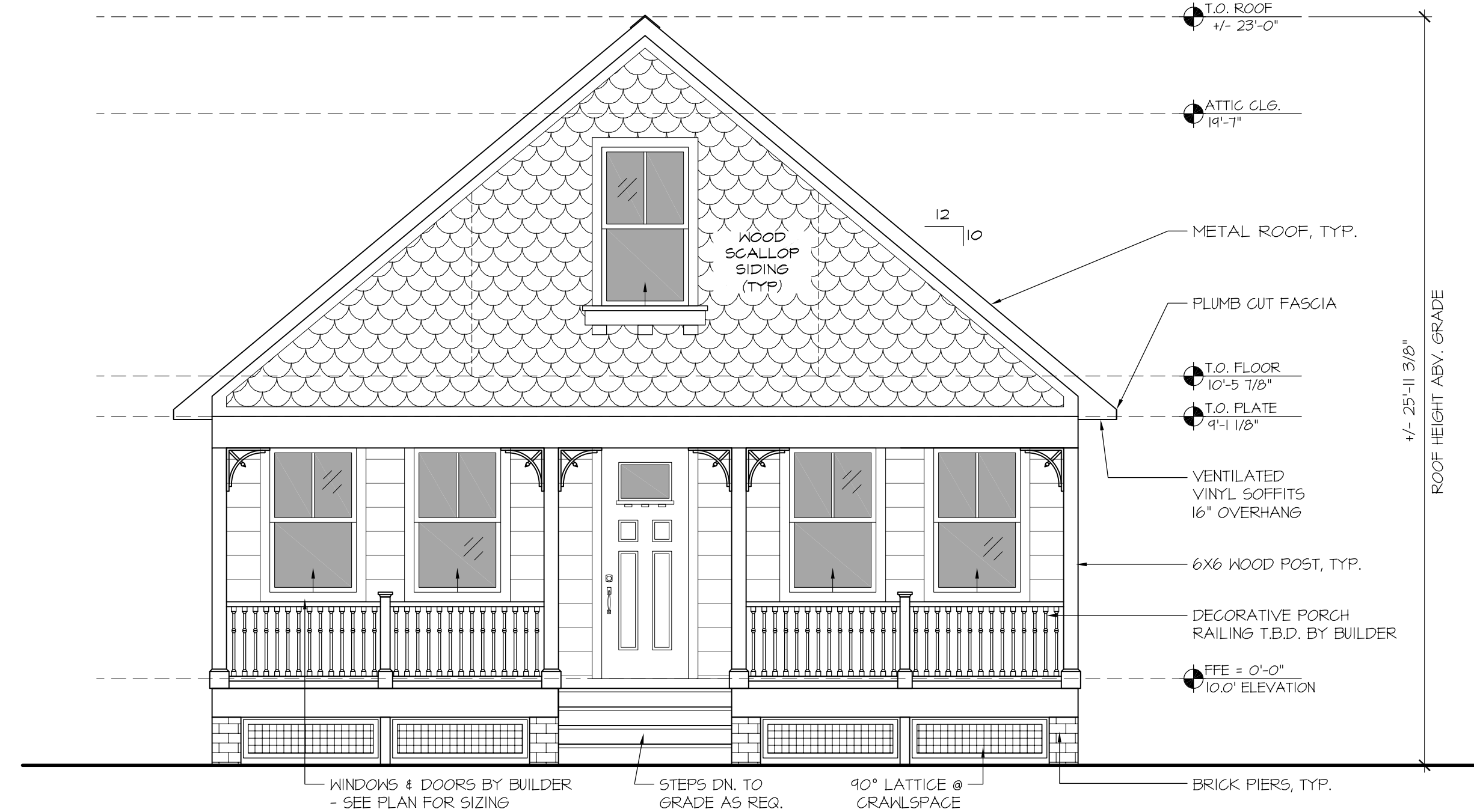


NORTH

2
A5
1/4" = 1'-0"



3
A5
1/4" = 1'-0"



4
A5
1/4" = 1'-0"



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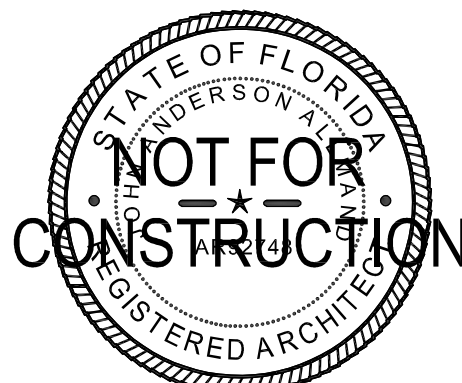
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DATE: 02.09.2023

PRJCT #:

SHEET

A7

HARB REVIEW SET

Application pg. 9

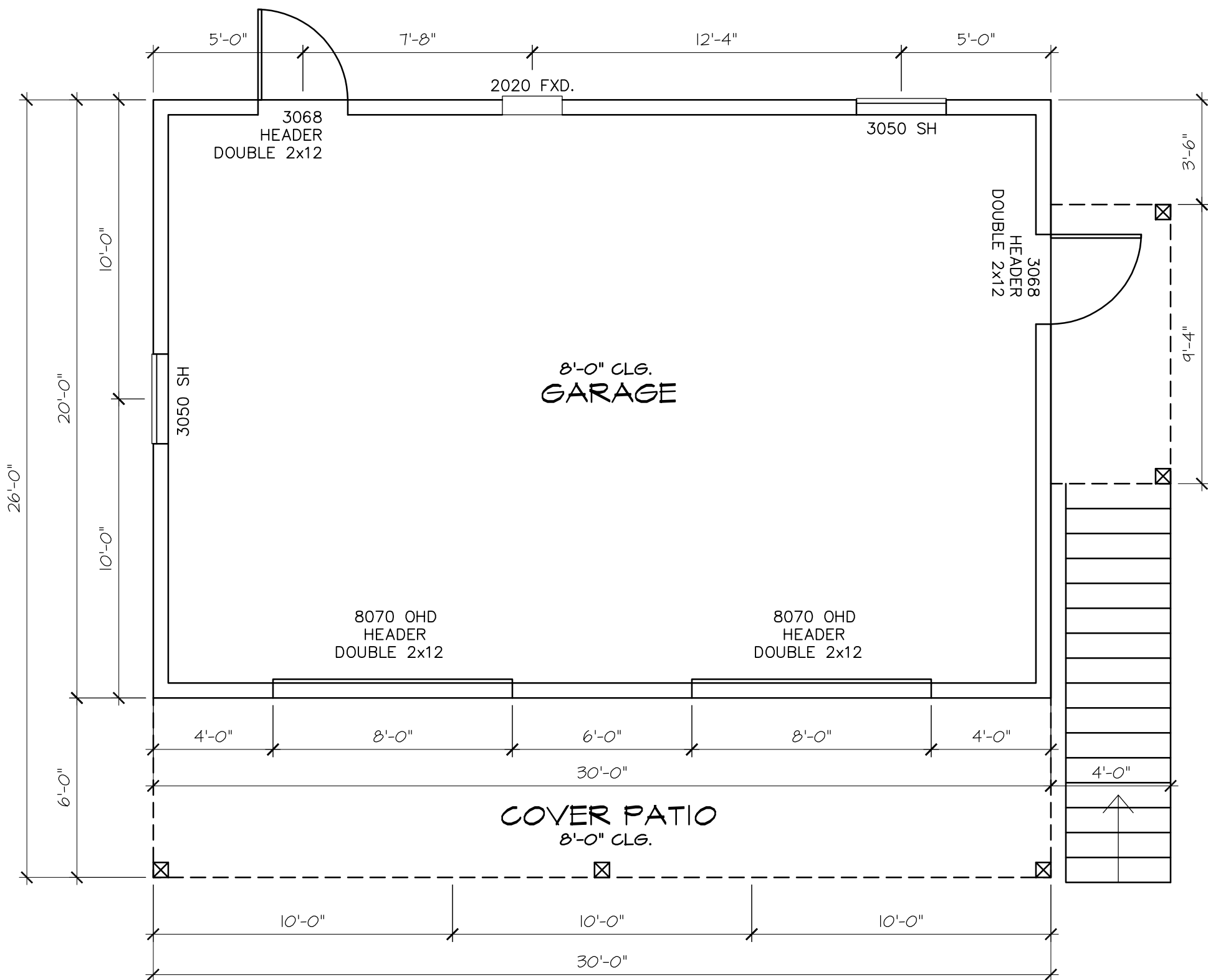
Page 281 of 481



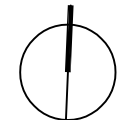
3 FRONT ELEVATION - OPT. I
A7 1/4" = 1'-0"

SQUARE FOOTAGE TABULATION

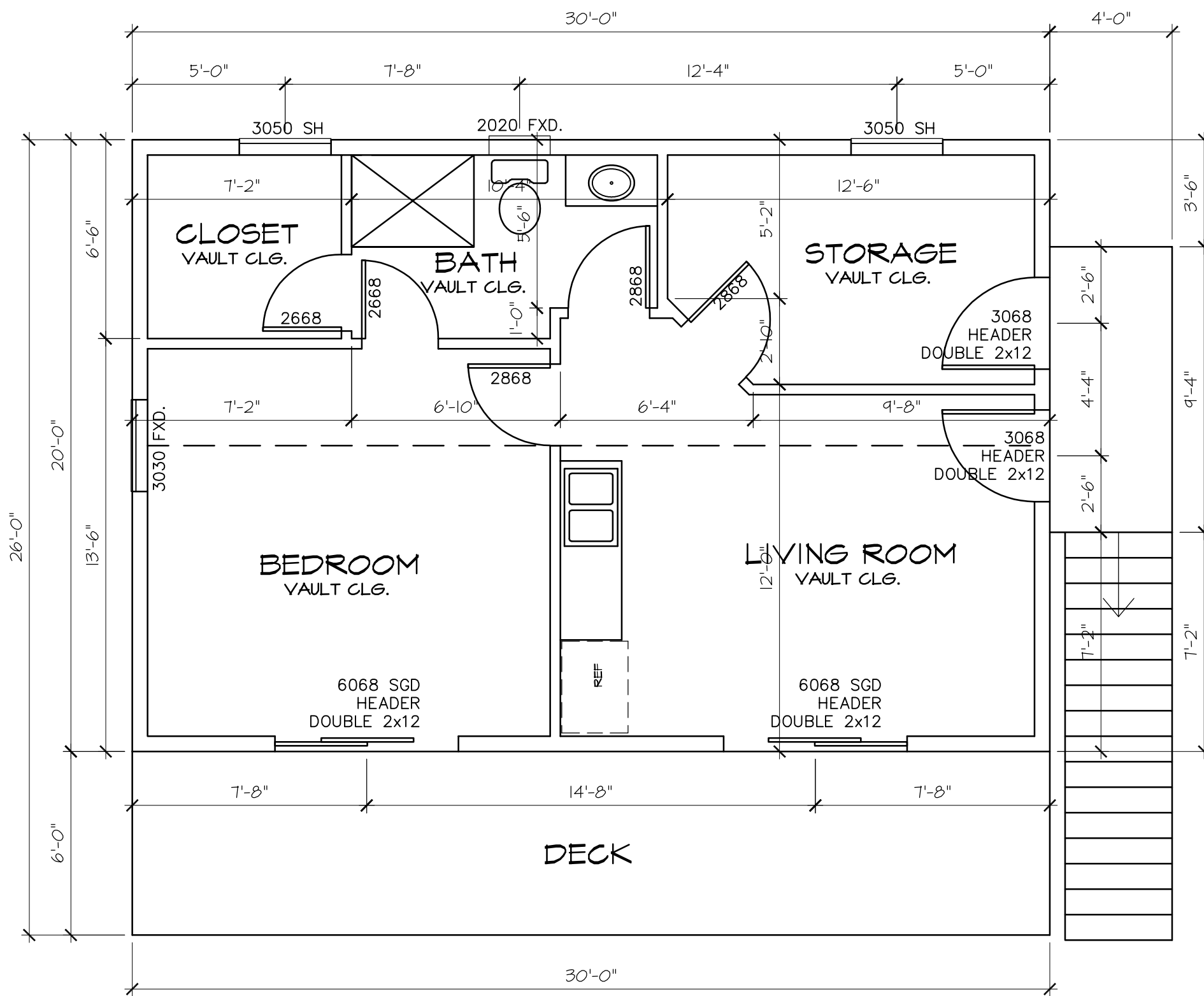
1ST FLOOR GARAGE	600
STAIR LANDING DECK	37
2ND FLOOR LIVING	504
2ND FLOOR DECK	180
STORAGE	96
TOTAL	1,417



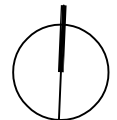
NORTH



1 GARAGE - 1ST FLOOR PLAN
A7 1/4" = 1'-0"



NORTH



2 GARAGE - 2ND FLOOR PLAN
A7 1/4" = 1'-0"

LOT 14



JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC: AR92748

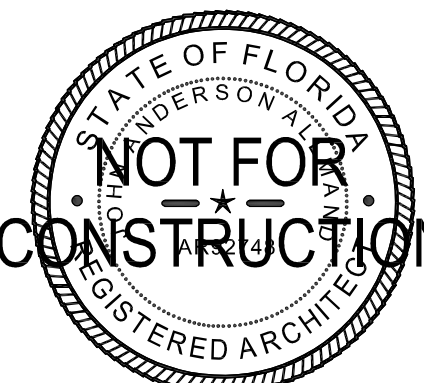
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TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

" NEW CONSTRUCTION "
ZIGIZ HOLDINGS - GRACE CONTRACTING
LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		



DATE: 02.09.2023

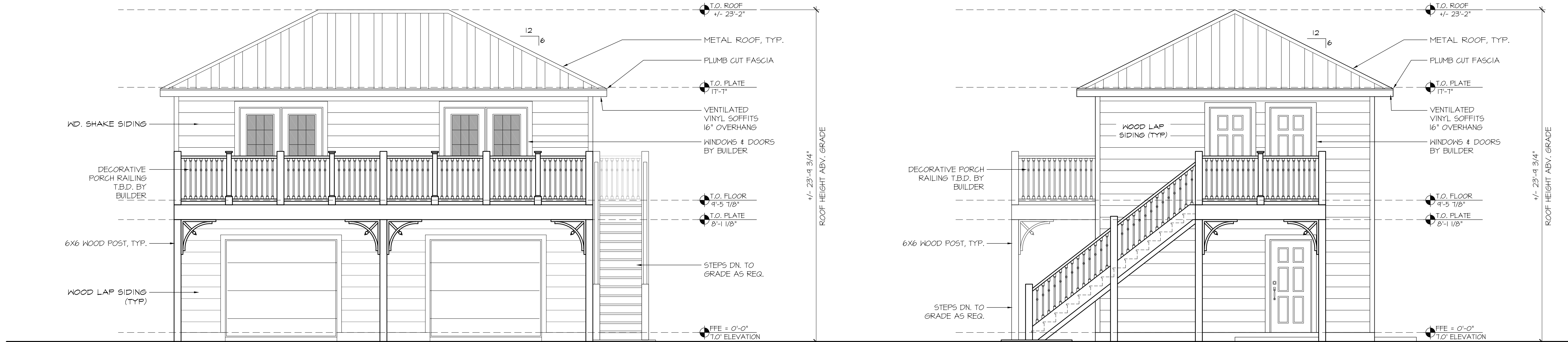
PRJCT #:

SHEET

A8

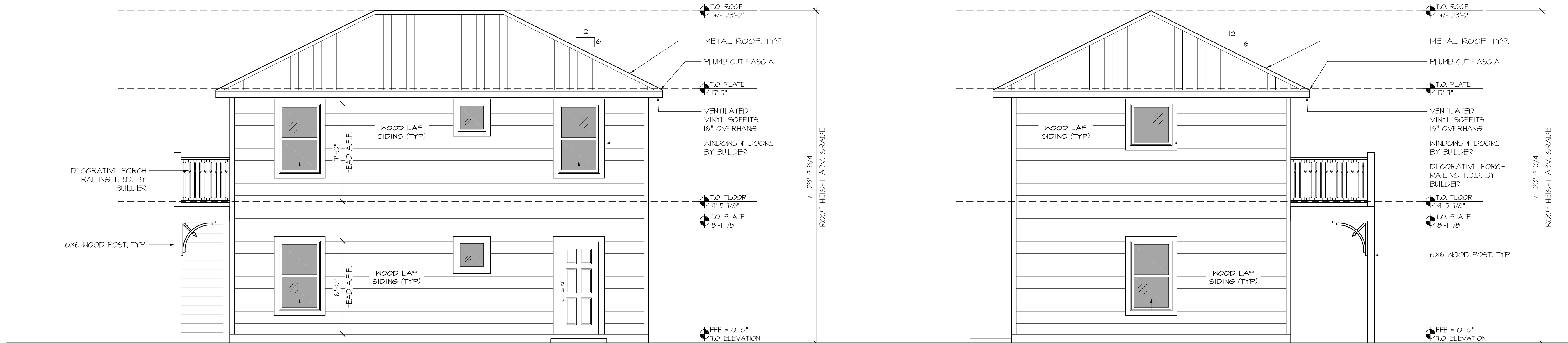
HARB REVIEW SET

LOT 14



1 GARAGE - FRONT ELEVATION
A8 1/4" = 1'-0"

2 GARAGE - RIGHT ELEVATION
A8 1/4" = 1'-0"



3 GARAGE - REAR ELEVATION
A8 1/4" = 1'-0"

4 GARAGE - LEFT ELEVATION
A8 1/4" = 1'-0"

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



14



PELLA® RESERVE™ TRADITIONAL



**WOOD &
ALUMINUM-
CLAD WOOD
WINDOWS
& PATIO
DOORS**

EXQUISITELY
DESIGNED
WINDOWS AND
DOORS WITH
UNPARALLELED
HISTORICAL
DETAILING.

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.

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



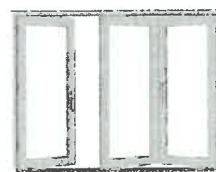
Single-Hung Window



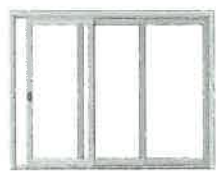
Hinged Patio Door



Sliding Patio Door



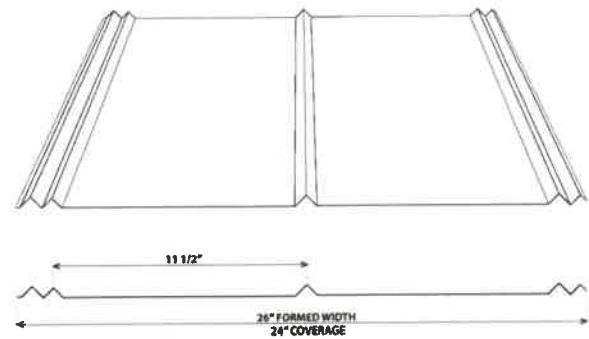
Bifold Patio Door



Multi-Slide Patio Door

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5V Crimp Metal Roofing Panels

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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:





Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI



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.



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11030-001-KCI



Page 2 of 5

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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Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI



Page 3 of 5

9. Licensed Manufacturing Facilities

This Certification Report is applicable only to 5V Crimp Panel non-structural through-fastened metal roof and wall panels manufactured at the following locations:

1st Coast Metal Roofing Supply
186 State Rd 207
East Palatka, Florida 32131

Each licensed facility is subject to periodic inspection by Keystone Certifications to verify conformance with Keystone Roof Covering Certification & Listing Program requirements.

10. Identification

5V Crimp Panel non-structural through-fastened metal roof and wall panels represented by this report shall be identified with Keystone Roof Covering Certification & Listing Program certification labeling illustrated below, to be applied to individual panels, packaging, invoicing or bills of lading:



2021.01.1



1 11:09:21

-05'00'

Aaron M. Shultz
Validation Manager

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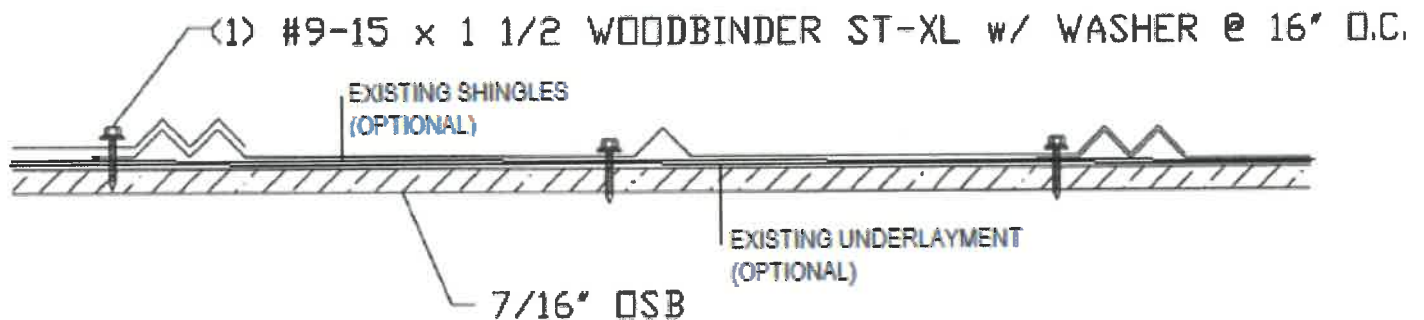


Page 4 of 5

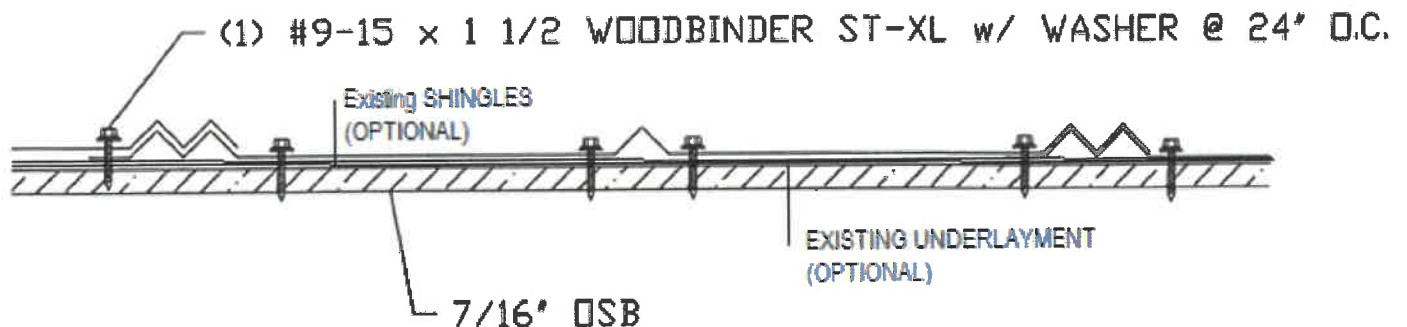
Appendix 1

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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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 <i>"and wall panels"</i>
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 7 th Edition.
8	1/11/2021	Corrected Model name. Updated FPA link.

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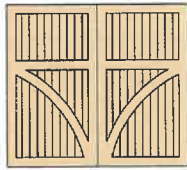
Wave Raised Panel

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EDEN COAST LLC – Manufacturer of Custom Composite Garage Doors.

OUR MOST POPULAR DESIGNS



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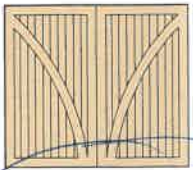
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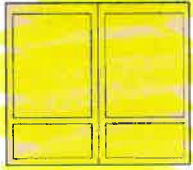
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DOOR HERE!



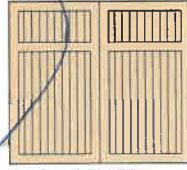
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V-GROOVE, BEAD BOARD OR SMOOTH BACKINGS AVAILABLE



- A** Environmentally friendly, composite material.
- B** Board thickness ranges from 1/2" to 1 1/2" to achieve desired detail.
- C** Custom molding, routed or square edges available.
- D** 2" steel sandwich door with foam insulation.

Foam Options:

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R value – 11.24

Polyurethane foam door
R value – 20.04

All of our materials are proudly **MADE IN THE USA.**

CLAY BASED BRICK PAVERS





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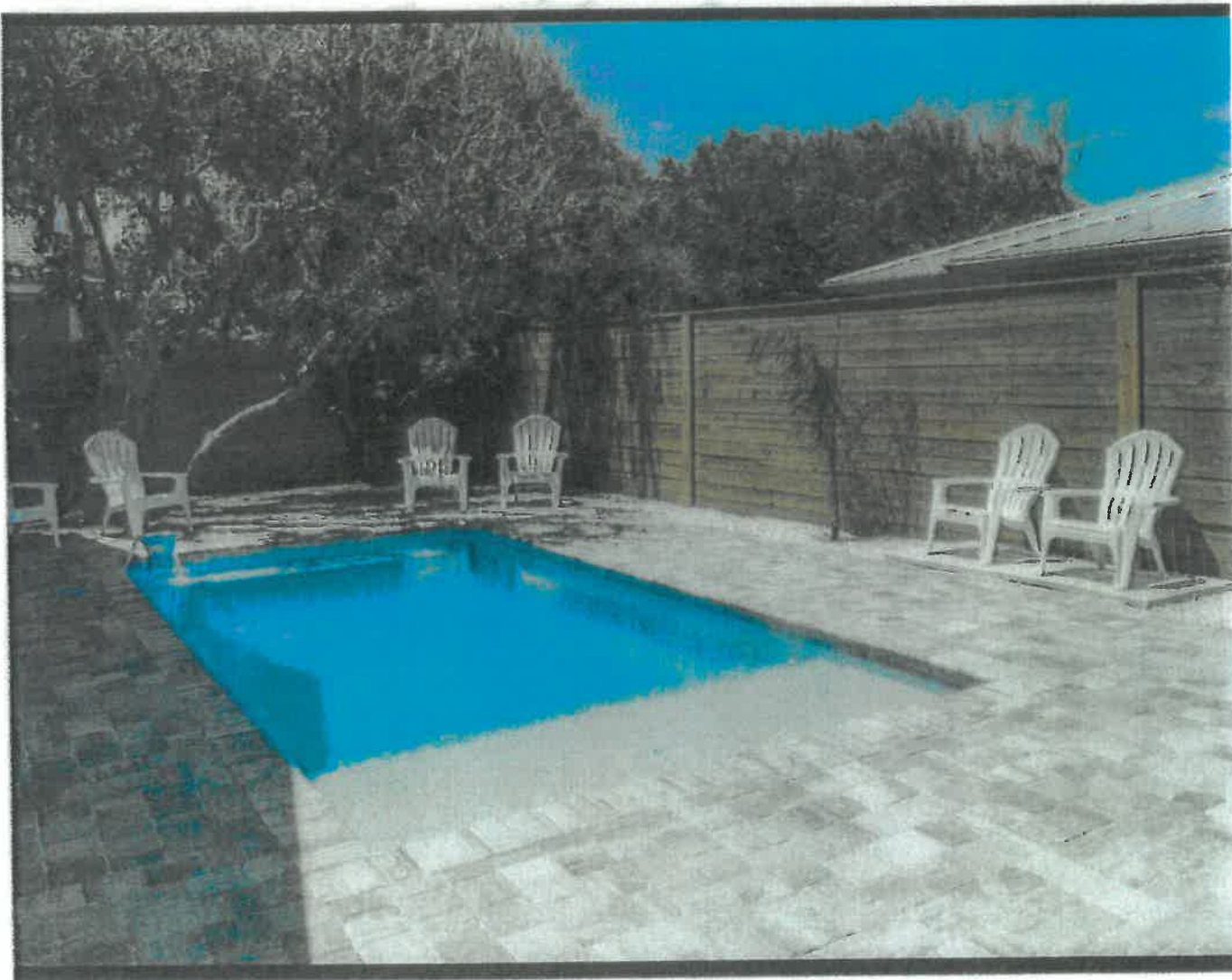


BEST VALUE

Silver 15 Heat Pump



12' by 24' Pool, with 3-4' paver surround and a 10' sundeck





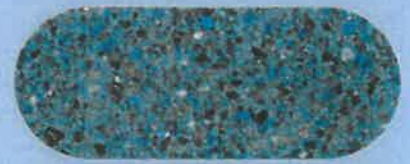
"Florida Stucco combines brilliant color quartz with enriched cement to create state of the art aggregate swimming pool finishes of the highest quality. They are durable, colorfast, slip-resistant, non-abrasive, and help minimize stains, etching, and the effects of harsh chemicals. We offer an unparalleled 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..."



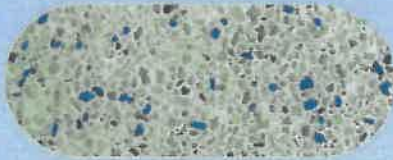
WHITE GEM



EMERALD SEA



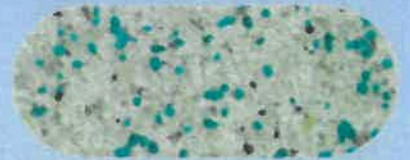
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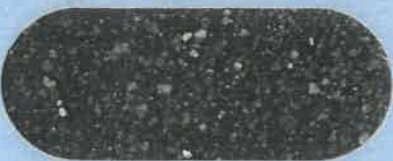
SKY BLUE



BONE GEM



AQUA GEM



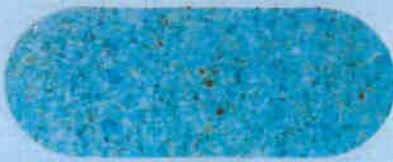
LAGOON



BLUE GEM



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HAWAIIAN



Manufacturers of Quality Plaster & Pool Finishes



FRENCH SILVER

Actual finishes may vary slightly from the printing process of the actual sample.

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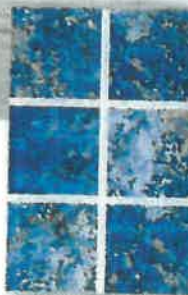
Application pg. 27

CASCADE

The driving and cleansing force of waterfalls and rivers inspire our Cascade Series. Roaring and in continuous motion, add a sense of strength and harmony to all your designs.

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2X2



CS-691 LAGOON
6X6

CS-691 LAGOON DECO 6X6



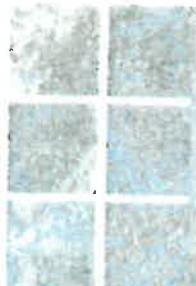
CS-296 FOOTHILL
2X2



CS-696 FOOTHILL
6X6



CS-696 FOOTHILL DECO 6X6

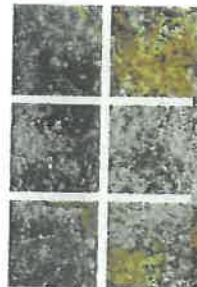


CS-295 PEAK 2X2



CS-695 PEAK 6X6

CS-695 PEAK DECO 6X6



CS-293 RIDGE 2X2



CS-693 RIDGE 6X6



CS-693 RIDGE DECO 6X6



↑ Waterline tile

CS-691 LAGOON 6X6, AND CS-691 DECO SHOWN INSTALLED

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jandy v.s. pump 1.85 hp

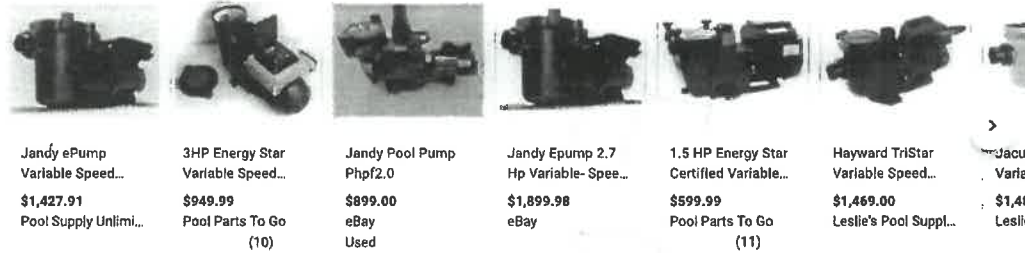
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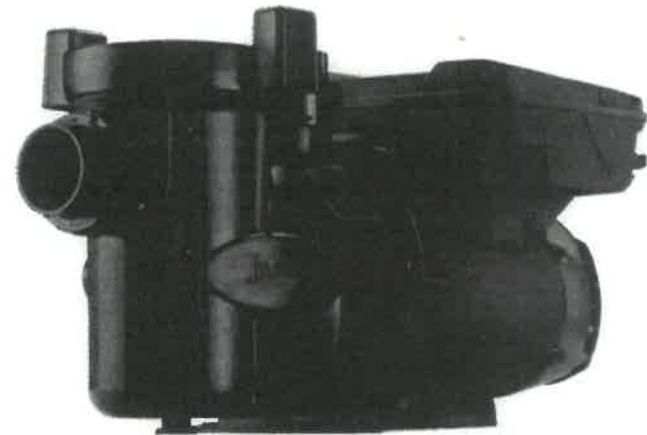
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POOL PUMP



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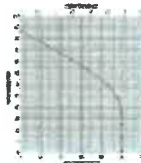
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Application pg. 29



Manufacturer: **Liberty Pumps**

Liberty LSG202A Grinder Pump

Item #: LIBLSG202A

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Application pg. 30

AMERICAN STANDARD

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Silver 15 Heat Pump



- 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.



Platinum 20

Features and components may vary by model and are shown for illustration purposes only.

- 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.

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)



EARLY VICTORIAN COLORS, ca. 1840-1870

Numbers refer to Sherwin Williams paints

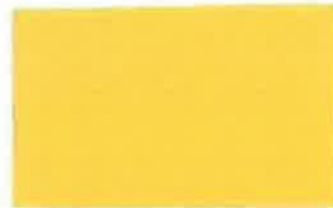


Downing Sand
SW 2822



Downing Stone
SW 2821

BODY



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



January 19, 2023

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Brian and Constanze Scrone

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 14 – HP2022-0078

Dear Mr. Register,

On January 19, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along Grove Avenue and a 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.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the **February 16, 2023** 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 February 6, 2023.

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

IN THE MATTER OF:

Case No.: HP2022-0078
Applicant: Grace Contracting, LLC
Owner: Brian and Constanze Scrone
Address: 28 W. Castillo Drive, Lot 14
Parcel Number: 1939600140

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along Grove Avenue and a 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JANUARY 19, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the January 19, 2023, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along Grove Avenue and a 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.

Subject to the following conditions:

- _____
- Continued to February 16th
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 19th day of January, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0078

REQUEST APPROVED / DENIED / CONTINUED

[Signature]
Sign Name

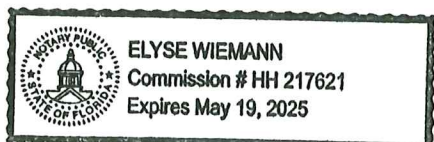
Gaere MacDonald
Print Name

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, I. Gaere MacDonald, by means of [☒] physical presence or [☐] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 19th day of January, A.D., 2023.



Elyse Wiemann
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance. Application pg 37

Candice Seymour

From: allen register <allen.gracecontractingllc@gmail.com>
Sent: Tuesday, January 10, 2023 9:54 AM
To: Candice Seymour
Subject: Re: 28 W. Castillo Drive HARB applications

Yes ma'am I suppose with the holidays the architectural firm that we hired on to handle this with us just didn't have the time to meet the deadline for this meeting.

Therefore it would ge in everyone's best interest to push this to next months agenda

I hope it won't be any inconvenience for the board, you, or your team by extending this till next month, but it seems like this would be the most logical way to proceed

Please let me know if there's anything Russ I need to do for this requested extension

Thanks!

Allen

On Tue, Jan 10, 2023 at 8:34 AM Candice Seymour <cseymour@citystaug.com> wrote:

Hi Allen,

The [28 W. Castillo Drive](#) applications are on the agenda for this Friday's Development Review Committee meeting. Since the comments from that meeting won't be available until after the additional materials deadline (which was yesterday) I had recommended that you request a continuance to February to allow your new architect time to respond to all comments in the updated plans.

To accomplish this, I need you, as the applicant, to confirm that you wish to continue the applications. Since I did not receive any new material for HARB as of yesterday afternoon, I would highly recommend requesting the continuance since the Board is not likely to accept new information at the meeting.

Let me know what you would like to do ASAP. The meeting packets will be distributed on Thursday, so I need to know by Wednesday at the latest so we can update the agenda.

Thank you,

Candice Seymour

Historic Preservation Planner

City of St. Augustine

cseymour@citystaug.com

904-209-4326



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

--

Allen Register
Grace Contracting, LLC
Sales Consultant
(904) 814-9606



November 17, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Brian and Constanze Scrone

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 14 – HP2022-0078

Dear Mr. Register,

On November 17, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along Grove Avenue and a 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.

Specifically, based upon evidence presented and as described in the attached copy of the executed Order, the HARB **CONTINUED your application to the December 14, 2022 or January 19, 2023 HARB meeting**, as the applicant can accommodate the additional materials requested at the meeting.

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 December 4, 2022 for the December 14, 2022 HARB meeting, or, January 9, 2023 for the January 19, 2023 HARB meeting.

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.: HP2022-0078
Applicant: Grace Contracting, LLC
Owner: Brian and Constanze Scrone
Address: 28 W. Castillo Drive, Lot 14
Parcel Number: 1939600140

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along Grove Avenue and a 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON NOVEMBER 17, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the November 17, 2022, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along Grove Avenue and a 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.

Subject to the following conditions:

- _____
- Dec. 14 or Jan 19th Meeting
- _____
- _____
- _____
- _____
- _____
- _____

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

Case No. HP2022-0078

REQUEST APPROVED / DENIED / **CONTINUED**

C Duncan
Sign Name

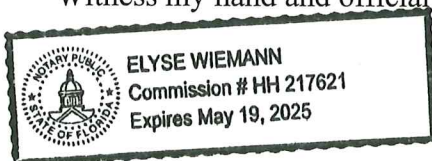
Catherine Duncan
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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



Elyse Wiemann
Notary Public, State of Florida

FOR FEBRUARY 16, 2023, HARB MEETING

**HP2022-0078 & HP2022-0079
28 W. Castillo Drive Lots 14 & 15**

**Information submitted by the applicant at the
November 17, 2022 meeting (for reference).**

MATERIAL LIST FOR LOT 14

28 W CASTILLO

29 GROVE AVENUE

- 1) 1" BY 8" Beveled Cedar Lap Siding, with a 7" Reveal (sample)
- 2) 2" BY 4" Cedar Wood Trim (CORNERS, AROUND WINDOWS AND DOORS) (sample)
- 3) PT 5/4 DECKING BOARDS (PORCH/STEPS)
- 4) WOOD SPINDELS (For Porch and Handrail for Stairs)
- 5) 1" BY 6" Cedar Wood for Post Base Trim around Posts on porches
- 6) 2" BY 4" Cedar Wood for Top and Bottom Rails on porches and handrails (sample)
- 7) 2" BY 8" Cedar Wood, with Rounded Edges for Grab Rail on porches and handrails for steps
- 8) Cedar Wood "Fishscale" style shake accents as per plans as an accent to gable end on home, and 2nd story of Detached Garage
- 9) Pella Wood Clad Windows – (clear glass) (details in brochure)
- 10) Magnolia Arch – Wood Clad Garage Doors by Eden Coast (photo in brochure)
- 11) 1" by 6" Tongue and Groove Pine Wood Ceiling (painted white)
- 12) 2 Panel Square Top Exterior Doors, Rustic Knotty Alder Wood (photo and specs in brochure)
- 13) 10 Light Clear Glass, 72" by 80" French Knotty Alder Wood Exterior Doors with provincial stain (photo and specs in brochure)
- 14) Clay based pavers 4" by 8" for pavers on pool deck, walks, and pool surround (Herringbone Pattern)
- 15) Black Exterior Lighting/Hardware (details in brochure with photos)
 - a. Traditional Coastal Black Lantern (at all exterior doors)
 - b. Schlage Camelot Matte Black Exterior Door Hardware (deadbolts and doorknobs)
- 16) PT wood 4' Picket Fence
- 17) PT Wood 6' Privacy Fence
- 18) PT Wood 8' Privacy Fence

COVER PAGE

MATERIAL LIST FOR LOT 15

28 W CASTILLO

31 GROVE AVENUE

- 1) 1" BY 8" Beveled Cedar Lap Siding, with a 7" Reveal (sample)
- 2) 2" BY 4" Cedar Wood Trim (CORNERS, AROUND WINDOWS AND DOORS) (sample)
- 3) PT 5/4 DECKING BOARDS (PORCH/STEPS)
- 4) WOOD SPINDELS (For Porch and Handrail for Stairs)
- 5) 1" BY 6" Cedar Wood for Post Base Trim around Posts on porches
- 6) 2" BY 4" Cedar Wood for Top and Bottom Rails on porches and handrails (sample)
- 7) 2" BY 8" Cedar Wood, with Rounded Edges for Grab Rail on porches and handrails for steps
- 8) Pella Wood Clad Windows – (2/2 Grid Pattern) (details in brochure)
- 9) Magnolia Arch – Wood Clad Garage Doors by Eden Coast (photo in brochure)
- 10) 1" by 6" Tongue and Groove Pine Wood Ceiling (painted white)
- 11) 2 Panel Square Top Exterior Doors, Rustic Knotty Alder Wood (photo and specs in brochure)
- 12) 10 Light Clear Glass, 72" by 80" French Knotty Alder Wood Exterior Doors with provincial stain (photo and specs in brochure)
- 13) Clay based pavers 4" by 8" for pavers on pool deck, walks, and pool surround (Herringbone Pattern)
- 14) Black Exterior Lighting/Hardware (details in brochure with photos)
 - a. Traditional Coastal Black Lantern (at all exterior doors)
 - b. Schlage Camelot Matte Black Exterior Door Hardware (deadbolts and doorknobs)
- 15) PT wood 4' Picket Fence
- 16) PT Wood 6' Privacy Fence
- 17) PT Wood 8' Privacy Fence



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Home / Hardware / Door Hardware / Entry Door Handlesets / Lever Handlesets

Internet #306310295 Model #FC60 CAM 622 WIT CAM Store SKU #10

Image

Custom Camelot Matte Black Single Cylinder Door Handleset with Whitney Door
Lever

★★★★★ (33) Questions & Answers (8)



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~~\$279~~⁹⁸



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Apply for a Home Depot Consumer Card

Finish: **Matte Black**



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Pickup
Nov 18 - Nov 23
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**Ship to Home**
Get it by
Fri, Nov 18
FREE

**Scheduled Delivery**
As soon as
Tomorrow
FREE

We'll send up to 8 to St Augustine for free pickup
at the Store

-2-

Application pg. 46



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32084 ▼

Exterior Black Light fixtures



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Home Decor Furniture Wall Decor Small Kitchen Appliances Kitchenware & Tableware Bedding & Bath **Lighting** Window Treatments Shop Room

Home / Lighting / Outdoor Lighting / Outdoor Wall Lighting / Outdoor Sconces

Internet #307622975 Model #A03319S Store SKU #1003891



LNC

Traditional Coastal Black Lantern Wall Sconce with Seeded Glass shade Modern 1-light Outdoor Wall Light LED Compatible

★★★★★ (104) ▼ Questions & Answers (20)



Hover Image to Zoom



Application pg. 47



You're shopping
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32084 ✓

20 light wood french exterior doors



Cart | 0 items

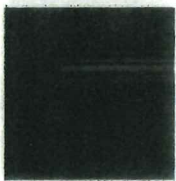
Home / Doors & Windows / Exterior Doors / Front Doors / Wood Doors / Wood Doors With Glass

Internet #309329565 Model #PHED.KA.410.60.68.134.RA.PR Store SKU #10042

Crosswood Doors (Brand Rating: 3.7/5) ⓘ

72 in. x 80 in. French Knotty Alder Wood 10-Lite Clear Glass provincial stain Right Active Double Prehung Front Door

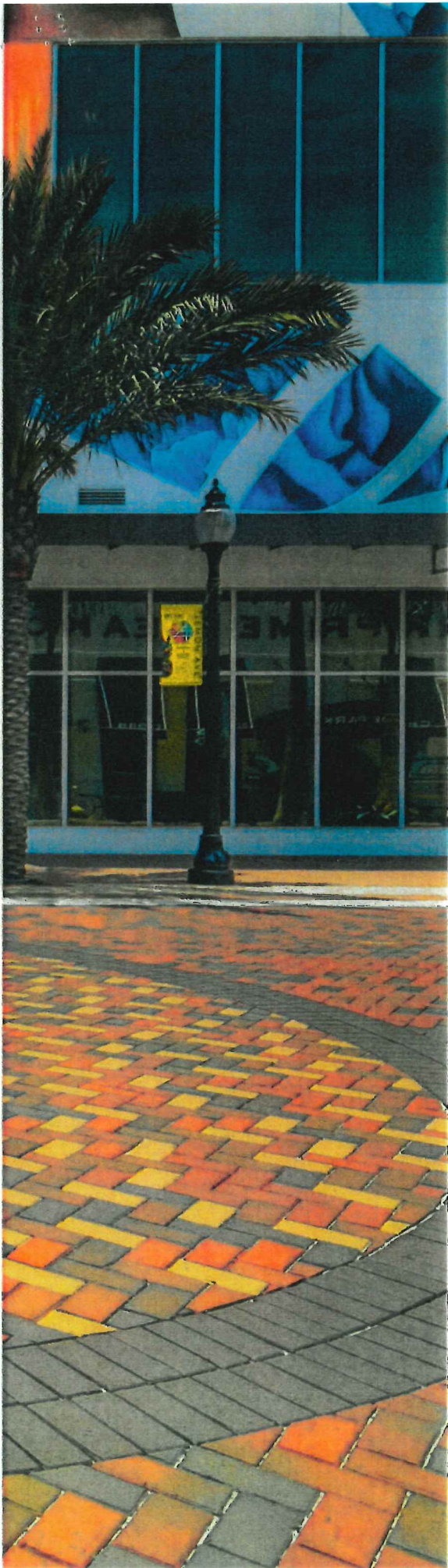
★★★★★ (7) ✓ Questions & Answers (11)



Hover Image to Zoom

- 4 -

Application pg. 48



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.

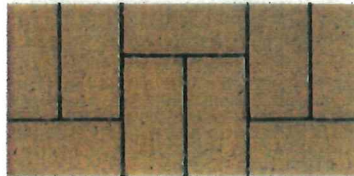
English Edge



Autumn



Gray

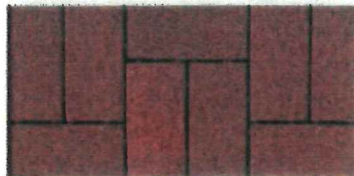


Buff



Cocoa

LOT 14



Red

LOT 15



Dark Accent



Rose



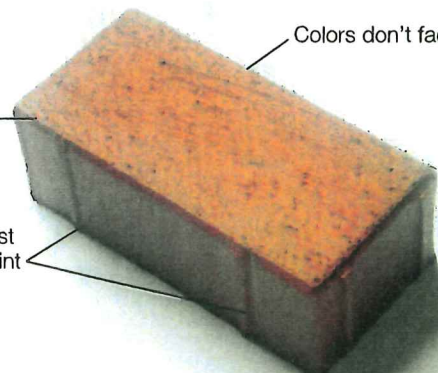
Full Range

LOT 14 - HERRINGBONE PATTERN

LOT 15 - RUNNING BOND - PATTERN

Beveled edge gives projects a crisp joint

Space bars provide for best interlock and consistent joint



Colors don't fade

-5-

LOT 14

PARCEL ID: 192860000

FLOOD : AE-7

ZONING : HP-5

SETBACKS

FRONT - 10'

SIDES - 5'

REAR - 20'

W Castillo

Legend

4' Walk Gate

4' Picket Fence

6' Privacy Fence

Water Tap

Sewer Tap

Grinder Pump

Pool Pump

A/C Condenser

() = Existing Grade Elevations

Oak Tree

Cedar Tree

Magnolia Tree

TREE CREDITS

1 - 5' Oak

2 - 14" Cedar

3 - 4' Magnolia

10' 2" = EXISTING TREE CREDITS

LOT COVERAGE

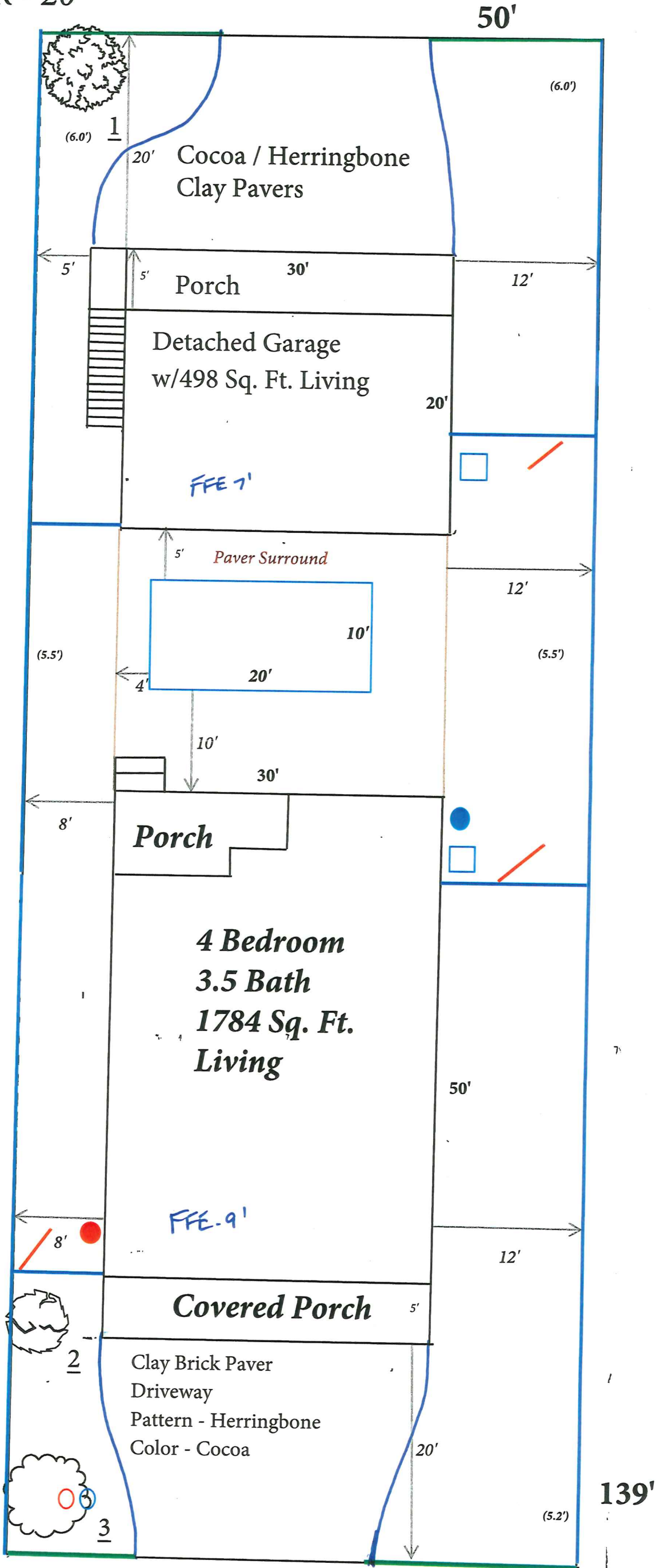
LOT - 6950 Sq. Ft.

Home, Det. Garage, and porches - 2340 Sq. Ft.

Driveways , Pool & Surround - 824 Sq. Ft.

Total ISR = 3364

48.40% Lot Coverage



LOT 15
PARCEL ID :
192860000
Flood - AE-7
Zoning - HP-5

West Castillo

SCALE
1" = 10'

-  Palm
-  Magnolia
-  Oak
-  Cedar

Tree Credits

- 1 - 3' Palm
- 2 - 2'6" Oak
- 3 - 3' Palm

Total Existing Tree Credits - 8'6"

LEGEND

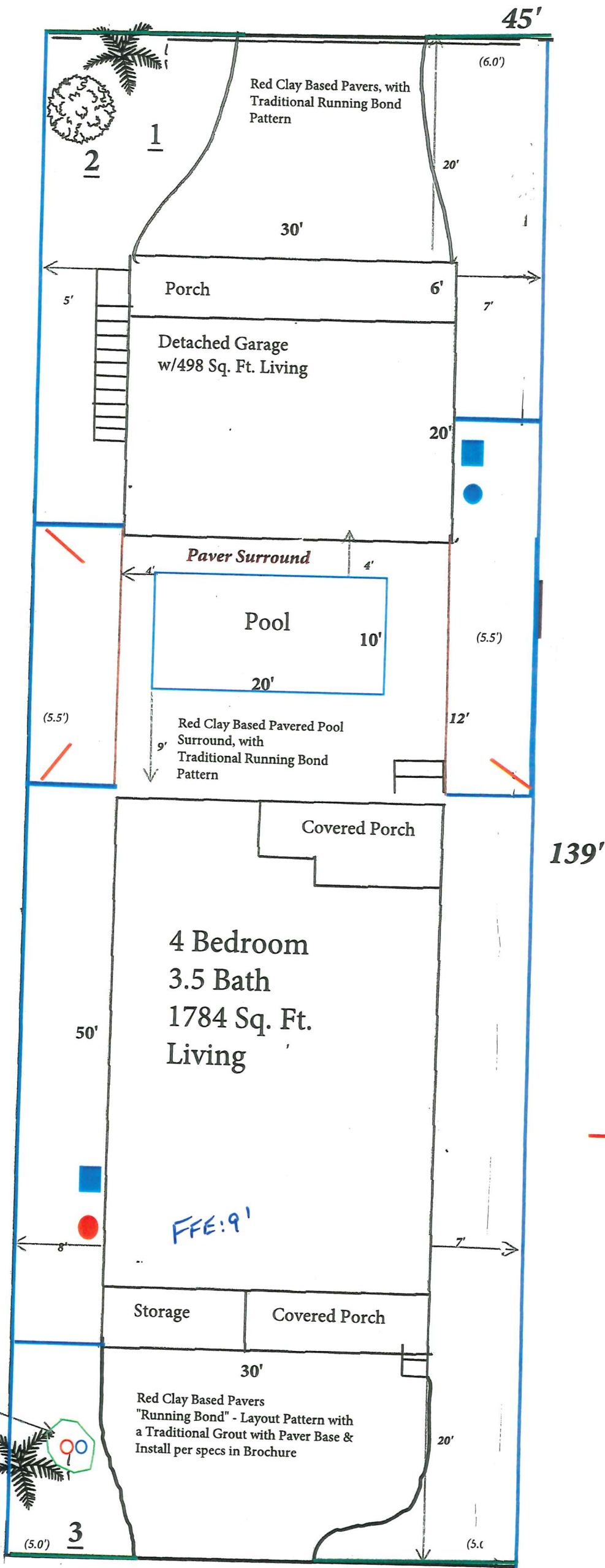
() = Existing Grade Elevations

-  A/C Condenser
-  ~~8' Privacy Fence~~
-  6' Privacy Fence
-  4' Picket Fence

-  Water Tap
-  Sewer Tap
-  Grinder Pump
-  Pool Pump

*client requested we use a zero landscaping orientation if this would be acceptable, otherwise, we will use St. Augustine Grass for Sod, with Mulch beds

Install Mulch Bed, with Begonia's and Wood Landscaping Timbers



Grove Avenue

GARAGE PLANS FOR
 28 W. CASTILLO DRIVE LOT 15
 ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

- 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.
- THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENING SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- 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.
- 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.
- 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.
- ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
- 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.
- 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.
- 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:

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
- ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS. OVER MINIMUM 5 MIL POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC LAPPED 8" AT EDGES AND ENDS.
- 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).
- 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.
- 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.
- REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 318, ACI 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE LATEST EDITIONS. MINIMUM LAP SPLICES SHALL BE 36 BAR DIAMETER.
- 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.

- CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
 - FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
 - 1 1/2" BOTTOM, SIDES AND TOP.
 - COLUMNS: 1 1/2"
 - SLABS ON GRADE: 2" BOTTOM, 1" TOP.
 - OTHERS PER ACI.

- 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.
- CONCRETE TESTING IF REQUIRED:

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

 - ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
 - 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:

- ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
 - STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
 - STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
 - 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.
 - LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
 - STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
- PLYWOOD SHEETING SHALL BE APA STRUCTURAL I, 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.
- ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
- 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.
- ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
- SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
- PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND AISC 100.
- STRUCTURAL I, 7/16 ZIP FULL LENGTH PANEL WALL INPLACE OF THREAD RODS. STRUCTURAL I, 7/16" ZIP FULL LENGTH PANEL WALL MUST GO FROM THE TOP PLATE TO THE BOTTOM PLATE. NAIL PATTERN FOR THE STRUCTURAL I, 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.

- ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
- CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
- 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.
- AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
- BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-78.
- 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.
- 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:

- CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE I, GRADE N-1, NORMAL WEIGHT.
- MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S.
- 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	FASTENERS
	SIMPSON HUGHES	TRUSSES/RAFTERS TIEBEAM
500#	LTS16	RT16TW 6-10d or 4-16d
1,000#	THA218 (2) LTS16	HD2X (2) RT16TW (EACH AS ABOVE FOR 500#)
2,000#	THA29	HD2X (10)B OR (8)C
3,000#	THA218-2 (2-PLY TRUSS)	HD2-2X (10)D OR (6)E

FASTENER DESCRIPTIONS

- 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
- 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
- 1/4" X 1-1/4" METAL HIT ANCHOR (HILTI) OR TAPCON
- 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
- 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 461" H 5.5"
 AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND 130°C	ROOFS (all values negative - i.e. "SUCK")					WALLS (incl. Windows & Doors)			
	ZONE 1 CORNERS	ZONE 2 ENDWALLS	ZONE 3 ENDWALLS	OUTDRIFT CORNER	OUTDRIFT ENDWALL	IND. POINTS		INTERIOR POINTS	
						NEGATIVE	POSITIVE	NEGATIVE	POSITIVE
10	-28.78	-28.78	-24.81	-41.72	-41.72	-32.96	24.81	-26.70	24.81
20	-27.53	-27.53	-23.56	-40.46	-40.46	-30.87	23.57	-25.66	23.57
25	-25.86	-25.86	-21.89	-38.80	-37.74	-27.74	21.90	-23.99	21.90
30	-24.81	-24.81	-20.44	-37.34	-37.34	-25.68	20.00	-22.94	20.00

TRUSS FASTENING MATERIALS

HEADER AND HOLD DOWN/ SIMPSON EMBEDDED TRUSS ANCHORS	UPLIFT	DECK	WOOD NAILING
NETA12 1265	G-385	MS	MS
NETA18 1810	G-385	MS	MS
NETA24 1810	G-385	MS	MS
NETA40 1810	G-385	MS	MS
NETA42 1810	G-385	MS	MS
NETA40 1810	G-385	MS	MS
NETA42 1810	G-385	MS	MS
NETA40 1810	G-385	MS	MS
NETA42 1810	G-385	MS	MS

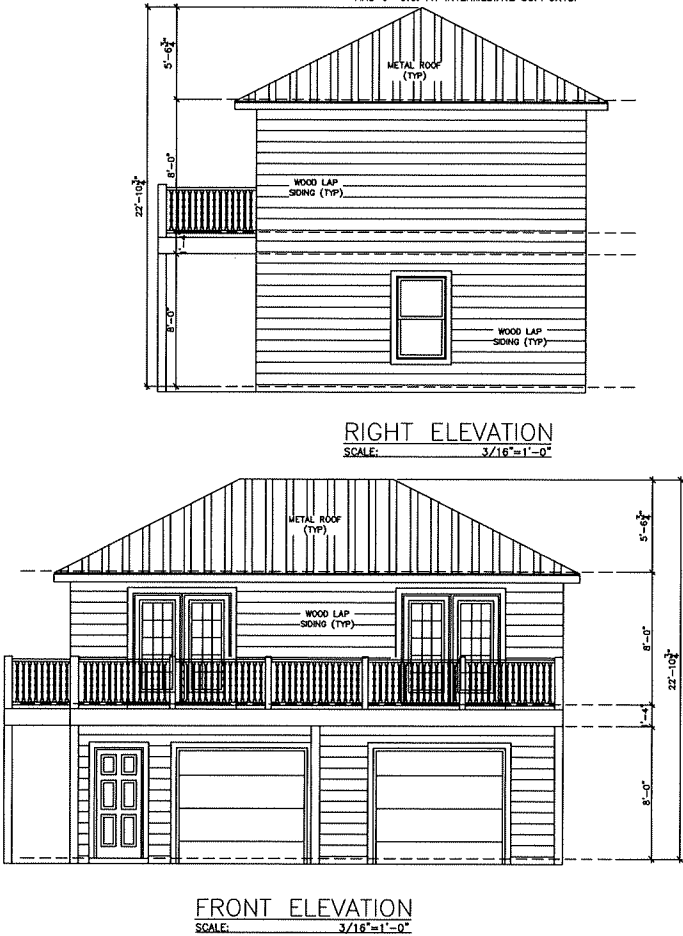
THE TRUSS FASTENING MATERIALS

FASTENER	WINDY SIDE (POSITIVE)	WINDY SIDE (NEGATIVE)	WINDY SIDE (POSITIVE)	WINDY SIDE (NEGATIVE)
NETA12 1265	MS	MS	MS	MS
NETA18 1810	MS	MS	MS	MS
NETA24 1810	MS	MS	MS	MS
NETA40 1810	MS	MS	MS	MS
NETA42 1810	MS	MS	MS	MS
NETA40 1810	MS	MS	MS	MS
NETA42 1810	MS	MS	MS	MS
NETA40 1810	MS	MS	MS	MS
NETA42 1810	MS	MS	MS	MS

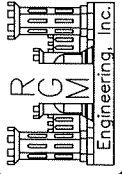
DESIGN LOADS:

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 = C
 EXP=C
 RISK CAT #2
 STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
 CODE COMPLIANCE:
 THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
 1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE

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



ROBERT G. MORGAN JR., P.E.
 PROFESSIONAL ENGINEER
 65 LEWIS BLVD.
 ST. AUGUSTINE, FLORIDA 32084
 904-814-7633



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
 CHECKED BY
 R.G.M.
 PLAN NO.
 SHEET NO.

HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

- 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.
- THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, SLEEVES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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'-6" EXTERIOR GRADE PLYWOOD SIDING.
- 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:

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
- 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.
- 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).
- 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.
- 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.
- 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.
- 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.

CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:

- FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
 - 1 1/2" BOTTOM, SIDES AND TOP.
 - COLUMNS: 1 1/2".
 - SLABS ON GRADE: 2" BOTTOM, 1" TOP.
 - OTHERS PER ACI.
- 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.
- CONCRETE TESTING IF REQUIRED:
- TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST-IN-PLACE CONCRETE:
- ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
 - 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:

- ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATC AND TH AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
 - STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
 - STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
 - 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.
 - LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
 - STUD GRADE S.P.F. CAN BE USED IN UEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
- 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.
- ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
- 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.
- ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
- SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
- PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND ATC 100.
- STRUCTURAL 1, 7/16 ZIP FULL LENGTH PANEL WALL IN PLACE 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.

- ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
- CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
- 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.
- AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
- BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI EN7-76.
- 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.
- 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:

- CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL WEIGHT.
- MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S.
- 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 HUGHES	FASTENERS	
			TRUSSES/RAFTERS	TIEBEAM
500#	LTS16	RT16TW	6-10d OR 4-16d	(4)A OR (2)C
1,000#	(2) LTS16	(2) RT16TW	HD2X	(6)A OR (4)C
			(EACH AS ABOVE FOR 500#)	
2,000#	THA29	HD2X	----	(10)B OR (8)C
3,000#	THA218-2	HD2-2X	----	(10)D OR (6)E
	(2-PLY TRUSSES)			

FASTENER DESCRIPTIONS:

- 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
- 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
- 1/4" X 1-1/4" METAL HIT ANCHOR (HILTI) OR TAPCON
- 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
- 1/4" X 1-3/4" WEDGE TYPE EXPANSION ANCHOR (HILTI Kwik Bolt, OR EQUAL)

VENTILATION SYSTEM

SHALL BE:
VENTILATED ONLY 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 DIRECTION	ROOFS (all values negative - i.e. "SUCTION")				WALLS (ext. Windward & Down)			
	WINDWARD EXTERIOR	WINDWARD INTERIOR	WINDWARD EXTERIOR	WINDWARD INTERIOR	WINDWARD EXTERIOR	WINDWARD INTERIOR	WINDWARD EXTERIOR	WINDWARD INTERIOR
10	-28.78	-28.78	-28.81	-41.72	-28.86	-28.81	-28.70	-28.81
20	-27.83	-27.83	-27.81	-40.46	-28.48	-28.37	-28.84	-28.87
30	-25.86	-25.86	-25.80	-38.80	-27.74	-27.70	-28.89	-28.89
40	-24.81	-24.81	-24.81	-37.54	-27.54	-27.54	-28.89	-28.89

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN	UPLIFT	DECK	WOOD
SIMPSON EMBEDDED TRUSS ANCHORS	0-360	10d	10d (TOTAL)
	360-500	10d	10d (TOTAL)
	500-750	10d	10d (TOTAL)
	750-1000	10d	10d (TOTAL)
	1000-1250	10d	10d (TOTAL)
	1250-1500	10d	10d (TOTAL)
	1500-1750	10d	10d (TOTAL)
	1750-2000	10d	10d (TOTAL)
	2000-2250	10d	10d (TOTAL)
	2250-2500	10d	10d (TOTAL)
	2500-2750	10d	10d (TOTAL)
	2750-3000	10d	10d (TOTAL)
	3000-3250	10d	10d (TOTAL)
	3250-3500	10d	10d (TOTAL)
	3500-3750	10d	10d (TOTAL)
	3750-4000	10d	10d (TOTAL)
	4000-4250	10d	10d (TOTAL)
	4250-4500	10d	10d (TOTAL)
	4500-4750	10d	10d (TOTAL)
	4750-5000	10d	10d (TOTAL)
	5000-5250	10d	10d (TOTAL)
	5250-5500	10d	10d (TOTAL)
	5500-5750	10d	10d (TOTAL)
	5750-6000	10d	10d (TOTAL)
	6000-6250	10d	10d (TOTAL)
	6250-6500	10d	10d (TOTAL)
	6500-6750	10d	10d (TOTAL)
	6750-7000	10d	10d (TOTAL)
	7000-7250	10d	10d (TOTAL)
	7250-7500	10d	10d (TOTAL)
	7500-7750	10d	10d (TOTAL)
	7750-8000	10d	10d (TOTAL)
	8000-8250	10d	10d (TOTAL)
	8250-8500	10d	10d (TOTAL)
	8500-8750	10d	10d (TOTAL)
	8750-9000	10d	10d (TOTAL)
	9000-9250	10d	10d (TOTAL)
	9250-9500	10d	10d (TOTAL)
	9500-9750	10d	10d (TOTAL)
	9750-10000	10d	10d (TOTAL)

TABLE ENCL. 1.1
MINIMUM CONNECTION DETAIL SCHEDULE
FOR WOOD TRUSS ROOFS

WIND DIRECTION	ROOFS (all values negative - i.e. "SUCTION")				WALLS (ext. Windward & Down)			
	WINDWARD EXTERIOR	WINDWARD INTERIOR	WINDWARD EXTERIOR	WINDWARD INTERIOR	WINDWARD EXTERIOR	WINDWARD INTERIOR	WINDWARD EXTERIOR	WINDWARD INTERIOR
10	-28.78	-28.78	-28.81	-41.72	-28.86	-28.81	-28.70	-28.81
20	-27.83	-27.83	-27.81	-40.46	-28.48	-28.37	-28.84	-28.87
30	-25.86	-25.86	-25.80	-38.80	-27.74	-27.70	-28.89	-28.89
40	-24.81	-24.81	-24.81	-37.54	-27.54	-27.54	-28.89	-28.89

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.

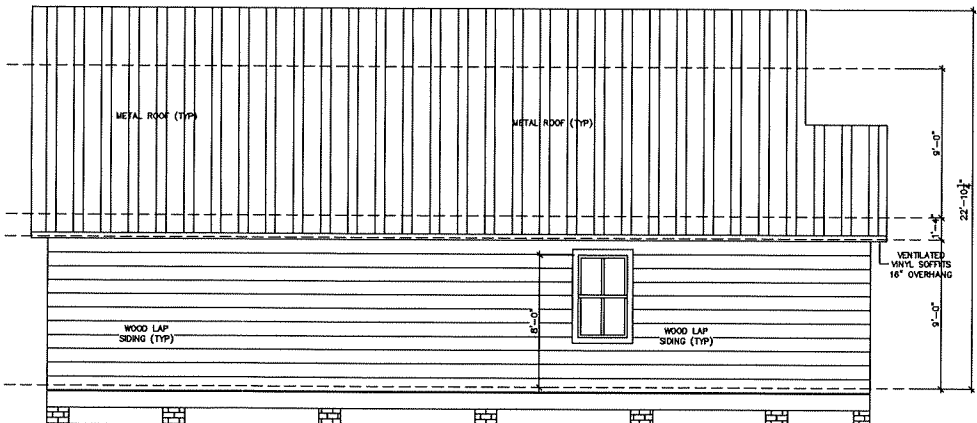
CODE COMPLIANCE:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:

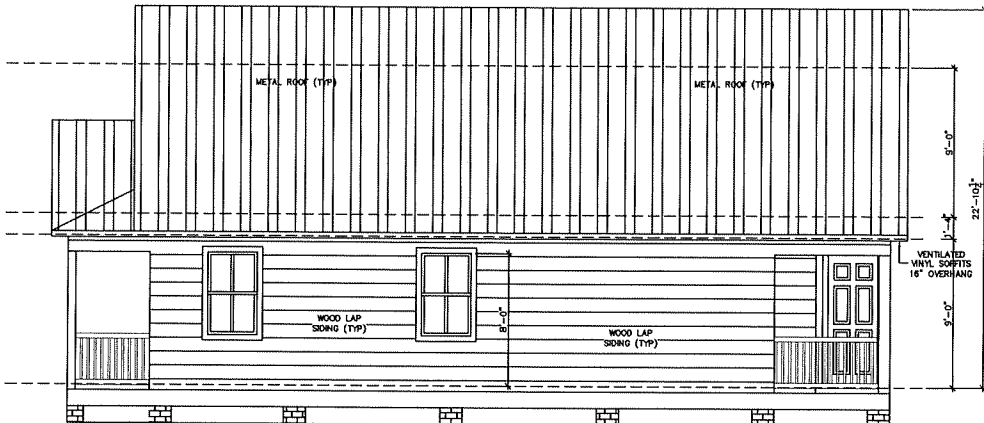
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



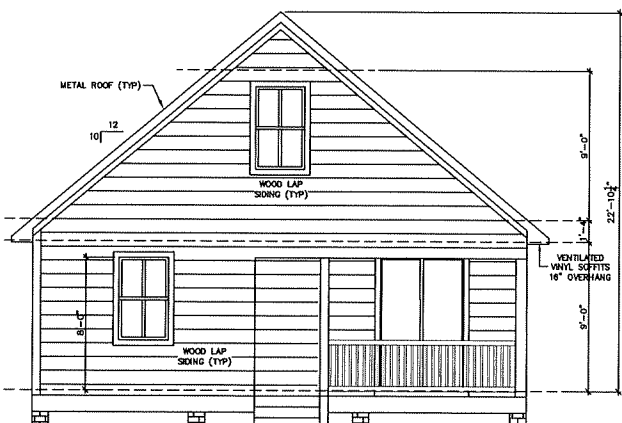
FRONT ELEVATION
SCALE: 3/16"=1'-0"



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



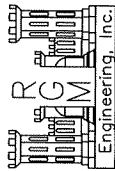
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



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

DRAWING 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. MORGAN JR., P.E.
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633



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

Application pg. 53

GARAGE PLANS FOR
 28 W. CASTILLO DRIVE LOT 14
 ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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'-6" EXTERIOR GRADE PLYWOOD SIDING.
- 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 THE DOWNS.

CONCRETE:

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
- 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 6" AT EDGES AND ENDS.
- 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).
- 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.
- 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.
- 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.
- 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.

- CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
 - FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
 - 1/2" BOTTOM, SIDES AND TOP.
 - COLUMNS: 1 1/2".
 - SLABS ON GRADE: 2" BOTTOM, 1" TOP.
 - OTHERS PER ACI.
- 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.
- CONCRETE TESTING IF REQUIRED:

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

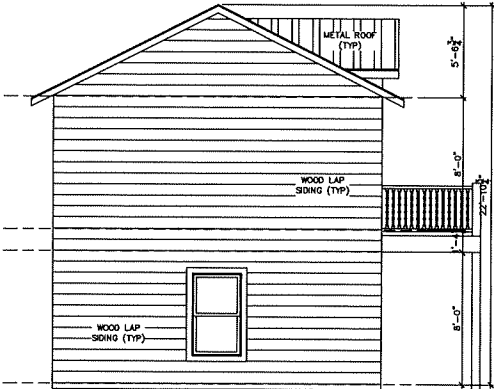
 - ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
 - ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), 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:

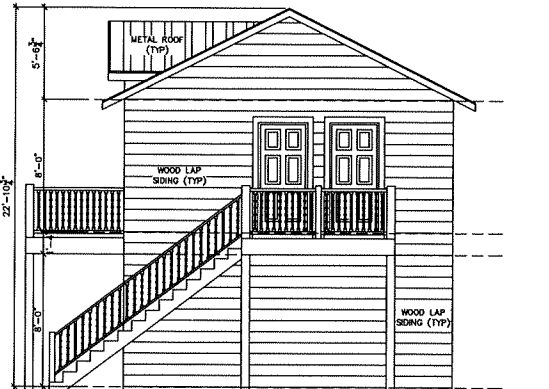
- ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
 - STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
 - STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
 - 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.
 - LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
 - STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
- 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.
- ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
- 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.
- ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
- SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
- PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND AISC 100.
- STRUCTURAL 1, 7/16 ZIP FULL LENGTH PANEL WALL IN PLACE 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.



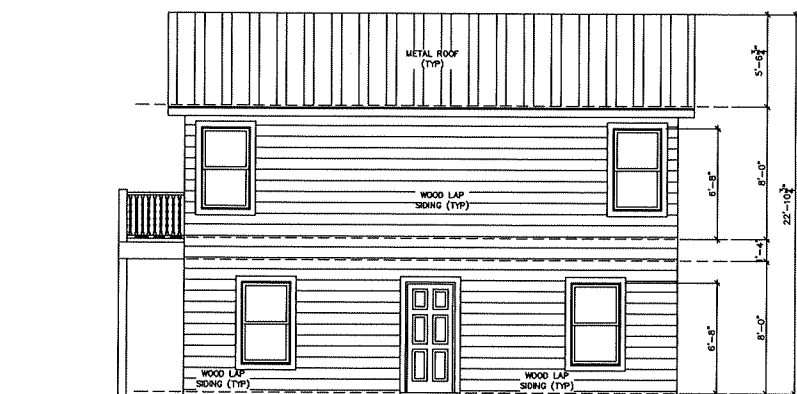
LEFT ELEVATION
 SCALE: 3/16"=1'-0"



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



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



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

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND DIRECTION	ROOFS (Pitched Roofs - 12:12)				WALLS (Flat Walls & Roofs)			
	WINDWARD	LEEWARD	WINDWARD	LEEWARD	WINDWARD	LEEWARD	WINDWARD	LEEWARD
15	-25.13	-25.13	-24.81	-24.81	-25.13	-24.81	-25.13	-24.81
30	-25.13	-25.13	-24.81	-24.81	-25.13	-24.81	-25.13	-24.81
45	-25.13	-25.13	-24.81	-24.81	-25.13	-24.81	-25.13	-24.81
60	-25.13	-25.13	-24.81	-24.81	-25.13	-24.81	-25.13	-24.81

TRUSS FASTENING SCHEDULE			
WIND DIRECTION	WINDWARD	LEEWARD	WINDWARD
15	-25.13	-25.13	-24.81
30	-25.13	-25.13	-24.81
45	-25.13	-25.13	-24.81
60	-25.13	-25.13	-24.81

TRUSS FASTENING SCHEDULE			
WIND DIRECTION	WINDWARD	LEEWARD	WINDWARD
15	-25.13	-25.13	-24.81
30	-25.13	-25.13	-24.81
45	-25.13	-25.13	-24.81
60	-25.13	-25.13	-24.81

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

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 46" H 5.5"
AREA NET FREE SQUARE INCHES 138

DRAWING SHEET INDEX	
1	COVER SHEET & ELEVATIONS PLANS
2	FOUNDATION & FLOOR PLANS
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4	DETAILS
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9	
10	

ROBERT G. MORGAN JR., P.E.
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
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

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. _____

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)

- ☒ New building New SF Home. with Det. Gar.. with Living
- ☐ New addition _____
- ☒ New roof structures (dormers, chimneys, etc.) (2) main house. det. gar.
- ☒ New porch/deck/balcony Covered Porch and Open Deck
- ☐ New awning/canopy _____
- ☒ New entrances Driveway access off Castillo/Grove
- ☒ New window opening/sashes Wood Clad Double Hung
- ☒ New exterior lighting Oil Rubbed Bronze
- ☒ New fence/wall/gate 4' Picket. 6' Privacy. 8' Privacy
- ☒ 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)

- ☒ 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 SF 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 & Bridge

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

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

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

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

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

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

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line and proposed construction |
| ☐ | ☒ | ☐ | 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

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: 

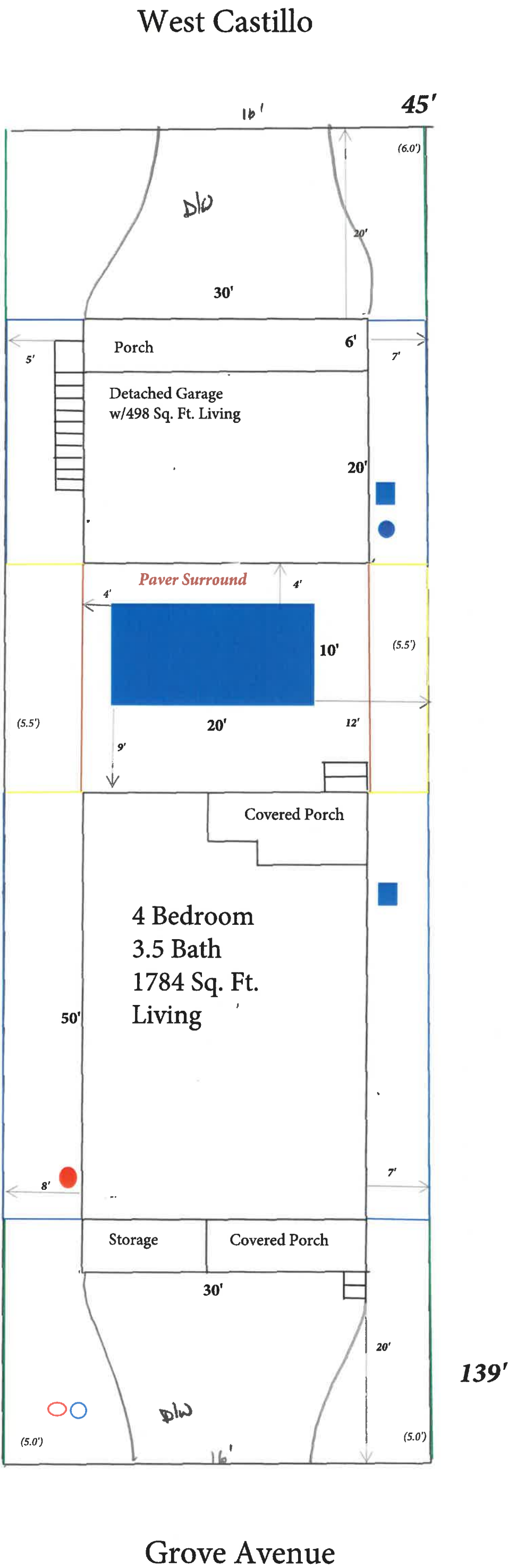
1" = 10' SCALE

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 AVE.



WEST CASTILLO DRIVE

LOT 15

LOT 14

VACANT LOT

HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

- 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.
- 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.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- 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.
- 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.
- 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.
- 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.
- WIND BRACING (1ST AND 2ND FLOORS) WITH 15 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 6'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.
- 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 BRACING, SHEETING, TEMPORARY BRACING, GUIDES, OR TIE DOWNS.

CONCRETE:

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
- 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 6" AT EDGES AND ENDS.
- 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).
- 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.
- 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.
- 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 SPICES SHALL BE 36 BAR DIAMETER.
- 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.

- CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
 - FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
 - 1 1/2" BOTTOM, SIDES AND TOP.
 - COLUMNS: 1 1/2"
 - SLABS ON GRADE: 2" BOTTOM, 1" TOP.
 - OTHERS PER ACI.

- 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.

- CONCRETE TESTING IF REQUIRED:

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

- ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-8 INCHES.
- 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:
 - AT 7 DAYS
 - 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:

- ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:

- STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE, NO. 2 NON-DENSE OR BETTER.
- STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
- STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 8" TO 12" WIDE; NO. 2 OR BETTER.
- STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 8" TO 12" WIDE; NO. 1 OR BETTER.
- NON-DENSE OR BETTER.
- STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.

- PLYWOOD SHEETING SHALL BE APA STRUCTURAL I, 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.
- ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
- 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-153-90, OR STAINLESS STEEL.
- ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
- SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
- PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND ATC 100.
- STRUCTURAL 1, 7/16" ZIP FULL LENGTH PANEL WALL IN PLACE 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.

- ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.

- CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.

- 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.

- AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.

- BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI SBT-78.

- 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.

- 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:

- CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL WEIGHT.
- MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S.
- HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE GALVANIZED TRUSSES-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	FASTENERS	TIEBEAM
SIMPSON	HUGHES	TRUSSES/RAFTERS	
500#	LTS15	RT16TW	6-10d OR 4-18d (4)A OR (2)C
1,000#	THA21B (2) LTS16	HD2X (2) RT16TW	(6)A OR (4)C (EACH AS ABOVE FOR 500#)
2,000#	THA29	HD2X	(10)B OR (8)C
3,000#	THA21B-2	HD2-2X	(10)D OR (6)E

FASTENER DESCRIPTIONS

- 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSEY/RED HEAD, OR EQUAL)
- 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSEY/RED HEAD, OR EQUAL)
- 1/4" X 1-1/4" METAL HIT ANCHOR (HILTI) OR TAPCON
- 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSEY/RED HEAD, OR EQUAL)
- 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: 1 1/2" H 5.5" AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND SPEED	ROOF'S all values negative (-) i.e. "UPLIFT"	WALLS (incl. Windows & Doors)
MPH	DOWN	UP
7	-18.75	-18.75
10	-25.38	-25.38
15	-41.92	-41.92
20	-61.88	-61.88
25	-85.25	-85.25
30	-112.00	-112.00
35	-142.13	-142.13
40	-175.75	-175.75
45	-212.88	-212.88
50	-253.50	-253.50
55	-297.63	-297.63
60	-345.25	-345.25
65	-396.38	-396.38
70	-450.92	-450.92
75	-508.88	-508.88
80	-569.25	-569.25
85	-633.00	-633.00
90	-699.13	-699.13
95	-767.63	-767.63
100	-838.50	-838.50

TRUSS FASTENING SCHEDULES

TRUSS MANUFACTURER'S TRUSS ANCHORS	WIND	WIND	WIND
ANCHOR	DOWN	UP	DOWN
HEAT12	1200	1200	1200
HEAT16	1600	1600	1600
HEAT20	2000	2000	2000
HEAT24	2400	2400	2400
HEAT40	4000	4000	4000

10d x 1 1/2" NAILS

WIND	WIND	WIND	WIND
DOWN	UP	DOWN	UP
HEAT12	1200	1200	1200
HEAT16	1600	1600	1600
HEAT20	2000	2000	2000
HEAT24	2400	2400	2400
HEAT40	4000	4000	4000

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) "R" GROUP OCCUPANCY.

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

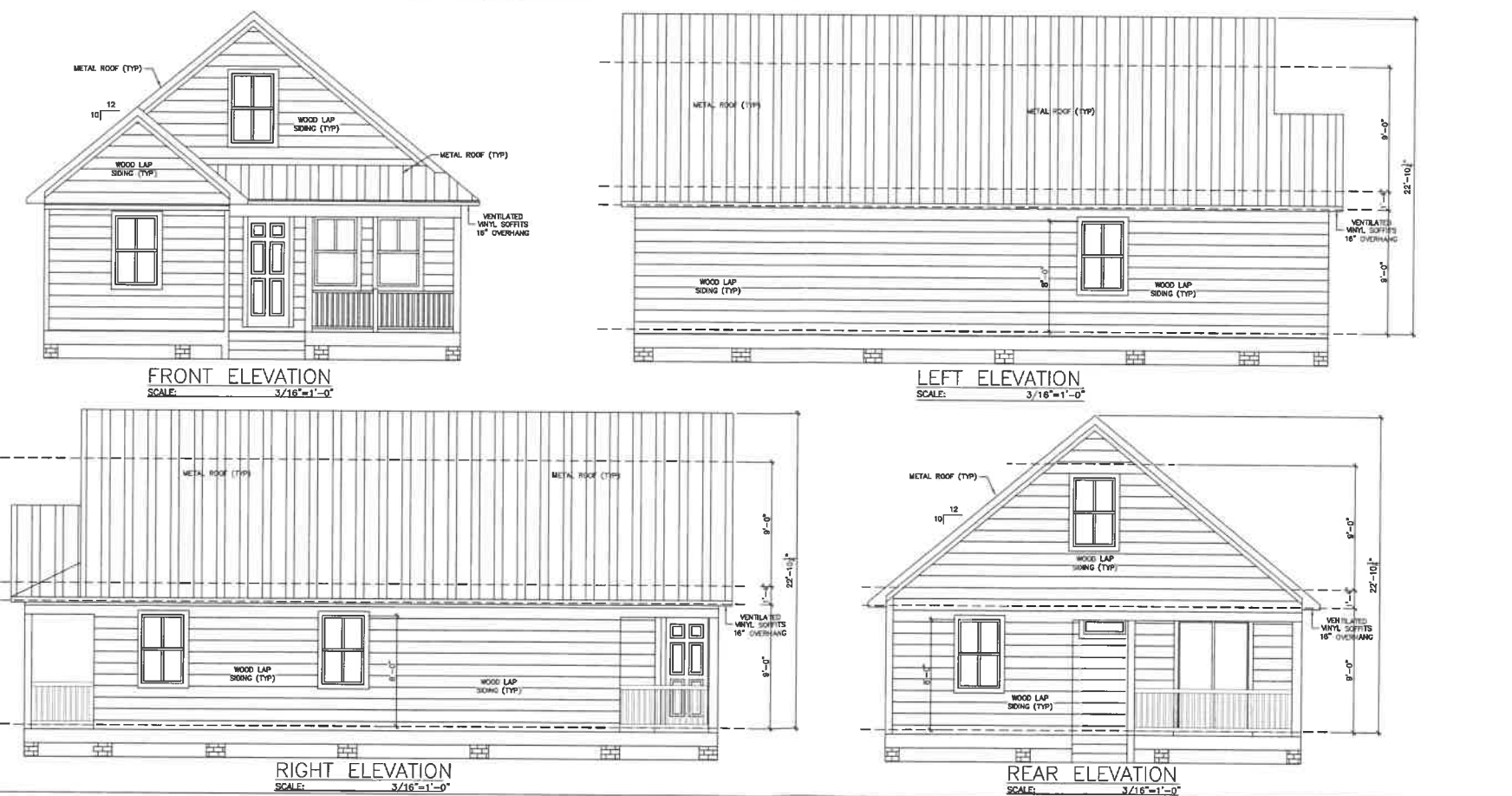
CHAPTER 6 (TYPE OF CONSTRUCTION) TYPE OF CONSTRUCTION: (VB) FULLY ENCLOSED

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



ROBERT G. MORGAN JR., P.E.
#58118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32080
904-814-7633

Engineering, Inc.

SIGNED (DESIGNER)

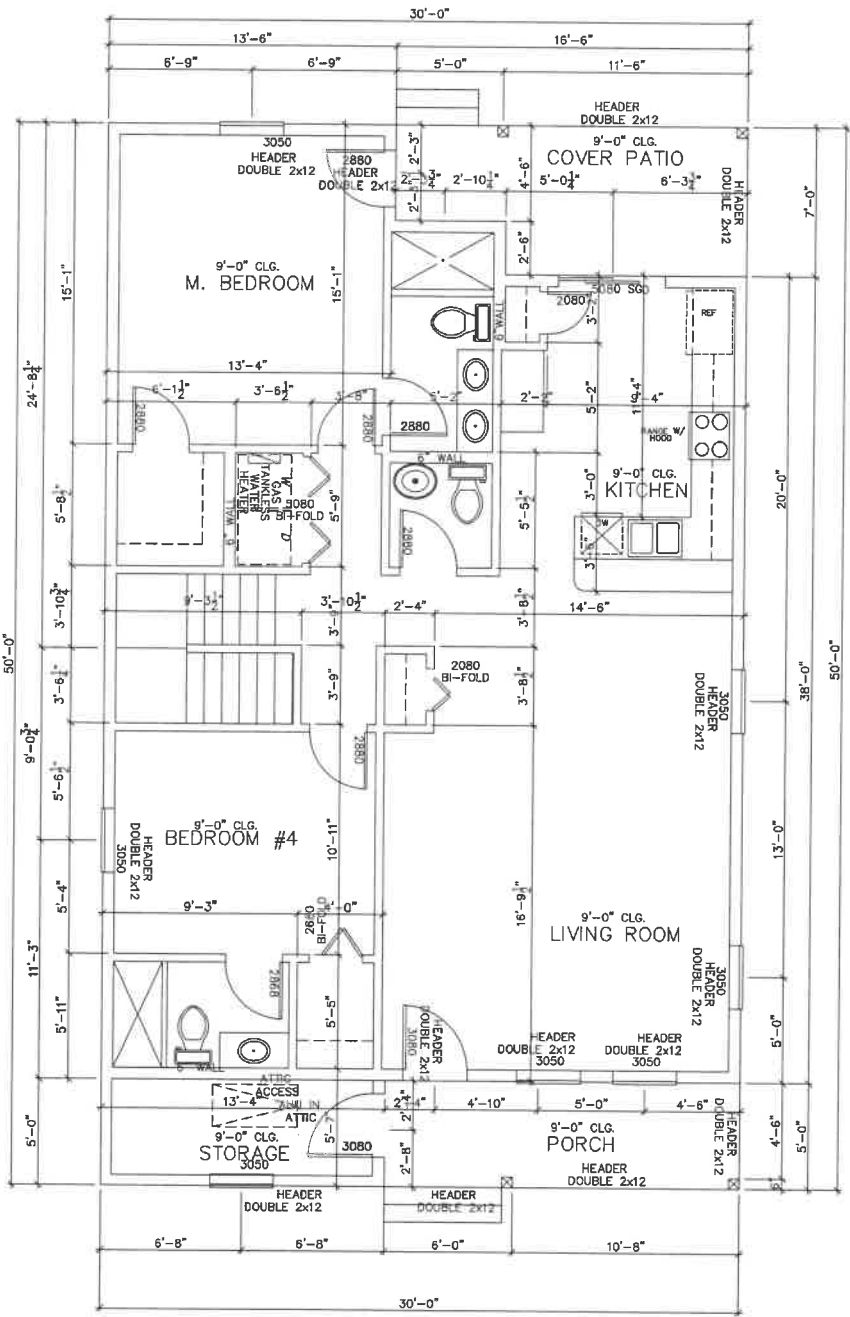
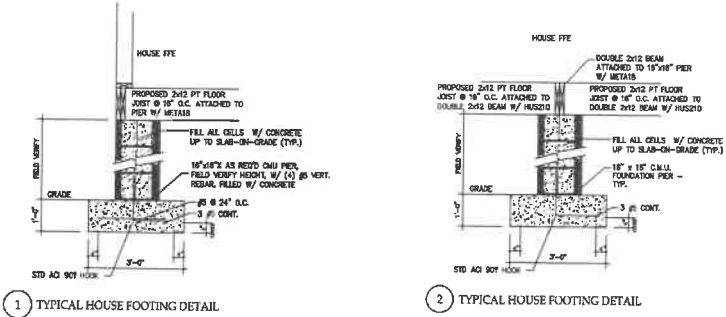
NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

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

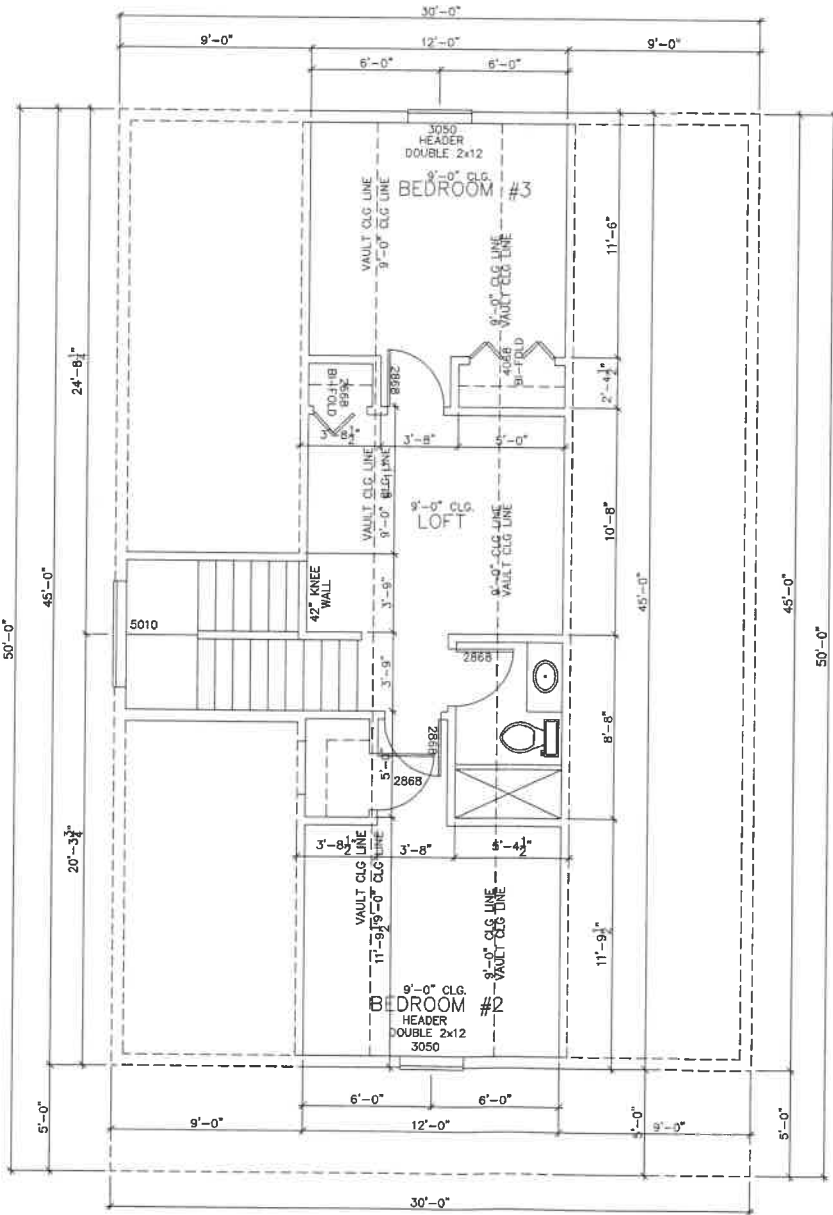
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,244
2nd FLOOR LIVING	540
COVER PATIO	102
ENTRY	83
STORAGE	70
TOTAL	2,039

GARAGE / RESIDENCE SEPARATION
REQUIREMENTS

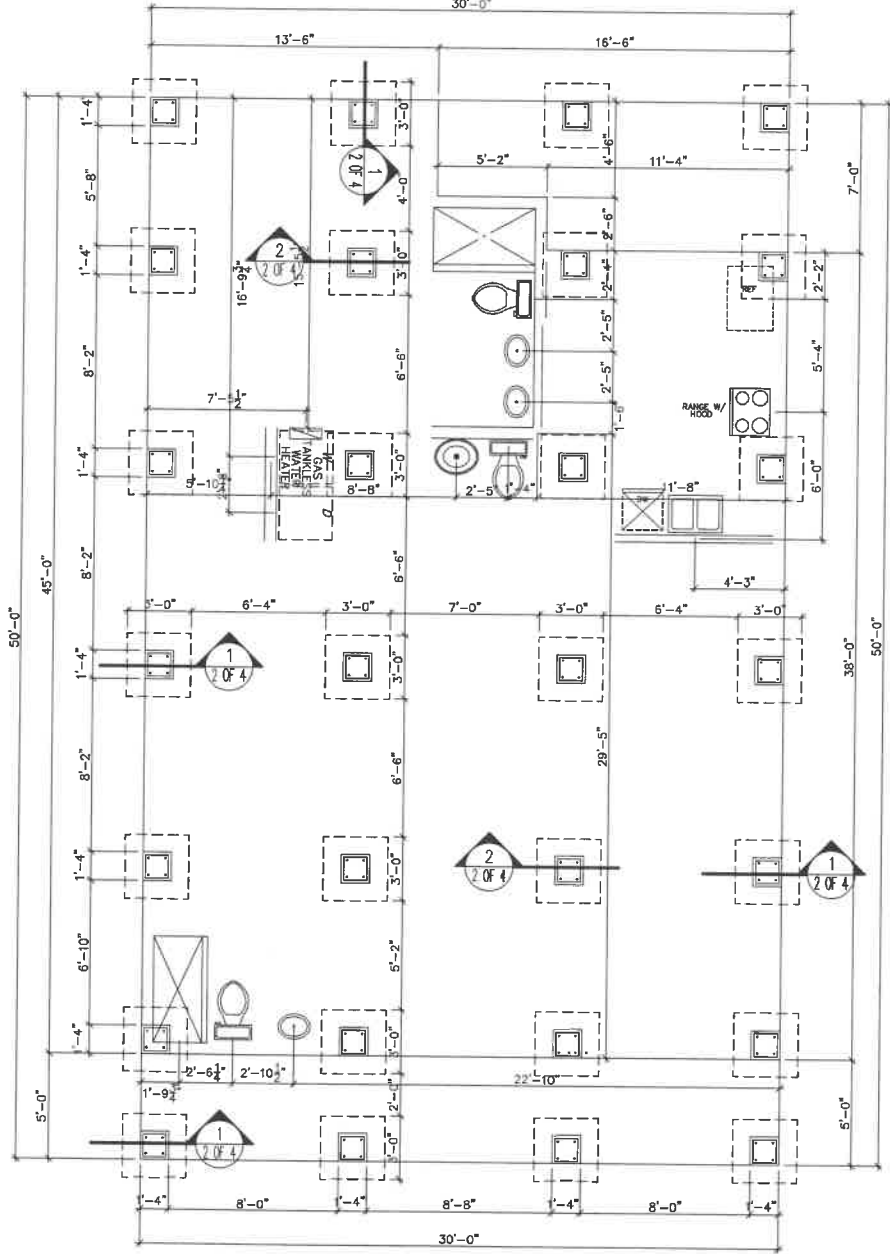
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
Front all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation 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



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

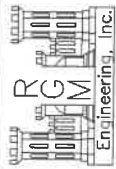


2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



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

ROBERT G. MORGAN JR., P.E.
#58118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32085
904-914-7633



SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

DRWN BY	K.E.B.
DATE	1-5-22
SCALE	
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

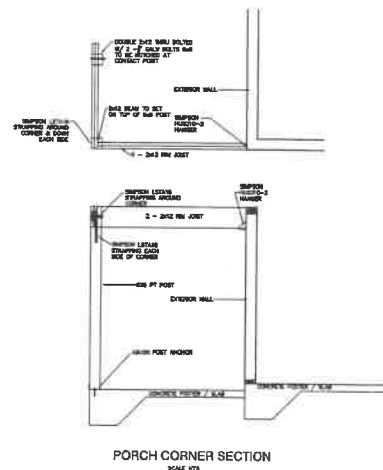
ROBERT G. MORGAN JR., P.E.
ASSISTANT
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633



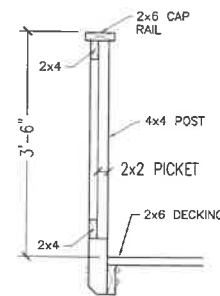
SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

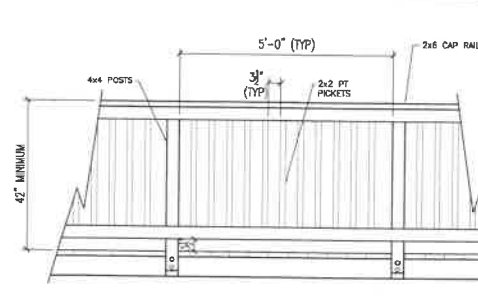
DRAWN BY
K.E.B.
DATE
1-5-22
SCALE
CHECKED BY
R.G.M.
PLAN NO
SHEET NO
3 OF 4



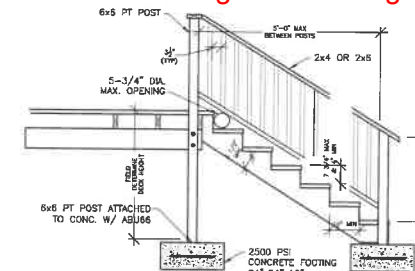
PORCH CORNER SECTION
SCALE: 1/2" = 1'-0"



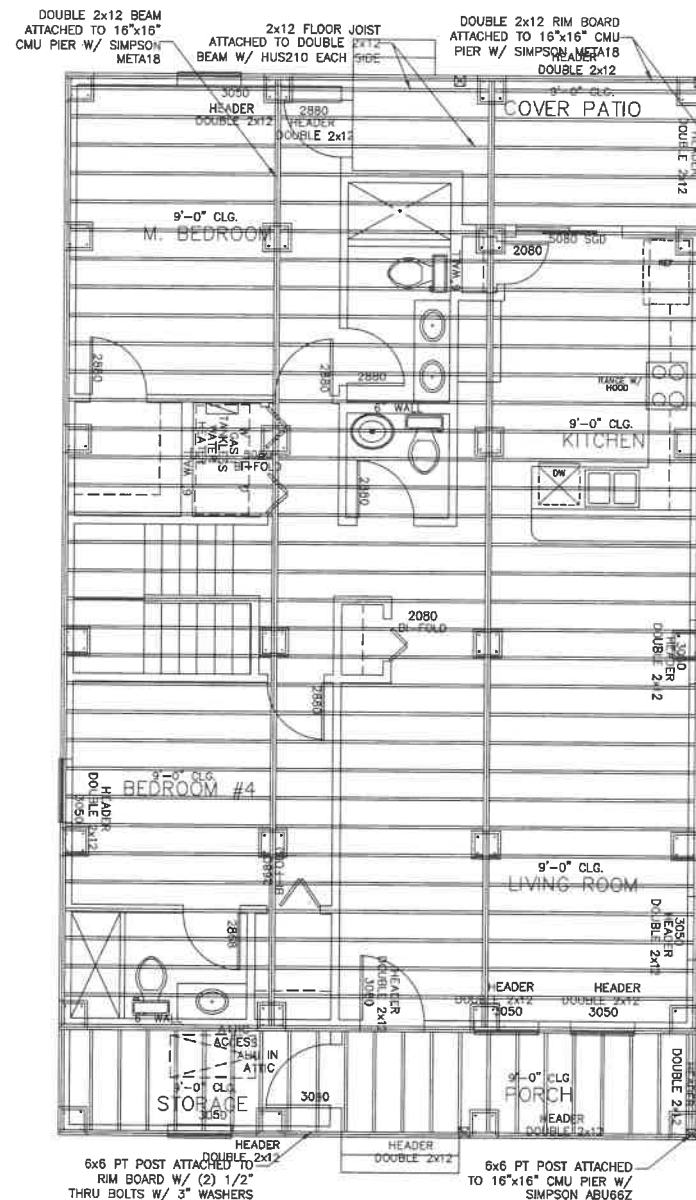
TYPICAL HANDRAIL
(SCALE: 3/4" = 1'-0")



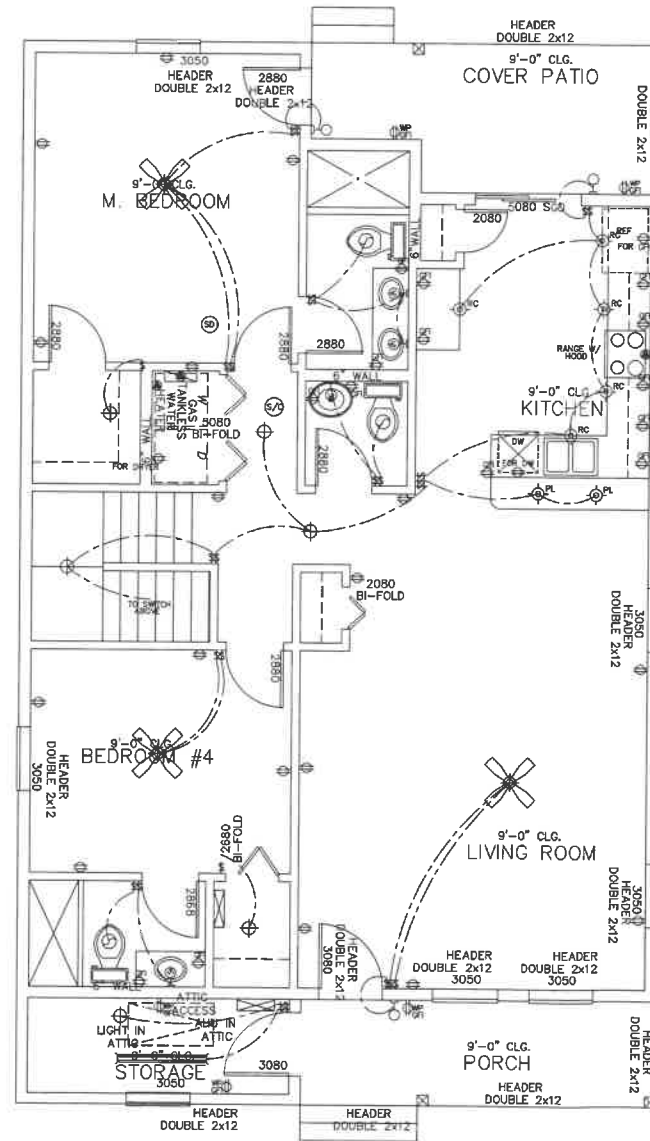
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(SCALE: 3/4" = 1'-0")



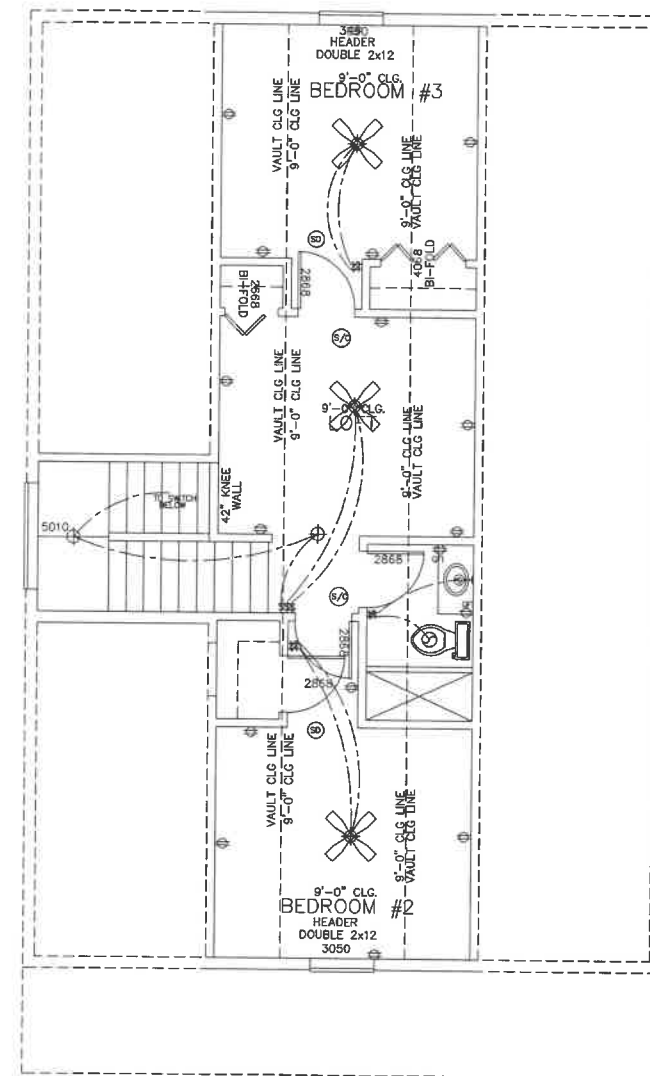
TYPICAL STAIR CONSTRUCTION
(SCALE: 1/2" = 1'-0")



FLOOR JOIST LAYOUT
SCALE: 1/4" = 1'-0"



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

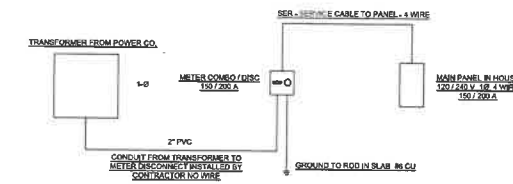


2nd FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

NOTES:
-Location of electric outlets are
a representation only
outside 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-WAY SWITCH
⊕	WALL MOUNTED SMOKE LIGHT	⊕	4-WAY SWITCH
⊕	RECESSED CAN LIGHT	⊕	REMOTE CONTROL SWITCH
⊕	VAPOR-PROOF RECESSED	⊕	CHIMNEY SWITCH
⊕	PENDANT LIGHT	⊕	DOOR BELL CONNECTION
⊕	RECESSED EYE BALL CAN LIGHT	⊕	DOOR CHIME
⊕	EXHAUST FAN W/ LIGHT	⊕	TV OUTLET
⊕	EXHAUST FAN	⊕	PHONE OUTLET
⊕	UNDER CABINET	⊕	DATA OUTLET
⊕	RECESSED FLUORESCENT LIGHT	⊕	JUNCTION BOX (FUTURE FIXTURE)
⊕	DOUBLE BULB FLUORESCENT LIGHT	⊕	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	⊕	SMOKE DETECTOR
⊕	WATER-PROOF OUTLET	⊕	SMOKE DETECTOR / CARBON MONOXIDE
⊕	GROUND FAULT OUTLET	⊕	GARAGE DISPOSAL
⊕	WP GFI SCEPT. OUTLET	⊕	CEILING FAN W/ LIGHT
⊕	GFI FLOOR OUTLET	⊕	CEILING FAN W/ LIGHT
⊕	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 30" AFF (44" AFF WITH RAISED VANITY); LAUNDRY ROOM 30" AFF; EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MINIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE
3. ELECTRICAL SWITCHES TO BE AT 4' 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 & GROUNDING 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 AFCI (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER PER NEC 210-12
7. GFI (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR GROUNDING PER NEC 410.10
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER NEC 900.1
9. ALL 120-VOLT 15-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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ST. AUGUSTINE, FLORIDA 32086
904-814-7633



SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

DRAWN BY
K.E.B.

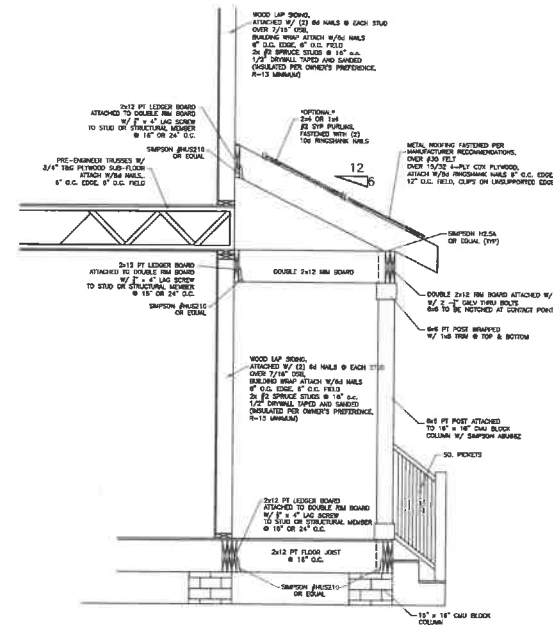
DATE
1-5-22

SCALE
SCALE

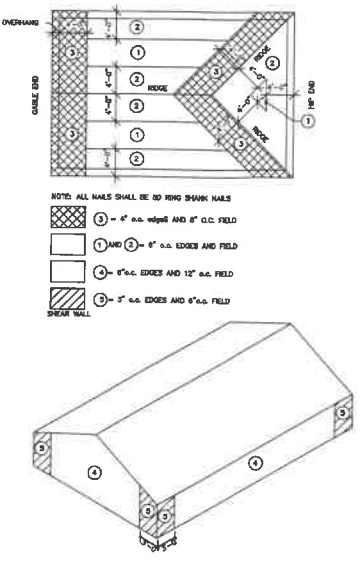
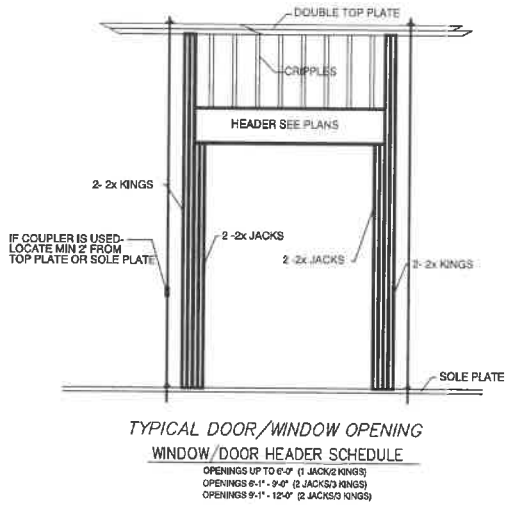
CHECKED BY
R.G.M.

PLAN NO

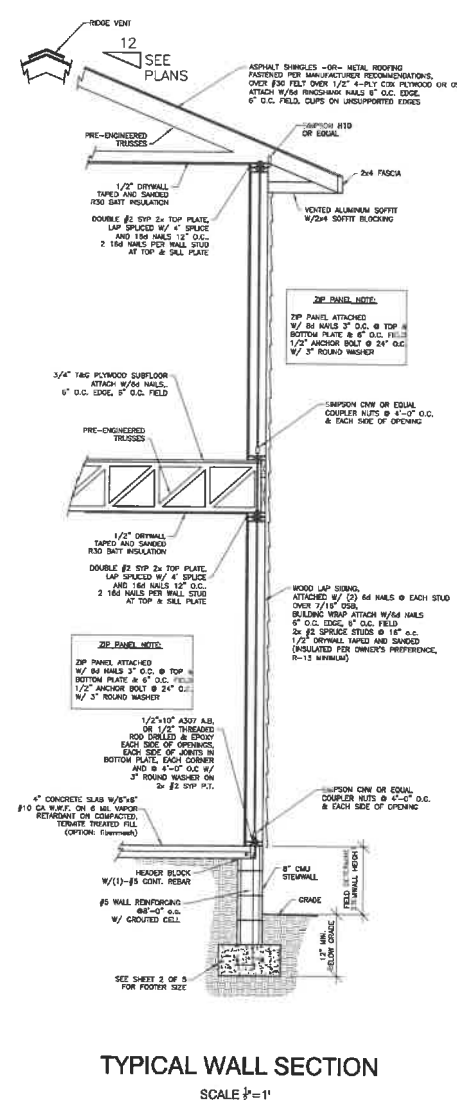
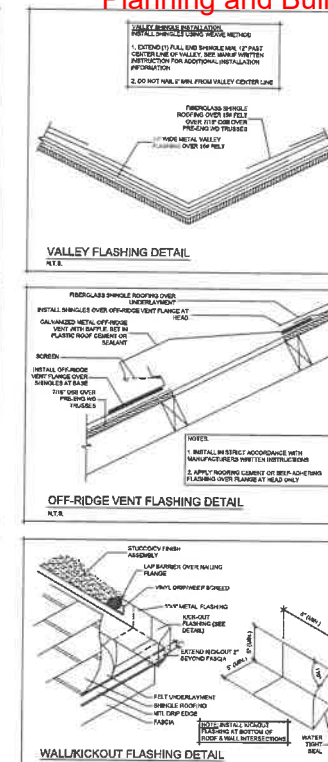
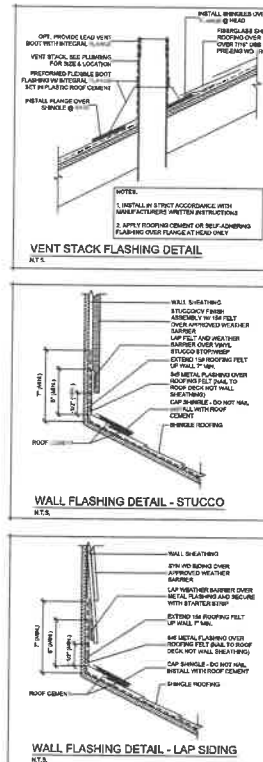
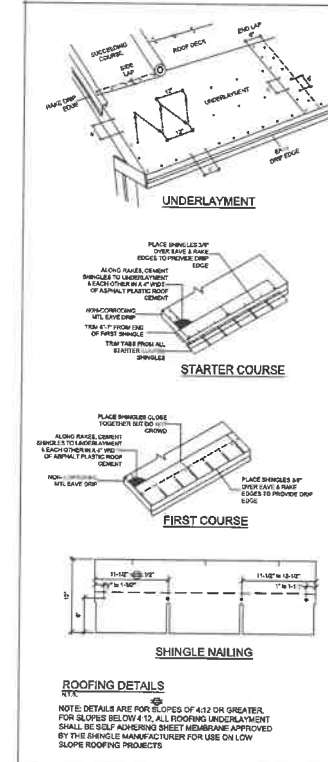
SHEET NO
4 OF 4



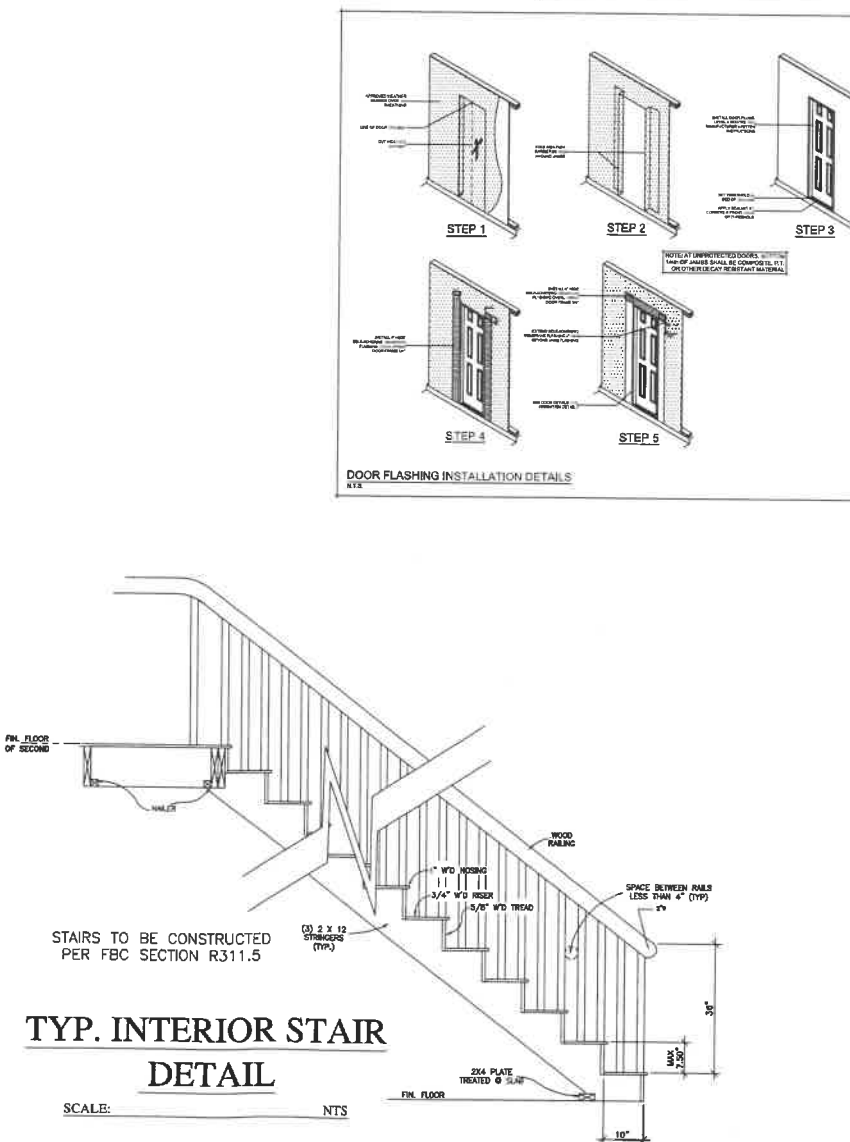
PORCH SECTION
SCALE: NTS



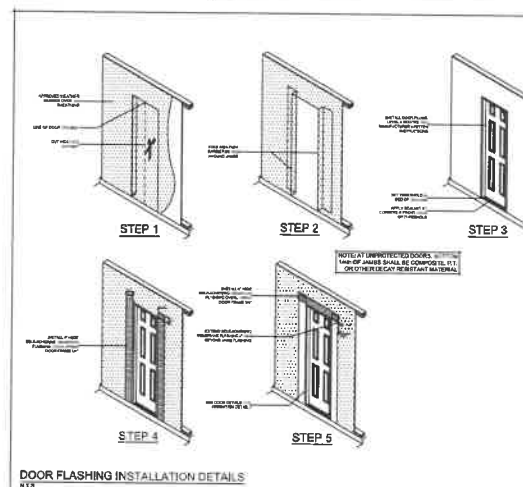
Plywood Nailing Details



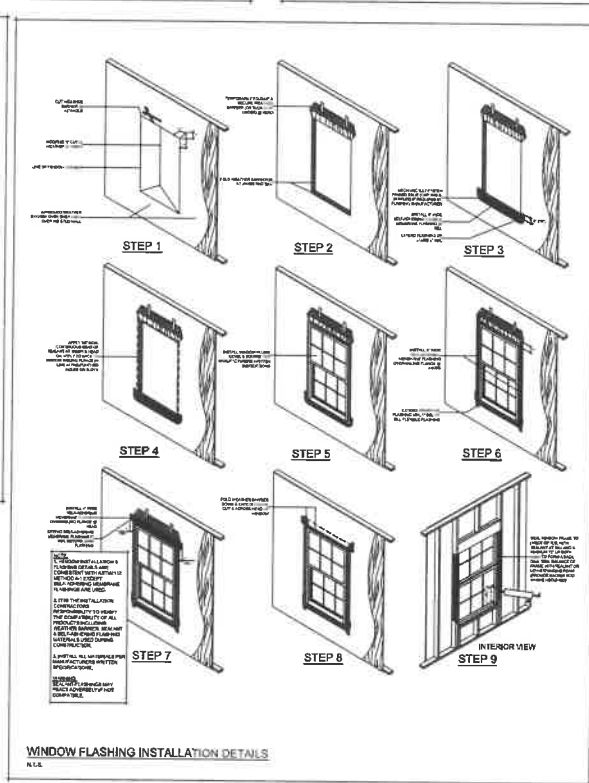
TYPICAL WALL SECTION
SCALE: 1/2"=1'



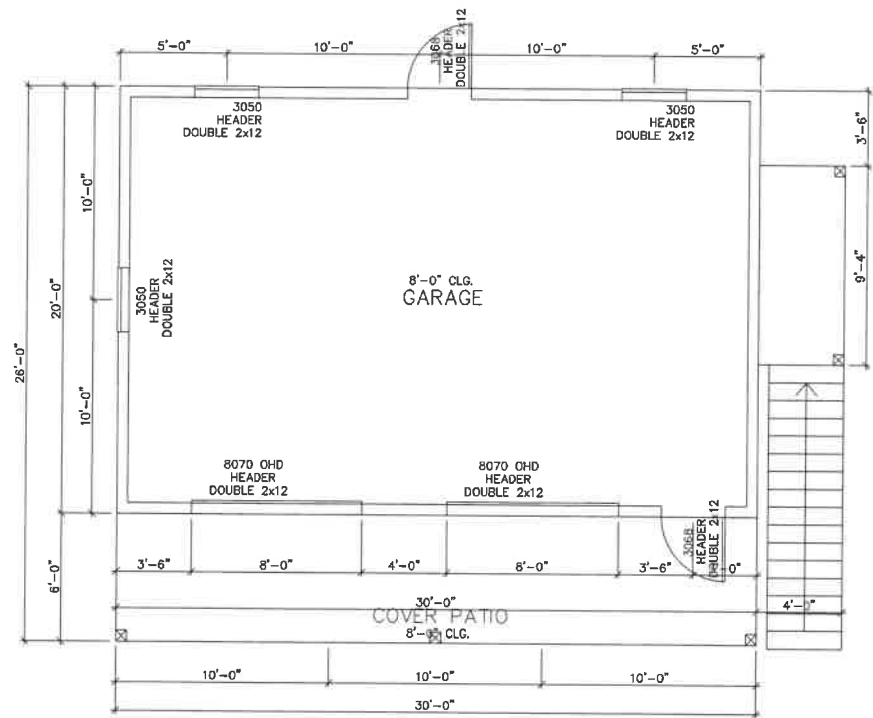
TYP. INTERIOR STAIR
DETAIL
SCALE: NTS



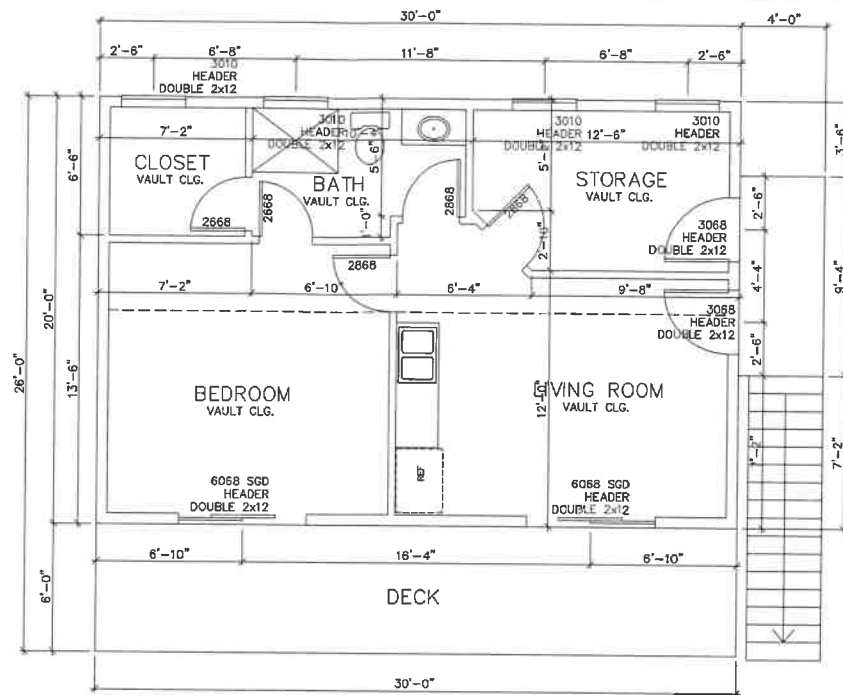
DOOR FLASHING INSTALLATION DETAILS
N.T.S.



WINDOW FLASHING INSTALLATION DETAILS
N.T.S.



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

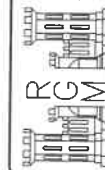


2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE TABULATION	
1ST FLOOR GARAGE	600
2ND FLOOR LIVING	498
2ND FLOOR DECK	180
STORAGE	102
TOTAL	1,380

GARAGE / RESIDENCE SEPARATION REQUIREMENTS	
SEPARATION From the residence and attic	MATERIAL 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 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

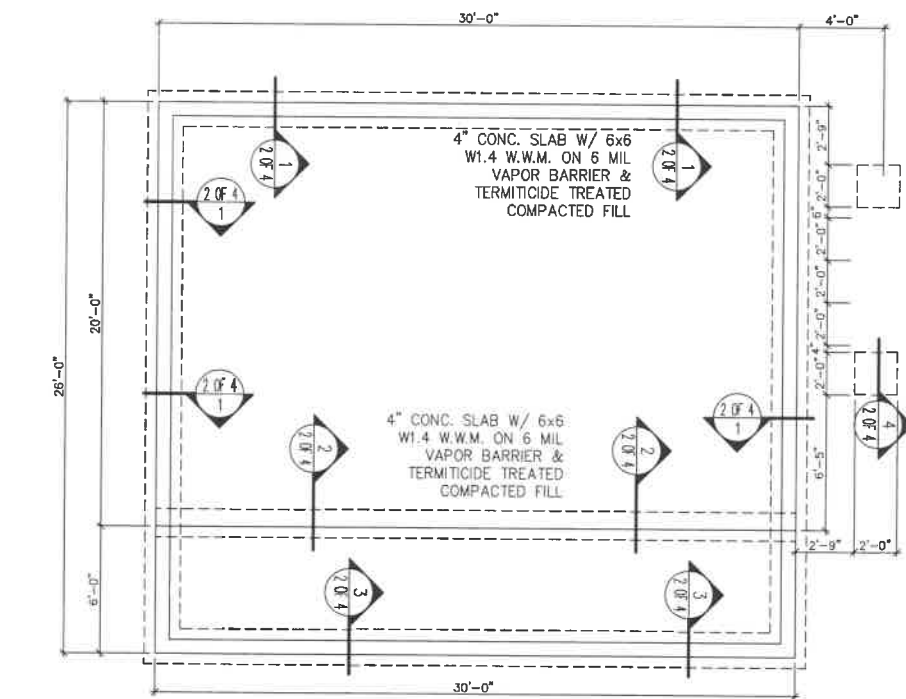
ROBERT G. MORGAN JR., P.E.
#38118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32080
904-814-7633



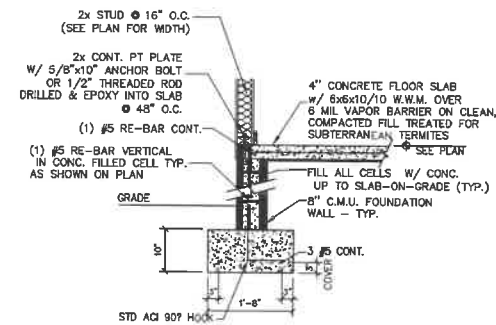
SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

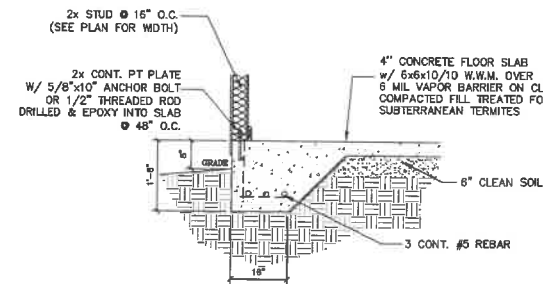
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DATE 3-7-22
SCALE
CHECKED BY R.G.M.
PLAN NO
SHEET NO 2 OF 4



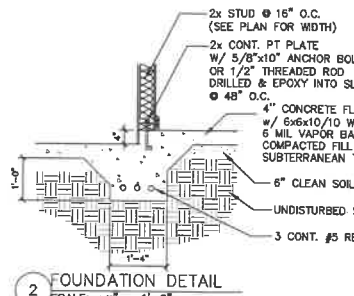
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



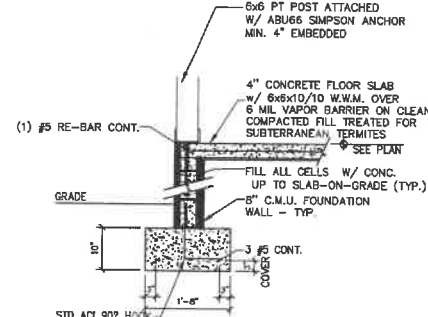
1 FOUNDATION DETAIL
SCALE: NTS



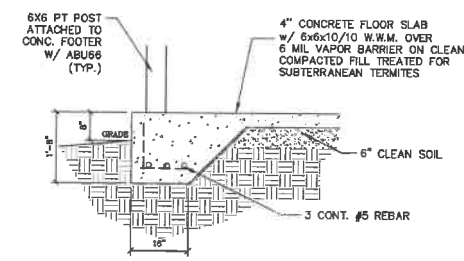
2 FOUNDATION DETAIL
SCALE: NTS



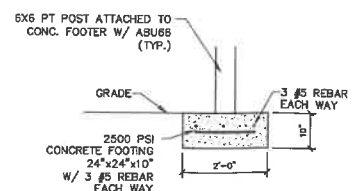
3 FOUNDATION DETAIL
SCALE: 1/2"=1'-0"



4 FOUNDATION DETAIL
SCALE: NTS



5 FOUNDATION DETAIL
SCALE: NTS



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

ROBERT C. MORGAN JR., P.E.
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32080
904-614-7633
RCM Engineering, Inc.

SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

DRAWN BY
K.E.B.

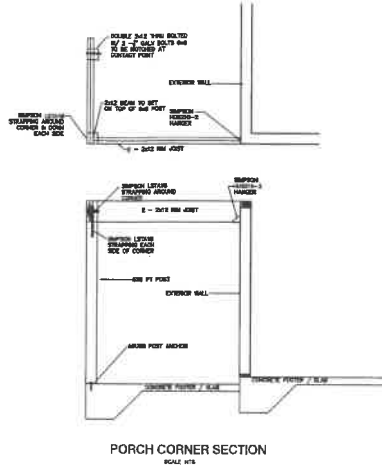
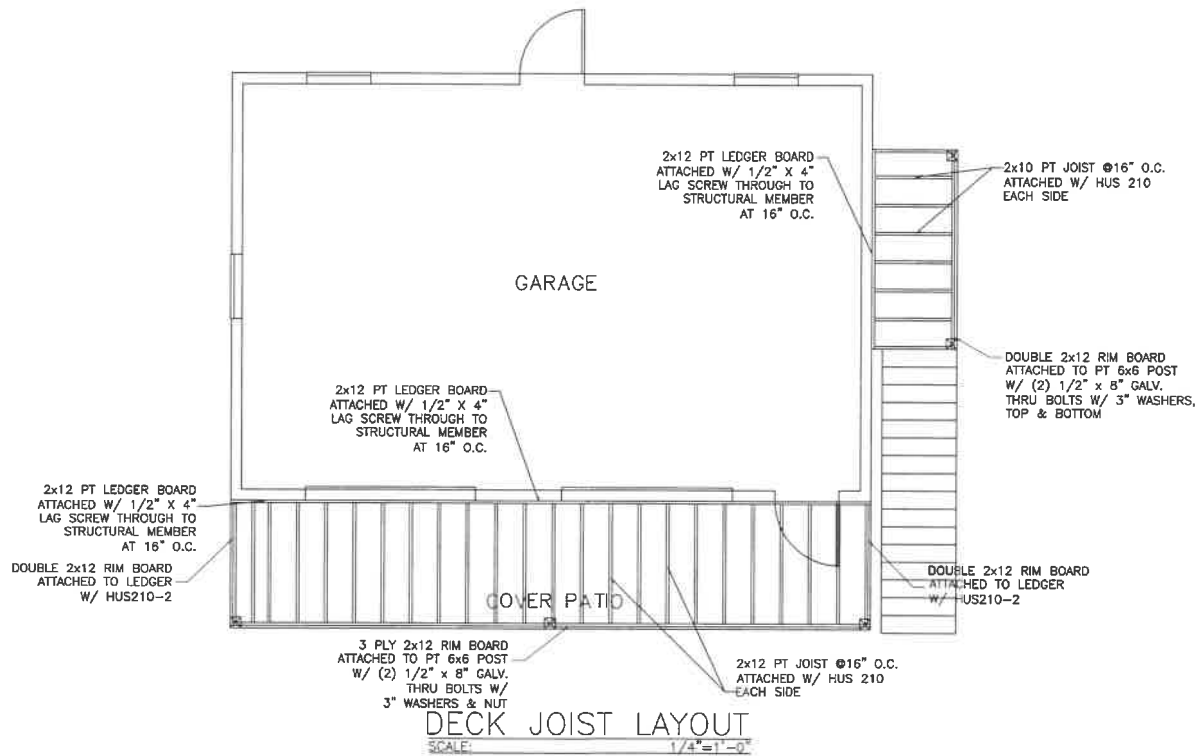
DATE
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SCALE

CHECKED BY
R.G.M.

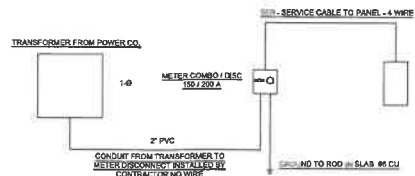
PLAN NO

SHEET NO
3 OF 4



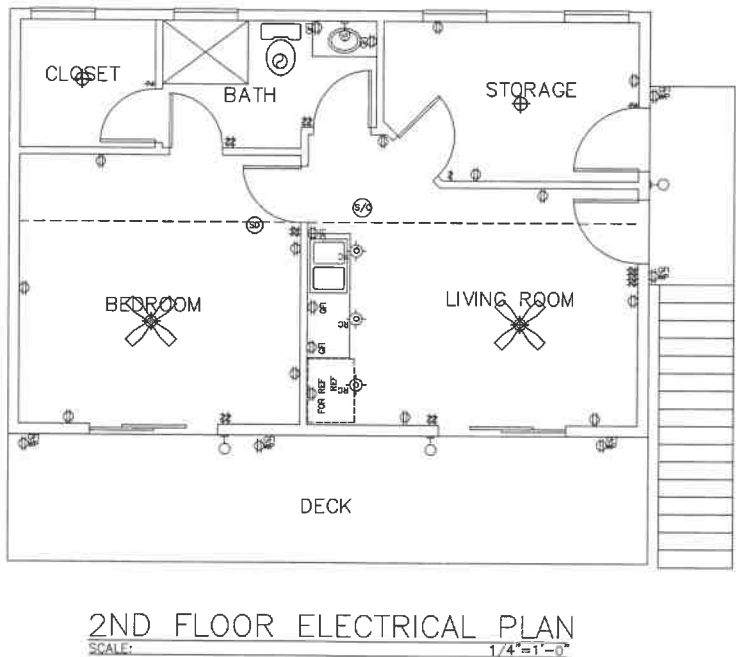
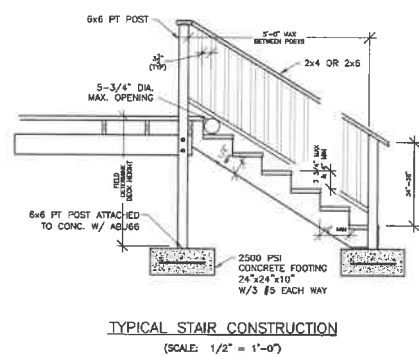
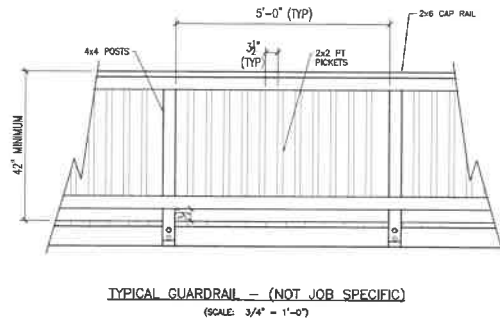
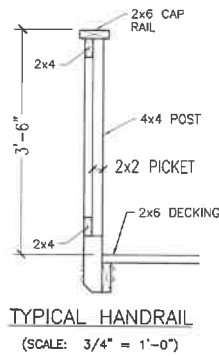
NOTES:
-Location of electric outlets are a representation only. Outlets will be located per local building code.
-Provide NFD(pre-fault circuit interrupter) to all dwelling unit bedrooms per IBC article 210-12

ELECTRICAL SYMBOL KEY			
	SURFACE MOUNTED LIGHT		SINGLE SWITCH
	WALL MOUNTED LIGHT		3-WAY SWITCH
	WALL MOUNTED SCONCE LIGHT		4-WAY SWITCH
	RECESSED CAN LIGHT		REMOTE CONTROL SWITCH
	VAPOR-PROOF RECESSED		DIMMER SWITCH
	PENDANT LIGHT		DOOR BELL CONNECTION
	RECESSED EYEBALL CAN LIGHT		DOOR CHIME
	EXHAUST FAN W/ LIGHT		TV OUTLET
	EXHAUST FAN		PHONE OUTLET
	UNDER CABINET		DATA OUTLET
	RECESSED FLUORESCENT LIGHT		JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLUORESCENT LIGHT		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		SMOKE DETECTOR
	WATER-PROOF OUTLET		SMOKE DETECTOR / CARBON MONOXIDE
	GROUND FAULT OUTLET		GARBAGE DISPOSAL
	WP OR SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
	GF FLOOR OUTLET		CEILING FAN W/ LIGHT
	GENERATOR AUTO TRANSFER SWITCH		



ELECTRICAL NOTES

- ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERLINE OF THE BOX TO BE: 12" AFF (SIGNAL); KITCHEN 48" AFF; BATHROOM 58" AFF; 64" AFF WITH RAISED VANITY; LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 48" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 18" BELOW COUNTER SURFACE
- ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
- ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
- 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 & SIGNING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
- SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
- PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBC 908.15
- GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBC 908.2
- ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICIENCY CFL/LED LAMPS PER FBC 90.8.1
- ALL 125-VOLT 15-AMP AND 20-AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
- ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC



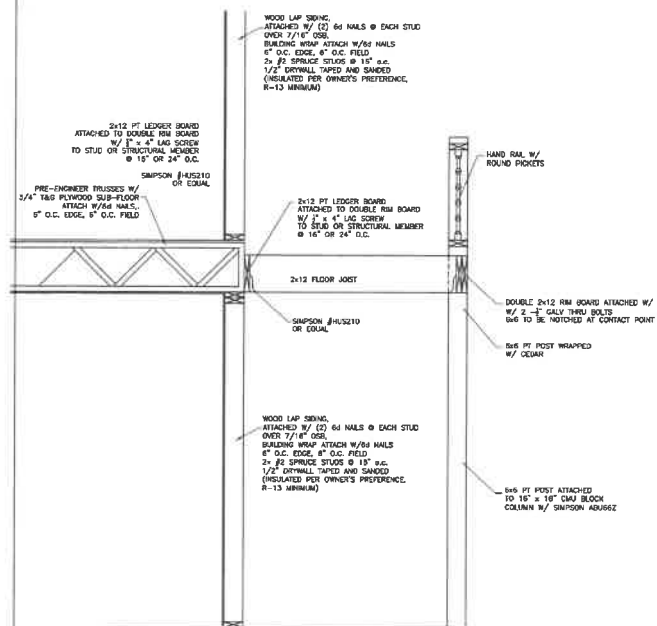
ROBERT G. MORGAN JR., P.E.
#5818
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32080
904-814-7633

RGM
Engineering, Inc.

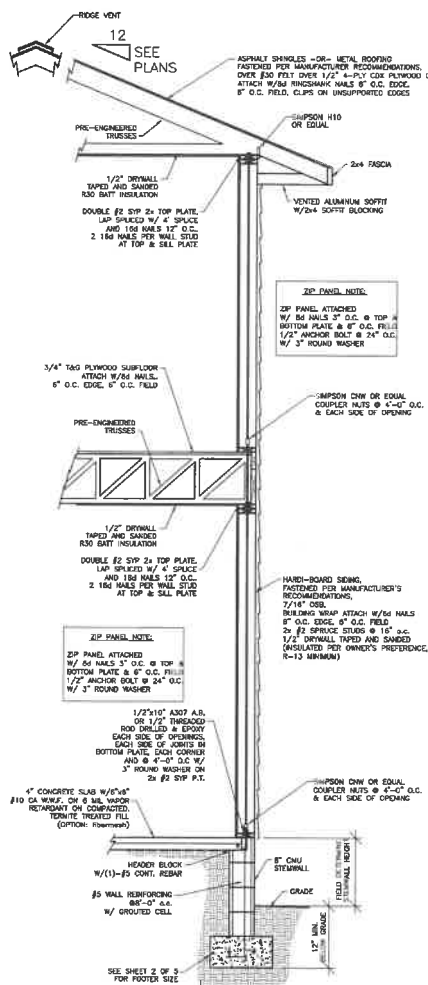
SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 W. CASTILLO
DRIVE LOT 14
ST. JOHNS COUNTY

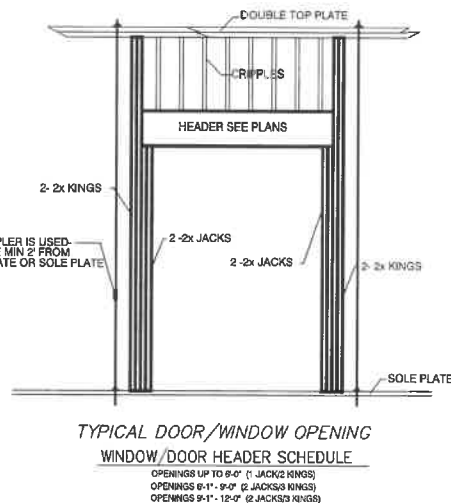
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K.E.B.
DATE
3-7-22
SCALE
CHECKED BY
R.G.M.
PLAN NO
SHEET NO
4 OF 4



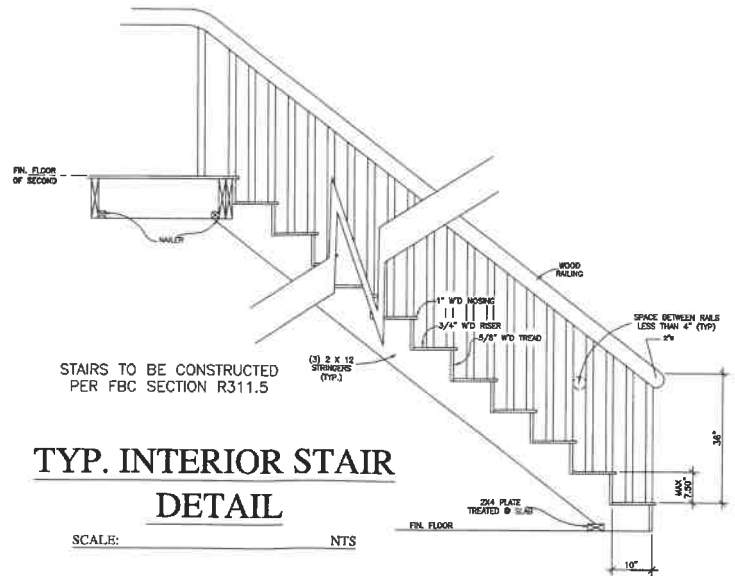
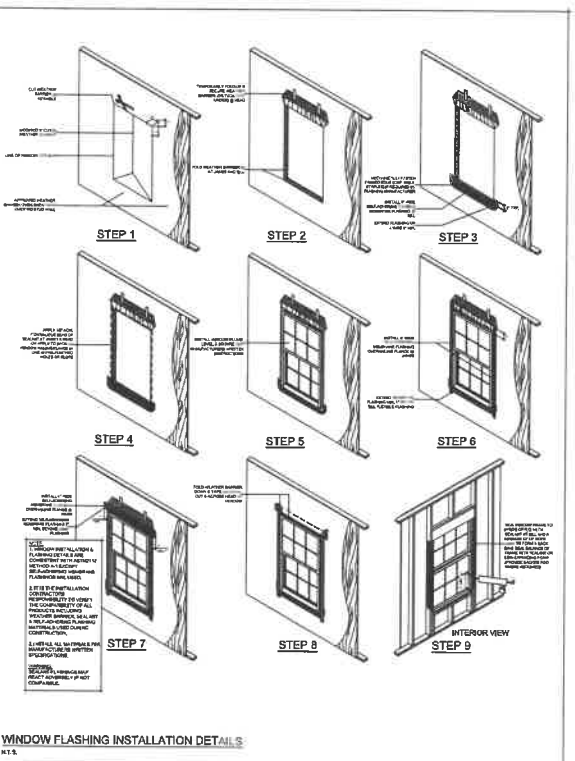
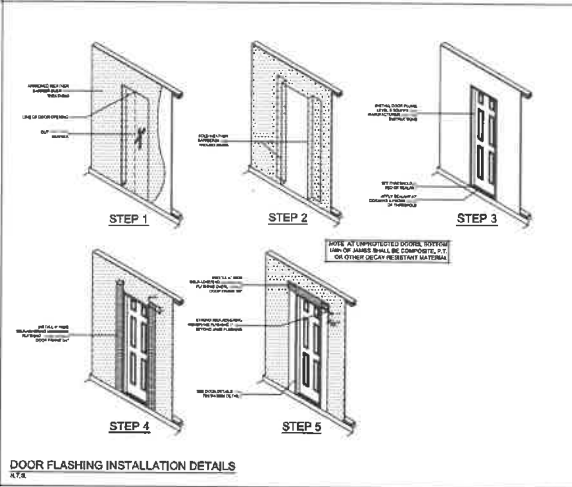
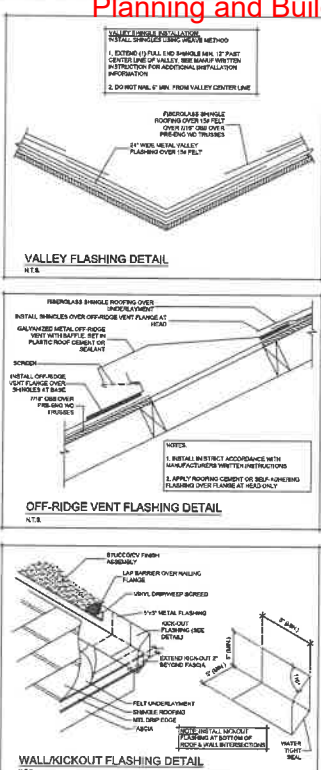
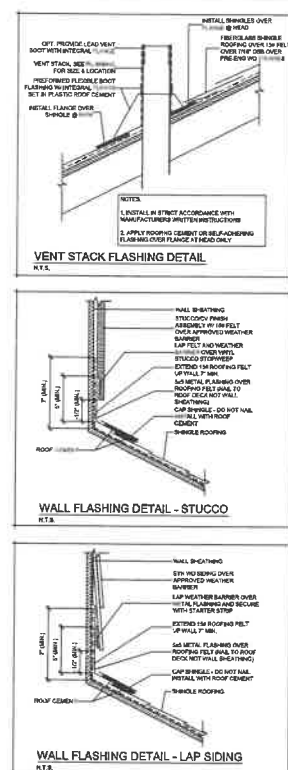
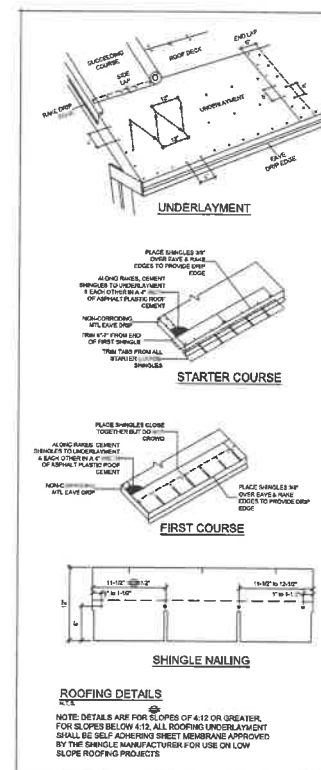
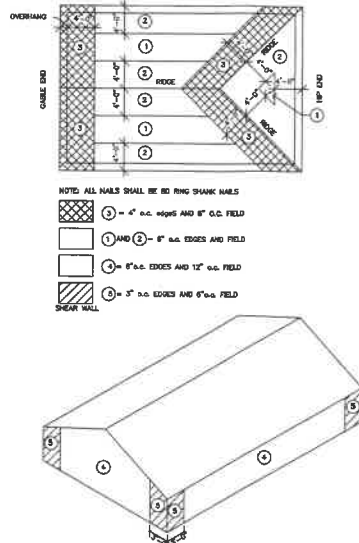
DECK SECTION
SCALE: NTS



TYPICAL WALL SECTION
SCALE: 3/4"=1'



Plywood Nailing Details



TYP. INTERIOR STAIR
DETAIL
SCALE: NTS

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

LOT 14

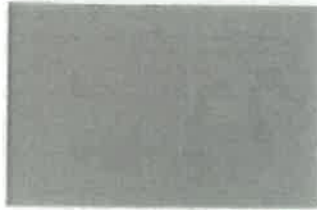
EARLY VICTORIAN COLORS, ca. 1840-1870

Numbers refer to Sherwin Williams paints

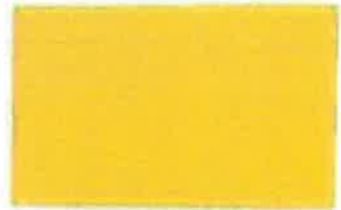


Downing Sand
SW 2822

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



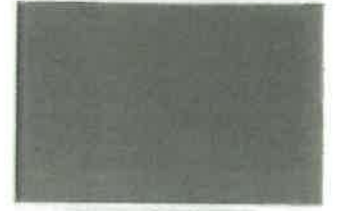
Renwick Rose Beige
SW 2804



Renwick Heather
SW 2818



Renwick Golden Oak
SW 2824



Renwick Olive
SW 2815



Downing Slate
SW 2819

LOT 14

LATE FEDERAL/NEOCLASSICAL, ca. 1820-1840

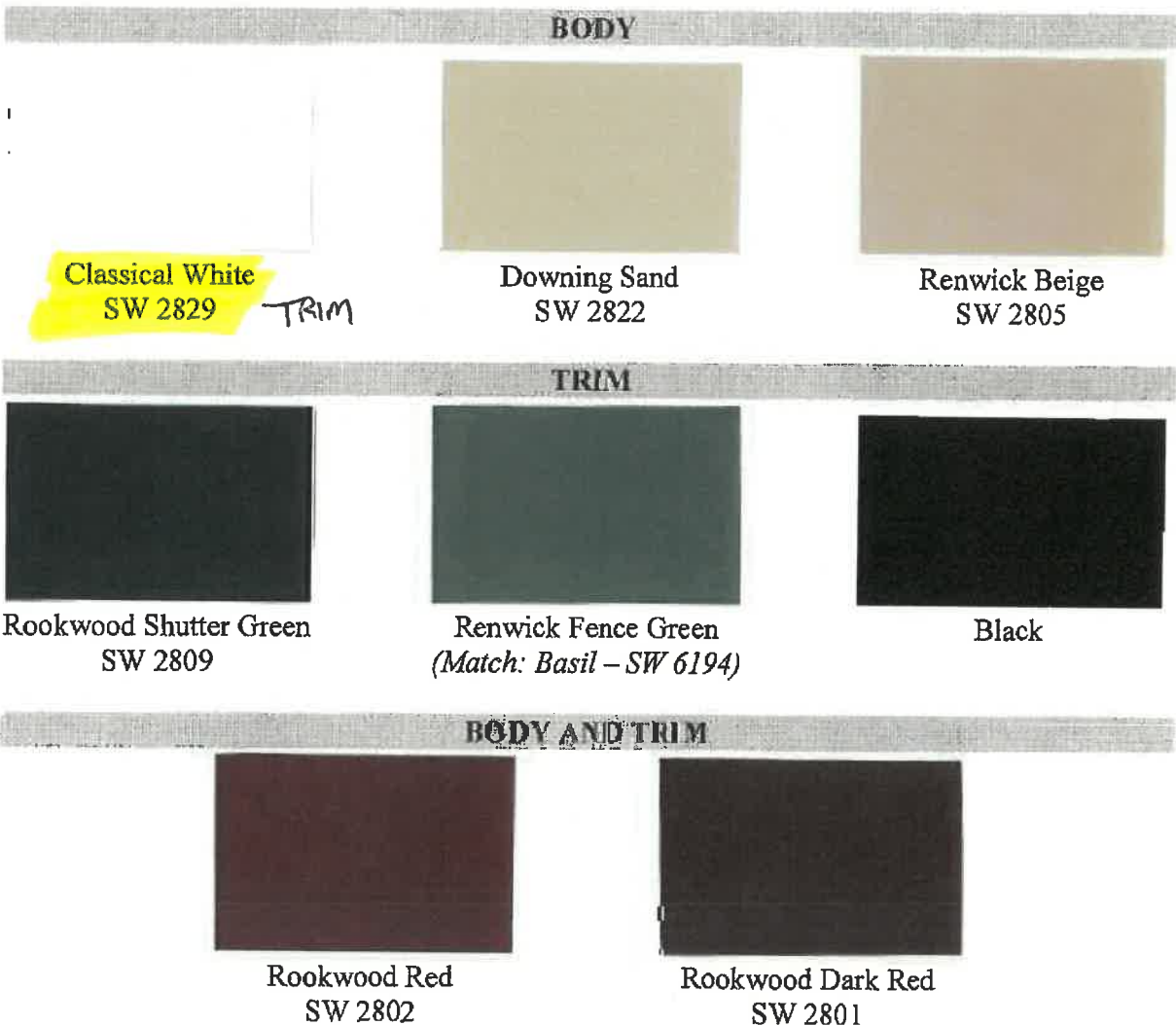
Numbers refer to Sherwin Williams paints

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)





14

★★★★★ (7) Questions & Answers (11)



Hover Image to Zoom

LATE FEDERAL/NEOCLASSICAL, ca. 1820-1840

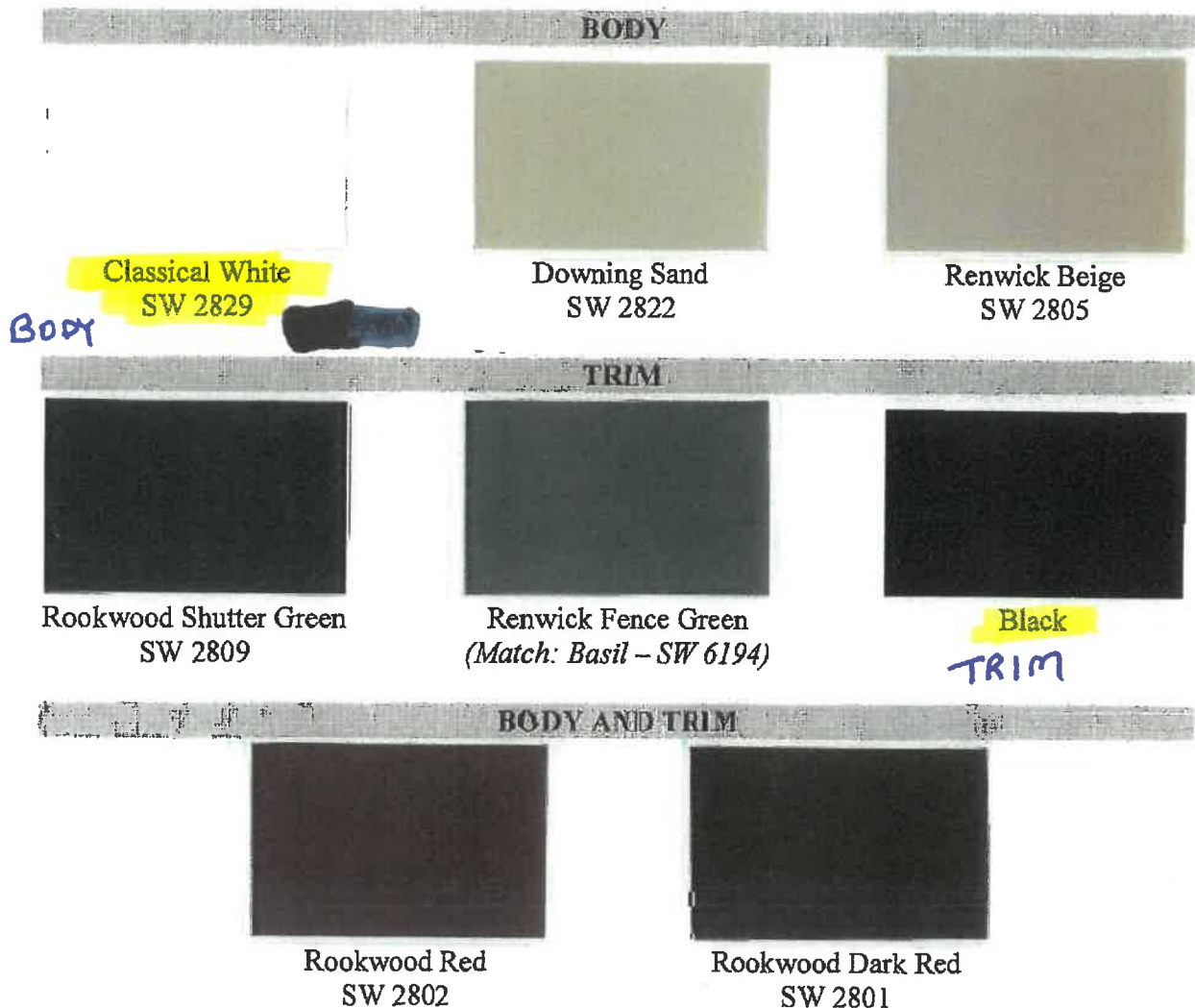
Numbers refer to Sherwin Williams paints

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Refer to Late Federal/Neoclassical colors if your house is one of the following architectural styles:

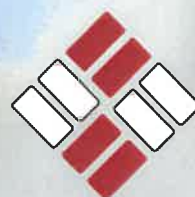
- Greek Revival (1830-1870)
- Vernacular (1820-1840)



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

Application pg. 78



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](https://www.PineHallBrick.com)

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.



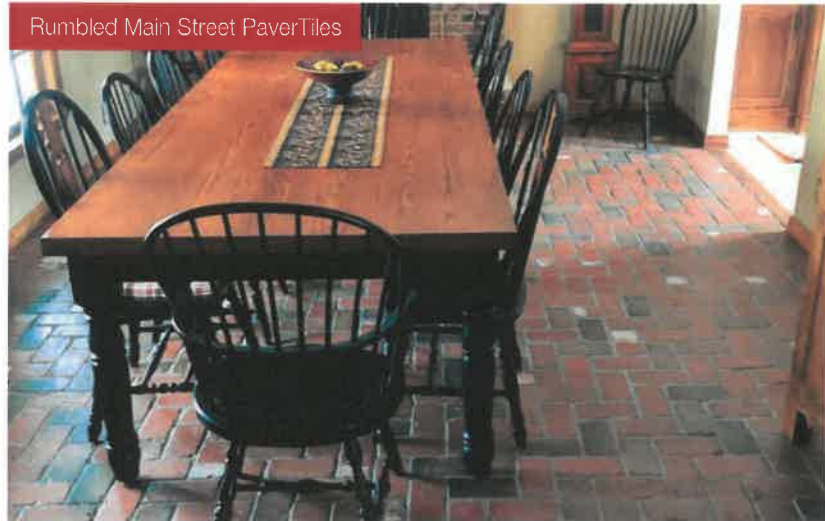
Rumbled Full Range and Rumbled Bluffs



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.

Rumbled Main Street Paver Tiles



For your interior

Our 1/2" thick Paver Tiles allow the homeowner to bring the beauty and authentic appeal of clay pavers indoors.

English Edge Rose



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.

Application pg. 80



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.

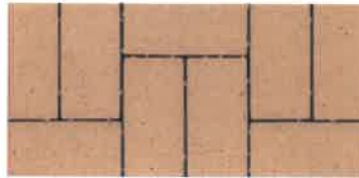
English Edge



Autumn



Gray



Buff



Cocoa



Red



Dark Accent



Rose

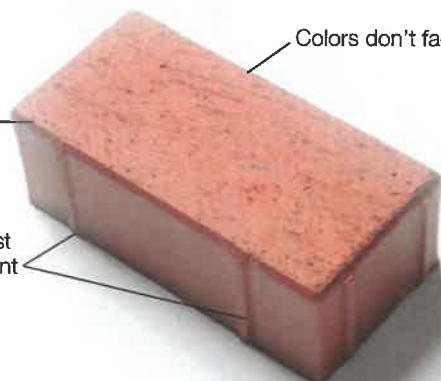


Full Range



Beveled edge gives projects a crisp joint

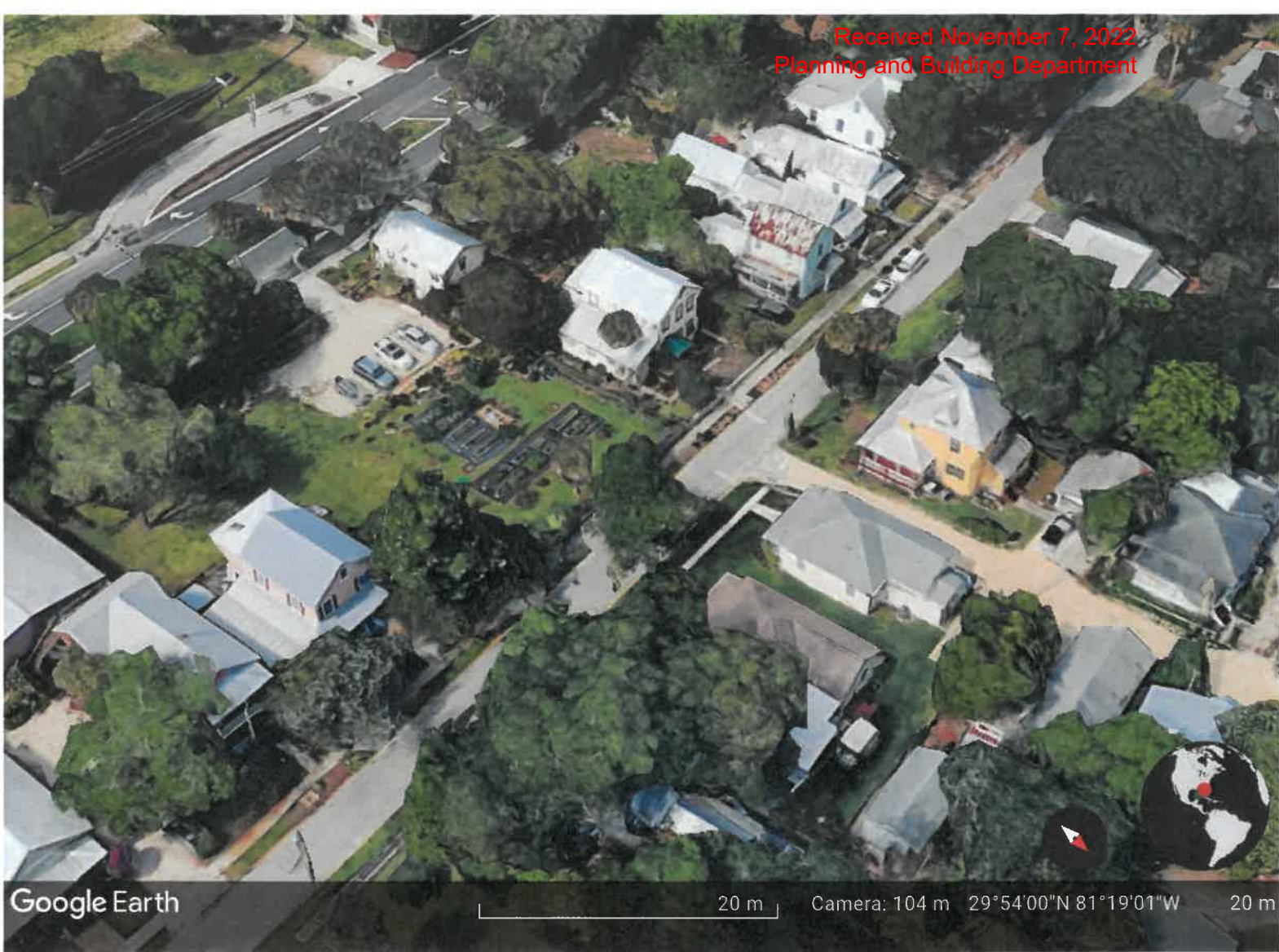
Space bars provide for best interlock and consistent joint



Colors don't fade

CLAY BASED BRICK PAVERS







PELLA® RESERVE™ TRADITIONAL



**WOOD &
ALUMINUM-
CLAD WOOD
WINDOWS
& PATIO
DOORS**

EXQUISITELY
DESIGNED
WINDOWS AND
DOORS WITH
UNPARALLELED
HISTORICAL
DETAILING.

Application pg. 85

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-style 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.

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



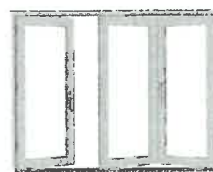
Single-Hung Window



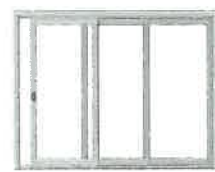
Hinged Patio Door



Sliding Patio Door



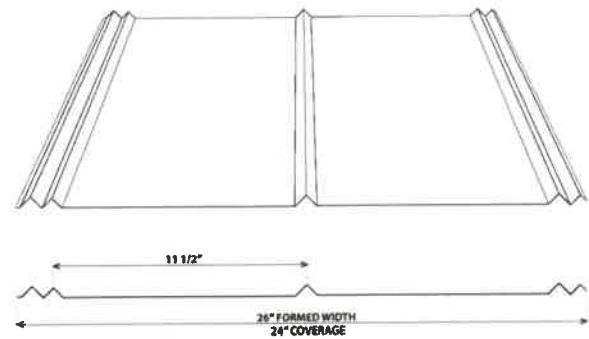
Bifold Patio Door



Multi-Slide Patio Door

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5V Crimp Metal Roofing Panels

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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:





Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI



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.



Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI



Page 2 of 5

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 - 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.



Metal Roof Certification & Listing Program
Certification Report
11030-001-KCI



Page 3 of 5

9. Licensed Manufacturing Facilities

This Certification Report is applicable only to 5V Crimp Panel non-structural through-fastened metal roof and wall panels manufactured at the following locations:

1st Coast Metal Roofing Supply
186 State Rd 207
East Palatka, Florida 32131

Each licensed facility is subject to periodic inspection by Keystone Certifications to verify conformance with Keystone Roof Covering Certification & Listing Program requirements.

10. Identification

5V Crimp Panel non-structural through-fastened metal roof and wall panels represented by this report shall be identified with Keystone Roof Covering Certification & Listing Program certification labeling illustrated below, to be applied to individual panels, packaging, invoicing or bills of lading:



2021.01.1

Aaron M. Shultz



1 11:09:21

-05'00'

Aaron M. Shultz
Validation Manager

Refer to www.keystonecerts.com to ascertain the ongoing status of this Certification Report. Approval of building products and/or materials can only be granted by the building official having jurisdictional legal authority. Keystone Certifications, Inc. does not endorse or make warranties with respect to product performance or suitability of a product for a given use.



Received October 21, 2022
Planning and Building Department
Metal Roof Certification & Listing Program
Certification Report
11030-001-KCI

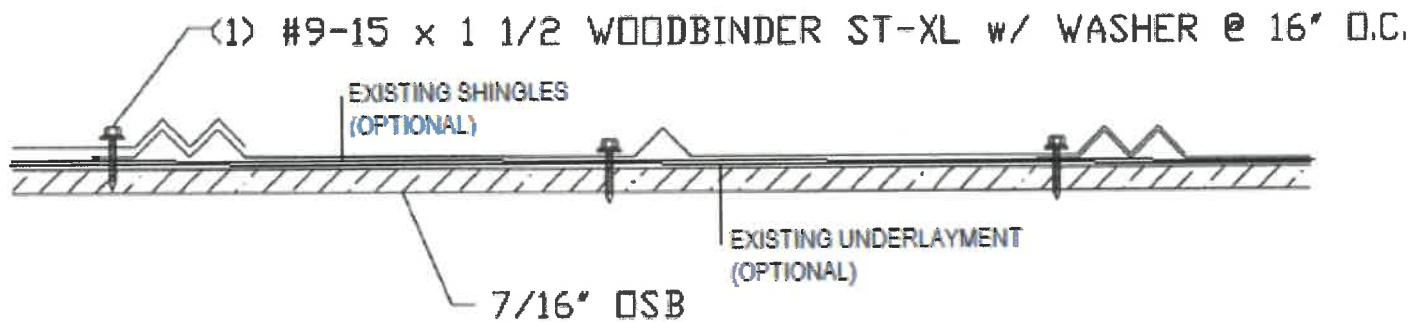


Page 4 of 5

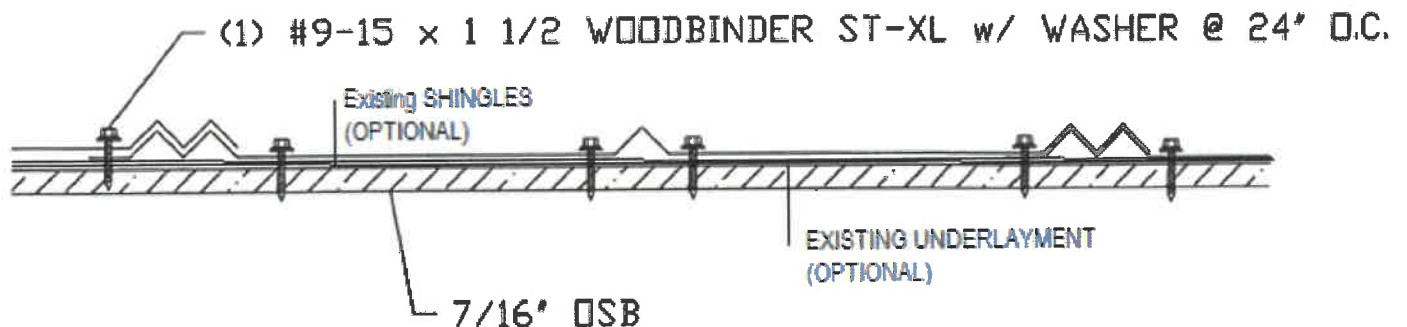
Appendix 1

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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Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI



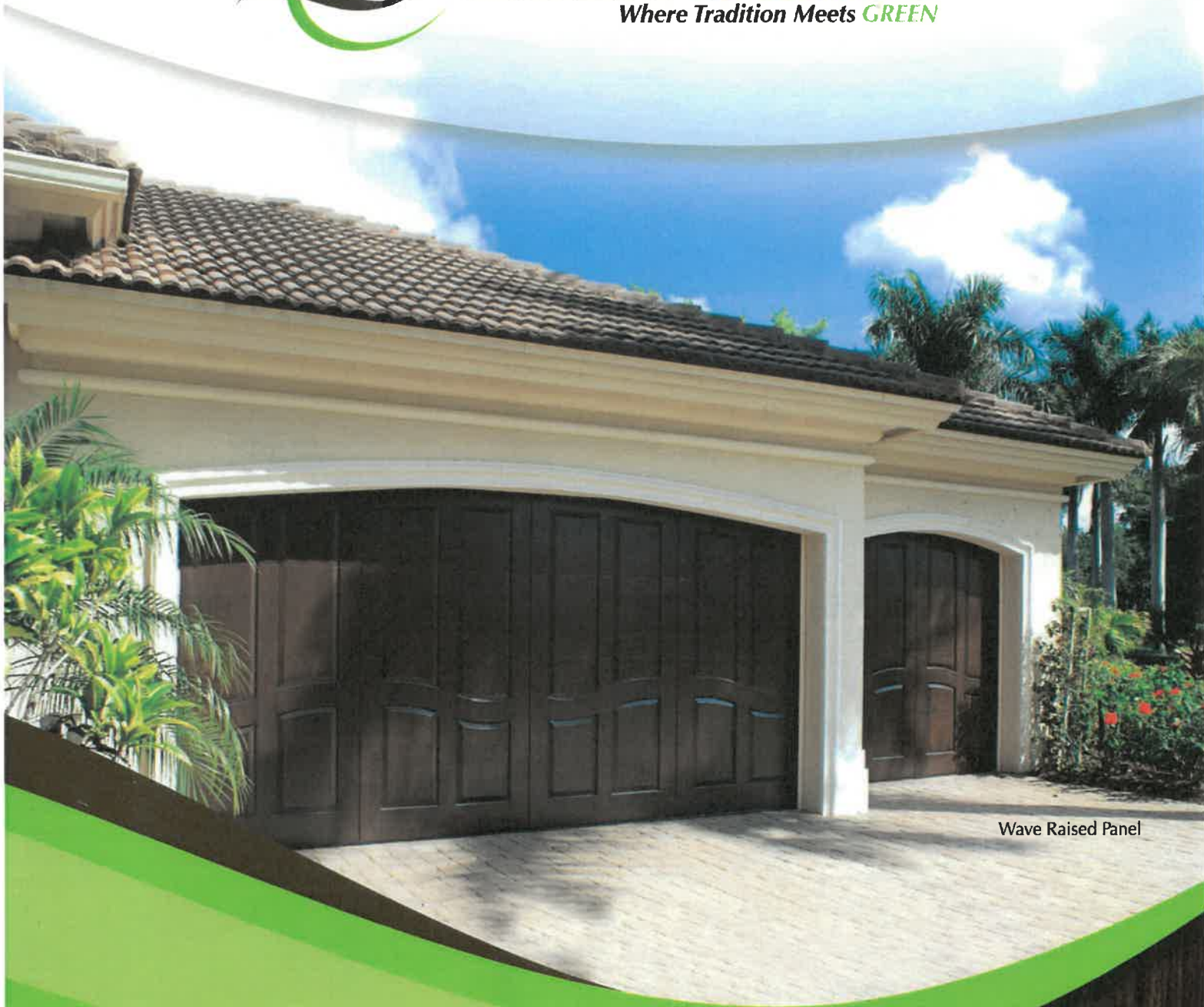
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New Cumberland, PA 17070
www.keystonecerts.com

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 <i>"and wall panels"</i>
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 7 th Edition.
8	1/11/2021	Corrected Model name. Updated FPA link.

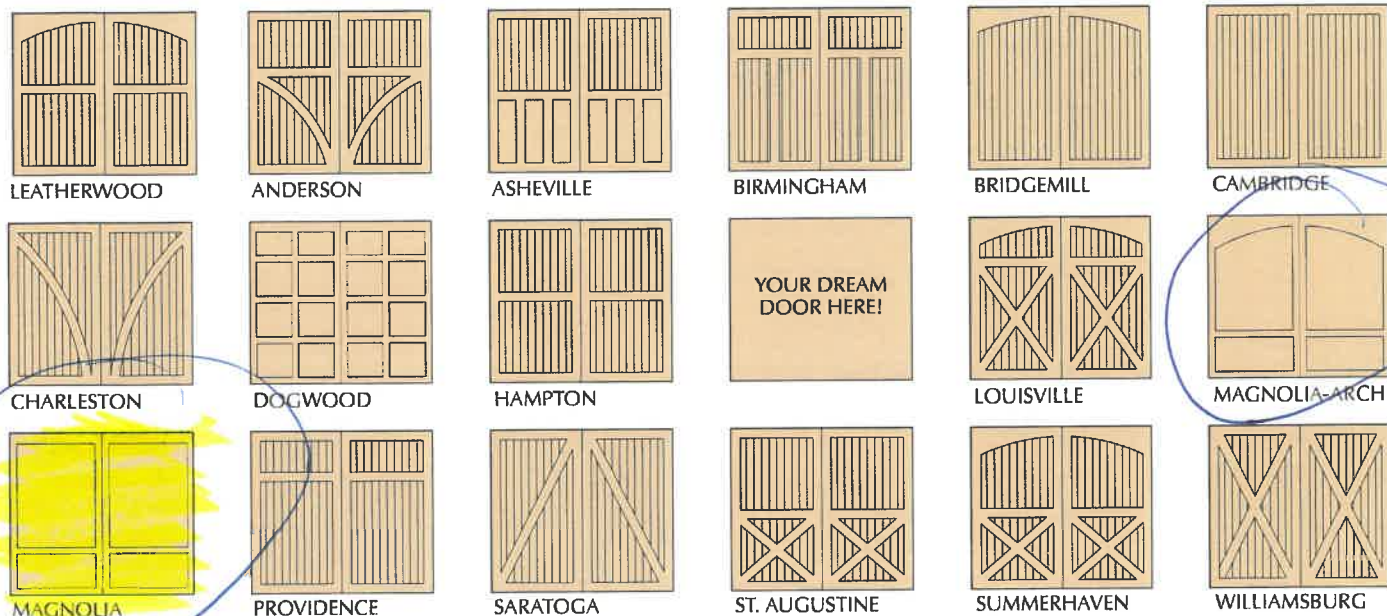
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Wave Raised Panel

*W*OOD NEVER LOOKED THIS GOOD FOR THIS LONG!
EDEN COAST LLC – Manufacturer of Custom Composite Garage Doors.

OUR MOST POPULAR DESIGNS



V-GROOVE, BEAD BOARD OR SMOOTH BACKINGS AVAILABLE



- A** Environmentally friendly, composite material.
- B** Board thickness ranges from 1/2" to 1 1/2" to achieve desired detail.
- C** Custom molding, routed or square edges available.
- D** 2" steel sandwich door with foam insulation.

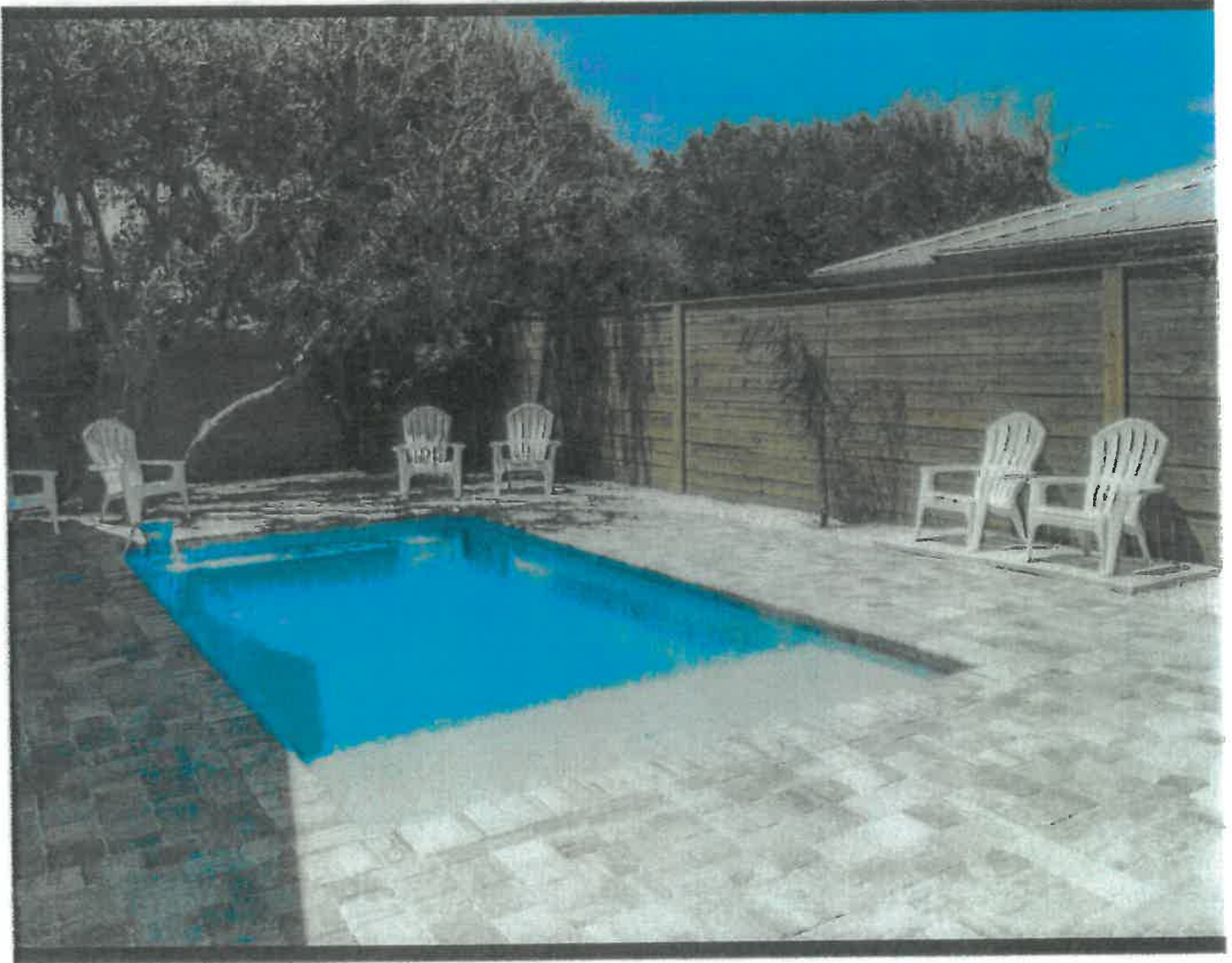
Foam Options:

Polystyrene foam door
R value – 11.24

Polyurethane foam door
R value – 20.04

All of our materials are proudly **MADE IN THE USA.**

12' by 24' Pool, with 3-4' paver surround and a 10' sundeck





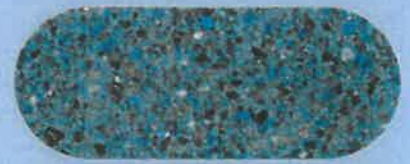
"Florida Stucco combines brilliant color quartz with enriched cement to create state of the art aggregate swimming pool finishes of the highest quality. They are durable, colorfast, slip-resistant, non-abrasive, and help minimize stains, etching, and the effects of harsh chemicals. We offer an unparalleled 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



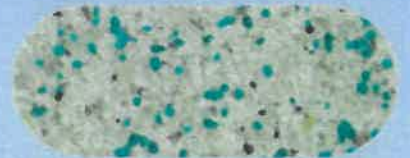
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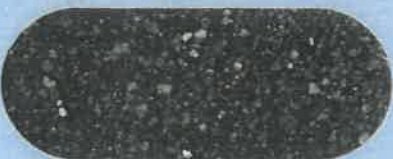
SKY BLUE



BONE GEM



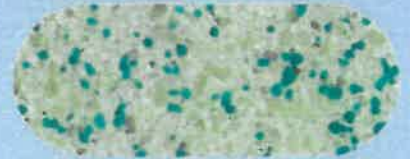
AQUA GEM



LAGOON



BLUE GEM



AQUA CLEAR



HAWAIIAN



Manufacturers of Quality Plaster & Pool Finishes



FRENCH SILVER

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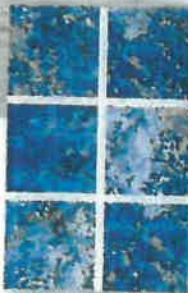
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Application pg. 97

CASCADE

The driving and cleansing force of waterfalls and rivers inspire our Cascade Series. Roaring and in continuous motion, add a sense of strength and harmony to all your designs.

Received October 21, 2022
Planning and Building Department



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

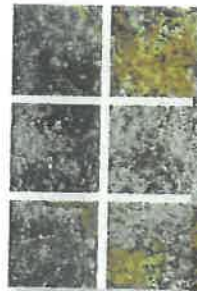


CS-295 PEAK 2X2



CS-695 PEAK 6X6

CS-695 PEAK DECO 6X6



CS-293 RIDGE 2X2



CS-693 RIDGE 6X6

CS-693 RIDGE DECO 6X6



↑ Waterline tile

CS-691 LAGOON 6X6, AND CS-691 DECO SHOWN INSTALLED

Google

jandy v.s. pump 1.85 hp

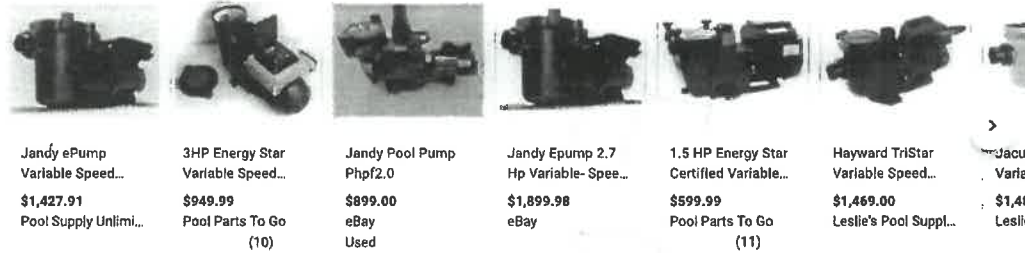
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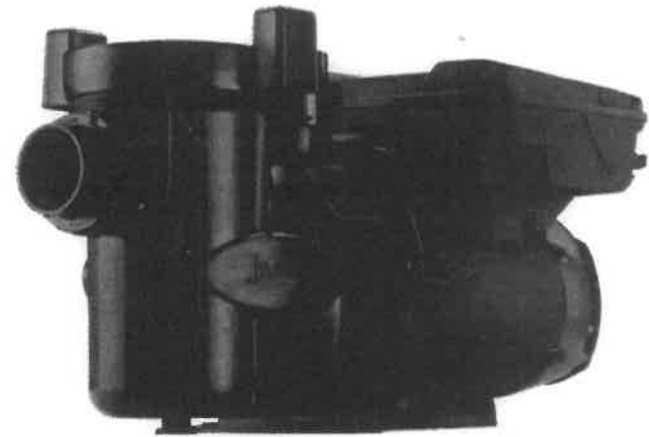
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POOL PUMP



1,500 x 1,500

Jandy

VS FloPro 1.85 HP | Jandy

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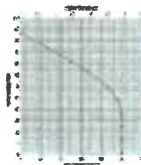
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Application pg. 99



Manufacturer: **Liberty Pumps**

Liberty LSG202A Grinder Pump

Item #: LIBLSG202A

Call for availability: 800-778-1540

Be the first to review this product



Leave us a message

Free Shipping

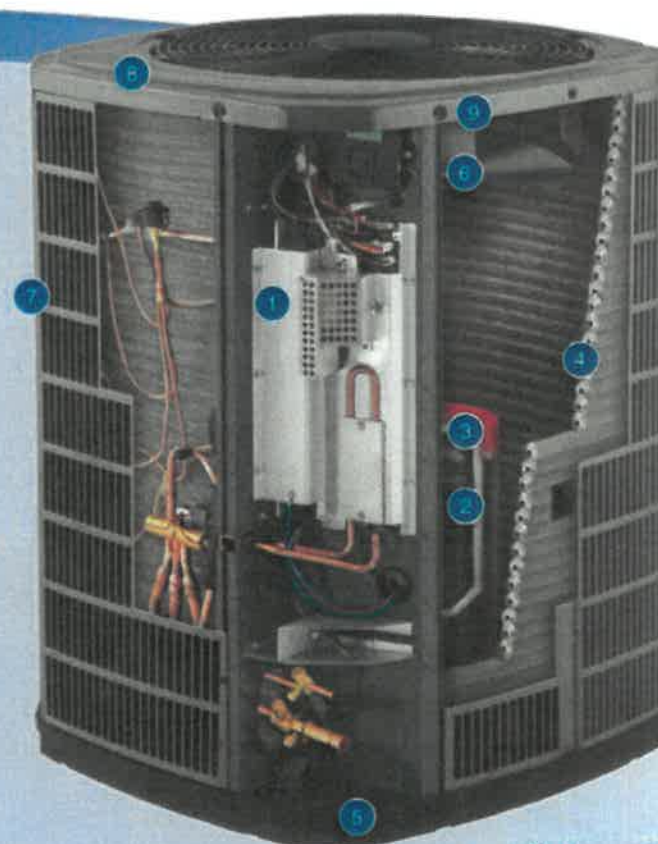
Application pg. 100

AMERICAN STANDARD

Silver 15 Heat Pump



- 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.



Features and components may vary by model and are shown for illustration purposes only.

Platinum 20

- 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.

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) **SPECIAL WARRANTY DEED**
COUNTY OF St. Johns)
)

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,

W I T N E S S E T H:

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.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the 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:

Zigiz Holdings, LLC, a Florida Limited Liability Company

Witness signature

Print witness name

Witness signature

Print witness name

By:

Print Name: Brian Scrone

Title: Managing Member

By:

Print Name: Constanze Scrone

Title: Managing Member

State of Florida
County of Duval

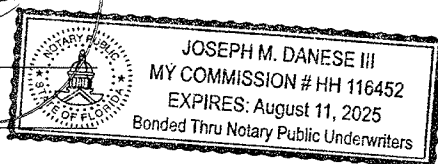
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this May 9, 2022 by **Brian Scrone and Constanze Scrone, Managing Members of Zigiz Holdings, LLC, a Florida Limited Liability Company** who is personally known to me or who has produced a Driver's License as identification.

Notary Public

Print Notary Name

My Commission Expires:

Notary Seal



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.

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

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Last Data Upload: [10/25/2022, 4:29:25 AM](#)

Developed by



Schneider
GEOSPATIAL

Version 2.3.227



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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

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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
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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



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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
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2020	01/17/2020
2021	01/12/2021
2022	04/01/2022

Document Images

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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

FOR FEBRUARY 16, 2023 HARB MEETING

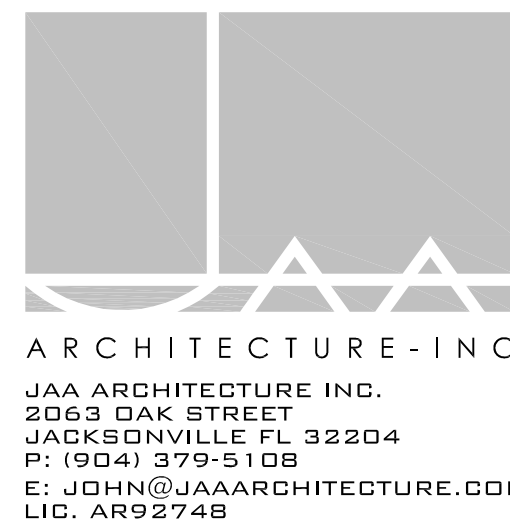
H2022-0079: 28 W CASTILLO DRIVE, LOT 15

**Staff Report included under 8(a) for 28 W Castillo Drive,
Lot 14**

FOR FEBRUARY 16, 2023, HARB MEETING

**HP2022-0079
28 W. Castillo Drive Lot 15**

New information submitted by the applicant.



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" NEW CONSTRUCTION "

ZIGIZ HOLDINGS - GRACE CONTRACTING

LOTS 14 & 15 - 28 WEST CASTILLO DRIVE

SAINT AUGUSTINE, FLORIDA 32084

REVISIONS		
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DATE: 02.09.2023

PRJCT #:

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HARB REVIEW SET

Application pg. 2

Page 384 of 481

- SITE PLAN NOTES:**
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO STAKE-OUT PERIMETER OF STRUCTURE & FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
 - VERIFY EXIST. FLOOD ZONES & COORDINATE ALL REQUIRED DOCUMENTS/REQUIREMENTS W/ SCOPE OF WORK IF APPLICABLE.
 - VERIFY ALL CODES & RESTRICTIONS WITH STATE & LOCAL MUNICIPALITIES PRIOR TO CONSTRUCTION.
 - G.C. TO VERIFY ANY EXISTING STRUCTURES, SEPTIC, GAS, ETC. DEMOLISH & RELOCATE AS REQUIRED PER LOCAL CODES.
 - **ALL UTILITIES, F.F.E., & DRAINAGE TO BE VERIFIED BY BUILDER****
 - ** THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.****

BUILDING DESIGN CRITERIA

(REFER TO STRUCTURAL DRAWINGS BY OTHERS)

SITE CALCULATIONS : LOT 15

LOT "15" PER SURVEY:	=	6,812	SOFT.
MAX. 50 % LOT COVERAGE :	=	3,436	SOFT.
MAX. TO % IMPERV. SURF. RAT.:	=	4,010.4	
- HOUSE & PORCHES :	=	1500	SOFT.
- 2-CAR GARAGE :	=	600	SOFT.
- OPEN DECK ABV. :	=	180	SOFT.
- STAIR LANDING ABV. :	=	37	SOFT.
TOTAL BUILDING AREA :	=	2,317	SOFT.
	=	33.72	%
- A/C & POOL CONC. PADS :	=	52	SOFT.
- PAVER WALK :	=	107	SOFT.
- DRIVE TO P/L :	=	545	SOFT.
- POOL & PAVER SURROUND :	=	600	SOFT.
- APT. STAIR :	=	60	SOFT.
TOTAL SECONDARY AREA :	=	1,414	SOFT.
	=	20.58	%
IMPERVIOUS SURFACE RATIO:	=	54.3	%

SITE INFO:

ZONING: 5A (HP-5)
FLOOD ZONE: AE
FRONT SETBACK: 10'-0"
SIDE SETBACKS: 5'-0"
REAR SETBACK: 10'-0"
[G] GRINDER PUMP
[S] SEWER TAP
[W] WATER TAP

SITE CALCULATIONS : LOT 14

LOT "14" PER SURVEY:	=	6,845	SOFT.
MAX. 50 % LOT COVERAGE :	=	3,447.5	SOFT.
MAX. TO % IMPERV. SURF. RAT.:	=	4,026.5	
- HOUSE & PORCHES :	=	1500	SOFT.
- 2-CAR GARAGE :	=	600	SOFT.
- OPEN DECK ABV. :	=	180	SOFT.
- STAIR LANDING ABV. :	=	37	SOFT.
TOTAL BUILDING AREA :	=	2,317	SOFT.
	=	33.6	%
- A/C & POOL CONC. PADS :	=	52	SOFT.
- PAVER WALK :	=	107	SOFT.
- DRIVE TO P/L :	=	545	SOFT.
- POOL & PAVER SURROUND :	=	600	SOFT.
- APT. STAIR :	=	60	SOFT.
TOTAL SECONDARY AREA :	=	1,414	SOFT.
	=	20.51	%
IMPERVIOUS SURFACE RATIO:	=	54.11	%

SITE INFO:

ZONING: 5A (HP-5)
FLOOD ZONE: AE
FRONT SETBACK: 10'-0"
SIDE SETBACKS: 5'-0"
REAR SETBACK: 10'-0"
[G] GRINDER PUMP
[S] SEWER TAP
[W] WATER TAP

SITE PLAN - OPT. I

SCALE: 1" = 10'-0"

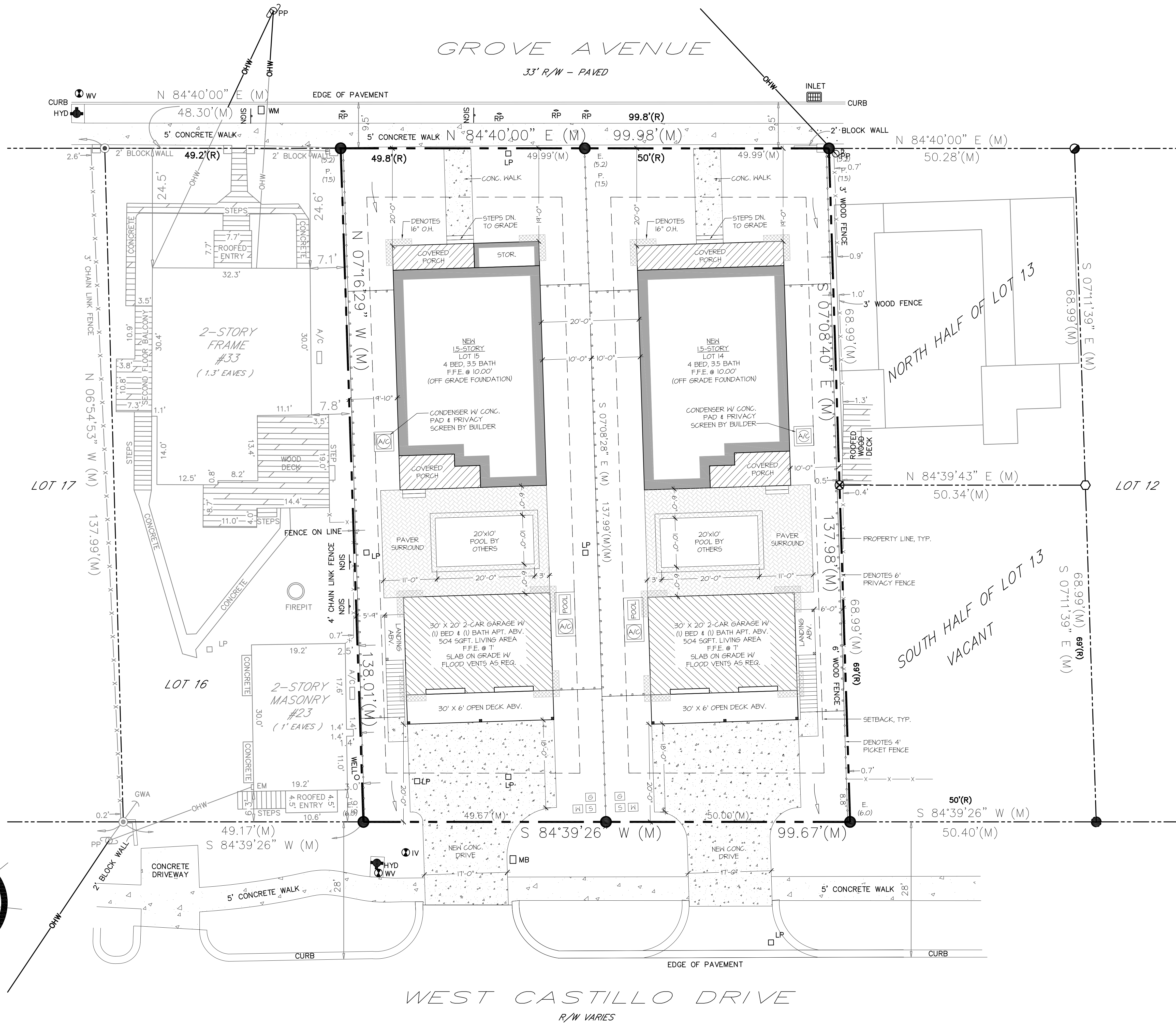
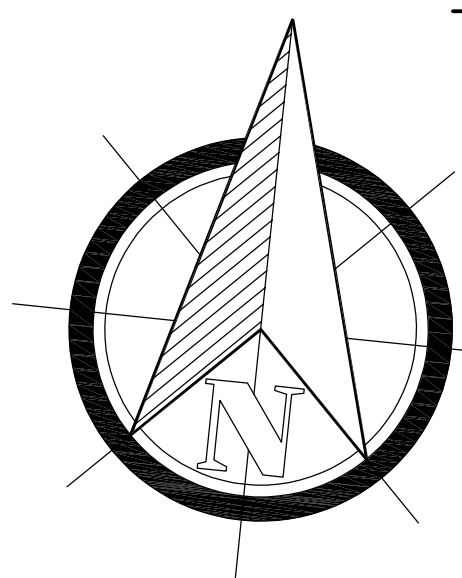
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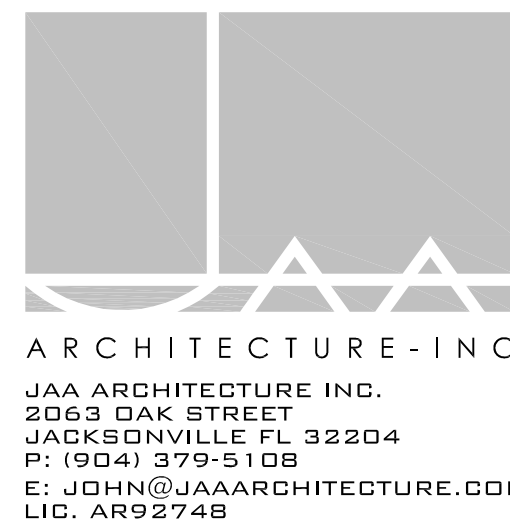
SAINT JOHN'S COUNTY, FLORIDA

LOT: LOTS 14 & 15
OR5556/1384 & OR5307/1343

R/E STRAP #: 1939600140 & 1939600000

ADDRESS: 28 WEST CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084





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" NEW CONSTRUCTION "
ZIGIZ HOLDINGS - GRACE CONTRACTING
LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

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DATE: 02.09.2023

PRJCT #:

SHEET

A0.2

HARB REVIEW SET

Application pg. 3

Page 385 of 481

- SITE PLAN NOTES:**
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO STAKE-OUT PERIMETER OF STRUCTURE & FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
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BUILDING DESIGN CRITERIA

(REFER TO STRUCTURAL DRAWINGS BY OTHERS)

SITE CALCULATIONS : LOT 15			SITE INFO:	
LOT "15" PER SURVEY:	=	6,812	SOFT.	ZONING: 5A (HP-5)
MAX. 50 % LOT COVERAGE :	=	3,436	SOFT.	FLOOD ZONE: AE
MAX. TO % IMPERV. SURF. RAT.:	=	4,010.4	SOFT.	
- HOUSE & PORCHES :	=	1,500	SOFT.	FRONT SETBACK: 10'-0"
- 2-CAR GARAGE :	=	600	SOFT.	SIDE SETBACKS: 5'-0"
- OPEN DECK ABV. :	=	180	SOFT.	REAR SETBACK: 10'-0"
- STAIR LANDING ABV. :	=	37	SOFT.	
TOTAL BUILDING AREA :	=	2,317	SOFT.	
	=	33.72	%	
- A/C & POOL CONC. PADS :	=	52	SOFT.	☒ GRINDER PUMP
- PAVER WALK :	=	66	SOFT.	☒ SEWER TAP
- DRIVE TO P/L - STRIPS :	=	1,080	SOFT.	☒ WATER TAP
- POOL & PAVER SURROUND :	=	900	SOFT.	
- APT. STAIR :	=	62	SOFT.	
TOTAL SECONDARY AREA :	=	2,160	SOFT.	
	=	31.43	%	
IMPERVIOUS SURFACE RATIO:	=	65.15	%	

SITE CALCULATIONS : LOT 14			SITE INFO:	
LOT "14" PER SURVEY:	=	6,845	SOFT.	ZONING: 5A (HP-5)
MAX. 50 % LOT COVERAGE :	=	3,447.5	SOFT.	FLOOD ZONE: AE
MAX. TO % IMPERV. SURF. RAT.:	=	4,026.5	SOFT.	
- HOUSE & PORCHES :	=	1,500	SOFT.	FRONT SETBACK: 10'-0"
- 2-CAR GARAGE :	=	600	SOFT.	SIDE SETBACKS: 5'-0"
- OPEN DECK ABV. :	=	180	SOFT.	REAR SETBACK: 10'-0"
- STAIR LANDING ABV. :	=	37	SOFT.	
TOTAL BUILDING AREA :	=	2,317	SOFT.	
	=	33.6	%	
- A/C & POOL CONC. PADS :	=	52	SOFT.	☒ GRINDER PUMP
- PAVER WALK :	=	66	SOFT.	☒ SEWER TAP
- DRIVE TO P/L - STRIPS :	=	1,080	SOFT.	☒ WATER TAP
- POOL & PAVER SURROUND :	=	900	SOFT.	
- APT. STAIR :	=	62	SOFT.	
TOTAL SECONDARY AREA :	=	2,160	SOFT.	
	=	31.33	%	
IMPERVIOUS SURFACE RATIO:	=	64.93	%	

- ** EXISTING GRADE ELEVATIONS ARE SHOWN AS E. (0.0)**
**** PROPOSED GRADE ELEVATIONS ARE SHOWN AS P. (0.0)**
**** LOT GRADING SHALL BE ENGINEERED TO PROVIDE POSITIVE FLOW FOR ALL DRAINAGE TO "WEST CASTILLO DRIVE".**

SITE PLAN - OPT 2

SCALE: 1" = 10'-0"

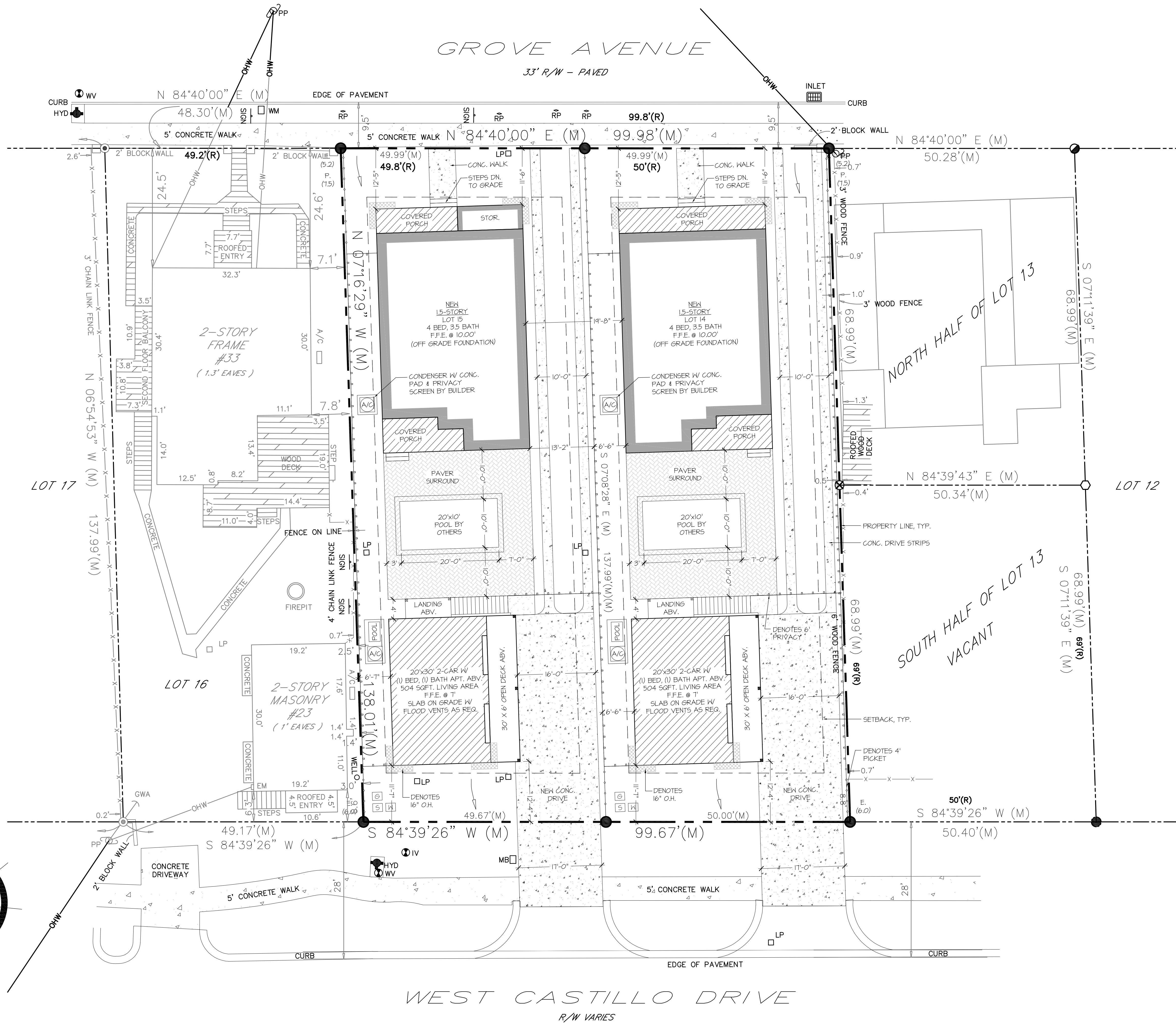
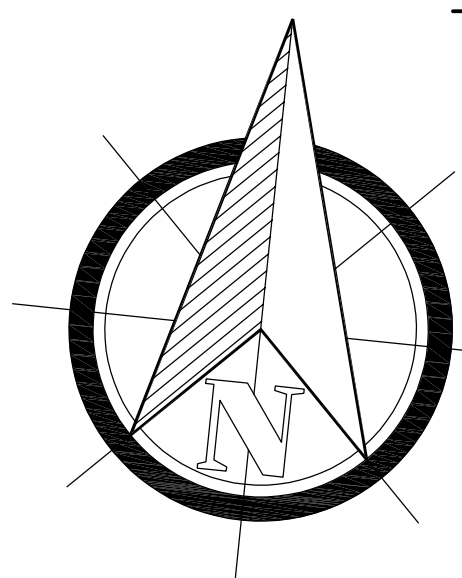
LEGAL DESCRIPTION:

SAINT JOHN'S COUNTY, FLORIDA

LOT: LOTS 14 & 15
OR5556/1384 & OR5307/1343

R/E STRAP #: 1939600140 & 1939600000

ADDRESS: 28 WEST CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

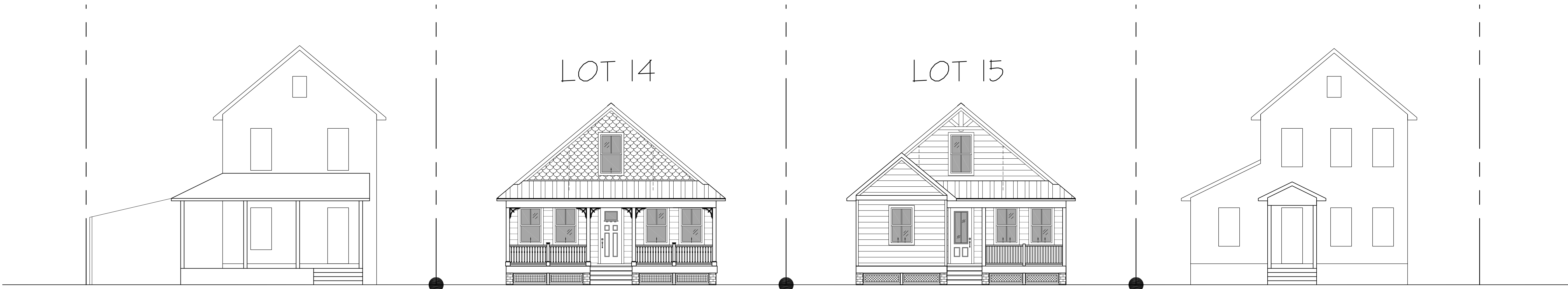




ARCHITECTURE - INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC: AR92748

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STREET ELEVATION - GROVE AVENUE



STREET ELEVATION - WEST CASTILLO DRIVE

" NEW CONSTRUCTION "
ZIGIZ HOLDINGS - GRACE CONTRACTING
LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

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DATE: 02.09.2023

PRJCT #:

SHEET

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HARB REVIEW SET



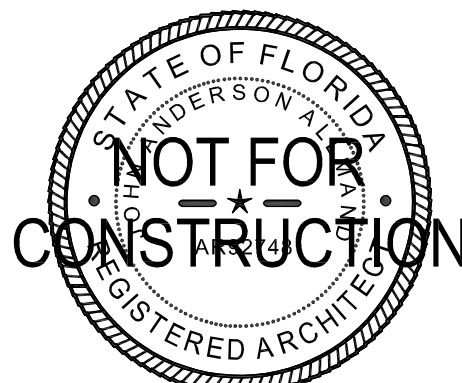
ARCHITECTURE-INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

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DATE:	02.09.2023
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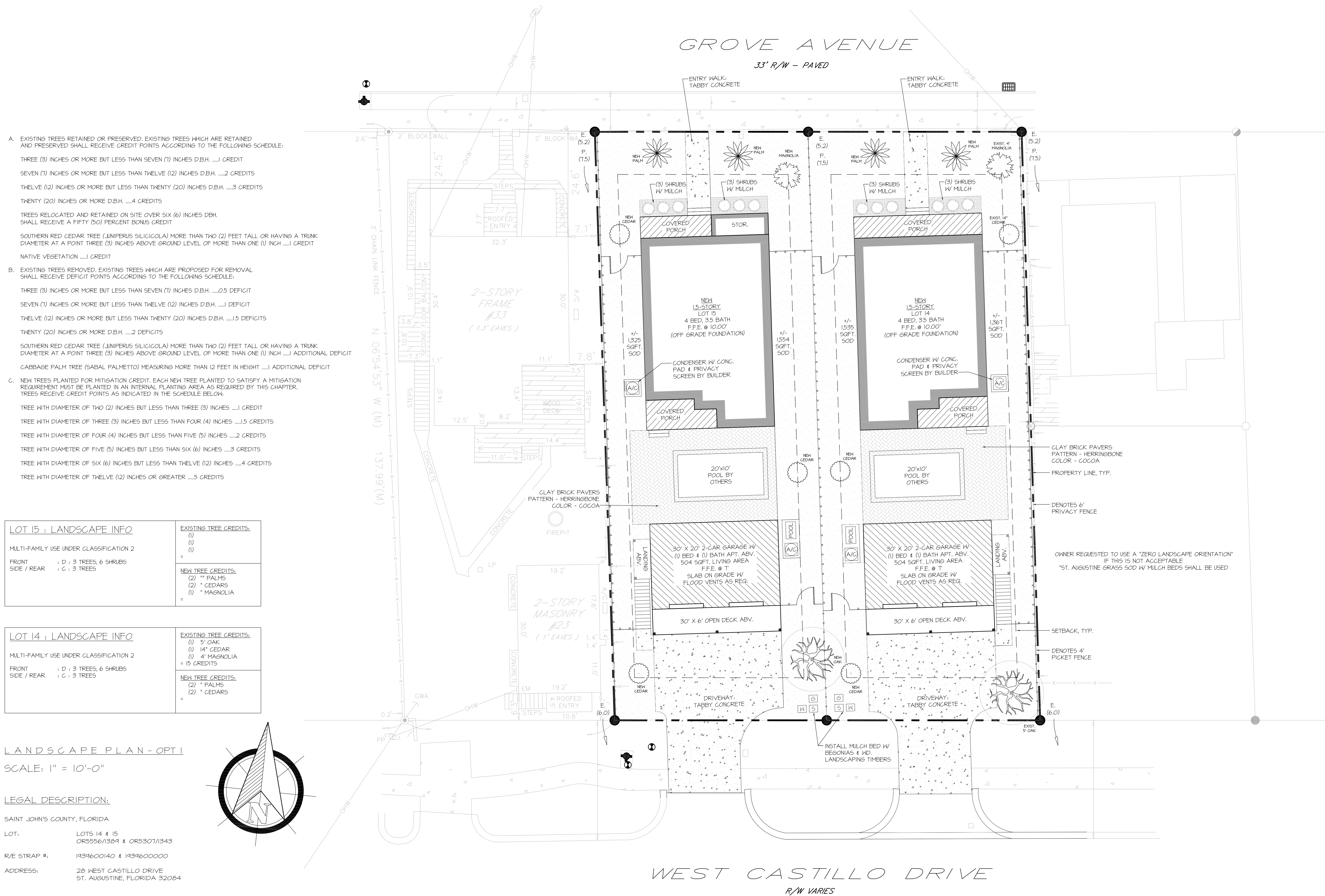
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HARB REVIEW SET

Application pg. 5





JAA ARCHITECTURE-INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC: AR92748

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" NEW CONSTRUCTION "
ZIGIZ HOLDINGS - GRACE CONTRACTING
LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

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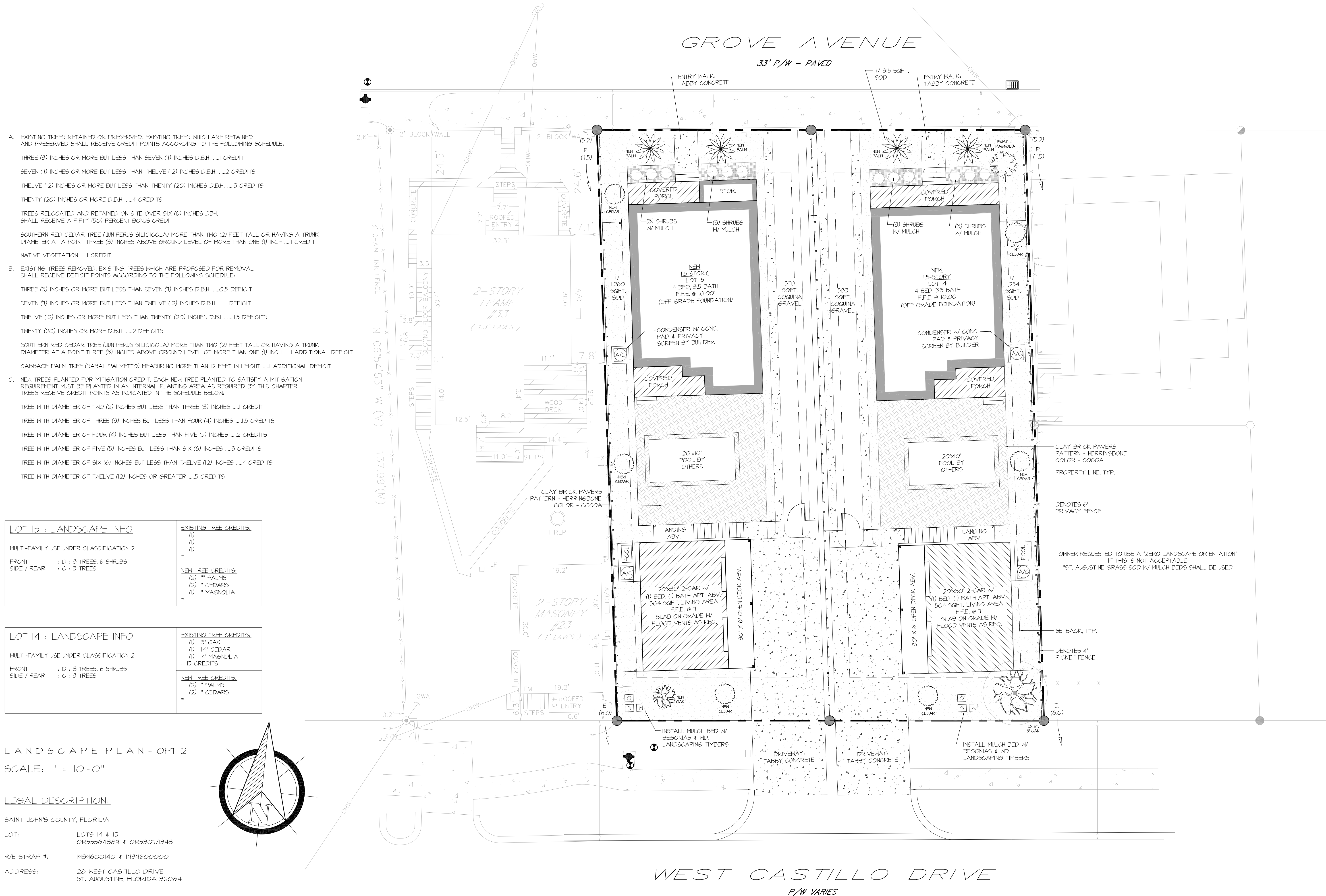
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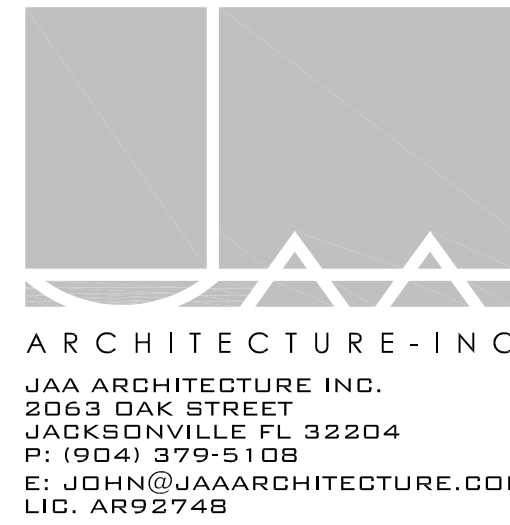
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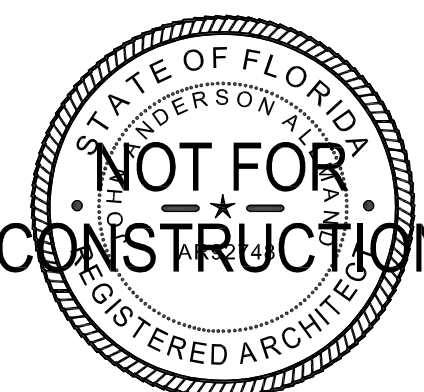
" NEW CONSTRUCTION "

ZIGIZ HOLDINGS - GRACE CONTRACTING

LOTS 14 & 15 - 28 WEST CASTILLO DRIVE

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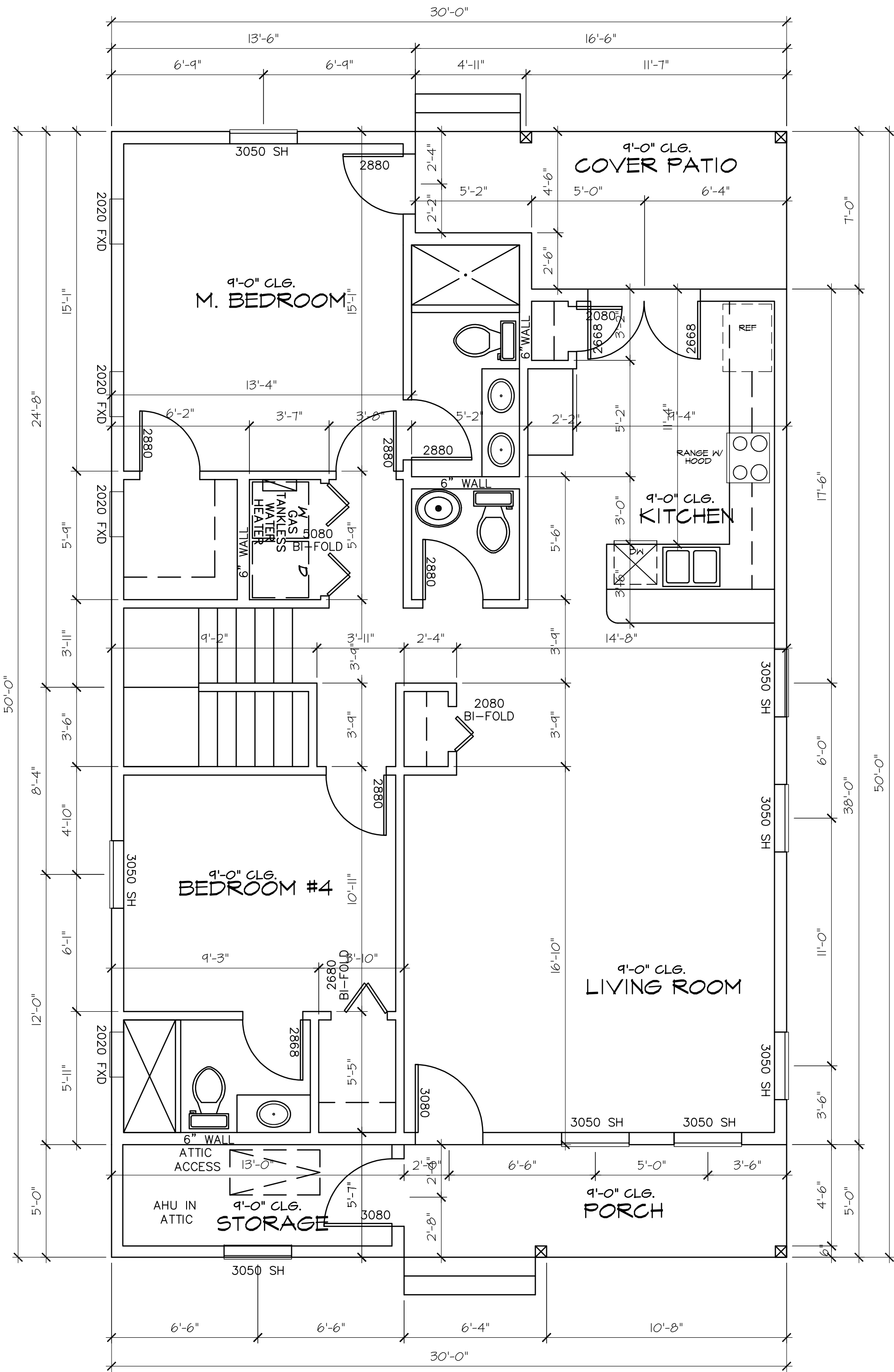
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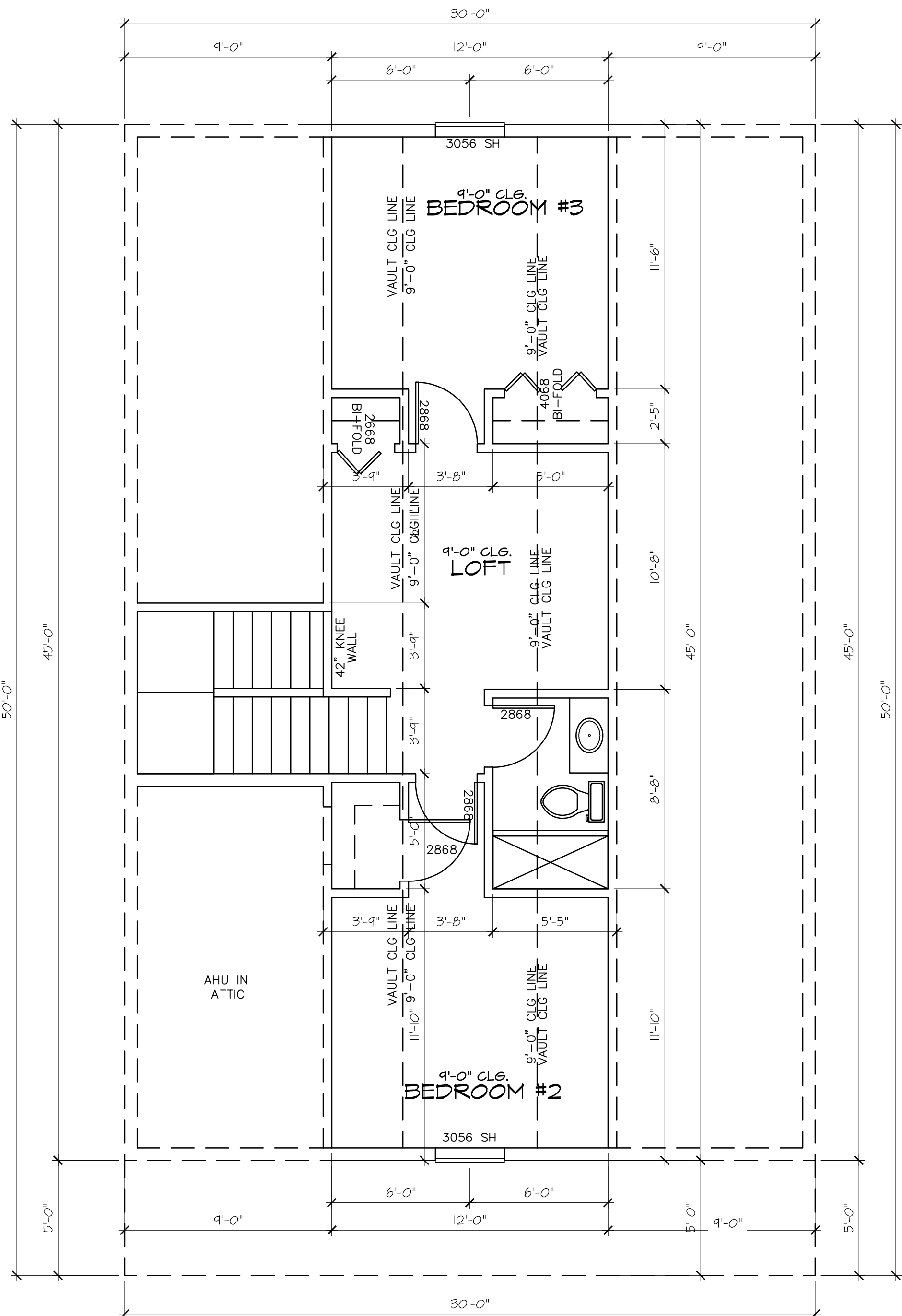
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,248
2nd FLOOR LIVING	565
ENTRY PORCH	85
REAR PORCH	103
STORAGE	65
TOTAL	2,066



NORTH

1
AI 1/4" = 1'-0"

1ST FLOOR PLAN



NORTH

2
AI 1/4" = 1'-0"

2ND FLOOR PLAN



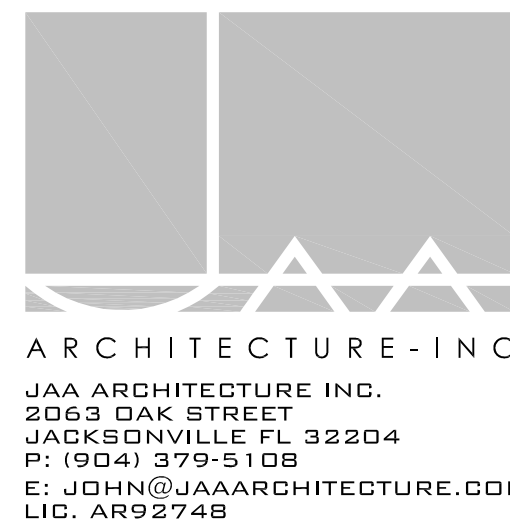
3
AI 1/4" = 1'-0"

FRONT ELEVATION - OPT. 1



4
AI 1/4" = 1'-0"

FRONT ELEVATION - OPT. 2



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" NEW CONSTRUCTION "

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LOTS 14 & 15 - 28 WEST CASTILLO DRIVE

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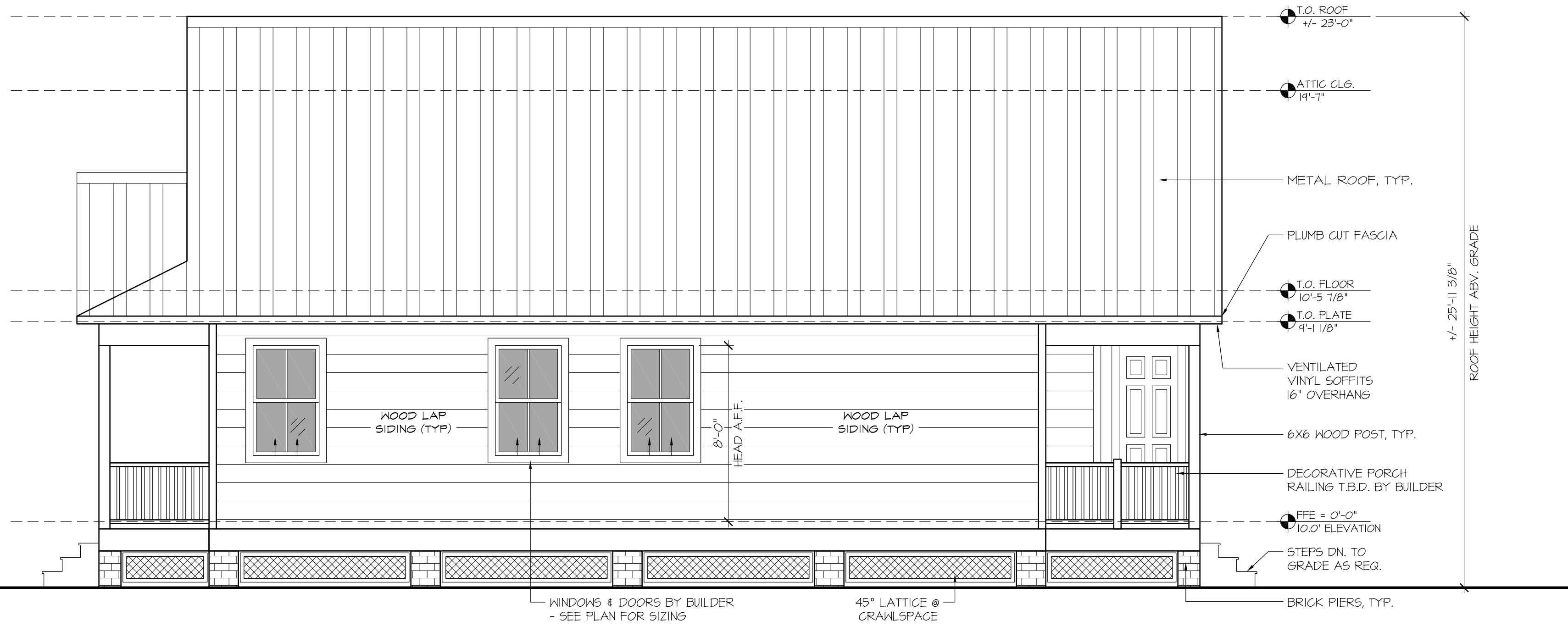
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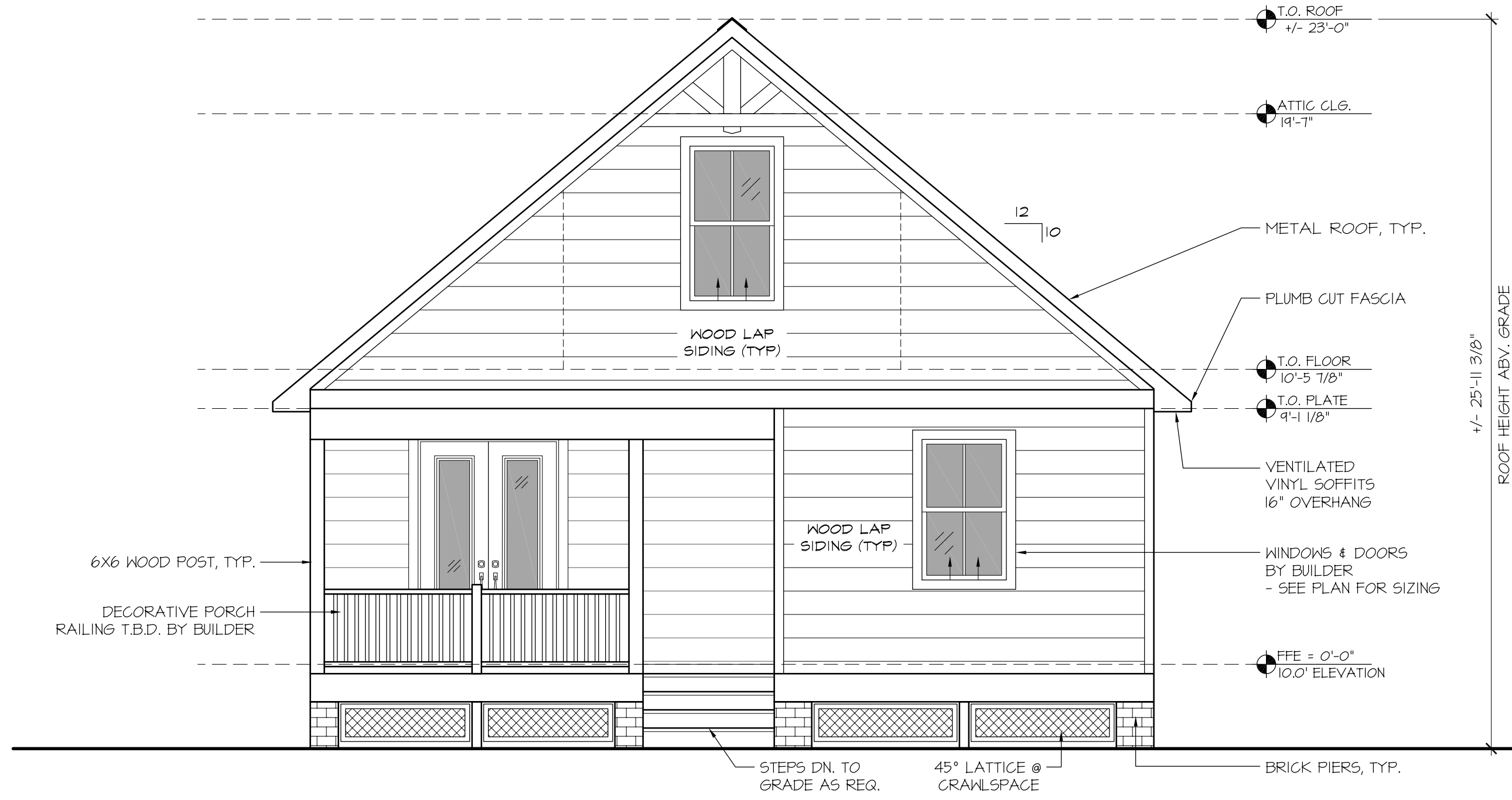
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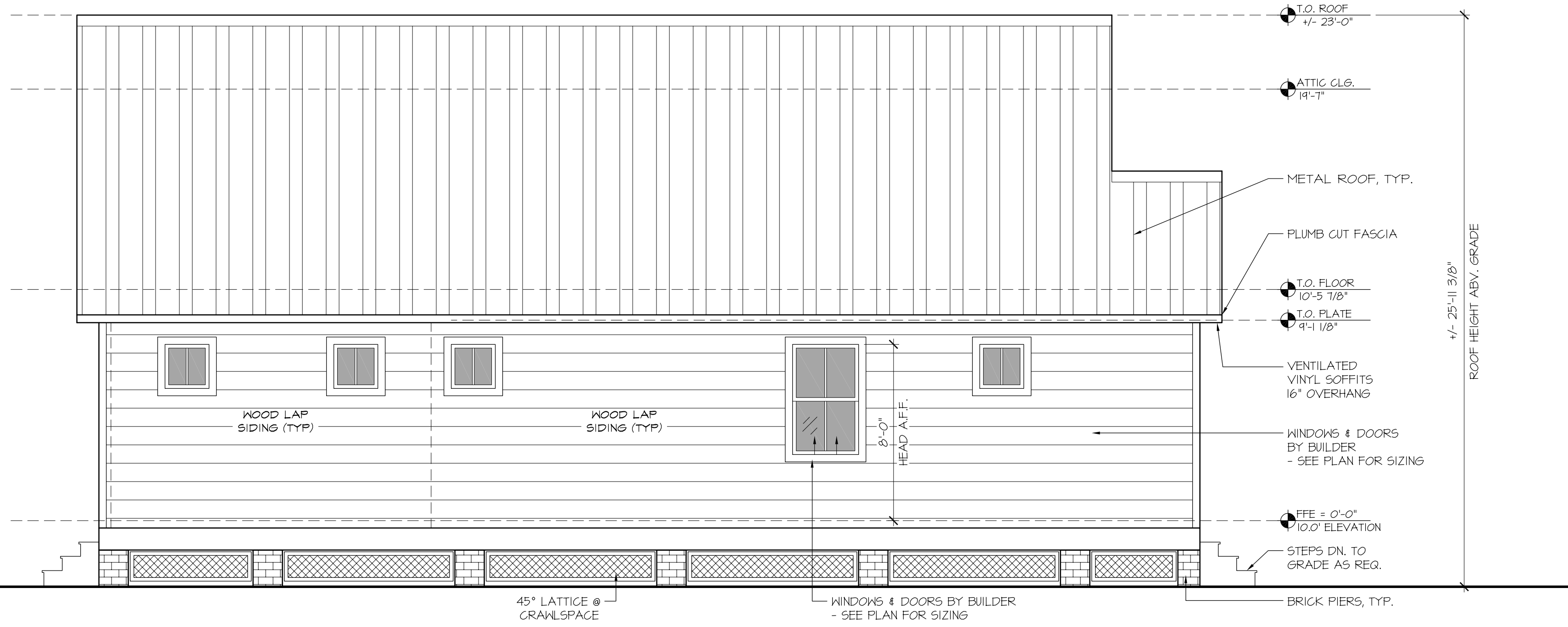
1 FRONT ELEVATION - OPT. 1
A2 1/4" = 1'-0"



2 RIGHT ELEVATION
A2 1/4" = 1'-0"



3 REAR ELEVATION
A2 1/4" = 1'-0"



4 LEFT ELEVATION
A2 1/4" = 1'-0"



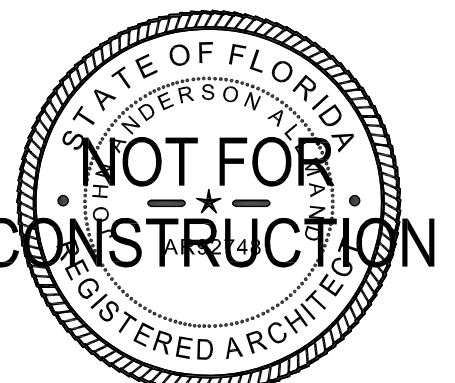
JAA ARCHITECTURE INC.
2063 OAK STREET
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E: JOHN@JAAARCHITECTURE.COM
LIC: AR92748

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A3

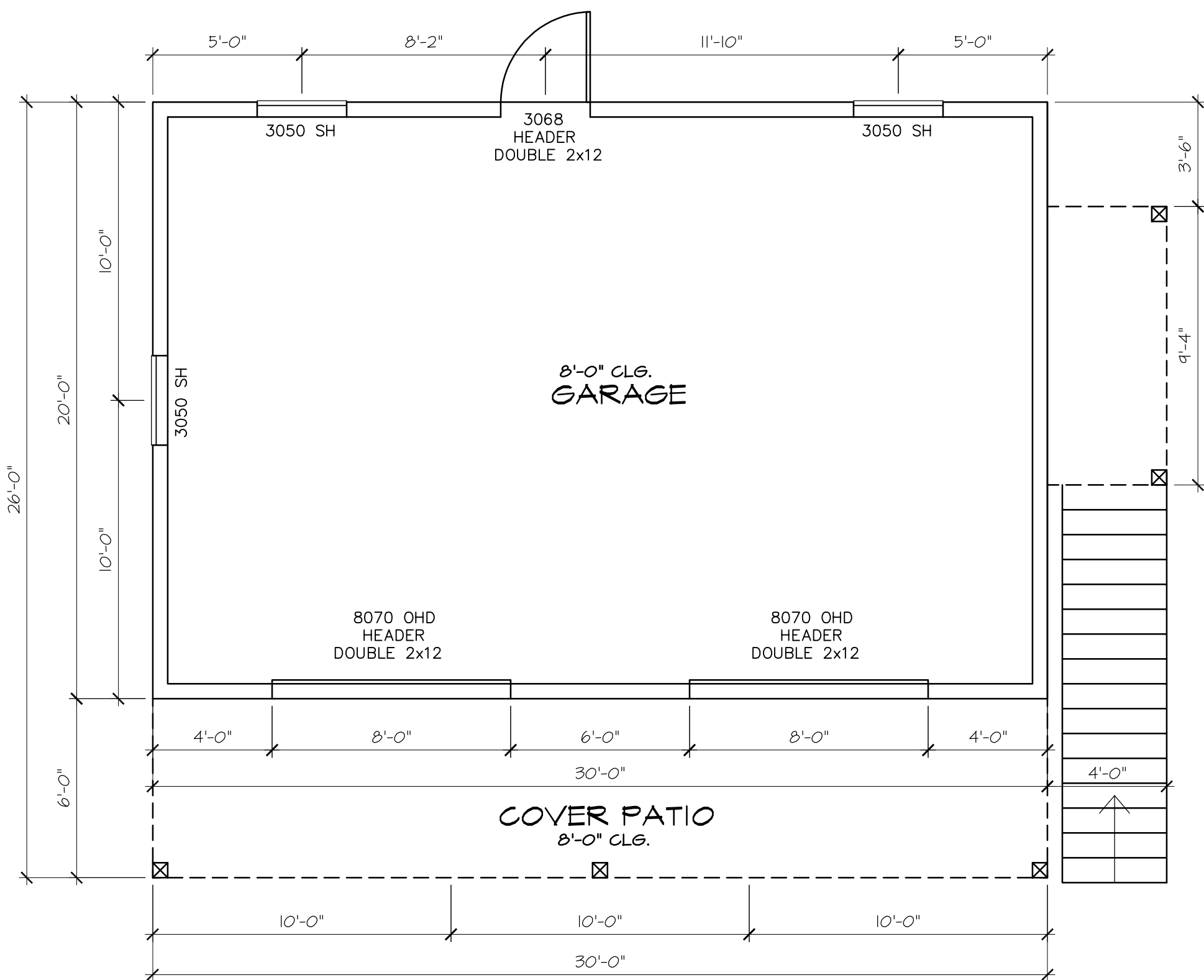
HARB REVIEW SET



3 FRONT ELEVATION - OPT. 1
A3 1/4" = 1'-0"

SQUARE FOOTAGE TABULATION

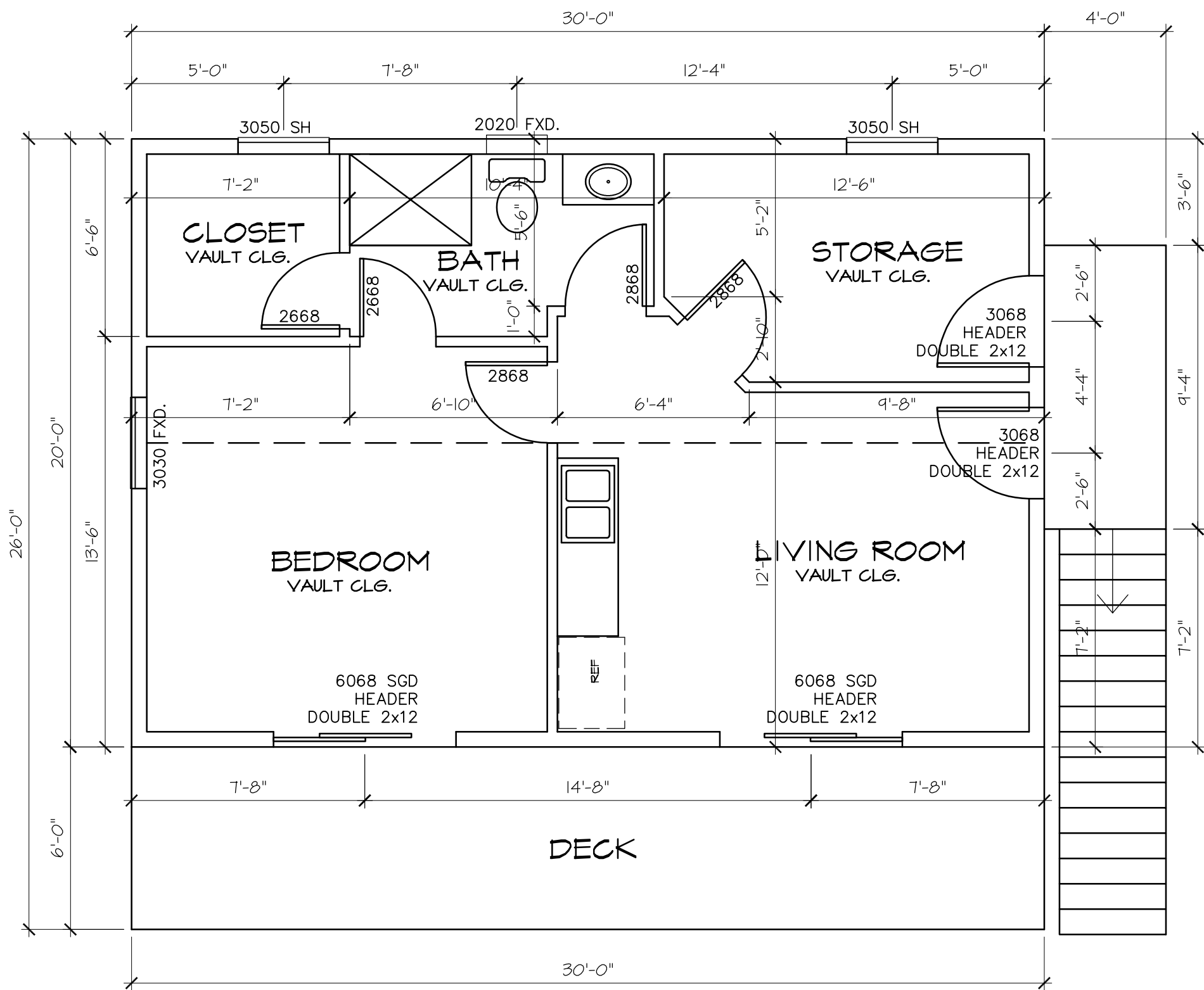
1ST FLOOR GARAGE	600
STAIR LANDING DECK	37
2ND FLOOR LIVING	504
2ND FLOOR DECK	180
STORAGE	96
TOTAL	1,417



NORTH
1 GARAGE - 1ST FLOOR PLAN
A3 1/4" = 1'-0"



4 FRONT ELEVATION - OPT. 2
A3 1/4" = 1'-0"



NORTH
2 GARAGE - 2ND FLOOR PLAN
A3 1/4" = 1'-0"

LOT 15



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2063 OAK STREET
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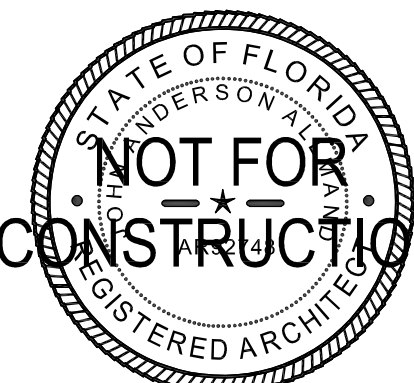
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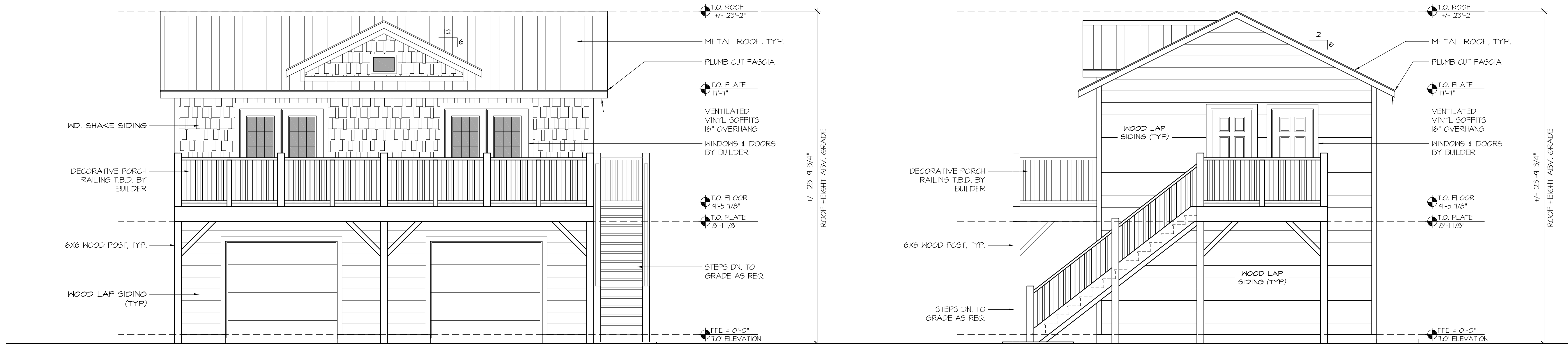
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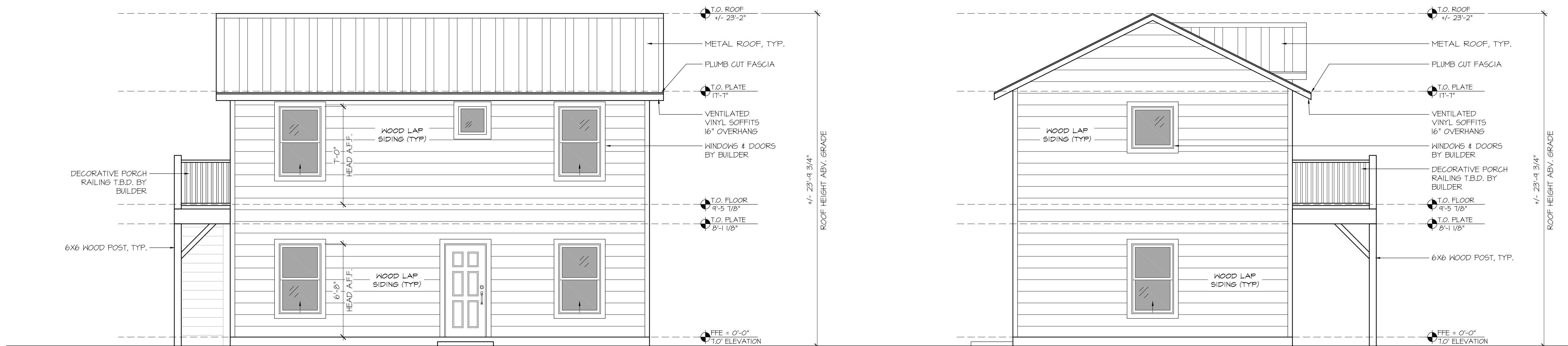
HARB REVIEW SET

LOT 15



1 GARAGE - FRONT ELEVATION
A4 1/4" = 1'-0"

2 GARAGE - RIGHT ELEVATION
A4 1/4" = 1'-0"



3 GARAGE - REAR ELEVATION
A4 1/4" = 1'-0"

4 GARAGE - LEFT ELEVATION
A4 1/4" = 1'-0"

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) PELLA WOOD CLAD WINDOWS
- 9) WOOD CLAD GARAGE DOORS
- 10) Wood Ship Lap for Ceilings on porches, painted white
- 11) WOOD EXTERIOR DOOR
- 12) Black fixtures on all exterior lighting as shown on plans
- 13) Clay based pavers 4" by 8" for pavers on pool deck
- 14) Tabby Concrete driveway, and walks
- 15) Black hardware for all exterior doors

** please find our brochure attached as well





PELLA® RESERVE™ TRADITIONAL



**WOOD &
ALUMINUM-
CLAD WOOD
WINDOWS
& PATIO
DOORS**

EXQUISITELY
DESIGNED
WINDOWS AND
DOORS WITH
UNPARALLELED
HISTORICAL
DETAILING.

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.

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



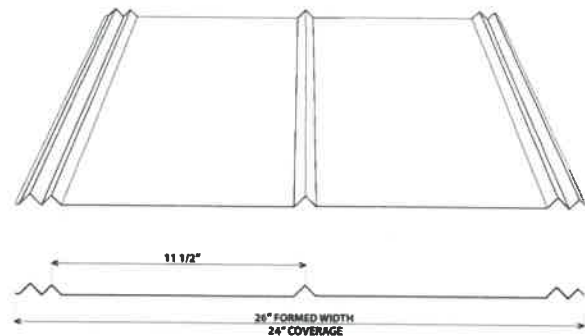
Bifold Patio Door



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:





Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI

Received 02/07/2023

Planning and Building Department



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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Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI



Page 3 of 5

9. Licensed Manufacturing Facilities

This Certification Report is applicable only to 5V Crimp Panel non-structural through-fastened metal roof and wall panels manufactured at the following locations:

1st Coast Metal Roofing Supply
186 State Rd 207
East Palatka, Florida 32131

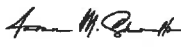
Each licensed facility is subject to periodic inspection by Keystone Certifications to verify conformance with Keystone Roof Covering Certification & Listing Program requirements.

10. Identification

5V Crimp Panel non-structural through-fastened metal roof and wall panels represented by this report shall be identified with Keystone Roof Covering Certification & Listing Program certification labeling illustrated below, to be applied to individual panels, packaging, invoicing or bills of lading:



2021.01.1

  1 11:09:21
-05'00'

Aaron M. Shultz
Validation Manager

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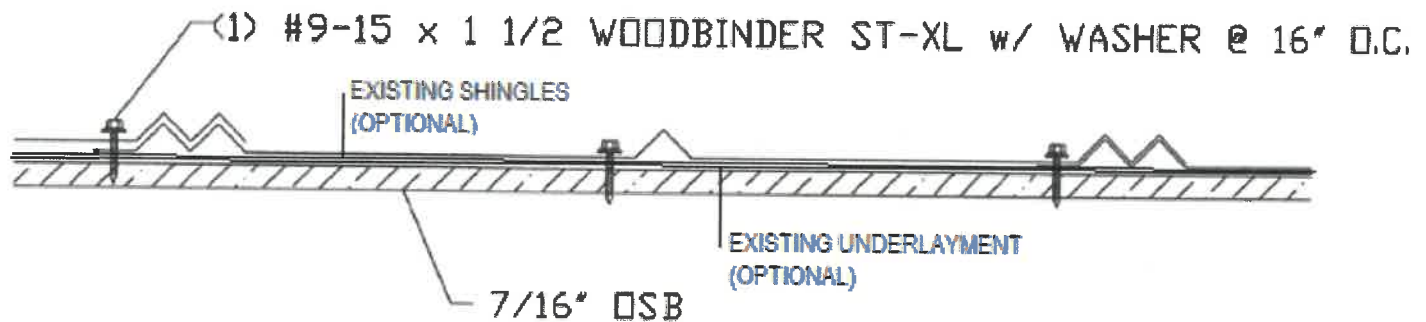
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Page 401 of 481

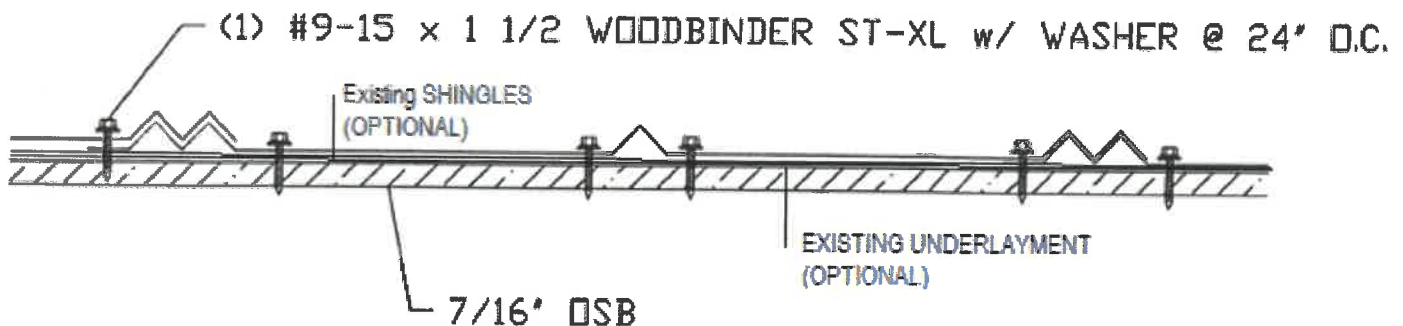
Appendix 1

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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Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI



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 <i>"and wall panels"</i>
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 7 th Edition.
8	1/11/2021	Corrected Model name. Updated FPA link.

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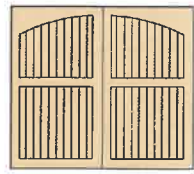
EDEN COAST LLC
Where Tradition Meets GREEN



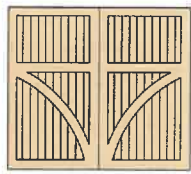
Wave Raised Panel

*W*OOD NEVER LOOKED THIS GOOD FOR THIS LONG!
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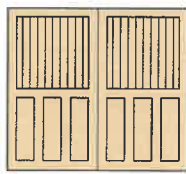
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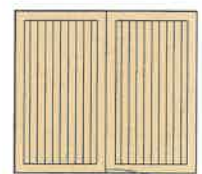
ASHEVILLE



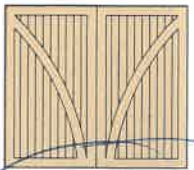
BIRMINGHAM



BRIDGEMILL



CAMBRIDGE



CHARLESTON



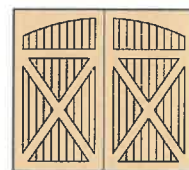
DOGWOOD



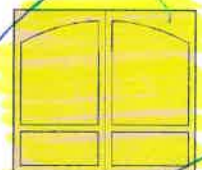
HAMPTON



YOUR DREAM
DOOR HERE!



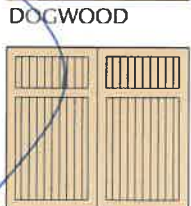
LOUISVILLE



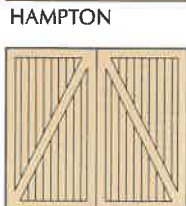
MAGNOLIA ARCH



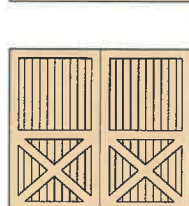
MAGNOLIA



PROVIDENCE



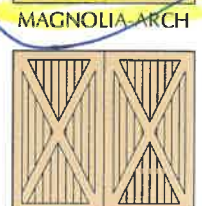
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Foam Options:

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R value – 11.24

Polyurethane foam door

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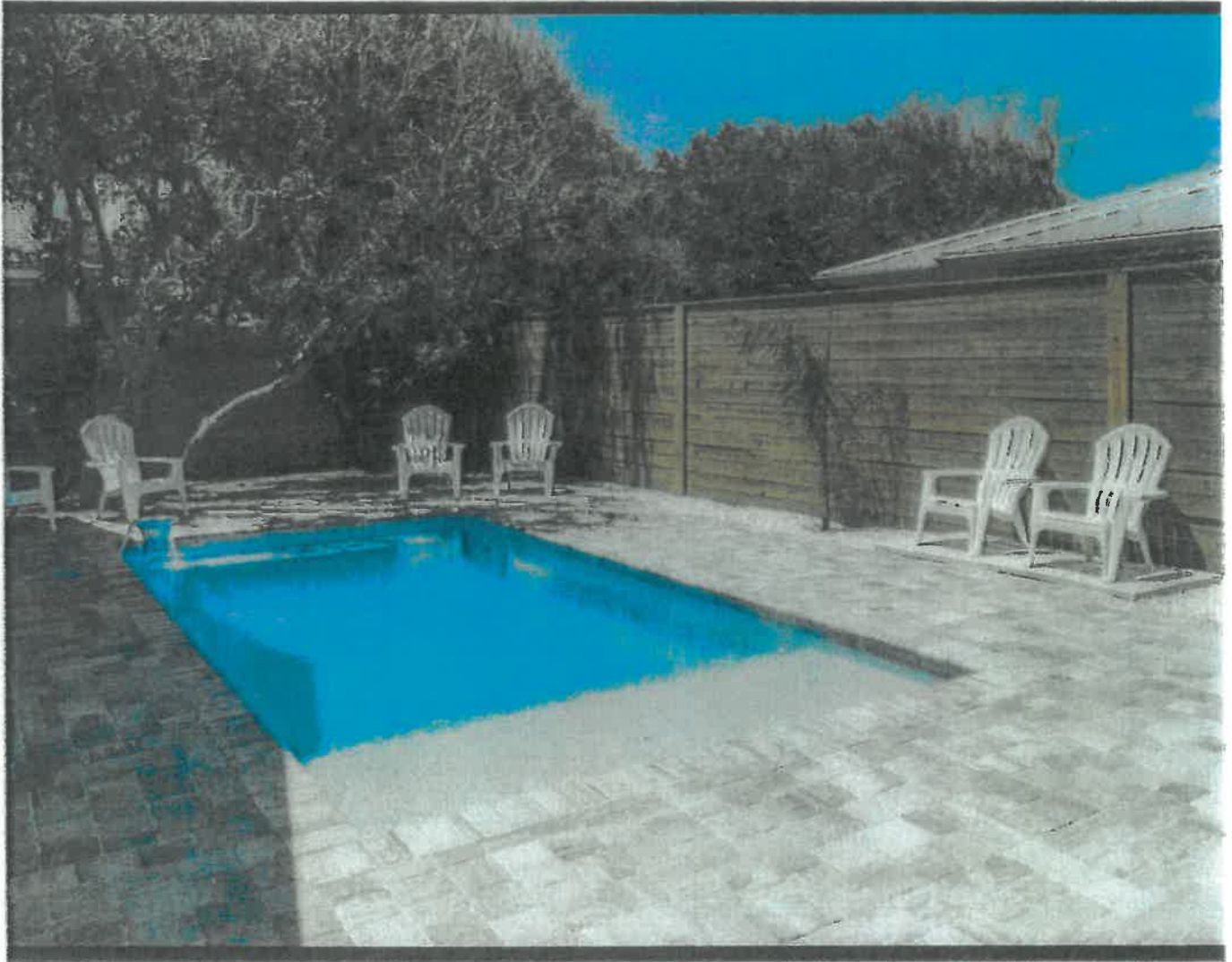


BEST VALUE

Silver 15 Heat Pump



12' by 24' Pool, with 3-4' paver surround and a 10' sundeck





"Florida Stucco combines brilliant color quartz with enriched cement to create state of the art aggregate swimming pool finishes of the highest quality. They are durable, colorfast, slip-resistant, non-abrasive, and help minimize stains, etching, and the effects of harsh chemicals. We offer an unparalleled support system with over 30 years of experience as well as an exceptional 10 year warranty. With Florida Gem finishes, your pool will retain its beauty, luster, and finish for years to come..."



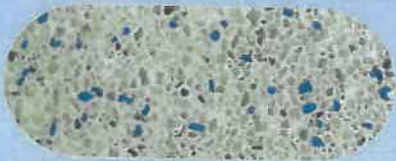
WHITE GEM



EMERALD SEA



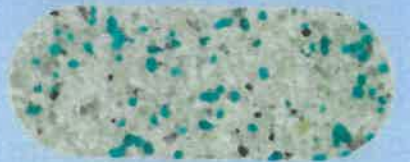
CAPRI



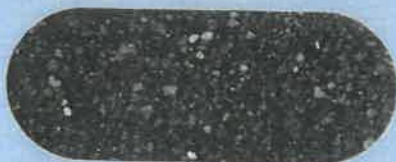
SKY BLUE



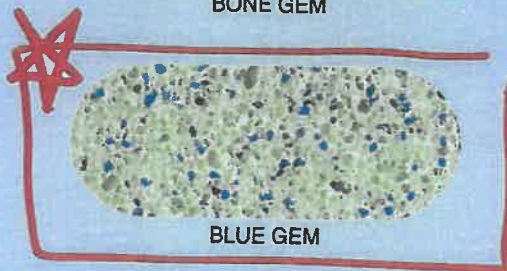
BONE GEM



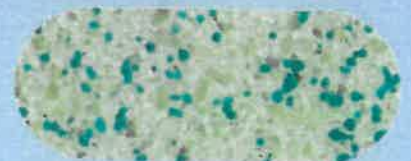
AQUA GEM



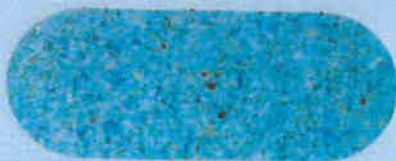
LAGOON



BLUE GEM



AQUA CLEAR



HAWAIIAN



Manufacturers of Quality Plaster & Pool Finishes



FRENCH SILVER

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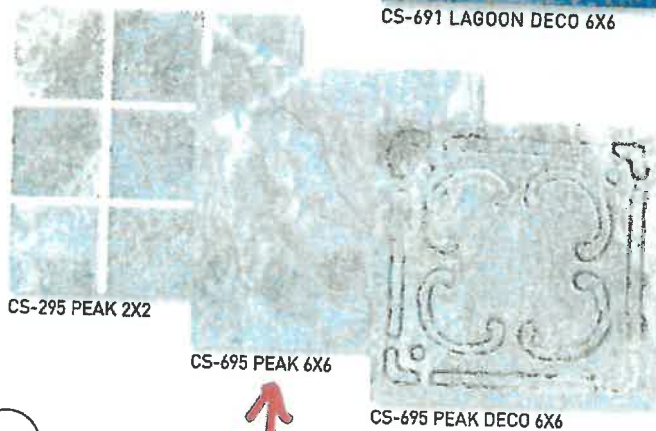
Application pg. 27

CASCADE

The driving and cleansing force of waterfalls and rivers inspire the Cascade Series. Roaring and in continuous motion, add a sense of strength and harmony to all your designs.

Received 02/07/2023

Planning and Building Department



↑ Waterline tile

CS-691 LAGOON 6X6, AND CS-691 DECO SHOWN INSTALLED

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3HP Energy Star
Variable Speed...
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Pool Parts To Go
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\$899.00
eBay
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Jandy Epump 2.7
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\$1,469.00
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Variable
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VS FloPro 1.85 HP | Jandy
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Swimming Pool Tips & Revi...
poolmandave.blogspot.com

VS FloPro 0.85 and 1.65 HP | Jandy
jandy.com

Pro Series VS-FloPro 1.85HP...
tccpool.com · In stock

Amazon.com : Hayward SP3202VSP 1.85 H...
amazon.com

Jandy VS FloPro 1.65HP - Dolphin Pools...
dolphinpoolsandbbs.com · In stock

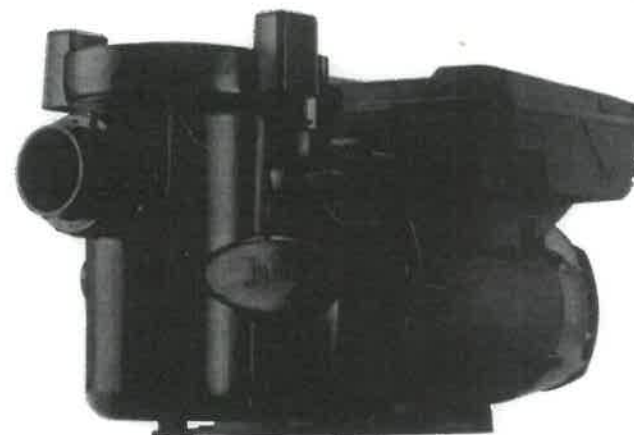
VS FloPro 2.7 HP DV2A Jandy | AquaBrite...
aqualitepoolservice.com

Jandy Pool Pumps
aquaramapoolsandspas.com

PUMPS - RESIDENTIAL - Page 1 - HATCH...
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New Variable-Speed Pool Pump Regulati...
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POOL PUMP



1,500 x 1,500

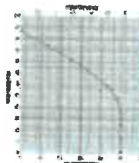
Jandy
VS FloPro 1.85 HP | Jandy

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Manufacturer: **Liberty Pumps**

Liberty LSG202A Grinder Pump

Item #: LIBLSG202A

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Application pg. 30

AMERICAN STANDARD

Silver 15 Heat Pump



- 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.



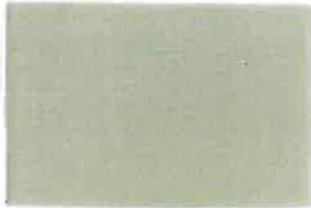
Features and components may vary by model and are shown for illustration purposes only.

Platinum 20

- 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.

EARLY VICTORIAN COLORS, ca. 1840-1870

Numbers refer to Sherwin Williams paints

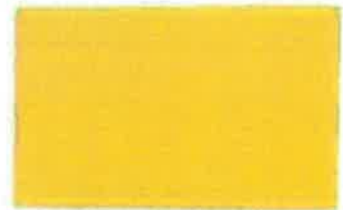


Downing Sand
SW 2822

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

LATE FEDERAL/NEOCLASSICAL, ca. 1820-1840

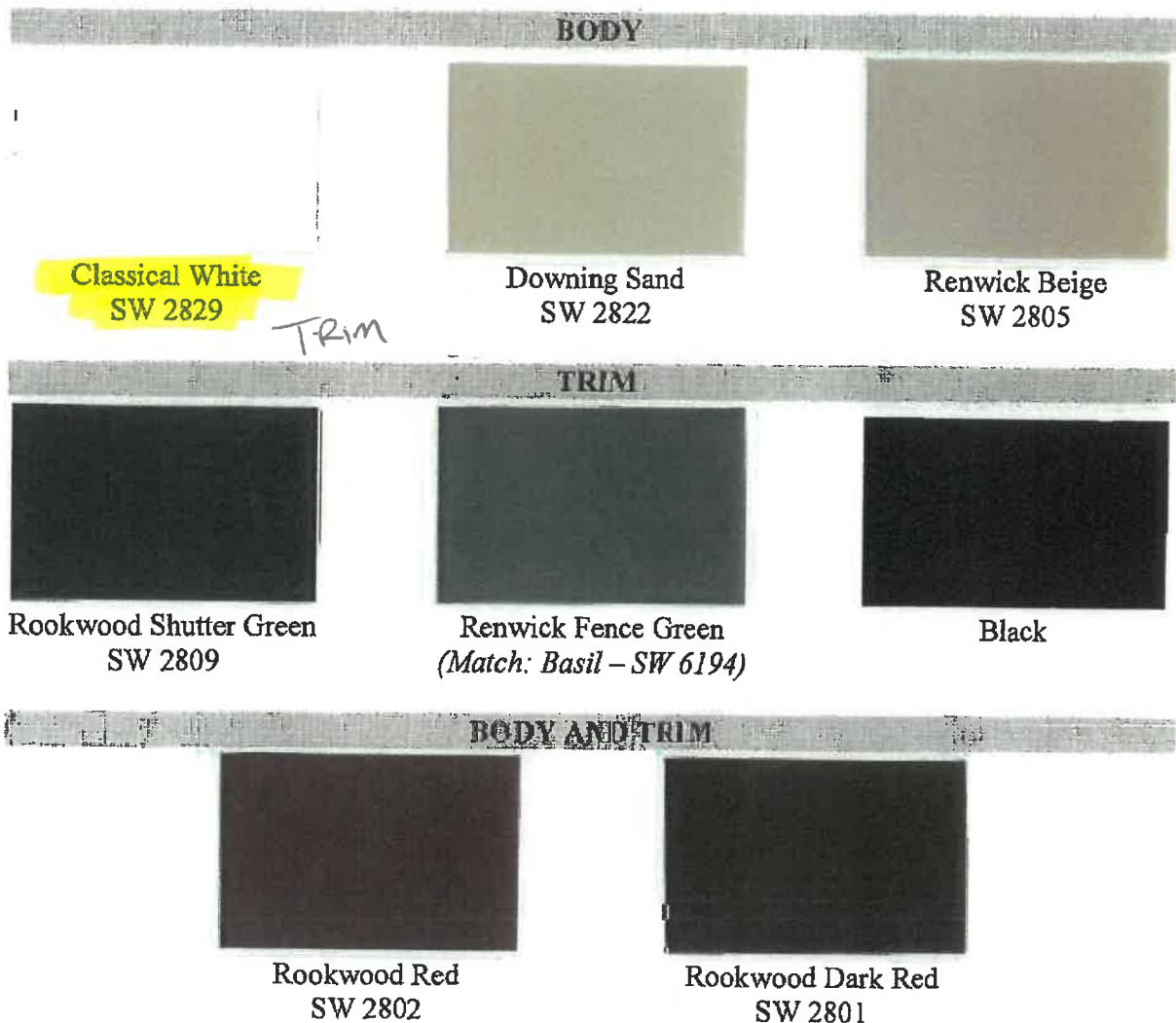
Numbers refer to Sherwin Williams paints

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)





January 19, 2023

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Brian and Constanze Scrone

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 15 – HP2022-0079

Dear Mr. Register,

On January 19, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along Grove Avenue and a 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.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the **February 16, 2023** 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 February 6, 2023.

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.: HP2022-0079
Applicant: Grace Contracting, LLC
Owner: Brian and Constanze Scrone
Address: 28 W Castillo Drive, Lot 15
Parcel Number: 1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along Grove Avenue and a 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JANUARY 19, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the January 19, 2023, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along Grove Avenue and a 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.

Subject to the following conditions:

- _____
- _____
- Continued to February 10th
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 19th day of January, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0079

REQUEST APPROVED / DENIED / CONTINUED

[Signature]
Sign Name

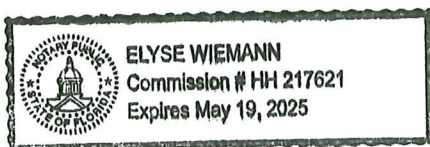
Gaere MacDonald
Print Name

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, I. Gaere MacDonald, by means of [☒] physical presence or [☐] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 19th day of January, A.D., 2023.



Elyse Wiemann
Notary Public, State of Florida

Candice Seymour

From: allen register <allen.gracecontractingllc@gmail.com>
Sent: Tuesday, January 10, 2023 9:54 AM
To: Candice Seymour
Subject: Re: 28 W. Castillo Drive HARB applications

Yes ma'am I suppose with the holidays the architectural firm that we hired on to handle this with us just didn't have the time to meet the deadline for this meeting.

Therefore it would ge in everyone's best interest to push this to next months agenda

I hope it won't be any inconvenience for the board, you, or your team by extending this till next month, but it seems like this would be the most logical way to proceed

Please let me know if there's anything Russ I need to do for this requested extension

Thanks!

Allen

On Tue, Jan 10, 2023 at 8:34 AM Candice Seymour <cseymour@citystaug.com> wrote:

Hi Allen,

The [28 W. Castillo Drive](#) applications are on the agenda for this Friday's Development Review Committee meeting. Since the comments from that meeting won't be available until after the additional materials deadline (which was yesterday) I had recommended that you request a continuance to February to allow your new architect time to respond to all comments in the updated plans.

To accomplish this, I need you, as the applicant, to confirm that you wish to continue the applications. Since I did not receive any new material for HARB as of yesterday afternoon, I would highly recommend requesting the continuance since the Board is not likely to accept new information at the meeting.

Let me know what you would like to do ASAP. The meeting packets will be distributed on Thursday, so I need to know by Wednesday at the latest so we can update the agenda.

Thank you,

Candice Seymour

Historic Preservation Planner

City of St. Augustine

cseymour@citystaug.com

904-209-4326



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

--

Allen Register
Grace Contracting, LLC
Sales Consultant
(904) 814-9606



November 17, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Brian and Constanze Scrone

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 15 – HP2022-0079

Dear Mr. Register,

On November 17, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along Grove Avenue and a 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.

Specifically, based upon evidence presented and as described in the attached copy of the executed Order, the HARB **CONTINUED your application to the December 14, 2022 or January 19, 2023 HARB meeting**, as the applicant can accommodate the additional materials requested at the meeting.

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 December 4, 2022 for the December 14, 2022 HARB meeting, or, January 9, 2023 for the January 19, 2023 HARB meeting.

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.: HP2022-0079
Applicant: Grace Contracting, LLC
Owner: Brian and Constanze Scrone
Address: 28 W Castillo Drive, Lot 15
Parcel Number: 1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along Grove Avenue and a 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON NOVEMBER 17, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the November 17, 2022, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along Grove Avenue and a 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.

Subject to the following conditions:

- _____
- Dec 14th or January 19th
- _____
- _____
- _____
- _____
- _____
- _____

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

Case No. HP2022-0079

REQUEST APPROVED / DENIED / **CONTINUED**

Catherine Duncan

Sign Name

Catherine Duncan

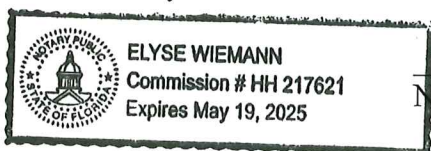
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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



Elyse Wiemann
Notary Public, State of Florida

FOR FEBRUARY 16, 2023 HARB MEETING

**HP2022-0078 & HP2022-0079
28 W. Castillo Drive Lots 14 & 15**

**Information submitted by the applicant at the
November 17, 2022 meeting attached to
application packet for Lot 14.**

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. _____

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)

- ☒ New building New SF Home. with Det. Gar.. with Living
- ☐ New addition _____
- ☒ New roof structures (dormers, chimneys, etc.) (2) main house. det. gar.
- ☒ New porch/deck/balcony Covered Porch and Open Deck
- ☐ New awning/canopy _____
- ☒ New entrances Driveway access off Castillo/Grove
- ☒ New window opening/sashes Wood Clad Double Hung
- ☒ New exterior lighting Oil Rubbed Bronze
- ☒ New fence/wall/gate 4' Picket. 6' Privacy. 8' Privacy
- ☒ 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)

- ☒ 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)

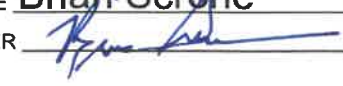
Build a SF HOME on piers, with approved building materials, as req
by the HARB. to meet the time period and retain historical char.
Build Det. Garage for more parking. and storage. with pool for
entertaining. New Driveway Access off Grove. and Castillo as
to allow access to each building. as to meet code by Road & Bridge

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 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

OK	Need	N/A	
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☒	☐	☒	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)			
☐	☐	☒	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)			
☐	☐	☒	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			
☐	☐	☒	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 façade
☐	☐	☐	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)			
☐	☐	☒	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

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

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

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

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

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☐ | ☒ | ☐ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways |
| ☐ | ☒ | ☐ | Scaled site plan showing the property line and proposed construction |
| ☐ | ☒ | ☐ | 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

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: 

1"=10' - SCALE

LOT 15

PARCEL ID: 192860000

FLOOD : AE-7

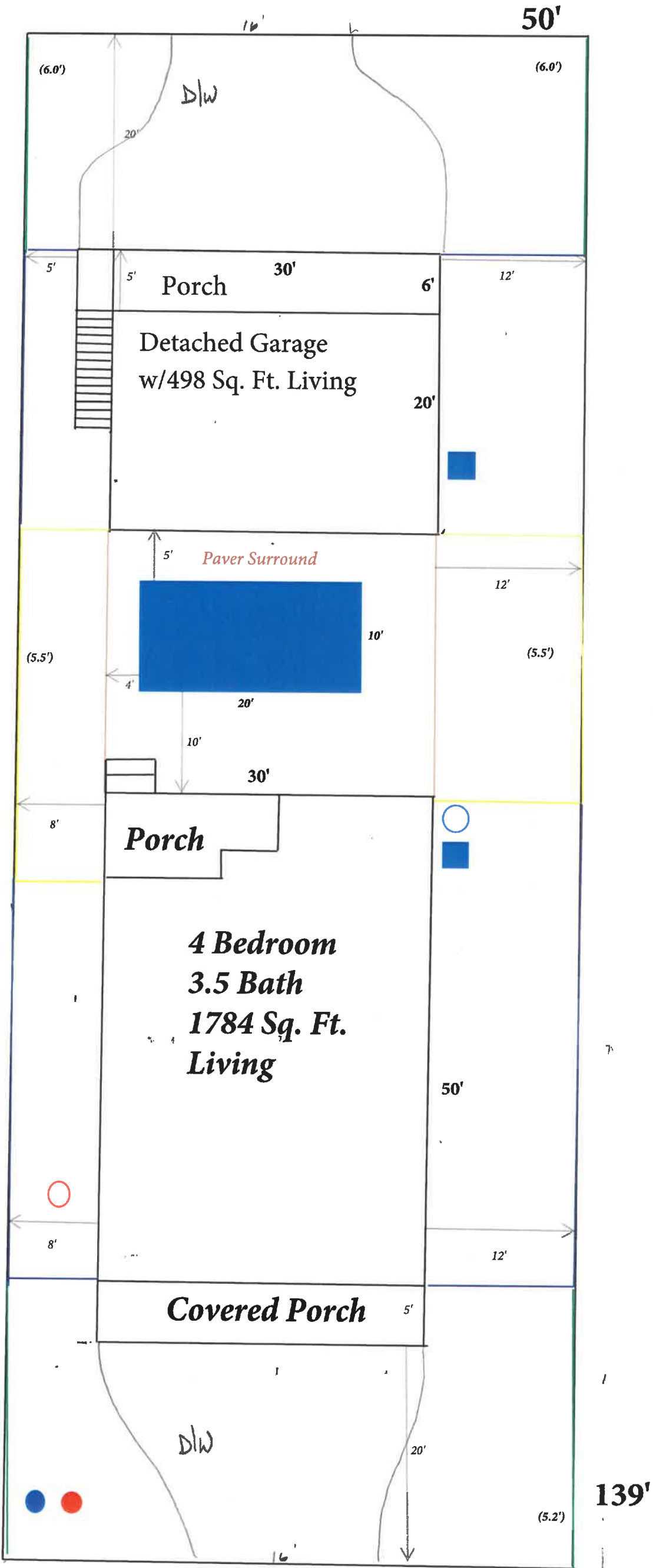
ZONING : HP-5

- 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







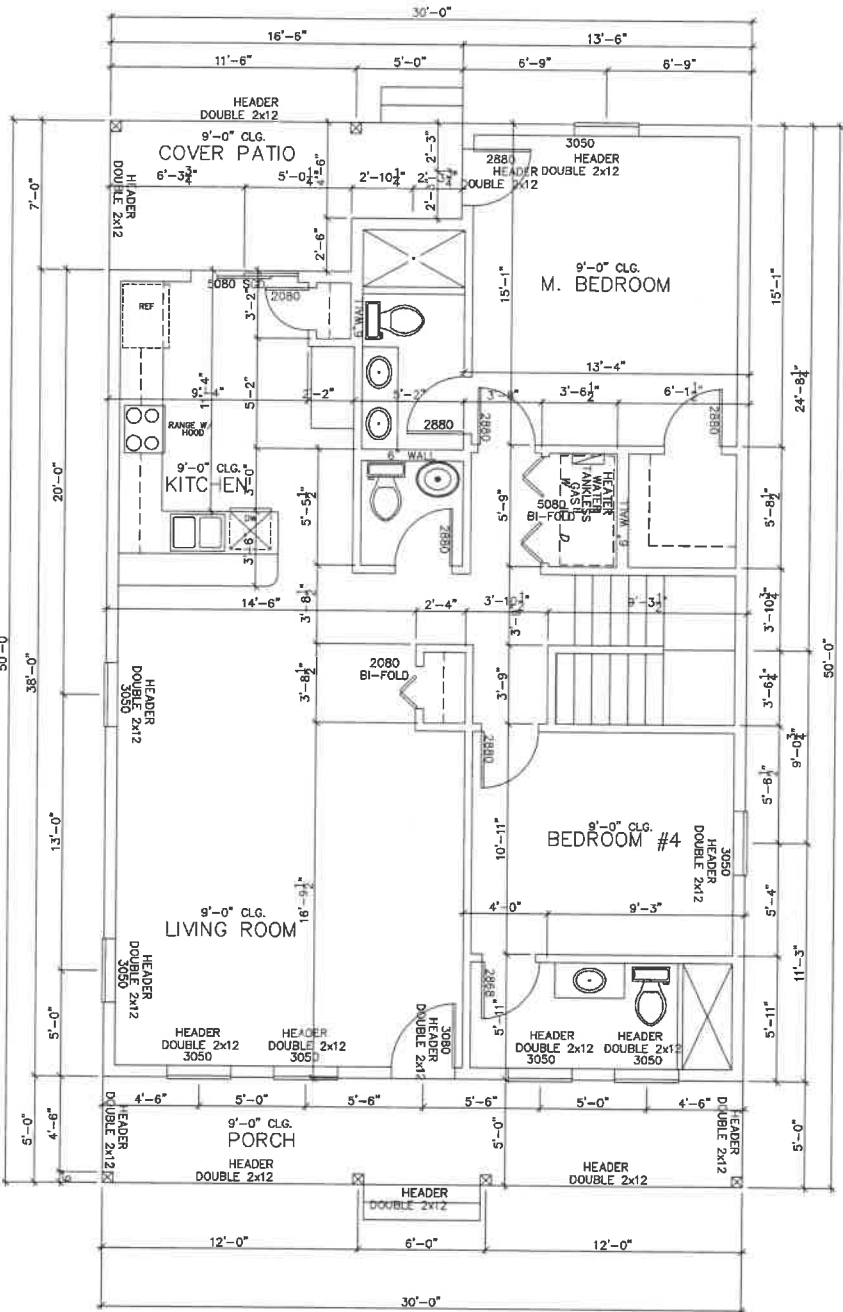
DRAWING SHEET INDEX	
1	COVER SHEET & ELEVATIONS PLANS
2	FOUNDATION & FLOOR PLANS
3	ELECTRICAL PLANS & DECKS FLOOR JOISTS
4	DETAILS
5	
6	
7	
8	
9	
10	

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

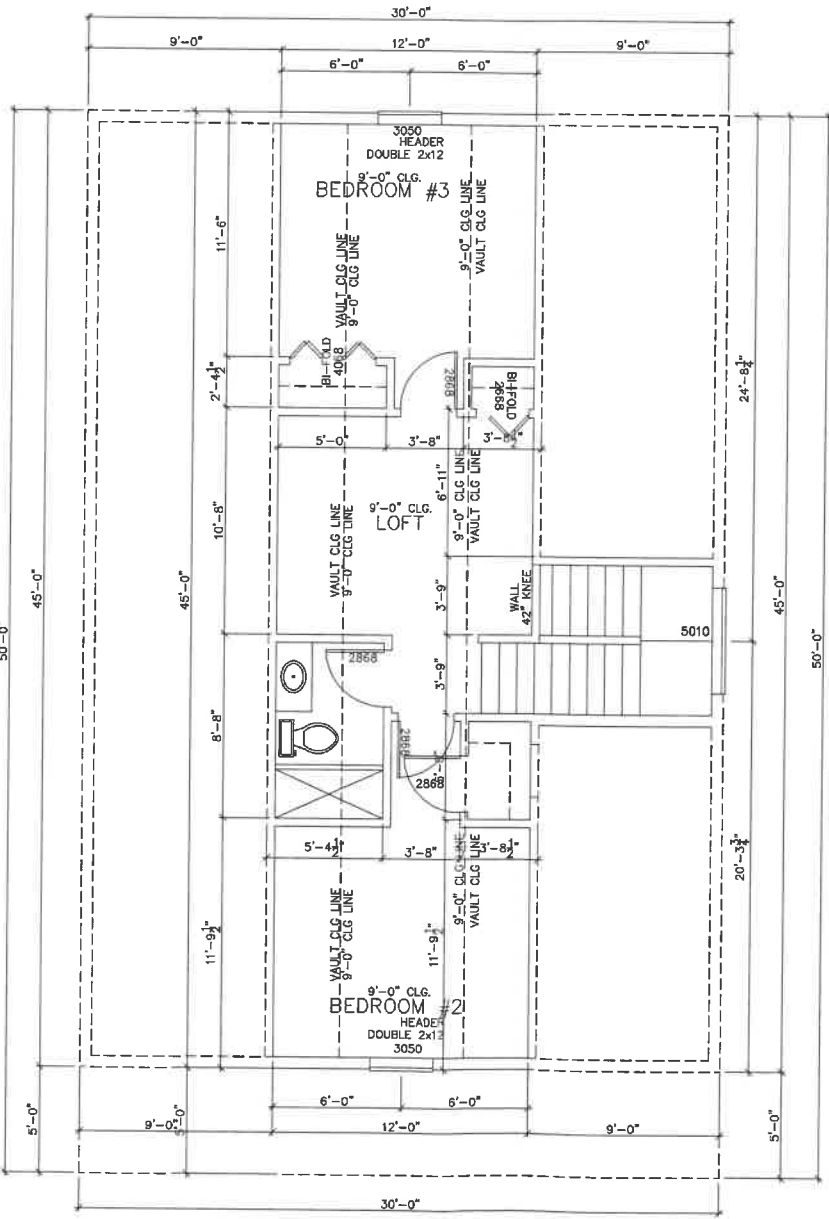
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,244
2nd FLOOR LIVING	540
COVER PATIO	102
ENTRY	83
STORAGE	70
TOTAL	2,039

GARAGE / RESIDENCE SEPARATION
REQUIREMENTS

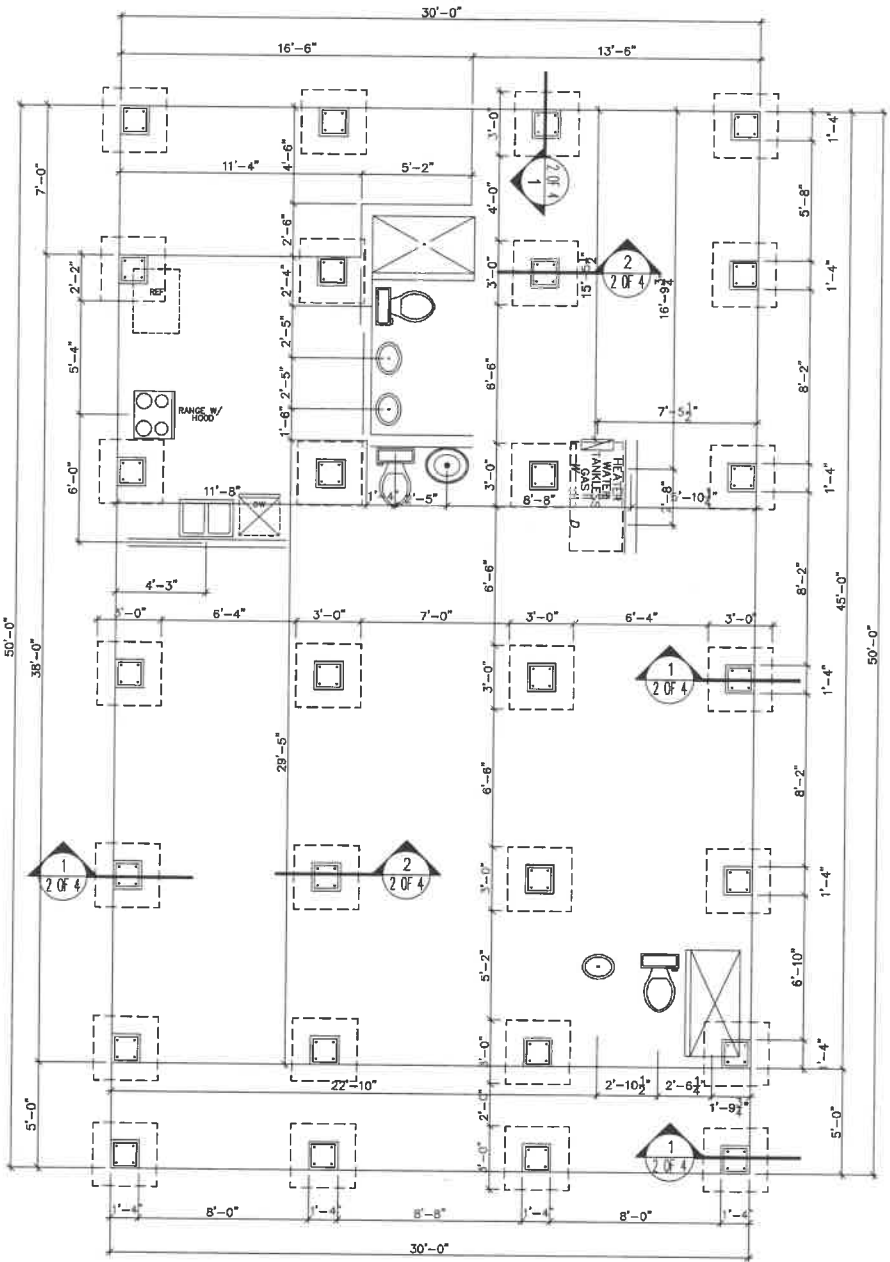
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation 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



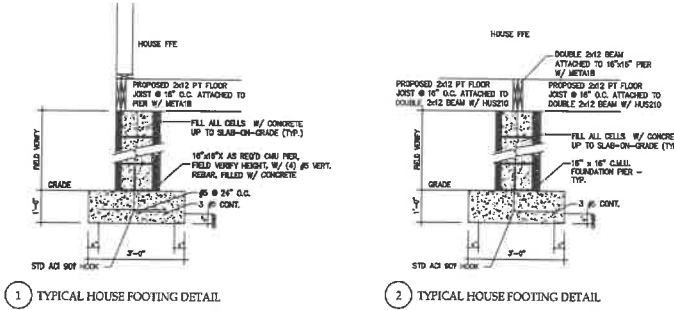
1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



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



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



ROBERT G. MORGAN JR., P.E.
#51118
65 LEWIS BLVD. 32084
ST. AUGUSTINE, FLORIDA
904-814-7633



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
2 OF 4

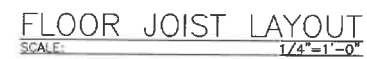
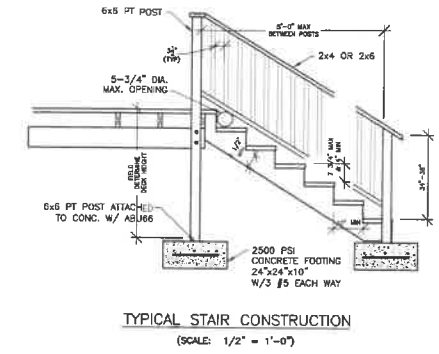


Diagram illustrating the wiring for a 120V/208V transformer:

- Transformer:** 1-Ø, 120V/208V.
- Meter Control Block:** 150/208A.
- Main Panel in House:** 120/208V, 1Ø, 3 WIRE, 150/208A.
- Wiring:**
 - 2' PVC conduit from transformer to meter.
 - SER - SERVICE CABLE TO PANEL L-4 WIRE connecting the meter control block to the main panel.
 - GROUND TO ROD IN SLAB 60 SQ.

1. ELECTRICAL OUTLET/RECES AS MEASURED FROM FINISHED FLOOR TO CENTERLINE JAMB OF THE BOX IS 12" AFF. (MINIMUM). JOTCHER 4" AFF. BATHROOM 3P 4" AFF. 4" AFF. WITH RAINED VENTILATION.
2. LAUNDRY ROOM 3P AFF. - EXTERIOR WATERPROOF 1" AFF. 4" AFF. - GARAGE GENERAL PURPOSE 1" AFF. 4" AFF.
3. ALL TRM PLANTS & DEVICES TO BE GARGED, WHERE POSSIBLE.
4. ELECTRICAL SWITCHES TO BE 12" AFF. 4" AFF.
5. 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 & TESTING OF ALL ELECTRICAL WIRING & ACCESSORIES.
6. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION & BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & TESTING OF ALL ELECTRICAL WIRING & ACCESSORIES.
7. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION & BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & TESTING OF ALL ELECTRICAL WIRING & ACCESSORIES.
8. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION & BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & TESTING OF ALL ELECTRICAL WIRING & ACCESSORIES.
9. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION & BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & TESTING OF ALL ELECTRICAL WIRING & ACCESSORIES.
10. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION & BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & TESTING OF ALL ELECTRICAL WIRING & ACCESSORIES.

DRAWN BY K.E.B.
DATE 1-5-22
SCALE SCALE
CHECKED BY R.G.M.
PLAN NO
SHEET NO 3 OF 4

ROBERT G. MORGAN JR., P.E.
458118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633



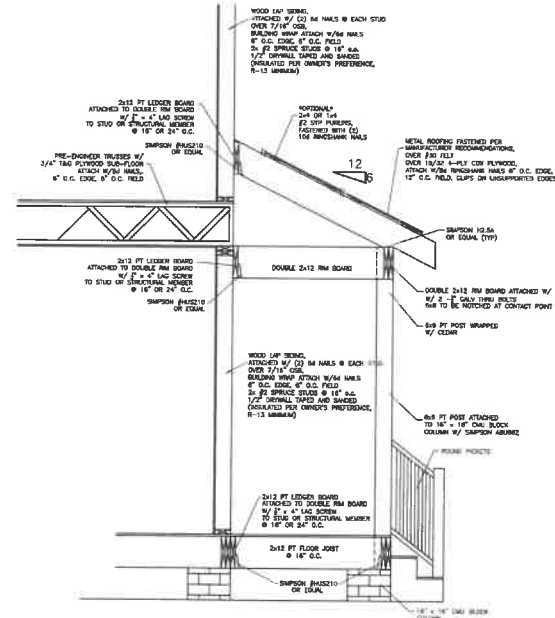
SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
ST. JOHNS COUNTY

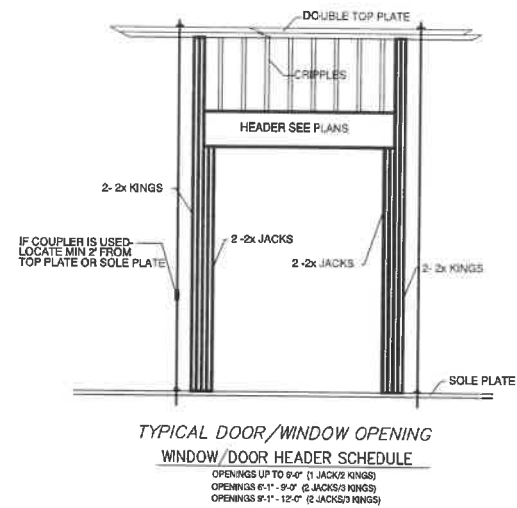
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K.E.B.
DATE
1-5-22
SCALE
CHECKED BY
R.G.M.
PLAN NO.

SHEET NO
4 OF 4

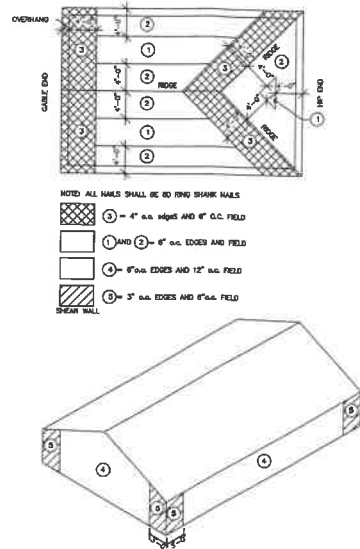
Application pg. 55



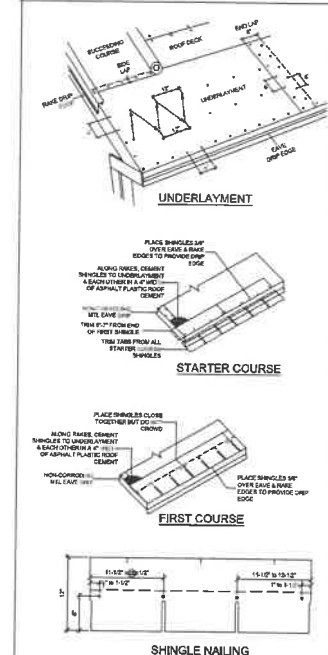
PORCH SECTION
SCALE: NTS



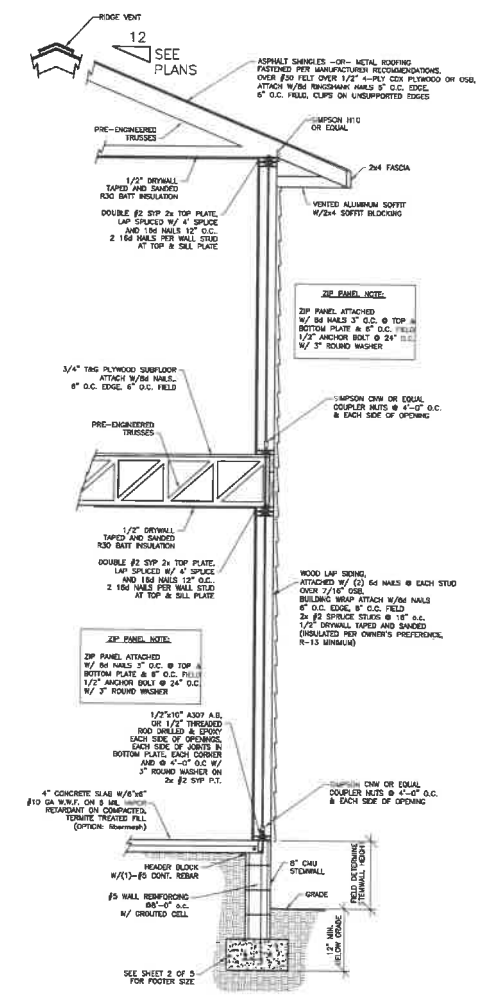
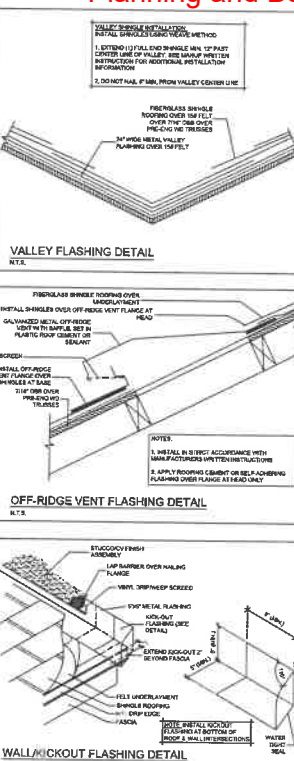
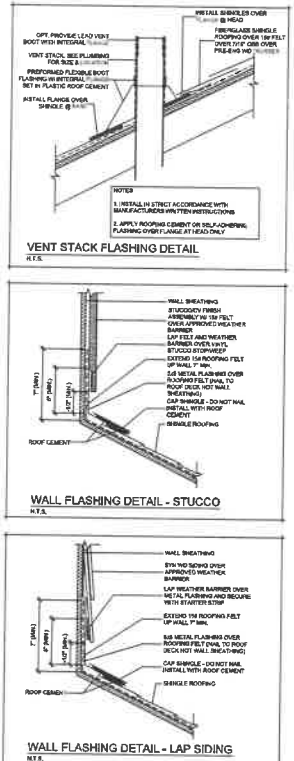
TYPICAL DOOR/WINDOW OPENING
WINDOW/DOOR HEADER SCHEDULE
OPENINGS UP TO 8'-0" (1 JACK/2 KINGS)
OPENINGS 8'-1" - 9'-0" (2 JACK/3 KINGS)
OPENINGS 9'-1" - 12'-0" (3 JACK/5 KINGS)



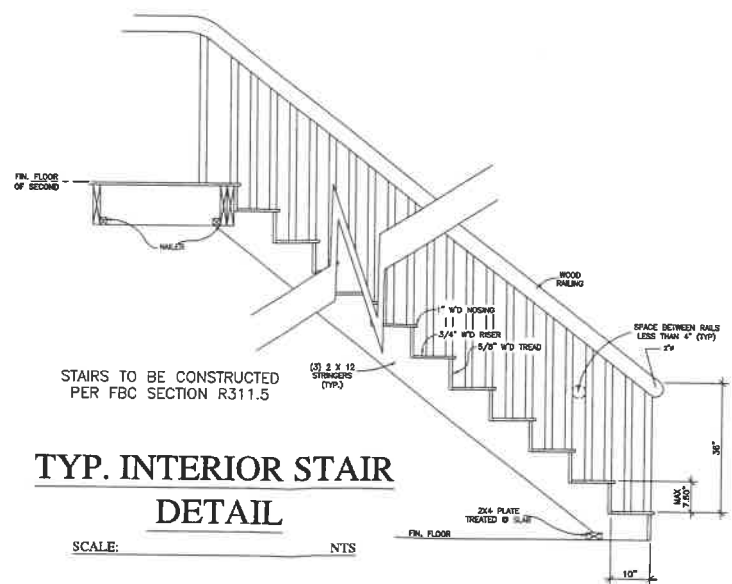
Plywood Nailing Details



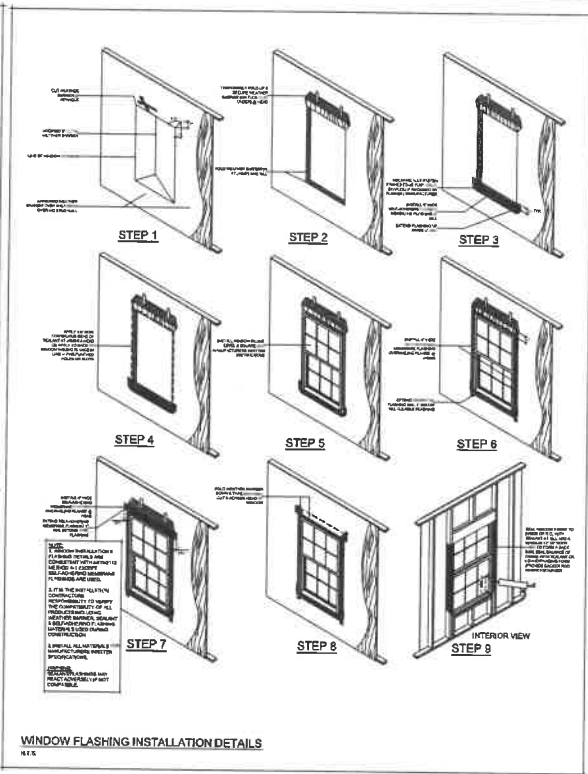
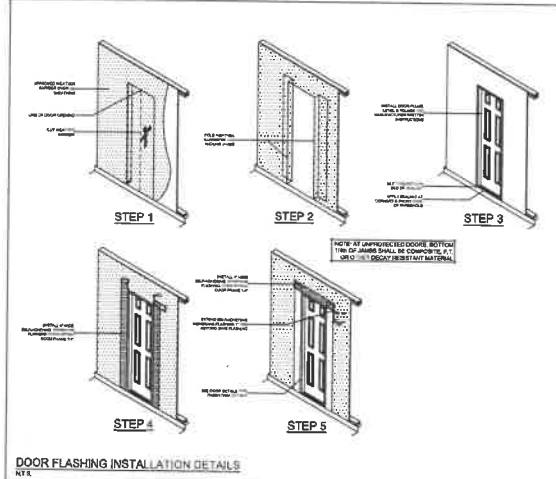
ROOFING DETAILS
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER.
FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT
SHALL BE SELF-ADHERING SHEET MEMBRANE APPROVED
BY THE SHINGLE MANUFACTURER FOR USE ON LOW
SLOPE ROOFING PROJECTS.



TYPICAL WALL SECTION
SCALE: 1/2"=1'



TYP. INTERIOR STAIR
DETAIL
SCALE: NTS



Garage Plans for
28 W. Castillo Drive Lot 15
St. Johns County, Florida

GENERAL NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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:

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
- 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 5" X 8" #10/10 WELDED WIRE FABRIC LAPPED 6" AT EDGES AND ENDS.
- 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).
- 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.
- 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.
- REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 318, ACI 315, ACI 318 AND CRS MANUAL OF STANDARD PRACTICE LATEST EDITIONS. MINIMUM LAP SPICES SHALL BE 36 BAR DIAMETER.
- 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.

- CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
 - FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
 - 1 1/2" BOTTOM, SIDES AND TOP.
 - COLUMNS: 1 1/2" 2" BOTTOM, 1" TOP.
 - SLABS ON GRADE: 1 1/2" 2" BOTTOM, 1" TOP.
 - OTHERS PER A.C.I.

- 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 A.C.I. STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
- CONCRETE TESTING IF REQUIRED:

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

 - ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE" SLUMP RANGE SHALL BE 4-6 INCHES.
 - 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:

- ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
 - STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE, NO. 2 NON-DENSE OR BETTER.
 - STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE, NO. 2 DENSE OR BETTER.
 - STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 6" WIDE, NO. 2 OR BETTER; 8" TO 12" WIDE, NO. 1 OR BETTER.
 - LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE, NO. 2 NON-DENSE OR BETTER.
 - STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
- 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.
- ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESURE TREATED.
- 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.
- ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
- SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
- PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NEPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND ATC 100.
- STRUCTURAL 1, 7/16 ZIP FULL LENGTH PANEL WALL IN PLACE 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.

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND SPEED (MPH)	ROOFS (all other slopes - 12:12 or flatter)				WALLS (incl. Windows & Doors)			
	POSITIVE	NEGATIVE	POSITIVE	NEGATIVE	POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
15	-28.18	-28.18	-28.18	-28.18	-28.18	-28.18	-28.18	-28.18
20	-35.53	-35.53	-35.53	-35.53	-35.53	-35.53	-35.53	-35.53
25	-42.88	-42.88	-42.88	-42.88	-42.88	-42.88	-42.88	-42.88
30	-50.23	-50.23	-50.23	-50.23	-50.23	-50.23	-50.23	-50.23
35	-57.58	-57.58	-57.58	-57.58	-57.58	-57.58	-57.58	-57.58
40	-64.93	-64.93	-64.93	-64.93	-64.93	-64.93	-64.93	-64.93

HEADER AND HOLD DOWN		TRUSS FASTENING SCHEDULE		WOOD NAILING	
WIND SPEED (MPH)	WIND DIRECTION	WIND DIRECTION	WIND DIRECTION	WIND DIRECTION	WIND DIRECTION
15	15	15	15	15	15
20	20	20	20	20	20
25	25	25	25	25	25
30	30	30	30	30	30
35	35	35	35	35	35
40	40	40	40	40	40

WIND DIRECTION		WIND DIRECTION		WIND DIRECTION	
WIND DIRECTION	WIND DIRECTION	WIND DIRECTION	WIND DIRECTION	WIND DIRECTION	WIND DIRECTION
15	15	15	15	15	15
20	20	20	20	20	20
25	25	25	25	25	25
30	30	30	30	30	30
35	35	35	35	35	35
40	40	40	40	40	40

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 ASSES 7-16, WERE USED IN THE DESIGN OF THE STRUCTURE.
- THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:
- ROOF: TC LIVE LOAD - 20 PSF
TO 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 = 0
RISK CAT #2

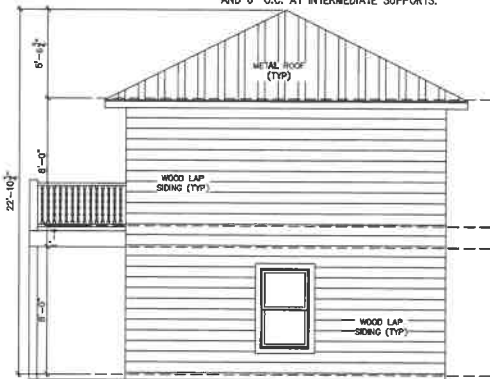
- STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE. CODE COMPLIANCE:

- THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:

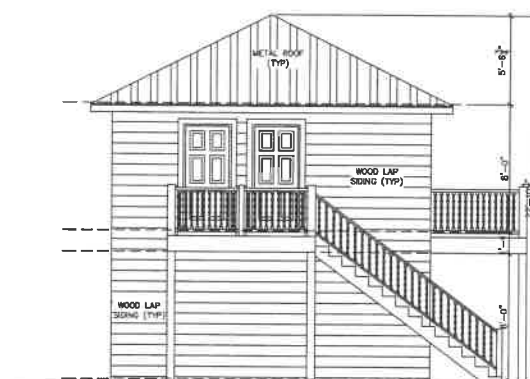
- 1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE

VENTILATION SYSTEM

- SHALL BE VENTILATED VINY 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 1/2" H 5.5" AREA NET FREE SQUARE INCHES 138



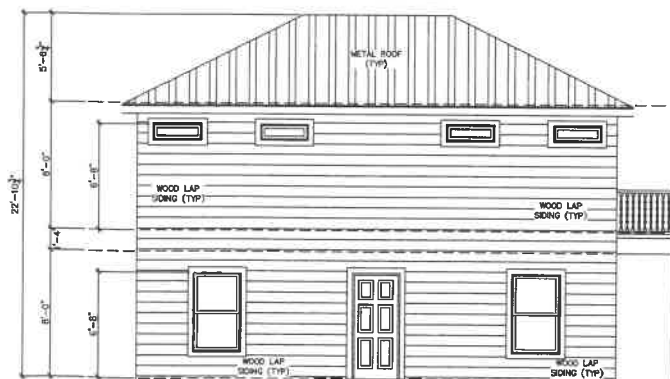
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

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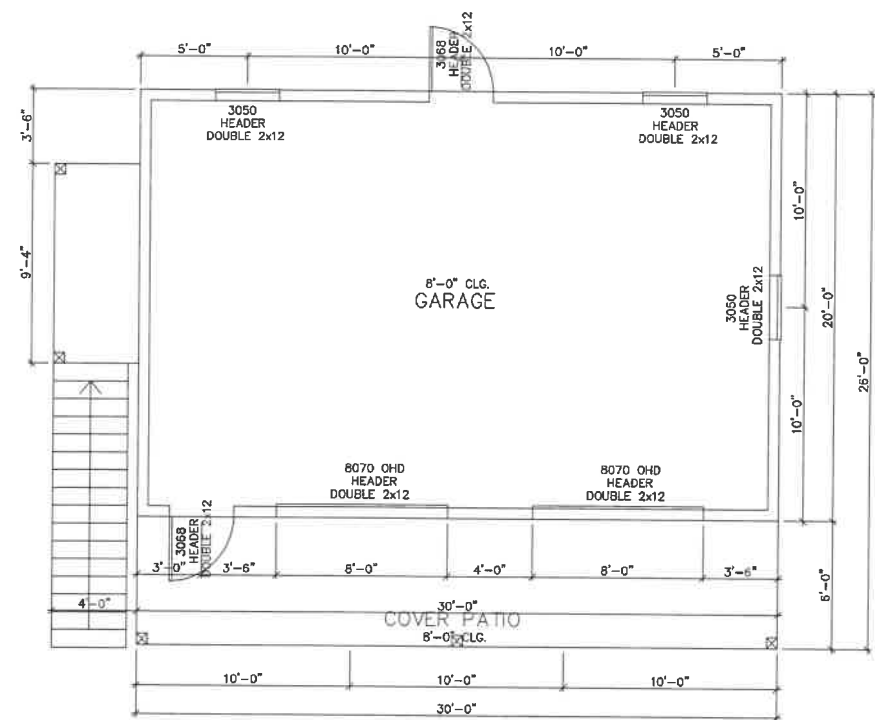


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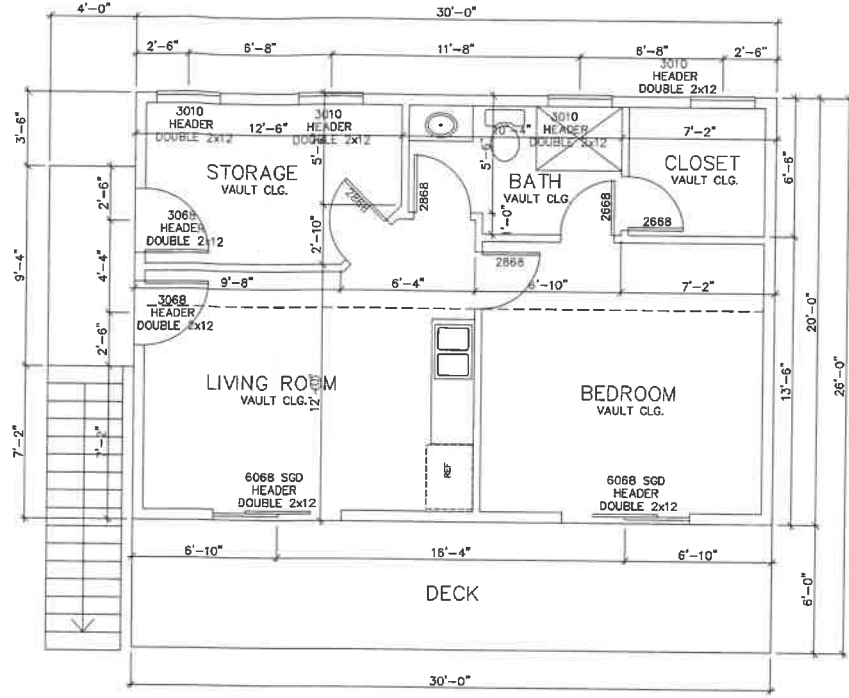
NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
ST. JOHNS COUNTY

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

SHEET NO
1 OF 4



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



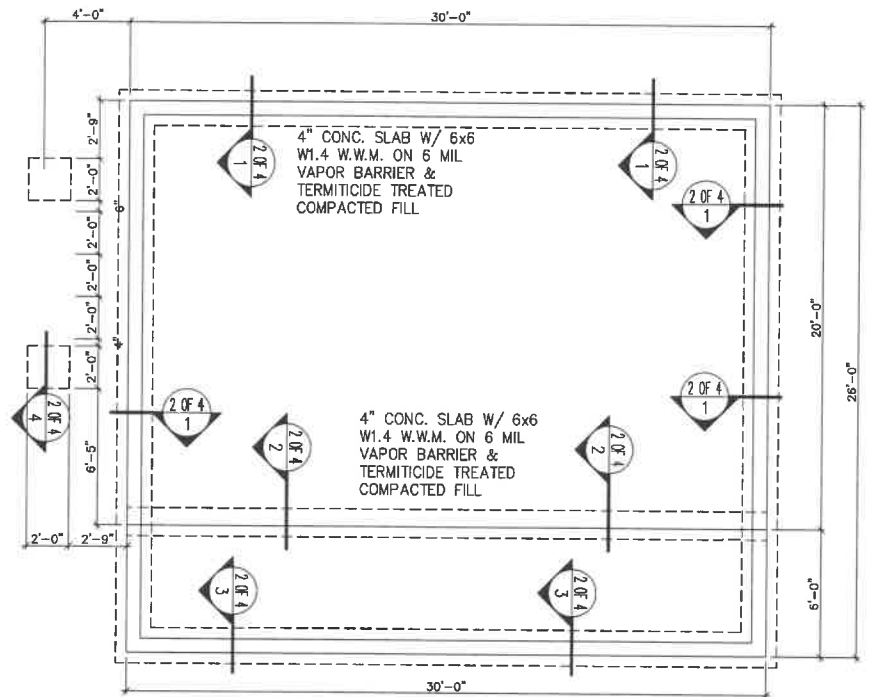
2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE TABULATION

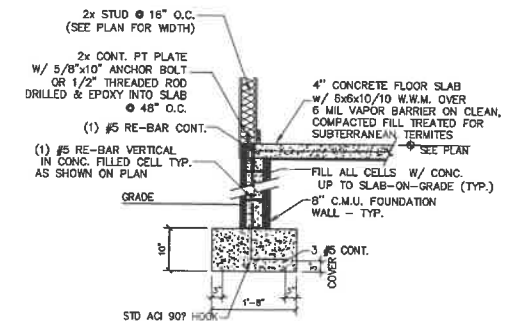
1ST FLOOR GARAGE	600
2ND FLOOR LIVING	498
2ND FLOOR DECK	180
STORAGE	102
TOTAL	1,380

GARAGE / RESIDENCE SEPARATION REQUIREMENTS

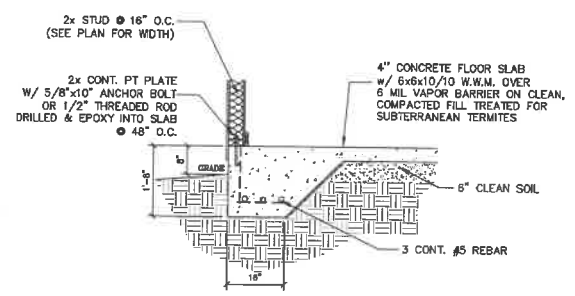
SEPARATION	MATERIAL
From the residence and attic	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation 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



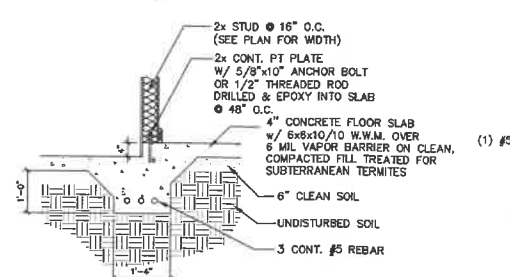
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



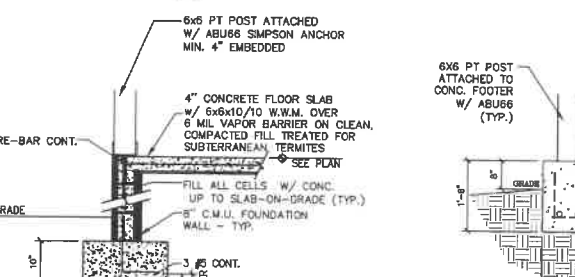
1 FOUNDATION DETAIL
SCALE: NTS



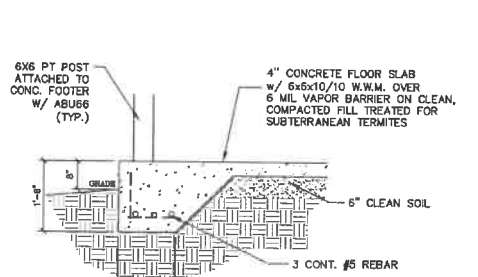
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



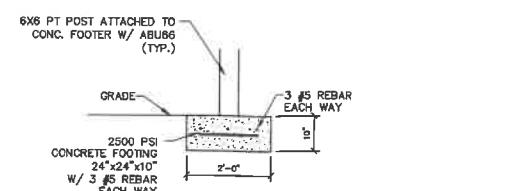
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



3 FOUNDATION DETAIL
SCALE: NTS



3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



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

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RCM
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

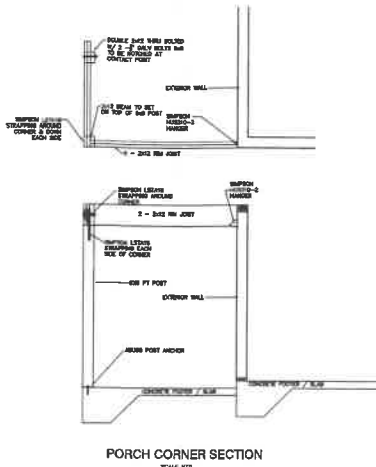
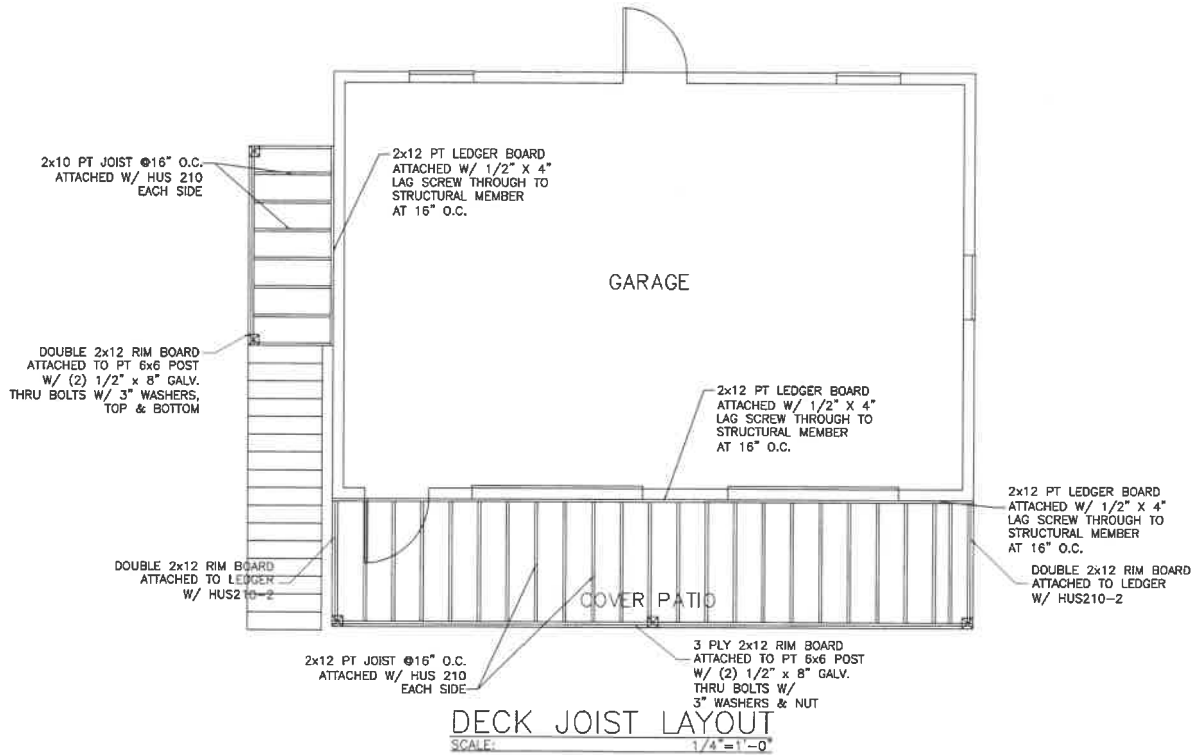
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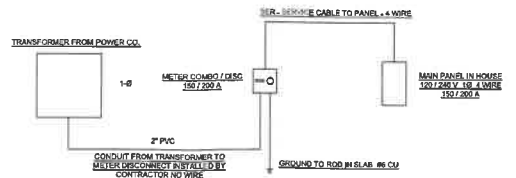
NEW GARAGE PLANS FOR
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SHEET NO
3 OF 4



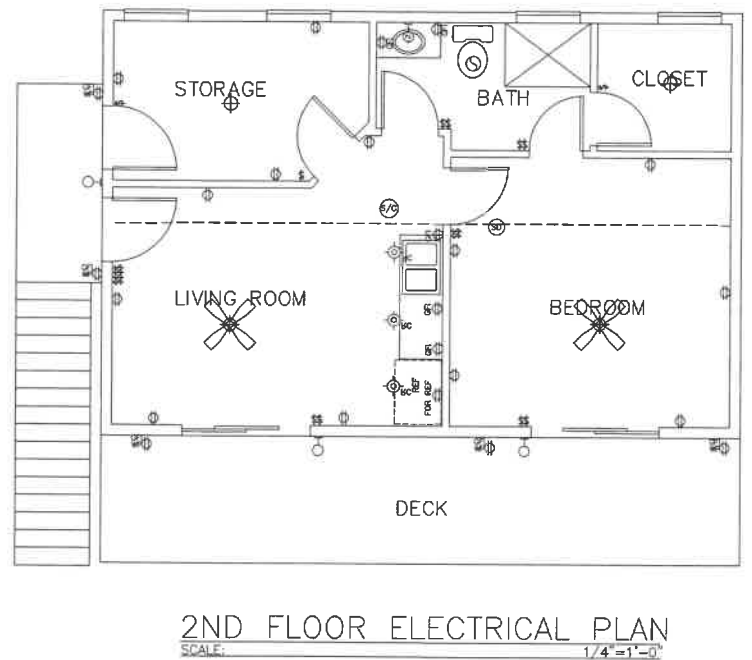
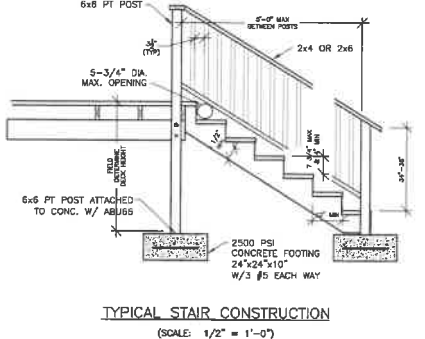
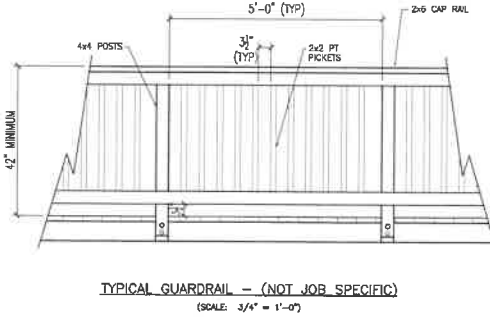
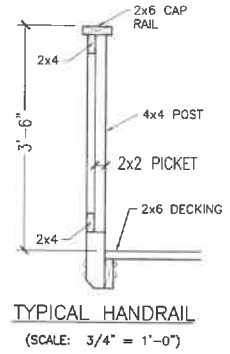
NOTES:
1. Location of electric outlets are a representation only. Outlets will be located per local building code.
2. Provide AFCI (arc-fault circuit interrupters) in all dwelling unit bedrooms per NEC article 210-12.

ELECTRICAL SYMBOL KEY		
	SURFACE MOUNTED LIGHT	\$
	WALL MOUNTED LIGHT	\$3
	WALL MOUNTED SCONCE LIGHT	\$4
	RECESSED CAN LIGHT	\$5
	VAPOR-PROOF RECESSED	\$6
	PENDANT LIGHT	\$7
	RECESSED EYEBALL CAN LIGHT	\$8
	EXHAUST FAN W/ LIGHT	\$9
	EXHAUST FAN	\$10
	UNDER CABINET	\$11
	RECESSED FLUORESCENT LIGHT	\$12
	DOUBLE BULB FLUORESCENT LIGHT	\$13
	TRACK LIGHTING	\$14
	EXTERIOR FLOODLIGHT	\$15
	EXTERIOR PATH LIGHT	\$16
	220 OUTLET	\$17
	110 OUTLET	\$18
	110V RECEPTACLE (SWITCHED)	\$19
	QUAD RECEPTACLE	\$20
	UNDER COUNTER 110 OUTLET	\$21
	WATER-PROOF OUTLET	\$22
	GROUND FAULT OUTLET	\$23
	WP O/S SOFFIT OUTLET	\$24
	O/S FLOOR OUTLET	\$25
	GENERATOR AUTO TRANSFER SWITCH	\$26
	SINGLE SWITCH	\$27
	3-WAY SWITCH	\$28
	4-WAY SWITCH	\$29
	REMOTE CONTROL SWITCH	\$30
	DIMMER SWITCH	\$31
	DOOR BELL CONNECTION	\$32
	DOOR CHIME	\$33
	TV OUTLET	\$34
	PHONE OUTLET	\$35
	DATA OUTLET	\$36
	JUNCTION BOX (FUTURE FIXTURE)	\$37
	THERMOSTAT	\$38
	CUT-OFF SWITCH	\$39
	SURROUND SOUND BASE	\$40
	SURROUND SOUND SPEAKER	\$41
	200 AMP ELEC. PANEL	\$42
	METER	\$43
	CENTRAL VAC STATION	\$44
	INTERCOM STATION	\$45
	SMOKE DETECTOR	\$46
	SMOKE DETECTOR / CARBON MONOXIDE	\$47
	GARBAGE DISPOSAL	\$48
	CEILING FAN W/ PULL CHAIN FOR LIGHT	\$49
	CEILING FAN W/ LIGHT	\$50



ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF. (GENERAL) - KITCHEN 48" AFF. - BATHROOM 36" AFF. (48" AFF. WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF. - EXTERIOR WATERPROOF 12" AFF. TO 48" AFF. - GARAGE GENERAL PURPOSE - 48" 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 4" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL 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 2022 FLORIDA BUILDING CODE, SECTIONS R314 AND R315.
6. PROVIDE AFCI (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER PER NEC 210.12.
7. GFI (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER NEC 210.8.
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER NEC E2404.1.
9. ALL 15/20/30/15 AND 50 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES.
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC.



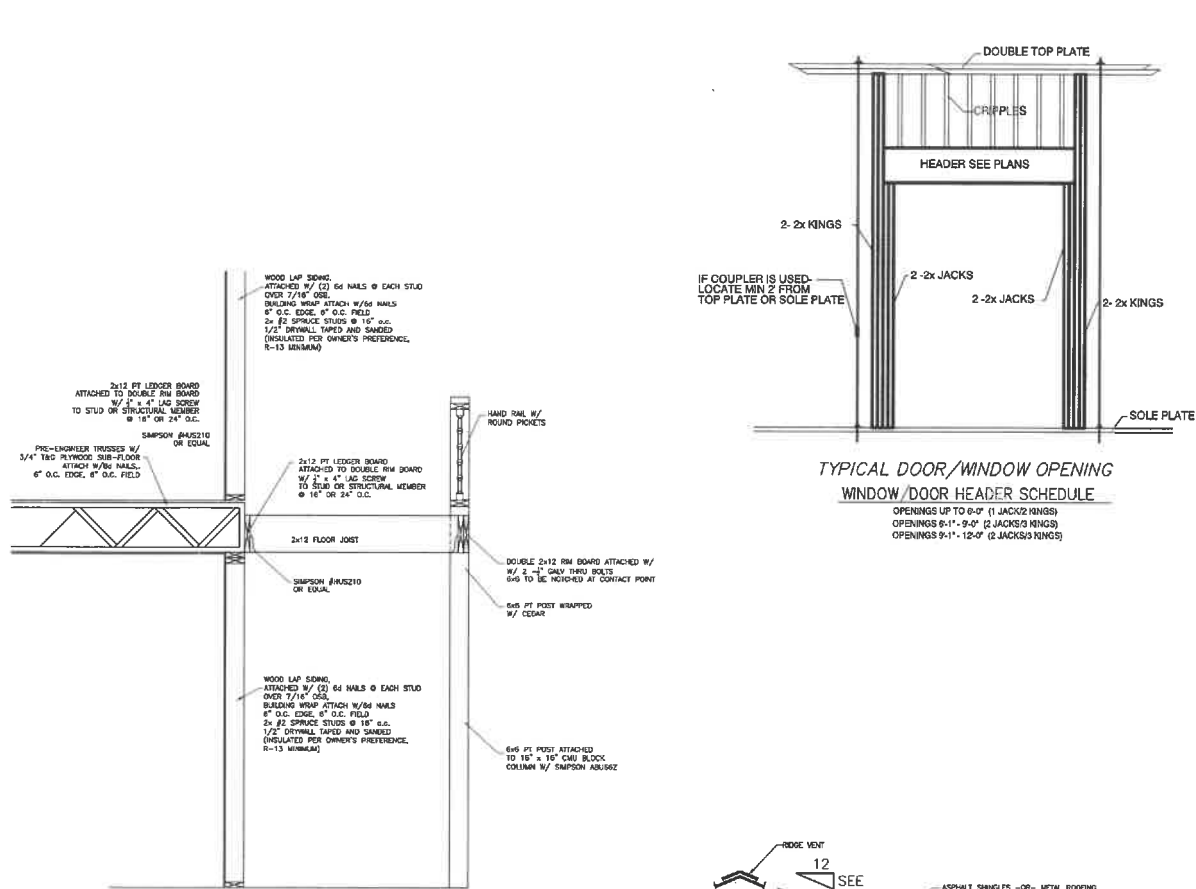
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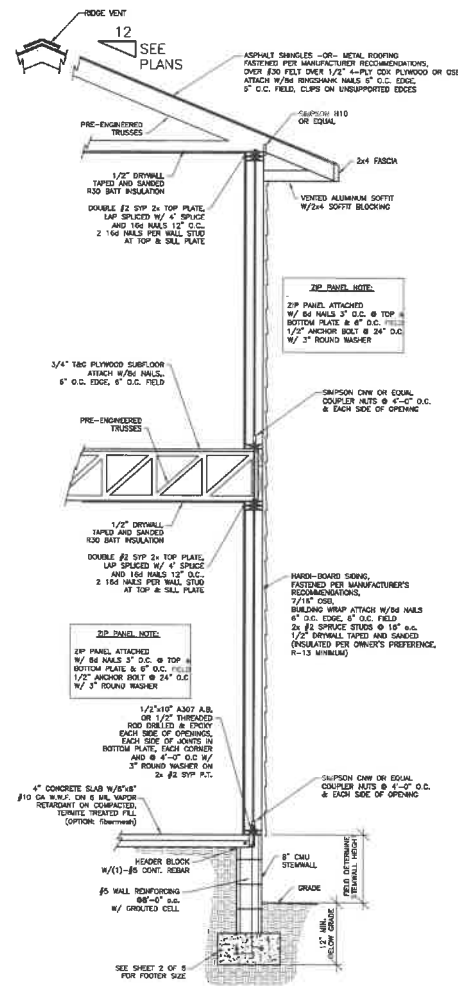
SIGNED (DESIGNER)

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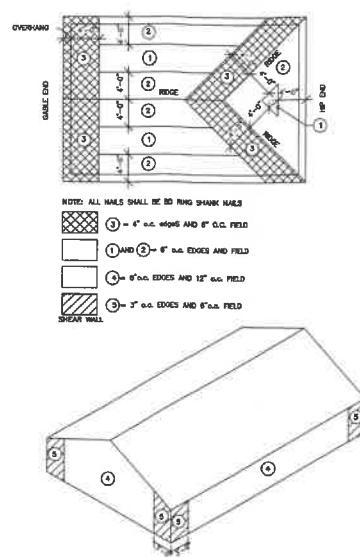
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4 OF 4



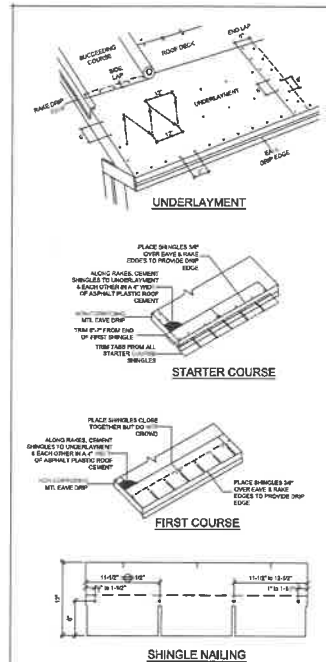
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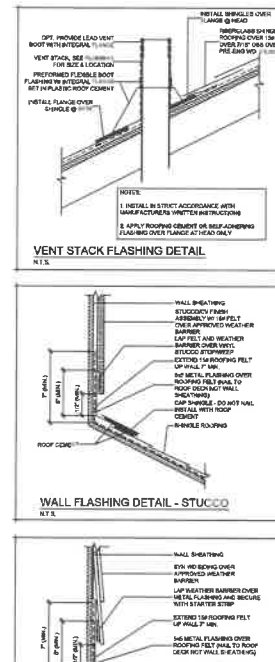
TYPICAL WALL SECTION
SCALE 1/2"=1'



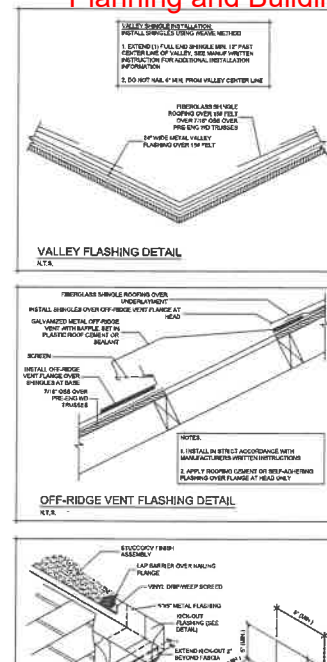
Plywood Nailing Details



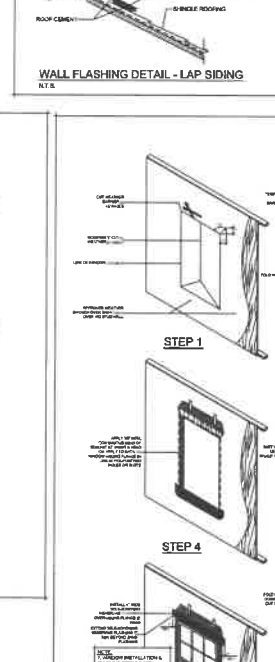
Roofing Details



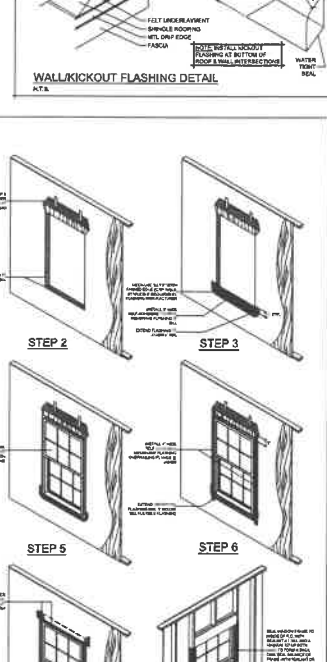
Vent Stack Flashing Detail



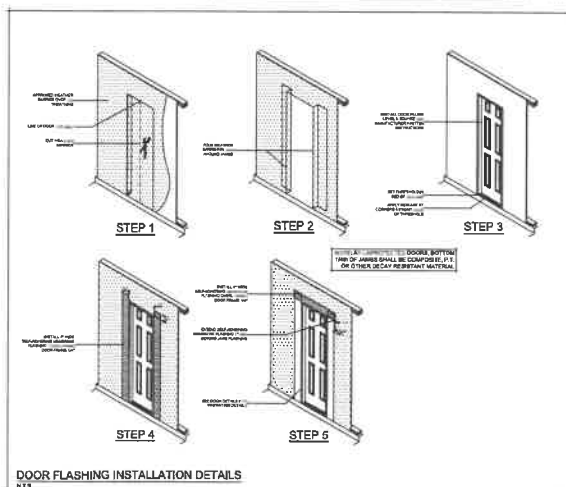
Valley Flashing Detail



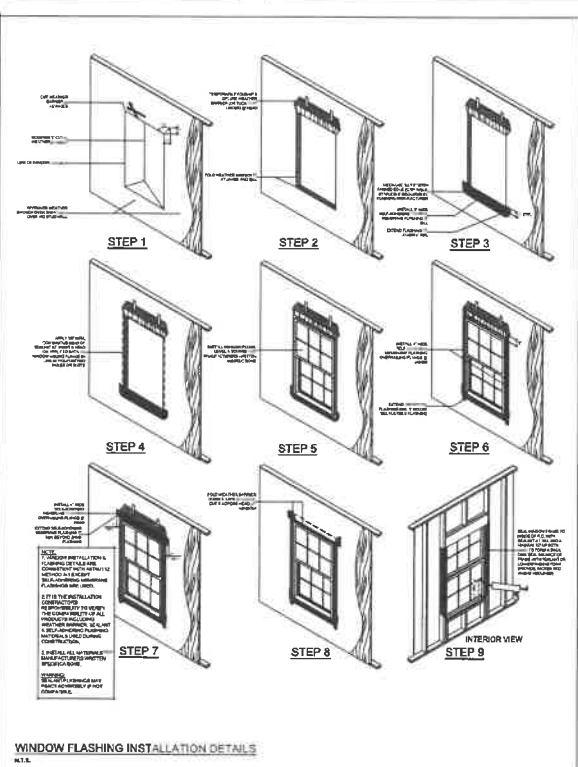
Wall Flashing Detail - Stucco



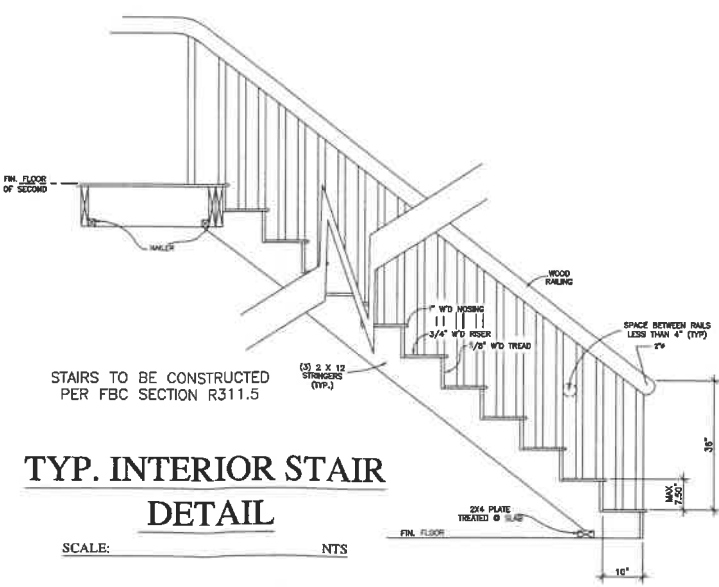
Wall Flashing Detail - Lap Siding



Door Flashing Installation Details



Window Flashing Installation Details



TYP. INTERIOR STAIR
DETAIL

SCALE: NTS



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



2 in. X 66 in. French Rustic Alder Chimeled Left Hand Swing To The Outside French
nswing Double Prehung Front Door

Received November 6, 2022
Planning and Building Department

★★★★★ (7) Questions & Answers (11)



Hover Image to Zoom

LATE FEDERAL/NEOCLASSICAL, ca. 1820-1840

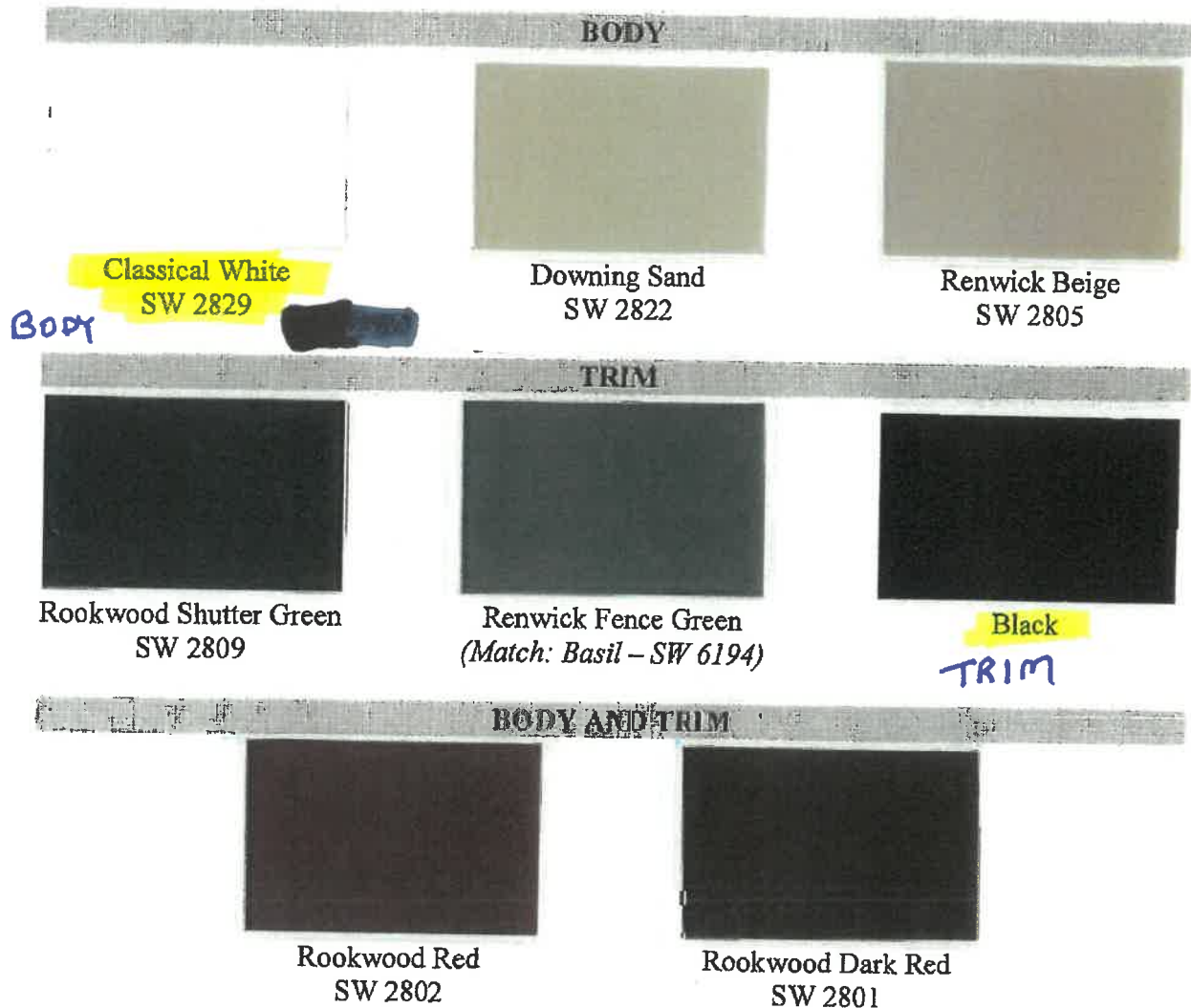
Numbers refer to Sherwin Williams paints

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:

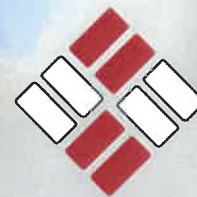
- Greek Revival (1830-1870)
- Vernacular (1820-1840)



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

Application pg. 65



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](https://www.PineHallBrick.com)

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.



Rumbled Full Range and Rumbled Bluffs



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.

Rumbled Main Street Paver Tiles



For your interior

Our 1/2" thick Paver Tiles allow the homeowner to bring the beauty and authentic appeal of clay pavers indoors.

English Edge Rose



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.

[Application pg. 67](#)



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.

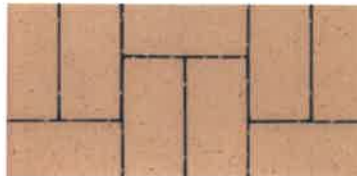
English Edge



Autumn



Gray



Buff



Cocoa



Red



Dark Accent



Rose

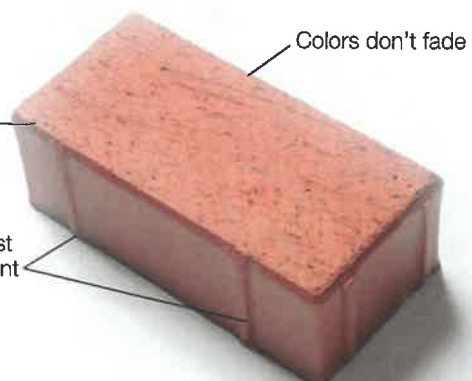


Full Range



Beveled edge gives projects a crisp joint

Space bars provide for best interlock and consistent joint



Colors don't fade

CLAY BASED BRICK PAVERS





PELLA® RESERVE™ TRADITIONAL



**WOOD &
ALUMINUM-
CLAD WOOD
WINDOWS
& PATIO
DOORS**

EXQUISITELY
DESIGNED
WINDOWS AND
DOORS WITH
UNPARALLELED
HISTORICAL
DETAILING.

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.

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



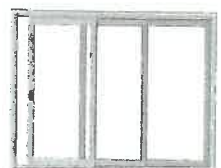
Hinged Patio Door



Sliding Patio Door



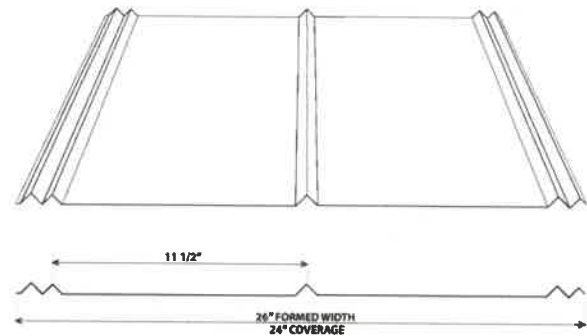
Bifold Patio Door



Multi-Slide Patio Door

[HOME](#)[HOMEOWNERS](#)[CONTRACTORS](#)[PRODUCTS](#)[RESOURCES](#)[CONTACT](#)**METAL ROOFING SUPPLY**[Home](#) > [Panels](#) > 5V Crimp Metal Roofing Panels

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:





Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI



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.



Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI



Page 2 of 5

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 - 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.



Metal Roof Certification & Listing Program
Certification Report
11030-001-KCI



Page 3 of 5

9. Licensed Manufacturing Facilities

This Certification Report is applicable only to 5V Crimp Panel non-structural through-fastened metal roof and wall panels manufactured at the following locations:

1st Coast Metal Roofing Supply
186 State Rd 207
East Palatka, Florida 32131

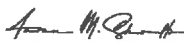
Each licensed facility is subject to periodic inspection by Keystone Certifications to verify conformance with Keystone Roof Covering Certification & Listing Program requirements.

10. Identification

5V Crimp Panel non-structural through-fastened metal roof and wall panels represented by this report shall be identified with Keystone Roof Covering Certification & Listing Program certification labeling illustrated below, to be applied to individual panels, packaging, invoicing or bills of lading:



2021.01.1

  1 11:09:21
-05'00'

Aaron M. Shultz
Validation Manager

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.



Metal Roof Certification & Listing Program
Certification Report
11030-001-KCI

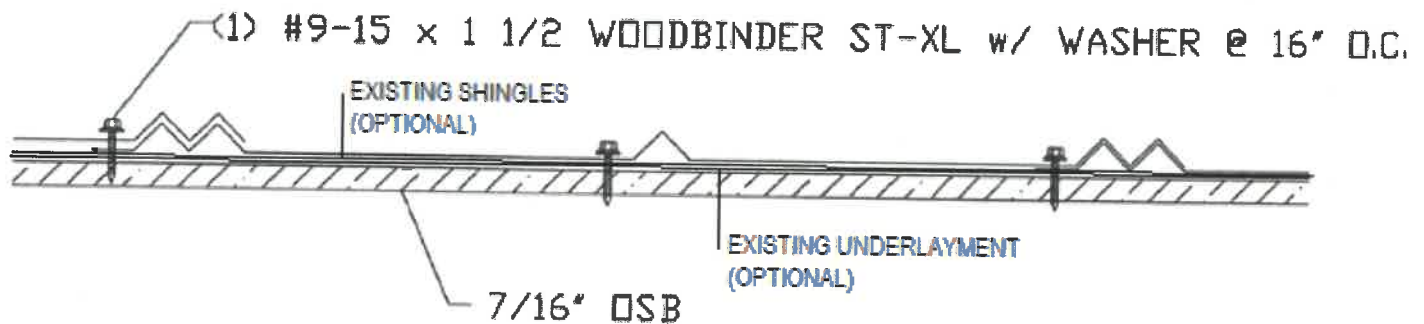


Page 4 of 5

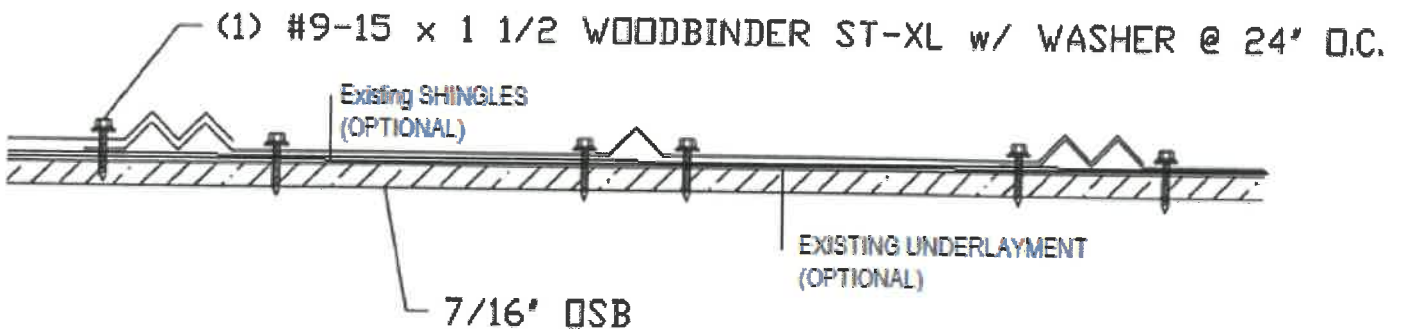
Appendix 1

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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Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI



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 <i>"and wall panels"</i>
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 7 th Edition.
8	1/11/2021	Corrected Model name. Updated FPA link.

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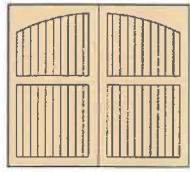
EDEN COAST ^{LLC}
Where Tradition Meets GREEN



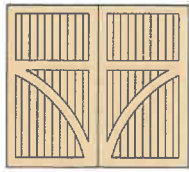
Wave Raised Panel

*W*OOD NEVER LOOKED THIS GOOD FOR THIS LONG!
EDEN COAST LLC – Manufacturer of Custom Composite Garage Doors.

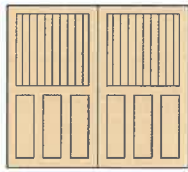
OUR MOST POPULAR DESIGNS



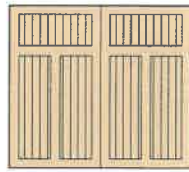
LEATHERWOOD



ANDERSON



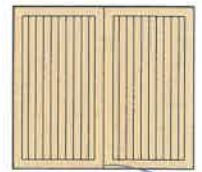
ASHEVILLE



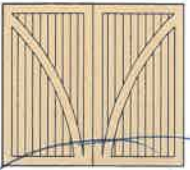
BIRMINGHAM



BRIDGEMILL



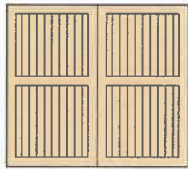
CAMBRIDGE



CHARLESTON



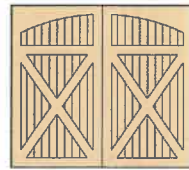
DOGWOOD



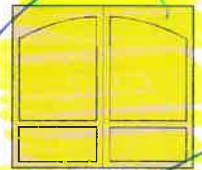
HAMPTON



YOUR DREAM
DOOR HERE!



LOUISVILLE

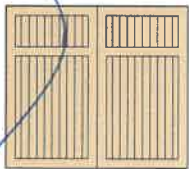


MAGNOLIA ARCH

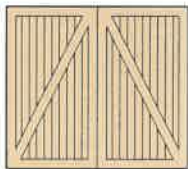
LOT
15



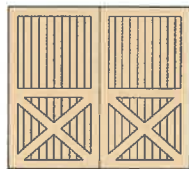
CHARLESTON



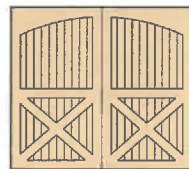
PROVIDENCE



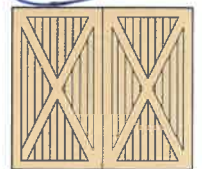
SARATOGA



ST. AUGUSTINE



SUMMERHAVEN



WILLIAMSBURG

MOORE, 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.**



Search

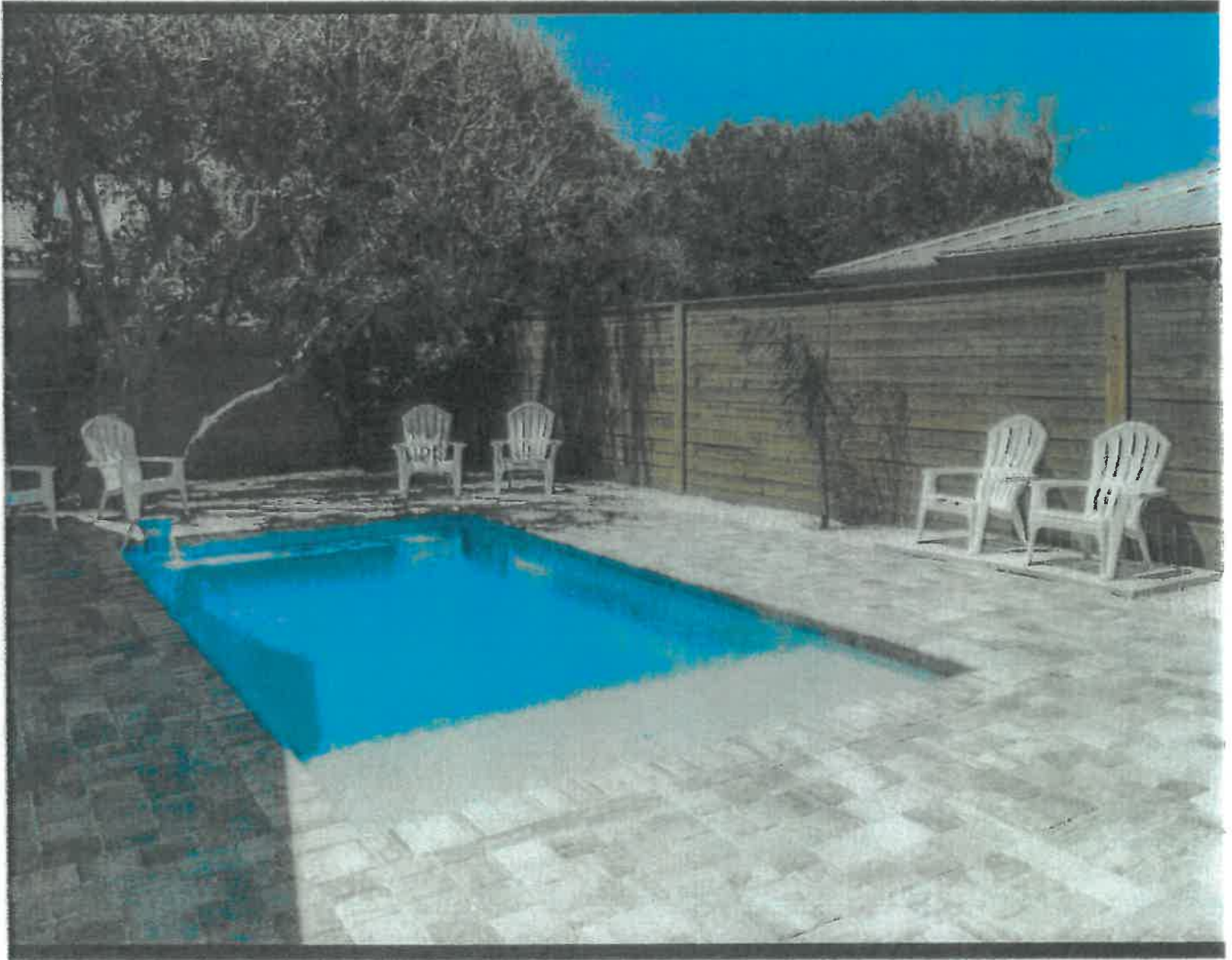


BEST VALUE

Silver 15 Heat Pump



12' by 24' Pool, with 3-4' paver surround and a 10'
sundeck





"Florida Stucco combines brilliant color quartz with enriched cement to create state of the art aggregate swimming pool finishes of the highest quality. They are durable, colorfast, slip-resistant, non-abrasive, and help minimize stains, etching, and the effects of harsh chemicals. We offer an unparalleled support system with over 30 years of experience as well as an exceptional 10 year warranty. With Florida Gem finishes, your pool will retain its beauty, luster, and finish for years to come..."



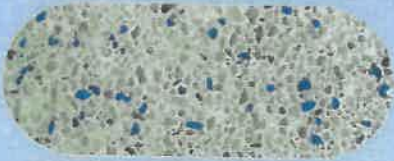
WHITE GEM



EMERALD SEA



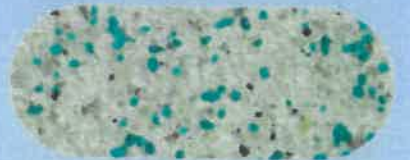
CAPRI



SKY BLUE



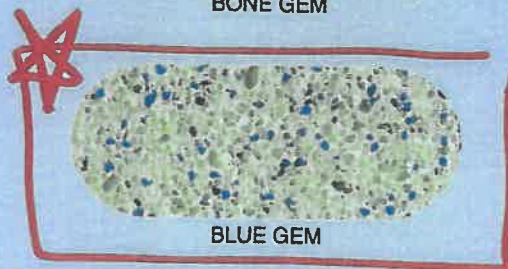
BONE GEM



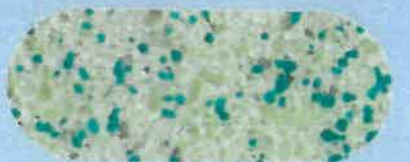
AQUA GEM



LAGOON



BLUE GEM



AQUA CLEAR



HAWAIIAN



Manufacturers of Quality Plaster & Pool Finishes



FRENCH SILVER

Actual finishes may vary slightly from the printing process of the actual sample.

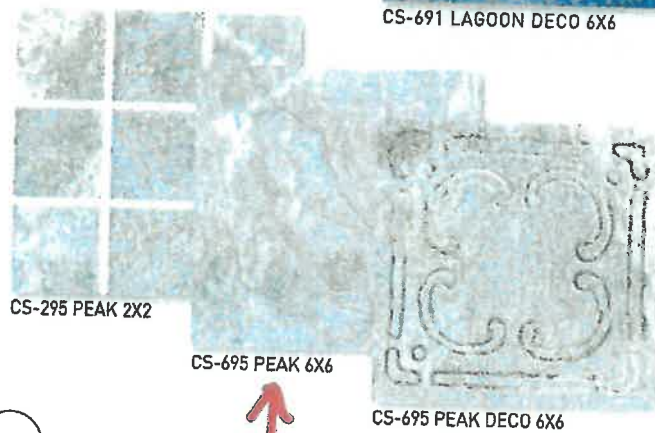
(561) 487-1301 • (800) 334-5134 • www.floridastucco.com

Application pg. 84

CASCADE

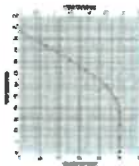
The driving and cleansing force of waterfalls and rivers inspire our Cascade Series. Roaring and in continuous motion, adding a sense of harmony to all your designs.

Received November 6, 2022
Planning and Building Department



↑ Waterline tile

CS-691 LAGOON 6X6, AND CS-691 DECO SHOWN INSTALLED



Manufacturer: **Liberty Pumps**

Liberty LSG202A Grinder Pump

Item #: LIBLSG202A

Call for availability: 800-778-1540

Be the first to review this product



Leave us a message

Free Ship

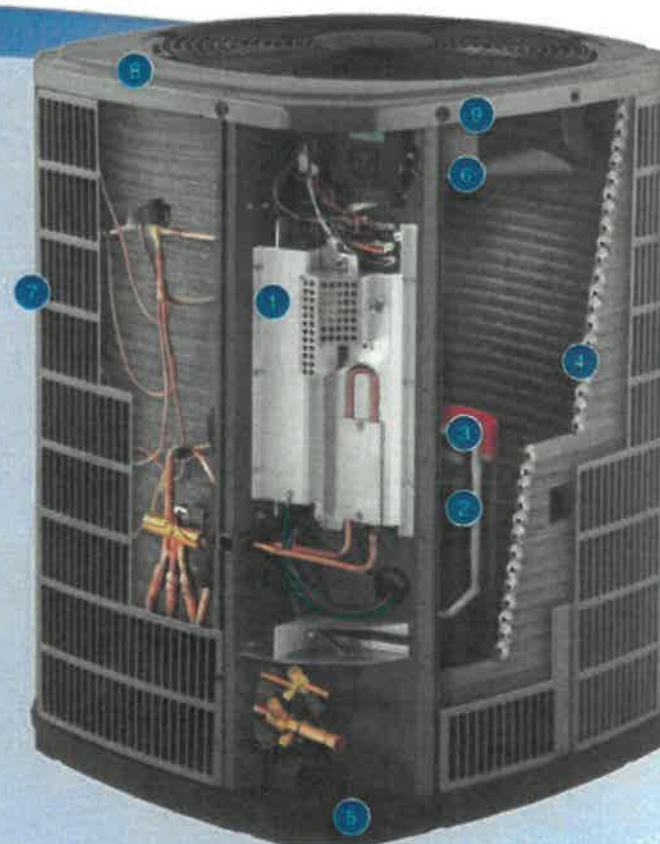
Application pg. 87

AMERICAN STANDARD

Silver 15 Heat Pump



- 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.



Features and components may vary by model and are shown for illustration purposes only.

Platinum 20

- 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.

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) **SPECIAL WARRANTY DEED**
COUNTY OF St. Johns)
)

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.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD the same in fee simple forever.
AND the 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: [Signature]
Print witness name: S. M. Danese III

Witness signature: [Signature]
Print witness name: Linda Taing

Zigiz Holdings, LLC, a Florida Limited Liability Company

By: [Signature]
Print Name: Brian Scrone
Title: Managing Member

By: [Signature]
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 [Signature]
Print Notary Name: Joseph M. Danese III
My Commission Expires: August 11, 2025
Notary Seal

JOSEPH M. DANESE III
MY COMMISSION # HH 116452
EXPIRES: August 11, 2025
Bonded Thru Notary Public Underwriters

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) **SPECIAL WARRANTY DEED**
COUNTY OF St. Johns) (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, to wit:

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/or restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the 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:

The Holborn Group Inc., a Florida Corporation

Witness signature

Print witness name

Witness signature

Print witness name

By:

Print Name: Hugh A. Holborn, Jr.

Title: President

(Corporate Seal)

State of Florida

County of Duval

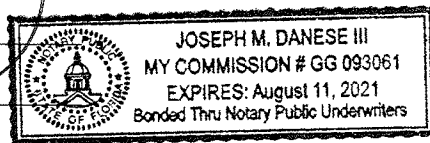
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this June 28, 2021 by Hugh A. Holborn, Jr., President of The Holborn Group Inc., a Florida Corporation who is personally known to me or who has produced drivers license as identification.

Notary Public

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.

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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
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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



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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
--------------------	-------------------

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2020	01/17/2020
2021	01/12/2021
2022	04/01/2022

Document Images

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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

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: February 16, 2023

Re: Planning and Building Permits – Historic Preservation Districts

During the month of January 2023, 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

7 Aviles Street (Minor plumbing repairs, minor electrical, clean up unit and replace flooring where needed)

14 Cathedral Place (10497-R8 flat roof replacement color - Colonial Slate (grey))

21 Hypolita Street (Repipe & Redrain of kitchen with new grease trap; Replace water damaged floor joists in area of first story selective demolition and cover with plywood floor sheathing; cover existing floor joists with plywood in area of second story selective demolition due to water damage)

74 King Street (Remove & re-use existing tile on roof & Replace underlayment)

75 King Street (New dedicated function fire alarm system for elevator recall control & supervisory service)

53 Marine Street (HVAC change out - new unit to remain in same location as old unit)

6 Palm Row (Change Out - AHU Only; 24397.7 & 11842.3 tear off / Install exposed fastener Metal on (color silver) 5-v crimp style)

285 St George Street (Replaced and re-routed all damaged circuitry under home following hurricane Ian)

290 St George Street (Install Brick Paver Driveway & Use Existing Gravel for Driveway Base)

50 Sevilla Street (Relocate sprinkler heads for new ceiling layout)

DEMOLITION

None

SIGNS

None

Meredith Randolph

Meredith Randolph, Planning and Building Clerk