CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, APRIL 20, 2023 - 1:00 PM

ALCAZAR ROOM

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda

*5. Recommended Expedited Hearing Items (to be recommended one week in advance)

a) HP2023-0018

Les Thomas Architect - Applicant
Ocean Breezes Real Estate, LLC - Owner
50 Marine Street
To modify previously approved Certificate of Appropriateness HP2023-0010 to extend the proposed eight-foot-tall masonry wall along the south property line.

6. Certificate of Appropriateness

a) HP2023-0017

Sweet Spot Augustine LLC - Applicant
St. George Street Properties, LLC - Owner
32 St. George Street
To construct a new pergola in the south courtyard and replace the existing wood gate along St. George Street with a new design.

7. Certificate of Demolition and Partial Demolition

a) HP2023-0019

Renewal by Anderson of FL - Applicant
Mehl Duane & Debra Ann Hart - Owner
36 Park Avenue
To partially demolish a building constructed ca. 1949 that is recorded in the Florida Master Site File and a contributing building to the Fullerwood Park National Register Historic District to include replacement of original wood windows with new windows of different material and design.

b) HP2023-0021

Les Thomas Architect - Applicant
Juliet Whiskey Investments LLC - Owner
307 Minorca Avenue
For partial demolition of a residential building, constructed ca. 1925-1927 that is recorded in the Florida Master Site File and designated a Local Historical Landmark, including elements of the front porch and alterations to the existing house in relation to renovations and a proposed addition.

c) HP2023-0020

Direct Home Buyer 1, Inc. - Applicant and Owner
118 Lincoln Street
For after-the-fact partial demolition of a residential building, constructed ca. 1958, that is recorded in the Florida Master Site File and is eligible to be a contributing building to the Lincolnville National Register Historic District, including removal of the roof; and, for additional proposed partial demolition including but not limited to the chimney, window fenestration, and replacement of the existing porch and carport roofs related to renovations and additions.

8. Continued Items from the previous HARB meetings

*a) Certificate of Appropriateness
HP2023-0011
Continued from March 16, 2023
REQUESTING CONTINUANCE

Alan J. Frez Construction, Inc. - Applicant
Maria F. Gandarez - Owner
317 St. George Street
To replace all existing wood novelty siding on the main residence and garage apartment with new wood novelty siding. (Garage apartment approved at March 16, 2023 meeting)

b) Certificate of Appropriateness
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 in-ground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

c) Certificate of Appropriateness
HP2022-0079
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 in-ground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

*d)	Certificate of Demolition HP2023-0003 Continued from February 16, 2023 WITHDRAWN	Ronin Construction Management, LLC - Applicant Irene L. Lawrie Living Trust - Owner 224 Riberia Street 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.
*e)	Certificate of Demolition HP2023-0004 Continued from February 16, 2023 WITHDRAWN	Ronin Construction Management, LLC - Applicant Irene L. Lawrie Living Trust - Owner 226 Riberia Street 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.

9. Planning and Building Staff Communications
   a) Staff Approved Permits Report
10. Other Business
   a) Upcoming Events and Learning Opportunities
11. Adjournment

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

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

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 20, 2023 Meeting

Application HP2023-0018 Address: 50 Marine Street

Applicant: Les Thomas, Architect

Property Owner: Ocean Breezes Real Estate LLC

Project description: To modify previously approved Certificates of Appropriateness to extend the proposed eight-foot-tall masonry wall to part of the south property line.

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine NR District: Non-contributing	Construction date:	1975
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1988700000		
Agenda Item:	5(a)	Previous Action(s):	COA HP2022-0044 COA HP2022-0073 COA HP2023-0010

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Marine Street between Bridge and St. Francis Streets. The residence, constructed in 1975 according to the St. Johns County Property Appraiser, does not contribute to the St. Augustine National Register Historic District. Because of its location in the Historic Preservation 1 (HP-1) zoning district, HARB review is required for the proposed alterations to the building and site to ensure compatibility with the AGHP.
2. A Certificate of Appropriateness application for this property was heard and approved by the HARB at the August 17, 2022 HARB meeting and subsequently modified at the November 17, 2022 and the March 16, 2023 meetings. The current approved plans are provided for reference. The applicant is requesting to extend the previously approved 8' Masonry wall as detailed in the Scope of Work below.
3. Masonry walls covered with stucco are within the wall materials recommended by the Architectural Guidelines for Historic Preservation (AGHP). Extension of the proposed masonry wall is consistent with the previously approved wall and may provide flood protection to rear property yard, including the previously approved detached garage, with use of flood barriers at the driveway gate.
4. This property is in Archaeology Zone IB and must conform to the Archeological Preservation Ordinance. Modifications to the existing plans may require additional 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 **50 Marine Street** for modifications to the previously approved COAs because they meet the Secretary of the Interior's Standards for Rehabilitation # 9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Extend the proposed 8' tall masonry wall from the southwest corner of the property along the south property line terminating at the previously approved 6' wall along the front elevation.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Previously Approved Plans

STAFF PHOTOGRAPHS
50 Marine Street

Front (east) Elevation Before Construction

Staff Report pg. 5

STAFF PHOTOGRAPHS
50 Marine Street

Location of proposed two-story garage, pavers, and masonry walls

STAFF PHOTOGRAPHS
50 Marine Street

Location of proposed masonry walls

STAFF PHOTOGRAPHS
50 Marine Street

Context Photographs

STAFF PHOTOGRAPHS
50 Marine Street

Context Photographs

STAFF PHOTOGRAPHS
50 Marine Street

Context Photographs

Received 02/14/2023
Planning and Building Department

TYPE OF CONSTRUCTION

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

WIND ZONE INFORMATION

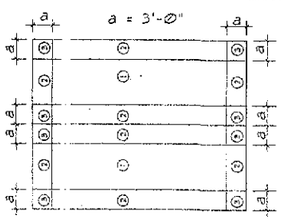
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

1. BASIC WIND SPEED (3 SECOND GUSTS) ---- 130 M.P.H.
2. WIND IMPORTANCE FACTOR ---- 1.0
3. WIND EXPOSURE CATEGORY ---- B
4. INTERNAL PRESSURE COEFFICIENT ±.18 OR -.18
5. COMPONENT & CLADDING WIND LOADS Lbs./SqFT.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

	EFFECTIVE WIND AREA Ft. Sq.							
	10		20		50		100	
ROOF								
1	10.5	-28.9	10.0	-28.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-29.1
WALL								
4	25.5	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.3
5	25.5	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

ROOF OVERHANG	10	20	50	100
	-37.3	-36.7	-35.2	-35.1
	-61.5	-48.3	-30.8	-17.6



NOTES

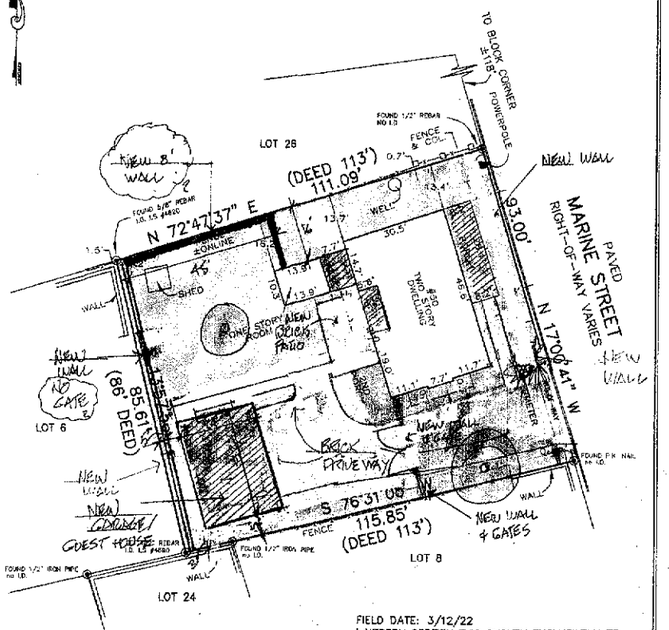
1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF;
BUILDING - FLORIDA BUILDING CODE, BUILDING 2020 7th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2020 7th EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2020 7th EDITION
LIFE SAFETY - NATIONAL FIRE PREVENTION ASSOC. CODE, LATEST EDITION
FIRE CODE - FLORIDA FIRE PREVENTION CODE 7th EDITION
HANDICAP CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ENERGY CODE - FLORIDA BUILDING CODE, ENERGY CONSERVATION, 2020 7th EDITION
NATIONAL ELECTRIC CODE CURRENT EDITION

MAP SHOWING SURVEY OF

BEING IN THE CITY OF ST. AUGUSTINE, AND BEING THAT LOT OF LAND SITUATED ON THE WEST SIDE OF MARINE STREET AND HAVING A FRONTAGE OF 93' WITH A DEPTH OF 113' AND MEASURING ON THE REAR 86', SAID LOT BEING ALSO KNOWN AS AND DESCRIBE AS: LOT 25, BLOCK 27, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA.



FIELD DATE: 3/12/22
I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
OCEAN BREEZES REAL ESTATE LLC.

INDICATES NEW ADDITIONS

50 Marine Street
Building Renovation
St. Augustine, Florida 32084

INDEX OF DRAWINGS

A1 CODE INFORMATION AND SHEET INDEX
A2 FIRST AND SECOND FLOOR PLAN
A3 NORTH AND EAST ELEVATIONS
A4 SOUTH AND WEST ELEVATIONS

ZONING ——— HP #1
LOT SIZE ——— 10153 SF
EXIST BUILDING ——— 1874 S.F (18%)
NEW SURFACE ——— 672 SF
NEW TOTAL LOT COVERAGE 2546 S.F (25%)
IMPERVIOUS AREA 4346 S.F (43%)

STRUCTURAL NOTES

1. DESIGN LOADS:
   - A. ROOF LIVE LOADS ---- 16 p.s.f.
   - B. FLOOR LIVE LOADS ---- 40 p.s.f.
   - C. WIND LOADS ---- 130 m.p.h.
   - (FL. BLDG. CODE 2020)
2. MATERIAL
   - A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-83

ITEM	COMPRESSIVE STRENGTH @ 28 DAYS
SLAB	2,500 P.S.I.
CMU FILLED CELLS & BEAMS	2,500 P.S.I.

   - B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
   - C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
     1. SHAPES AND PLATES CONFORM TO ASTM A-36
     2. WELDING CONFORM TO "AWS D1.1, STRUCTURAL WELDING CODE"
     3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
     4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
   - D. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A. NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
     1. SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
     2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
     3. L.V.L. BEAMS SHALL BE SOUTHERN PINE Fb=2400 P.S.I.
     4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 19% M.C.
   - E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
     1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
     2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
     3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
   - F. PLYWOOD ROOF AND WALL SHEATHING:
     CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE APA C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
   - G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90.
     MORTAR SHALL BE TYPE M OR S.
   - H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS
     SHALL BE "GO-BOLTS" OR EQUAL.
3. CONCRETE MASONRY UNITS:
   - A. ALL CMU SHALL HAVE #5 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 9 GUAGE GALVANIZED WIRE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
5. SHEATHING NAILING:
   - A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
     8d RING SHANK NAILS
     8d NAILS @ 6" O.C. AT PANEL EDGES.
     8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
     8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
   - B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
     8d NAILS @ 4" O.C. AT PANEL EDGES.
     8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
   - C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
     PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 Ø THREADED ROD WITHIN 8" OF SHEAR WALL.
7. CMU WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3 3/4" LONG "TAPCONS" @ 18" O.C.
8. 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

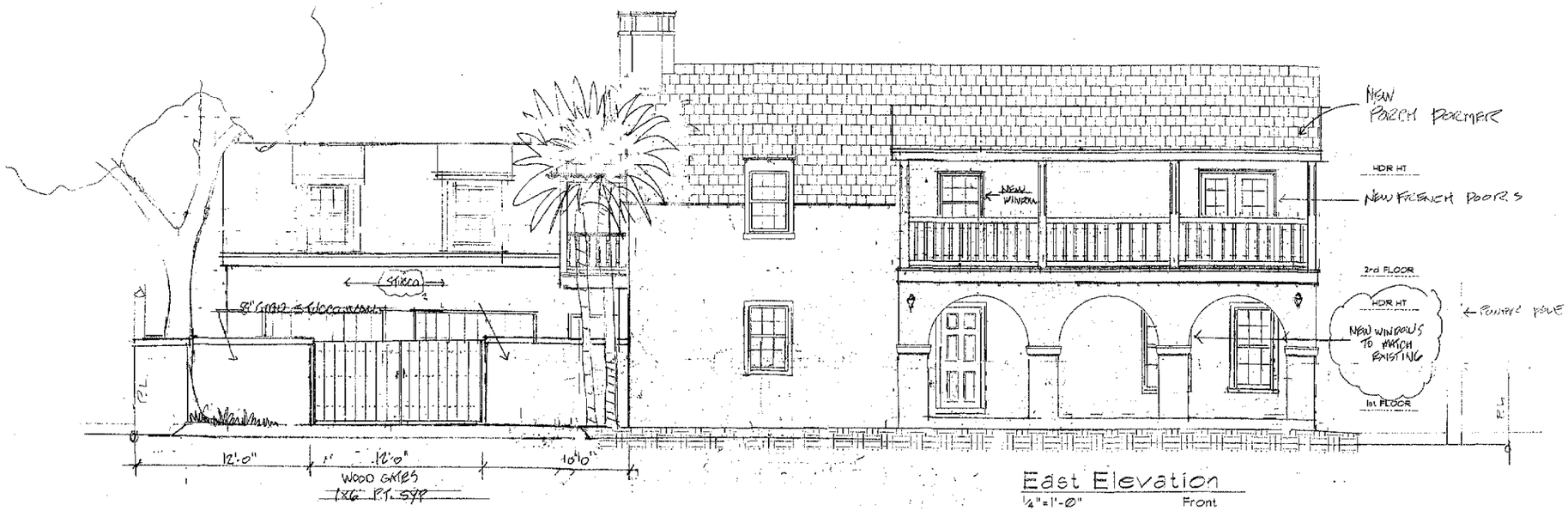
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

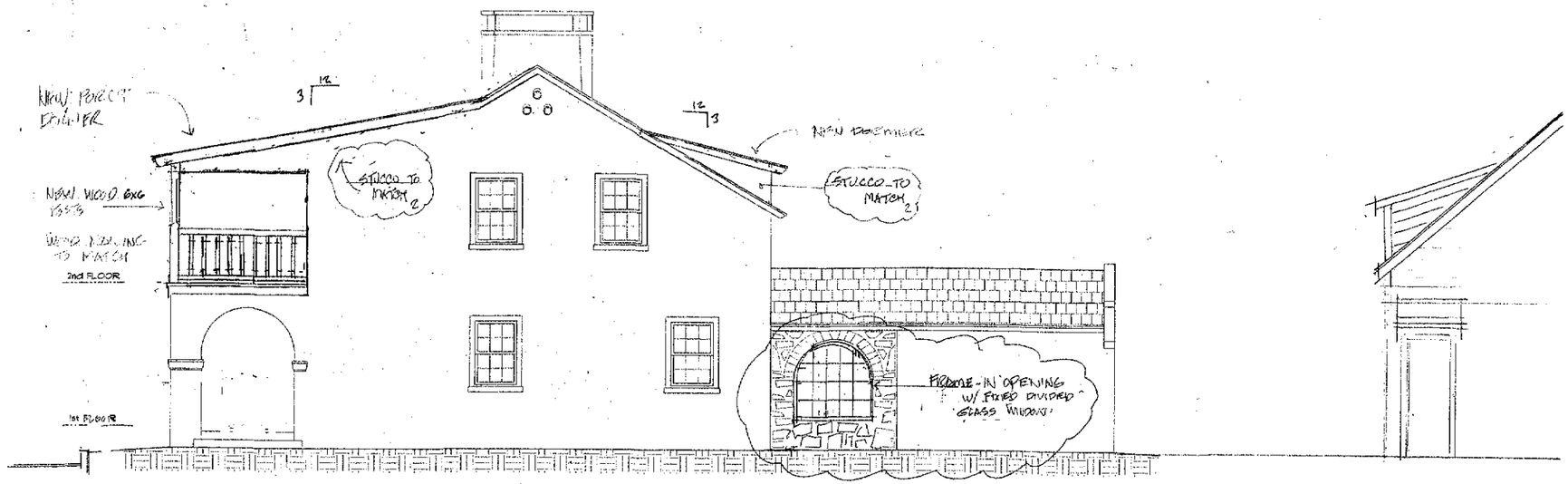
Date: 8-30-22
Scale: AS NOTED
Drawn: MURPHY
File: 50 MARINE

SHEET
A1

Received 02/14/2023
Planning and Building Department



East Elevation
¼"=1'-0" Front



North Elevation
¼"=1'-0" Right

NEW GARAGE

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

REVISED 10-25-22
REVISED 1-9-22

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

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SHEET
A6

Received 02/14/2023
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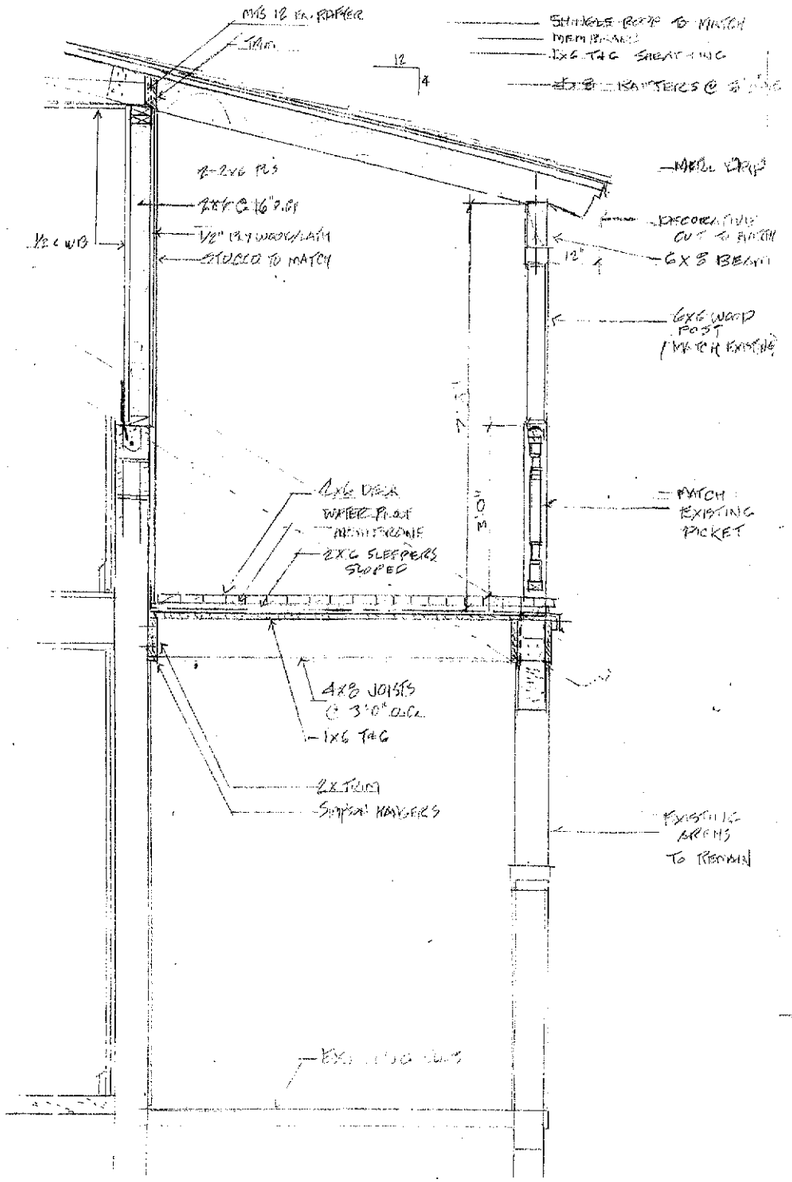
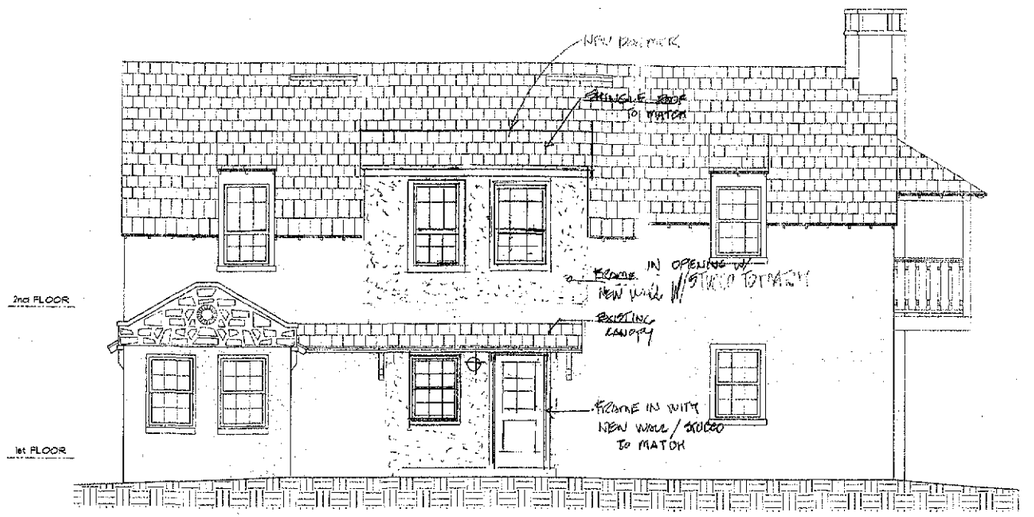
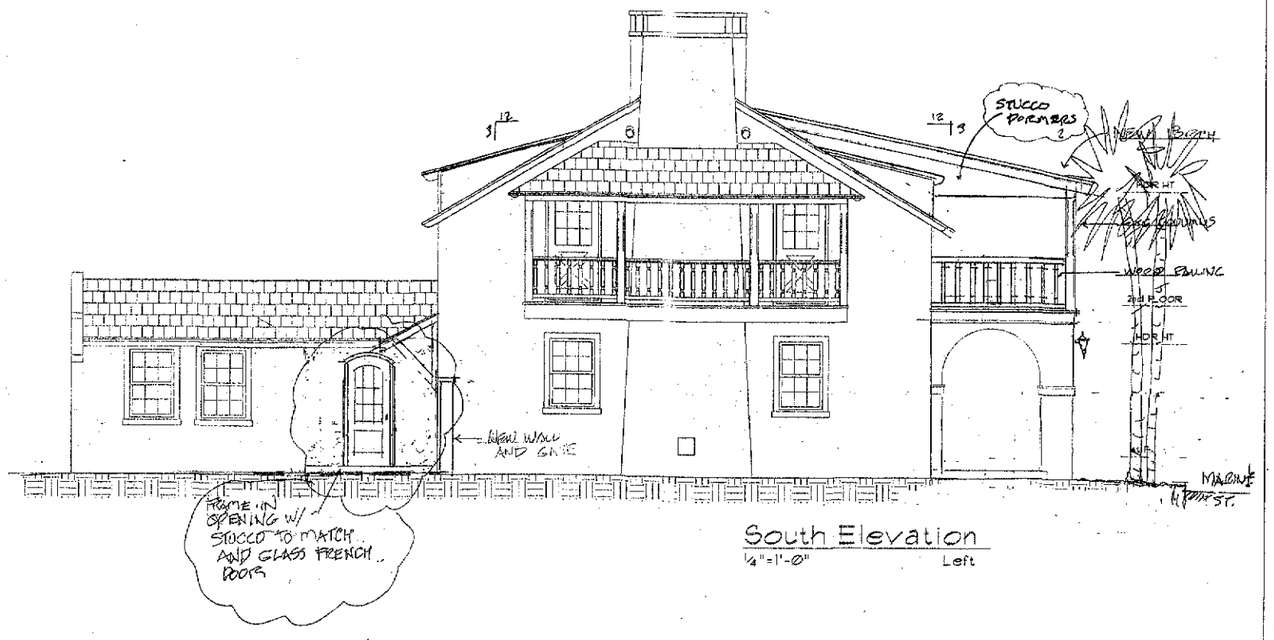


SECTION @ NEW PORCH
3/4"=1'-0"



West Elevation
1/4"=1'-0" Rear



South Elevation
1/4"=1'-0" Left

REVISED 10-25-22
REVISED 9-13-22

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BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

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SHEET
A7

Received 02/14/2023
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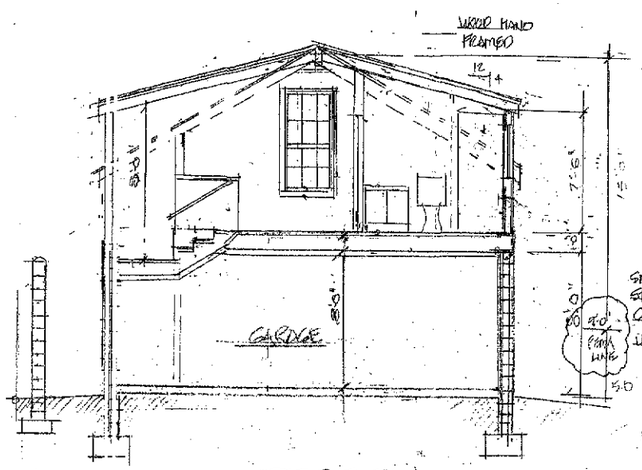
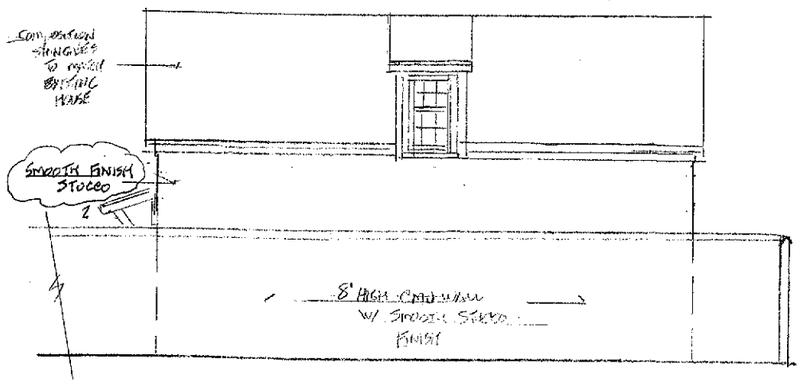


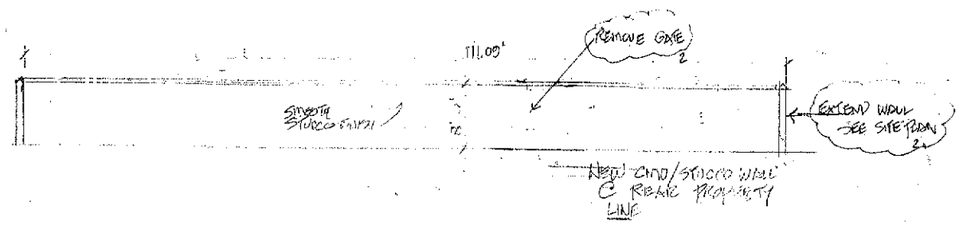
SECTION

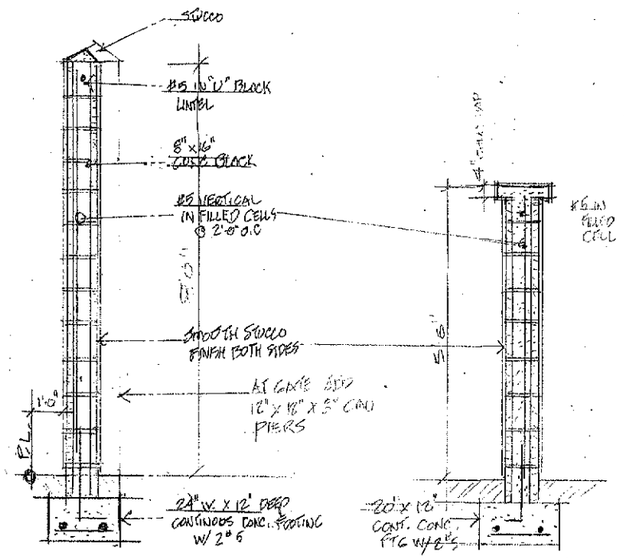
NORTH ELEVATION

EAST ELEVATION



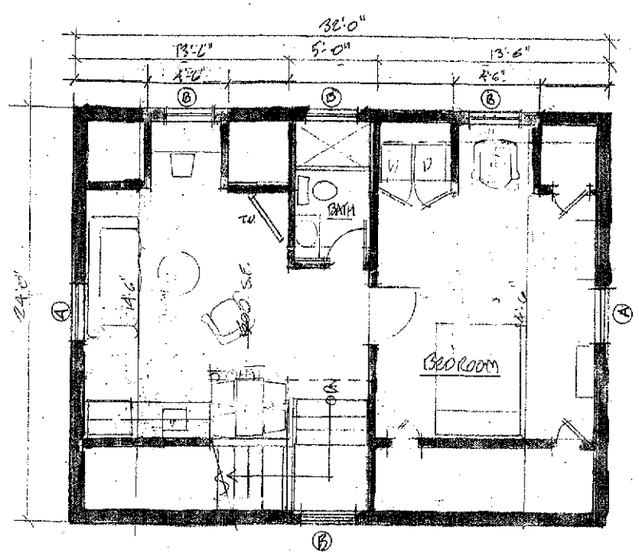
WEST ELEVATION



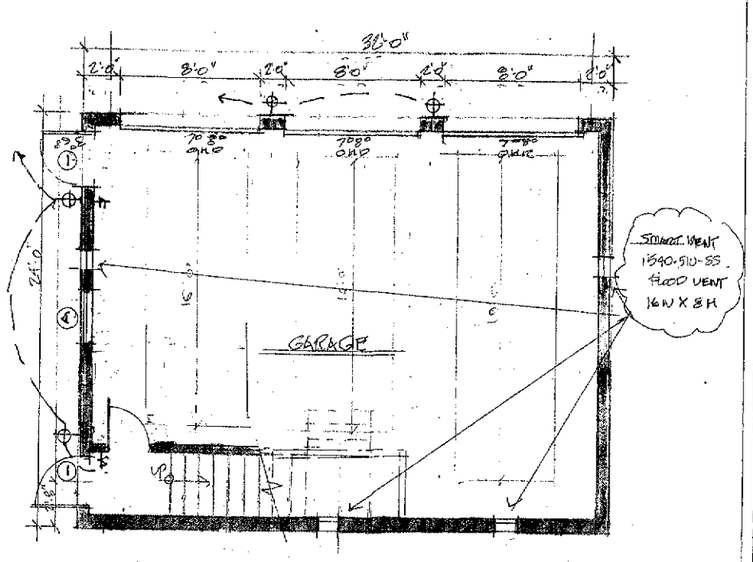


WALL SECTION C
REAR WALL

WALL SECTION C
DRIVEWAY



SECOND FLOOR
NEW GARAGE/GUEST HOUSE



FIRST FLOOR
NEW GARAGE/GUEST

REVISED 10-25-22

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

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50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

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File: 50 MARINE

SHEET
A8

Received 03/21/2023
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0018

Receipt No. 2596389 Meeting Date: April 20, 2023

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

1. NAME OF APPLICANT Les Thomas
   Business (if applicable) Les Thomas Architect
   Address 32 Cordova St.
   City St. Aug. State FL Zip Code 32084
   Daytime telephone 904 824 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 Rebecca Smith
   Business (if applicable) —
   Address 54 Marine St.
   City St. Aug. State FL Zip Code 32084
   Daytime telephone (required) 1.570.721.0545 E-mail address Rockgirlxtreme@gmail.com
3. PROJECT STREET ADDRESS 50 Marine St.
4. LEGAL DESCRIPTION: Lot 25 Block 27 Subdivision City of St Augustine 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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C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☑ New fence/wall/gate RUN. 8' CMU/STUCCO WALL ON SOUTH PROPERTY LINE
- ☐ 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)

EXTEND 8' WALL ON SOUTH PROPERTY LINE, AND CONNECT TO 8' WALL IN REAR, AND 6' WALL AT ENTRY GATES.

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 _____ DATE 3-21-23

PRINT OWNER'S NAME Rebecca Smith

SIGNATURE OF OWNER _____ DATE 3-21-23

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.

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HP2023-0018
50 Marine Street

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

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CONTINUED

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	
☐	☐	☐	Photograph 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 section
☐	☐	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☐	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

Project number: HP2023-0018 Project Address: 50 Marine Street

Reviewed by: Candice Seymour Date: 03/28/2023

October 2017

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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: 50 MARINE ST

Applicant's Name: Les Thomas Applicant's Signature:

Owner's Name: Rebecca Smith Owner's Signature:

Meredith H. Randolph

From: Les Thomas <lesthomasarchitect@gmail.com>
Sent: Tuesday, March 21, 2023 12:03 PM
To: Harb
Subject: 50 Marine St
Attachments: 50 Spanish St._000101.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Well, one more time. I didn't mention it at the last meeting but the water during the flood tides comes from the Charlotte St side of her lot. This will close it off with a door dam at the gates.
Thanks,
Les

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TYPE OF CONSTRUCTION

TYPE VB

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

WIND ZONE INFORMATION

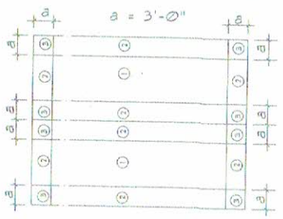
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

1. BASIC WIND SPEED (3 SECOND GUSTS) ---- 130 M.P.H.
2. WIND IMPORTANCE FACTOR ---- 1.0
3. WIND EXPOSURE CATEGORY ---- B
4. INTERNAL PRESSURE COEFFICIENT ---- +.18 OR -.18
5. COMPONENT & CLADDING WIND LOADS ---- Lbs/Sq.FT.

HEIGHT ABOVE EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

		EFFECTIVE WIND AREA, FT. Sq.					
		10		20	50	100	
ROOF							
1	10.8	-25.9	10.0	-25.2	10.0 -24.4	10.0	-23.7
243	10.8	-43.5	10.0	-38.8	10.0 -32.7	10.0	-28.1
WALL							
4	25.1	-28.1	24.7	-26.9	23.2 -25.4	22.0	-24.2
5	25.5	-34.7	24.7	-32.4	23.2 -29.3	22.0	-26.9

ROOF OVERHANG	10	20	50	100
	-37.3	-36.7	-35.2	-35.1
	-61.5	-48.3	-30.8	-17.6



NOTES

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

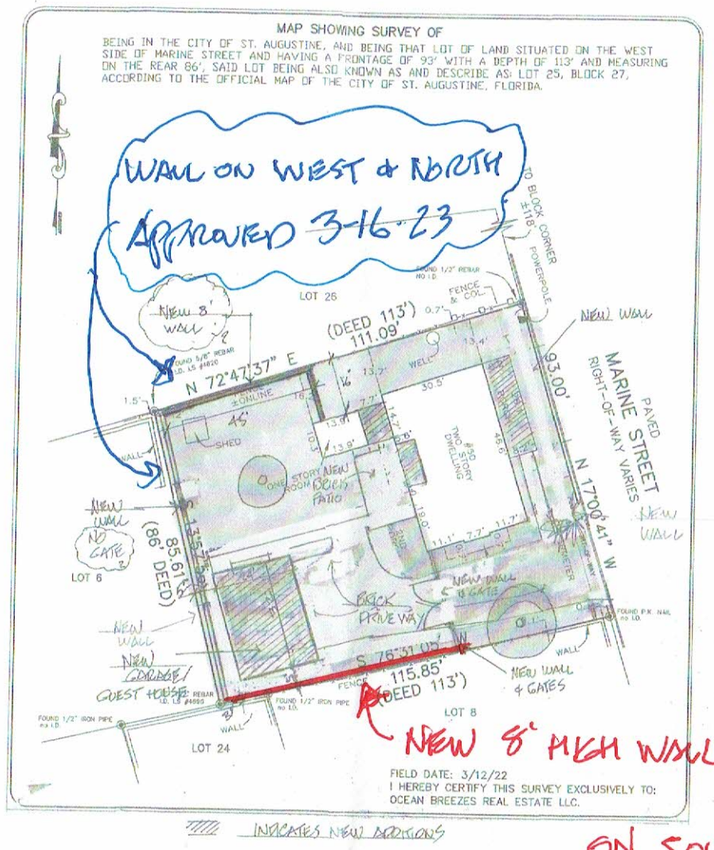
CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF:

BUILDING - FLORIDA BUILDING CODE, BUILDING 2020 7th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2020 7th EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2020 7th EDITION
LIFE SAFETY - NATIONAL FIRE PREVENTION ASSOC. CODE, LATEST EDITION
FIRE CODE - FLORIDA FIRE PREVENTION CODE 7th EDITION
HANDI-CAP CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ENERGY CODE - FLORIDA BUILDING CODE, ENERGY CONSERVATION, 2020 7th EDITION
NATIONAL ELECTRIC CODE CURRENT EDITION

MAP SHOWING SURVEY OF

BEING IN THE CITY OF ST. AUGUSTINE, AND BEING THAT LOT OF LAND SITUATED ON THE WEST SIDE OF MARINE STREET AND HAVING A FRONTAGE OF 93' WITH A DEPTH OF 113' AND MEASURING ON THE REAR 86', SAID LOT BEING ALSO KNOWN AS AND DESCRIBE AS: LOT 25, BLOCK 27, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA.



//// INDICATES NEW ADDITIONS

50 Marine Street
Building Renovation
St. Augustine, Florida 32084

INDEX OF DRAWINGS

A1 CODE INFORMATION AND SHEET INDEX
A2 FIRST AND SECOND FLOOR PLAN
A3 NORTH AND EAST ELEVATIONS
A4 SOUTH AND WEST ELEVATIONS

ZONING ——— HP # 1
LOT SIZE ——— 93.0' x 109.3' = 10,133 S.F.
EXIST BUILDING ——— 1874 S.F (18%)
NEW GARAGE ——— 672 S.F
NEW TOTAL LOT COVERAGE 2546 S.F. (25%)
IMPERVIOUS AREA 4346 S.F (42%)

STRUCTURAL NOTES

1. DESIGN LOADS:
   - A. ROOF LIVE LOADS ——— 16 p.s.f.
   - B. FLOOR LIVE LOADS ——— 40 p.s.f.
   - C. WIND LOADS ——— 130 m.p.h. (FL. BLDG. CODE 2020)
2. MATERIAL
   - A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-83

ITEM	COMPRESSIVE STRENGTH @ 28 DAYS
SLAB	2,500 P.S.I.
C.M.U. FILLED CELLS & BEAMS	2,500 P.S.I.

   - B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
   - C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
     1. SHAPES AND PLATES CONFORM TO ASTM A-36
     2. WELDING CONFORM TO "AWS D1.1, STRUCTURAL WELDING CODE"
     3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
     4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
   - D. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A. NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
     1. SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
     2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
     3. LVL BEAMS SHALL BE SOUTHERN PINE Fb=2400 P.S.I.
     4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO.1 @ 19% M.C.
   - E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
     1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
     2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
     3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
   - F. PLYWOOD ROOF AND WALL SHEATHING:
     CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
   - G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90. MORTAR SHALL BE TYPE M OR S.
   - H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE "GO-BOLTS" OR EQUAL.
   - 4. CONCRETE MASONRY UNITS:
     - A. ALL CMU. SHALL HAVE #5 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 9 GUAGE GALVANIZED WIRE.
   - 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
   - 6. SHEATHING NAILING:
     - A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
       8d RING SHANK NAILS
       8d NAILS @ 6" O.C. AT PANEL EDGES.
       8d NAILS @ 9" O.C. AT ALL INTERMEDIATE SUPPORTS.
       8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
     - B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
       8d NAILS @ 4" O.C. AT PANEL EDGES.
       8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
     - C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
       PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2" Ø THREADED ROD WITHIN 8" OF SHEAR WALL.
   - 7. CMU. WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3 1/4" LONG "TAPCONS" @ 18" O.C.
   - 8. 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.

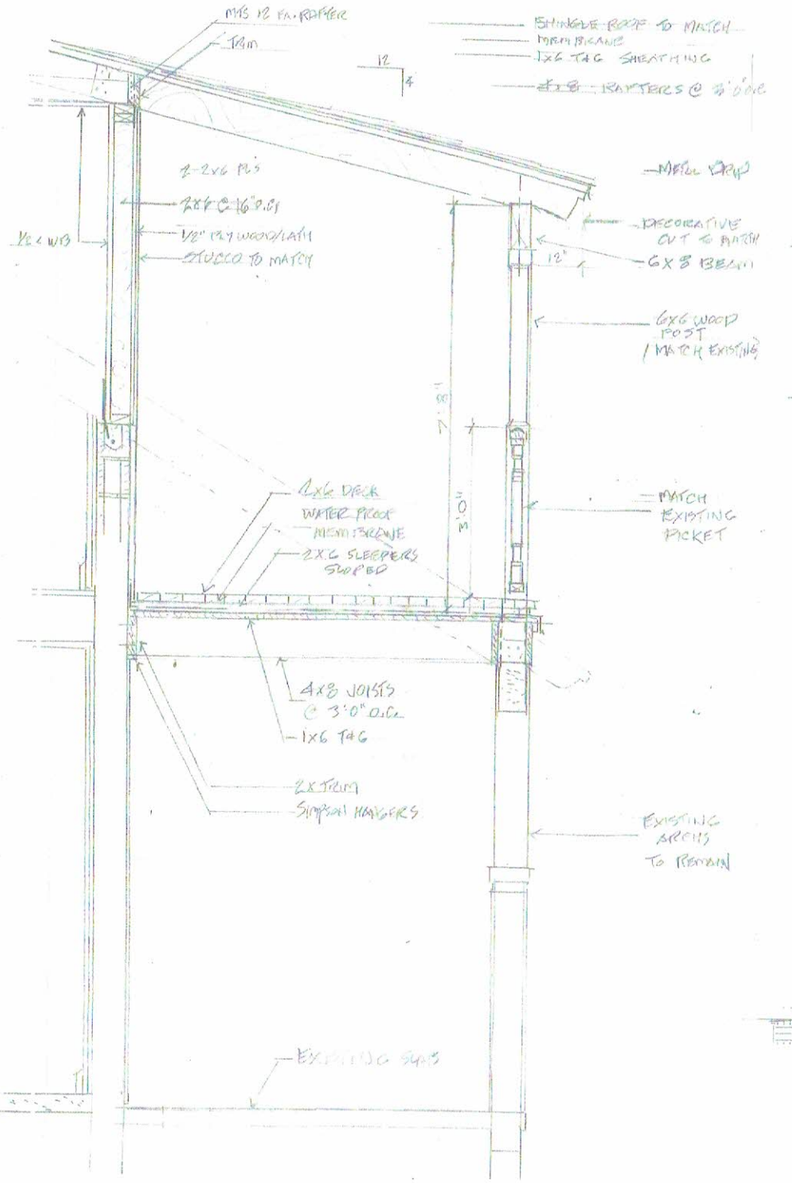
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

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

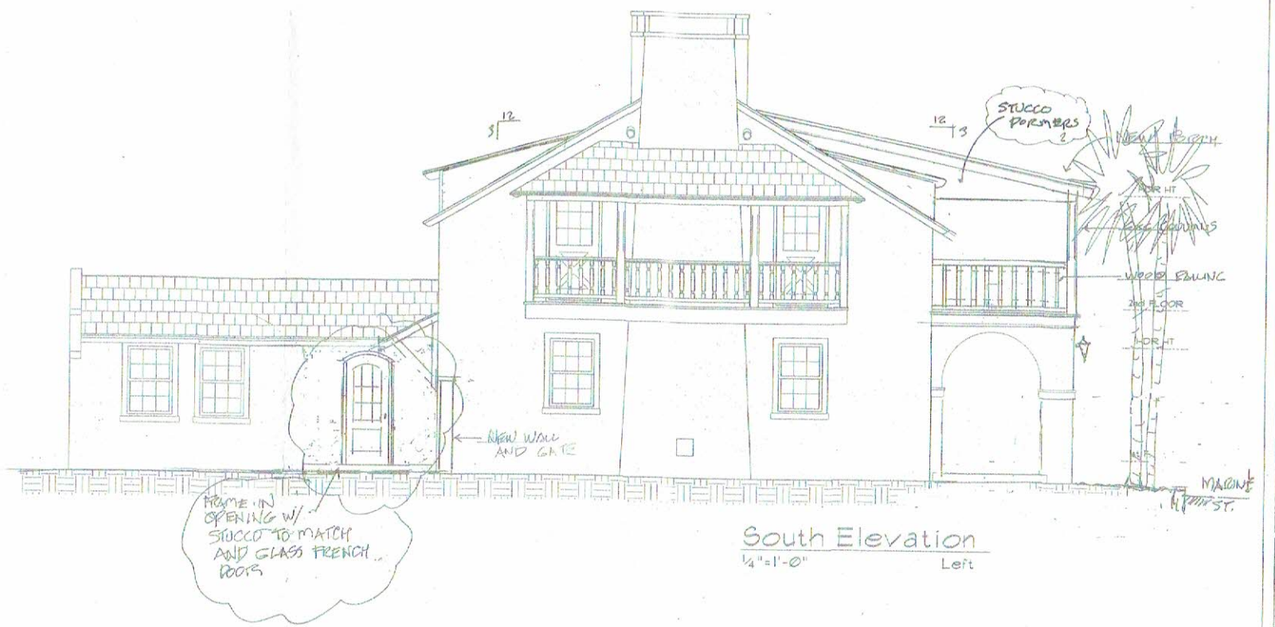
SHEET
A1

Received 03/21/2023
Planning and Building Department



SECTION @ NEW PORCH
3/4"=1'-0"

West Elevation
1/4"=1'-0" Rear



South Elevation
1/4"=1'-0" Left

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

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

SHEET
A7

REVISED 10-25-22
REVISED 9-19-22

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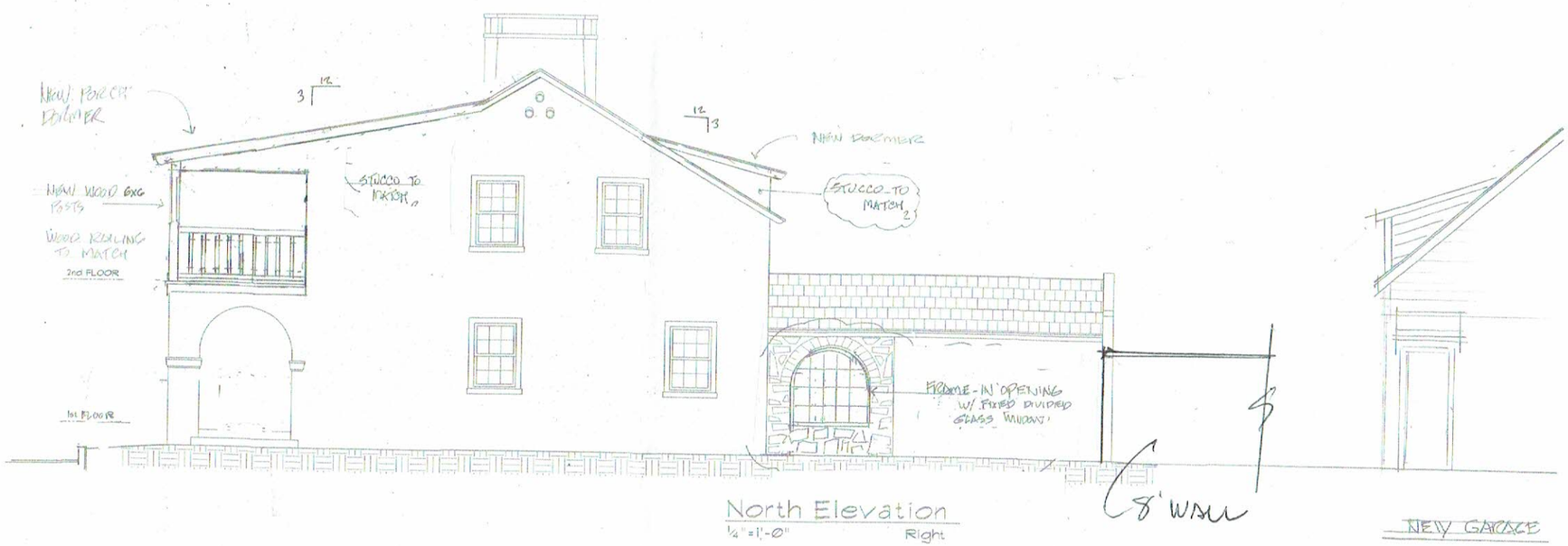
East Elevation
¼"=1'-0" Front



North Elevation
¼"=1'-0" Right

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

REVISED 10-25-22 JT
REVISED 9-19-22 JT

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

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

SHEET
A6

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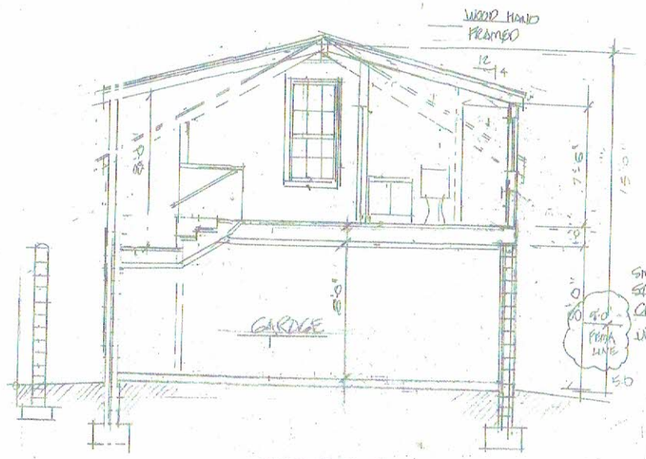
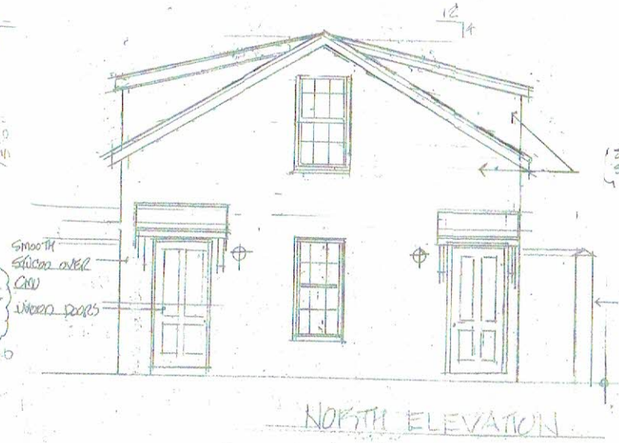
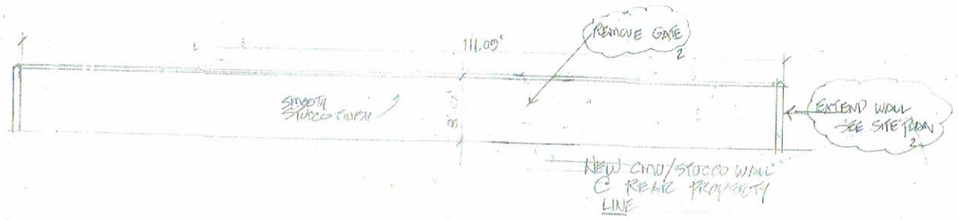
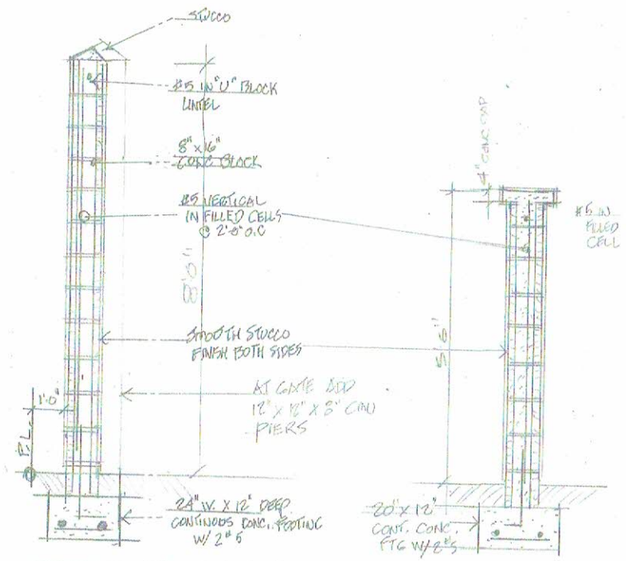
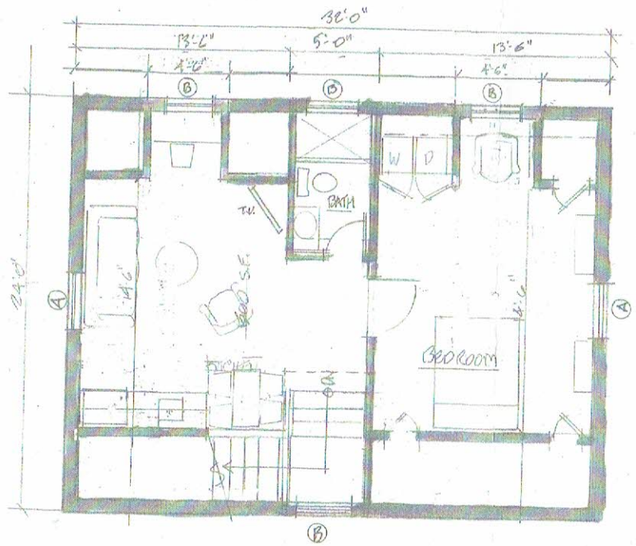
Planning and Building Department

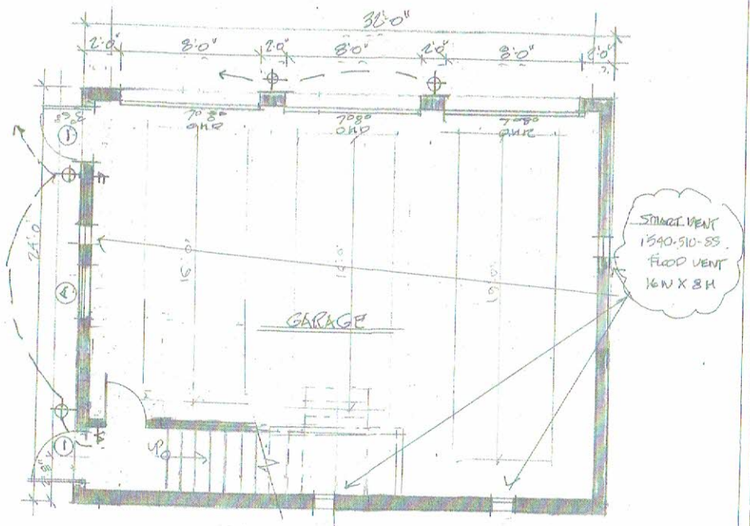












LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

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

SHEET
A6

REVISED 10-25-22

Instr #2021087167 BK: 5337 PG: 985, Filed & Recorded: 8/6/2021 11:40 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,739.00

Prepared by:
Karen Richmond
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 21-1266-KR

Parcel ID: 198870-0000

Warranty Deed

This Indenture made this **5th day of August, 2021** BETWEEN **Cameron D. Moyer, an unmarried man**, GRANTOR*, whose post office address is 50 Marine Street, St. Augustine, FL 32084, and **Ocean Breezes Real Estate, LLC, a Florida Limited Liability Company**, GRANTEE*, whose post office address is 56 Marine Street, St. Augustine, FL 32084.

COPY

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

Being in the City of Saint Augustine, and being that lot of land situated on the West side of Marine Street and having a frontage thereon of 93 feet with a depth of 113 feet and measuring on the rear 86 feet, said lot being also known and described as;

Lot 25, Block 27, according to the Official Map of the City of Saint Augustine, Florida; being the same property which was conveyed by a deed dated March 4, 1900 and recorded in Deed Book 3, page 339, public records of Saint Johns County, Florida made by Irvin Drysdale as Commissioner to Leonora Campbell and also by deed dated October 27, 1936, recorded in Deed Book 112, page 289 of said public records.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2021 and Subsequent Years.

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

*Singular and plural are interchangeable, as context requires.

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

Cameron D. Moyer

Cameron D. Moyer

WITNESSES

Witness:

Witness:

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization on **August 5, 2021** by **Cameron D. Moyer** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Notary Public:
My commission expires: Jan 22, 2024

KAREN IRENE RICHMOND
Notary Public-State of Florida
Commission # GG 949651
My Commission Expires
January 22, 2024

St. Johns County, FL

Apply for Exemptions

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	1988700000
Location Address	50 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 25 BLK 27 OR5337/985 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.230
Homestead	N

Owner Information

Owner Name	Ocean Breezes Real Estate LLC 100%
Mailing Address	56 MARINE ST SAINT AUGUSTINE, FL 32084-5037

Map

Historical Assessment Information

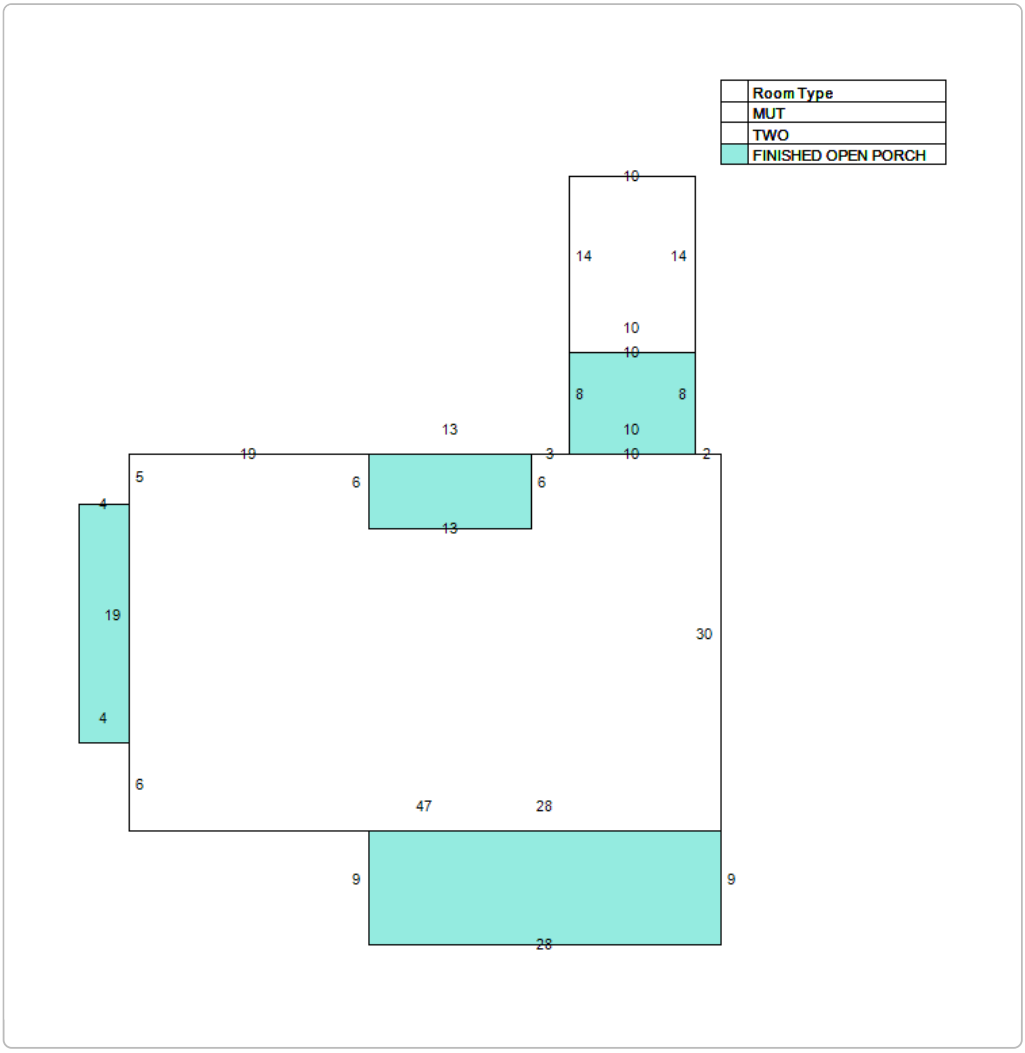
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$223,222	$0	$449,770	$0	$0	$672,992	$672,992	$0	$672,992
2021	$167,084	$0	$401,580	$0	$0	$568,664	$322,742	$295,922	$272,742
2020	$184,984	$0	$336,105	$0	$0	$521,089	$318,286	$252,803	$268,286
2019	$178,029	$0	$336,105	$0	$0	$514,134	$311,130	$253,004	$261,130
2018	$184,503	$0	$336,105	$0	$0	$520,608	$305,329	$265,279	$255,329
2017	$190,976	$0	$336,105	$0	$0	$527,081	$299,049	$278,032	$249,049
2016	$194,213	$0	$305,550	$0	$0	$499,763	$292,898	$256,865	$242,898
2015	$96,138	$0	$235,710	$0	$0	$331,848	$290,862	$90,986	$240,862
2014	$76,415	$0	$212,139	$0	$0	$288,554	$288,554	$50,000	$238,554
2013	$80,782	$0	$212,139	$0	$0	$292,921	$292,921	$50,000	$242,921
2012	$85,149	$0	$212,139	$0	$0	$297,288	$297,288	$50,000	$247,288
2011	$87,332	$0	$235,710	$0	$0	$323,042	$323,042	$50,000	$273,042
2010	$91,698	$0	$261,900	$0	$0	$353,598	$353,598	$50,000	$303,598

Building Information

Building	1	**Roof Cover**	Composite Shingle
Year Built	1975	**Roof Structure**	Gable Hip
Actual Area	2036	**Interior Flooring**	Pine Wood, Carpet
Conditioned Area	2664	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	None
Style	01	**Air Conditioning**	Window
Class	N	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
FINISHED OPEN PORCH	80
2 STORY	1332
FINISHED OPEN PORCH	76
FINISHED OPEN PORCH	252
FINISHED OPEN PORCH	78
MASONRY UTILITY	140
FINISHED OPEN PORCH	78
Total SqFt	2036

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	90	113	90	EF	$611,100

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/6/2021	8/5/2021	$677,000.00	WARRANTY DEED	5337	985	Q	I	MOYER CAMERON D	OCEAN BREEZES REAL ESTATE LLC
10/31/2012	10/30/2012	$100.00	TRUSTEES DEED	3636	1643	U	I	MOYER CAMERON D SUCC TRUSTEE TO JOHN C MADDEN TRUST	MOYER CAMERON D
8/6/2021	10/21/2009	$0.00	AFFIDAVIT	5337	982	U	I	MADDEN JOHN CADMUS(DECD)	MADDEN JOHN CADMUS (DECD)
	8/1/2009	$0.00	LIFE ESTATE	3224	1176	U	I	MADDEN JOHN C ***	MADDEN JOHN C ***

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 3/28/2023, 2:39:51 AM

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
OCEAN BREEZES REAL ESTATE,LLC

Filing Information

Document Number	L21000235217
FEI/EIN Number	87-1779445
Date Filed	05/20/2021
State	FL
Status	ACTIVE

Principal Address

56 MARINE STREET
ST AUGUSTINE, FL 32084

Mailing Address

56 MARINE STREET
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

GINN & PATROU, PA
460 A1A BEACH BLVD
ST AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title AMBR

SMITH, REBECCA
56 MARINE STREET
ST AUGUSTINE, FL 32084

Title AMBR

SMITH, KEVIN
56 MARINE STREET
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	03/10/2022

2023	03/18/2023

Document Images

03/18/2023 -- ANNUAL REPORT	View image in PDF format
03/10/2022 -- ANNUAL REPORT	View image in PDF format
05/20/2021 -- Florida Limited Liability	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 20, 2023 Meeting

Application HP2023-0017 Address: 32 St. George Street

Applicant: World Construction Co., Inc.

Property Owner: St. George Street Properties, LLC

Project description: To construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.

Architectural Style:	Spanish Colonial	Florida Master Site File:	SJ06477
National Register:	St. Augustine Historic District: Non-Contributing	Construction date:	1963
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1974700000		
Agenda Item:	9(b)	Previous Action(s):	F2008-0012 COA HP2022-0069

STAFF SUMMARY AND ANALYSIS:

1. This property is in the Historic Preservation 3 (HP-3) Zoning District on the west side of St. George Street between Orange and Cuna Streets and is a non-contributing building in the St. Augustine National Register Historic District.
2. The applicant is requesting to replace the existing wood gate with a new design and to construct a wood pergola in the courtyard to the south of the building.
3. The HARB heard a similar Certificate of Appropriateness (COA) application in late 2022, which was subsequently denied by the Board because no applicant or representative was present for multiple consecutive hearings and the information provided in the application was insufficient.
4. The proposed gate appears consistent with the Architectural Guidelines for Historic Preservation (AGHP) recommendation that all First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall.
5. The width of the proposed gate is wider than the existing 10' opening, noted as 10'10" (two 5'5" doors) which is also larger than the 50" width deemed appropriate in the AGHP; however, the gate width appears to relate directly to the existing opening and the size of existing gate doors.
6. The existing gate and fence height is approximately 7'6" and the proposed height is labeled as the same. It is unclear from the drawings whether the proposed lintel, which brings the gate height to 9' according to the gate detail provided by the applicant, is part of the gate assembly or required for the attached pergola. The proposed fence and gate height is consistent with the AGHP requirement that First and Second Spanish Period fences and walls be a minimum of five and one-half feet high.
7. While window openings in gates are not uncommon in HP-3, the black iron muntin detail appears to be inconsistent with the surrounding Colonial architecture. In general, metal gates/gate details are only observed south of Hypolita Street. Existing bars in gate window openings in HP-3 along St. George Street are wood.
8. The proposed pergola, with a height of 9'8" exceeds the height of the adjacent roof eave but is, overall, subordinate to both the adjacent building and the 12'2" tall masonry wall along the south property line. Moving the eastern side of the pergola back, or starting the pergola at the second pair of posts from the east, would lessen he visual impact of the structure from the street. The pergola is proposed to occupy nearly all the southern courtyard area with an eastern width of 14'2", a length of 26'8", and a western width of 10' reduced to follow the shape of the courtyard. Wooden posts attached to the front gate are proposed to be square, but all others are round, and cross-beams are noted as natural finish Douglas fir poles consistent with AGHP recommendation which states that trellises should be constructed of simple round posts or poles.
9. The applicant should clarify whether any additional landscaping, such as vines for the pergola, is proposed and whether the existing signpost is proposed to be reinstalled and/or where new signage is proposed to be located.
10. Any proposed new signage requires review and approval prior to installation (including reinstallation in a new location) through the sign permit process and may require additional HARB review if appropriate pre-approved colors, fonts, graphics, or materials are not utilized.

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 32 St. George Street** if the HARB finds that the proposed pergola and gate meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following conditions:

1. That the gate window openings be barred with wood spindles in a simple design.
2. That the proposed pergola be stepped back from the gate at a distance to be determined by the HARB to lessen its visual impact from the street.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace existing ~10' wide gate (two in-swinging doors) with a new design:
    a. 10'10" wide gate (two in-swinging doors)
    b. Lintel above and directly attached to pergola
    c. Two window openings with black iron muntin detail.
2. Install 14'2" wide (max) by 26'8" long pergola with a height of 9'8".

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Fences, Walls and Gates

Do...

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

Don't...

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

Pre-1821

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

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

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

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

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

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

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

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
32 St. George Street

Existing Gate

STAFF PHOTOGRAPHS
32 St. George Street

Existing Gate

STAFF PHOTOGRAPHS
32 St. George Street

Existing Gate

STAFF PHOTOGRAPHS
32 St. George Street

Existing Gate

STAFF PHOTOGRAPHS
32 St. George Street

Proposed Pergola Location

STAFF PHOTOGRAPHS
32 St. George Street

Proposed Pergola Location

STAFF PHOTOGRAPHS
32 St. George Street

STAFF PHOTOGRAPHS
32 St. George Street

Sample Gates North of Hypolita Street

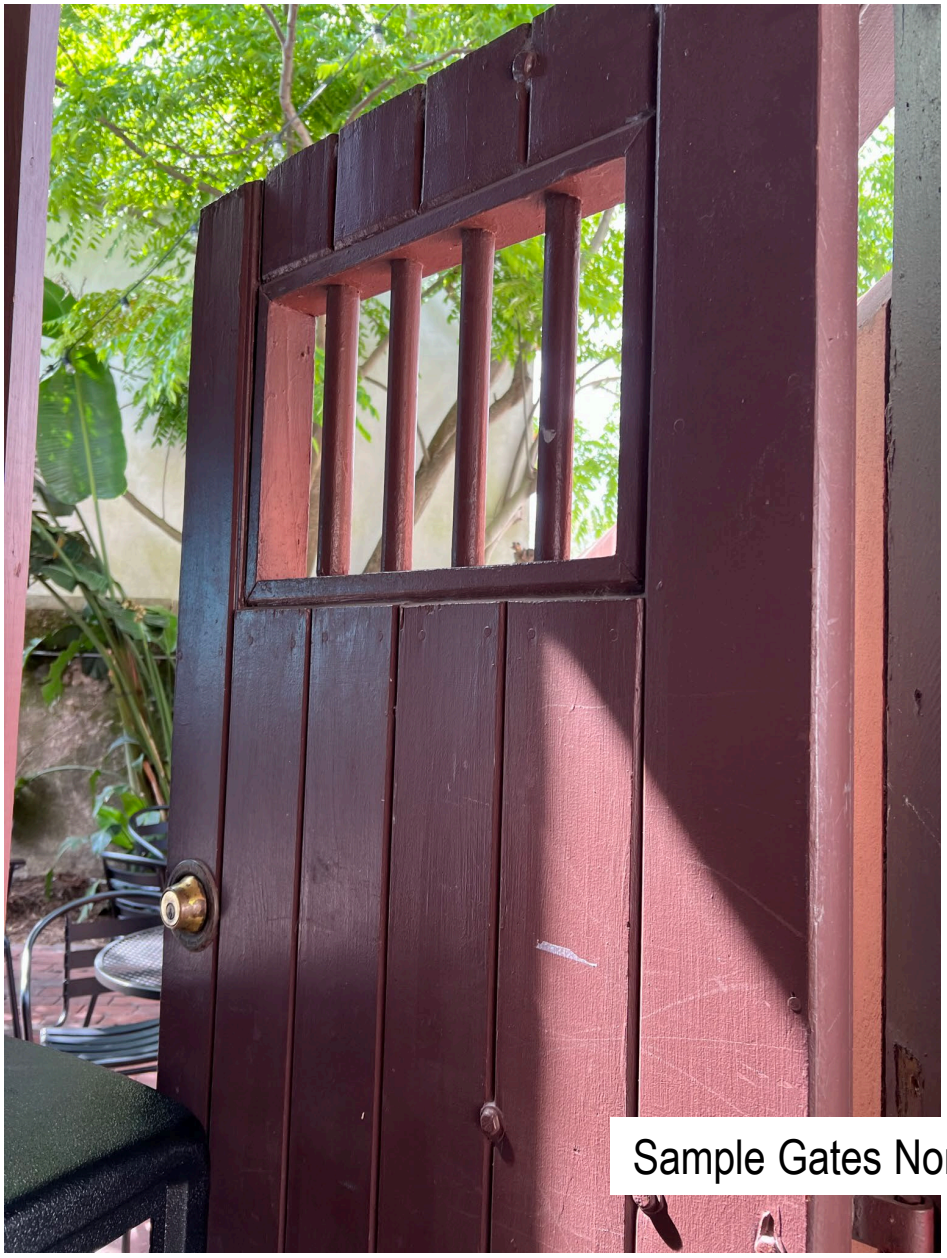
STAFF PHOTOGRAPHS
32 St. George Street

Sample Gates North of Hypolita Street

STAFF PHOTOGRAPHS
32 St. George Street

Sample Gates North of Hypolita Street

STAFF PHOTOGRAPHS
32 St. George Street



Sample Gates North of Hypolita Street

STAFF PHOTOGRAPHS
32 St. George Street

Sample Gates North of Hypolita Street

STAFF PHOTOGRAPHS
32 St. George Street

Sample Gates South of Hypolita Street

Page 1

☒ Original
☐ Update

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

Site #8 SJ06477
Field Date 5-2-2016
Form Date 6-28-2016
Recorder #

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

Site Name(s) (address if none) 32 St. George St — Multiple Listing (DHR only)
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only)
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
32		St. George	Street	

Address: 32 St. George Street
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒ yes ☐ no ☐ unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐ NW ☐ SW ☐ SE ☐ NE — **Irregular-name:**
Tax Parcel # 197470 0000 — **Landgrant**
Subdivision Name City of St. Augustine — **Block** 12 — **Lot** 24
UTM Coordinates: Zone ☐ 16 ☐ 17 — **Easting** ☐☐☐☐☐☐ — **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Commercial — From (year): — To (year):
Current Use Shop — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐ yes ☒ no ☐ unknown — Date: — Original address
Alterations: ☒ yes ☐ no ☐ unknown — Date: — Nature exterior fabric, windows, roof
Additions: ☐ yes ☐ no ☒ unknown — Date: — Nature
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Spanish Colonial — **Exterior Plan** Rectangular — **Number of Stories** 1-2
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. Shed 3. Hip
Roof Material(s) 1. Wood shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. Shed dormer 2.
Windows (types, materials, etc.) single wood 6/6 wood plank shutters.

Distinguishing Architectural Features (exterior or interior ornaments) balcony on facade gable front

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

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ06477

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Poured Concrete Footing 2. _____
Main Entrance (stylistic details) single wood panel door

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource constructed in 1963. 1.5 story structure continued use.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

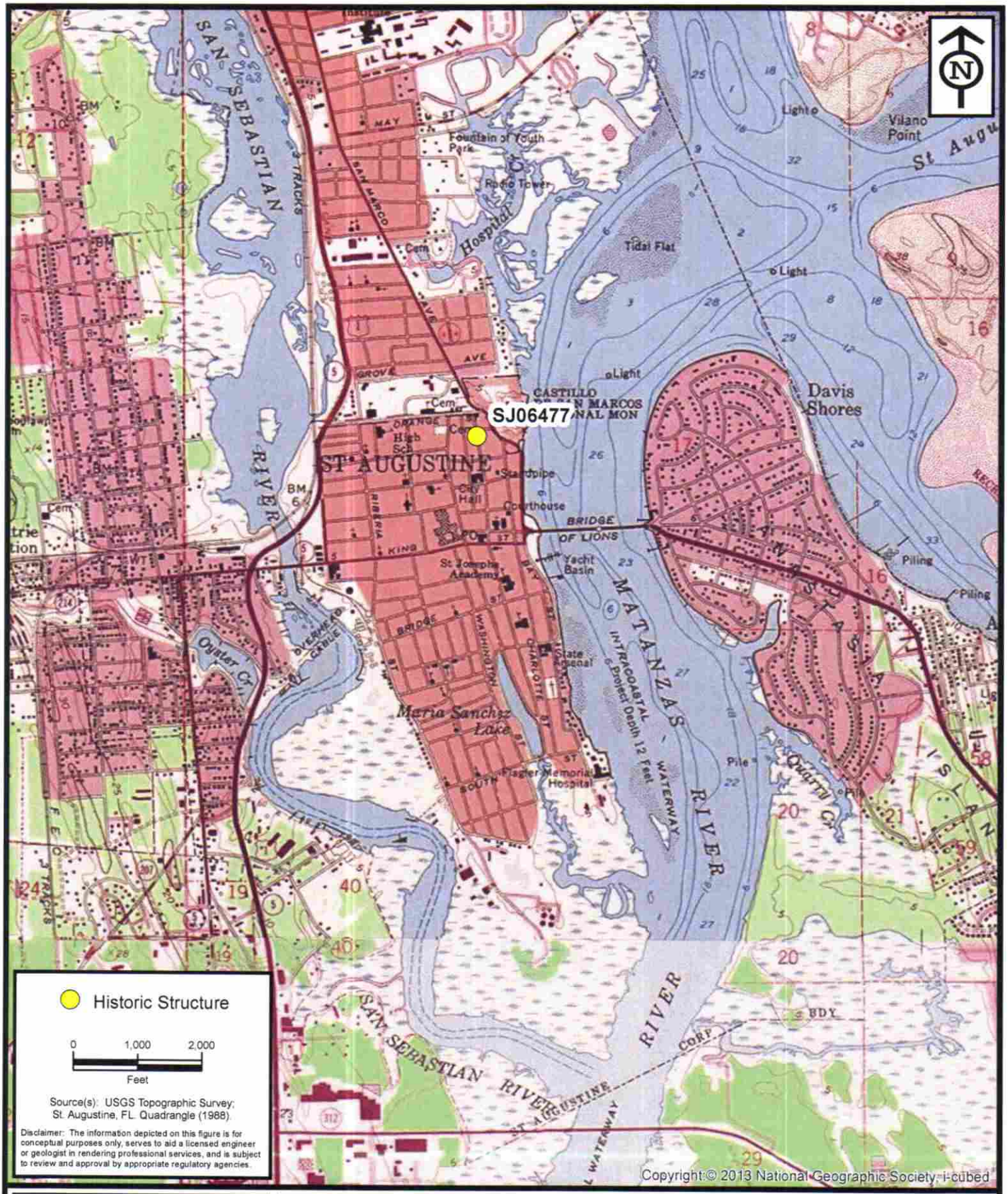
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

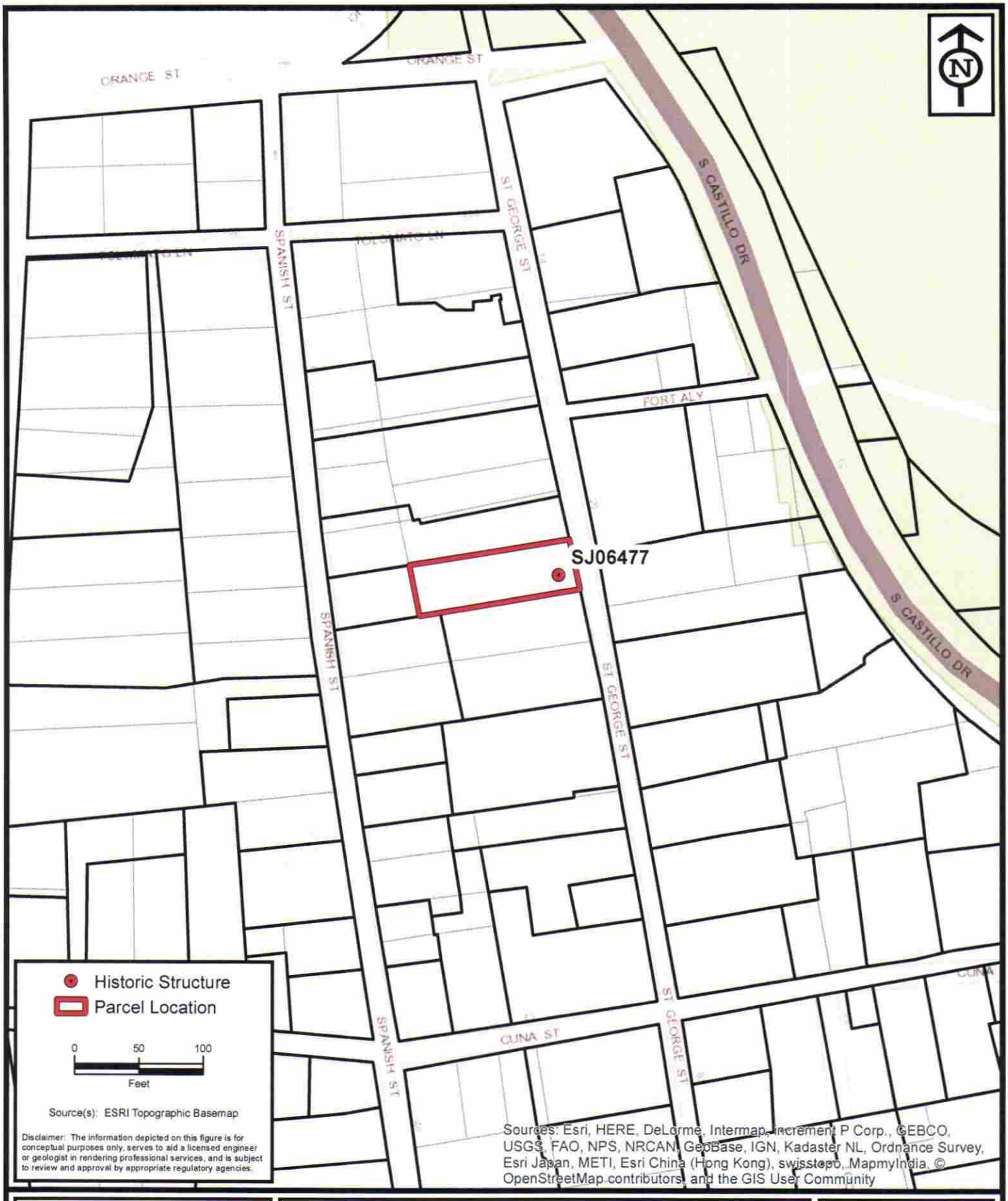
Project Location - SJ06477

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ06477\Location.mxd Date: 6/28/2016 1:40:28 PM



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

Parcel Location - SJ06477

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ06477\Parcel.mxd Date: 6/28/2016 1:40:54 PM

Received 03/13/2023
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0017

Receipt No. 2596387 Meeting Date: April 20, 2023

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

1. NAME OF APPLICANT Dror zanani
   Business (if applicable) sweet spot augustine llc
   Address 32 saint George street
   City Saint Augustine State Florida Zip Code 32084
   Daytime telephone 850.259.7590 E-mail Address drorzanani1409@gmail.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER _____
   Business (if applicable) ST. GEORGE STREET PROPERTIES, LLC
   Address 30 saint george street
   City saint george State florida Zip Code 32084
   Daytime telephone (required) 904-669.8554 E-mail address _____
3. PROJECT STREET ADDRESS 32 saint george street
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 1974700000
5. EXISTING USE walkway PROPOSED USE walkway
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 Replacing the gate
☐	☐	Existing parking, walkways & other site features_____

October 2017

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy new pergula
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate Wider 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)

replace gate and put pergula

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 dror zanani

SIGNATURE OF APPLICANT _____ DATE 3/10/2023

PRINT OWNER'S NAME ~~Linda black~~ Leonard R Tucker

SIGNATURE OF OWNER _____ DATE 3/10/2023

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

October 2017

HP2023-0017
32 St George Street

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

D.Z INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Additional photographs of the site may be useful for inclusion in the application packet; however, the staff report packet will include photographs as well. Any additional proposed alterations such as landscaping should be included.

Project number: HP2023-0017 Project Address: 32 St George Street

Reviewed by: Candice Seymour Date: 03/28/2023

October 2017

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: 32 saint george street jacksonville florida 32084

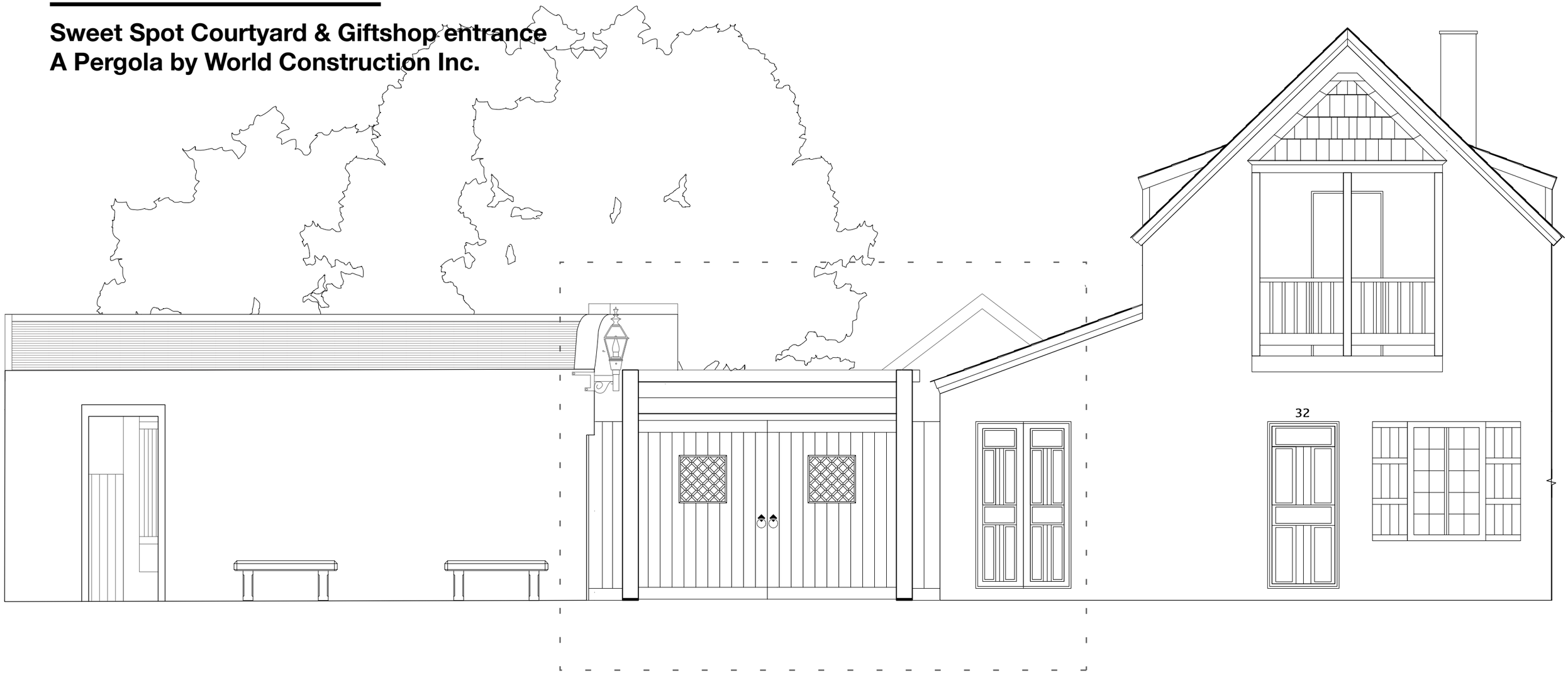
Applicant's Name: dror zanani Applicant's Signature:

Owner's Name: Leonard Tucker Owner's Signature:

Received 03/13/2023
Planning and Building Department

32 Saint George St.

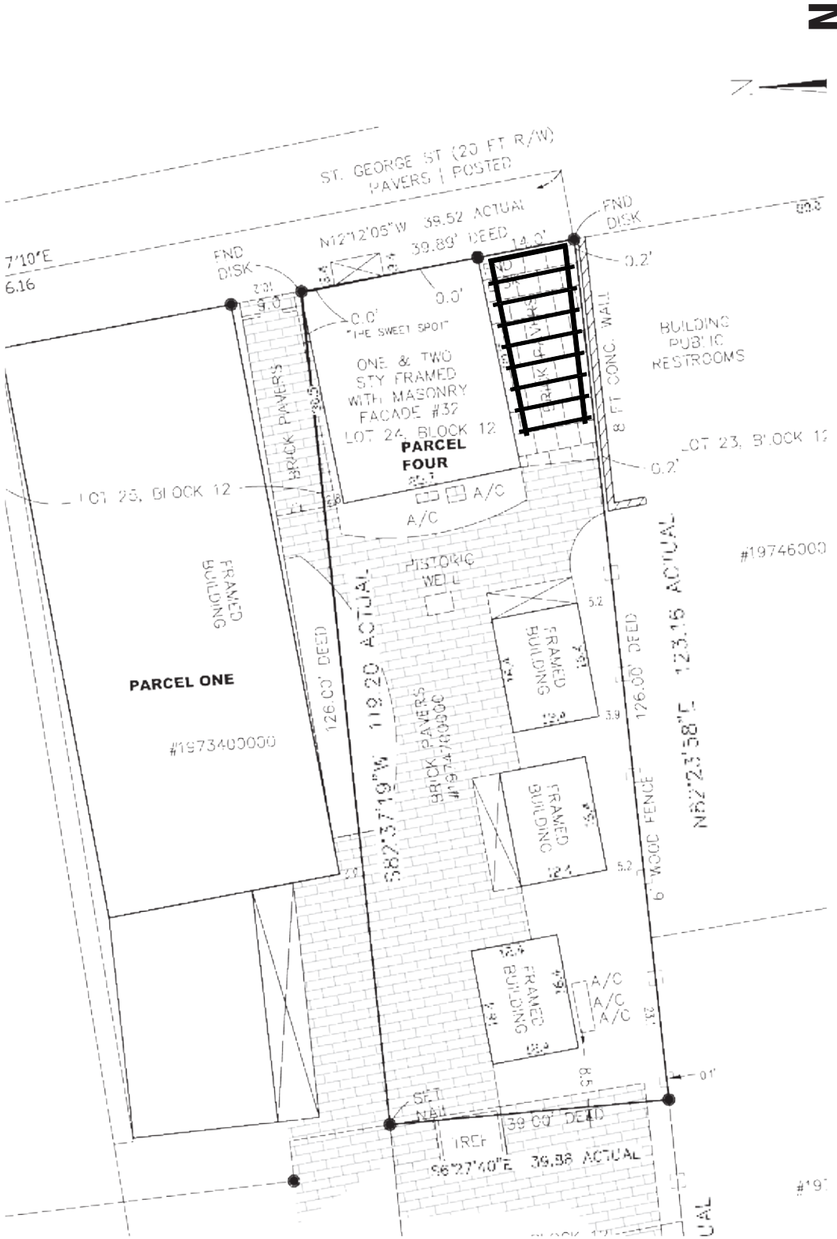
Sweet Spot Courtyard & Giftshop entrance
A Pergola by World Construction Inc.



s1.0 site plan
s2.0 framing plan & notes
s3.0 existing elevation
s4.0 south masonry wall
s5.0 proposed elevation
s6.0 gate detail
s7.0 new footer details

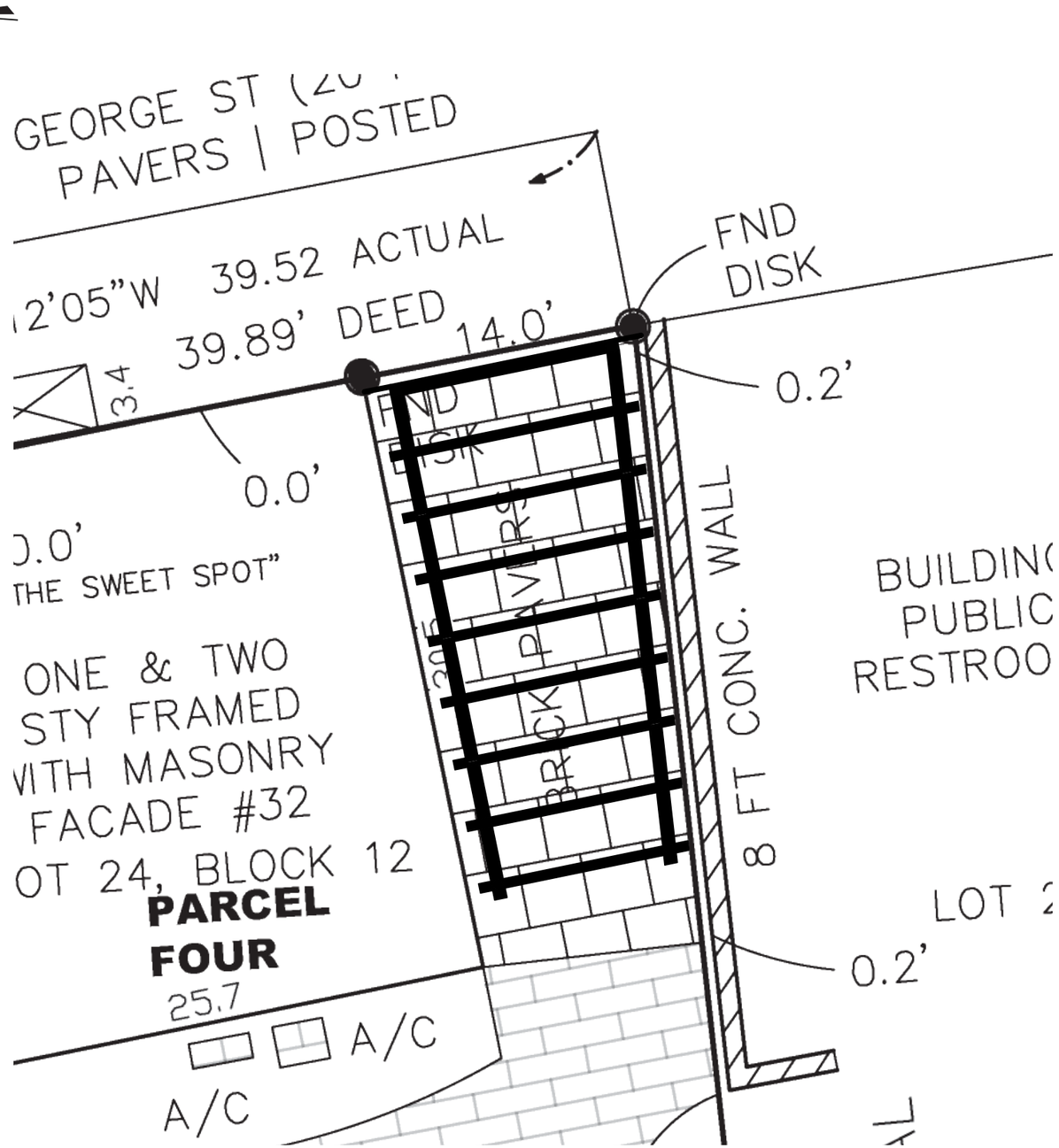
The two story building at 32 Saint George Street in the Historic Downtown Saint Augustine currently houses "The Sweet Spot", an ice cream parlor which forms an exterior courtyard with an adjacent gift shop. It is built in the style of the First Spanish period. The exterior finish is white stucco with mahogany trim, and the roof is sheathed with overlapping cedar wooden shingles. The existing fence & gate are built with square cut, random width naturally finished cedar boards. Adjacent to the courtyard is a poured concrete wall, which joins a Coquina masonry wall at its intersection with Saint George St. A new Pergola & gate will be built at this location, including repairs & necessary additions to the existing fence.

Received 03/13/2023
Planning and Building Department



SITE PLAN

NTS



SITE PLAN

1/8" = 1'

REVISIONS

WORLD CONSTRUCTION INC.

32 Saint George St.

A Pergola for the courtyard @ The Sweet Spot

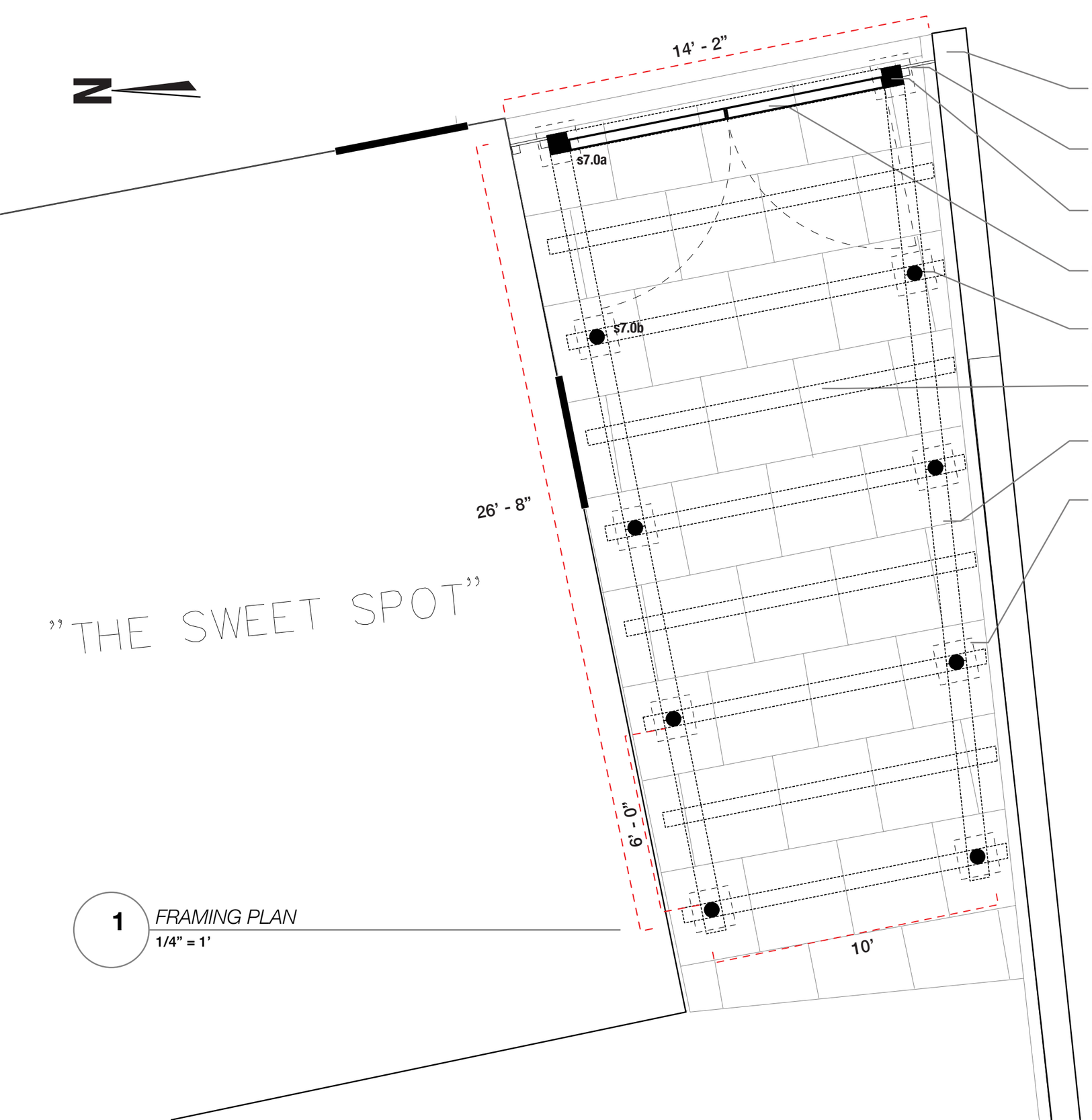
DRAFTED BY:
AllSam Design, etc.

DATE
3.2.23

PROJECT
Sweet Spot Pergola

SHEET NUMBER
s1.0
SITE PLAN

Received 03/13/2023
Planning and Building Department



1 *FRAMING PLAN*
1/4” = 1’

existing south masonry wall condition, see **s4.0**

random width vertical fence boards, 1” thick square cut pine w/ natural finish

(2) 8” x 8” x 10’ square natural finish douglas fir post attached to footer with SIMPSON CPT88Z GALVANIZED CONEALED POST BASE FOR 8X8, BLACK FINISH

(2) 5’-5” x 7’-6” Swinging Wooden Gate Doors, see **gate detail (s6.0a,b),** built in heavy pine w/ natural finish

(8) typ 6” x 6” x 8’ round natural finish douglas fir posts attached to footer with SIMPSON PBV6 GALVANIZED 6X6 POST BASE, BLACK FINISH, notched & bolted where attached to horizontal cross beams above

(9) typ 6” x 6” x 12’ horizontal cross beam, natural finish douglas fir poles notched & bolted to lower cross beams

(8) typ 8” x 8” x 8’ horizontal cross beam, natural finish douglas fir poles notched & bolted to upper cross beams & posts below

(10) typ 16” x 16” x 12” concrete footer w/ (2) #5 rebar, attached to posts with notated SIMPSON post base connectors

GENERAL NOTES

pergola will be framed with naturally finished round douglas fir pole members. All cross ties & connections will be notched & bolted with appropriate hardware.

exposed nail heads will reflect the design of the appropriate period. modern nail heads will not be visible. **(HGAP p. 162).**

all visible hardware, gate pulls, hinges & other mechanical connections will be heavy duty, black painted iron **(HGAP p. 162).**

existing fence & elements, where possible, will be repaired & updated with careful attention to the original & surrounding architectural elements.

new installed fences & gates will complement the architecture of the existing buildling, will be constructed from straight cut naturally finished lumber, & will adhere as best as possible to the procedures laid out in the Architectural Guidelines for Historic Preservation, **pages 161-163.**

all modern building elements & connections will be hidden or painted black if necessary.

REVISIONS

WORLD CONSTRUCTION INC.

32 Saint George St.
A Pergola for the courtyard @ The Sweet Spot

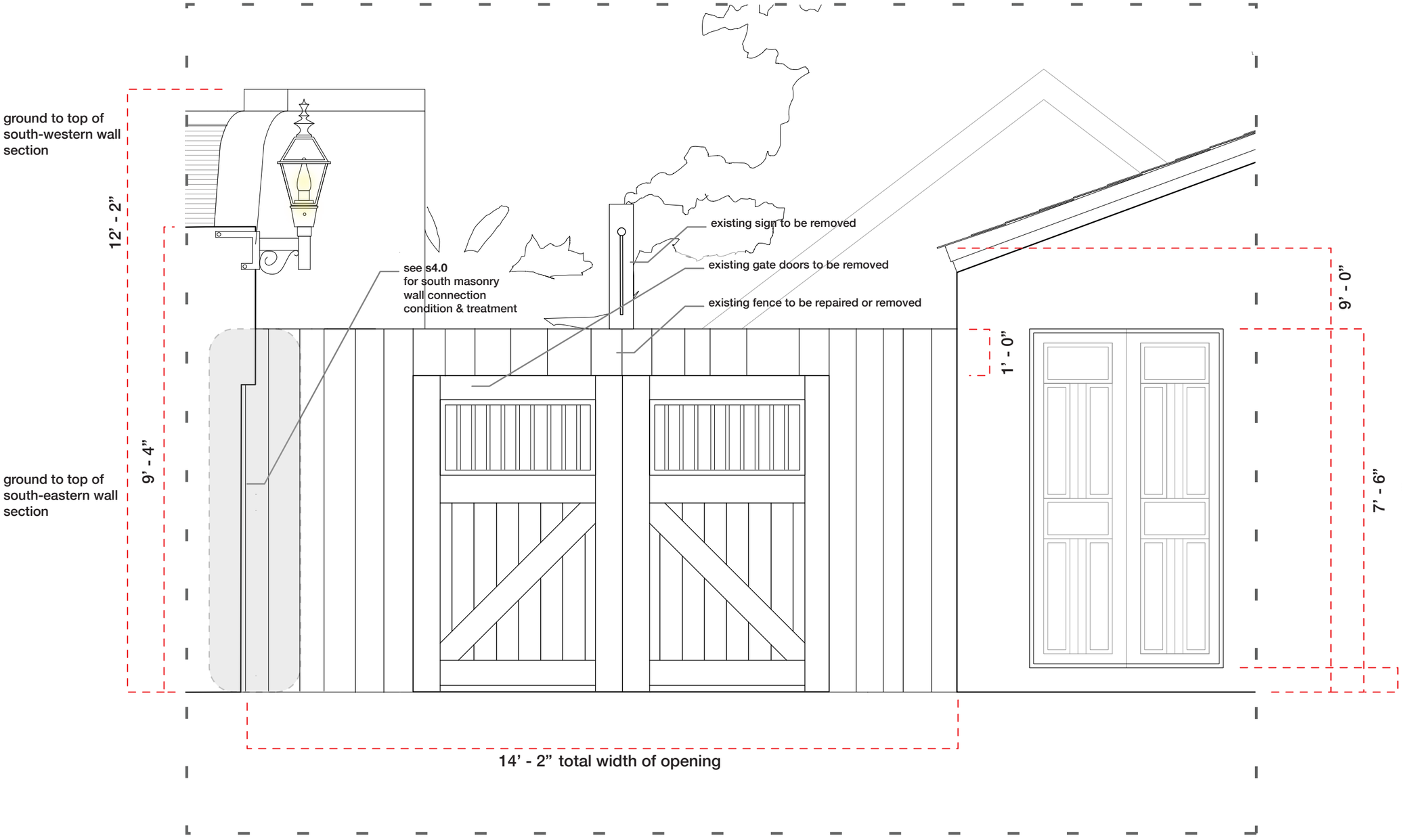
DRAFTED BY:
AllSam Design, etc.

DATE
3.2.23

PROJECT
Sweet Spot Pergola

SHEET NUMBER
s2.0
FRAMING PLAN

Received 03/13/2023
Planning and Building Department



1 *EXISTING ELEVATION*
nts

REVISIONS

WORLD CONSTRUCTION INC.

32 Saint George St.
A Pergola for the courtyard @ The Sweet Spot

DRAFTED BY:
AllSam Design, etc.

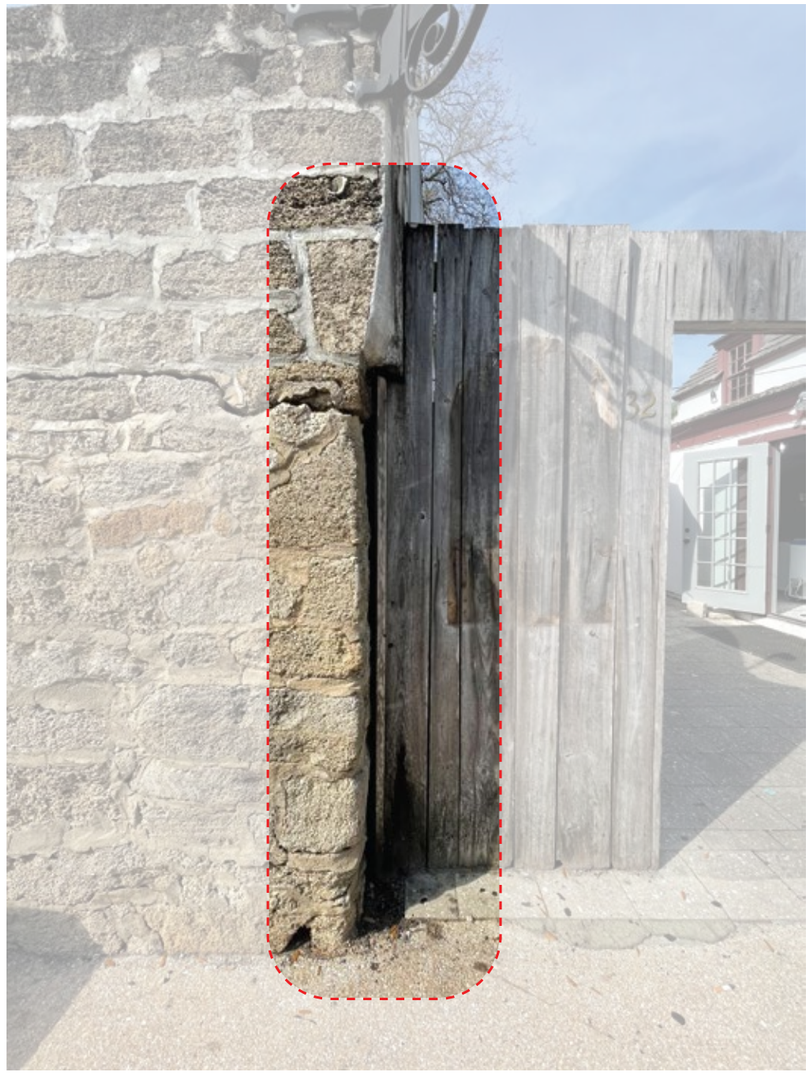
DATE
3.2.23

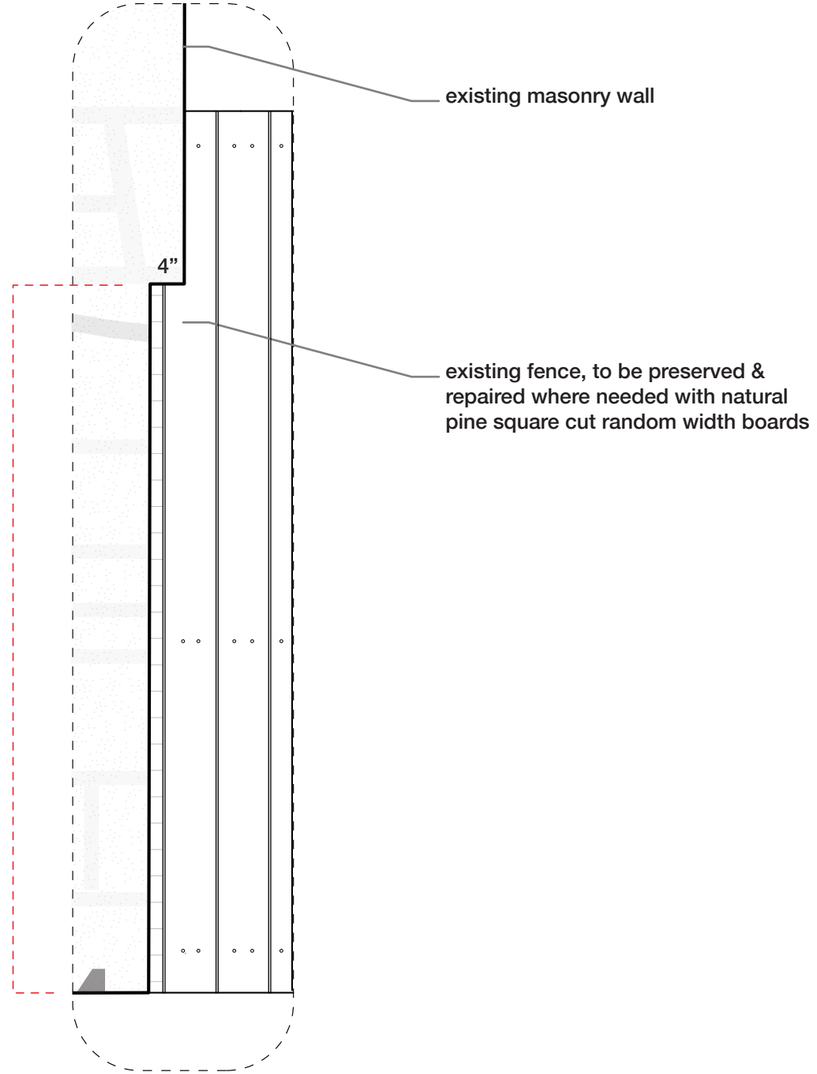
PROJECT
Sweet Spot Pergola

SHEET NUMBER
s3.0
EXISTING ELEVATION

Received 03/13/2023
Planning and Building Department

The existing masonry wall facing St. George St. currently meets with the south end of the existing random width wooden fence. A 4" x 71" portion of the fence is notched into the wall. During construction, careful preservation of this detail where available, and reconstruction where needed will be executed to ensure the safety & stability of the southern wall, & remedy the condition of the fence.





1 *SOUTH WALL DETAIL*
NTS

REVISIONS

WORLD CONSTRUCTION INC.

32 Saint George St.
A Pergola for the courtyard @ The Sweet Spot

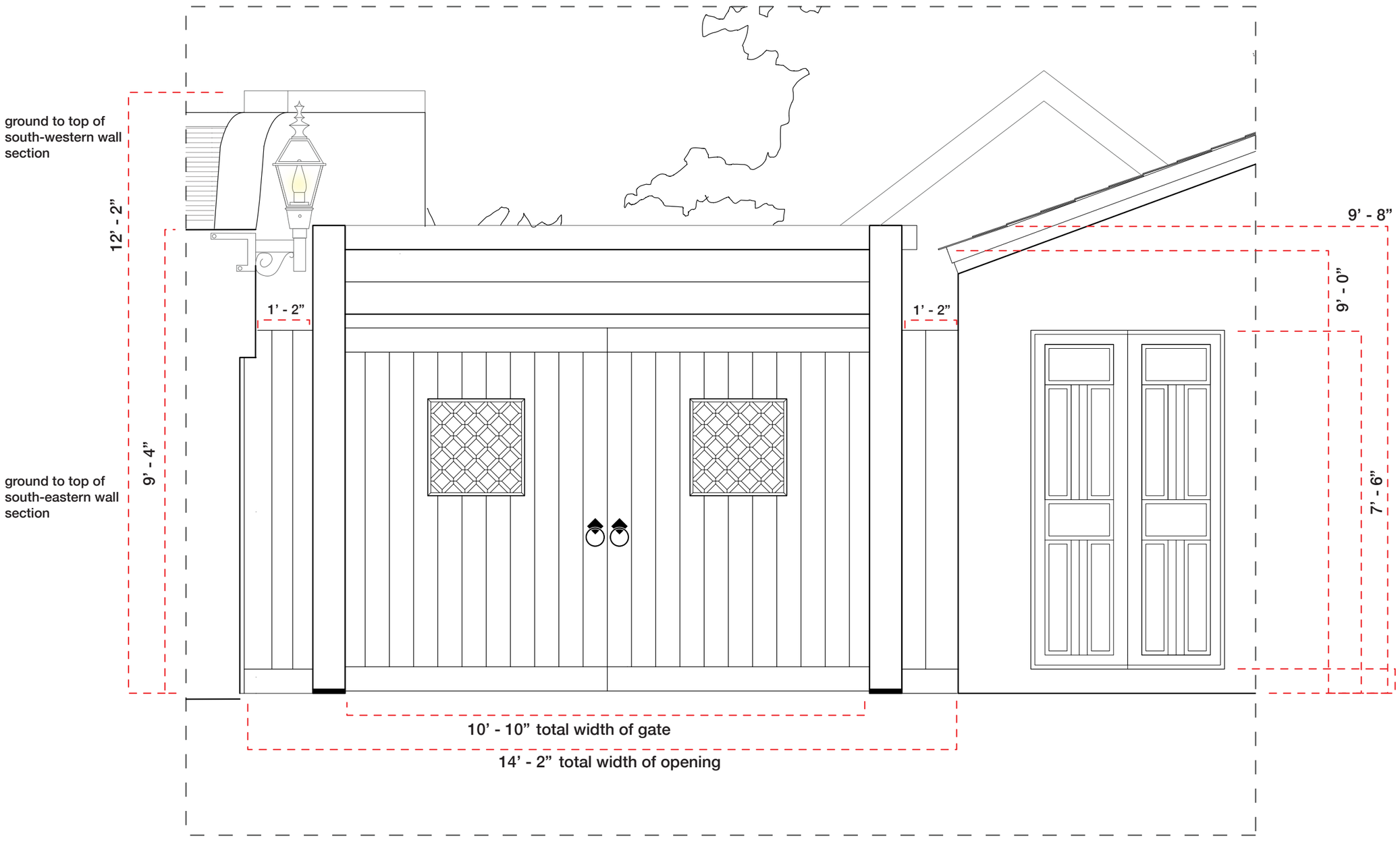
DRAFTED BY:
AllSam Design, etc.

DATE
3.2.23

PROJECT
Sweet Spot Pergola

SHEET NUMBER
s4.0
SOUTH MASONRY WALL

Received 03/13/2023
Planning and Building Department



1 *PROPOSED ELEVATION*

nts

REVISIONS

WORLD CONSTRUCTION INC.

32 Saint George St.

A Pergola for the courtyard @ The Sweet Spot

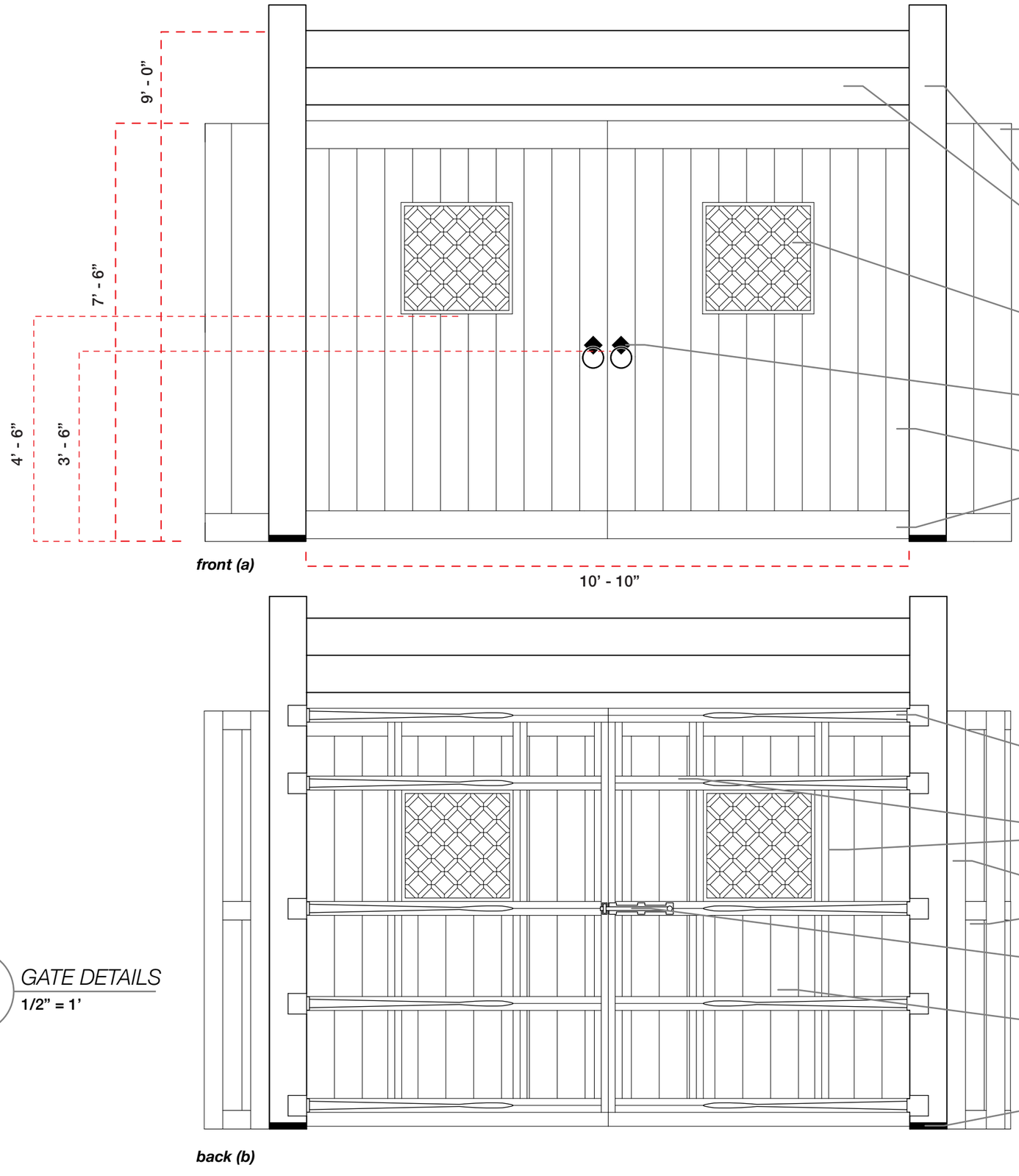
DRAFTED BY:
AllSam Design, etc.

DATE
3.2.23

PROJECT
Sweet Spot Pergola

SHEET NUMBER
s5.0
PROPOSED ELEVATION

Received 03/13/2023
Planning and Building Department



front (a)

back (b)

1 *GATE DETAILS*
1/2” = 1’

REVISIONS

WORLD CONSTRUCTION INC.

32 Saint George St.
A Pergola for the courtyard @ The Sweet Spot

DRAFTED BY:
AllSam Design, etc.

DATE
3.2.23

PROJECT
Sweet Spot Pergola

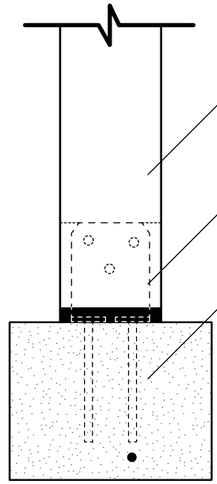
SHEET NUMBER
s6.0
GATE DETAILS

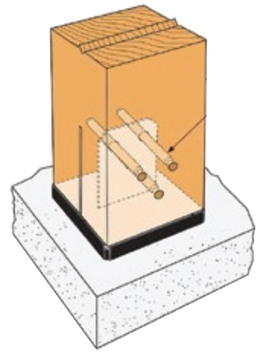
Received 03/13/2023
Planning and Building Department

8” x 8” x 8” NEW WOODEN POST, DOUGLAS FIR NATURAL FINISH

SIMPSON STRONG-TIE CPT88Z GALVANIZED CONCEALED POST BASE FOR 8X8, BLACK FINISH

16”X16”X12” NEW CONCRETE FOOTER W/ (2) #5 REBAR





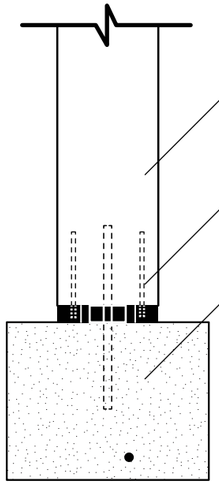
source : https://www.strongtie.com/retrofitpostbases_postbases/cptz_base/p/cptz

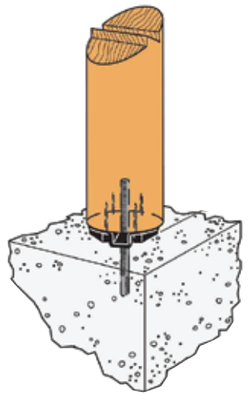
a). 8X8 SQUARE POST CONNECTION

6” X 6” X 8’ NEW WOODEN POST, DOUGLAS FIR NATURAL FINISH

SIMPSON STRONG-TIE PBV6 GALVANIZED HIDDEN STAND OFF POST BASE FOR 6X6 ROUND POST

16”X16”X12” NEW CONCRETE FOOTER W/ (2) #5 REBAR





source : https://www.strongtie.com/specialtycollection_architecturalproductsgroup/pbv_base/p/pbv

b). 6X6 ROUND POST CONNECTION

1 *FOOTER & POST CONNECTION DETAILS*
NTS

REVISIONS

WORLD CONSTRUCTION INC.

32 Saint George St.
A Pergola for the courtyard @ The Sweet Spot

DRAFTED BY:
AllSam Design, etc.

DATE
3.2.23

PROJECT
Sweet Spot Pergola

SHEET NUMBER
s7.0
NEW FOOTER DETAILS

Public Records of St. Johns County, FL Clerk # 2006046389, O.R. 2728 PG 144,
06/20/2006 at 03:00 PM REC. $9.00 SUR. $9.50 Doc. D $3850.00

Prepared by and Return to:

Leonard R. Tucker, Jr.
51 Avista Circle
St. Augustine, FL 32084

WARRANTY DEED

THIS INDENTURE, made this 31st day of October, 2005, between LEONARD R. TUCKER, SR. and RUTH S. TUCKER, as Trustees of the Ruth S. Tucker Living Trust, whose address is 51 Avista Circle, St. Augustine, Florida 32084, parties of the first part, and St. George Street Properties, LLC, a Florida Limited Liability Company, whose address is 30 St. George St., St. Augustine, FL, party of the second part.

W I T N E S S E T H:

That the said parties of the first part, in consideration of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed to said party of the second part, their successors and assigns forever the following described lands, situate, lying and being in St. Johns County, Florida, to wit:

PARCEL ONE:

Lots Six (6) and Twenty-five (25) of Block Twelve (12) of the City of St. Augustine, Florida, according to the official map of the City of St. Augustine, Florida, filed in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

COPY

Less and Except:

A part of Lot 25, Block 12, according to the official map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

Commence at the Northwest corner of said Lot 25; thence North 76° 41′ E 9.70 feet along the North line of said Lot 25 to the point of beginning; thence continue N 76° 41′ E 110.3 feet to the Northeast corner of said Lot 25; thence S 22° 31′ E 2.82 feet to a point on the north side of an existing masonry wall; thence S 76° 35′ W 110.66 feet; thence N 15° 02′ W 2.98 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL TWO:

A part of Lot 5 and a part of Lot 26, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

Commence at the Southwest corner of said Lot 5 for the point of beginning; thence N 79° 02′ E 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence S 15° 02′ E 0.78 feet to the Southwest corner of said Lot 26; thence N 76° 41′ E 9.70 feet along the South line of said Lot 26; thence N 15° 02′ W 13.41 feet; thence S 79° 02′ W 73.20 feet to a point on the West line of said Lot 5; thence S 11° 24′ E 13.00 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL THREE:

Lot Seven (7), Block Twelve (12), according to the official map of City of St. Augustine, dated Jan. 1, 1905, bounded on the West by Spanish Street, 39 feet more or less, on the North by a lot formerly owned by John T. Dismukes, 70 feet, more or less, South by lot formerly owned by Catherine Mickler, 70 feet more or less, on the East by lot formerly owned by J. M. G. Carrera, 39 feet more or less.

Real Estate Assessment No. 197350-0000

PARCEL FOUR:

In the City of St. Augustine, and bounded on the South by Lot of Perry, on the North by property now or formerly of the First National Bank of St. Augustine, on the West by Lot of Meserve and on the East by St. George Street on which it fronts, and measures thirteen yards and twenty-eight inches, and in depth one hundred and twenty-six feet. Said land is also described as Lot #24, Block 12, of the City of St. Augustine, Florida.

Real Estate Assessment No. 197470-0000

This property does not constitute the homestead of the parties of the first part.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 1992; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

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

COPY

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

Signed and Sealed in Our Presence:

Sign: John D. Bailey Sr.
Print Name: JOHN D. BAILEY SR.

Sign: Margaret B. Bailey
Print Name: MARGARET B. BAILEY

Ruth S. Tucker
RUTH S. TUCKER as Trustee of the Ruth S. Tucker Living Trust

Leonard R. Tucker
LEONARD R. TUCKER as Trustee of the Ruth S. Tucker Living Trust

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by RUTH S. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.

DONNA SANTUCCIO
MY COMMISSION # DD 243159
EXPIRES: August 20, 2007
Bonded Thru Notary Public Underwriters

Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by LEONARD R. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.

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Donna Santuccio
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Leonard R. Tucker, Jr.
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W I T N E S S E T H:

That the said parties of the first part, in consideration of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed to said party of the second part, their successors and assigns forever the following described lands, situate, lying and being in St. Johns County, Florida, to wit:

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COPY

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

Signed and Sealed in Our Presence:

Sign: John D. Bailey Sr.
Print Name: JOHN D. BAILEY SR.

Sign: Margaret B. Bailey
Print Name: MARGARET B. BAILEY

Ruth S. Tucker
RUTH S. TUCKER as Trustee of the Leonard R. Tucker Sr. Living Trust

Leonard R. Tucker
LEONARD R. TUCKER as Trustee of the Leonard R. Tucker Sr. Living Trust

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by RUTH S. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.

DONNA SANTUCCIO
MY COMMISSION # DD 243159
EXPIRES: August 20, 2007
Bonded Thru Notary Public Underwriters

Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

STATE OF FLORIDA
COUNTY OF St. Johns

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MY COMMISSION # DD 243159
EXPIRES: August 20, 2007
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Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

St. Johns County, FL

Apply for Exemptions

2022 TRIM Notice

Summary

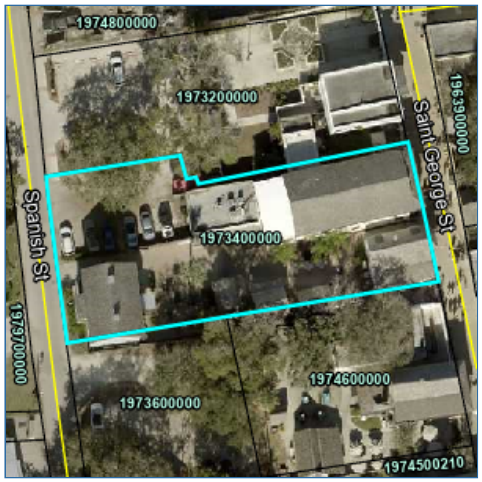
Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1973400000
Location Address	19 SPANISH ST 21 SPANISH ST 30 ST GEORGE ST 32 ST GEORGE ST 32 ST GEORGE ST UNIT A SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG S13FT LOT 5 ALL LOT 6 & 7 & 24 & LOT 25 (EX PT SOLD IN OR160/34) & 13 OF W9FT OF LOT 26 BLK 12 OR2728/144 & 146 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.340
Homestead	N

Owner Information

Owner Name	St George Street Properties 100%
Mailing Address	PO BOX 1928 SAINT AUGUSTINE, FL 32085-1928

Map



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	$246,699	$0	$648,340	$0	$0	$895,039	$740,285	$154,754	$740,285
2021	$259,033	$0	$648,340	$0	$0	$907,373	$672,986	$234,387	$672,986
2020	$310,853	$0	$648,340	$0	$0	$959,193	$611,805	$347,388	$611,805
2019	$212,911	$0	$660,600	$0	$0	$873,511	$556,186	$317,325	$556,186
2018	$196,533	$0	$587,200	$0	$0	$783,733	$505,624	$278,109	$505,624
2017	$131,022	$1,407	$587,200	$0	$0	$719,629	$460,558	$259,071	$460,558
2016	$131,022	$1,407	$286,260	$0	$0	$418,689	$418,689	$0	$418,689
2015	$137,573	$1,407	$286,260	$0	$0	$425,240	$411,819	$13,421	$411,819
2014	$86,714	$1,407	$286,260	$0	$0	$374,381	$374,381	$0	$374,381
2013	$91,531	$1,407	$286,260	$0	$0	$379,198	$379,198	$0	$379,198
2012	$96,349	$1,407	$286,260	$0	$0	$384,016	$384,016	$0	$384,016
2011	$101,166	$1,407	$317,455	$0	$0	$420,028	$420,028	$0	$420,028
2010	$105,984	$1,407	$352,320	$0	$0	$459,711	$459,711	$0	$459,711

Building Information

Building 1
Year Built 1880
Actual Area 5660
Conditioned Area 5292
Use Mixed Use (City/Historical)
Style 04
Class N
Exterior Wall Stucco, Wood

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

Description	Square Footage
BASE AREA	2250
FINISHED CANOPY	168
BASE AREA	792
FINISHED CANOPY	200
FINISHED UPPER STORY	2250
Total SqFt	5660

Building 2
Year Built 1963
Actual Area 856
Conditioned Area 1120
Use Snack Bars
Style 04
Class N
Exterior Wall Concrete Stucco

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

Description	Square Footage
BASE AREA	256
UNFINISHED CANOPY	24
1.5 STORY	576
Total SqFt	856

Building 3
Year Built 2016
Actual Area 252
Conditioned Area 192
Use Stores (City/Historical)
Style 04
Class N
Exterior Wall Wood

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

Description	Square Footage
UNFINISHED CANOPY	60
BASE AREA	192
Total SqFt	252

Building 4
Year Built 2016
Actual Area 288
Conditioned Area 192
Use Stores (City/Historical)
Style 04
Class N
Exterior Wall Wood

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

Description	Square Footage
BASE AREA	192

Description	Square Footage
UNFINISHED CANOPY	96
Total SqFt	288

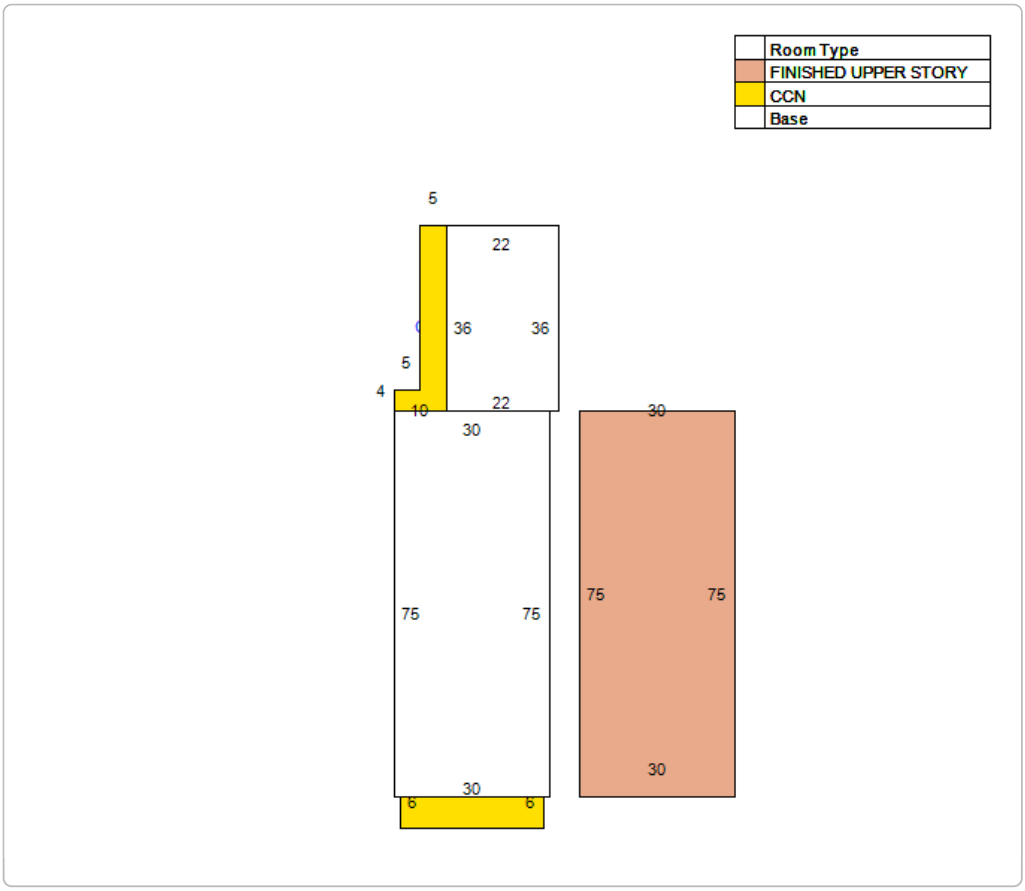
Building	5	**Roof Cover**	Wood Shingle
Year Built	2016	**Roof Structure**	Wood Truss
Actual Area	150	**Interior Flooring**	Ceramic Tile
Conditioned Area	150	**Interior Wall**	Drywall
Use	Stores (City/Historical)	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

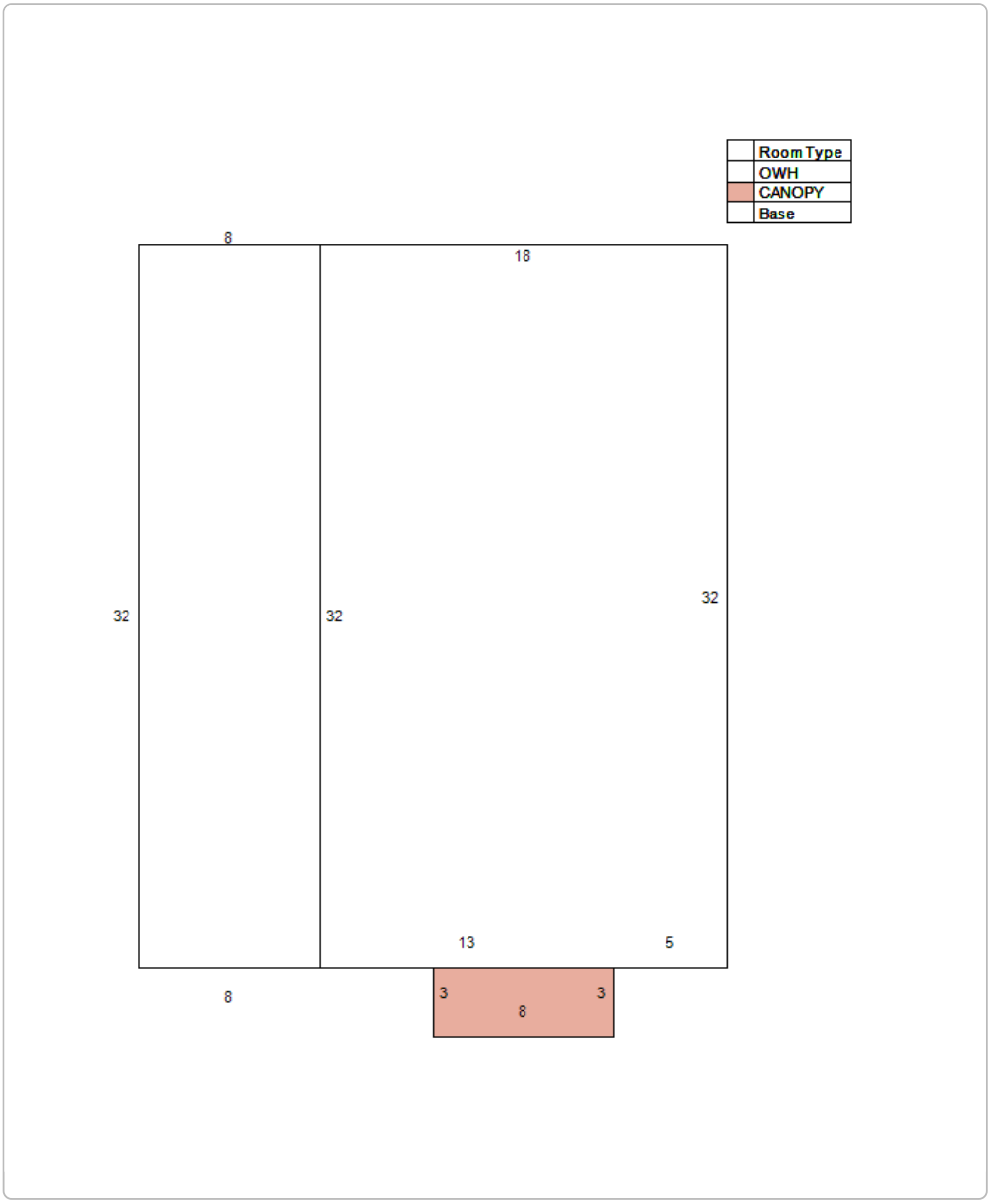
Description	Square Footage
BASE AREA	150
Total SqFt	150

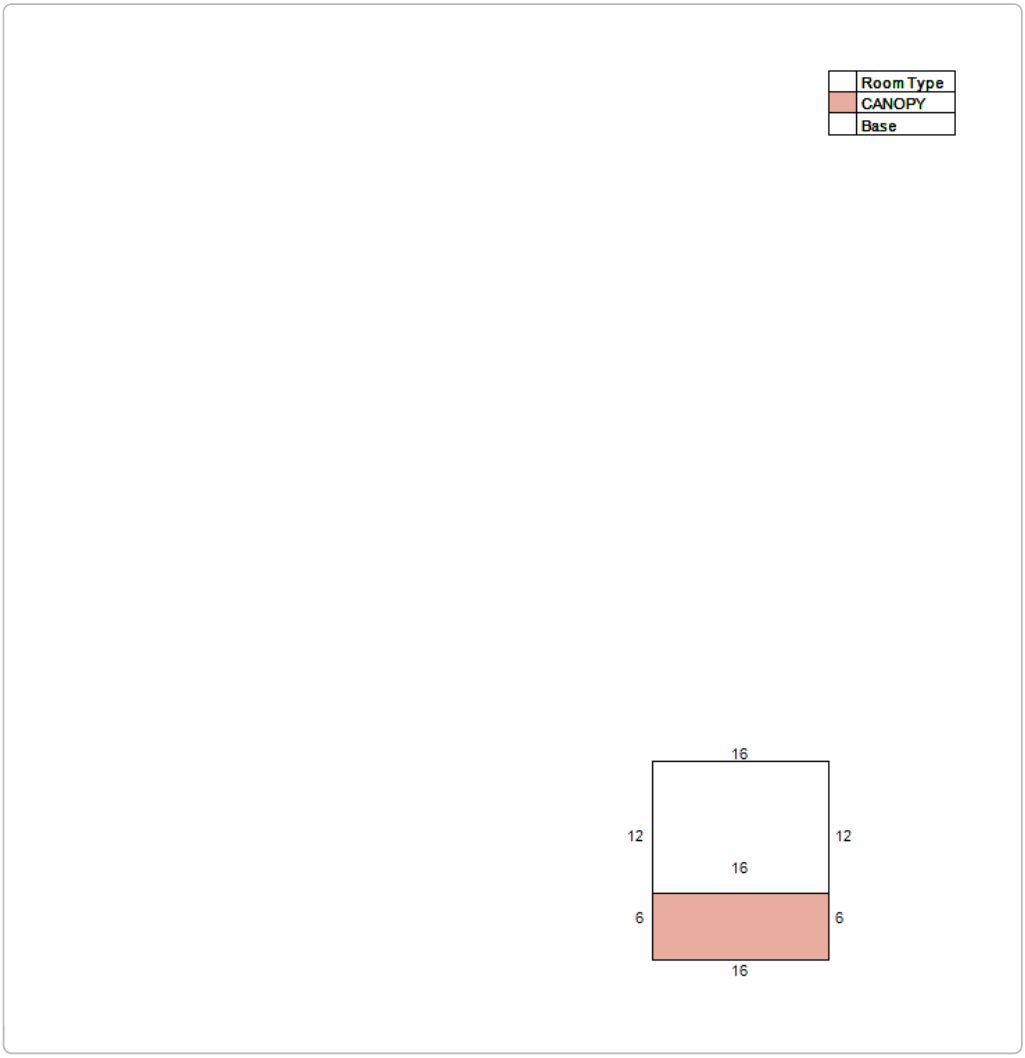
Building	6	**Roof Cover**	Wood Shingle
Year Built	1915	**Roof Structure**	Gable Hip
Actual Area	1970	**Interior Flooring**	Hardwood
Conditioned Area	2275	**Interior Wall**	Plaster
Use	Mixed Use (City/Historical)	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	0
Exterior Wall	Wood	**Baths**	

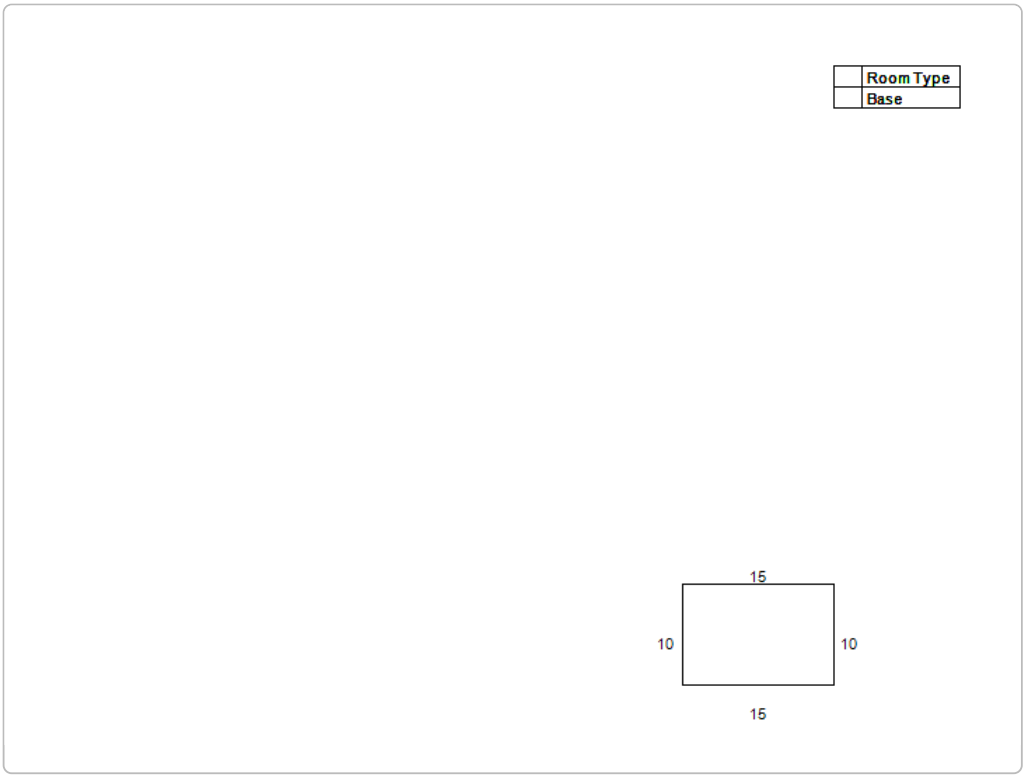
Description	Square Footage
1.5 STORY	910
FINISHED OPEN PORCH	50
BASE AREA	910
FINISHED DECK	50
FINISHED OPEN PORCH	50
Total SqFt	1970

Sketch Information

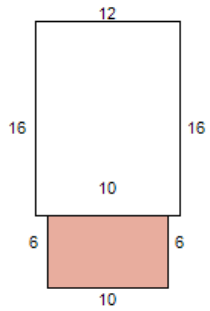



Room Type
OWH
CANOPY
Base
8
18
32
32
32
13
5
8
3
3
8

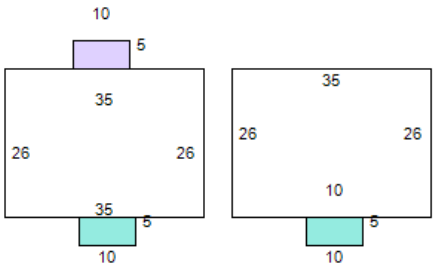

Room Type
CANOPY
Base
16
12
12
16
6
6
16


Room Type
Base
15
10
10
15

	Room Type
	Base
	CANOPY



	Room Type
	DECK
	Base
	FINISHED OPEN PORCH
	OWH



Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		32
OLD - Patio		1290
Brick Pavers (COM)		10086
Wood Fence - 6' and Above (COM)		1842
Fireplace (Mix)		7000
Handicap Ramp (COM)		1026
Wood Fence - 6' and Above (COM)		2627
Gate - Average (Mix)		778
Brick Pavers (COM)		6317

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	35	180	14810	SF	$1,258,850

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/31/2005	$0.00	WARRANTY DEED	2728	146	U	I	TUCKER LEONARD R SR,RUTH S/TR LEONARD'S TRUST	ST GEORGE STREET PROPERTIES LLC
	10/31/2005	$550,000.00	WARRANTY DEED	2728	144	U	I	TUCKER LEONARD R SR,RUTH S/TRUSTEES RUTH TRST	ST GEORGE STREET PROPERTIES LLC
	5/19/1993	$100.00	WARRANTY DEED	992	995	U	I	TUCKER LEONARD R,RUTH S TRUSTEES	TUCKER LEONARD R
	5/19/1993	$100.00	WARRANTY DEED	992	992	U	I	TUCKER LEONARD R,RUTH S TRUSTEES	TUCKER LEONARD R,RUTH S TRUSTEES
	5/19/1993	$100.00	WARRANTY DEED	992	990	U	I	TUCKER LEONARD R,RUTH S	TUCKER LEONARD R,RUTH S TRUSTEES

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

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GDPR Privacy Notice

Last Data Upload: 3/28/2023, 2:39:51 AM

Schneider GEOSPATIAL

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
ST. GEORGE STREET PROPERTIES, LLC

Filing Information

Document Number	L05000095076
FEI/EIN Number	20-3872860
Date Filed	09/28/2005
Effective Date	09/28/2005
State	FL
Status	ACTIVE

Principal Address

30 ST. GEORGE STREET
SAINT AUGUSTINE, FL 32084

Changed: 02/04/2009

Mailing Address

P.O. BOX 3443
SAINT AUGUSTINE, FL 32085

Changed: 02/04/2009

Registered Agent Name & Address

SUNDEMAN, JOHN
1 SEBASTIAN AVE., STE. C
SAINT AUGUSTINE, FL 32084

Address Changed: 04/30/2008

Authorized Person(s) Detail

Name & Address

Title MGRM

TUCKER, JR, LEONARD R
147 SAN MARCO AVENUE
SAINT AUGUSTINE, FL 32084

Title Manager, Authorized Member, Authorized Representative

Black, Linda T
147 San Marco Ave
St Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2021	02/01/2021
2022	02/02/2022
2023	03/19/2023

Document Images

03/19/2023 -- ANNUAL REPORT	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
03/24/2020 -- ANNUAL REPORT	View image in PDF format
04/20/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
02/11/2015 -- ANNUAL REPORT	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
03/14/2012 -- ANNUAL REPORT	View image in PDF format
02/09/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
02/04/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
05/11/2006 -- ANNUAL REPORT	View image in PDF format
09/28/2005 -- Florida Limited Liability	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 20, 2023 Meeting

Application HP2023-0019 Address: 36 Park Avenue

Renewal by Anderson of FL – Applicant

Mehl Duane and Debra Ann Hart – Owner

Project description: To partially demolish a building constructed ca. 1949 that is recorded in the Florida Master Site File and a contributing building to the Fullerwood Park National Register Historic District to include replacement of original wood windows with new windows of different material and design.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ03578
National Register:	Fullerwood Park NRHD: Contributing	Construction date:	c. 1949
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1518400000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the north side of Park Avenue, one lot west of Barbour Place, and contributing to the Fullerwood Park National Register Historic District, this single-story Frame Vernacular residence, constructed c. 1949, features a side-gable roof with front-gabled covered porch which has been enclosed with aluminum frame awning windows, horizontally oriented 2/2 wood windows, and aluminum siding. It does appear that one window on the west elevation of the building has been previously enclosed.

The applicant is proposing replacement of nine existing windows, eight of which are the original 2/2 windows, with composite single-pane 1/1 double-hung sash, sliding, and single-pane casement windows as detailed in the application packet. No changes to the location or size of windows is being proposed. One window on the rear elevation had been replaced prior to this application. A permit search did not locate a permit for that work.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a character-defining feature of a structure aged 50 years or older, listed on the Florida Master Site File, or designated as a historical landmark (as defined by Sec. 28-87.10) requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **36 Park Avenue** for partial demolition including replacement of 9 existing wood window if the HARB makes the following finding:

- That removal of original windows and replacement as proposed will not impact the architectural integrity of the already-altered building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Removal of existing 2/2 wood windows to be replaced with single-pane 1/1, casement, and sliding windows.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood with a similar age. The 1990 Florida Master Site File documentation notes that "alterations, including the enclosed porch, awning windows, and vinyl siding would exclude the structure from contributing to a historic district;" however, the 2010 designation of Fullerwood Park National Register Historic District lists the structure as contributing, likely due to its mass, scale, and date of construction.

3. The impact of the loss of the structure on the streetscape. Full demolition of the building is not proposed; however, the building does not have a unique typology for the area and is very similar in pattern to other frame vernacular structures built around the same time.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No design requirements are in place for this area; however, significant changes to character-defining features of the building, including the original 2/2 wood windows, can alter the appearance of the building. Replacement windows visible from the right-of-way are proposed to be a similar double-hung sash window without the horizontal muntin pattern, and in a composite material rather than wood. One-over-one windows are an appropriate style for Frame Vernacular buildings according to the AGHP.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File and is listed as contributing to the Fullerwood Park 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. The HARB should determine whether permanent alteration of the existing windows would impact the architectural integrity of the building in such a way that it may no longer be considered contributing to it National Register Historic District in a future update.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a simple Frame Vernacular residence.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Fullerwood, Lincolnville, North City, and West Augustine neighborhoods.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce and has been altered over time, including installation of aluminum siding. New architectural elements, such as new composite windows in varying styles, will be different in appearance.

10. ***The justification for the proposed demolition.*** The applicant provided a window condition survey and noted all windows to be in good condition but did not provide a clear justification for window replacement.

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 1949 and thus is more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and is a contributing building in the Fullerwood Park National Register Historic District.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey

STAFF PHOTOGRAPHS
36 Park Avenue

South Elevation

STAFF PHOTOGRAPHS
36 Park Avenue

South Elevation Windows Being Replaced with 1/1 DHS Composite

Staff Report pg. 8

STAFF PHOTOGRAPHS
36 Park Avenue

West Elevation

Staff Report pg. 9

STAFF PHOTOGRAPHS
36 Park Avenue

West Elevation Windows Being Replaced with 1/1 DHS Composite

STAFF PHOTOGRAPHS
36 Park Avenue

East Elevation

Staff Report pg. 11

STAFF PHOTOGRAPHS
36 Park Avenue

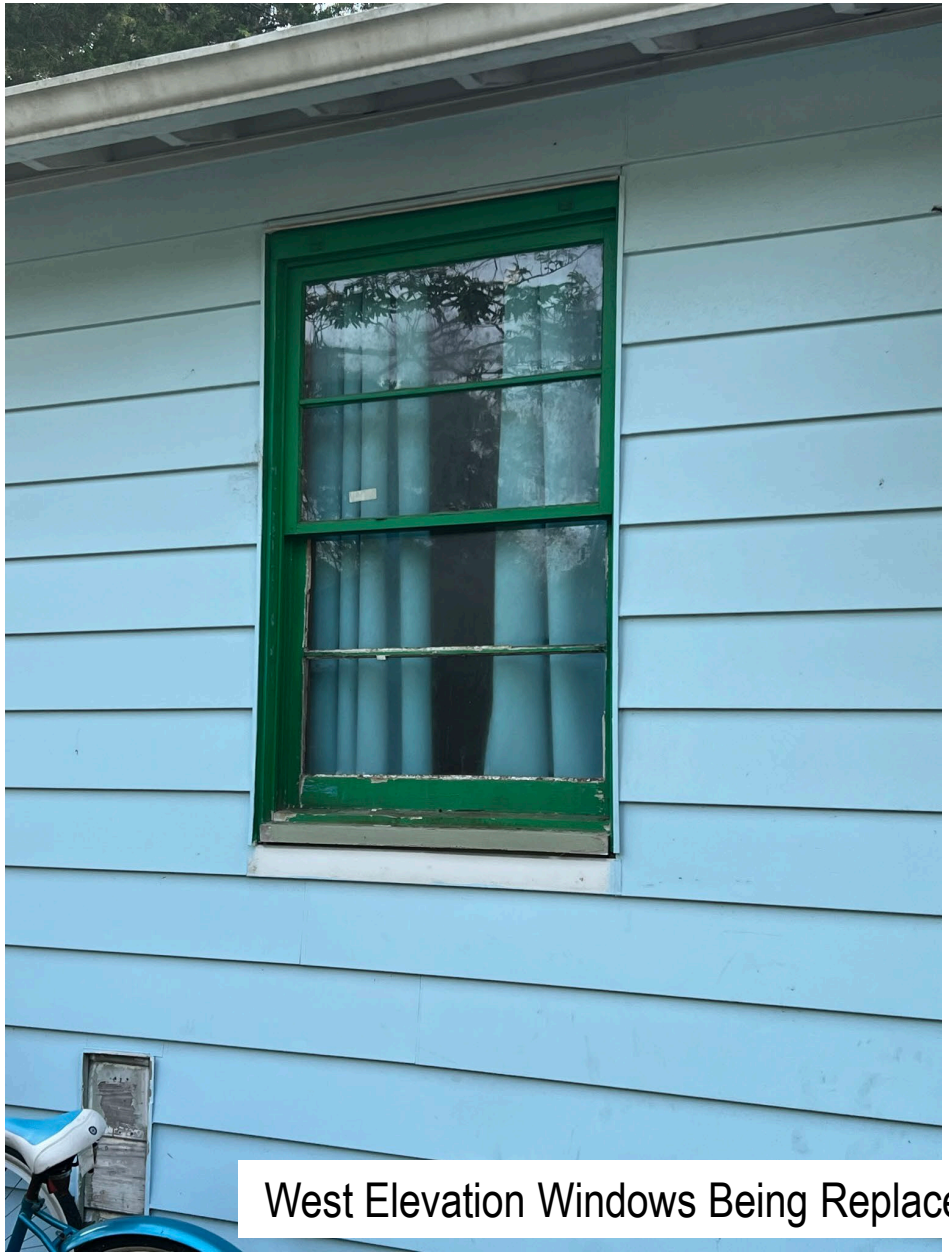
East Elevation Windows Being Replaced with Single Pane Casement (right and left) and Gliding Composite (center)

STAFF PHOTOGRAPHS
36 Park Avenue

North Elevation

Staff Report pg. 13

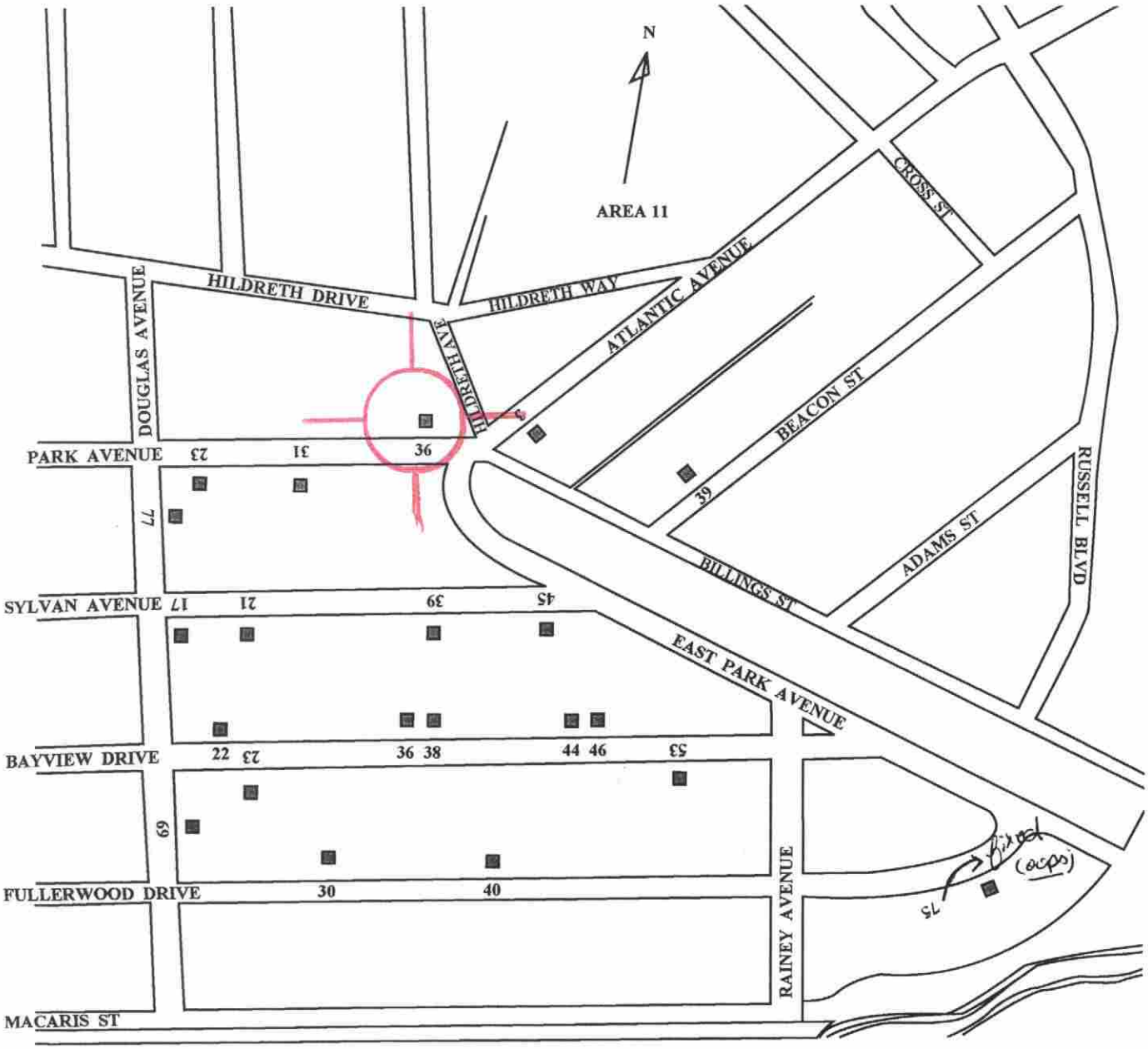
STAFF PHOTOGRAPHS
36 Park Avenue

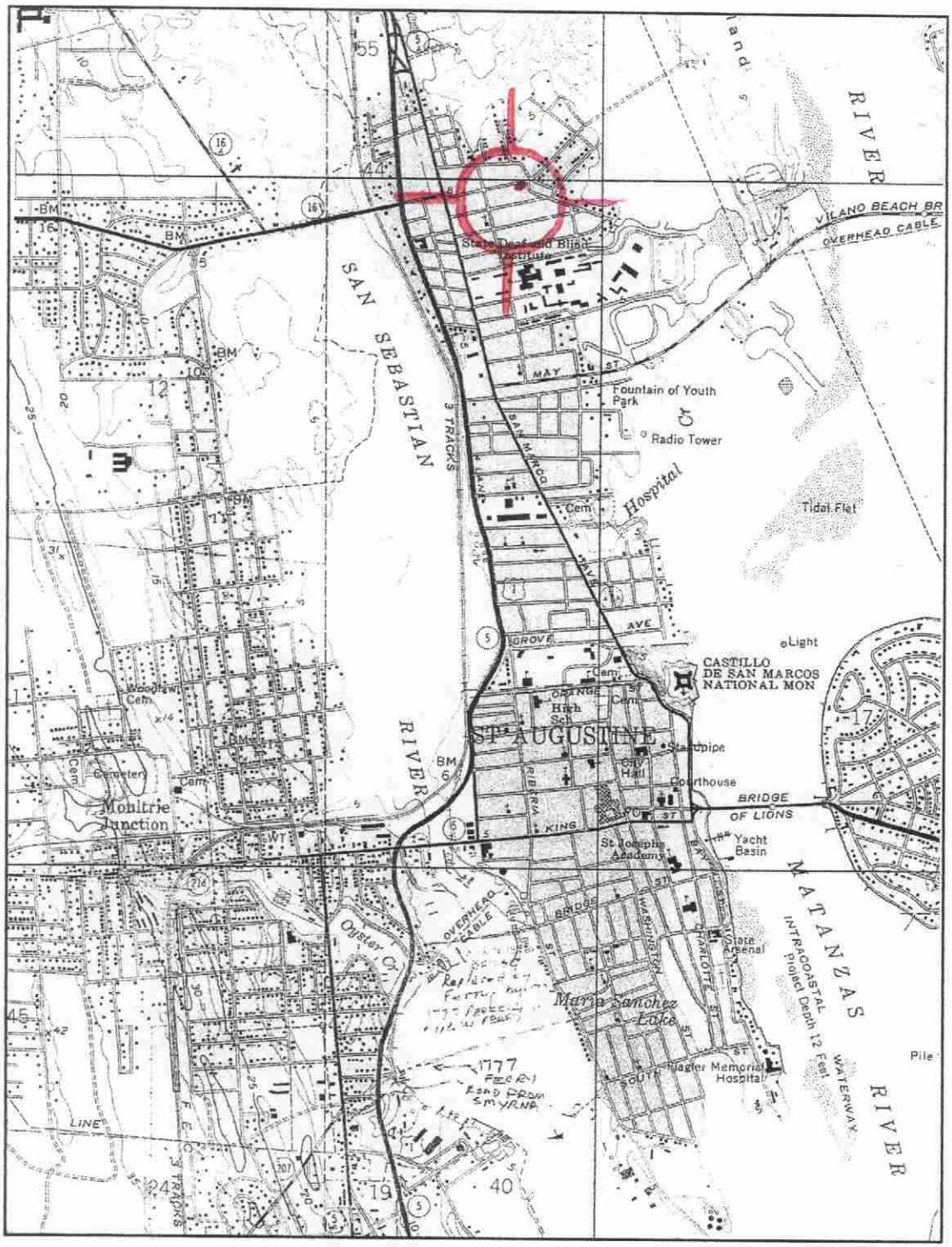


West Elevation Windows Being Replaced with 1/1 DHS and Gliding Composite

St. Augustine Survey Update (1999) Site Location Map 30
S. Augustine (St. Johns County) Florida

Record Number and Address: 36 North Park Avenue
SJ 3578





Site #: SJ3578

Address: 36 North Park Avenue

St. Augustine, Florida Quad
1:24,000 Scale 1956
Photo revised 1988

30

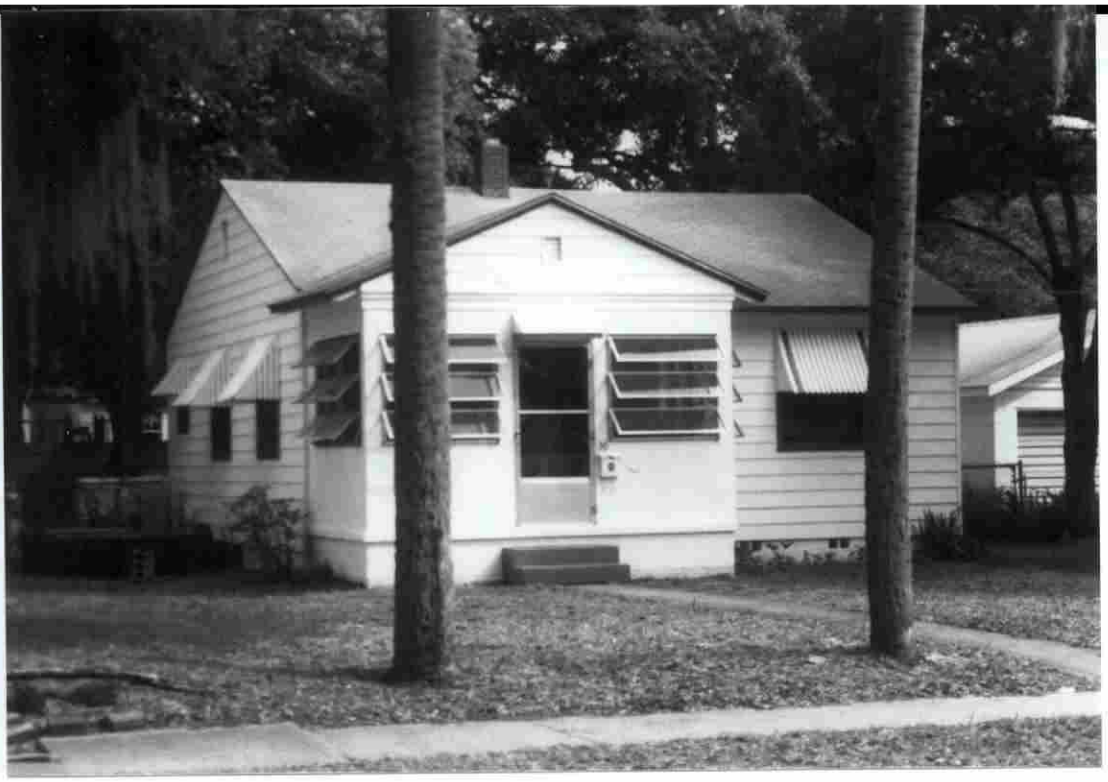
QUADRANGLE LOCATION

GENERAL COMMENTS AND SUPPLEMENT INFORMATION

This one story residential building is located within the Fullerwood Park subdivision. Its architectural features include a simple L-plan, gable roof, wood frame building. Alterations, including an enclosed porch, awning windows, and vinyl siding exclude the building from contributing to a historic district.

A history of this part of the city and this specific subdivision can be found in Site Number 8SJ822.

Property Appraiser records suggest a construction date of 1949 . The St. Augustine City Directory provides the following information about its occupancy: 1951 directory names Rine Streeter-Sidney as occupant.



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0019

Receipt No. 2596390 Meeting Date April 20, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT RENEWAL BY ANDERSEN OF FL
   Business (if applicable) _____
   Address 9446 PHILLIPS HWY SUITE 6
   City JACKSONVILLE State FL Zip 32256
   Daytime telephone ~~HOME~~ 904.373.6822 E-mail address PERMITTING@RBAFLA.COM

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

2. NAME OF PROPERTY OWNER MEHL HART
   Business (if applicable) _____
   Address 36 PARK AVE
   City ST. AUGUSTINE State FL Zip 32084
   Daytime telephone (required) 904 540 4327 E-mail address _____

3. PROJECT STREET ADDRESS SAME AS ABOVE. (36 PARK AVE)

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 42 Block 1 Subdivision Fullerwood Park Parcel Number 1518400000

5. DATE OF CONSTRUCTION 1949 Source: Property Appraiser

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding)Specify:_____
☐	☐	☒	Fenestration (arrangement of windows and doors)

B. Required submittals:

☐ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☐ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME RENEWAL BY ANDERSEN OF FL DATE 3.22.23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Mehl D Hunt DATE 3/22/23

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.

Instr #2018017644 BK: 4517 PG: 518, Filed & Recorded: 3/16/2018 11:58 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,466.50

Prepared by and after recording, please send to:
Craig M. Herzog, CLC
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:17-14977
Consideration: $209,500.00
Documentary Stamps Paid: $1,466.50

This Warranty Deed

Made this **March 15, 2018 A.D.** By
James W. Westbrook and Glennis L. Westbrook, husband and wife hereinafter called the grantor, to **Mehl Duane Hart and Debra Ann Hart, husband and wife,** whose post office address is: 36 Park Avenue, St. Augustine, FL 32084
hereinafter called the grantee:

COPY

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

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

Lot 42, Block 1, Fullerwood Park, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 18, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 151840-0000

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

In addition, the property is not contiguous to such persons' homestead, which is located at: 4538 Hales Trace Lane SW, Lilburn, GA 30047.

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2017.**

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

Signed, sealed and delivered in our presence:

COPY

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

[1] Kristen Rodriguez
Witness Sign Name
Witness Print Name Kristen Rodriguez

James W Westbrook (Seal)
James W. Westbrook
Address:4538 Hales Trace Lane SW, Lilburn, GA 30047

[2] Melissa L Perritt
Witness Sign Name
Witness Print Name Melissa L. Perritt

Glennis L Westbrook (Seal)
Glennis L. Westbrook
Address:4538 Hales Trace Lane SW, Lilburn, GA 30047

State of Georgia
County of Gwinnett

The foregoing instrument was acknowledged before me this March 12, 2018, by James W. Westbrook and Glennis L. Westbrook, husband and wife, who ☐ is | are personally known to me or ☐ who has | have produced DRIVER'S LICENSE(S) as identification.

REBECCA A BAUMANN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 06, 2020
[NOTARY SEAL]

Rebecca A Baumann
Notary Public
Print Name: Rebecca A Baumann
My Commission Expires: November 06, 2020

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Renewal By Andersen of fla LLC. is/are hereby authorized TO ACT ON BEHALF OF Mehl Hart., the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

Mehl D. Hart
Print Name of Owner

904-540-4329
Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 22 day of March, 2023

By Mehl D Hart

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: 3.18.24

Christopher James Sundstrom
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG971131
Expires 3/18/2024

Rev:022117

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: 36 PARK AVE. ST. AUGUSTINE, FL 32084

Applicant's Name: RENEWAL BY ANDERSEN OF FL Applicant's Signature:

Owner's Name: MARK D. HART Owner's Signature:

Received 03/23/2023
Planning and Building Department

HISTORIC WINDOW CONDITION ASSESSMENT

SUBMITTED WITH A CERTIFICATE OF APPROPRIATENESS APPLICATION TO
THE CITY OF ST. AUGUSITNE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property Address	Date of Condition Assessment
36 Park Ave St. Augustine, FL 32084	3-22-2023

Assessment Preformed By:
Chris Sundstrom

A condition assessment should be completed for full window replacement. The assessment must provide evidence for why the existing windows have to be replaced (ex. termites, water damage, and general deterioration) and why they cannot be repaired.

The following items should be provided as part of the assessment:

- A completed assessment table
- Photographs that are keyed to the table
- Photographs or drawings that provide an overview of what windows are being replaced
- Elevation drawings that show alterations to window openings (if applicable)

This form is a reference template only. Feel free to use your own form and/or use separate sheets as needed for your report.

Note: Depending on the significance of the building and the existing windows, the board may require additional information to prove that the windows need to be replaced and that the proposed windows are compatible.

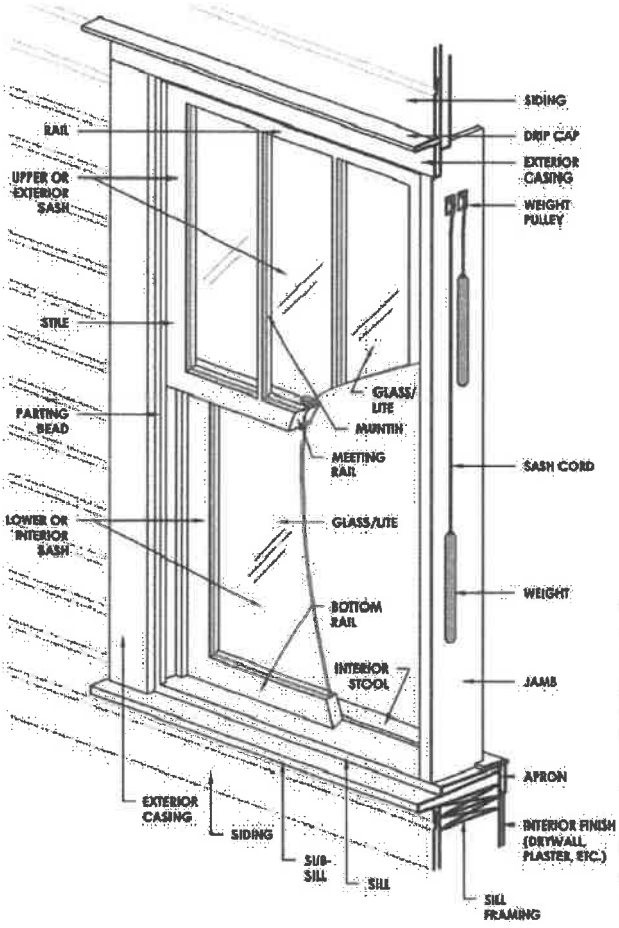
Received 03/23/2023
Planning and Building Department

COA— _____ Date Received: _____
Applicant Name: Hart Received by: _____

Window Survey Form

Have	Basic Requirements
☐	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
☐	2. Photographs of each window opening *numbered* corresponding to the photographs or drawings from #1.
☐	3. Condition Evaluation of each window (see reverse).
☐	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
☐	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
☐	6. Other _____

ALL window openings on the structure should be assigned a ***number*** and ***described*** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in ***pairs*** *or* ***groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but *not* door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Total Number of Window Openings on the Structure	19
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non-Historic Windows	19
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	9

Received 03/23/2023
Planning and Building Department

COA— _____
Applicant Name: Hart

Date Received: _____
Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	Good
2	Good
3	Good
4	Good
5	Good
6	Good
7	Good
8	Good
9	Good
10	Good
11	Good
12	Good
13	Good
14	Good
15	Good
16	Good
17	Good
18	Good
19	Good
20	

Window #	Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
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39	
40	

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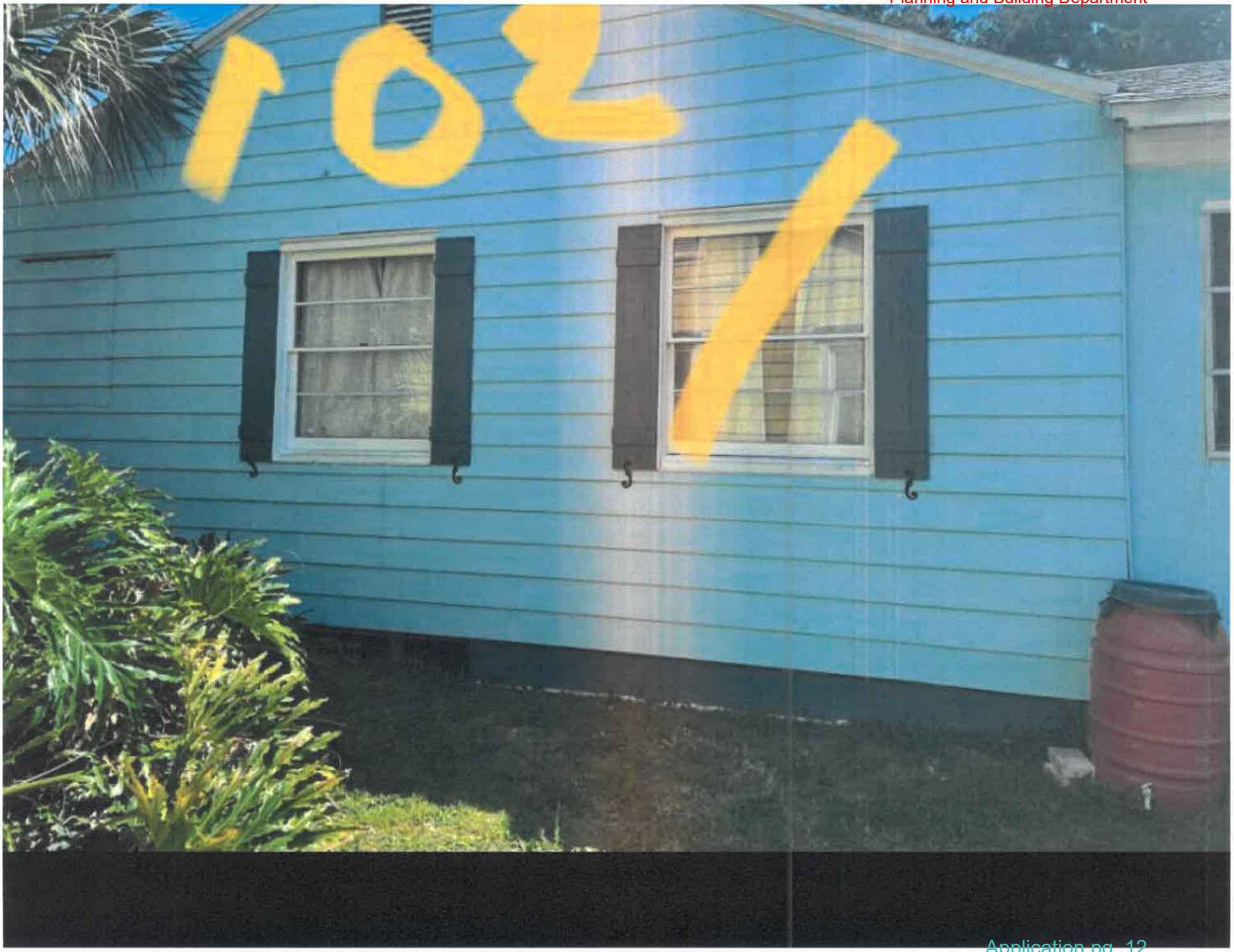

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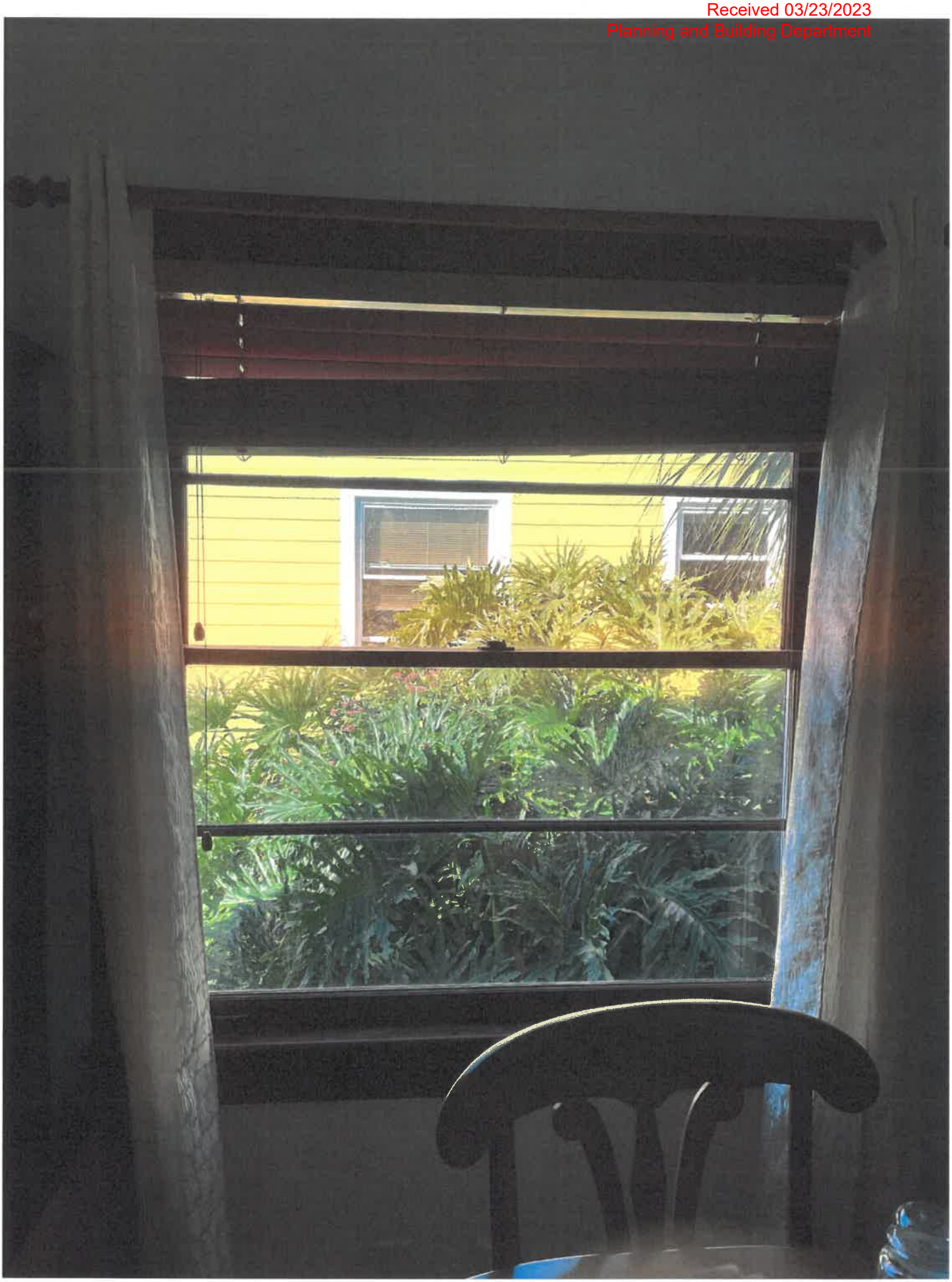

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Received 03/23/2023
Planning and Building Department

Received 03/23/2023
Planning and Building Department

SJC 3-8

BP2023-0380
Sent Historic Pics 3-13

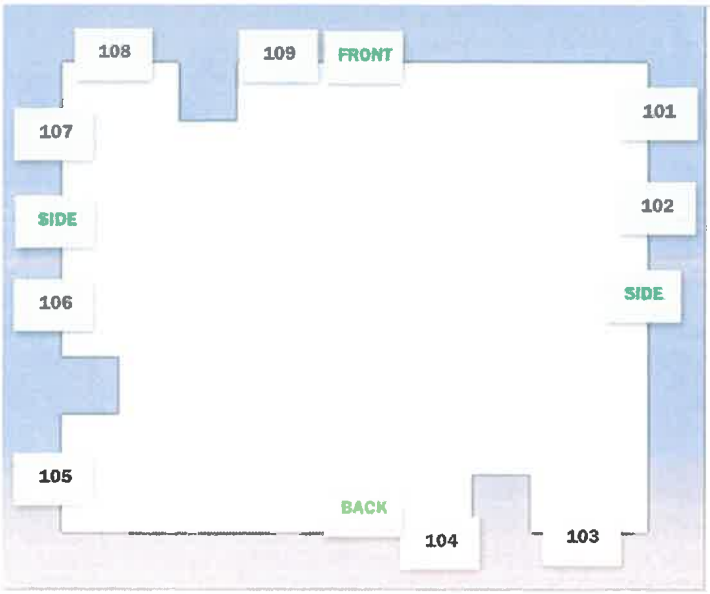
Order Summary

dba: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613
997 West Kennedy Blvd. Suite A18 | Orlando, FL 32810
Phone: 407-803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Frederick Tiralli, (856)685-0949

Mehl Hart
36 Park Ave
Saint Augustine, FL 32084
H: (904)540-4327
C: (904)540-4327

FLOORPLAN - 1ST FLOOR



UNIT NOTES

JOB PHOTOS

Received 03/23/2023
Planning and Building Department

Order Summary

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Phone: 407-803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Frederick Tiralli, (856)685-0949

Mehl Hart
36 Park Ave
Saint Augustine, FL 32084
H: (904)540-4327
C: (904)540-4327

ID#	ROOM	SIZE		DETAILS
JOB				
101	living	47"	52"	**Window:** Double-Hung (DG), 1:1, Limited Travel Reduced 5.625, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White, Standard Color Extra Lock **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None
102	living	47"	52"	**Window:** Double-Hung (DG), 1:1, Limited Travel Reduced 5.625, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White, Standard Color Extra Lock **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None
103	kitchen	32"	35"	**Window:** Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None
104	Room 1	35"	53"	**Window:** Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None
105	bed 1	35"	52"	**Window:** Casement, Single, Left, Base Frame, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** Misc project, Fake checkrail **Construction:** None **Material:** None

Received 03/23/2023
Planning and Building Department

Order Summary

dba: RENEWAL BY ANDERSEN OF FLORIDA
Legal Name: JLM Windows, LLC | License # CGC1527613
997 West Kennedy Blvd. Suite A18 | Orlando, FL 32810
Phone: 407-803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Frederick Tiralli, (856)685-0949

Mehl Hart
36 Park Ave
Saint Augustine, FL 32084
H: (904)540-4327
C: (904)540-4327

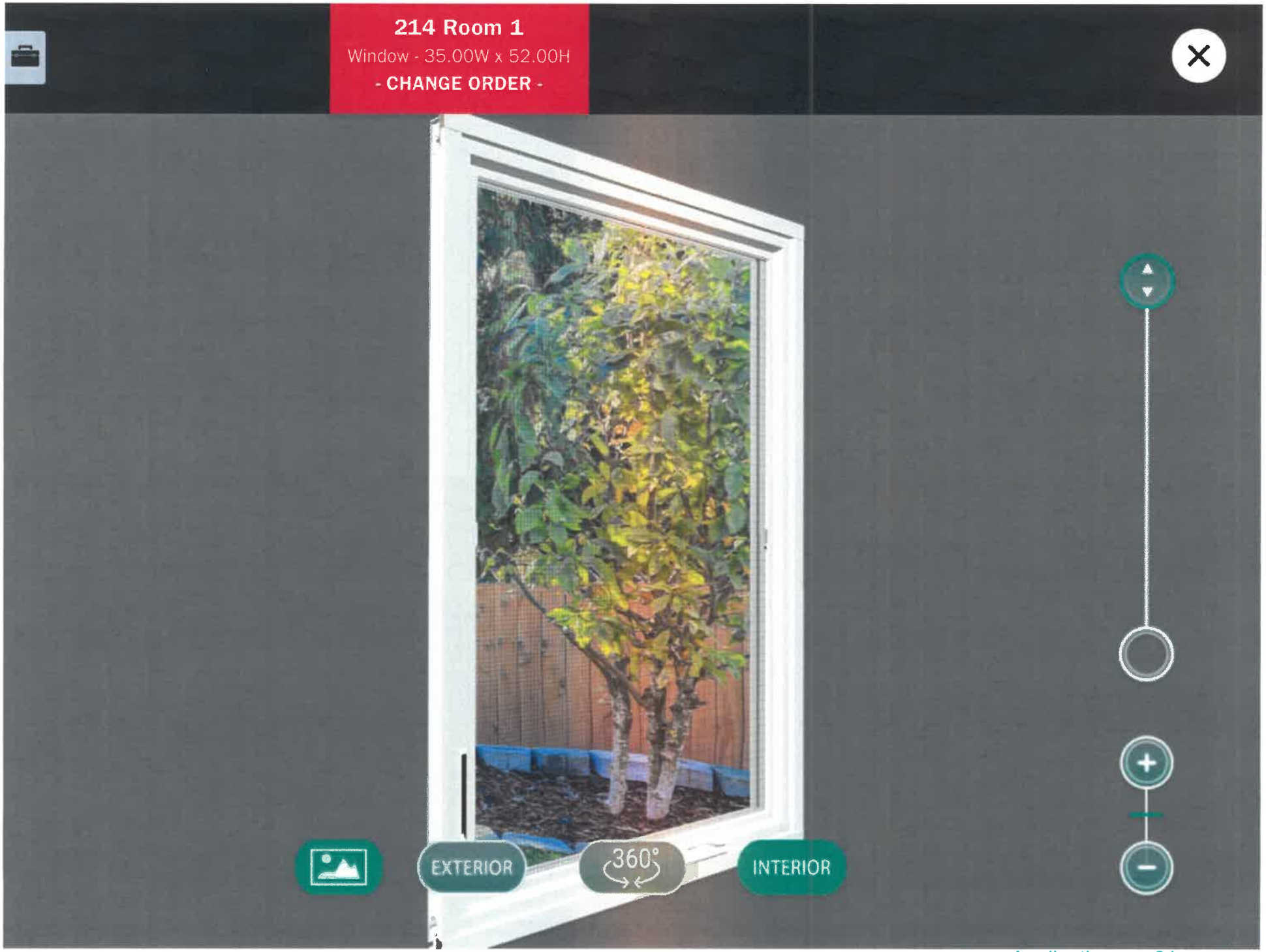
ID#	ROOM	SIZE		DETAILS
106	bath 1	35"	37"	**Window:** Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None
107	bed 2	35"	52"	**Window:** Casement, Single, Left, Base Frame, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** Misc project, Fake checkrail **Construction:** None **Material:** None
108	bed 2	47"	53"	**Window:** Double-Hung (DG), 1:1, Limited Travel Reduced 6.125, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White, Standard Color Extra Lock **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None
109	living	35"	53"	**Window:** Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None

PRODUCTS: 9 WINDOWS: 9 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0 ***Updated 10/11/22***

JOB NOTES

Estimated Duration:

Received 03/23/2023
Planning and Building Department



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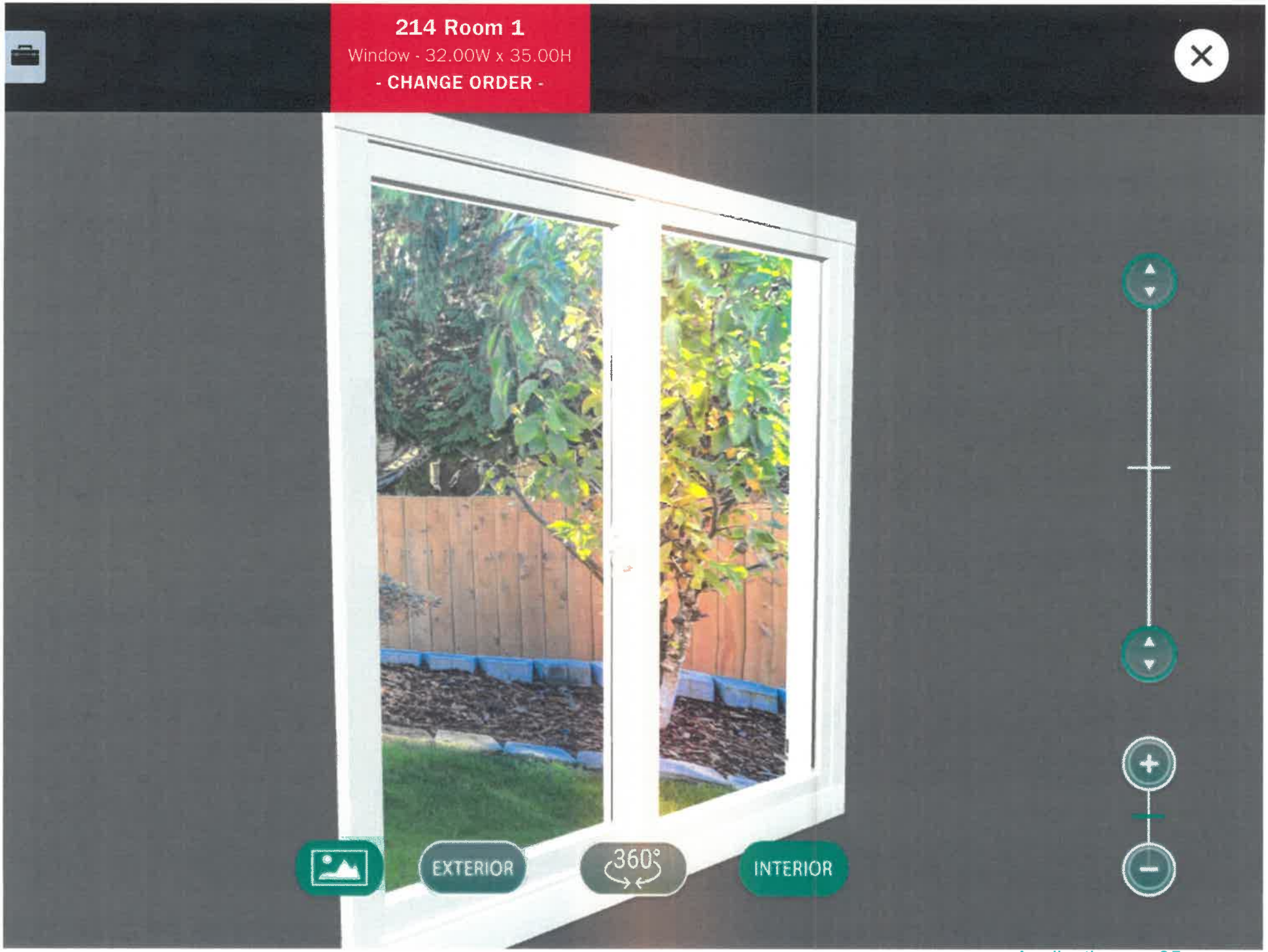

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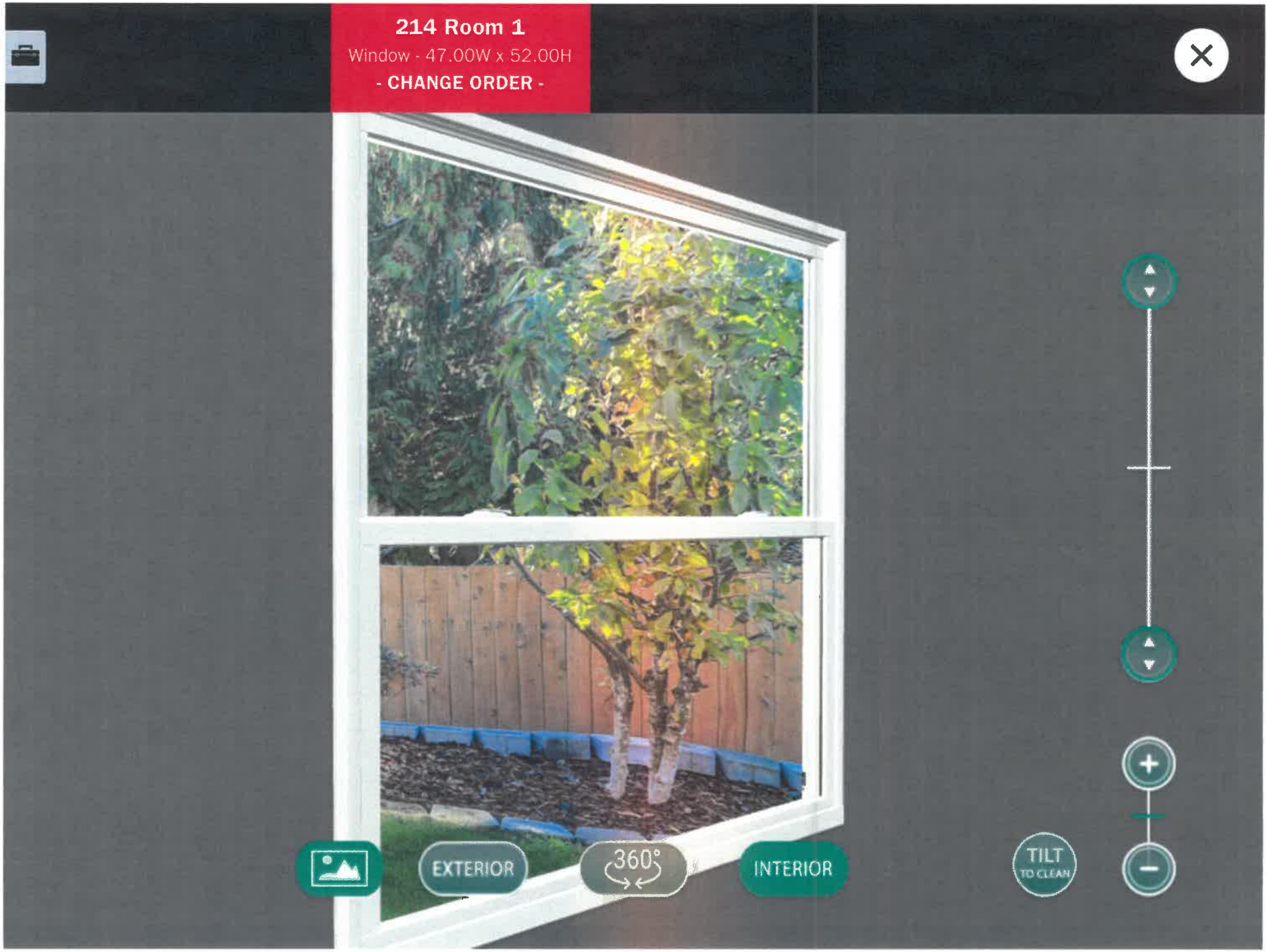

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Received 03/23/2023
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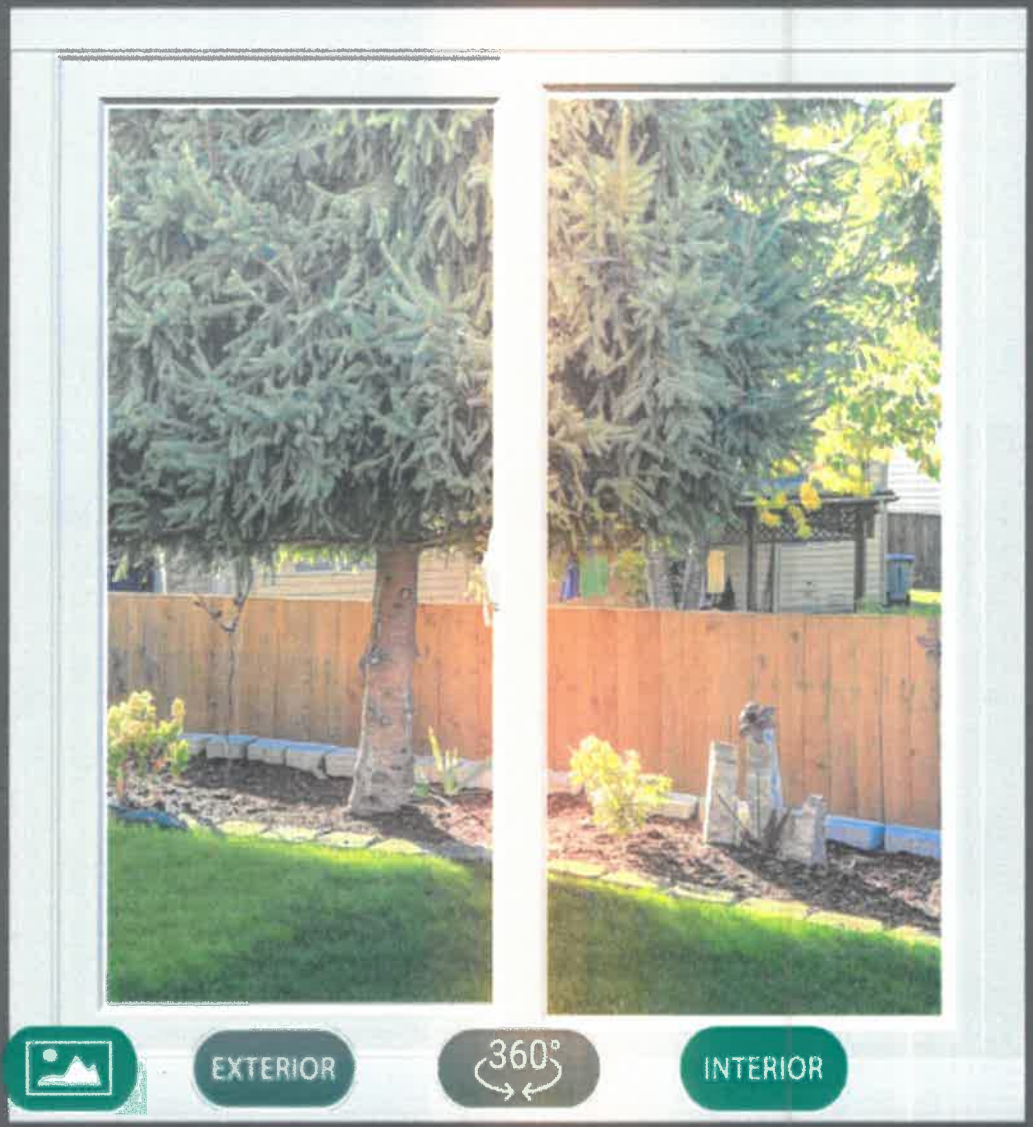
214 Room 1
Window - 32.00W x 35.00H
- CHANGE ORDER -



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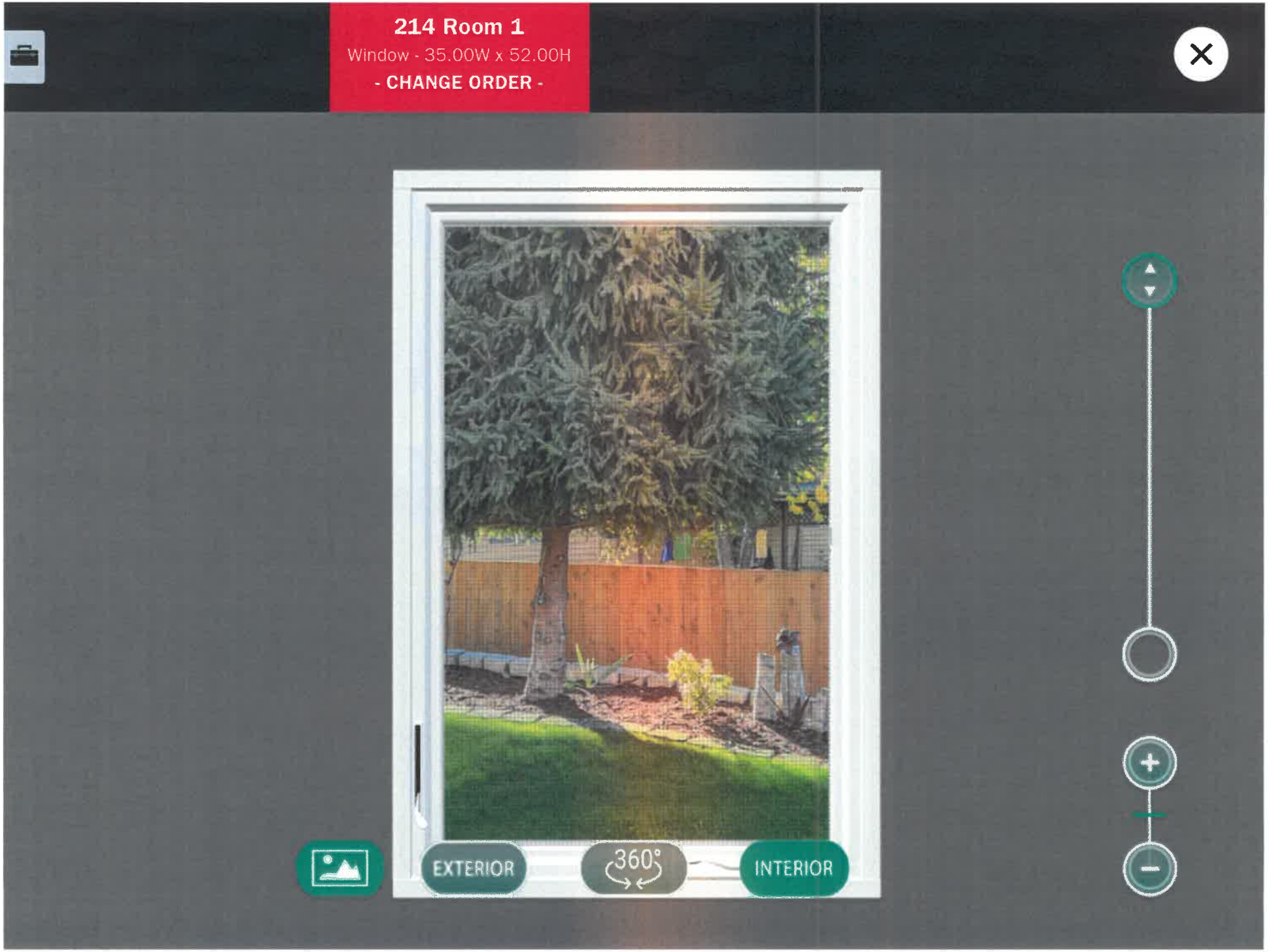

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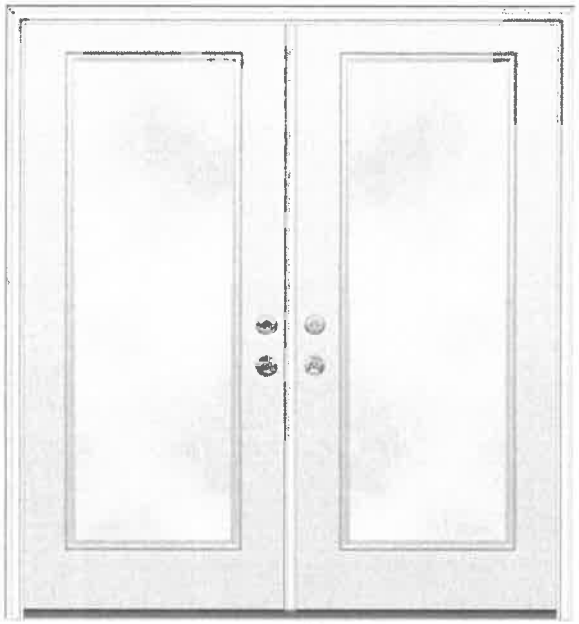
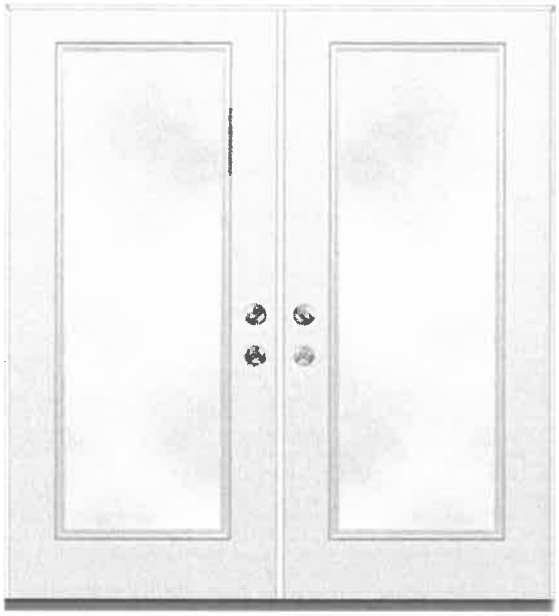
YOUR **PROFESSIONAL-CLASS** PRODUCT

Legacy 20-Gauge Smooth Steel French Door with Clear Glass

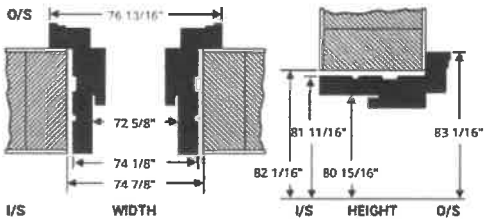


OUTSIDE VIEW

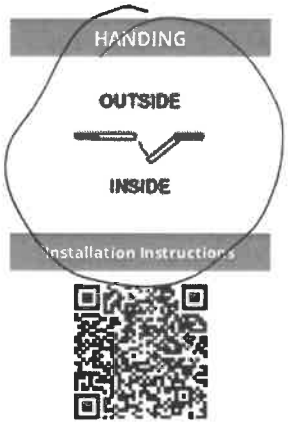


INSIDE VIEW

SIZING



HANDING



Installation Instructions

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.29	0.16

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance: 0.28 | -

Air Infiltration (cfm/ft2): <= 0.04

ENERGY STAR® Certified In All 50 States.

DP+/-: 45/-50; NAMI: NI011565.12

ProVia
THE PROFESSIONAL WAY

877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Bloodworth
Tag: Legacy
Order #9787979

DETAILS

Legacy French Entry Door in FrameSaver Frame
Certified Windload Rating (FL#12463.7)
72" x 80" Nominal Size - Fullsized
Unit Size: 74 1/8" x 81 11/16"
Frame Depth: 4 9/16"
2" Standard Brickmold - Shipped Unattached
Left Hand Inswing - Right Door Active (ISLO)

French Doors
460 Style 20-Gauge Smooth Steel Door
ComforTech DLA
Snow Mist White Inside and Outside

Hardware
All Hardware in Satin Nickel Finish
Georgian Lockset - Both Doors
Thumbturn Deadbolt - Both Doors

Frame
Textured Snow Mist White Aluminum Frame Cladding - In Separate Box
Snow Mist White Inside Frame
Heavy Duty Astragal
Mill Finish EAC Auto Adjusting Threshold (5 5/8" Depth)
Satin Nickel Ball Bearing Hinges
4 Hinges

INFORMATION AND WARNINGS

For this product configuration, the cladding cannot be shipped attached.
On inswing doors with brickmold cladding and brickmold that is shipped loose, ProVia recommends that caulking be applied where the brickmold meets the frame. No caulking has been selected.
Heavy Duty Astragal without Flip Lever.

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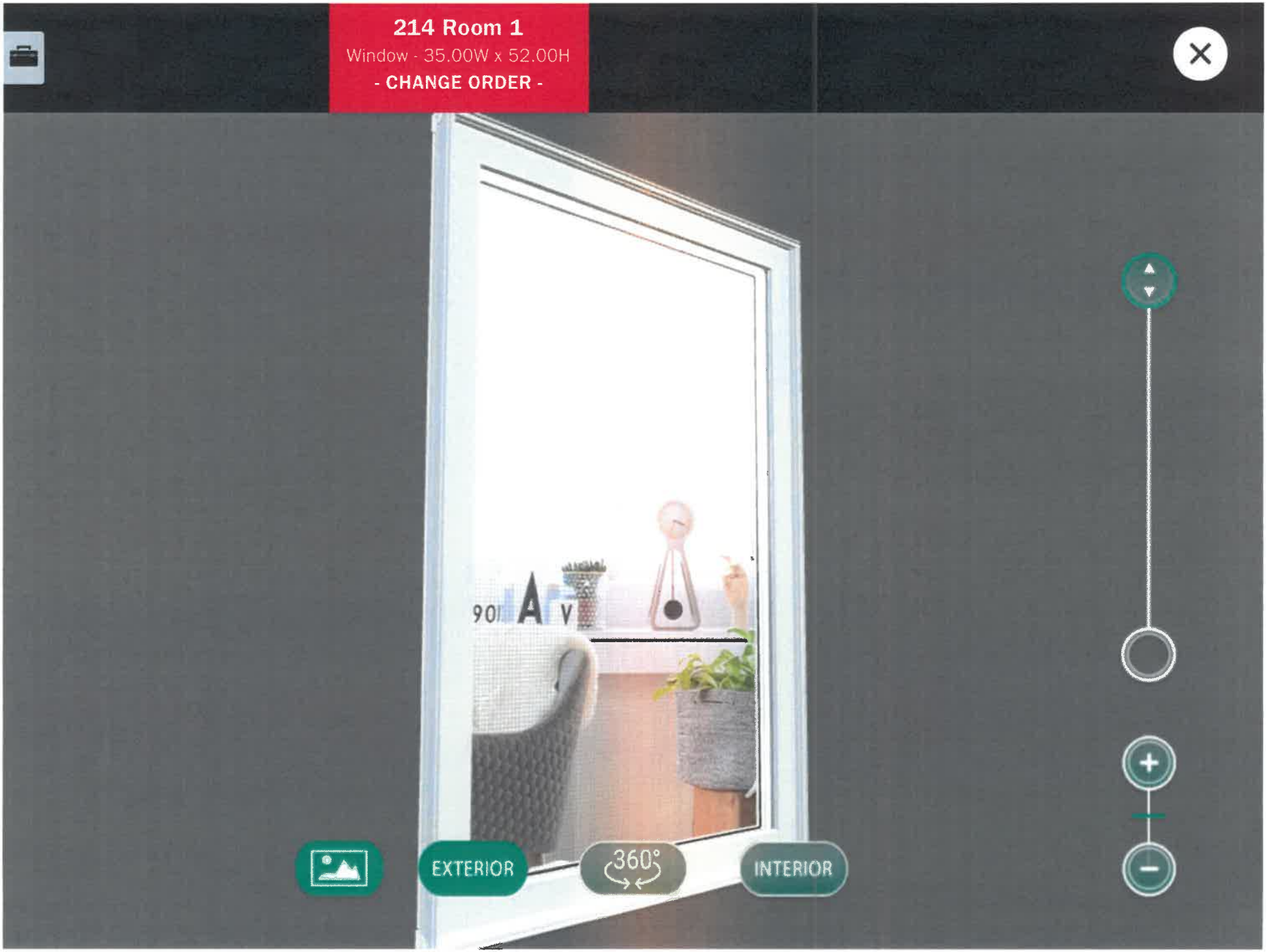


St. Johns County, FL

Apply for Exemptions

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1518400000
Location Address	36 PARK AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK SUB LOT 42 BLK 1 OR4517/518 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Fuller Wood Park Addition to St. Augusti
Sec/Twp/Rng	6-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.140
Homestead	Y

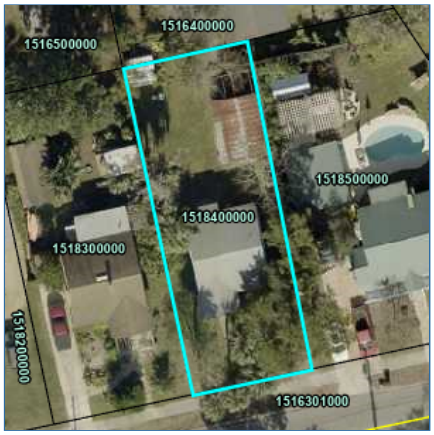
Owner Information

Owner Name	Hart Mehl Duane,Debra Ann 100% Hart Debra Ann 100%
Mailing Address	36 PARK AVE SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



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	$134,664	$5,525	$142,688	$0	$0	$282,877	$184,555	$148,322	$134,555
2021	$90,647	$5,525	$88,200	$0	$0	$184,372	$179,180	$55,192	$129,180
2020	$92,781	$5,525	$78,400	$0	$0	$176,706	$176,706	$50,000	$126,706
2019	$89,745	$5,221	$78,400	$0	$0	$173,366	$173,366	$50,000	$123,366
2018	$64,214	$4,310	$58,800	$0	$0	$127,324	$127,324	$0	$127,324
2017	$59,167	$4,066	$58,800	$0	$0	$122,033	$122,033	$0	$122,033
2016	$60,959	$4,066	$58,800	$0	$0	$123,825	$114,804	$9,021	$114,804
2015	$51,756	$4,101	$48,510	$0	$0	$104,367	$104,367	$0	$104,367
2014	$50,123	$4,136	$48,510	$0	$0	$102,769	$102,769	$0	$102,769
2013	$42,152	$4,170	$48,510	$0	$0	$94,832	$94,832	$0	$94,832
2012	$43,323	$4,205	$48,510	$0	$0	$96,038	$96,038	$0	$96,038
2011	$42,196	$4,324	$48,510	$0	$0	$95,030	$95,030	$0	$95,030
2010	$42,759	$4,443	$53,900	$0	$0	$101,102	$101,102	$0	$101,102

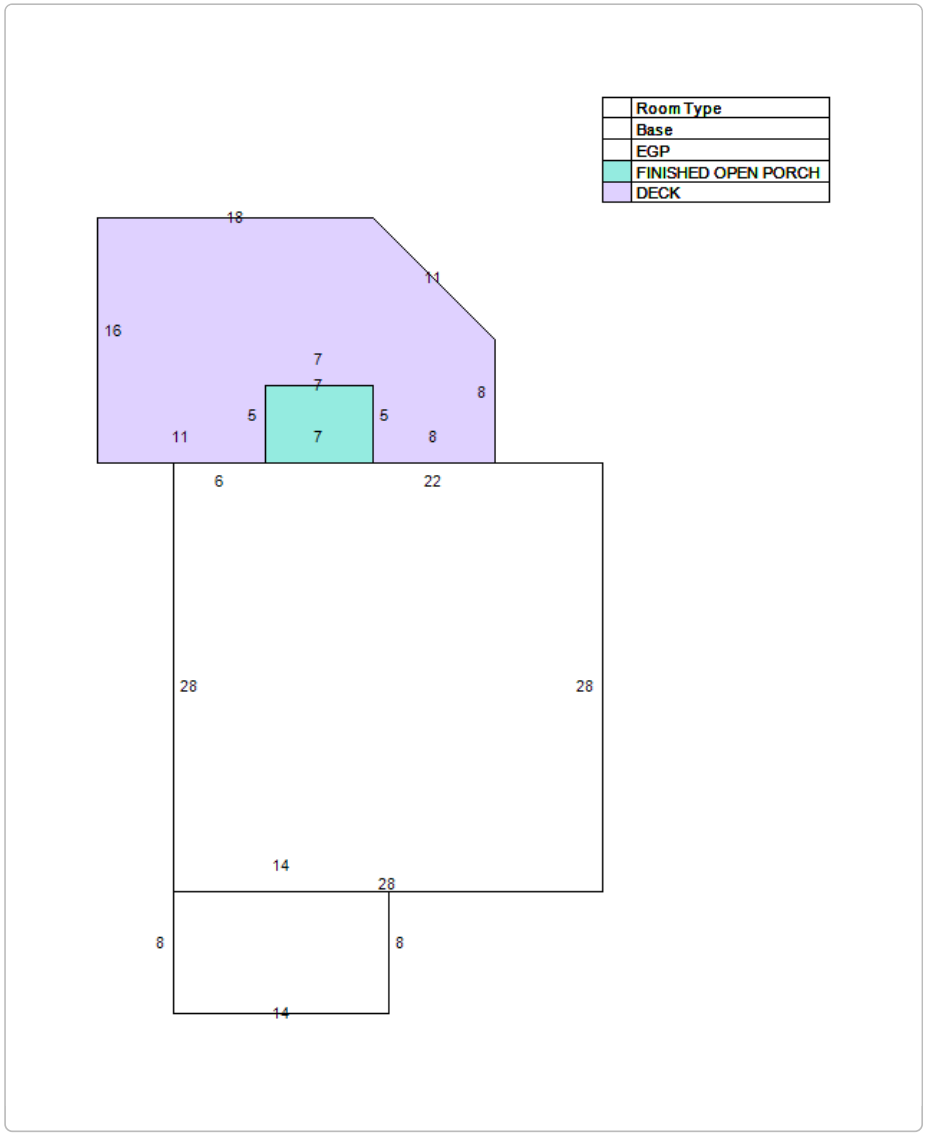
Building Information

Building 1
Year Built 1949
Actual Area 1280
Conditioned Area 784
Use Single Family Residence
Style 01
Class N
Exterior Wall Aluminum Vinyl

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Hardwood, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 2
Baths 1

Description	Square Footage
BASE AREA	784
FINISHED DECK	349
FINISHED OPEN PORCH	35
UNFINISHED ENCLOSED PORCH	112
Total SqFt	1280

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		1848
Canopy (Mix)		305

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	120	50	EF	$170,275

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/16/2018	3/15/2018	$209,500.00	WARRANTY DEED	4517	518	Q	I	WESTBROOK JAMES W & GLENNIS L	HART MEHL DUANE,DEBRA ANN
	6/1/2005	$225,000.00	WARRANTY DEED	2454	1041	Q	I	GRISSOM BETTY LYNN	WESTBROOK JAMES W & GLENNIS L
	8/29/2001	$115,000.00	WARRANTY DEED	1646	1580	Q	I	NORTON JANE A,WOODY H	GRISSOM BETTY LYNN
	11/7/1997	$75,000.00	WARRANTY DEED	1276	883	Q	I	BOEREMA STEVEN J & SUSAN SOCOLOW BOERMA	NORTON JANE A,WOODY H
	4/26/1996	$60,200.00	WARRANTY DEED	1168	1600	Q	I	SMITH FAMILY TRUST ETAL	BOEREMA STEVEN J ETAL
	3/31/1995	$50,000.00	WARRANTY DEED	1102	958	U	I	MELLOH VALDONA M ETAL	SMITH FAMILY TRUST ETAL
	1/20/1995	$0.00	ORDER DET HX REAL P	1092	897	U	I	WALLACE IDA H ESTATE	MELLOH VALDONA M ETAL

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 3/28/2023, 2:39:51 AM

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 20, 2023 Meeting

Application HP2023-0021 Address: 307 Minorca Avenue

Applicant: Les Thomas Architect
Property Owner: Juliet Whiskey Investments LLC

Project description: For partial demolition of a residential building, constructed ca. 1925-1927 that is recorded in the Florida Master Site File and designated a Local Historical Landmark, including elements of the front porch and alterations to the existing house in relation to renovations and a proposed addition.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ1369
National Register:	N/A	Construction date:	c. 1925-1927
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2156100000		
Agenda Item:	7(b)	Previous Action(s):	PL2021-0118: Local Landmark Designation associated with COD application: (Designated Local Landmark and continued COD for full demolition, October 21, 2021)

STAFF SUMMARY AND ANALYSIS:

1. This new Certificate of Demolition (COD) application is for partial demolition related to a proposed rehabilitation and addition. Formerly, a COD application (PL2021-0118) for a full demolition of the residential building was submitted by a different applicant and now previous owner, heard and continued by the HARB at the September 16 and October 21, 2021 meetings, and was withdrawn by the former building owner prior to the November meeting. **At the October 2021 meeting, the HARB designated this building as a local historical landmark.** See page 4 for historic context.
2. Located in the Davis Shores Ocean View Section of the Davis Shores North neighborhood, on the south side of Minorca Avenue, the residential building sits on a parcel that previously existed as two of four lots with a detached garage building to the rear/south and a large inground swimming pool to the southwest of the house.
3. A one-story addition is proposed to extend from the west elevation of the house with a side wing that aligns with the inset portion of the rear elevation and a two-car garage that projects forward slightly in relation to the front porch. A smaller hyphen separating the historic structure from the addition would be preferred. However, the applicant indicated the potential addition locations were limited by keeping the existing detached garage building and pool.
4. While there are no design requirements in place for this area, HARB approval is required for demolition, either full or partial. Additionally, there are currently no design review requirements for local historic landmarks. However, with this designation, the HARB should consider how the proposed addition and rehabilitation and the alteration or removal of any character defining features may impact the architectural integrity of the building overall. Although the garage and site features are not landmarks themselves, modifications that impact the integrity of the residential building should also be reviewed. CoSA Code of Ordinances (Section 28-89(2)d) states: "If the building or structure is of exceptional significance (see definition on page 6), the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city" and (6) "As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board."
5. **Porch:** The porch appears to be the only major alteration to the exterior and the shed roof and ironwork columns can be removed without affecting the architectural integrity of the building. While the Florida Master Site File survey states the front porch was a later addition, this is likely referencing the existing wider one-story front porch and roof extending along the front facade before it steps back. The addition of the clay tile shed roof with exposed wood rafter tails is evidenced by the roofline inappropriately cutting across the intricate arched detailing above the front door. According to the daughter of a past long-term owner, the porch was likely added in the late 1960s. A rendering, attributed to the architect and included in the report attachments, shows a stoop by the front door located on the far west end. In addition, a secondary first-floor platform enclosed with railing is shown projecting from the French doors towards the center of the façade. The Sanborn map revised to 1965 shows only a centered smaller porch footprint.
6. **Windows**: All window sashes were removed from the building since 2021, when staff did an earlier site visit for the earlier COD application. Most of the windows had already been altered with vinyl replacement windows by that time. Only a few wood windows were observed, including the two single windows at the west end of the front façade's second floor. The single sidelight on the west elevation's first floor remains. Narrow rectangular multi-lite windows were on the front façade, with wider double-hung windows found on other elevations. Windows were grouped in triple, double, and single configurations. The current applicant stated that all windows had been replaced in the 1970s, so the previously existing were also replacements. 4/4 wood window sashes are proposed for the existing openings.

STAFF SUMMARY AND ANALYSIS (continued):

7. Overall, much of the historic design and materials of the building remain intact. Plans show no other real changes to the exterior of the existing historic house. Exterior elements should be retained, including the 14-paneled wood front door adorned by flanking coquina spiraled columns with delicate fan-like coquina arch above and the arched set of French doors with sidelights with turned spindle wood trim, both under the existing front porch roof. Care should also be taken to retain or at least salvage the unique architectural details of the interior (coquina fireplace mantel, turned iron stair railing, period wood doors and hardware, light fixtures, and mid-century pink tiles in a bathroom).
8. The rear garage building, built after 1965, has a front-facing gable roof, with vertical scalloped wood board trim underneath, stucco clad cement block walls, and what the FMSF called a servant's quarters, adjacent to the automobile bay. Minimal alterations to the exterior are planned with the proposed project for the property, including a new entrance door, windows to replace the existing garage door, and Hardie siding to replace the existing wood boards under the gable.
9. A tall brick wall that runs to the west in front of the pool will be removed for the proposed new attached garage.
10. Due to the building's local landmark status, the City's Ad Valorem Tax Exemption program should be considered before the rehabilitation of the existing house begins. A 3-part application is required and reviewed by the HARB.
11. The Architectural Survey of Davis Shores and other historical records including the FMSF surveys suggest that the building may be eligible as part of a Multiple Property National Register designation.
12. A preliminary zoning review of the current plans for the proposed new construction found that the Planning and Zoning Board approval is required. The correct size of the lot is first needed to determine if the lot coverage complies with zoning code. With the proposed changes (expanded habitable space) to the existing detached garage, the rear-set back requirement will change to 20' and the 500 sq ft maximum for guesthouses has been exceeded.
13. Any redevelopment plans may require additional zoning approvals and needs to take the Tree and Landscape Ordinance into consideration.

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 **307 Minorca Avenue, limited to Partial Demolition only,** with the following conditions:

1. Care should be taken to avoid damage to the exisiting coquina detailing that is behind the exisiting porch roof and all other existing building materials during the approved removal of elements, including the porch roof and columns, and proposed construction of the addition.
2. For all exterior and interior salvagable historic materials including those listed under the Staff Analysis to be salvaged, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Partial demolition of a residential building including elements of the front porch and alterations to the existing house, including removal of all windows, in relation to renovations and a proposed addition.

HISTORIC CONTEXT AND ARCHITECTURAL SIGNIFICANCE:

1. According to the Florida Master Site File (FMSF) at the time of the 1980 survey, this building was constructed between 1925 and 1927, and **was one of the original 11 structures in Davis Shores**.
2. Minorca Avenue was included on Sanborn maps starting around 1960. On the 1965 revised version, only the house is visible on the property. An example of the Mediterranean Revival style, the two-story building concrete block house has a side facing gable clay tile roof and textured stucco cladding. Wood corbels project under the second-floor projecting bay on the front façade/north elevation.
3. The architectural style is Mediterranean Revival which was popularized in St. Augustine during the D.P. Davis period and planned to be the prominent character of the entire Davis Shores development.
4. One of the home's earlier owners was "Harold Ryman of Ryman-Thompson Real Estate firm, which handled the Davis Shores properties after the 1926 land bust and death of D.P. "Doc" Davis, the developer of the [Davis Shores] subdivision."
5. During the building's historic period (50 years or more) it appears there were 3 individuals of note associated with this building: developer D.P. Davis, his sales agent Harold E. Ryman, who occupied the building before 1940 through 1965, and likely architect Carolos B. Schoeppl.
6. Davis Shores was a planned community that was not realized due to the real estate crash and subsequent Great Depression. However, the design of the street network, select landscape features, and 11 buildings were built before the crash. 307 Minorca Avenue is one of the remaining 10 that were fully constructed and one of the six single family residences. The 11th building (but first to be built) was the Davis Shores Sales Office that later became the Knights of Columbus and was demolished in 2004.
7. The property was constructed on fill, and not likely to yield any significant archaeological information because any discoveries would exist out of context.
8. There are limited examples of officially designated 'historical landmarks or local landmarks' in the city for staff to establish a benchmark or comparison of significance and integrity that warrants a local landmark designation (The Record Building at 154 Cordova Street, the historic Water Works Building at 184 San Marco Avenue, the Wisteria Cottage at 32-36 Granada Street, 307 Minorca Avenue, and 2 Tremerton Place are known designations).

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. Minorca Avenue's streetscape has been visibly altered when comparing with the 1965 revised Sanborn map, which shows many of the lots were vacant, and likely even more so since the subject building's construction, with some of the newer or larger residential buildings on that street. The two-story building had a larger mass and scale compared to many of the mid-century period residential buildings that were constructed on Davis Shores, but has a noticeably smaller mass compared to the existing buildings along Minorca Avenue when looking at an aerial map.

3. The impact of the loss of the structure on the streetscape. The building has a unique typology for this street and was one of the original buildings on Davis Shores. While it has visibly deterioration with damage to the interior especially, the building has a unique form and historic character that contributes to the historic integrity of the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans for the removal of the front porch elements, such as the roof structure, new windows, and an addition were submitted. Design review is not required. The removal of the porch roof and ironwork columns will not alter the architectural significance and replacing the mostly vinyl windows with wood sashes is preferred for this historic house. Vacant lots in neighborhoods with a regular development pattern are not desirable and this is an application for partial demolition.

5. The historical or cultural merit of the structure. The building was designated as a local historic landmark in 2021. It is not located in a district, but is listed on the Florida Master Site File, which indicated it was one of the original 11 structures in Davis Shores. While there currently is no National Register Historic District in Davis Shores, the more recent Florida Master Site File survey dated from 2015 indicated it retained integrity and could be eligible as contributing to a district and that it could be significant under a National Register Multiple Property designation.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building has a unique architectural style and character for the area, and historical significance being one of the original structures in Davis Shores, so the loss of this type of building would have a negative impact. With Davis Shores and Minorca Avenue having already been impacted by many buildings lost to demolition or modification, each demolition will further the overall significant impact to the historic fabric of the neighborhood, and streetscape. The proposed partial demolition will not have a negative impact to the neighborhood or city.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The Mediterranean Revival style is not commonly found throughout Davis Shores especially, so is unique for this area. The house retains many of the architectural details indicative of this style on the exterior and interior. The porch roof, ironwork columns, and window sashes that were removed were not original to the house.

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 is one of the original 11 structures in Davis Shores, and is an example of the Mediterranean Revival style with a unique design, form, detailing, and authentic historic character for the neighborhood.

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 concrete block building has a unique historic architectural style, details, and characteristics that would be difficult to reproduce authentically with new construction. New construction often has a different look and feel than historic buildings.

10. *The justification for the proposed demolition.* The applicant indicated the proposed removal of the porch roof was to be closer to the original design of the front façade. Window sashes have already been removed, and were possibly all replacements, with possibly all but two being replacement vinyl window sashes.

CITY CODES

EXCERPTED LANGUAGE FROM SECTION 28:

28-87(3) Responsibilities
The review of all applications for demolition permits for structures that are fifty (50) years old or older, which are listed on the Florida Master Site File maintained by the State of Florida Division of Historic Resources, or which have been designated as an historical landmark. **Also, review all applications for demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark.**

28-87(10) Responsibilities
Designate historical landmarks. As utilized herein the term "historical landmark" shall mean 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. In the event the historic architectural review board desires not to issue a demolition permit for a structure that is not fifty (50) years old, or older, the historic architectural review board shall initiate proceedings for designation of the structure as an historic landmark. In the designation of an historical landmark, the historic architectural review board shall evaluate the subject property using criteria and standards established by the *National Register of Historical Places substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as an historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

28-89(2)d Criteria for certificate of appropriateness or demolition review
...**If the building or structure is of exceptional significance, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.**

28-2 Definitions
***Exceptional significance* means buildings or structures that are National or Local Landmarks,** listed individually on the National Register of Historic Places, original Colonial buildings and other buildings and structures that meet the criteria for the National Register of Historic Places or Local Landmarks.

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:

- (5) **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.***
- (6) Architectural Salvage - *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built c. 1925-27, so is more than 50 years old. Designated as a local historic landmark in October 2021, the building is not in a Historic Preservation Zoning District or National Register Historic District, or listed individually to the National Register of Historic Places, but is recorded on the Florida Master Site File. The Architectural Survey of Davis Shores and other historical records including the FMSF surveys state that the building may be eligible as a landmark or as part of a Multiple Property National Register designation.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs: April 2023 and September 2021
2. Google StreetView (February 2023)
3. Architect's rendering of house, featured in *Bridge to a Dream* book by Beth Rogero Bowen
4. Florida Master Site File surveys
5. Sanborn Maps
6. Polk City Directory Research

STAFF PHOTOGRAPHS
307 Minorca Avenue

Front Facade / North Elevation

STAFF PHOTOGRAPHS
307 Minorca Avenue

Front Facade / North Elevation

STAFF PHOTOGRAPHS
307 Minorca Avenue

Front Facade / North Elevation

STAFF PHOTOGRAPHS
307 Minorca Avenue

Front Facade / North Elevation and East Elevation

STAFF PHOTOGRAPHS
307 Minorca Avenue

Front Facade / North Elevation: Front Porch

STAFF PHOTOGRAPHS
307 Minorca Avenue

Front Facade / North Elevation: Front Porch

STAFF PHOTOGRAPHS
307 Minorca Avenue

Front Facade / North Elevation: Front Door and Porch

STAFF PHOTOGRAPHS
307 Minorca Avenue

Front Facade / North Elevation: Front Door and Porch

STAFF PHOTOGRAPHS
307 Minorca Avenue

Front Facade / North Elevation: Front Porch

STAFF PHOTOGRAPHS
307 Minorca Avenue

Front Facade / North Elevation:
Front Porch and
French Doors

STAFF PHOTOGRAPHS
307 Minorca Avenue

West Elevation and west side of house looking to rear of property

STAFF PHOTOGRAPHS
307 Minorca Avenue

Front Façade/North Elevation and West Elevation

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307 Minorca Avenue

West Elevation: with only remaining window (door sidelight)

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307 Minorca Avenue

Rear / South Elevation

STAFF PHOTOGRAPHS
307 Minorca Avenue

Rear / South Elevation and corner of East Elevation

STAFF PHOTOGRAPHS
307 Minorca Avenue

East Elevation

STAFF PHOTOGRAPHS
307 Minorca Avenue

East Elevation and corner of Front Facade

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307 Minorca Avenue

Rear yard: looking west and east

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307 Minorca Avenue

Rear yard: looking west

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307 Minorca Avenue

Detached garage in rear yard: looking south

STAFF PHOTOGRAPHS
307 Minorca Avenue

Adjacent to detached garage in rear yard: looking south

STAFF PHOTOGRAPHS – September 2021
307 Minorca Avenue

Front Facade / North Elevation

Front Facade / North Elevation:
Coquina detailing around front door

STAFF PHOTOGRAPHS – September 2021
307 Minorca Avenue

Front Facade / North Elevation:
Corbels under upper bay,
clay tile roof, and chimney

STAFF PHOTOGRAPHS – September 2021
307 Minorca Avenue

West Elevation and Rear/South Elevations

STAFF PHOTOGRAPHS – September 2021
307 Minorca Avenue

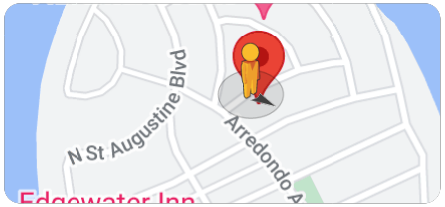
East Elevation

STAFF PHOTOGRAPHS – September 2021
307 Minorca Avenue:
Context Area – Looking north across Minorca Ave.

STAFF PHOTOGRAPHS – September 2021
307 Minorca Avenue:
Context Area – Looking north across Minorca Ave.

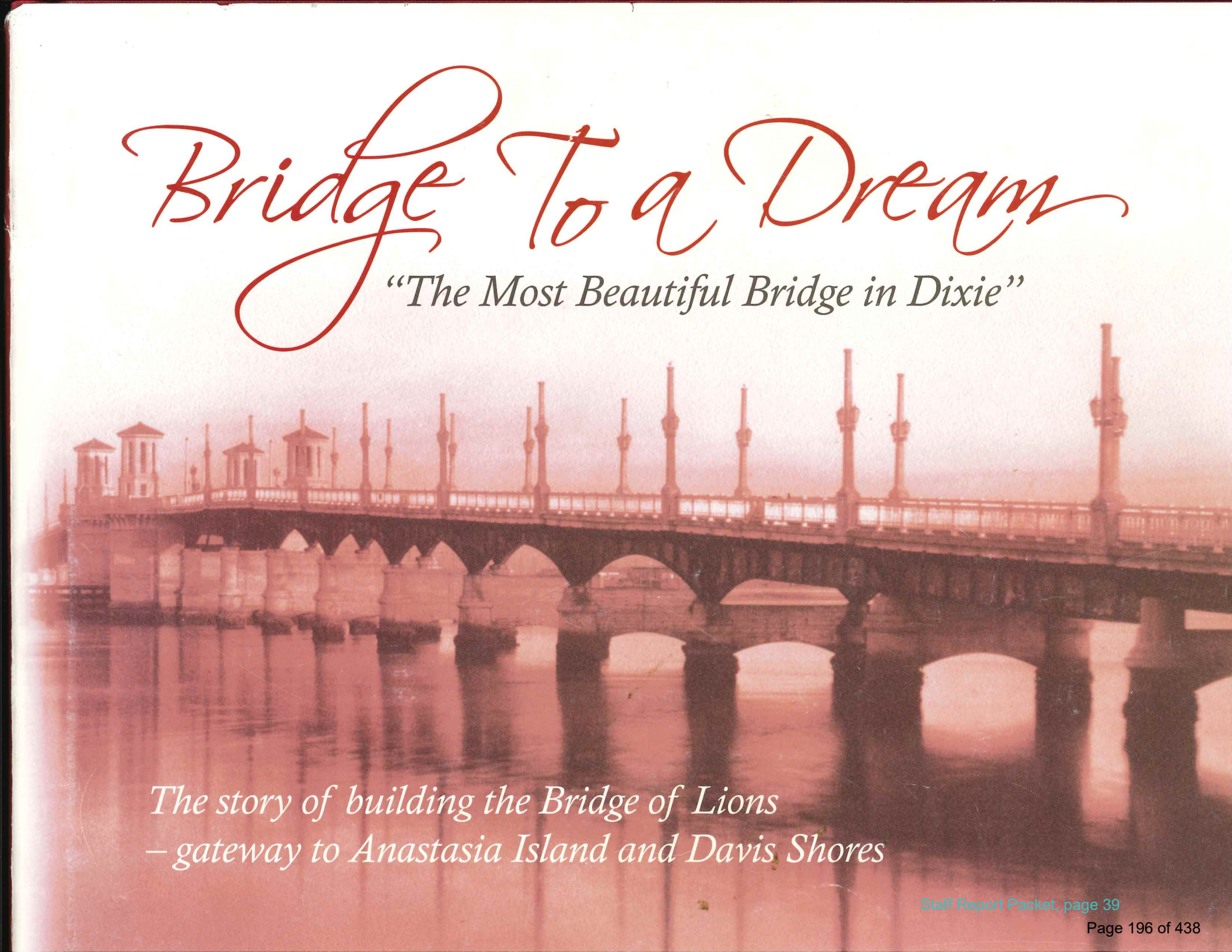
Google Maps 307 Minorca Ave

Image capture: Feb 2023 © 2023 Google

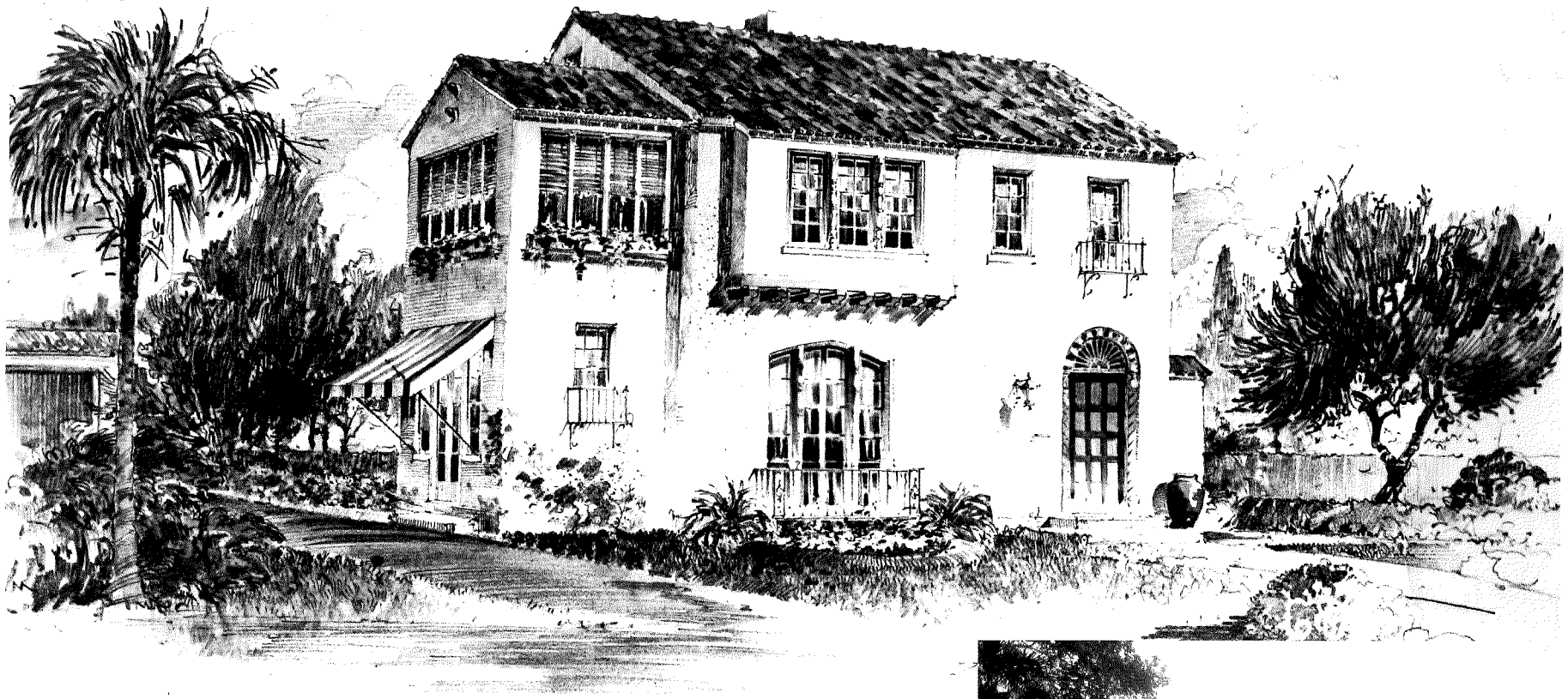


Bridge to a Dream

"The Most Beautiful Bridge in Dixie"



The story of building the Bridge of Lions – gateway to Anastasia Island and Davis Shores



Architect's drawing for the home of Harold Ryman, built at 307 Minorca Avenue. The inset shows the home as it looks today, with a porch added to the front. Marion Ryman often said "she could look out her window and see Harold coming home for lunch" from his downtown office. There was nothing in the open expanse of Davis Shores to impede her view of the bridge.

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1369 1009==

Site Name: RYMAN HOUSE 830== Survey Date: 8002 820==

Address: 307 Minorca, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Davis Shores (subdivision) 9 (block) 12, 13, 14 (lot) 868==

868==

Owner of Site: Name: Stanley T. and Helen Harrill;

Address: 307 Minorca

St. Augustine, Fla. 32084 902==

Occupant or Manager: Stanley T. Harrill (owner) 904==

Type of Ownership: Private 848== Zoning: RSE

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

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

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1927 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, textured 854==

Structural Systems: 856==

Features of Structure: (942)

Window Type: DHS, 4/4 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed porch 942==

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

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Stuccoed 882==

Roof Surfacing: Clay tile 882==

Ornament Exterior: Ornamental ironwork 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 0 954== Stories: 2 950==

Other: One of the original buildings in Davis Shores 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Real Estate

920==

Statement of Significance: (911==)

ARCHITECTURE

The Ryman House, a two-story Mediterranean Revival private residence, at 307 Minorca Street, was built between 1925 and 1927, and is one of the eleven original structures in the Davis Shores Subdivision. As is common with the other structures, this building exhibits traditional Mediterranean Revival features: a textured stucco exterior, a clay-tile roof, and ornamental ironwork. The one story open front porch is a later addition. Servants quarters were built in the garage.

Ten of the eleven 1920's building are scattered to the north of Anastasia Blvd., although there is a clustering along Arpieka, Montrano, and Minorca Avenues. The sole original building south of Anastasia Blvd. is found at 40 Coquina Avenue.

HISTORY

Until the mid-1920's, the northwest corner of Anastasia Island, the area west of Lighthouse Park, was a vast, swampy lowland with occasional peaks of high ground. In the colonial period, this low-lying zone served as a protective barrier to the struggling military outpost on the mainland, and a series of lookouts in the northern section and a watchtower in the current Lighthouse Park area surveyed the sea for friendly vessels and enemy intruders. The island also gave the townspeople their precious coquina whose quarries lie to the east of Escolta, then Quarry, Creek.(1) In 1740, General Oglethorpe of Georgia established a battery on high ground near the intersection of Oglethorpe Blvd. and Arredondo Avenue from where he unsuccessful bombarded the town and the Castillo de San Marcos for twenty-three days.(2)

When Spain ceded Florida to the United States in 1821, these undeveloped lowlands became federal property, and in 1855, the state of Florida, through its Internal Improvement Fund, acquired them for the purpose of encouraging and promoting the development of unproductive lands. For such reasons, the Trustees granted the marshland on north Anastasia Island to public transportation firms.(3) From 1858 to 1907, the bulk of Davis Shores area was owned by the St. Johns Railway Co., the Florida East Coast Railway Co., and/or the St. Augustine and South Beach Railway and Bridge Co. Two officers of the latter company, H. J. Ritchie

(over)

V. BIBLIOGRAPHY

1. Anon, "S. Agustins pars et terrae Florida." 1588; William Gerard Debrahm, "Plan of St. Augustine Inlet and Town with its Environs." 1766; Mariano de la Rocque, "Plano general de la Plaza de San Agustin de la Florida, Y sus inmediaciones." December 24, 1791; Francisco Cortazar, "Plano de la Ciudad de San Agustin." 1817; F.W. Dorr, "San Agustin and Vicinity, East Florida." 1859-60.

2. "Highlights of Oglethorpe's Siege, June 13th, July 20th, 1740, El Escribano, 4 (April, 1967), pp. 8-10.

and M. R. Bean, were promoters of the then developing Lighthouse Park area and were instrumental in establishing a trolley service across the mudflats to the beachfront community of "Anastasia."(4) A small section of the Davis Shores area, the section immediately north of Escolta Creek, was granted to the Florida Coast Line Canal and Transportation company in 1885 as State compensation for the company's plans to dredge and inland waterway from north Florida to the keys: the firm's President, Henry M. Flagler, and General Manager, George Miles, also had an interest in the FEC Railway. The Canal Company held this land until 1913.(5) From 1907 to 1925, the bulk of Davis Shores area was owned by the St. Johns Light and Power Company, also known as the St. Johns Electric Company. In 1922, the company released to the country a fifty foot causeway through its property so that Anastasia Blvd. could be opened between the planned Bridge of Lions and Lighthouse Park.(6)

Two events within the next three years permanetly altered the future of the marshlands. In 1923, the northern portion of Anastasia Island was incorporated into the city, and two years later, wealthy Florida land developer, D. P. "Doc" Davis, purchased all of the lowlands and proceded to raise the land by a massive dredge and fill operation. Davis Shores Subdivision, platted in late 1925 and early 1926, was to be a planned community, but the Florida Land bust of 1926 ended Davis' dream. Although many lots were sold, only eleven Mediterranean Revival structures were built: six houses, four apartments, and a office for the Davis Corporation. In 1927, the newly-completed bridge sadly led to a depressed area. Not until the prosperous post-World War II years did Davis Shores witness the rapid growth that Davis foresaw several decades earlier.(7)

The private residence at 307 Minorca Avenue became the residence of Harold Ryman, of Ryman-Thompson Real Estate firm which handled the Davis Shores properties after the 1926 land bust and the dealth of D. P. "Doc" Davis, the developer of the subdivision. The Ryman-Thompson firm now goes under the name of Thompson-Bailey.(8)

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3. "Abstract of Title for D. P. Davis Properties," HSAPB., p. 3.

4. St. Johns County Courthouse, Deed Records, Book BB, p. 136; Book 66, p. 162; Book H.H., pp. 308, 431; Book 22, p. 9; Misc. Book E, p. 285; "Abstract," p. 9.

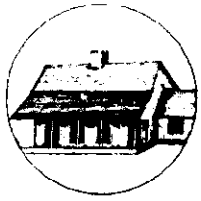
5. Deed Records, Book EE, p. 76; Book 26, p. 408; Tatler, January 1, 1896, p. 2; March 28, 1900, p. 21. Also see Edward N. Akin, "The Sly Foxes: Henry Flagler, George Miles, and Florida's Public Domain," Florida Historical Quarterly, 58 (July, 1979), pp. 22-36.

6. Deed Records, Book 14, p. 74; Book 22, p. 551; Book 47, p. 47; Book 55, p. 316.

7. Ibid., Book 55, pp. 316 and 519; Book 58, p. 135; Book 62, p. 478; Map Book 3, pp. 97-132; Misc. Book N, pp. 7-8; Sanborn Fire Insurance Map, 1959; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), pp. 232-33.

8. Personal communication with Pierre Thompson.

☐ Original
☒ Update



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

Site #8 SJ01369
Field Date 3-24-2015
Form Date 3-24-2015
Recorder #

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

Site Name(s) (address if none) Ryman House — Multiple Listing (DHR only)
Survey Project Name Architectural Survey of Anastasia Is. Structures — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
307		Minorca	Avenue	

Address: 307 Minorca Avenue
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☐yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 17 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 2156100000 — Landgrant
Subdivision Name Davis Shores — Block 9 — Lot 12,13,14
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

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

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

DESCRIPTION

Style Mediterranean Revival — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. Shed 3.
Roof Material(s) 1. Barrel tile 2. Barrel tile 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) single and triple set wood 4/4 DHS with wood trim; paired replacement 6/6 vinyl on left side
Distinguishing Architectural Features (exterior or interior ornaments) low pitch gable roof with barrel tile; textured stucco finish
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) large lot deep setback with mature trees and vegetation

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☑yes ☐no ☐insufficient info — Date 9/3/15 — Init. AMM KEEPER – Determined eligible: ☐yes ☐no — Date NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 SJ01369

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. _____
Structural System(s): 1. _____ 2. _____ 3. structural clay block
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. _____ 2. clay block
Main Entrance (stylistic details) single 15 panel wood door with wood screen door; multi-light french doors with divided side lights
Porch Descriptions (types, locations, roof types, etc.) open front porch with barrel tile and concrete floor supported by decorative ironwork

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource one of the original 11 buildings in Davis Shores -- see original form for significance and 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) Windshield Survey
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

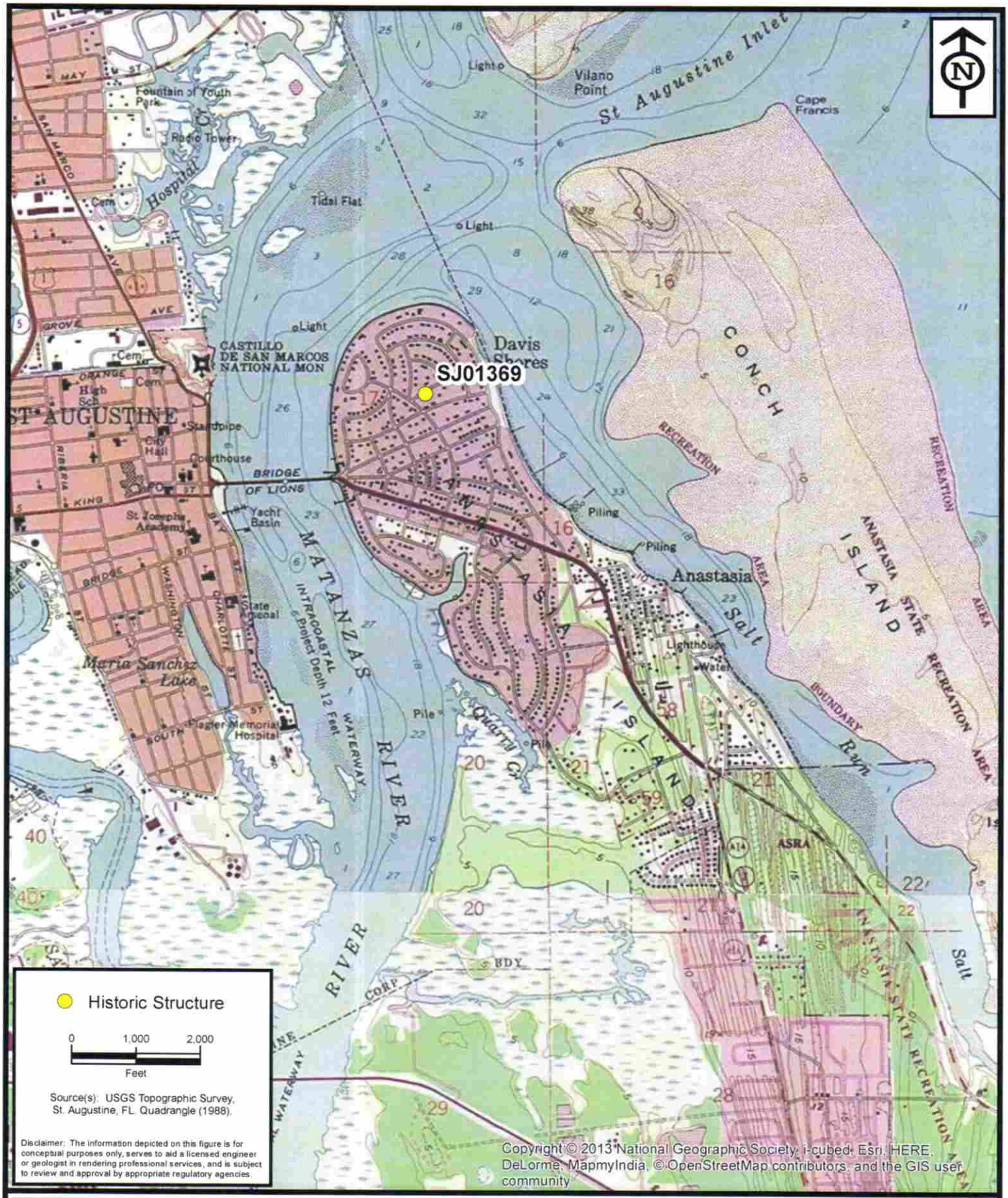
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

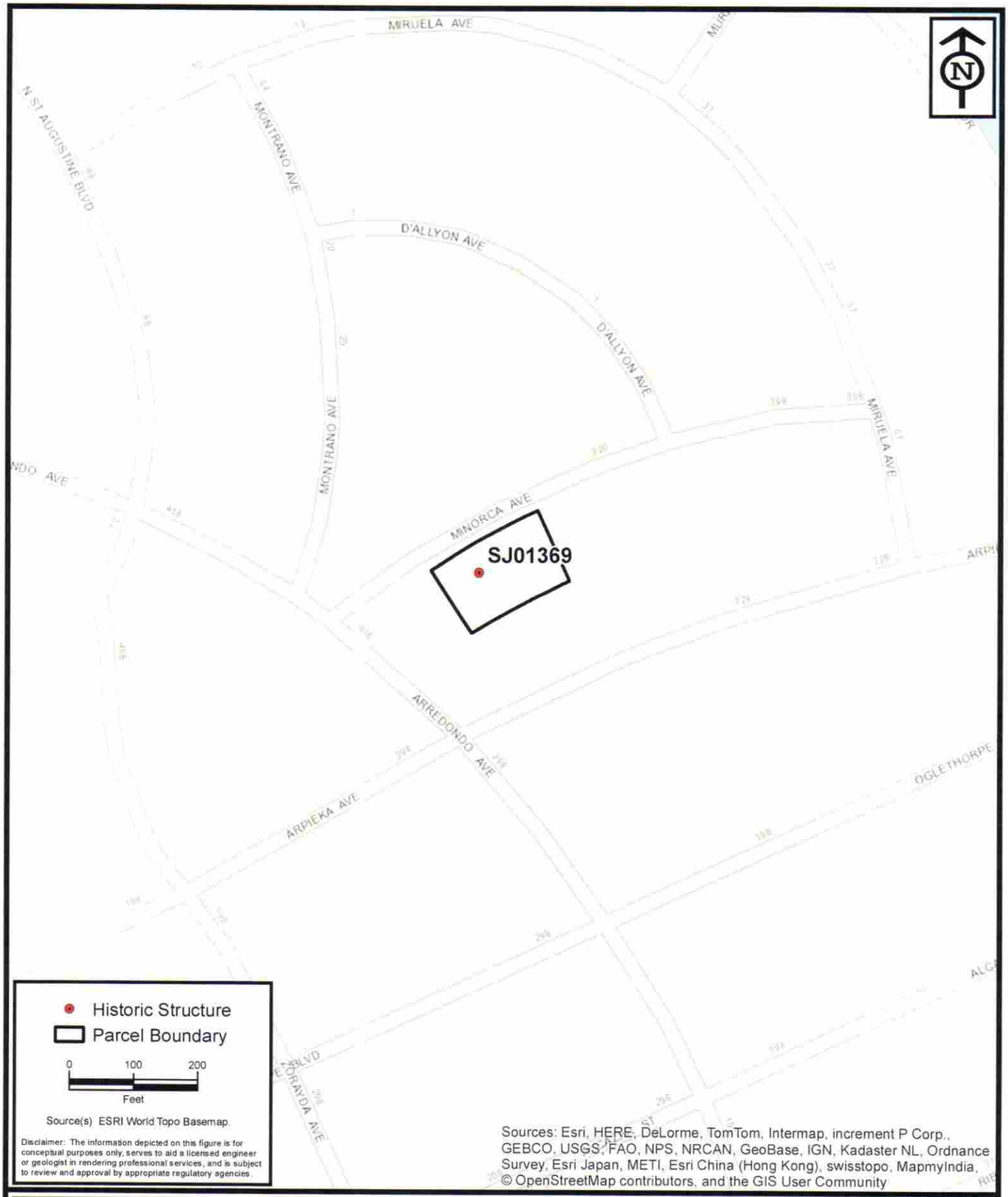
Project Location - SJ01369

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15055.00
Date:	Jun. 2015
Drwn/Chkd:	KWB/JRN
Figure:	1

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF_Previously_Recorded\Location\Project Location_SJ01369.mxd Date: 6/10/2015 4:54:40 PM



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

Parcel Location - SJ01369

City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project:	AJ15055.00
Date:	Jun. 2015
Drwn/Chkd:	KWB/JRN
Figure:	2

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF_Previously_Recorded\Site\Parcel Location_SJ01369.mxd Date: 6/10/2015 6:18:39 PM

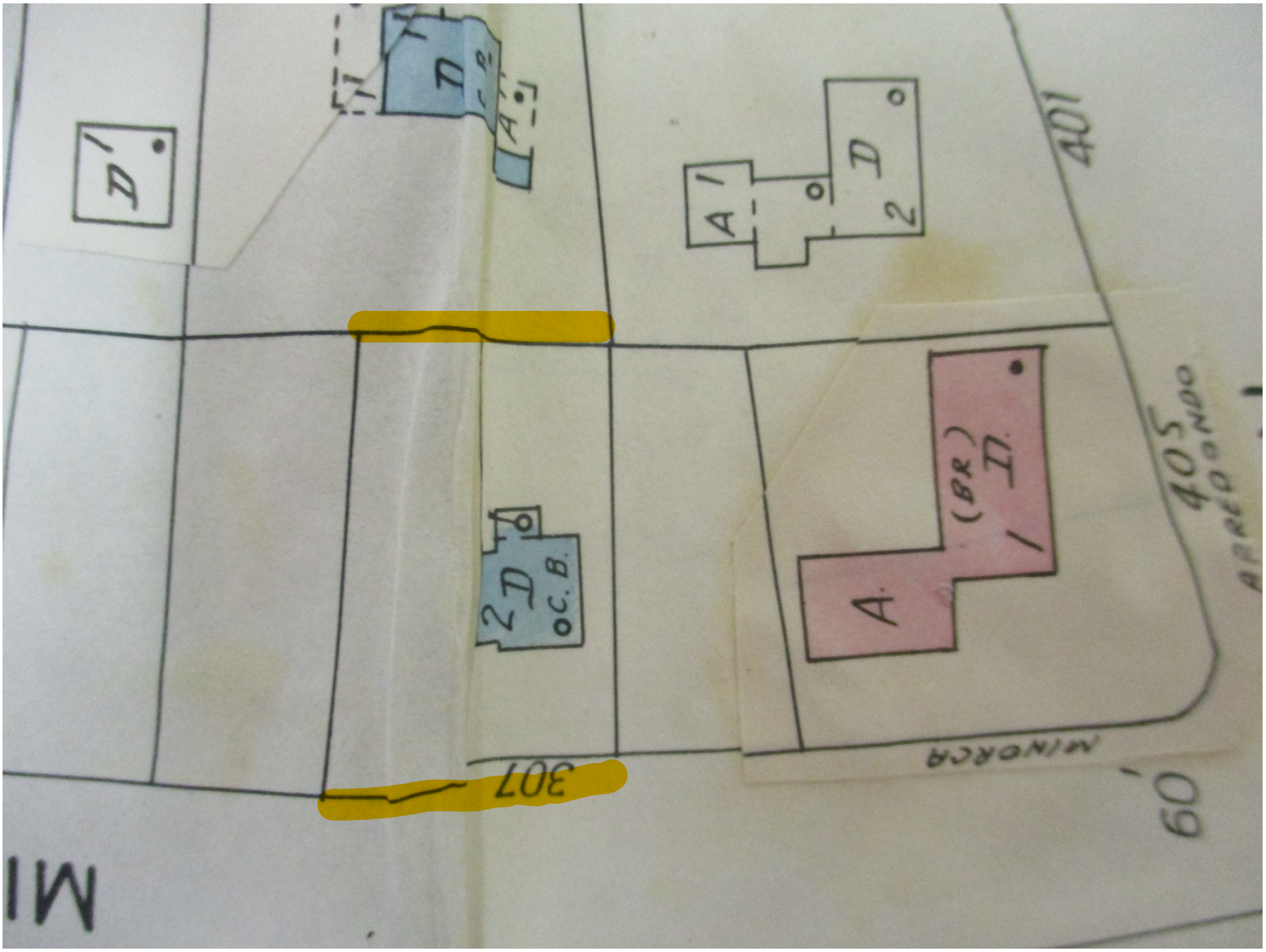
307

DODGE

307

Sanborn Map (1930 revised to 1965): 307 Minorca Avenue (partially obscured by the fold of the map book)

Sanborn Map (1930 revised to 1965): 307 Minorca Avenue



307 Minorca Avenue (c. 1925-1927)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1940+	Harold E Ryman (Marion J)	(o)	Thompson-Ryman Realty Company, Davis Shores
1945	Harold E Ryman (Marion J)	(o)	Thompson-Ryman Realty Company, Davis Shores
1951	Harold E Ryman (Marion J)	(o)	Thompson-Ryman Realty Company, Davis Shores
1957	Harold E Ryman (Marion J)	(o)	Thompson-Ryman Realty Company, Davis Shores
1960	Harold E Ryman (Marion J)	(o)	--
1965	Harold E Ryman (Marion J)	(o)	--
1970	Stanley T Harrill (Helen E)	(o)	General Car Supervisor, FEC

+ 1940 was the first entry found for Minorca Avenue, and was only listed by street name, with no street number: no other owners were listed under this street. By 1951, 2 addresses were listed on Minorca Avenue; by 1957, 4 houses were listed.

(o) Owner
-- Not listed

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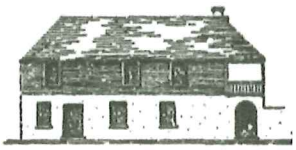
MAR 23 2023

Planning/Building



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0021

Receipt No. 2597277 Meeting Date April 20, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT LES THOMAS
   Business (if applicable) LES THOMAS ARCHITECT
   Address 32 CORDOVA ST
   City ST AUG State FL Zip 32084
   Daytime telephone 904-824-9508 E-mail address LESTHOMASARCHITECT@GMAIL.COM

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

2. NAME OF PROPERTY OWNER GARY ALGOOD
   Business (if applicable) CURB SYSTEMS
   Address 101 CORDOVA ST
   City ST AUGUSTINE State FL Zip 32086
   Daytime telephone (required) 904-829-3455 E-mail address GARY@CURBSYSTEMSOFNEFL.COM

3. PROJECT STREET ADDRESS 307 MINORCA ST.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot____ Block____ Subdivision_____ Parcel Number _____

5. DATE OF CONSTRUCTION 1925 Source: MASTER SITE

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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Planning/Building Dept.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☑	Porch/Deck/Balcony Specify: PORCH ROOF
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

☑ Photographs and/or drawings of elevations and architectural features to be removed.

☑ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☐ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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MAR 23 2023

Planning/Building Dept.

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 Les Thomas DATE 3-21-23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Gary Heywood DATE _____

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

IMPORTANT INFORMATION REGARDING YOUR APPLICATION

RECEIVED
MAR 23 2023
Planning/Building Dept

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 or at www.citystaug.com). Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

From:	Julie Courtney
To:	lesthomasarchitect@gmail.com
Cc:	aaron@kandgcontractors.com
Subject:	307 Minorca Avenue - Certificate of Demolition Application for April 20, 2023 Historic Architectural Review Board Meeting
Date:	Wednesday, March 29, 2023 5:32:00 PM
Attachments:	Owner auth 2019.pdf image002.png image003.png image004.png

RE: 307 Minorca Avenue

Hello,

This email formally acknowledges receipt of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board (HARB). A partial demolition fee of $150 is required for the application, which will be charged to the credit card you provided authorization for. **The meeting is currently scheduled on April 20, 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.** Since only updated exterior photos are needed, 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. Photographs of the project areas are still needed for your application be sufficiently complete. At our meeting, you mentioned that you would be updating plans. Please be sure to submit a version that will make legible copies for our board members.

  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 to be received by April 10,** 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.

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.

Thank you,

Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine

Meredith H. Randolph

From: Les Thomas <lesthomasarchitect@gmail.com>
Sent: Monday, April 10, 2023 6:13 PM
To: Harb
Subject: 307 Minorca Ave.

Julie,
Here are the updated plans for 307 Minorca Ave per our discussion a couple of weeks ago.
I did move the garage back a couple of to meet the front setback requirement, I showed a garage door with some gate details, and I picked up some of the details on the gable ends,I also showed the tile roof I think makes the addition blend more with the house.
I don't know if Gary sent the window info or the actual garage door manufacturer.
I will just go ahead and provide it.
Les

scan0958.pdf

Meredith H. Randolph

From: Les Thomas <lesthomasarchitect@gmail.com>
Sent: Monday, April 10, 2023 6:22 PM
To: Harb
Subject: 307 Minorca Ave

Julie,
We will be using the Jeld-wen Auralast wood windows with a 4 over 4 lite pattern as replacement windows for the house and addition at 307 Minorca Ave.
This is the same window we used on the Yahalla job on Bridge St.
Les

Received April 10, 2023
Planning & Building Department

STRUCTURE INFORMATION

MEAN ROOF HEIGHT ——— EXISTING
TOTAL ROOF HEIGHT ——— EXISTING

TYPE OF CONSTRUCTION

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

WIND ZONE INFORMATION

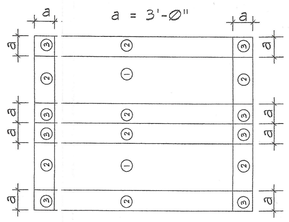
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE 2020 EDITION OF FLORIDA BUILDING CODE, 7th ED.

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

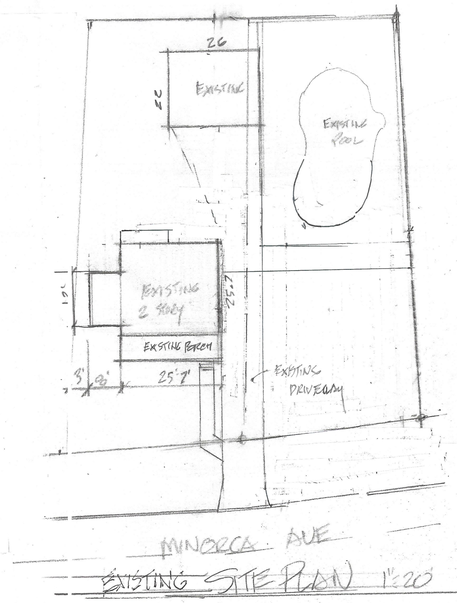
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

		EFFECTIVE WIND AREA Ft. Sq.							
		10		20		50		100	
ROOF									
1	16	.5	-25.3	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	16	.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL									
4	25	.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25	.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

ROOF OVERHANG		10	20	50	100
		-37.3	-36.7	-35.2	-35.1
		-61.5	-48.3	-30.8	-17.6


a
a = 3'-0"
a
a
a

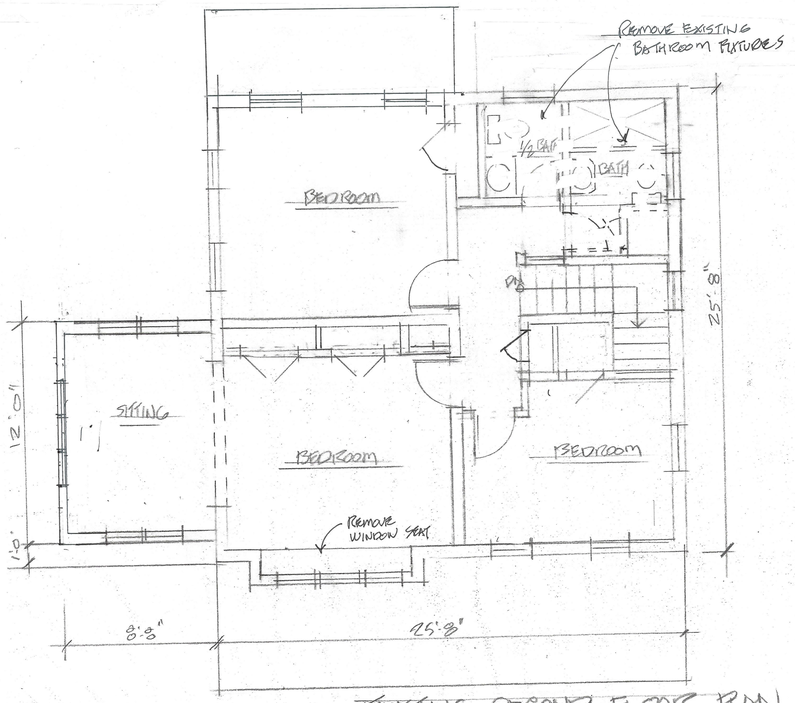
Received April 10, 2023
Planning & Building Department



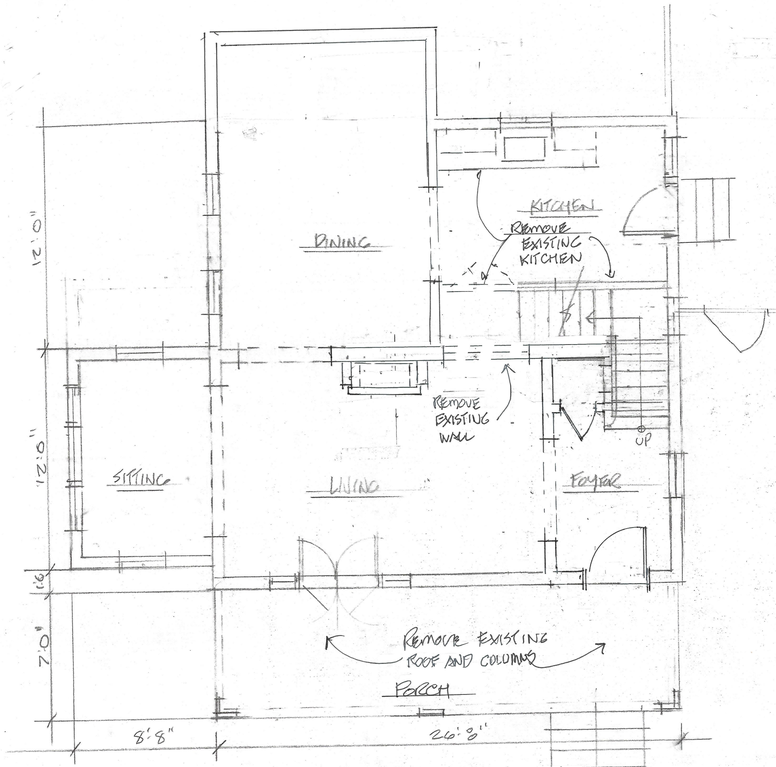
EXISTING SITE PLAN 1"=20'

ZONING —— RS-1 (LOT COVERAGE 25%)
FRONT —— 20'
SIDE —— 15'
REAR —— 20'

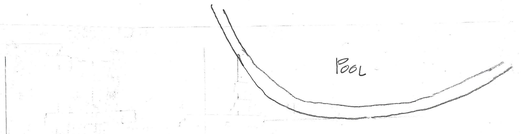
LOT SIZE —— 10,467 SF.
EXISTING MAIN HOUSE —— 1030 SF (INCLUDES COVERED PORCH)
EXISTING GARAGE/GUEST —— 572 SF
TOTAL 1602 SF (15%)
NEW ADDITION ALLOWED 1047 SF



EXISTING SECOND FLOOR PLAN



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



REMOVE EXISTING BRICK WALL

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

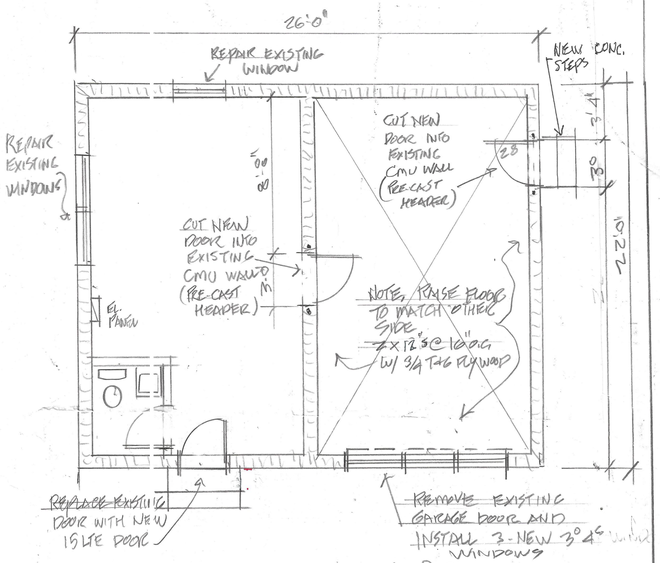
RENOVATION & ADDITION
307 MINORCA AVENUE
ST. AUGUSTINE FL.
DAVIS-SHORES

Date: 3-31-23
Scale: AS NOTED
Drawn LT
File:

SHEET
A1

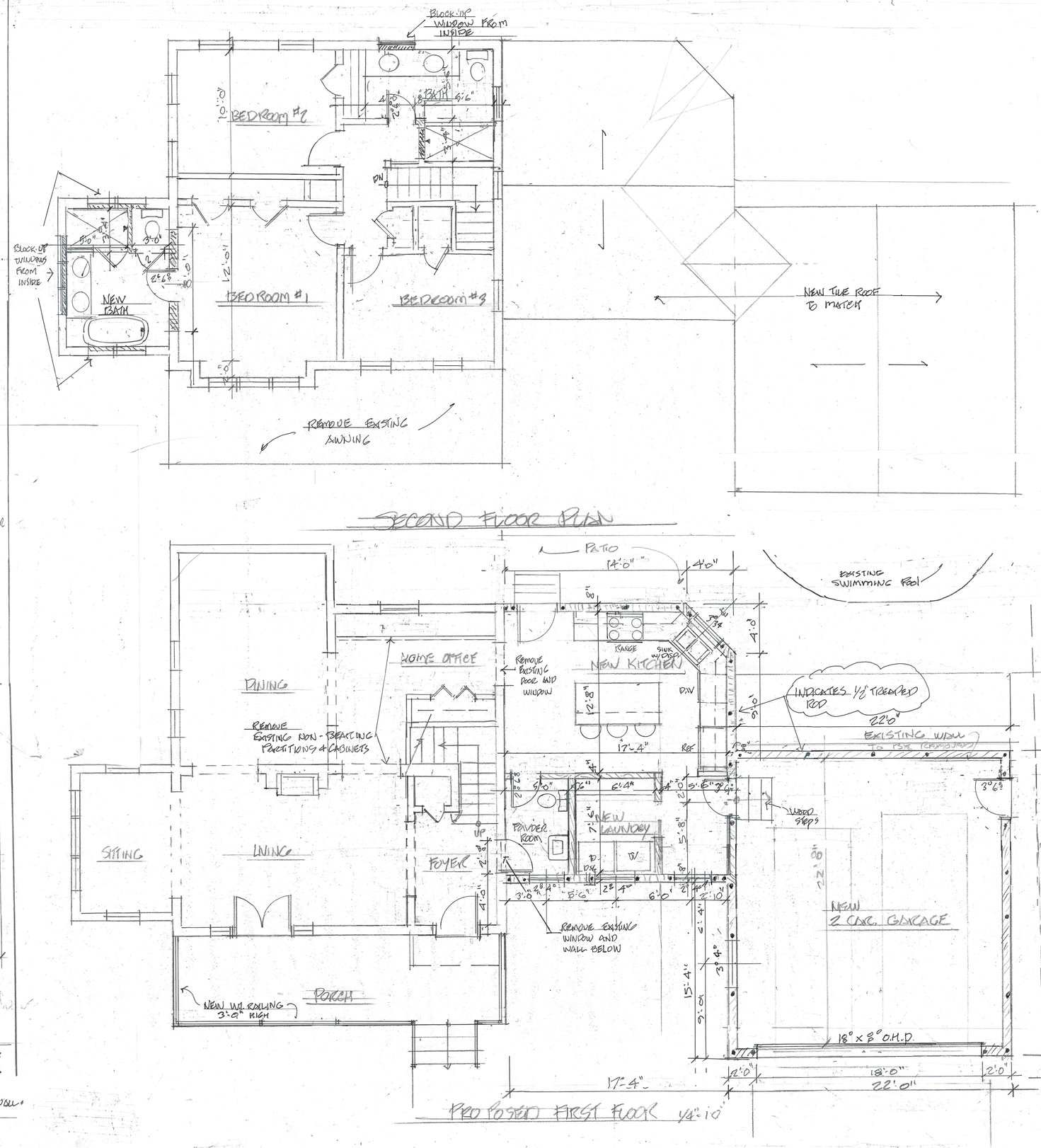
Received April 10, 2023
Planning & Building Department

NORTH ELEVATION OF GUEST HOUSE



FLOOR PLAN of GUEST HOUSE

NOTE: 1. RAISE EXISTING CONC. FLOOR ON RIGHT SIDE OF GARAGE TO ELEVATION ON LEFT SIDE. USE 2x12's @ 16" O.C. WITH 3/4" T&G PLYWOOD
2. FURR AND INSULATE EXTERIOR WALLS AND DRYWALL.
3. INSULATE CEILING W/ R-30 BATTS.



PROPOSED FIRST FLOOR 1/4"=1'0"

SECOND FLOOR PLAN

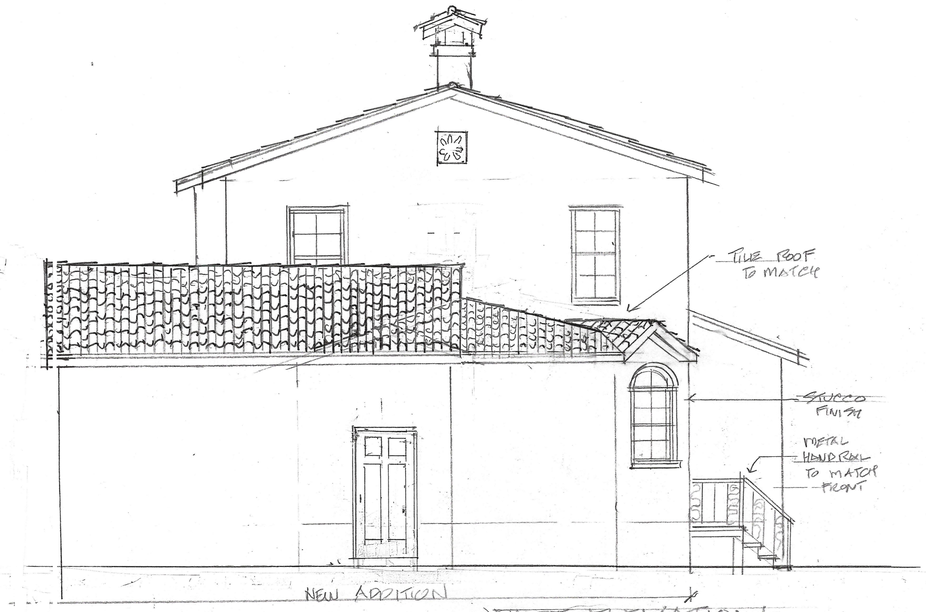
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

REMODEL & ADDITION
307 MINORCA AVENUE
PAUS-SHORES ST. AUGUSTINE, FL.

Date: 3-31-23
Scale: AS NOTED
Drawn: LT
File:

SHEET
A-2

Received April 10, 2023
Planning & Building Department



WEST ELEVATION

EAST ELEVATION

FRONT ELEVATION

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

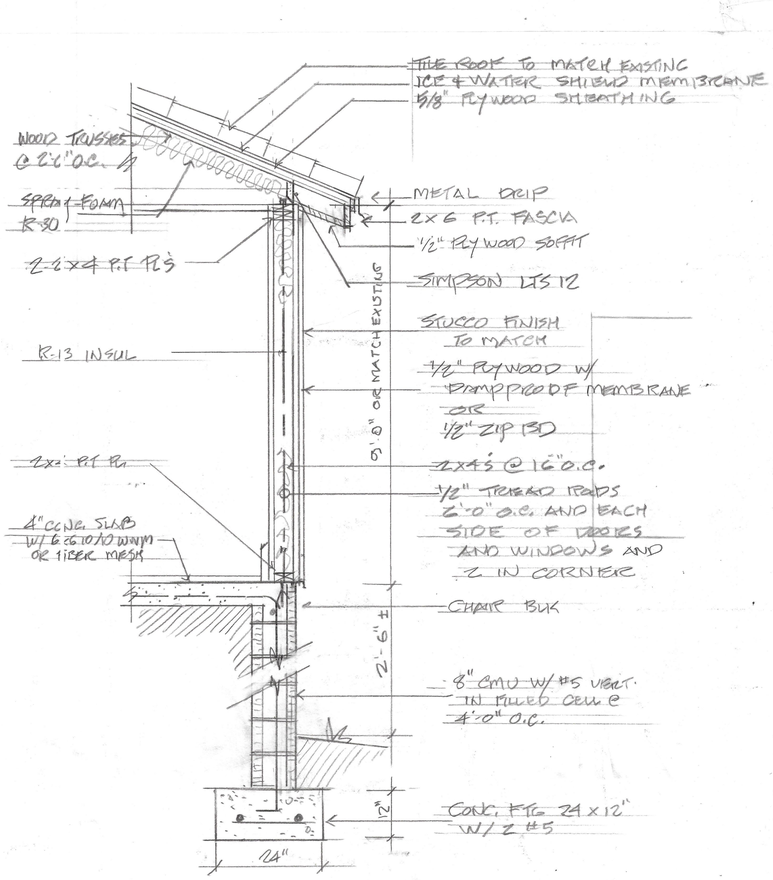
REMODEL + ADDITION
307 MINORCA AVENUE
DAVIS-SHORES ST. AUGUSTINE, FL.

Date: 9-21-22
Scale: AS NOTED
Drawn: LT
File:

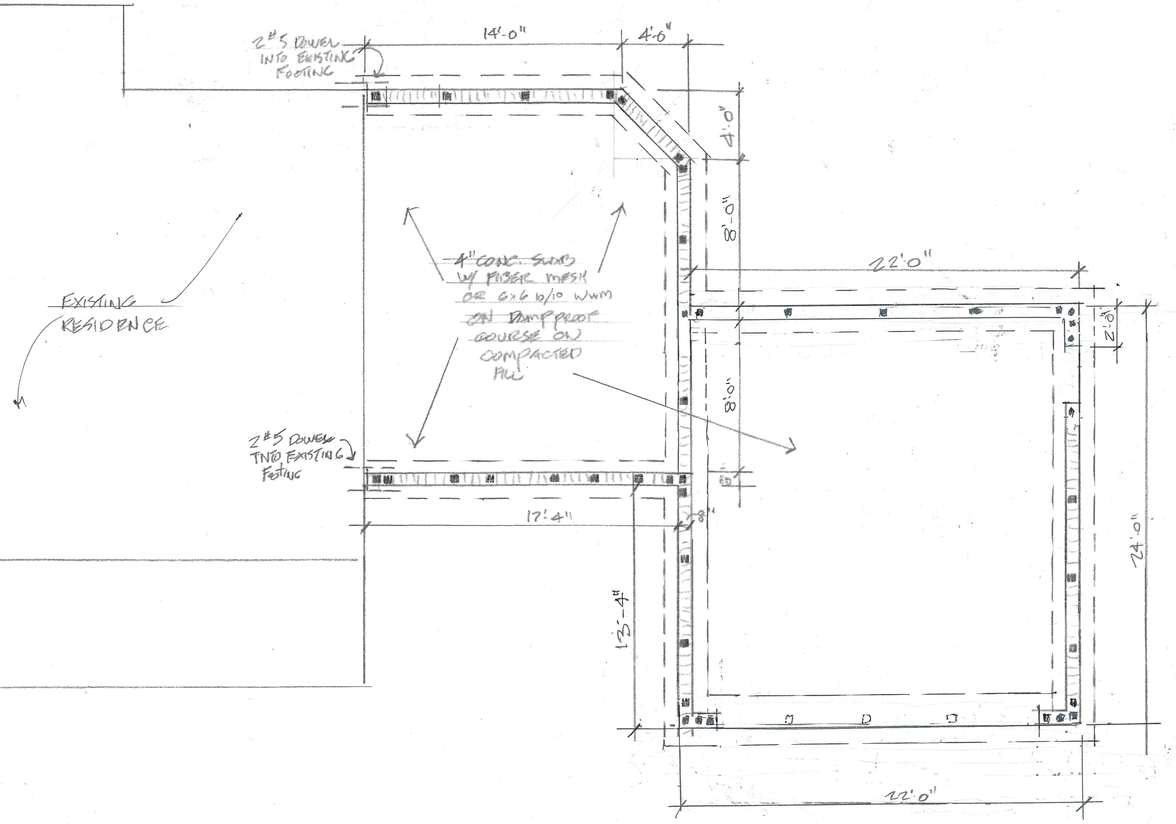
SHEET
A-3

Received April 10, 2023
Planning & Building Department

SOUTH ELEVATION



TYPICAL SECTION 3/4"=1'-0"



FOUNDATION PLAN

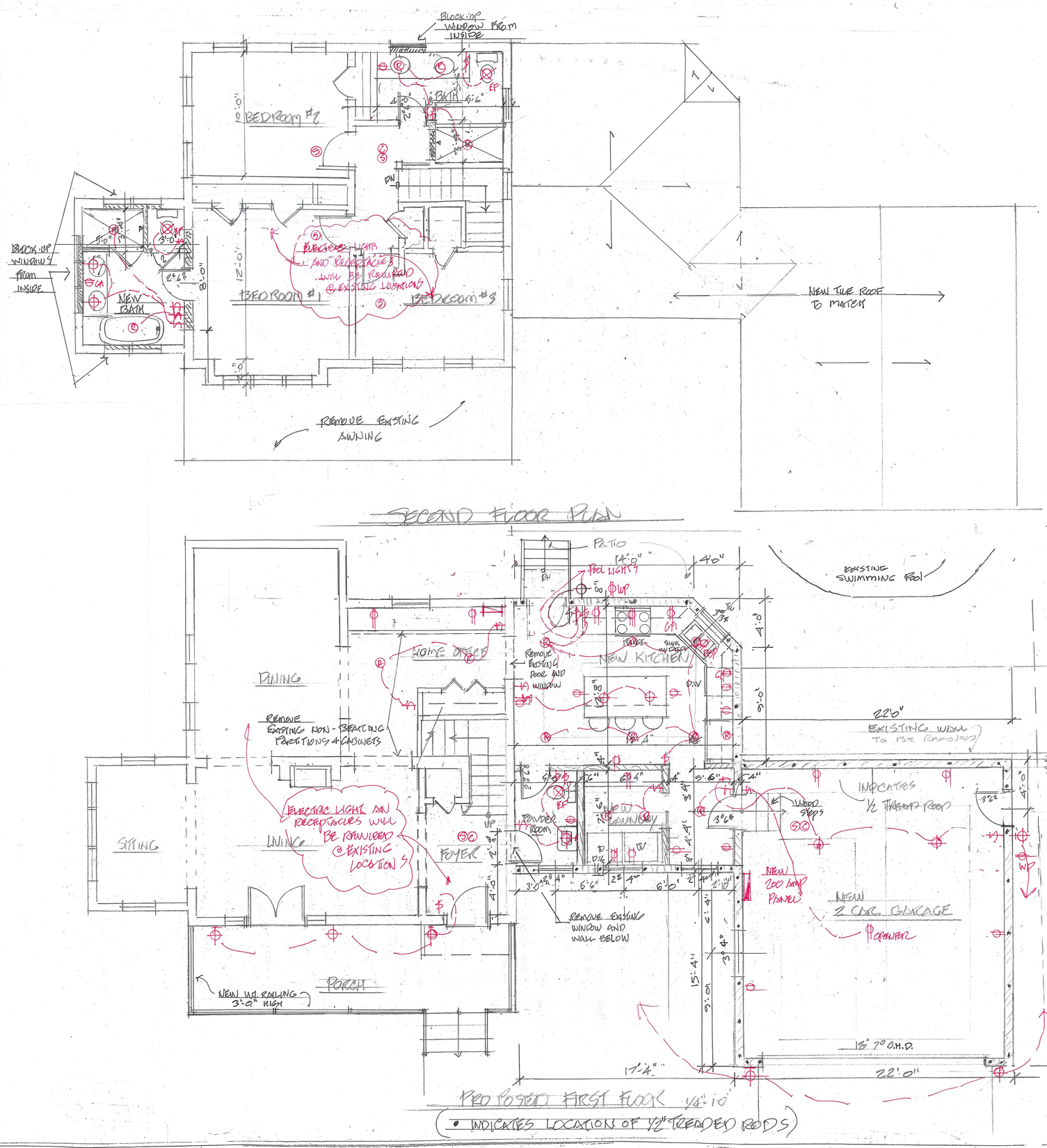
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

REMODEL & ADDITION
307 MINORCA AVENUE
DAVIS SHORES ST AUGUSTINE FL.

Date: 3.31.23
Scale: AS NOTED
Drawn: LT
File:

SHEET
A-4

Received April 10, 2023
Planning & Building Department



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

REMODEL & ADDITION
307 MINORCA AVENUE
DAVIS SHORES ST. AUGUSTINE, FL.

Date:	3-31-25
Scale:	AS NOTED
Drawn	
File:	

SHEET
E-1

Instr #2022002749 BK: 5465 PG: 280, Filed & Recorded: 1/7/2022 1:53 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $2,450.00

This instrument was prepared by:
Jenny Brown
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:22425
Consideration: $350,000.00
Documentary Stamps Paid: $2,450.00

This Warranty Deed

Made this **January 7, 2022 A.D.** By
Charles S. Sears and Debra H. Sanders, each conveying non-homestead property hereinafter called the grantor, to **Juliet Whiskey Investments LLC, a Florida limited liability company,** whose post office address is: **9245 July Lane, St. Augustine, FL 32080**, hereinafter called the grantee:

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

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

Lot (s) 13 and 14, Block 9, Davis Shores Ocean View Section, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 97 through 102, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 215610-0000

Grantor warrants that said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

In addition, the property is not contiguous to such persons' homestead, which is located at:
As to Charles S. Sears: 1665 Copperfield Circle, Tallahassee, FL 32312
As to Debra H. Sanders: 2025 Marye Brant Loop N., Neptune Beach, FL 32266

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

[*signature page to follow*]

COPY

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

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

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

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

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

COPY

Signed, sealed and delivered in our presence:

[1] _____

Witness Print Name: Jessica Peel

[2] _____

Witness Print Name WENDY KECHANE

_____ (Seal)

Charles S. Sears

Address: 1665 Copperfield Circle, Tallahassee, FL 32312

_____ (Seal)

Debra H. Sanders

Address: 2025 Marye Brant Loop N., Neptune Beach, FL 32266

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this January 07, 2022, by Charles S. Sears and Debra H. Sanders, each conveying non-homestead property. Such person (notary must check applicable box):

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

(NOTARY SEAL)

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

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

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

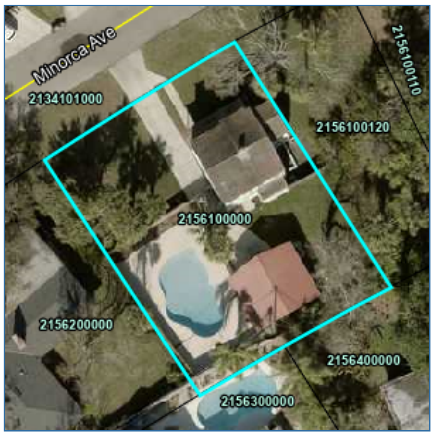
Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	2156100000
Location Address	307 MINORCA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-97 DAVIS SHORES LOTS 13 14 BLK 9 OR5465/280 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.250
Homestead	N

Owner Information

Owner Name	Juliet Whiskey Investments LLC 100%
Mailing Address	9245 JULY LN SAINT AUGUSTINE, FL 32080-0000

Map



Historical Assessment Information

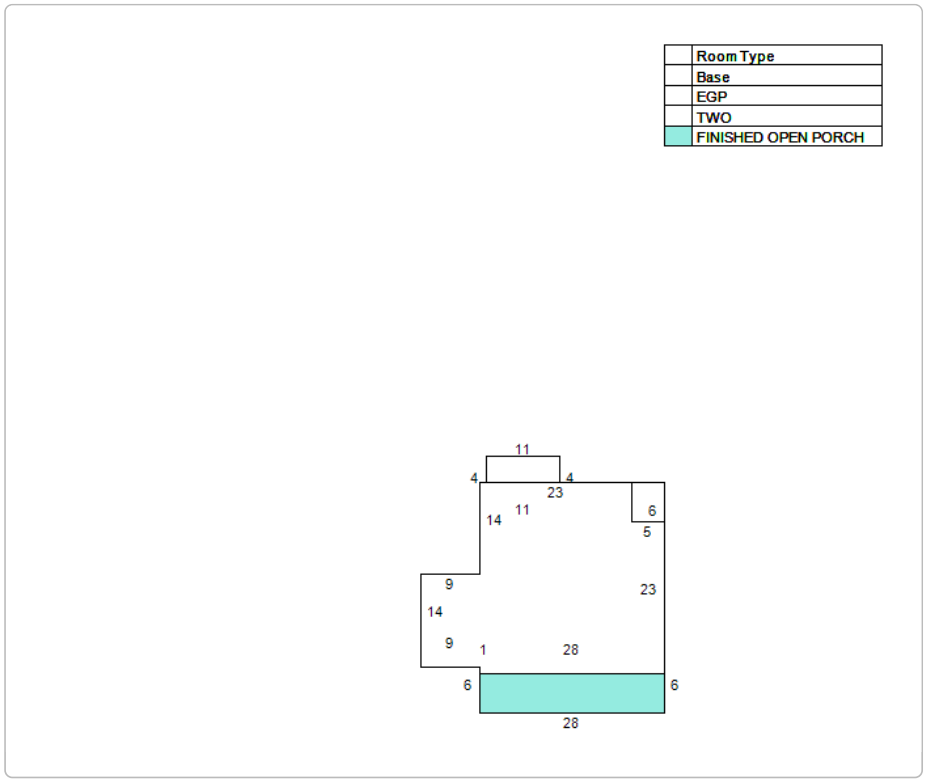
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$83,863	$7,637	$262,223	$0	$0	$353,723	$353,723	$0	$353,723
2021	$109,795	$21,507	$406,125	$0	$0	$537,427	$219,860	$418,067	$119,360
2020	$111,567	$21,507	$342,950	$0	$0	$476,024	$216,824	$359,700	$116,324
2019	$91,200	$21,009	$342,950	$0	$0	$455,159	$211,949	$343,710	$111,449
2018	$53,088	$21,009	$324,900	$0	$0	$398,997	$207,997	$291,500	$107,497
2017	$53,088	$20,927	$293,312	$0	$0	$367,327	$203,719	$263,608	$103,719
2016	$54,415	$20,363	$293,312	$0	$0	$368,090	$199,529	$218,561	$149,529
2015	$57,070	$20,363	$225,625	$0	$0	$303,058	$198,142	$154,916	$148,142
2014	$56,211	$20,363	$189,525	$0	$0	$266,099	$196,569	$119,530	$146,569
2013	$57,460	$20,363	$153,425	$0	$0	$231,248	$193,664	$87,584	$143,664
2012	$59,958	$20,363	$135,240	$0	$0	$215,561	$190,427	$75,134	$140,427
2011	$61,208	$20,363	$150,266	$0	$0	$231,837	$184,881	$96,956	$134,881
2010	$63,706	$20,363	$166,962	$0	$0	$251,031	$182,149	$118,882	$132,149

Building Information

Building	1
Year Built	1924
Actual Area	1180
Conditioned Area	1890
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Clay Tile
Roof Structure	Gable Hip
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
FINISHED OPEN PORCH	168
2 STORY	908
UNFINISHED ENCLOSED PORCH	30
BASE AREA	44
BASE AREA	30
Total SqFt	1180

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Excellent (Mix)		6050
Pool - Low (RES)		4600
Masonry Wall (Mix)		1296

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	93	110	93	EF	$331,312

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/7/2022	1/7/2022	$350,000.00	WARRANTY DEED	5465	280	U	I	SEARS CHARLES S ET AL	JULIET WHISKEY INVESTMENTS LLC
1/7/2022	1/7/2022	$100.00	WARRANTY DEED	5465	278	U	I	SEARS CHARLES S	SEARS CHARLES S ET AL
6/27/2018	6/27/2018	$100.00	LIFE ESTATE	4570	712	U	I	HARRILL STANLEY T	HARRILL STANLEY T ***
6/5/1967	6/5/1967	$0.00	WARRANTY DEED	103	327	U	I	RYMAN HAROLD E,MARION JU	HARRILL STANLEY THOMAS,HELEN EILZABETH

No data available for the following modules: Exemption Information.

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 3/28/2023, 2:39:51 AM

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
JULIET WHISKEY INVESTMENTS LLC

Filing Information

Document Number	L22000001749
FEI/EIN Number	87-4299017
Date Filed	12/22/2021
Effective Date	01/01/2022
State	FL
Status	ACTIVE

Principal Address

9245 JULY LANE
ST AUGUSTINE, FL 32080 UN

Mailing Address

9245 JULY LANE
ST AUGUSTINE, FL 32080 UN

Registered Agent Name & Address

ALLIGOOD, GARY L
9245 JULY LANE
ST AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title MGR

ALLIGOOD, GARY L
9245 JULY LANE
ST AUGUSTINE, FL 32080 UN

Title MGR

ALLIGOOD, JUDY S
9245 JULY LANE
ST AUGUSTINE, FL 32080 UN

Annual Reports

Report Year	Filed Date

2023 01/18/2023

Document Images

01/18/2023 -- ANNUAL REPORT	View image in PDF format
12/22/2021 -- Florida Limited Liability	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 20, 2023 Meeting

Application HP2023-0020 Address: 118 Lincoln Street

Direct Home Buyer 1, Inc. - Applicant and Owner

Project description: For after-the-fact partial demolition of a residential building, constructed ca. 1958, that is recorded in the Florida Master Site File and is eligible to be a contributing building to the Lincolnville National Register Historic District, including removal of the roof; and, for additional proposed partial demolition including but not limited to the chimney, window fenestration, and replacement of the existing porch and carport roofs related to renovations and additions.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ07300
National Register:	Lincolnville NRHD: Eligible	Construction date:	c. 1958
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2099000000		
Agenda Item:	[#]	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the north side of Lincoln Street on the block between Martin Luther King Avenue and Riberia Street, this Masonry Vernacular residential building was constructed c. 1958 and is currently not a contributing building in the Lincolnville National Register Historic District; however, the most recent NRHD update, which has not been finalized, lists the building as a contributing structure that was, therefore, eligible, at the time of the update survey.

Unpermitted work began on the structure over a year ago and a stop work order was placed on the building in April of 2022. The building has remained in its current state since that time. The entire interior has been gutted and the roof removed for an extensive renovation project which includes adding a second story, all new windows and doors, and changes to the existing fenestration pattern.

A detailed Florida Master Site File (FMSF) report was not found, though a number has been assigned. Google Streetview photographs of the structure prior to partial demolition show that the building featured a low-sloping metal hipped roof with covered front porch and exposed rafter tails, a flat roofed carport off the east elevation, stucco exterior, and 1/1 vinyl windows.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any full or partial demolition of a structure aged 50 years or older, listed on the Florida Master Site File, or designated as a historical landmark (as defined by Sec. 28-87.10) requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board may **APPROVE** an after-the-fact **Certificate of Demolition** at **118 Lincoln Street** if the HARB can make the following findings:

1. The after-the-fact and proposed demolition does not exceed the threshold of partial demolition
2. Documentation of structural conditions and/or economic hardship provided by the applicant are sufficienct to justify partial demolition

Alternatively, the Board can **DENY** a Certificate of demolition at **118 Lincoln Street** if the HARB makes the following findings:

1. That the after-the-fact demolition of the structure exceeds the threshold of partial demolition and permanently impacts the structures elegibility as a contributing structure to the Lincolnville National Register Historic District.
2. The documentation of structural conditions and/or economic hardship provided by the applicant are insufficient to justify demolition.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. After-the-fact partial demolition of a residential building including the roof and interior.
2. Partial demolition (proposed) including but not limited to the chimney, windows/doors and window fenestration, and carport.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale to other one story buildings along the street; however, the size and setbacks along Lincoln Street vary and the subject property currently sits between two vacant lots.

3. The impact of the loss of the structure on the streetscape. The building's typology is not unique for the area and is similar in pattern to other post-WWII, rectangular shaped buildings under a low-sloped roof.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans need to take the Tree and Landscape Ordinance and Archaeology Ordinance into consideration and meet zoning requirements.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File and is located and eligible to contribute to the LincoInville National Register Historic District. The building has no known historic or cultural associations. According to Polk City Directory research, the building was the long-time residence of retiree John Pugh who also drove sightseeing carriages.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not currently designated as historic but is eligible for designation as contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the simple type Mid-Century Modern era building constructed during the post-WWII era. The building is not unusual or particularly unique.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the West Augustine and Davis Shores neighborhoods.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The concrete brick building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

10. ***The justification for the proposed demolition.*** The applicant seeks to utilize the exterior masonry walls in an extensive renovation which would include adding a second story, reconstructing the front porch and carport, and installing all new windows and doors with some changes to the existing fenestration on at least the front and rear elevations.

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 1958 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and eligible to contribute to the Lincolnville National Register Historic District.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Updated Lincolnville National Register Historic District Survey (draft)
3. Sanborn Map
4. Polk City Directory Research

STAFF PHOTOGRAPHS
118 Lincoln Street

South and West Elevations – Google Streetview, January 2019

Staff Report pg. 7

STAFF PHOTOGRAPHS
118 Lincoln Street

South Elevation – Existing Condition

Staff Report pg. 8

STAFF PHOTOGRAPHS
118 Lincoln Street

South Elevation Window Detail

Staff Report pg. 9

STAFF PHOTOGRAPHS
118 Lincoln Street

East Elevation

STAFF PHOTOGRAPHS
118 Lincoln Street

Carport

STAFF PHOTOGRAPHS
118 Lincoln Street

North Elevation

STAFF PHOTOGRAPHS
118 Lincoln Street

West Elevation

Staff Report pg. 13

STAFF PHOTOGRAPHS
118 Lincoln Street

Interior

STAFF PHOTOGRAPHS
118 Lincoln Street

Interior

STAFF PHOTOGRAPHS
118 Lincoln Street

Interior

STAFF PHOTOGRAPHS
118 Lincoln Street

Interior

STAFF PHOTOGRAPHS
118 Lincoln Street

Interior

Staff Report pg. 18

STAFF PHOTOGRAPHS
118 Lincoln Street

Context Photographs

STAFF PHOTOGRAPHS
118 Lincoln Street

Context Photographs

Staff Report pg. 20

Clear Form Values

Ent D (FMSF only) 3-7-2022

Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) 28003

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)
Hurricane Irma Historic Resource Mitigation & Survey Update Report

Report Title (exactly as on title page)
Hurricane Irma Historic Resource Mitigation & Survey Update Report: Abbott Tract, Lincolnville, and Model Land Company

Report Authors (as on title page)
1. Meghan Powell
2. Meagan Scott
3. Patricia Davenport-Jacobs
4.

Publication Year 2021 **Number of Pages in Report** (do not include site forms) 200

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

Supervisors of Fieldwork (even if same as author) Names Meghan Powell & Meagan Scott

Affiliation of Fieldworkers: Organization Terracon City Jacksonville

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey*, *architecture*, *etc.*)
1. Model Land
2. Civil Rights Movement
3. Abbott Tract
4. Lincolnville
5. Hurricane Irma
6.
7.
8.

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork) Clear Sponsor Values
Name Jenny Wolfe Organization City of St. Augustine
Address/Phone/E-mail PO Box 210, St. Augustine, Florida / 904-209-4326

Recorder of Log Sheet Meghan Powell **Date Log Sheet Completed** 9-30-2021

Is this survey or project a continuation of a previous project? ☒No ☐Yes: **Previous survey #s (FMSF only)**

Project Area Mapping

Clear Mapping Values

Counties (select every county in which field survey was done; attach additional sheet if necessary)
1. St. Johns
2.
3.
4.
5.
6.

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)
1. Name ST. AUGUSTINE Year 2021
2. Name Year
3. Name Year
4. Name Year
5. Name Year
6. Name Year

Field Dates and Project Area Description

Fieldwork Dates: Start 10-1-2020 End 5-21-2021 **Total Area Surveyed** (fill in one) hectares 295.00 acres
Number of Distinct Tracts or Areas Surveyed
If Corridor (fill in one for each) **Width:** meters feet **Length:** kilometers miles

Research and Field Methods

Types of Survey (select all that apply): ☐archaeological ☒architectural ☒historical/archival ☐underwater ☐damage assessment ☐monitoring report ☒other(describe): National Register UPdate

Scope/Intensity/Procedures

Comprehensive pedestrian survey of historic resources within three historic districts (Abbott Tract, Lincolnville, & Model Land) in the City of St. Augustine, Florida.

Preliminary Methods (select as many as apply to the project as a whole)

☐Florida Archives (Gray Building)	☒library research- *local public*	☒local property or tax records	☒other historic maps	☐LIDAR
☐Florida Photo Archives (Gray Building)	☒library-special collection	☒newspaper files	☐soils maps or data	☐other remote sensing
☒Site File property search	☐Public Lands Survey (maps at DEP)	☐literature search	☒windshield survey	
☒Site File survey search	☒local informant(s)	☒Sanborn Insurance maps	☒aerial photography	

☐other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☒Check here if **NO** archaeological methods were used.

☐surface collection, controlled	☐shovel test-other screen size	☐block excavation (at least 2x2 m)	☐metal detector
☐surface collection, **un**controlled	☐water screen	☐soil resistivity	☐other remote sensing
☐shovel test-1/4"screen	☐posthole tests	☐magnetometer	☐pedestrian survey
☐shovel test-1/8" screen	☐auger tests	☐side scan sonar	☐unknown
☐shovel test 1/16"screen	☐coring	☐ground penetrating radar (GPR)	
☐shovel test-unscreened	☐test excavation (at least 1x2 m)	☐LIDAR	

☐other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐Check here if **NO** historical/architectural methods were used.

☒building permits	☐demolition permits	☒neighbor interview	☒subdivision maps
☐commercial permits	☒windshield survey	☒occupant interview	☒tax records
☐interior documentation	☒local property records	☐occupation permits	☐unknown

☐other (describe): _____

Survey Results

Resource Significance Evaluated? ☒Yes ☐No Clear Check Boxes

Count of Previously Recorded Resources 845 **Count of Newly Recorded Resources** 191

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

See attached list. In addition to the 845 recorded buildings, 3 of the recorded resources are Resource Groups (historic districts) and 1 of the recorded resources is a cemetery.

List Newly Recorded Site ID#s (attach additional pages if necessary)

See attached list. In addition to 188 recorded buildings, 3 of the recorded resources are Resource Groups (parks).

Site Forms Used: ☐Site File Paper Forms ☒Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY **SHPO USE ONLY** **SHPO USE ONLY**

Origin of Report: ☐872 ☐Public Lands ☐UW ☐1A32 # _____ ☐Academic ☐Contract ☐Avocational ☒Grant Project # 20.h.fc.100.003 ☐Compliance Review: CRAT # _____

Type of Document: ☐Archaeological Survey ☒Historical/Architectural Survey ☐Marine Survey ☐Cell Tower CRAS ☐Monitoring Report ☐Overview ☐Excavation Report ☐Multi-Site Excavation Report ☐Structure Detailed Report ☐Library, Hist. or Archival Doc ☐Desktop Analysis ☐MPS ☐MRA ☐TG ☐Other: _____

Document Destination: Plottable Projects **Plotability:** YES, Based on Map

Hurricane Irma
Historic Resource Mitigation & Survey Update Report

Abbott Tract, Lincolnville, and Model Land Company

Prepared for
City of St. Augustine
St. Johns County, Florida

by
Meghan Powell, Historian
Meagan Scott, Preservation Planner
Patricia Davenport-Jacobs, MFA HP

HK207093A
October 2021

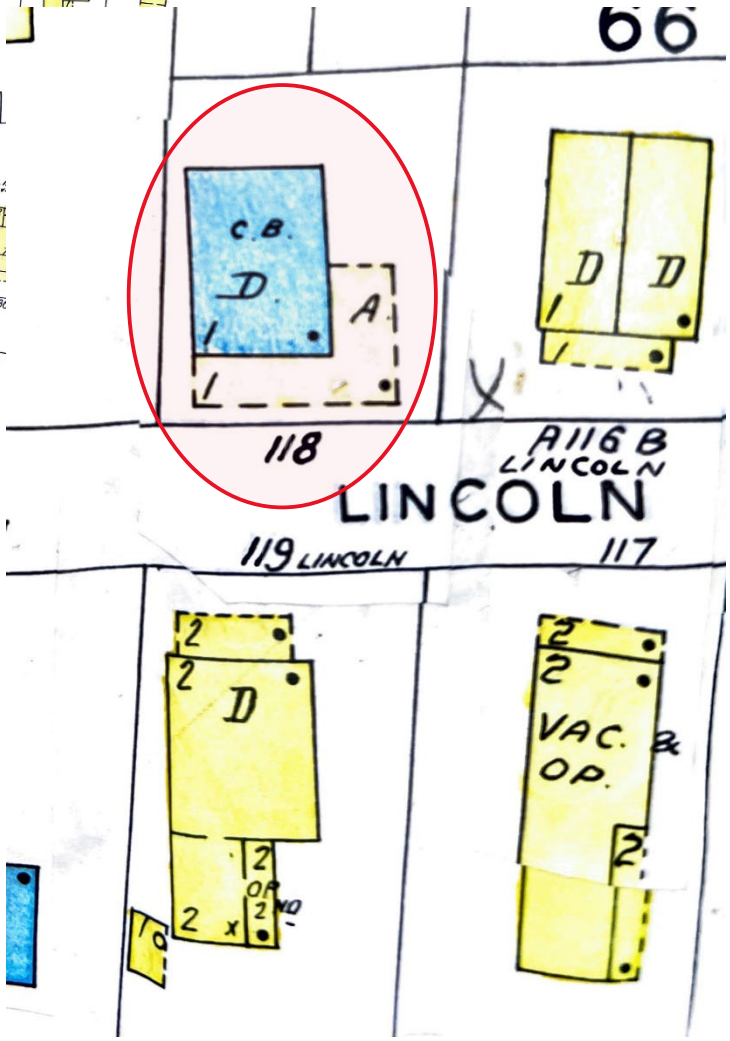
ENVIRONMENTAL SERVICES, INC., A Terracon Company
7220 Financial Way, Suite 100
Jacksonville, FL 32256 (904)470-2200

APPENDIX A
Survey Inventory
Recorded Resources

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
131	SJ07299	1966	Masonry Vernacular	Contributing
La Quinta Place				
101	SJ07264	1972	Masonry Vernacular	Non-Contributing
103	SJ01079	1905	Frame Vernacular	Contributing
103	SJ07265	1975	Industrial Vernacular	Non-Contributing
105	SJ01080	1905	Frame Vernacular	Contributing
107	SJ01081	1905	Frame Vernacular	Contributing
109	SJ01082	1920	Bungalow	Contributing
111	SJ01083	c1917	Frame Vernacular	Contributing
113	SJ01084	c1924	Bungalow	Contributing
115	SJ07266	c1952	Masonry Vernacular	Contributing
115	SJ01813	1910	Other	Contributing
Lincoln Street				
72	SJ01139	c1917	Frame Vernacular	Contributing
74	SJ01140	c1917	Frame Vernacular	Contributing
75	SJ01141	c1894	Frame Vernacular	Contributing
75	SJ02338	c1894	Frame Vernacular	Contributing
75	SJ07343	-1930	Frame Vernacular	Insufficient Information
76	SJ01142	c1899	Frame Vernacular	Contributing
77	SJ01143	1885	Folk Victorian, Frame	Contributing
78	SJ01144	c1899	Frame Vernacular	Contributing
79	SJ01145	c1885	Frame Vernacular	Contributing
80	SJ01146	c1910	Frame Vernacular	Contributing
81	SJ07344	1961	Frame Vernacular	Insufficient Information
82	SJ01148	1894	Frame Vernacular	Contributing
83	SJ01149	c1917	Frame Vernacular	Contributing
84	SJ01150	1885	Frame Vernacular	Contributing
87	SJ01151	c1885	Bungalow	Contributing
88	SJ01152	c1910	Frame Vernacular	Contributing
91	SJ01153	1885	Frame Vernacular	Contributing
93	SJ01154	c1894	Frame Vernacular	Contributing
95	SJ07345	1972	Masonry Vernacular	Non-Contributing
95	SJ07337		Frame Vernacular	Insufficient Information
100	SJ01155	1885	Frame Vernacular	Contributing
104	SJ01158	c1904	Frame Vernacular	Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
106	SJ01160	1939	Minimal Traditional	Contributing
111	SJ01164	c1885	Frame Vernacular	Contributing
118	SJ07300	1958	Masonry Vernacular	Contributing
123	SJ07301	1952	Masonry Vernacular	Contributing
126	SJ01166	c1910	Frame Vernacular	Non-Contributing
127	SJ02474	1900	Bungalow	Contributing
130	SJ01167	c1894	Frame Vernacular	Contributing
Lovett Street				
6	SJ01198	c1910	Frame Vernacular	Contributing
8	SJ01199	c1910	Frame Vernacular	Contributing
10	SJ01201	c1924	Frame Vernacular	Contributing
12	SJ01202	c1917	Frame Vernacular	Contributing
15	SJ01203	c1910	Frame Vernacular	Contributing
16	SJ01205	1910	Frame Vernacular	Contributing
21	SJ01196	1924	Frame Vernacular	Contributing
22	SJ01194	c1910	Frame Vernacular	Contributing
22	SJ07341	1950	Minimal Traditional	Contributing
23	SJ01195	c1917	Frame Vernacular	Contributing
24	SJ01192	c1924	Frame Vernacular	Contributing
25	SJ01193	c1907	Frame Vernacular	Contributing
26	SJ07342	1950	Masonry Vernacular	Contributing
27	SJ01191	1920	Frame Vernacular	Contributing
37	SJ01207	1930	Folk Victorian, Frame	Contributing
39	SJ01220	1920	Frame Vernacular	Contributing
42	SJ01218	+1904	Frame Vernacular	Contributing
46	SJ01191	c1930	Demolished	Non-Contributing
56	SJ01212	1930	Frame Vernacular	Contributing
Martin Luther King Avenue				
19	SJ07316	1947	Ranch	Contributing
20	SJ00445	1927	Frame Vernacular	Contributing
22	SJ00446	1925	Mediterranean Revival	Contributing
24	SJ07276	1930	Frame Vernacular	Contributing
30	SJ00448	1924	Bungalow	Contributing
34	SJ07277	1958	Masonry Vernacular	Contributing
36	SJ00449	1930	Frame Vernacular	Contributing

SANBORN MAP 1930 UPDATED TO 1965
118 Lincoln Street



118 Lincoln Street (c. 1958)
SAHS POLK CITY DIRECTORY RESEARCH

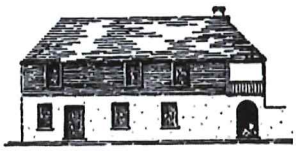
DATE(S)	NAME	SYMBOLS	PROFESSION
+1959	Under Construction		
1960	John Pugh (wife: Diane)	(o)	Not listed
1965	John Pugh (wife: Dinah)	(o)	Retired
1970	John Pugh (wife: Dinah C)	(o)	Driver, Collee's Sightseeing Carriage
1975	John Pugh (wife: Dinah C)	(o)	Driver, Collee's Sightseeing Carriage
1979-80	Dinah C. Pugh	(o)	Not listed

\+ First entry found for this address
(o) Owner

St. Johns County Property Appraiser deed information indicates the property remained with the Pugh family until 1992.

Meeting 4/20/23

RECEIVED
MAR 02 2023
Planning & Building Dept.



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0020

Receipt No. 257862 Meeting Date April 20, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Christa Jackson
   Business (if applicable) Direct Home Buyer
   Address 1093 A1A Beach Blvd #544
   City St. Augustine State FL Zip 32080
   Daytime telephone 858-500-2950 Other phone/email office@AuctionAngels.org

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

2. NAME OF PROPERTY OWNER Christa Jackson
   Business (if applicable) Direct Home Buyer 1 LLC
   Address 1093 A1A Beach Blvd # 544
   City St. Augustine State FL Zip 32080
   Daytime telephone (required) 858-500-2950 Other phone _____

3. PROJECT STREET ADDRESS 118 Lincoln St.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 13 Block _____ Subdivision Genovar Addn City Parcel Number 2099000000

5. DATE OF CONSTRUCTION EOR 5489/1941 Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☒	☐	☐	Roof structures (dormers, chimneys, etc.) Specify: to add 2nd story
☐	☐	☐	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 Christe Jackson DATE 3-2-23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Christe Jackson DATE 3-2-23

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

Received March 30, 2023
Planning and Building Department

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DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET

SUBMITTED FOR CERTIFICATE OF DEMOLITON APPLICATION TO THE
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property address:	**Board meeting date:**
118 Lincoln St.	April 20TH 2023

Undue economic hardship: an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the commission seeks to place on the granting of a certificate.

The following items are included on the Certificate of Demolition as listed in our City Code Section 28-89(3)b. Note the burden of proof lies with the applicant to provide any or all of information listed below.

Check the following item(s) submitted to claim economic hardship:

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

APPLICANT/OWNER QUESTIONS *(please use separate sheet if needed)*

1A. What was the owner's intended use of the property at the time of purchase?
To Continue To Rent out
2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?
Bought home with Renters in PLACE / NO inspections
3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.
NO
4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.
A Full Renovation
5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)
COD - 8K COR - 200K

Received March 30, 2023
Planning and Building Department

THIS PAGE IS FOR BOARD REFERENCE ONLY

QUESTIONS FOR HARB CONSIDERATION:

1B. Is the evidence sufficient to understand the entire picture?	YES
2B. Is the evidence relevant to proving that an existing or vested, reasonable use of the property would be permanently and directly restricted or limited? Separate irrelevant information.	UNCLEAR question.
3B. Does the evidence establish what it claims to show?	YES
4B. Is the evidence based on credible sources?	YES
5B. Are there any inconsistencies among the evidence that need clarification?	NO

BASED ON THE EVIDENCE PROVIDED:

1C. What is the current level of economic return?	
	Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased
	Annual gross and net income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
	Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior two years
	Real estate taxes for the previous two years and assessed value of the property according to the two most recent assessed valuations
	All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
	Form of ownership or operation of the property, whether ☐ sole proprietorship, ☐ for-profit or ☐ not-for-profit corporation, ☐ limited partnership, ☐ joint venture, or ☐ other _____
	Any federal income tax returns relating to the property for the last two years
2C. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:	
	☐ Any real estate broker or firm engaged to sell or lease the property ☐ Reasonableness of price or rent sought by the applicant ☐ Any advertisements placed for the sale or rent of the property NONE
3C. Feasibility of alternative uses for the property that could earn a reasonable economic return:	
✓	Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation
✓	Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness
✓	Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use
4C. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property? ☐ Yes ☑ No	
5C. Knowledge of landmark designation or potential designation at time of acquisition: ☐ Yes ☐ No ?	
6C. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs: ☐ Yes ☑ No	

Received March 30, 2023
Planning and Building Department

HISTORIC BUILDING CONDITION ASSESSMENT REPORT

SUBMITTED FOR CERTIFICATE OF DEMOLITON APPLICATION TO THE
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property address:	**Date of condition assessment:**
118 Lincoln St. 32084	

Assessment performed by: (NAME, ADDRESS, PHONE NUMBER)	**Florida License Number:**
	CHECK ONE: Structural Engineer ☐ Architect ☐

When applicable, City of St. Augustine Code of Ordinances, Section 28-89(3)a requires this report to be completed by an architect or structural engineer licensed in the State of Florida with demonstrated experience in restoration, rehabilitation, or renovation as to the structural soundness of the building and its adaptability for continued use. This form, or a substitute report, shall be completed by the engineer or architect.

☐ Attach a separate sheet or resume describing your experience with historic buildings
☐ Site plan/survey/property sketch attached
☐ Building drawing/rendering/sketch attached with any damaged areas indicated
☐ Photographs with descriptive captions keyed to the item number in this report

This form is a reference template only. Please feel free to use your own format and/or use separate sheets as needed to provide your report.

1A. Building description: type of structure, year built if known, overall form, size, type of construction, orientation on the property and any site or landscape features impacting the condition of the building
1 Story SFH 2 Bedroom 1 Bath 768 Sq. ft.
Built in 1958
APN: 2099000000
Lot Size 2,614
Zone RS-2

2A. Describe character and method of assessment: the level of investigation performed, spaces investigated/accessed, equipment used, weather conditions and people present during the assessment, any supplemental information used that contributed to the conclusions of the assessment, etc.

	OBSERVATIONS	ASSESSMENT DESCRIPTION Describe as many details as possible for any of the features listed which are relevant to the building condition assessment	GOOD	FAIR	POOR	% DAMAGED 0%	1-10%	10-30%	30-60%	60-90%	90-100%
EXTERIOR BUILDING ENVELOPE	**1B. Foundation:** Describe the materials/type of foundation and identify any deficiencies	Block Stem Walls	✓				✓				
	Ability to be repaired?	YES									
	2B. Roofing: Describe the roof type, material and pattern, thickness/layers, exposure, age if known, size and type of rafters, presence of any roof features/detailing; and identify any deficiencies	NO ROOF									
	Ability to be repaired?	—									
	3B. Exterior Siding: Describe the material, the size/shape/pattern, age if known, exposure; and identify any deficiencies with specific reference to location and extent	Block Painted Walls		✓							
	Ability to be repaired?	YES									
	4B. Windows: Describe the type(s) of windows, materials, number of windows, locations, age if known; and identify deficiencies with specific reference to location and extent	White Vinyl Windows 3 Front 2 Back 2 Side (R) 3 Side (L)			✓					✓	✓
	Ability to be repaired?	NO									
	5B. Doors: Describe the type(s) of doors, materials, number of doors, locations, age if known; and identify their condition	metel Front Entry metal Back Entry			✓						
	Ability to be repaired?	NO									
	6C. Other structural elements investigated and signs of deficiencies: Describe wood framing or masonry walls	ALL Framing (WOOD) has Termite Damage!			✓						✓
	Ability to be repaired?	Negitive									

	OBSERVATIONS	ASSESSMENT DESCRIPTION Describe as many details as possible for any of the features listed which are relevant to the building condition assessment	GOOD	FAIR	POOR	% DAMAGED 0%	1-10%	10-30%	30-60%	60-90%	90-100%
	7C. Attached features including porches, chimneys, garages, additions: Describe the presence of any attached features, material, location, condition	Chimney WAS Previous covered up. Not in use CARPort			✓					✓	✓
	Ability to be repaired?										
	8C. Are there any missing exterior features?	ND									
INTERIOR ELEMENTS	**1D. Interior walls, floors, ceilings:** Describe the materials, finish details, decorative elements and trim; identify signs of deficiencies, condition, location, extent of damage	ALL FRAming HAS Termite DAMAGE			✓						✓
	Ability to be repaired?	ND									
	2D. Fireplaces, decorative features, original equipment/furnishings/storage carpentry, doors, hardware, stairs, etc.	NO									
	Ability to be repaired?	—									
	3D. Other interior elements investigated	—									
	Ability to be repaired?	—									
	4D. Are there any missing interior elements?	—									
	4E. Status of mechanical, electrical, plumbing, HVAC systems:	ALL needs To be Replaced			✓						✓
	Are units serviceable?										
HAZARDS	**1E. Identify threats from the natural environment or the immediate surroundings**	NO									
	2E. Identify any other hazards	NO									

1F. Discuss overall recommendations, assessment of structural soundness, ability of building to be rehabilitated, and costs, if applicable:
BECAUSE of THE extensive Termite DAMAGE. Everything has to be torn out with the exception of the 4 Block Walls.
AFTER Consulting with Engineering & Architects, THE Rehab cost will be estimated AROUND 200K-225K.

☐ Please remember to attach photographs that are keyed to this sheet

Signed: _____ _____ Date: _____
(ARCHITECT OR STRUCTURAL ENGINEER) SEAL

RECEIVED
MAR 02 2023
Planning/Building Dept.

HOME RENOVATIONS AND ADDITIONS

118 LINCOLN ST.
ST. AUGUSTINE, FL

12/6/22

CONSTRUCTION DOCUMENTS

S&A
SURAGE & ASSOCIATES, LLC.
101 MARKETSIDE AVE., SUITE 404 #380
PONTE VEDRA, FL 32081
904-347-1811
SURAGEANDASSOCIATES.COM

For Review
12/06/2022 3:35:14 PM

PROJECT NO P22136

INDEX OF DRAWINGS

SHEET	SHEET TITLE
A-00	COVER
A-0	GENERAL NOTES
A-1	SITE PLAN
A-2	FLOOR PLAN
A-3	ELEVATIONS
A-4	SECTIONS AND DETAILS
S-1	GENERAL NOTES
S-2	FOUNDATIONS AND ROOF FRAMING PLANS
S-3	SECTIONS AND DETAILS
E-1	ELECTRICAL PLAN

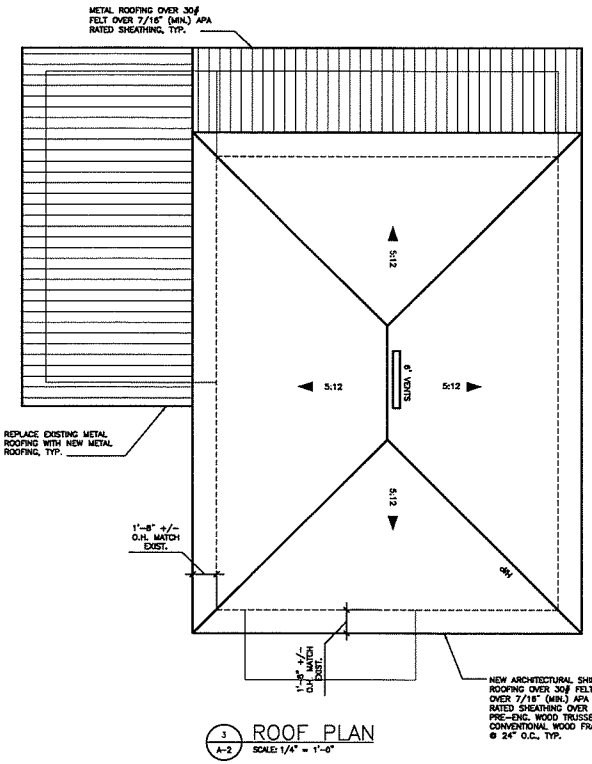
NOT FOR CONSTRUCTION

ATTIC VENT CALCULATION

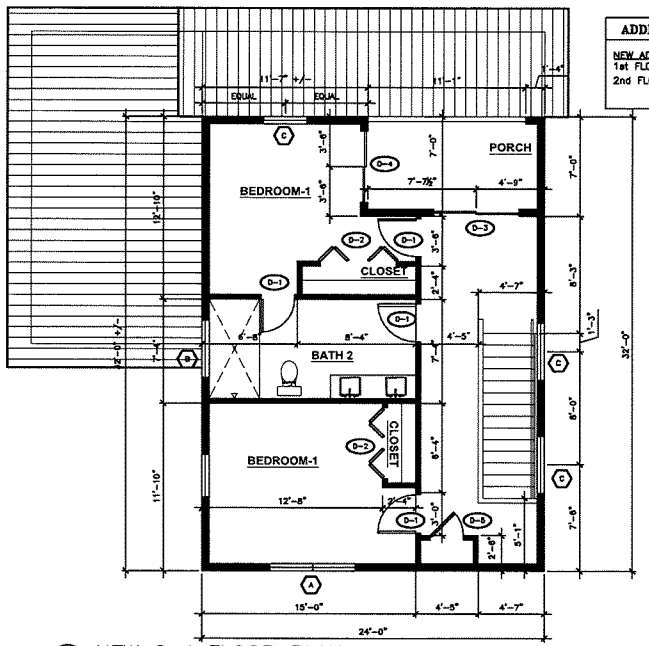
FORMULA:
1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (768 SF) X 144" = BLDG (110592 SQ. IN.)
BLDG. (110592 SQ. IN.) / 150 = 737.28 SQ. IN. OF VENT REQUIRED 737.28 SQ. IN. OF VENT REQUIRED / 2 = 368.64 SQ. IN. (50% AT RIDGE & 50% AT EAVES)

ROOFING NOTES:

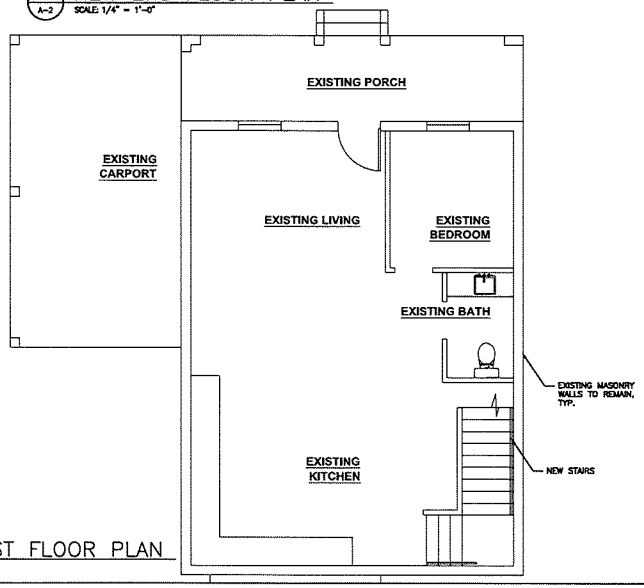
ALL METHODS OF ROOF DRAINAGE AND WATER TIGHTNESS ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO PROVIDE ROOF FLASHING, CRICKETS, DIVERTERS, GUTTERS AND DOWNSPOUTS AS NECESSARY.



3 A-2 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 A-2 NEW 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A-2 EXISTNG 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION AREA TABULATION

NEW ADDITIONS:

1st FLOOR – EXISTING CONDITIONED SPACE	768 SF
2nd FLOOR – CONDITIONED SPACE	768 SF
	1,536 SF

WALL LEGEND

- EXISTING BUILDING ELEMENTS TO REMAIN
- NEW INTERIOR PARTITIONS: 1/2" GYP. BD. ON 2x6 WOOD STUDS @ 16" O.C.
- NEW EXTERIOR WALL 2x6 WOOD STUDS WALL @ 16" O.C. W/ 1/2" GYP. BD. AT INTERIOR AND 7/16" EXTERIOR PLYWOOD SHEATHING

WINDOW SCHEDULE

SYM	QTY.	SIZE	TYPE	GLAZING	HD. HT.	REMARKS
A	1	2'-3"-0" x 5'-0"	S.H. VINYL	DBL. INSUL	6'-8"	
B	1	4'-0" x 1'-0"	S.H. VINYL	DBL. INSUL	6'-8"	
C	3	3'-0" x 5'-0"	S.H. VINYL	DBL. INSUL	6'-8"	

NOTE:
SCHEDULE WINDOWS ARE LISTED IN NOMINAL SIZES. ALL SLEEPING ROOM WINDOWS SHALL MEET THE FOLLOWING CRITERIA: MINIMUM NET CLEAR OPENABLE AREA = 5.7 S.F. MINIMUM NET CLEAR OPENABLE HEIGHT = 24". MINIMUM NET CLEAR OPENABLE WIDTH = 20" MAXIMUM FINISHED SILL HEIGHT ABOVE FINISH FLOOR = 44" . GRADE FLOOR OR BELOW GRADE SHALL HAVE A NET CLEAR OPENING OF 5 S.F. (FBC 2020 RESIDENTIAL, R310 1.1).

DOOR SCHEDULE

SYM	QTY	SIZE	REMARKS
D-1	4	2'-6" x 6'-8"	
D-2	2	2-2'-0" x 6'-8"	BI-FOLD DOOR
D-3	1	2-3'-0" x 6'-8"	GLASS SLIDERS
D-4	1	2-2'-6" x 6'-8"	GLASS SLIDERS
D-5	1	2'-4" x 6'-8"	

NOTE:

1. EXTERIOR DOOR SHALL BE SELF-CLOSING, TIGHT FITTING 1 ⅜ MINIMUM THICKNESS SOLID CORE.
2. ALL DOOR HINGE PINS ACCESSIBLE FORM THE OUTSIDE SHALL BE THE NON-REMOVABLE TYPE.
3. EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A LATCH AND KEY OPERATED DEADBOLT OR LATCH TYPE KEY LOCKING DEVICE DEADBOLTS SHALL HAVE A HARDENED INSERT 1" MINIMUM THROW AND ⅝" JAMB EMBEDMENT.
4. EXTERIOR IN-SWINGING DOORS SHALL HAVE ONE PIECE OR RIVETED DOOR STOPS.
5. PANELS IN WOOD DOORS SHALL BE MINIMUM ⅝" THICK AND NOT MORE THE 30 SQ. IN IN AREA STILES AND RAILS SHALL BE A MINIMUM 1 ⅜" THICK AND 3" IN WIDTH.
6. ALL GLASS DOORS AND DOOR PANELS SHALL BE SAFETY-GLAZED WITH TEMPERED GLASS IN ADDITION ALL GLASS USED WITHIN 24" DOORS SHALL BE TEMPERED.

NOTE:
ROUGH OPENINGS FOR ALL DOORS TO BE PER PLANS AND DELIVERED PRODUCT. ROUGH OPENINGS FOR DOORS DO NOT INCLUDE WOOD BUCKS INSTALLING WOOD BUCKS REDUCES THE OPENINGS WIDTH AND HEIGHT. CHECK LOCAL / GOVERNING BUILDING CODES / RESTRICTIONS OR REGULATIONS PRIOR TO REDUCING DOOR WIDTH. (PRE-ENGINEERED PANELIZED WALLS)

FINISHES NOTE:
ALL FINISHES, FIXTURES, AND CABINETS ARE SELECTED BY OWNER. GENERAL CONTRACTOR SHALL VERIFY ALL FINISHES, FIXTURES, AND CABINETS W/ OWNER PRIOR TO CONSTRUCTION.

COORDINATE WILL OWNER THE LOCATIONS OF EQUIPMENT THAT REQUIRES GAS SUPPLY.

NOT FOR CONSTRCUTION

S&A
SURAGE & ASSOCIATES, LLC.
101 MARKETSIDE AVE, SUITE 404 #380
PONTE VEDRA, FL 32081
904-347-1811
www.suragearchassociates.com

HOME RENOVATION AND ADDITIONS

118 LINCOLN STREET
AUGUSTINE, FL

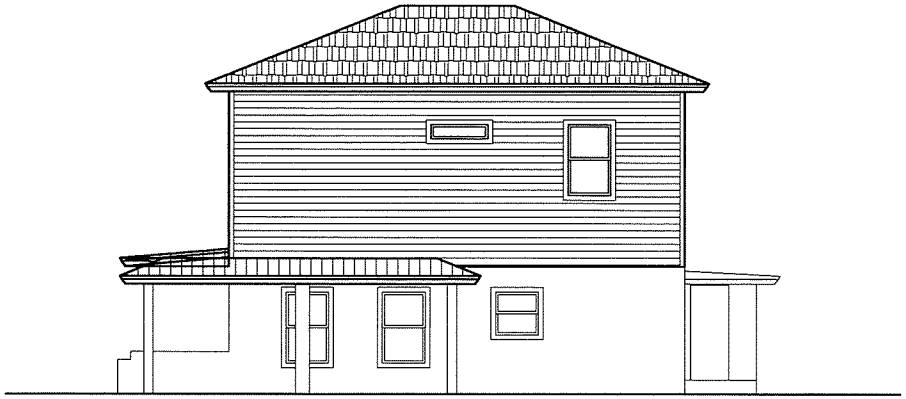
REVISIONS

DATE ISSUED 12.6.2022

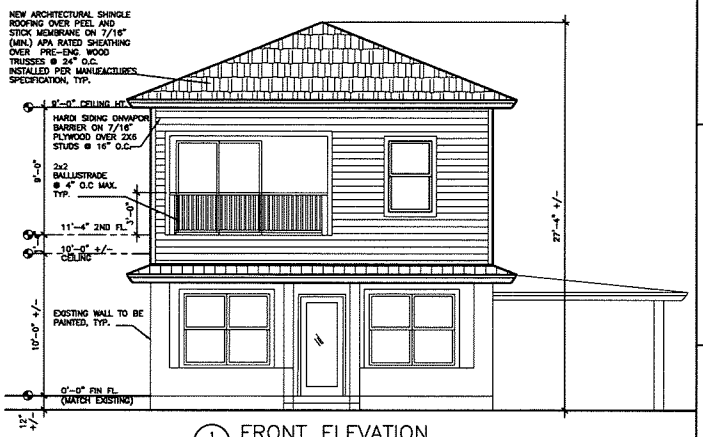
PROJECT NUMBER
P22136

SHEET TITLE
FLOOR PLANS

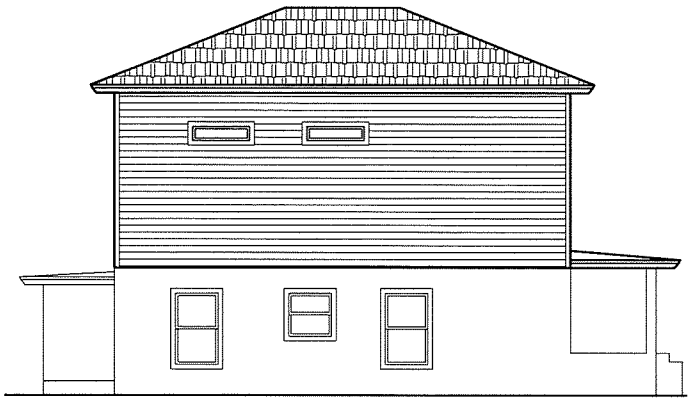
SHEET NUMBER
A-2



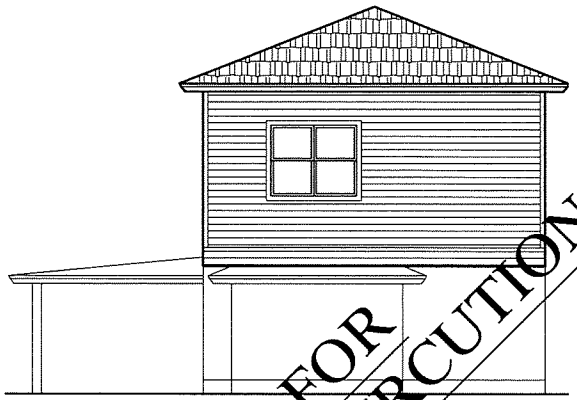
2 A-3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 A-3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3 BACK ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRCUTION

S&A
SURAGE & ASSOCIATES, LLC.
101 MARKETSIDE AVE, SUITE 404 #388
PONTE VEDRA, FL 32081
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HOME RENOVATION AND ADDITIONS

118 LINCOLN STREET
AUGUSTINE, FL

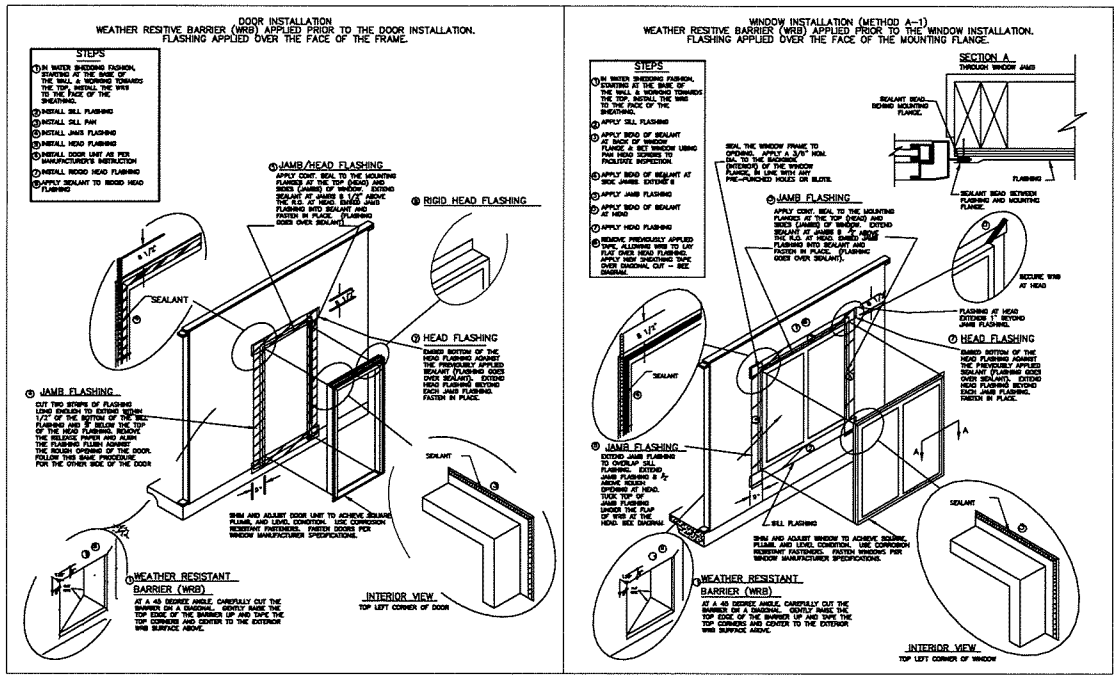
REVISIONS

DATE ISSUED: 12.6.2022

PROJECT NUMBER
P22136

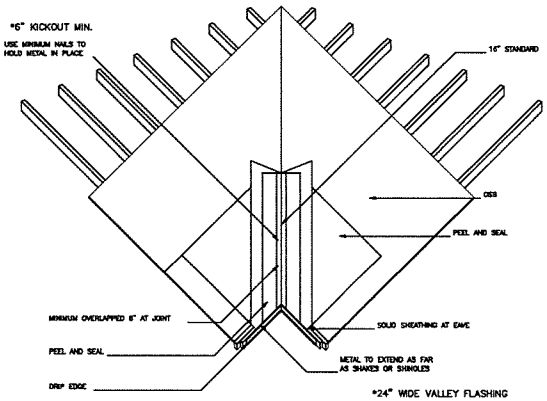
SHEET TITLE
ELEVATIONS AND ROOF PLAN

SHEET NUMBER
A-3

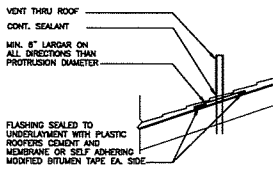


3/A-4 DOOR DETAIL, TYP.
SCALE: NTS

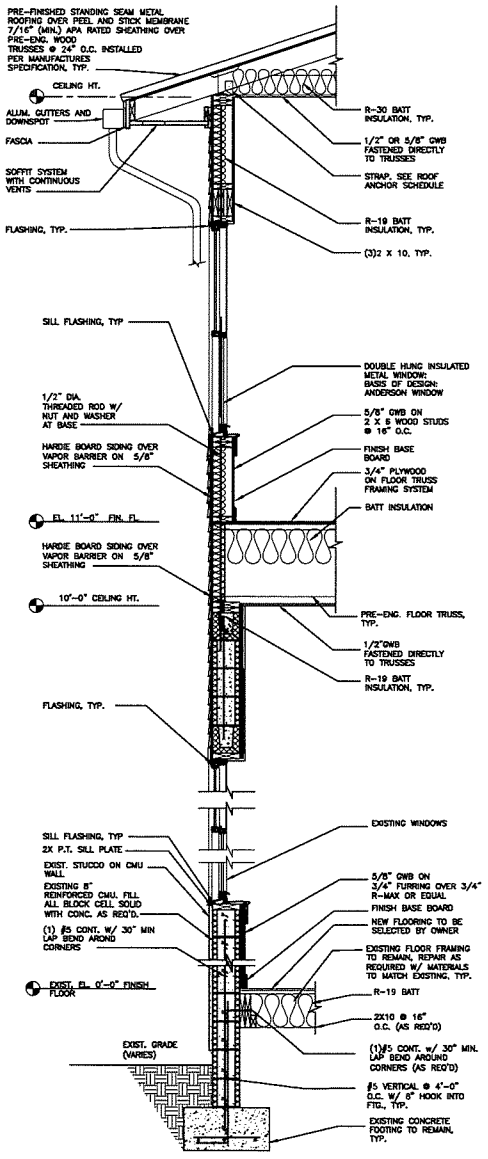
2/A-4 WINDOW DETAIL, TYP.
SCALE: NTS



5/A-4 ROOF VALLEY FLASHING DETAIL
SCALE: NTS



4/A-4 TYPICAL PIPE PENETRATION DETAIL
SCALE: NTS



1/A-4 SECTION, TYP.
SCALE: 3/4"=1'-0"

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101 MARKETSIDE AVE, SUITE 404 #380
PONTE VEDRA, FL 32081
904-347-1611
www.suragearchitects.com

HINMAN'S HOME RENOVATIONS

1970 ADAMS ACRES RD.
AUGUSTINE, FL

REVISIONS

DATE ISSUED: 2.29.2022

PROJECT NUMBER
P21142

SHEET TITLE
SECTIONS AND DETAILS

SHEET NUMBER
A-4

DESIGN SPECIFICATIONS:

DESIGN CODE: 2020 FLORIDA BUILDING CODE (FBC)
OCCUPANCY: RESIDENTIAL GROUP R-3 (ONE AND TWO-FAMILY DWELLINGS)
CONSTRUCTION: TYPE V, UNPROTECTED
BASIC WIND SPEED: Vult= 130 MPH Vasd= 101 MPH
RISK CATEGORY: II
WIND EXPOSURE: C
INTERNAL PRESSURE COEFFICIENT: ± 0.18 ENCLOSED BUILDING
MAXIMUM DESIGN WIND PRESSURES (PSF):

OPENING SIZE (SF)	EDGE ZONES (3'-0" FROM OUTSIDE CORNERS)	INTERIOR ZONE
0-10	+30.4 and (-)43.7	+30.4 and (-)33.0
11-20	+29.0 and (-)36.0	+29.0 and (-)31.6
21-51	+27.2 and (-)34.3	+27.2 and (-)29.8
51-100	+25.8 and (-)31.6	+25.8 and (-)28.4
>100	+22.7 and (-)25.2	+22.7 and (-)25.2

DESIGN LIVE LOADS:
ROOF: 20 PSF
ATTICS WITH STORAGE: 30 PSF
ATTICS WITHOUT STORAGE: 10 PSF
FLOORS/STAIRS: 40 PSF
DESIGN DEAD LOADS:
ROOF: 30 PSF
PARTITION: 20 PSF
FLOORS: 10 PSF

NOTE: THE ASCE 7-16 LOAD RESISTANT FACTORED DESIGN (LRFD) COMPONENT AND CLADDING PRESSURES LISTED ABOVE MAY BE MULTIPLIED BY 0.6 (IN ACCORDANCE WITH ASCE 7-16 AND THE 2020 FLORIDA BUILDING CODE) TO OBTAIN THE UN-FACTORED ALLOWABLE STRESS DESIGN (ASD) PRESSURES. THE (ASD) PRESSURES MAY BE USED FOR SELECTION OF THE COMPONENTS & CLADDING ELEMENTS OF THE STRUCTURE ONLY IF THE DESIGN PRESSURES LISTED BY THE MFR. HAVE NOT BEEN FACTORED.

SOILS:

MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 2500 PSF
SUBSURFACE SOIL CONDITIONS WERE NOT AVAILABLE AT THE TIME OF THIS DESIGN. THE OWNER SHALL PROVIDE TO THE CONTRACTOR A REPORT OF THE SUBSURFACE CONDITIONS. SOIL PREPARATIONS NOTED IN SAID REPORT SHALL BE FOLLOWED UNLESS MORE STRINGENT DESIGN IS SPECIFIED WITHIN THESE PLANS. THE FILL BELOW THE FOUNDATION SHOULD BE FREE OF DEBRIS, ORGANIC MATERIAL, COHESIVE SOILS OR ANY OTHER DELETRIOUS MATERIAL. SOIL MUST BE COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR A DEPTH OF 2'-0" BELOW THE BOTTOM OF THE FOOTING.

FOOTINGS AND FOUNDATIONS:

FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH FBC AND AS NOTED IN THESE PLANS.
WELDED WIRE REINFORCING (WWR): SHALL BE ASTM A185, FURNISH IN FLAT SHEET

MASONRY STEMWALLS:

MASONRY STEMWALLS SHALL BE IN ACCORDANCE WITH FBC AND AS NOTED IN THESE PLANS.
STEMWALL TO BE A MAXIMUM OF (6) COURSES TALL. CONTACT ENGINEER OF RECORD IF STEMWALL WILL EXCEED (6) COURSES IN HEIGHT.
STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. WHERE THREADED RODS ARE EMBEDED 12" INTO STEMWALLS. THE TOP TWO COURSES OF STEMWALL MUST BE FILLED.

CONCRETE:

CAST-IN-PLACE CONCRETE: SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
CONCRETE AND STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH FBC.

SLAB ON GRADE

UNLESS NOTED OTHERWISE ON THE PLANS, SLAB THICKNESS IS 4". SLAB SHALL BE POURED OVER A 10 MIL. VAPOR BARRIER AND THE SOIL SHALL BE PREPARED FOR TERMITE PREVENTION PRIOR TO POURING. 6x6 W1.4xW1.4 WWR TO BE PLACED IN THE CENTER OF THE SLAB. WWR SHALL BE LAPPED 8". THE USE OF FIBERMESH SHALL BE ALLOWED IN LIEU OF WWR. MINIMUM FIBER LENGTH = 1/2".

STEEL REINFORCEMENT:

REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60 STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH FBC, ACI 318 AND AS NOTED IN THESE PLANS.
CONCRETE COVER SHALL BE IN ACCORDANCE WITH FBC AND AS FOLLOWS:
3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
2" FOR CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
1-1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
VERTICAL AND HORIZONTAL REINFORCEMENT WILL BE LAPPED FOR #6 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE AS FOLLOWS:
MASONRY: 48 BAR DIA.
CORNER REINFORCEMENT SHALL BE LAPPED 36".

MASONRY:

MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH FBC AND IN ACCORDANCE WITH THE SPECIFICATIONS FOR MASONRY STRUCTURES, ACI 530.1-05.
ACI 3.5.D LIMITS THE GROUT LIFT HEIGHT TO 5' AND REQUIRES A 1-HOUR INITIAL SET TIME BETWEEN LIFTS.

VERTICAL FRAMING:

USE 2x6 STUDS FOR ALL EXTERIOR WALLS AND 2x4 STUDS FOR ALL INTERIOR WALLS, UNLESS NOTED OTHERWISE IN THESE PLANS.
SPACE STUDS @ 16" O.C. MINIMUM AT ALL EXTERIOR WALLS, INTERIOR BEARING WALLS AND INTERIOR SHEARWALLS.
SPACE STUDS @ 24" O.C. MINIMUM AT ALL INTERIOR NON-BEARING WALLS. USE SPF #2 (OR BETTER) FOR ALL WALLS U.N.O. IN THESE PLANS. USE SYP #2 TOP PLATES AND PT SYP #2 SILL PLATES. DOUBLE TOP PLATE SPLICES SHALL BE LAPPED A MIN. OF 4'-0" AND NAILED WITH A MINIMUM OF (2) 12d NAILS AT 8" ON CENTER. OTHER FASTENING CONNECTIONS AS SPECIFIED IN FBC SHALL BE USED.

**CONVENTIONAL STRAPPING:

WHERE "CONVENTIONAL STRAPPING IS SHOWN ON THESE PLANS, USE THE FOLLOWING:
SIMPSON SPH TOP AND BOTTOM OF EACH STUD W/ (6) 10d NAILS EACH END OF EACH STRAP @ EACH END OF EACH WALL, EACH KING STUD, AND @ MAX 32" O.C. - FIRST FLOOR SILL PLATES TO FOUNDATION W/ ⅝" ANCHOR BOLTS AT MAX 32" O.C. - SECOND FLOOR SILL PLATES TO FLOOR BEAMS WITH (2) .131X3" NAILS @ 12" O.C. & SECOND FLOOR WALL STUDS TO BEAMS BELOW W/ SIMPSON CS16 OR MSTA24 STRAPPING W/ (7) 100x1.5" NAILS EACH END OF EACH STRAP @ EACH END OF EACH WALL, EACH KING STUD, AND @ MAX 32" O.C.

THREADED ROD:

THIS SYSTEM USES A THREADED ROD CONTINUOUS FROM THE FOUNDATION TO THE DOUBLE TOP PLATE. THREADED RODS SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36. THE NUT AT THE DOUBLE TOP PLATE AND SILL PLATE SHALL RECEIVE A FINAL TIGHTENING AFTER THE ROOF SYSTEM IS INSTALLED, RIGHT BEFORE DRYWALL INSTALLATION.

WOOD:

WOOD FRAMING SHALL BE IN ACCORDANCE WITH FBC, EXCEPT AS NOTED IN THESE PLANS. WHERE WOOD JOIST OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WITHOUT JOIST ARE CLOSER THAN 18" OR WOOD JOIST GIRDERS CLOSER THAN 12" TO THE EXPOSED GROUND OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION, THE FLOOR ASSEMBLEY (INCLUDING POST, JOIST AND SUBFLOORS) SHALL BE PRESSURE TREATED. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. ALL PRESSURE TREATED WOOD, O.C. FLOOR JOISTS, RAFTER TAILS, ECT.) SHALL BE PROTECTED FROM TOUCHING TRUSS PLATES, TRUSS HANGERS, ECT. WITH EITHER 3" FLY, FELT OR APPROVED EQUAL.

FLOOR JOISTS BRIDGING AND BLOCKING:

PROVIDE 2x... BLOCKING AT BOTH ENDS OF ALL FLOOR JOIST. (BLOCKING SIZE TO MATCH JOIST DEPTH.)
PROVIDE BRIDGING FOR FLOOR JOIST WITH A DEPTH GREATER THAN 9.25" AND WHERE THE SPAN IS GREATER THAN 8'-0". BRIDGING SHALL BE INSTALLED AT 8'-0" O.C. MAX. JOISTS SHALL BE LATERALLY SUPPORTED AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED TO A HEADER, LEDGER, OR RIM BOARD OR TO AN ADJOINING STUD. BLOCKING SHALL NOT BE LESS THAN A NOMINAL OF 2-INCHES IN THICKNESS.

FLOOR JOISTS NOTCHING AND BORING:

NOTCHES/HOLES IN FLOOR JOIST SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD OF THE JOIST SPAN. NOTCHES IN THE OUTER THIRDS OF THE SPAN SHALL NOT EXCEED 1" DEEP x 2" WIDE. HOLES SHALL NOT EXCEED 1-3/4" IN DIA. AND SHALL NOT BE PLACED WITHIN 2" OF ANY NOTCHES OR TOP AND BOTTOM OF THE JOIST.
THIS SYSTEM USES A THREADED ROD CONTINUOUS FROM THE FOUNDATION THROUGH THE DOUBLE TOP

STEEL:

ALL ANGLES, PLATES, AND MISC. STEEL SHOWN ON THESE DRAWINGS SHALL BE ASTM A36 MATERIAL.
ALL STRUCTURAL STEEL SHALL BE ASTM A992-GR50
STRUCTURAL STEEL TUBING SHALL BE ASTM A500 (GRADE B)
ALL FILLET WELDS SHALL CONFORM TO SECTION J2.2B OF AISC SPECIFICATIONS, EVEN WHEN SHOWN OTHERWISE ON ARCHITECTURAL OR STRUCTURAL DRAWINGS.
ALL WELDS ALONG THE LENGTH OF MEMBERS INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, BUT NOT SIZED SHALL BE A MINIMUM OF ⅜" FILLET, 2" EACH END AND 2" AT 12" O.C. BOTH SIDES.
ALL WELDS MADE TO PRIMARY MEMBERS SHALL BE MADE WITH E70XX ELECTRODES.

SUBFLOORS:

WHERE SUBFLOORING IS INDICATED IN THESE PLANS, USE ¾" T&G PLYWOOD GLUED WITH A CONSTRUCTION ADHESIVE AND FASTENED PER FBC.

ANCHOR BOLTS:

TYPICAL ANCHOR BOLTS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
* SPACED @ 32" O.C. AT EXTERIOR WALL SILL PLATES.
* AT THE EXTERIOR WALL SILL PLATES WHERE THE THREADED ROD IS MORE THAN 6" FROM THE END OF THE PLATE.
* ANCHOR BOLTS ARE NOT REQUIRED AT INTERIOR BEARING WALL SILL PLATES.
* ANCHOR BOLTS SHALL BE USED UNDERNEATH FIRST FLOOR WINDOWS ON EACH SIDE BELOW EACH OPENING. ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36. WASHERS: SHALL BE IN ACCORDANCE WITH ASTM F 436 GRADE 36. NUTS: SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A HEX.

ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS (DUAL CARTRIDGE INSTALLATION ONLY):
* SIMPSON STRONG-TIE CO., PRODUCT: EPOXY-TIE OR ACRYLIC-TIE

METAL CONNECTORS:

ALL METAL CONNECTORS SHALL BE SIMPSON STRONG-TIE CONNECTORS UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD (E.O.R.) METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR TREATED WOOD (I.E. ACQ TREATED) SHALL BE GALVANIZED OR STAINLESS STEEL. ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR TREATED WOOD (I.E. BORATE) SHALL BE Z-MAX COATED. NAILS: ALL NAILS EXPOSED TO EXTERIOR SHALL BE GALVANIZED OR STAINLESS STEEL. ALL NAILS EXPOSED TO FIRE-TREATED LUMBER SHALL BE STAINLESS STEEL.

HEADERS/JACK STUDS:

REFER TO THESE PLANS FOR HEADER AND JACK STUD REQUIREMENTS.

ROOF SHEATHING AND DIAPHRAM ATTACHMENT:

USE 5/8", 3/4" APA RATED SHEATHING FASTENED W/ 8d RINGSHANK NAILS @ 6" O.C. EDGES, 6" O.C. INTERMEDIATE.

EXTERIOR WALL & INTERIOR SHEARWALL SHEATHING:

PROVIDE APA RATED SHEATHING WHERE STUCCO, BRICK OR STONE VENEER, OR HARDIPLANK LAP SIDING ARE INDICATED ON PLANS.
PROVIDE APA RATED SHEATHING AT INTERIOR SHEARWALLS.
FASTEN ⅞" MIN. THICK SHEATHING W/ 8D COMMON NAILS SPACED 6" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS, APPLIED HORIZONTALLY. REDUCE NAIL SPACING TO 3" O.C. AROUND ALL OPENINGS. USE 3" EDGE NAILING IN THE LOWER TOP PLATE ON ALL EXTERIOR WALLS.
SW-3 INDICATES 3" O.C. NAILING IS ALSO REQUIRED AT THE BOTTOM AND SIDE EDGES OF THE SHEATHING.

POST AND BEAM FRAMING:

ATTACH HEADERS TO POSTS W/ (2) SIMPSON CS16 OR MSTA24 FLAT STRAPS W/ (7) 100x1.5" NAILS TO HEADER AND (7) 100x1.5" NAILS TO POST.
NOTCH HEADERS UNDER TOP PLATES AND BEAR-ON-JACK STUDS OR USE SIMPSON HUC410 HANGER W/ (8) 16D TO WALL (8) 16D TO HEADER.
ANCHOR POSTS TO FOUNDATION W/ SIMPSON ABU POST BASE W/ (1) ¾" THREADED ROD SET 7" INTO FOOTING AND (12) 16D NAILS TO POST OR USE (1) SIMPSON HTT16 W/ (1) ⅞" THREADED ROD SET 7" INTO FOOTING (16) 16D NAILS TO POST.

ROOF AND CEILING FRAMING:

ROOF ASSEMBLIES SHALL BE IN ACCORDANCE WITH FBC
ALL CONVENTIONAL FRAMING SHALL BE SYP #2. REFER TO TRUSS SHOP DRAWINGS FOR TRUSS DETAILS. PROVIDE 1X4 PURLIN BRACING ABOVE THE BOTTOM CHORD OF ROOF TRUSSES AT THE SPACING INDICATED IN THE SHOP DRAWINGS. FASTEN W/ (2) 8D NAILS AT EACH TRUSS. PROVIDE SOLID BLOCKING AT ROOF SHEATHING JOINTS IN THE FIRST TWO RAFTERS OR TRUSS SPACES FROM THE GABLE ENDS.

GABLE ENDWALLS:

PROVIDE PLATFORM FRAMING IN ATTIC OR BALLOON FRAME WALL STUDS AT ALL GABLE ENDS. SEE PLANS.

GROUT:

THE GROUT SHALL BE IN ACCORDANCE WITH ASTM C 476 AND SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/8" PLACED AT AN 8" TO 11" SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C 1019.

LAMINATED WOOD FRAMING:

FABRICATION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APA AND THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
MINIMUM ALLOWABLE STRESSES SHALL HAVE THE FOLLOWING PROPERTIES AND SHALL BE A DRY USE CONDITION:
GRADE: 2.0 E
FLEXURAL STRESS: 2800 PSI

MASONRY CONSTRUCTION:

CONCRETE MASONRY UNITS: SHALL BE HOLLOW UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI WHEN USING TYPE M OR S MORTAR (ASTM C 270)
IN ACCORDANCE WITH ACI 530, THE 1900 PSI BLOCK IN COMBINATION WITH TYPE M OR S MORTAR PROVIDES A DESIGN COMPRESSIVE STRENGTH (f'm) OF 1500 PSI.

SEE SECTION ABOVE FOR GROUT SPECIFICATIONS

DEFINITIONS:
GROUT POUR HEIGHT – THE TOTAL HEIGHT OF MASONRY TO BE GROUTED PRIOR TO ERECTION OF ADDITIONAL MASONRY.
GROUT POUR – CONSISTS OF ONE OR MORE GROUT LIFTS.
GROUT LIFT – THE LAYER OF GROUT PLACED IN A SINGLE CONTINUOUS OPERATION AND IS LIMITED TO 5 FEET (1524 MM).
GROUTING – THE ACT OF COMPACTING FRESHLY POURED CONCRETE OR GROUT IN ITS FORM BY FREEING THE MASS OF AIR POCKETS WITH REPEATED STABS OF A ROD.
PUDDLING – THE PROCESS OF INDUCING COMPACTION OF GROUT BY USE OF A TAMPING ROD.
PUDDLE – THE ACT OF WORKING CONCRETE TO ELIMINATE HONEYCOMB, AND TO PRODUCE A DENSER MASS.
PUDDLE STICK – A STICK OR ROD USED TO CONSOLIDATE GROUT BY HAND.

MASONRY CONSTRUCTION AND INSPECTION GUIDELINES:
1. LAY UP MASONRY IN RUNNING BOND FOR SIZES AND REINFORCING PER PLANS AND ELEVATIONS.
2. FACE SHELLS OF BED JOINT SHALL BE MORTARED.
3. WEBS SHALL BE MORTARED AT CELLS TO BE GROUTED.
4. VERTICAL CELLS ARE TO BE ALIGNED WHERE THEY ARE TO BE GROUT FILLED UNLESS BOND IS SHIFTED DUE TO SITE CONDITIONS.
5. INSTALL HORIZONTAL JOINT REINFORCING AT 16 INCHES (407 MM) ON CENTER STARTING FIRST BLOCK ABOVE FOUNDATION.
6. MAINTAIN MINIMUM OF 1/2 INCH (12.7 MM) COVER ON JOINT REINFORCING TO EXTERIOR AND REINFORCING SHALL BE EMBEDDED IN MORTAR.
7. GROUT SPACES BOTH VERTICAL AND HORIZONTAL ARE TO BE SUBSTANTIALLY FREE OF DROPPINGS, DEBRIS, LOOSE AGGREGATE AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT.
8. INSTALL REINFORCING IN GROUT CELLS PRIOR TO GROUTING.
9. GROUT SPACES ARE TO BE INSPECTED PRIOR TO PLACING GROUT.
10. FILL CELLS AS NOTED ON THE PLANS, ELEVATIONS AND DETAILS.
11. PLACE GROUT IN LIFT TO 60 INCHES IN HEIGHT (CLEAN OUT HOLES ARE NOT REQUIRED).
12. A REINFORCING BAR MAY BE USED TO ROD GROUT IN CELL, TO ENSURE THERE ARE NO VOIDS IN GROUT.
13. PLACE REINFORCING APPROXIMATELY 1 INCH (25 MM) TO THE SIDE OF DOWEL IN CELL (ACI 530-1.12.3.3)
14. GROUT SHOULD SET IN APPROXIMATELY 30 MINUTES DEPENDING ON GROUT SLUMP AND WEATHER CONDITIONS.
15. DO NOT BEND OR MOVE REINFORCEMENT AFTER GROUT HAS SET.
16. FILL ALL CELLS SOLID BELOW FINISH FLOOR ELEVATION.
17. PROVIDE LEVEL "B" QUALITY ASSURANCE, AS PER ACI 530-05 TABLE 1.15.2.

TOLERANCES:
CENTER REINFORCING
CENTERLINE LOCATION SHOULD BE WITHIN 1/2 INCH (13MM) OF CENTER OF MASONRY.
HORIZONTAL LOCATION SHALL BE WITHIN 2 INCHES (51 MM) OF THE CENTER OF THE CELL.
REINFORCING SHALL MAINTAIN POSITION WITHOUT BEING TIED.
DO NOT MOVE REINFORCING AFTER INITIAL SET OF GROUT.

REINFORCING AT EACH FACE:
MAINTAIN AT LEAST 1/4 INCH (6 MM) CLEAR OF MASONRY FOR FINE GROUT AND 1/2 INCH (13 MM) FOR COARSE GROUT.
REINFORCING SHALL BE PLACED 1 INCH CLEAR TO THE SIDE OF THE DOWELS.

BOND BEAMS:
HORIZONTAL REINFORCING SHALL BE 1/4 INCH (6 MM) CLEAR OF MASONRY FOR FINE GROUT AND 1/2 INCH (13 MM)FOR COARSE GROUT.
KNOCK OUT WEB BLOCKS SHALL BE USED FOR BLOCK AT THE TOP AND/OR THE BOTTOM OF THE BOND BEAMS, DEPENDING ON THE LOCATION.
WIRE MESH OR SOME OTHER MEANS SHALL BE USED TO PREVENT GROUT FROM ESCAPING FROM THE BOTTOM OF THE BOND BEAMS INTO CELLS WITHOUT VERTICAL REINFORCING.

DEEP FOUNDATIONS:

SHOULD DEEP FOUNDATIONS BE USED WITHIN THIS DESIGN, A LICENSED MATERIAL TESTING AGENCY SHALL VERIFY THE MIN. REQUIRED PILE LOADS AS SPECIFICED ON THE PLANS. A LOAD TEST WILL BE REQUIRED TO VERIFY CONDITIONS.

GENERAL NOTES

1. CODES USED: 2020 FLORIDA BUILDING CODE, ACI, NDS, APA AND ASCE-7-16. ALL LATEST EDITIONS USED.
2. ALL DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THE WORK.
3. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. DETAILS FOUND WITHIN THESE DRAWINGS SHALL BE ASSUMED TO BE TYPICAL DETAILS FOR THIS JOB ONLY. DETAILS SHALL GOVERN CONSTRUCTION FOR THIS JOB UNLESS OTHERWISE NOTED ON THE PLANS.
5. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS. IF DIMENSIONS CANNOT BE DETERMINED FROM THE ARCHITECTURAL PLANS, CONTACT THE ENGINEER OF RECORD.

NOT FOR CONSTRUCTION

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HOME RENOVATION AND ADDITIONS

118 LINCOLN STREET
AUGUSTINE, FL

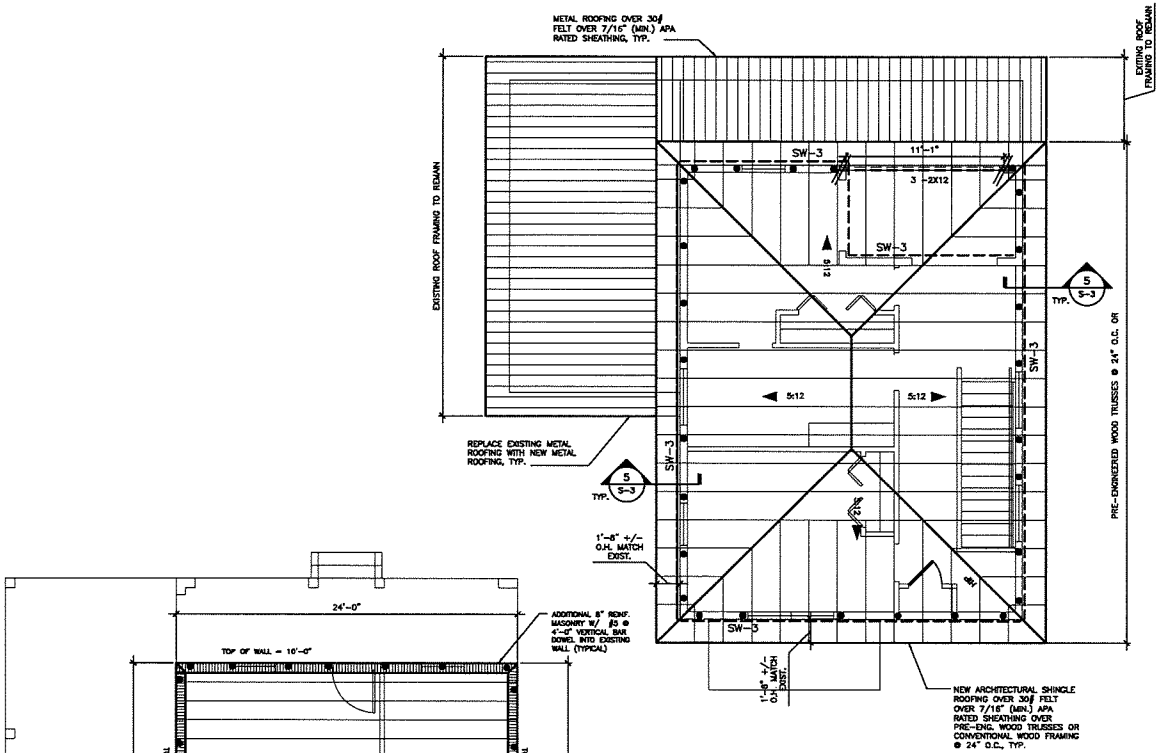
REVISIONS

DATE ISSUED 12.6.2022

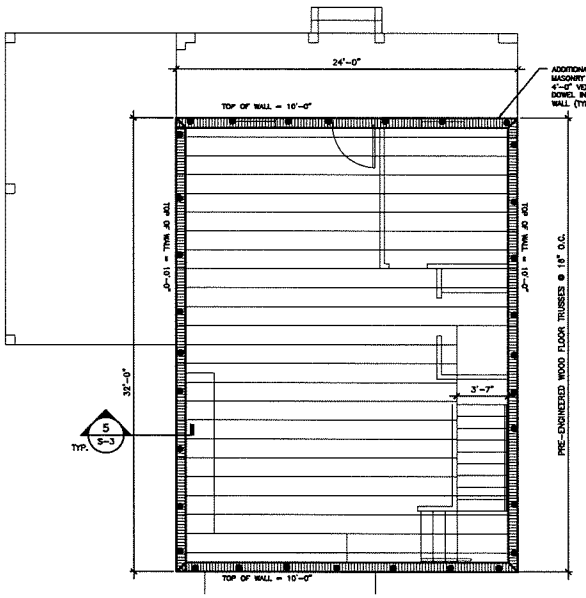
PROJECT NUMBER
P22136

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
S-4



1 S-2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 S-2 2ND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

CONVENTIONAL FRAMING NOTES:
1. ALL CONVENTIONAL FRAMING SHALL BE SYP. NO. 2 OR BETTER.
2. ALL RAFTERS SHALL BE 2X10" @ 16" O.C. U.N.O.
3. FASTEN ALL RAFT. TO PLATES WITH SIMP. H8 CLIPS w/ (5) 10d X 1.5" NAILS EACH END FOR SPANS UP TO 10 FT.
4. FASTEN ALL RAFTERS AT RIDGES WITH 2X6 COLLAR TIES. FACE-NAIL COLLAR TIES TO RAFTERS WITH (5) .131 X 3" NAILS.
5. FASTEN ALL JACK RAFT. TO HIPS AND VALLEYS w/(5) .131 X 3" TOE-NAILS.
6. ALL RIDGES, HIPS AND VALLEYS SHALL BE ONE (1) NOM. SIZE LARGER THAN ADJOINING RAFTERS U.N.O.
7. FASTEN RAFTERS TO CEILING JOISTS WITH (5) .131 X 3" NAILS.
8. FASTEN RAFTERS AND CEILING JOISTS TO PLATES WITH (3) .131 X 3" TOE-NAILS.
9. FASTEN ALL HIP AND VALLEYS TO PLATES WITH (2) SIMP. MTS12 TWIST STRAPS w/(7) 10d X 1.5" NAILS EACH END OF EACH STRAP.
10. FASTEN NAILERS TO EA. RAFTER W/ (3) 16d NAILS OR W/ 1/2"ø WASHERS & #8X3" SCREWS.
11. BENEATH EACH HIP OR VALLEY TO PLATE CONN. USE MIN. (2) SYP.#2 STUDS BENEATH.
12. FROM POST TO PLATE/WALL, STRAP DOWN W/ (2) MSTA24 FLAT STRAPS.
13. ALL INTERIOR WALLS WITH POST FROM ABOVE TO BE STRAPED TO FDN. W/ CONVENTIONAL STRAPPING. SEE GENERAL NOTES.

SYMBOL KEY

- ● 1" DIA. THREADED ROD LOCATION W/ 3"X3"X1/4" WASHER @ 48" O.C. & ON EA. SIDE OF EX. OPENING & AT ENDS OF EX. WALL & WHERE SHOWN
- // FASTEN (2) SIMPSON MSTA36 FLAT STRAPS
- △ SIMPSON HTS TWIST STRAP FROM BM. TO WALL/HDR. BELOW
- SW-3 SHEARWALL W/ 3" NAILING PATT. (SEE GENERAL NOTES)

TRUSS UPLIFT SCHEDULE:

USE (2) SIMPSON H8'S EA. END OF EACH TRUSS TYP.

FRAMING NOTES:

ALL EXTERIOR WALLS ARE 2X6 U.N.O., SEE ARCH. PLAN AND GENERAL NOTES.

ROOF TRUSS HURRICANE CLIP SCHEDULE FOR FRAMING

HURRICANE STRAPS ARE REQUIRED TO ATTACH EACH ROOF TRUSS TO THE WALL. LOCATE TYPICALLY AT EACH BEARING POINT OF EACH TRUSS TO HANDLE UPLIFT. CHOOSE CLIP FROM TABLE BELOW BASED ON THE UPLIFT REQUIREMENTS FROM THE MANUFACTURER. UNLESS NOTED OTHERWISE ON PLANS.

MARK	
1/H2.5	INDICATES 1-SIMPSON H2.5 HURRICANE TIE NAILED WITH 8-8D COMMON NAILS
2/H2.5	INDICATES 2-SIMPSON H2.5 HURRICANE TIE NAILED WITH 8-8D COMMON NAILS
1/MTS18	INDICATES 2-SIMPSON MTS18 TWIST STRAP NAILED WITH 14-10D X 1 1/2" NAILS
MFG	INDICATES TRUSS CONNECTION DESIGNED BY MANUFACTURER
2/MTS18	INDICATES 2-SIMPSON MTS18 TWIST STRAPS. EACH NAILED WITH 14-10D X 1 1/2" NAILS
2/HTS20	INDICATES 2-SIMPSON HTS20 HURRICANE TIES EACH NAILED WITH 24-10D X 1 1/2" NAILS
1/H10	INDICATES 1-SIMPSON H10 HURRICANE TIE EACH NAILED WITH 18-8D X 1 1/2" NAILS
2/H10	INDICATES 2-SIMPSON H10 HURRICANE TIE EACH NAILED WITH 18-8D X 1 1/2" NAILS

UPLIFT FROM TRUSS MANUFACTURER	REQUIRED HURRICANE CLIP ON WOOD-FRAMED WALL
0 TO 445 LBS	1/H2.5 (OPTION: 1/MTS18)
456 TO 910 LBS	2/H2.5 (OPTION: 1/MTS18)
911 TO 1000 LBS	1/MTS18
1001 TO 1455 LBS	1/MTS18 PLUS 1/H2.5
1456 TO 2000 LBS	2/MTS18
2001 TO 2900 LBS	2/MTS20

FOUNDATION NOTES:
1. REFER TO FLOOR PLAN FOR WALL LOCATIONS & DIMS.
2. FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH FBC CHAPTER 18
3. A SOILS INVESTIGATION REPORT IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS
4. ASSUMED ALLOWABLE SOIL BEARING CAPACITY = 2,500 PSF
5. SOIL COMPACTION AND FILL SHALL BE IN ACCORDANCE WITH FBC 1804.2 AND SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557
6. MONOLITHIC FOOTING MAY BE SUBSTITUTED FOR STEMWALL FOOTING DETAIL SEE TYPICAL FOR DETAILS

NOT FOR CONSTRCUTION

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HOME RENOVATION AND ADDITIONS

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AUGUSTINE, FL

REVISIONS

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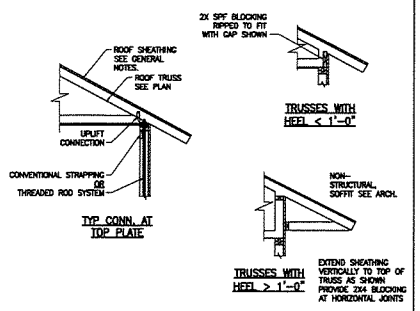
PROJECT NUMBER
P22136

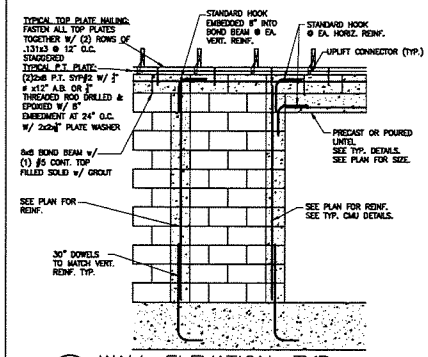
SHEET TITLE
2nd FLOOR AND ROOF FRAMING PLANS

SHEET NUMBER
S-2

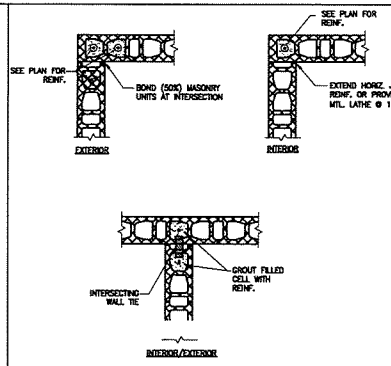


10 S-3 TURSS CONNECTION FRAMING
SCALE: 1/2" = 1'-0"

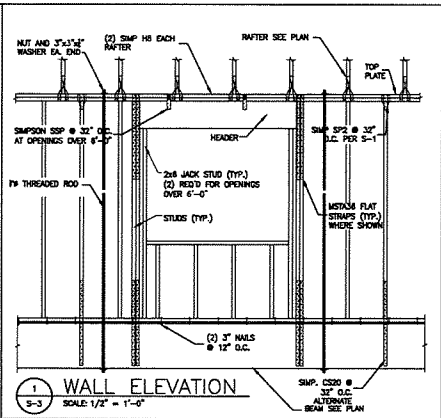
TYP CONN. AT TOP PLATE



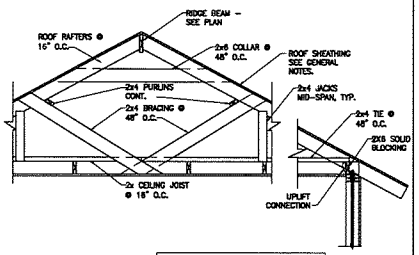
6 S-3 WALL ELEVATION, TYP.
SCALE: 1/2" = 1'-0"



4 S-3 CMU CORNER JOINTS
SCALE: 3/4" =1'-0"

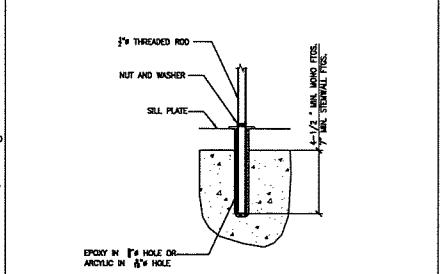


1 S-3 WALL ELEVATION
SCALE: 1/2" = 1'-0"

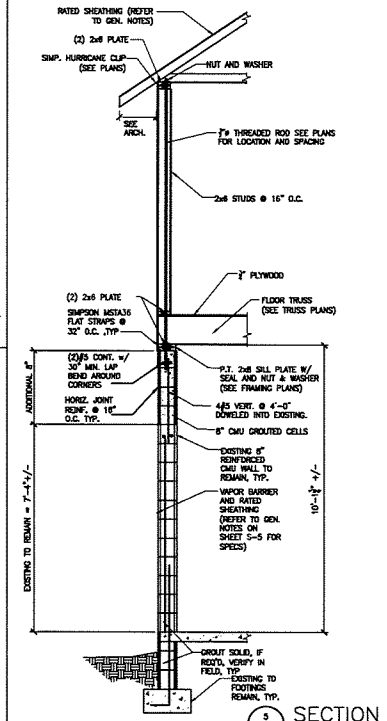


NOTE:
EITHER OPTION (PRE-ENGINEERED TRUSSES OR CONVENTIONAL FRAMING) MAY BE USED FOR THE ROOF FRAMING

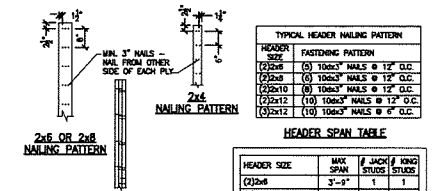
11 S-3 CONVENTIONAL ROOF FRAMING
SCALE: 1/2" = 1'-0"
(ALTERNATE)



7 S-3 THREAD ROD EMBEDMENT DETAIL
SCALE: 1/2"=1'-0"



5 S-3 SECTION
SCALE: 1/2" = 1'-0"

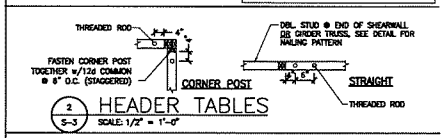


TYPICAL HEADER NAILING PATTERN

HEADER SIZE	FASTENING PATTERN
(2)2x6	(5) 10dx3" NAILS @ 12" O.C.
(2)2x8	(6) 10dx3" NAILS @ 12" O.C.
(2)2x10	(8) 10dx3" NAILS @ 12" O.C.
(2)2x12	(10) 10dx3" NAILS @ 12" O.C.
(3)2x12	(10) 10dx3" NAILS @ 6" O.C.

HEADER SPAN TABLE

HEADER SIZE	MAX SPAN	# JACK STUDS	# KING STUDS
(2)2x6	3'-9"	1	1
(2)2x8	5'-0"	1	1
(2)2x10	6'-0"	2	1
(2)2x12	7'-0"	2	2
(3)2x12	8'-9"	3	2



2 S-3 HEADER TABLES
SCALE: 1/2" = 1'-0"

HEADER SPAN TABLE

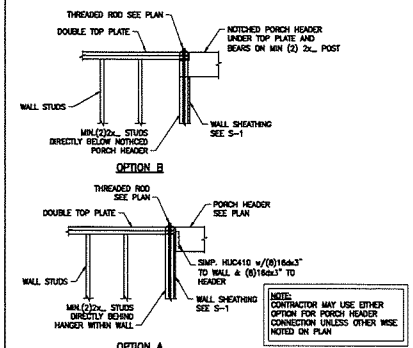
HEADER SIZE	MAX SPAN	# JACK STUDS	# KING STUDS
(2)2x6	3'-9"	1	1
(2)2x8	5'-0"	1	1
(2)2x10	6'-0"	2	1
(2)2x12	7'-0"	2	2
(3)2x12	8'-9"	3	2
(2)1¾"x11⅞" LVL	11'-0"	3	2
(2)1¾"x14" LVL	13'-0"	3	3
(2)1¾"x16" LVL	14'-9"	3	3

TYPICAL MULTI-PLY HEADER/BEAM NAILING PATTERN U.N.O.

HEADER/BEAM SIZE	FASTENING PATTERN (ALTERNATE SIDES WHEN FASTENING)
☐2x6	(2) ROWS OF 10dx3" NAILS @ 8" O.C.
☐2x8	(3) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
☐2x10	(4) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
☐2x12	(4) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
☐1.75x14" LVL'S	(6) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
☐1.75x16" LVL'S	(6) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.

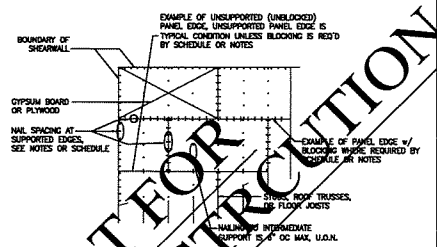
NOTE:
SEE FRAMING PLAN FOR SPECIFIC HEADER SIZES. USE THIS CHART ONLY WHEN UP-SIZING OR HEADER IS NOT NOTED

12 HEADER TABLE AND NAILING



NOTE:
CONTRACTOR MAY USE EITHER OPTION FOR PORCH HEADER CONNECTION UNLESS OTHER WISE NOTED ON PLAN

8 S-3 PORCH HEADERS
SCALE: 1/2" = 1'-0"



NOT FOR CONSTRUCTION

3 S-3 NAILING PATTERN DETAIL
SCALE: 1/2"=1'-0"

S&A
SURAGE & ASSOCIATES, LLC.
101 MARKETSIDE AVE. SUITE 404 #390
PONTE VEDRA, FL 32081
904-347-1811
www.suragearchitecture.com

HOME RENOVATION AND ADDITIONS

118 LINCOLN STREET AUGUSTINE, FL

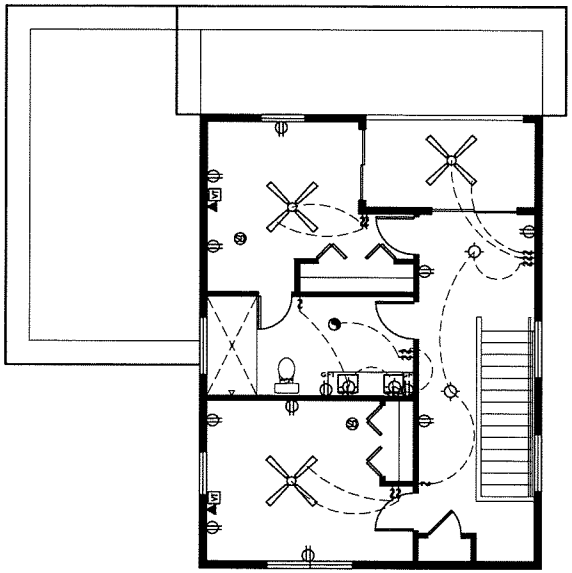
REVISIONS

DATE ISSUED: 12.6.2022

PROJECT NUMBER
P22136

SHEET TITLE
SECTION AND DETAILS

SHEET NUMBER
S-3



1 / A-2 2nd FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL KEY

- Wall Switch
- Three-Way Switch
- Four-Way Switch
- DIM Dimmer Switch
- 110V Duplex Outlet
- 110V Switched Outlet
- 220V Outlet
- Special Service Outlet / Junction Box
- WP Waterproof Outlet
- GFI Ground-Fault Circuit Interrupter Outlet
- Ceiling Mounted Incandescent Light
- Wall Mounted Incandescent Light
- Recessed Light
- RJ FAN/LT JB Reinforced Fan / Light Junction Box
- Flood Light / Motion Detection
- SD Smoke Detector
- Exhaust Fan
- T Thermostat
- J Junction Box
- CH Chimes
- PB Push Button
- Electrical Panel
- Telephone outlet
- Flourescent Light Fixture
- Ceiling Fan

ELECTRICAL NOTES:

1. Provide and install certified SMOKE DETECTORS as required by National Fire Protection Association (NFPA) and meeting requirements of all governing codes.
2. Provide and install GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) as required by National Electric Code (NEC) and meeting the requirements of all governing codes.
3. Electrical Contractor to provide required Direct Hook-Ups / Cutoffs.
4. HVAC contractor to verify Thermostat locations.
5. All Electrical and Mechanical Equipment (i.e. Furnaces, A/C Units, Electrical Panels, Sanitary Sump Pits, Drain Tile Sump, and Water Heaters) are subject to relocation due to field conditions.
6. Pool lighting and power by pool contractor. coordinate with owner. typ.

ELECTRICAL DEVICES:	ABOVE FINISHED FLOOR
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	18" TO CL
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO CL
WATER SOFTENER AND SUMP OUTLETS	48" TO CL
TELEPHONE OUTLETS	18" TO CL
TELEVISION OUTLETS	18" TO CL
EXERIOR GFI OUTLETS	18" TO CL
GARAGE GFI (ABOVE GARAGE FLOOR)	48" TO CL
BASEMENT WALL OUTLETS	48" TO CL
FRONT DOOR COACH LIGHT	72" TO CL
GARAGE DOOR COACH LIGHT, (ABOVE GARAGE FLOOR)	84" TO CL 64" TO BTM
DINING AND BREAKFAST FIXTURE	OF FIXTURE 96" TO BTM
FOYER AND STAIRWAY FIXTURE	OF FIXTURE
THERMOSTAT	54" TO CL
DOORBELL CHIMES	84" TO CL
DOORBELL BUTTON	LEVEL W/ DR HANDLE
KITCHEN HOOD FAN "MHP"	66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET	76" TO CL
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL

NOT FOR CONSTRCUTION

S&A
SURAGE & ASSOCIATES, LLC.
101 MARKETSIDE AVE. SUITE 404 #300
PONTE VEDRA, FL 32081
904-347-1811
www.surageandassociates.com

HOME RENOVATION AND ADDITIONS

118 LINCOLN STREET AUGUSTINE, FL

REVISIONS

DATE ISSUED: 12.6.2022

PROJECT NUMBER
P22136

SHEET TITLE
ELECTRICAL PLAN

SHEET NUMBER
E-1

MISCELLANEOUS PAYMENT RECPT#: 2578602
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 03/02/23 TIME: 12:35:55
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#: 0

COMMENT:

CHG: BDFEE BOARD APP & APP 150.00

AMOUNT PAID: 150.00

PAID BY: DIRECT HOME BUYER
PAYMENT METH: CHECK
5921

REFERENCE:

AMT TENDERED: 150.00
AMT APPLIED: 150.00
CHANGE: .00
VA

Instr #2022014898 BK: 5489 PG: 1941, Filed & Recorded: 2/10/2022 8:30 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $938.70

Prepared by and return to:
Duane C. Romanello, P.A.
1919 Blanding Boulevard
Jacksonville, FL 32210
(904) 384-1441
File Number: **21-2066**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th **day of February 2022** between **Elanda Floyd, an unmarried woman,** whose post office address **is 917 Oak Arbor Circle, Saint Augustine, FL 32084**, grantor, and **Direct Home Buyer 1 Inc., A Florida Corporation** whose post office address is **1093 A1A Beach Blvd., #544, Saint Augustine, FL 32080**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Johns County, Florida** to-wit:

COPY

Lot 13 Block E Genovar Addition to City of St. Augustine, according to the Official Map of said City, filed in the Office of the Clerk of the Circuit Court, St. Johns County, Florida.

Parcel Identification Number: 209900-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2021**.

SIGNATURE PAGE WARRANTY DEED

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 Signature:
Printed Name: Lisa Poutre

Witness Signature:
Printed Name: Dawn Terry

Elanda Floyd

State of FL
County of Duval

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization, this 7th day of February, 2022 by Elanda Floyd who [_] is personally known or [_] has produced a driver's license as identification.

[Seal]

LISA POUTRE
Commission # GG 317232
Expires April 13, 2023
Bonded Thru Budget Notary Services

Notary Public Signature:
Print Name: Lisa Poutre
My Commission Expires:

COPY

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	2099000000
Location Address	118 LINCOLN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Genovar Addition (627)
Tax Description*	GENOVAR ADDN CITY LOT 13 BLK E OR5489/1941 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Genovar Addition
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.060
Homestead	N

Owner Information

Owner Name	Direct Home Buyer 1 Inc 100%
Mailing Address	1093 A1A BEACH BLVD #544 SAINT AUGUSTINE, FL 32080-0000

Map

Historical Assessment Information

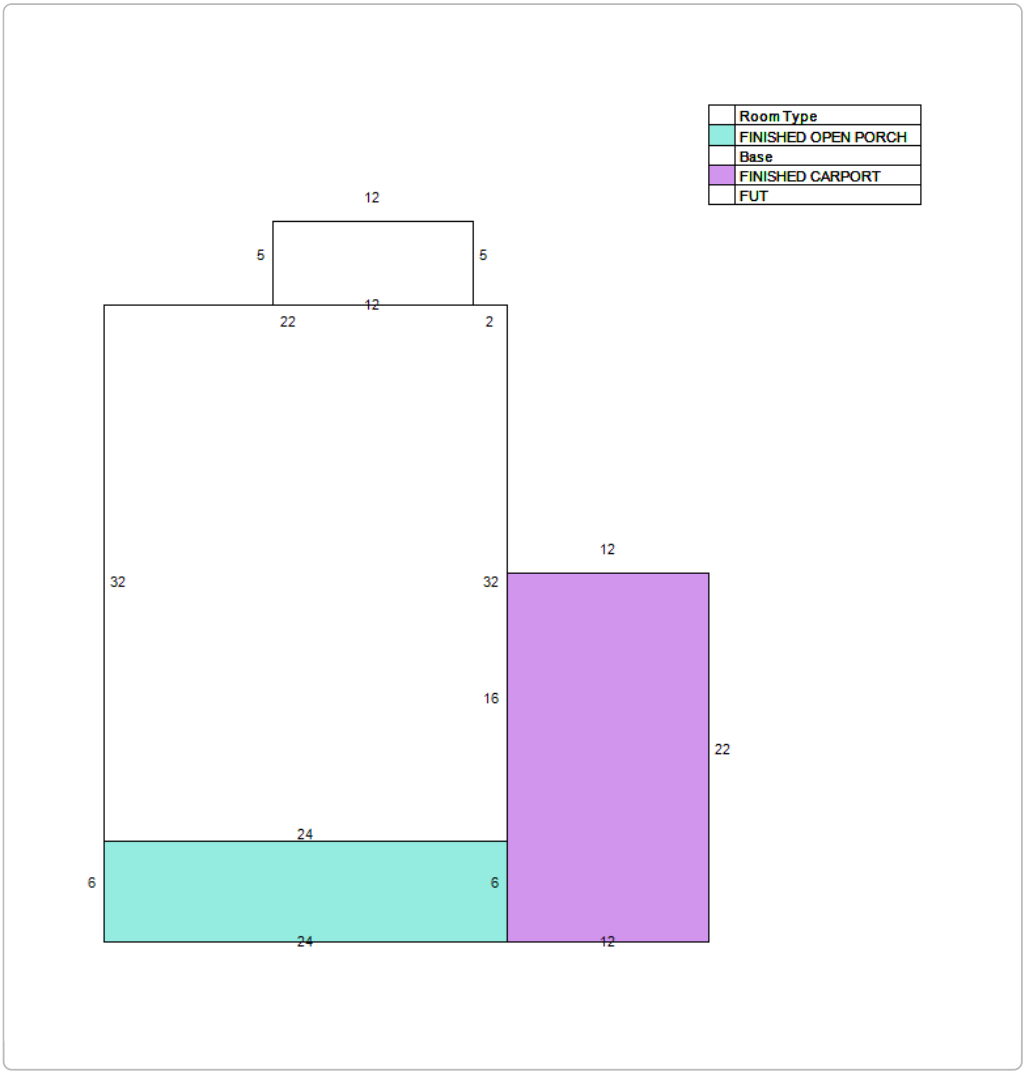
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$115,603	$0	$129,472	$0	$0	$245,075	$245,075	$0	$245,075
2021	$72,598	$0	$102,000	$0	$0	$174,598	$130,628	$43,970	$130,628
2020	$62,352	$0	$88,400	$0	$0	$150,752	$118,753	$31,999	$118,753
2019	$55,591	$0	$88,400	$0	$0	$143,991	$107,957	$36,034	$107,957
2018	$56,296	$0	$81,600	$0	$0	$137,896	$98,143	$39,753	$98,143
2017	$57,204	$0	$73,440	$0	$0	$130,644	$89,221	$41,423	$89,221
2016	$36,320	$0	$63,750	$0	$0	$100,070	$81,110	$18,960	$81,110
2015	$36,320	$0	$51,000	$0	$0	$87,320	$73,736	$13,584	$73,736
2014	$28,604	$0	$40,800	$0	$0	$69,404	$67,033	$2,371	$67,033
2013	$29,319	$0	$31,620	$0	$0	$60,939	$60,939	$0	$60,939
2012	$30,749	$0	$27,540	$0	$0	$58,289	$58,289	$0	$58,289
2011	$32,179	$0	$30,600	$0	$0	$62,779	$62,779	$0	$62,779
2010	$32,894	$0	$34,000	$0	$0	$66,894	$66,894	$0	$66,894

Building Information

Building	1
Year Built	1958
Actual Area	1236
Conditioned Area	768
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Convection
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	768
FRAME UTILITY	60
FINISHED CARPORT	264
FINISHED OPEN PORCH	144
Total SqFt	1236

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	55	50	EF	$136,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/10/2022	2/7/2022	$134,100.00	WARRANTY DEED	5489	1941	U	I	FLOYD ELANDA	DIRECT HOME BUYER 1 INC
1/14/2022	1/14/2022	$0.00	SUMMARY ORDER ADMIN	5470	285	U	I	FLOYD KENNETH W ESTATE	FLOYD ELANDA
	12/14/1998	$0.00	QUIT CLAIM DEED	1370	1627	U	I	JOHNSON NELLIE	FLOYD KENNETH W
	12/10/1992	$10,000.00	QUIT CLAIM DEED	972	11	U	I	PUGH DINAH	JOHNSON NELLIE

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 3/25/2023, 1:43:52 AM

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
DIRECT HOME BUYER 1, INC.

Filing Information

Document Number	P15000047893
FEI/EIN Number	47-4191079
Date Filed	05/29/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/31/2016

Principal Address

1093 A1A Beach Blvd #544
St Augustine, FL 32080

Changed: 04/19/2019

Mailing Address

1093 A1A Beach Blvd #544
St Augustine, FL 32080

Changed: 04/19/2019

Registered Agent Name & Address

Jackson, Christa
1093 A1A Beach Blvd #544
St Augustine, FL 32080

Name Changed: 10/31/2016

Address Changed: 04/19/2019

Officer/Director Detail

Name & Address

Title PTSD

JACKSON, CHRISTA M.

1093 A1A Beach Blvd #544
St Augustine, FL 32080

Annual Reports

Report Year	Filed Date
2021	04/26/2021
2022	01/26/2022
2023	01/27/2023

Document Images

01/27/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
04/19/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
10/31/2016 -- REINSTATEMENT	View image in PDF format
05/29/2015 -- Domestic Profit	View image in PDF format

Meredith H. Randolph

From: Candice Seymour
Sent: Thursday, April 13, 2023 1:18 PM
To: Meredith H. Randolph
Subject: FW: 317 St. George Street

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

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

From: Maria <mfg8081@gmail.com>
Sent: Wednesday, April 12, 2023 5:10 PM
To: Candice Seymour <cseymour@citystaug.com>
Cc: amywear@comcast.net; Frez Construction <frezconstruction@comcast.net>
Subject: Re: 317 St. George Street

Hello,

Thank you kindly for the prompt response regarding our Certificate of Appropriateness and decisions to date. Now approved, we will work on the garage portion of our residence. We will submit additional photos concerning the main house, specifically the north wall to be reviewed in the near future. With that said, we the owners are not able to attend the meeting on April 20, 2023 as we will be out of town. We humbly request that we can "continue" our application at the May meeting.

With much appreciation,
Maria F Gandarez

On Apr 12, 2023, at 4:30 PM, frezconstruction@comcast.net wrote:

From: Candice Seymour <cseymour@citystaug.com>
Sent: Wednesday, April 12, 2023 3:42 PM
To: Frez Construction <frezconstruction@comcast.net>
Subject: Re: 317 St. George Street

Good afternoon,

I am touching base regarding the current Certificate of Appropriateness application for the above-referenced property regarding replacement of existing wood siding.

You said over the phone that the owners were still working on evaluating the condition of the siding and that you would request a continuance. I have yet to hear from you and just wanted to check in and confirm that was still the case.

Thank you,

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 20, 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. The applicant attended the January 13, 2023 DRC meeting and returned to the Board at the February 16, 2023 meeting where application was once again continued with further direction from the HARB. The February meeting minutes are attached to this report for the Board's reference.
2. Designs for each proposed structure, which have been updated in response to Board comments, are detailed in the Scope of Work below.
3. Staff has the following comments regarding materials, architectural features proposed, and changes made in the updated plans:
    - **Driveway, walkway, and pool deck/surround materials:**
        - The primary paving material proposed is clay brick paver in a herringbone pattern with color differentiated on each lot.
        - As requested by the Board at the previous hearing, vehicular access to each lot is on W. Castillo Drive only. The applicant has illustrated how vehicles could park in each drive.
        - Gravel walkways along the side of each garage and residence, with aluminum edging, are proposed, primarily behind the privacy fences as indicated in the provided site plan. The HARB may recommend that a more appropriate edging material be used on the portion of the walkway visible to the street.
    - **Windows:**
        - Brochures submitted indicate Pella aluminum-clad double-hung windows with 2/1 (lot 14) and 2/2 (lot 15) muntin patterns. The Garages feature 1/1 and fixed pane windows.
        - In response to Board comments, the applicant has altered the fenestration of the main residences in a manner more closely consistent with the Frame Vernacular style though the garage elevations still utilize atypical window sizes, types, and patterns.
        - 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.
    - **Foundation:** Plans show a clad masonry pier foundation (Lot 14 brick veneer, lot 15 coquina finish) 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. Square lattice is more historically appropriate and

could be used for both houses; however, the patter variation appears to be in response to Board comments which encourages differentiation between the structures.

- **Finish Colors:** 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 which contains primarily late 19th and early 20th century structures. The board may provide guidance regarding color choices. Pre-approved color choices from appropriate periods may be administratively approved.

4. The grinder pump and water and sewer taps are proposed to be screened with begonias in a mulch bed with wood landscaping timbers. The dimensions of this mechanical equipment are unclear, and a more suitable plant material may be recommended by the HARB for screening purposes.
5. The required finished floor elevation for the main residences is 8 feet. The site plan shows a finished floor height of 9.5' and the elevation drawings indicate 10'. Either height would meet code requirements.
6. Drainage and gutter plans were provided by the applicant and created with feedback from the city's Public Works department. Depending on the amount of fill, a masonry retaining wall is proposed on the west side of lot 14 and east side of lot 15 to prevent washout into neighboring yards. The applicant should confirm whether the proposed privacy fencing would be installed adjacent to or above these walls and what finish(es) are proposed.
7. Zoning review of the updated site plans did not produce any additional concerns. While the applications are currently being reviewed as single-family based upon the floorplans provided, a change of use to multi-family may require approval of a Use by Exception from the Planning and Zoning Board as well as additional civil plan requirements. 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.
8. An A14 Archaeological Review application should be submitted well in advance of any ground disturbance.
9. A landscape plan is provided which indicates existing and proposed plant materials which meet the requirements as pre-approved or native plants.
10. 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. Window muntins are confirmed to be a raised simulated divided lite
    b. Color options are approved by the Board as submitted or modified per HARB recommendations.
    c. Square lattice (90 degree) is used in areas where lattice is proposed unless otherwise directed by the HARB.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Lot 14:
    a. Construct a 1-1/2 story single family residence to front Grove Avenue featuring a front gable metal roof with exposed rafter tails, scalloped shingle gable cladding and 2/1 gable window, hip roofed porch with exposed rafter tails, bracketed posts and turned rail spindles, wood-lap siding throughout, 2/1 single and paired aluminum clad wood windows, craftsman-style front door with glazed top panel, glazed single-lite paired French doors for rear access, and exposed pier foundation with brick veneer and 90 degree lattice infill
    b. Construct a detached two-story garage with living space above along W. Castillo hipped metal roof with exposed rafter tails which extends over the second-story porch, decorative brackets, 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 covered porch, composite wood-clad garage doors in Magnolia Arch, and exterior stairs
    c. Install brick paver driveway in Herringbone Pattern along W. Castillo Drive
    d. Install brick paver walkway along from sidewalk to front porch on Grove Avenue (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. (Color: Pathway Buff, Herringbone)
    g. Install associated mechanical equipment including water/wastewater, HVAC, and pool equipment
    h. Associated landscaping (see landscape plan)

2. Lot 15:
    a. Construct a 1-1/2 story single family residence along Grove Avenue featuring a 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 single and paired aluminum clad windows, entry steps and 2/3 glazed wood door on west side of façade, six-panel wood exterior doors, and exposed pier foundation with coquina finish and 45 degree lattice infill
    b. Construct a detached two-story garage with living space above along W. Castillo Drive 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 in Birmingham, and exterior stairs
    c. Install brick paver driveway in Herringbone Pattern along W. Castillo Drive
    d. Install brick paver walkway along from sidewalk to front porch on Grove Avenue (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. (Color: Pathway Gray, Herringbone)
    g. Install associated mechanical equipment including water/wastewater, HVAC, and pool equipment
    h. Associated landscaping (see landscape plan)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Pre-Approved Guidelines

1. Roofing material:

- Galvalume or galvanized steel 5-V crimp, unpainted metal roof (such as Dallas Metal Products, model DMP 5-V crimp with 3/8 inch ribs and 24 inch coverage in the Galvalume Mill finish) for Frame Vernacular and Masonry Vernacular buildings with pitched roofs
- Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the 'Patented Galvanised Iron' roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings for Frame Vernacular and Garage Apartment buildings.
- Fiberglass architectural shingles in medium to dark gray or brown colors for Frame Vernacular buildings constructed after 1920 and all Masonry Vernacular buildings.

8. Landscape features, including fences, walls, walks, patios, decks, driveways, plant materials and ornamentation that does not exceed $1000

Vernacular (1821-1940)

Vernacular refers to common buildings that do not display a formal or distinctive style. These buildings do, however, generally display at least some of the design elements and features commonly used in styled buildings constructed during the same era. They may also reflect minor influences such as Chippendale, Arts and Crafts, Pennsylvania Dutch, and Minorcan Cracker. Construction may be frame, masonry or both. Vernacular buildings make up the bulk of St. Augustine's historic building resources. These buildings dominate the streetscape, establish the scale of neighborhoods, create a sense of place, and record the change of construction technology and materials over time. Vernacular buildings represent the history, influence and culture of the middle and lower classes.

Frame Vernacular

Frame Vernacular architecture is the common wood frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Most frame vernacular buildings are dwellings and associated outbuildings. However, churches, commercial and industrial frame vernacular buildings have also been constructed.

Frame Vernacular buildings were heavily influenced by the Queen Anne style in the late 1800s, and by the Bungalow style in the 1920s. Queen Anne influences included two story construction, complex roof forms and irregular massing. Bungalow influences included a return to single story construction and simpler, more regular roof forms and massing.

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

The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920.

Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Locally, roof types are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco.

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

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

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

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-5

St. Augustine Colonial Revival is the only style of new construction permitted in the eastern part of Historic Preservation-Five (HP-5). This area includes Lots 1 through 8 of the Kingsland Addition Subdivision. Frame Vernacular architecture is the only style of new construction permitted in the remaining areas of Historic Preservation-Five (HP-5).

Post-1821 Building Plans

Vernacular (Frame and Masonry) buildings are usually regular, rectangular or L, and less commonly, irregular; one to two and one-half stories.

Post-1821 Design Considerations

All post-1821 buildings are designed based on the inches, feet and yards familiar to us today.

St. Augustine Code of Ordinances:

Sec. 28-187. - Historic preservation district: HP-5.

Intent. This district is intended to provide a mix of residential and nonresidential uses compatible with the existing historic structures and the district's relationship with surrounding neighborhoods and traffic circulation.

(5) *Maximum lot coverage by all buildings:*

a. Fifty (50) percent.

b. Main structures, two thousand five hundred (2,500) square feet.

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

(7) *Maximum and minimum yard requirements:*

a. Front, ten (10) feet minimum, twenty (20) feet maximum.

b. Side, five (5) feet.

c. Rear, twenty (20) feet.

(8) *Maximum height of structures:* Thirty-five (35) feet, two and one-half (2½) stories.

(9) *Minimum yard requirements.*

a. Minimum lot width, fifty (50) feet.

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

LIST OF ATTACHMENTS:

1. HARB Meeting Minutes from February 16, 2023
2. Staff Photographs
3. Sanborn Maps

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

8. Continued Certificates of Appropriateness from the previous HARB meetings

8. (a) 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.

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.
Josiah Duff and Alan Register reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Yvonne Puckett spoke in opposition to the application and said she had lived in the area for the past sixty-eight years and was active in the community. She said there was no traffic flow to Grove Avenue from this property and it was a narrow street and easily flooded due to the type of City drainage. She said the developer of the property had maximized the buildings, including pools for large group rentals. She said these issues might not be in the Board's purview but hoped they could limit the negative impact to the neighborhood.

Public hearing was closed.

The Board discussed:

- Proposed each property had five bedrooms
- Would need to have one vehicle per bedroom
- Wanted to know how the vehicles would be positioned on the property
- Questioned the maximum lot usage and impervious ratio

[2] Break from 2:16 p.m.- 2:24 p.m.

Mr. Benoit said depending on the site plan the buildings had two numbers: building coverage was 50% and they were at 35% and for impervious was 70% but depending in which site plan, it varied; option one was 54% and option two was over 60%.

Board discussed:

- Building design was better than previous and was moving in the right direction
- Asked if there was a consensus on which site plan was better
- Option two had the vehicles off the street and had a driveway
- Felt option one did not encourage traffic off Grove Avenue and helped with the drainage but could be an issue with the traffic on Castillo Drive
- Suggested for option one could be to deed a connection between the two of the driveways since owned by same owner and it would provide and way in and out from Castillo Drive
- Questioned if all the vehicle would fit on the property in option one
- Did not have a parking plan showing how parking would work on site
- Wanted to see the vehicles layout but wanted the vehicles off the street and on the property
- Could the driveways be eliminated or flipped the houses to have the driveways together to provide more parking for both houses and access
- Felt the Board had a lot of control over the two lots and driveway versus no driveway
- Most buildings predated the automobile and the original look was not to have curb cuts
- Was important to limit the traffic on Grove Avenue
- San Borne maps showed that garages were setback
- By maneuvering the lots would be able to
- lessen the visual impact on Castillo Drive
- Noted aluminum was a suitable material; however, should read as a wood window
- Questioned the fenestration pattern but was more in favor of option one from a traffic and aesthetics point of view
- Preferred option one, but did not think the garages could be turned as there was not enough space
- Edge of driveway was supposed to be three feet from the property line, and this was less than sixteen feet but normally wanted twenty-three feet from edge of structure to property line for side entry garage
- Option one helped mitigate the impact to Grove Avenue
- Felt leaving and entering off Castillo Drive would be very tricky
- Suggested the front setbacks could be moved forward by two feet to be in line with the rest of the properties on Grove Avenue
- Would help gain more space in the motor court for both garages
- Had a crawl space foundation design in terms of flood mitigation this was the more sensitive approach
- If it were a rental; should be clearly noted there would be no parking allowed in front and there would not be a curb cut; all parking would come off Castillo Drive
- Suggested making the garages a few feet smaller each way which would help with parking
- Could slide the second story garage over the steps and help maintain the footprint of the garage apartment
- Concerned there was not a sidewalk and questioned the way people would enter the main house
- Suggested putting the walkway between the two buildings, through the center

Mr. Beach asked if there was Board consensus to use the site plan for option one as long as the vehicles could be off the street and not parking on Grove Avenue.

Ms. Lopez said the parking would have to be provided when applying for a short-term rental. She said parking was supposed to be contained on the property; however, if unable

to there were other options available per code.

Mr. Weaver asked what the current parking situation was for Grove Avenue.

Ms. Seymour replied closer to US 1 had some street parking; however, the majority of Grove Avenue was yellow curb which did not allow parking.

Mr. Weaver said he did not want to encourage parking on Grove Avenue as it did not sound feasible.

Ms. Duncan said the adjacent properties shown did not have parking and historically, parking was not on Grove Avenue.

There was Board consensus to use site plan option one and noted if there were any changes from the other Boards the applicant would have to return to HARB.

Mr. Weaver asked if the application should be continued until the parking details could be worked out before final approval or should they continue working out the other details since the applicant was present.

The Board decided to work through the architecture details.

Board discussion:

- Asked for clarification regarding the small individual windows on the right elevation as they did not fit the building
- Floor plan should adjust to make the interior and exterior work together and with the historic context of the area
- Historically, windows were larger to open and vent the home for air flow
- Scale of the windows on the left elevation were more appropriate
- Should develop a fenestration pattern that resembled the neighborhood
- Window did not need to be operable as long as it looked like a historic window
- Aluminum was a fine material to use but it needed to resemble wood with the scale and details
- Questioned what type of windows were being used
- Noted it would have a clad exterior aluminum outside but wood on the inside
- Suggested switching the stove with a sink to add a window which would help add balance
- Small windows were related to bathrooms, staircase, and closet but the upper drawing on A6 in the bedroom could add a double hung window
- Front elevation; the pairs of windows should be pinched in to allow for more wall space on the corners
- Asked if the finish floor would be at ten feet and if that was shown in the drawings
- Asked what the existing grade versus the proposed ten foot
- Questioned the difference between the porch on the and the grade
- Felt there was a need for more steps from the porch
- Asked how this would be contained on Grove Avenue and how it could affect the neighbors
- Suggested using a retaining wall on the sides and asked if it was shown on the site plan
- Should understand how these would fit compared to the other buildings
- Suggested providing a contextual drawing with several other buildings or street view
- Friday Review comments noted the applicant would have to provide elevation notes ten feet into adjacent properties
- Had to choose which street to send drainage and there was not a split option and Castillo Drive was the better of the two
- City's review process was extensive
- Felt the water could be contained and felt there were lots of ways to solve the issue
- Ceiling heights were nine foot and felt the windows could be larger in height

- Suggested using a 2x4 window and in some spaces a 2x6 window
- Drawings were fine but concerned about the accuracy
- Like the differentiations provided for the two lots on Grove Avenue
- Suggested having the hip roof on lot 14 extend over the porch and covered which would help differentiate even more and the cost to build would not be significantly more
- Felt the vernacular buildings on the street would have the fenestration patterns the Board was looking for
- Proposed soffits were vinyl asked if there was an opportunity to have exposed rafter tail or solid
- More in favor of rafter tail as it could add more character but suggested to look at the neighborhood to see what was there
- Encouraged the materials to be wood and not vinyl
- Suggested having one lot as an exposed rafter tail and the other lot solid
- Felt it was important to tie in both buildings with the hardscape
- Needed to clarify the patten and asked if there was a way to break it up either by creating new pathways between buildings or hardscape or landscape between the buildings
- Felt it should be more inviting with landscape even if not in public view should be screened
- Asked if cocoa color was the paver for the pool
- Felt that color would not be best as it could be difficult to stand on Florida as it would be too hot
- Keeping the trees would help it feel more part of the context
- Asked if there was a copy of the landscape plan provided

Applicant response:

- Wanted to spread windows out but had had to keep in mind the existing floor plan and wanted to minimize the cost
- Most windows were fixed and in places where they should not be as tall as others
- Could make adjustments and operable
- Was a Pella wood window and would provide the information to staff
- Existing grade was at six plus or minus but proposed to raise the grade towards the front of the house to provide positive drainage to Castillo Drive
- Thought the porch on the front was at thirty- two inches
- Would have the raise the proposed grade from five to closer to seven and a half to provide the positive drainage to Castillo Drive
- Provide a street view of how it would look; however, the typography was not shown
- Wanted to have feedback and work towards a more wholesale solution; the proposed drawings were not the final proposal
- Asked if the Board accepted cementitious or solid panels
- Asked what the acceptable materials were
- Cocoa was the color for the paver and clay based

Board discussion:

- Questioned if the existing trees were at the back of the property
- Asked what type of trees they were
- Asked if there was a preferred landscape plan
- Questioned the pattern of the pavers
- Tree in the middle could cause an issue if going with the site plan one
- Asked for the trees to be incorporated when the applicant returned to the Board

Applicant response:

- Lot 14 had a large Oak tree and at the front there were three existing trees
- Trees were Magnolia, Palm and Cedar tree with the Oak tree at the rear
- The proposed driveway plans were rotated to avoid removal of trees

- Landscape plan was provided on A0.4 and they were trying to meet the new tree requirement
- Color of the pavers would be addressed; however; the pattern would be herringbone

Ms. Seymour noted the front elevations from Grove Avenue and the garages both had an option one and option two. She said if the Board were able to confirm which they preferred it would be beneficial to the applicant in a subsequent application.

Mr. Duff said lot 14 option one was a Dutch hip roof concept covering the porch with the scallop siding and option two was eliminating any kind of skirt and bringing the gable end forward. He said they had different forward massing.

There was Board consensus that Lot 14 would be front elevation option one.

Mr. Duff said for Lot 15 the difference was center door or the right-hand entry.

Mr. Benoit said the elevation drawings were placeholder but asked if they would be different and asked what the intent was for the doors.

Mr. Duff said it was the same on both lots but that was an easy change.

Mr. Benoit said they should be different since they faced the street. He said the magnolia arch was not the most traditional, but it should be included in the drawings.

Ms. Seymour noted lot 14 garage had the plain magnolia without the arch.

There was Board consensus for Lot 15 option one for the garage would be used.

Ms. Duncan asked if the foundation would be brick for the main house.

Mr. Duff replied in the affirmative.

Ms. Duncan asked if the applicant could provide a sample of the brick veneer, or what would be used.

Mr. Duff said he could do two in order to differentiate between the two structures.

Ms. Lopez asked if the applicant was able to have all the materials requested prior to the March deadline if the application was continued.

Mr. Register asked if there were anyway to move forward since there were other items that needed to be addressed before coming back to the Board.

Ms. Duncan said they should address the questions from the Friday Review and working through the drainage would be an important part of moving this to the next step.

Mr. Benoit said the applicant could work with the Public Works Department and once approval from HARB could move forward to the Planning and Building Department.

Mr. Benoit stated the City had options for parking if all the parking could not be contained on site.

MOTION

Mr. Weaver MOVED to CONTINUE HP2022-0078 20 West Castillo Drive Lot 14 to the March 16, 2023 HARB meeting. The motion was SECONDED by Mr. Benoit.

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

8. (b) HP2022-0079 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.

Discussion was heard simultaneously with item 8(a).

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.

Ex Parte Communication:

(None)

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

Peter Kline provided an email to the Board and it was provided in their response packets.

There was Board consensus to use option two for the main elevation and option one for the garage.

MOTION

Mr. Weaver MOVED to CONTINUE HP2022-0079 to March 16, 2023 HARB meeting. The motion was SECONDED by Mr. Benoit.

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

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

Ms. Courtney provided information regarding the St. Augustine Back Bay Coastal Storm Risk Management Study. She stated a charrette would take place at the St. Johns County Emergency Operation Center which the Board was invited to attend.

STAFF PHOTOGRAPHS
28 W. Castillo Drive

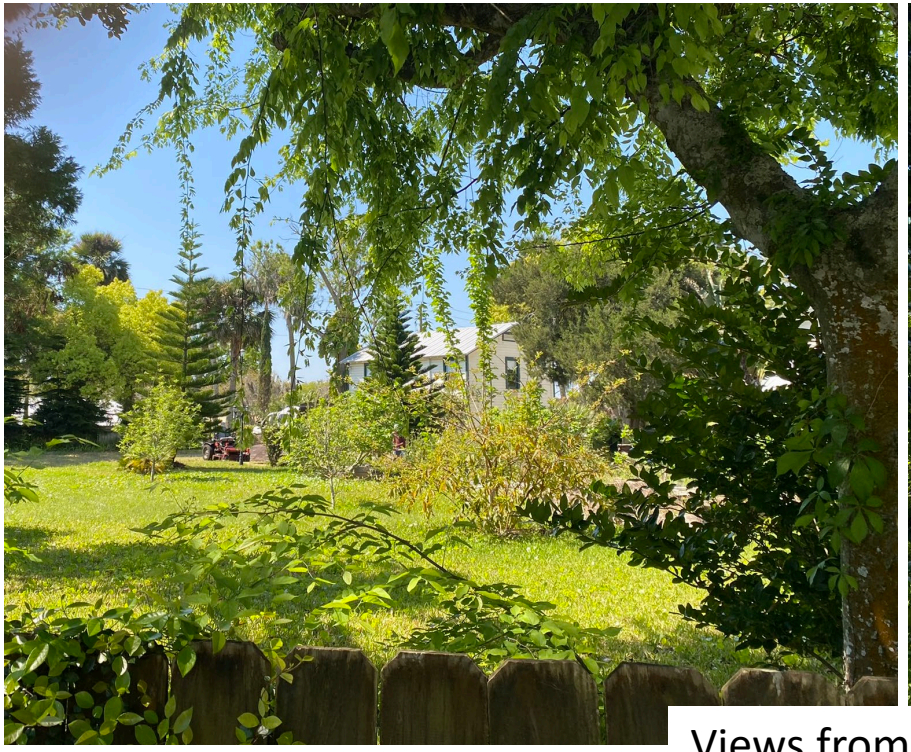
STAFF PHOTOGRAPHS
28 W. Castillo Drive

Staff Report pg. 17

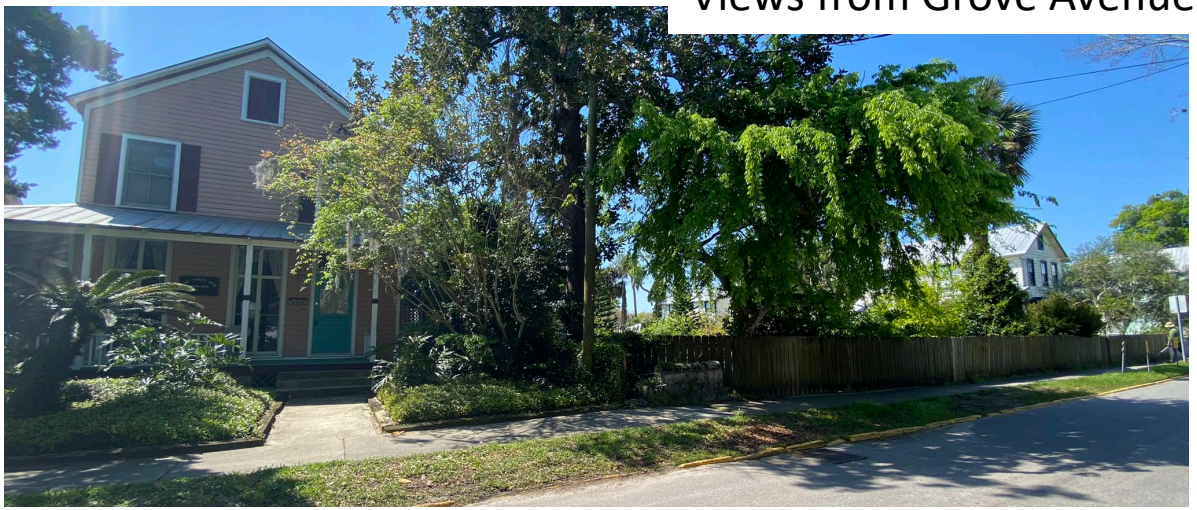
STAFF PHOTOGRAPHS
28 W. Castillo Drive

Views from W. Castillo Drive

STAFF PHOTOGRAPHS
28 W. Castillo Drive



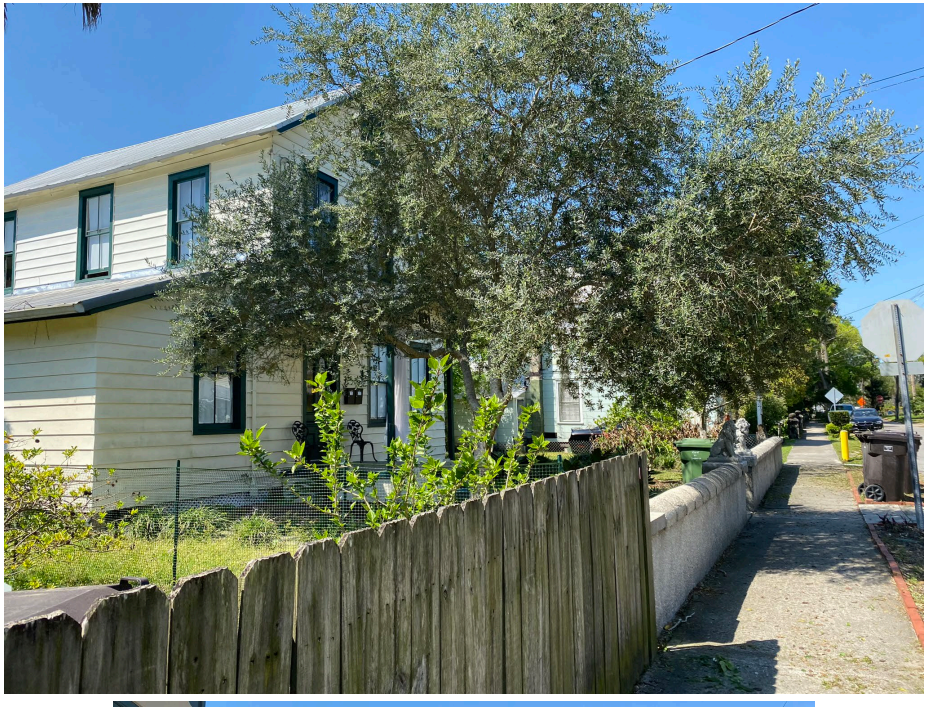
Views from Grove Avenue



STAFF PHOTOGRAPHS
28 W. Castillo Drive

Staff Report pg. 20

STAFF PHOTOGRAPHS
28 W. Castillo Drive



Context Photographs (Grove Avenue)

STAFF PHOTOGRAPHS
28 W. Castillo Drive

Context Photographs (W. Castillo Drive)

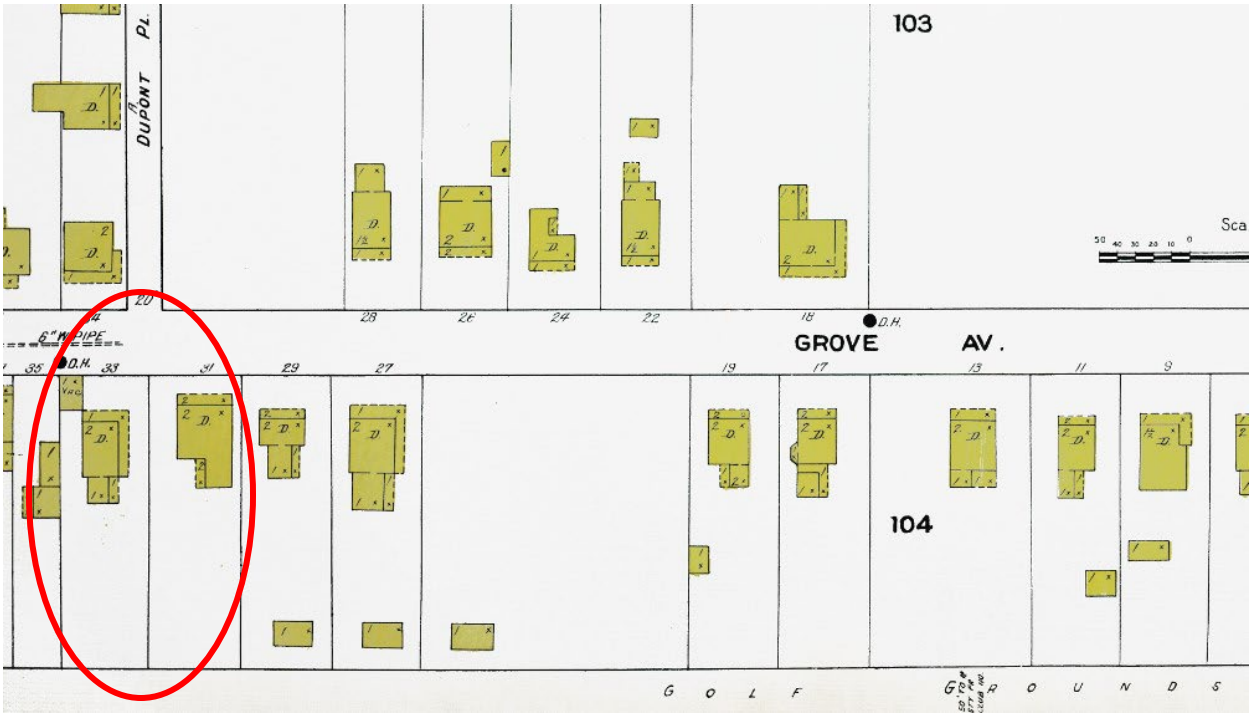
Staff Report pg. 22

SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1904

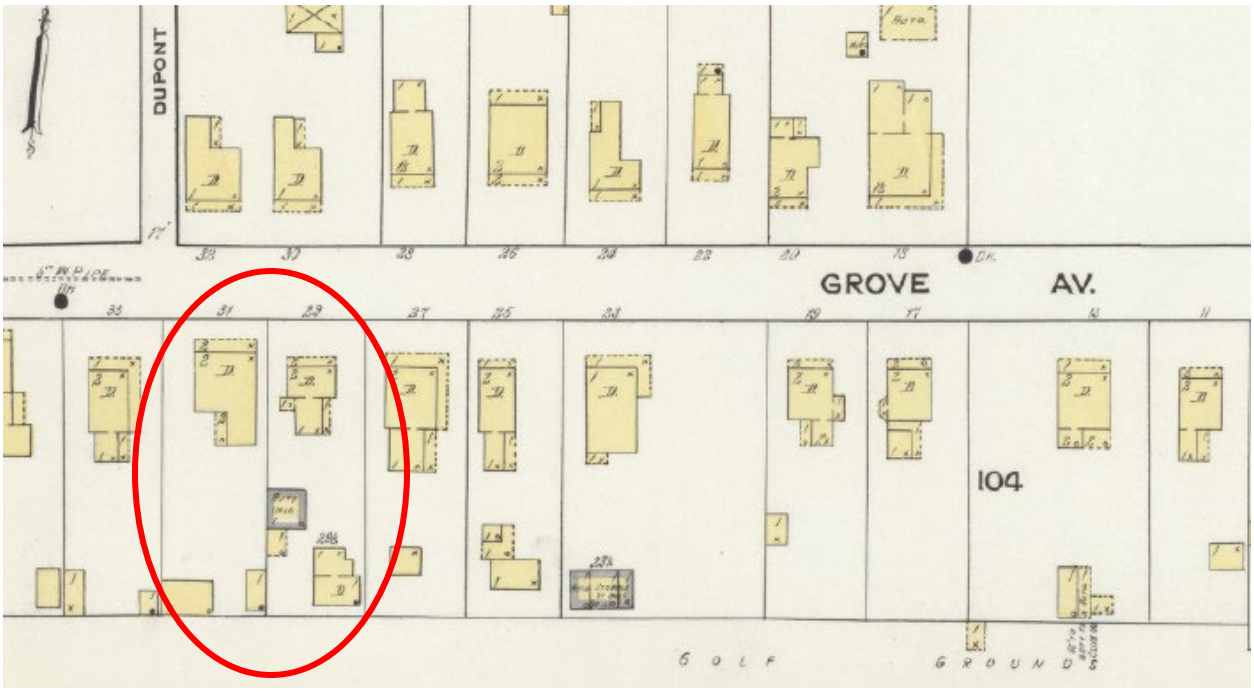
1910



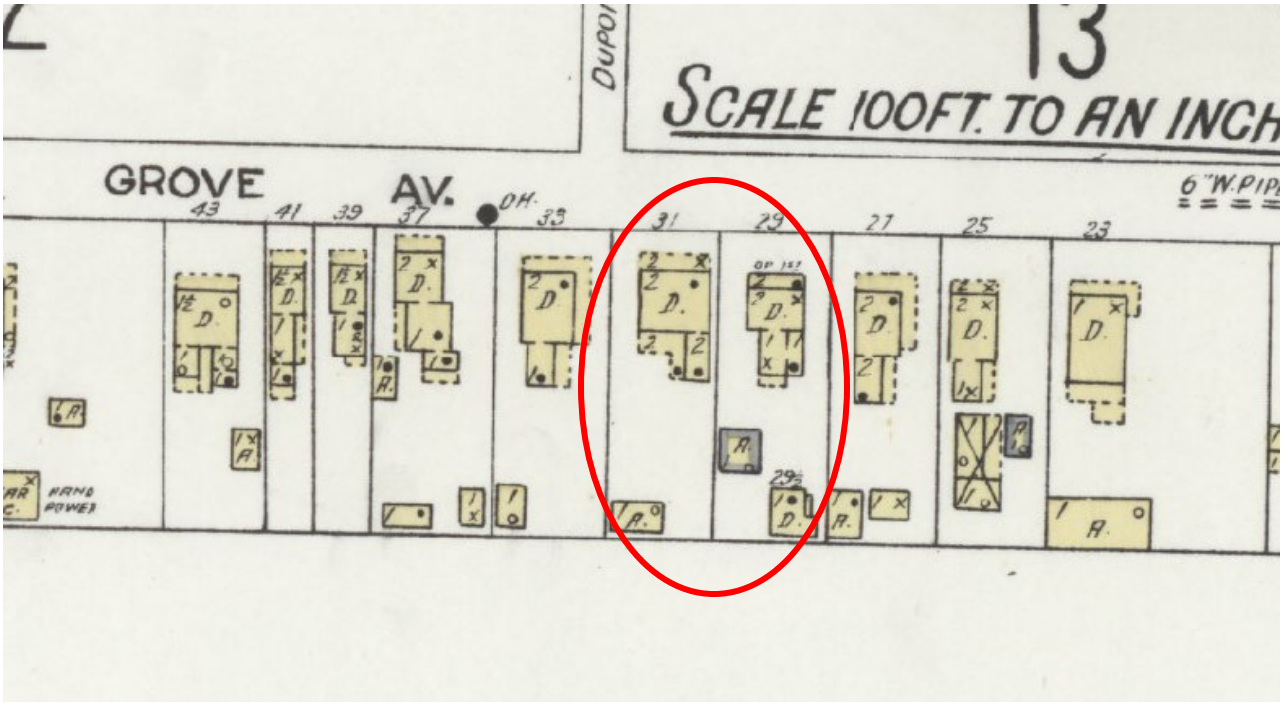
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1917



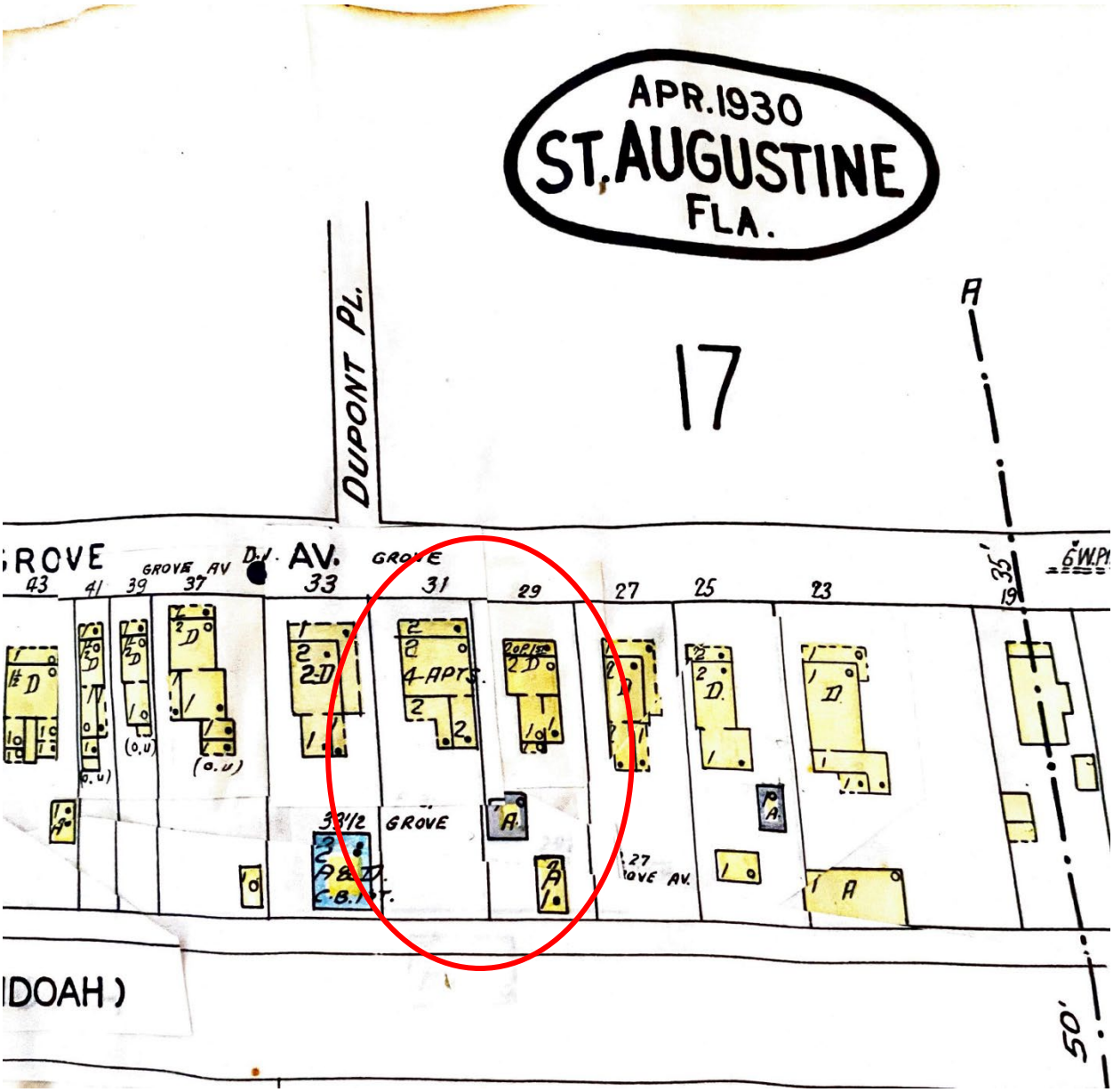
1924



SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1930 updated to 1960



FOR APRIL 20, 2023, HARB MEETING

HP2022-0078
28 W. Castillo Drive Lot 14

New information submitted by the applicant.

Received 04/11/2023
Planning and Building Department

SITE PLAN NOTES:

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO STAKE-OUT PERIMETER OF STRUCTURE & FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
2. VERIFY EXIST. FLOOD ZONES & COORDINATE ALL REQUIRED DOCUMENTS/REQUIREMENTS W/ SCOPE OF WORK IF APPLICABLE.
3. VERIFY ALL CODES & RESTRICTIONS WITH STATE & LOCAL MUNICIPALITIES PRIOR TO CONSTRUCTION.
4. G.C. TO VERIFY ANY EXISTING STRUCTURES, SEPTIC, GAS, ETC. DEMOLISH & RELOCATE AS REQUIRED PER LOCAL CODES
5. **ALL UTILITIES, F.F.E., & DRAINAGE TO BE VERIFIED BY BUILDER.**
6. ** 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:	=	6,872	SQFT.
MAX. 50 % LOT COVERAGE :	=	3,436	SQFT.
MAX. TO % IMPERV. SURF. RAT.:	=	4,810.4	SQFT.
- HOUSE & PORCHES :	=	1,500	SQFT.
- 2-CAR GARAGE :	=	600	SQFT.
- OPEN DECK ABV. :	=	180	SQFT.
- STAIR LANDING W/ AC PAD/POOL EQUIP. BELOW:	=	40	SQFT.
TOTAL BUILDING AREA :	=	2,320	SQFT.
	=	33.76	%
- A/C CONC. PAD :	=	16	SQFT.
- PAVER WALK :	=	64	SQFT.
- DRIVE TO P/L & PARKING:	=	1,114	SQFT.
- POOL & PAVER SURROUND :	=	748	SQFT.
- STAIR & CONC. LANDING :	=	60	SQFT.
TOTAL SECONDARY AREA :	=	2,002	SQFT.
	=	29.13	%
IMPERVIOUS SURFACE RATIO:	=	62.89	%

SITE INFO:

ZONING: SA (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	SQFT.
MAX. 50 % LOT COVERAGE :	=	3,4415	SQFT.
MAX. TO % IMPERV. SURF. RAT.:	=	4,826.5	SQFT.
- HOUSE & PORCHES :	=	1,500	SQFT.
- 2-CAR GARAGE :	=	600	SQFT.
- OPEN DECK ABV. :	=	180	SQFT.
- STAIR LANDING W/ AC PAD/POOL EQUIP. BELOW :	=	40	SQFT.
TOTAL BUILDING AREA :	=	2,320	SQFT.
	=	33.65	%
- A/C & POOL CONC. PADS :	=	16	SQFT.
- PAVER WALK :	=	54	SQFT.
- DRIVE TO P/L & PARKING :	=	1,152	SQFT.
- POOL & PAVER SURROUND :	=	748	SQFT.
- STAIR & CONC. LANDING :	=	60	SQFT.
TOTAL SECONDARY AREA :	=	2,030	SQFT.
	=	29.44	%
IMPERVIOUS SURFACE RATIO:	=	63.09	%

SITE PLAN

SCALE: 1" = 10'-0"

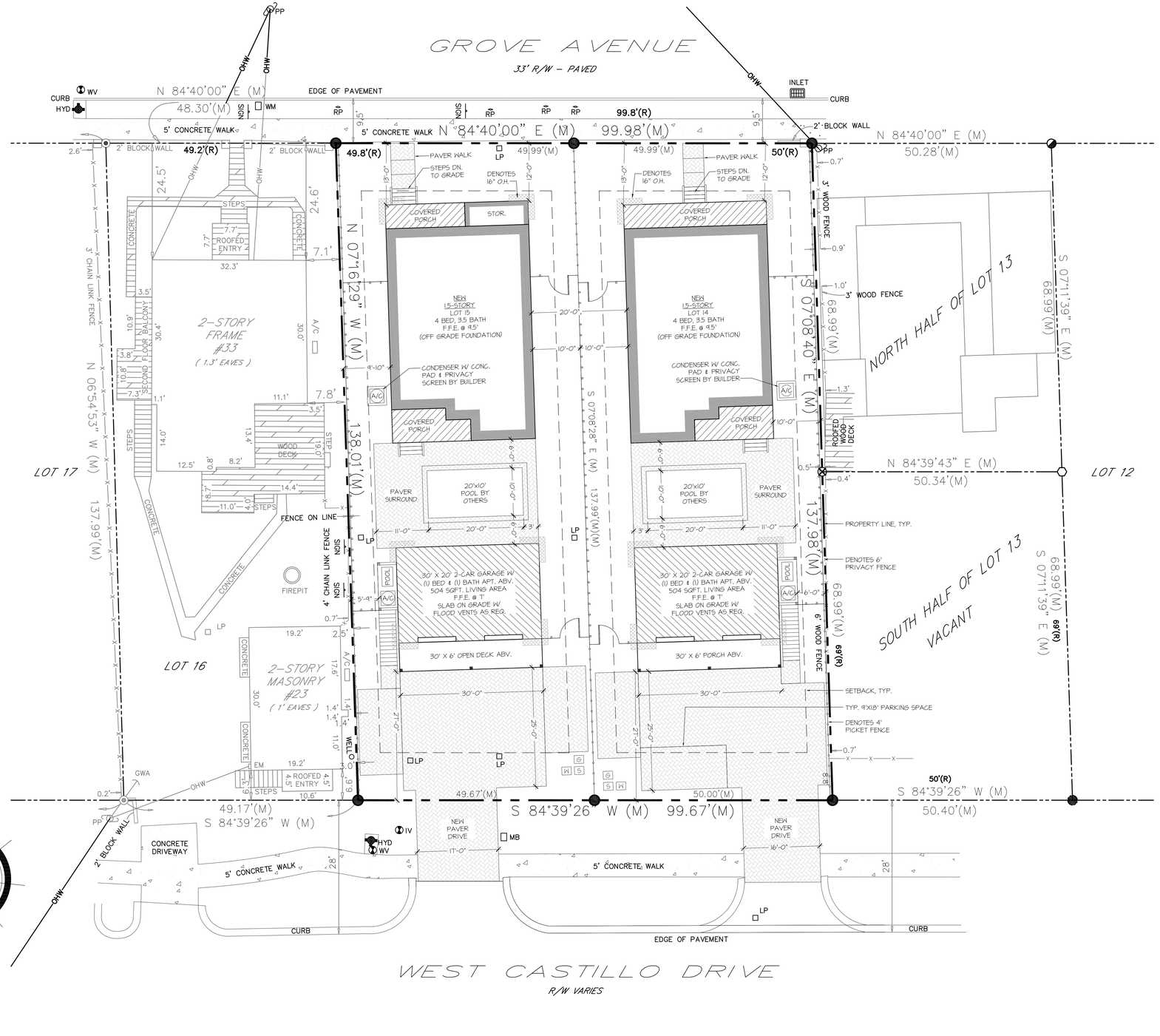
LEGAL DESCRIPTION:

SAINT JOHN'S COUNTY, FLORIDA

LOT: LOTS 14 & 15
OR5556/1389 & OR5307/1343

R/E STRAP #: 1939600140 & 1939600000

ADDRESS: 28 WEST CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084



ARCHITECTURE-INC
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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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STATE OF FLORIDA · ANDERSON · REGISTERED ARCHITECT

NOT FOR CONSTUCTION

DATE: 04.11.2023

PRJCT #:

SHEET

A0.1

HARB REVIEW SET

Received 04/11/2023
Planning and Building Department

A. EXISTING TREES RETAINED OR PRESERVED. EXISTING TREES WHICH ARE RETAINED AND PRESERVED SHALL RECEIVE CREDIT POINTS ACCORDING TO THE FOLLOWING SCHEDULE:

THREE (3) INCHES OR MORE BUT LESS THAN SEVEN (7) INCHES D.B.H. .....1 CREDIT

SEVEN (7) INCHES OR MORE BUT LESS THAN TWELVE (12) INCHES D.B.H. .....2 CREDITS

TWELVE (12) INCHES OR MORE BUT LESS THAN TWENTY (20) INCHES D.B.H. .....3 CREDITS

TWENTY (20) INCHES OR MORE D.B.H. .....4 CREDITS

TREES RELOCATED AND RETAINED ON SITE OVER SIX (6) INCHES DBH. SHALL RECEIVE A FIFTY (50) PERCENT BONUS CREDIT

SOUTHERN RED CEDAR TREE (JUNIPERUS SILIGICOLA) MORE THAN TWO (2) FEET TALL OR HAVING A TRUNK DIAMETER AT A POINT THREE (3) INCHES ABOVE GROUND LEVEL OF MORE THAN ONE (1) INCH .....1 CREDIT

NATIVE VEGETATION .....1 CREDIT

B. EXISTING TREES REMOVED. EXISTING TREES WHICH ARE PROPOSED FOR REMOVAL SHALL RECEIVE DEFICIT POINTS ACCORDING TO THE FOLLOWING SCHEDULE:

THREE (3) INCHES OR MORE BUT LESS THAN SEVEN (7) INCHES D.B.H. .....0.5 DEFICIT

SEVEN (7) INCHES OR MORE BUT LESS THAN TWELVE (12) INCHES D.B.H. .....1 DEFICIT

TWELVE (12) INCHES OR MORE BUT LESS THAN TWENTY (20) INCHES D.B.H. .....1.5 DEFICITS

TWENTY (20) INCHES OR MORE D.B.H. .....2 DEFICITS

SOUTHERN RED CEDAR TREE (JUNIPERUS SILIGICOLA) MORE THAN TWO (2) FEET TALL OR HAVING A TRUNK DIAMETER AT A POINT THREE (3) INCHES ABOVE GROUND LEVEL OF MORE THAN ONE (1) INCH .....1 ADDITIONAL DEFICIT

CABBAGE PALM TREE (SABAL PALMETTO) MEASURING MORE THAN 12 FEET IN HEIGHT .....1 ADDITIONAL DEFICIT

C. NEW TREES PLANTED FOR MITIGATION CREDIT. EACH NEW TREE PLANTED TO SATISFY A MITIGATION REQUIREMENT MUST BE PLANTED IN AN INTERNAL PLANTING AREA AS REQUIRED BY THIS CHAPTER. TREES RECEIVE CREDIT POINTS AS INDICATED IN THE SCHEDULE BELOW:

TREE WITH DIAMETER OF TWO (2) INCHES BUT LESS THAN THREE (3) INCHES .....1 CREDIT

TREE WITH DIAMETER OF THREE (3) INCHES BUT LESS THAN FOUR (4) INCHES .....1.5 CREDITS

TREE WITH DIAMETER OF FOUR (4) INCHES BUT LESS THAN FIVE (5) INCHES .....2 CREDITS

TREE WITH DIAMETER OF FIVE (5) INCHES BUT LESS THAN SIX (6) INCHES .....3 CREDITS

TREE WITH DIAMETER OF SIX (6) INCHES BUT LESS THAN TWELVE (12) INCHES .....4 CREDITS

TREE WITH DIAMETER OF TWELVE (12) INCHES OR GREATER .....5 CREDITS

LOT 15 : LANDSCAPE INFO	EXISTING TREE CREDITS:
MULTI-FAMILY USE UNDER CLASSIFICATION 2	6" PINE 24" CEDAR 13" PALM 10" CAMPHOR
FRONT : D : 3 TREES, 6 SHRUBS SIDE / REAR : C : 3 TREES	NEW TREE CREDITS: NEW PALM @ FRONT NEW MAGNOLIA @ FRONT

LOT 14 : LANDSCAPE INFO	EXISTING TREE CREDITS:
MULTI-FAMILY USE UNDER CLASSIFICATION 2	24", 19", 12" - OAKS 6" PINE 24" MAGNOLIA 6", 4", 4" - CEDARS
FRONT : D : 3 TREES, 6 SHRUBS SIDE / REAR : C : 3 TREES	NEW TREE CREDITS: NEW PALM @ FRONT

** NO PROTECTED TREES WILL BE REMOVED.
** NEW TREE PLANTINGS - MINIMUM 2 INCH CALIPER & 10 FT HEIGHT
** PALM TREES - MIN 8 FT CLEAR TRUNK

LANDSCAPE PLAN

SCALE: 1" = 10'-0"

LEGAL DESCRIPTION:

SAINT JOHN'S COUNTY, FLORIDA

LOT: LOTS 14 & 15
OR5556/1389 & OR5307/1343

R/E STRAP #: 1939600140 & 1939600000

ADDRESS: 28 WEST CASTILLO DRIVE
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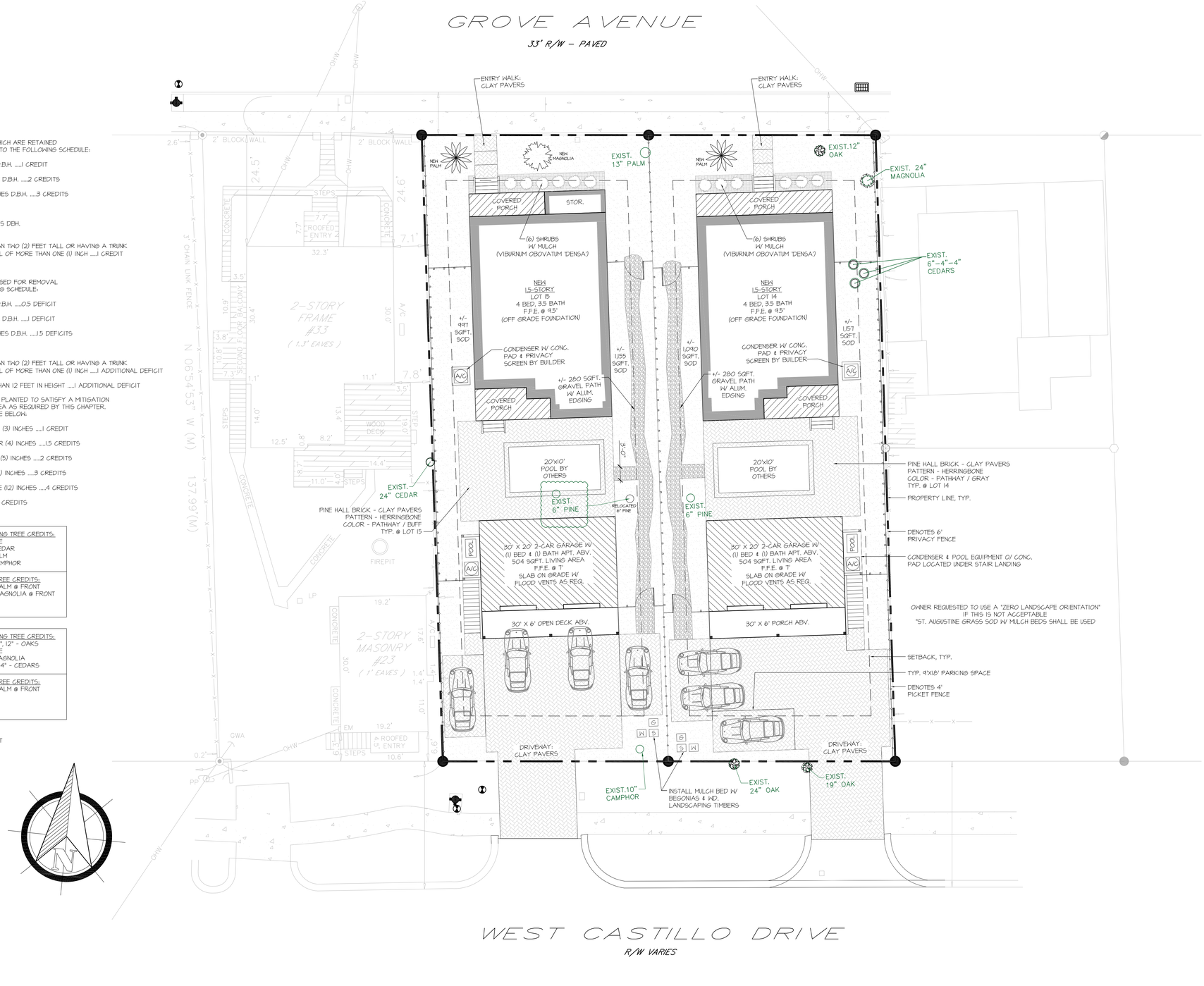

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" NEW CONSTRUCTION "
ZIGIZ HOLDINGS - GRACE CONTRACTING
LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

REVISIONS

#	DATE	DESCRIPTION
1		
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STATE OF FLORIDA
JOHN ANDERSON JAA
LICENSE
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

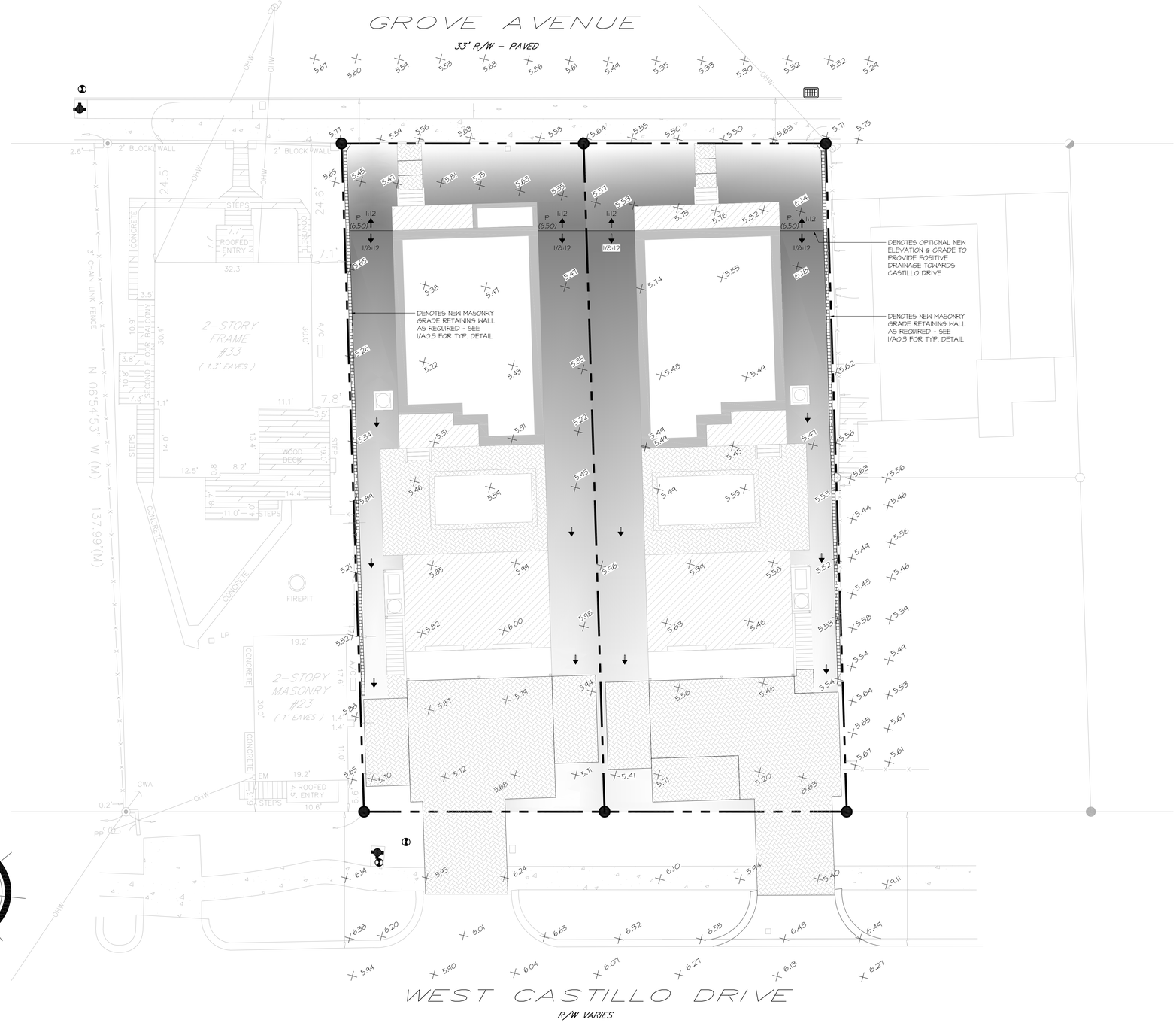
DATE: 04.11.2023

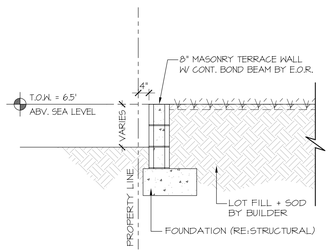
PRJCT #:

SHEET
A0.2

HARB REVIEW SET

Received 04/11/2023
Planning and Building Department





1 A0.3 GRADING WALL, TYP. - AS REQ.
N.T.S.

** EXISTING GRADE ELEVATIONS ARE SHOWN AS " X 0.00 "
** PROPOSED GRADE ELEVATIONS ARE SHOWN AS " P. (0.00)
** LOT GRADING SHALL BE ENGINEERED TO PROVIDE POSITIVE FLOW FOR ALL DRAINAGE TO "WEST CASTILLO DRIVE".

DRAINAGE PLAN

SCALE: 1" = 10'-0"

LEGAL DESCRIPTION:

SAINT JOHN'S COUNTY, FLORIDA

LOT:	LOTS 14 & 15 OR5556/1389 & 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

#	DATE	DESCRIPTION
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STATE OF FLORIDA
JOHN ANDERSON ARCHITECT
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

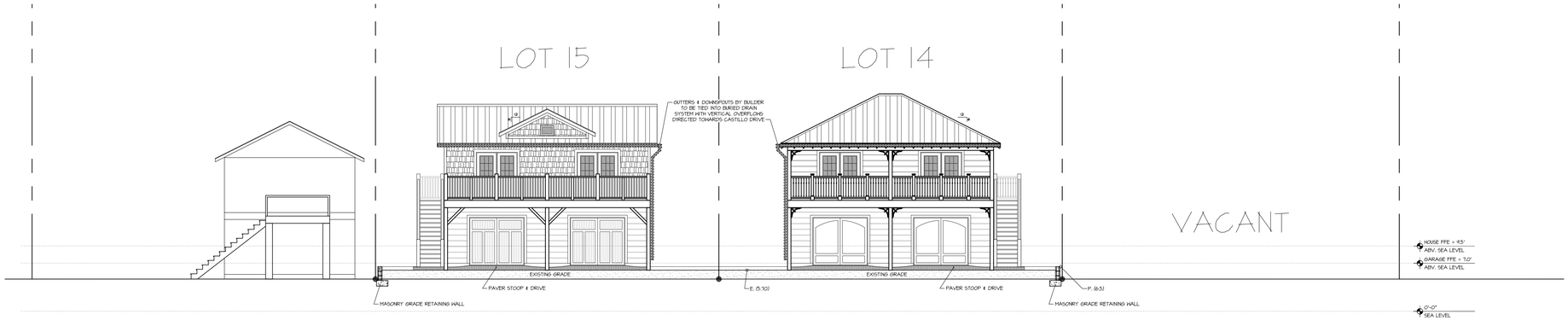
DATE: 04.11.2023

PRJCT #:

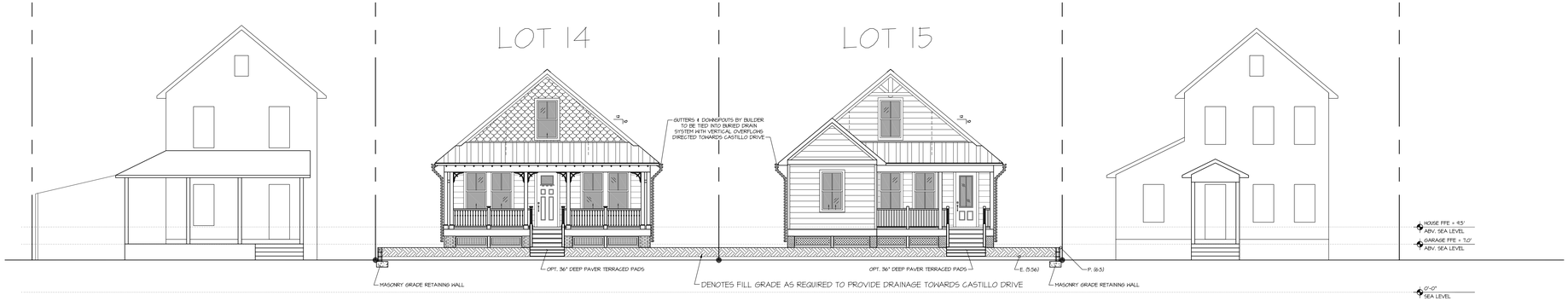
SHEET
A0.3

HARB REVIEW SET

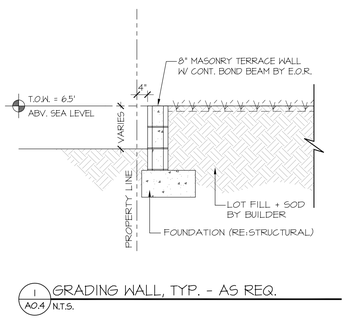
Received 04/11/2023
Planning and Building Department



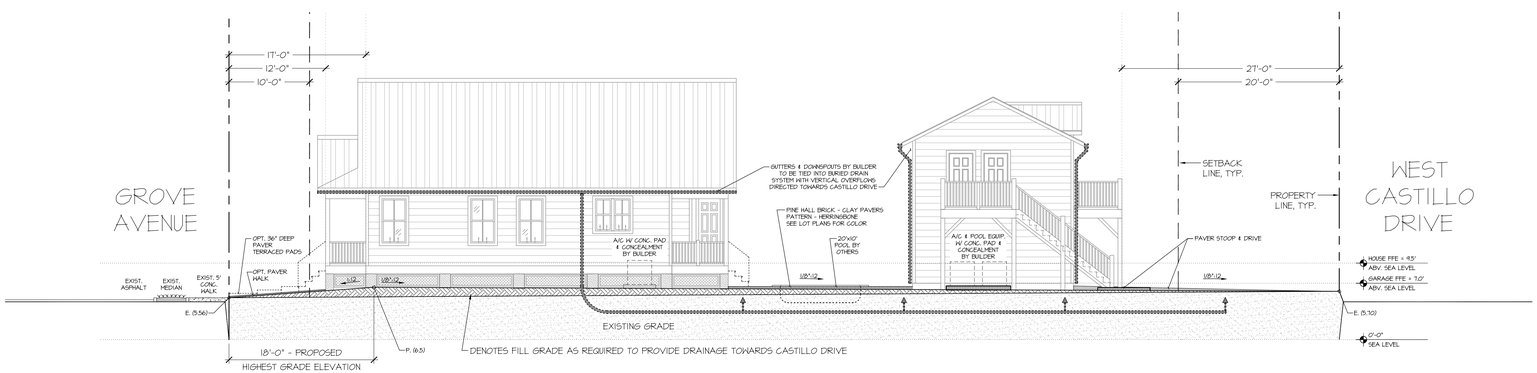
STREET ELEVATION - WEST CASTILLO DRIVE



STREET ELEVATION - GROVE AVENUE



1 / A0.4 GRADING WALL, TYP. - AS REQ.
N.T.S.



LOT SECTION - PROPOSED GRADING & DRAINAGE

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" NEW CONSTRUCTION "
ZIGIZ HOLDINGS - GRACE CONTRACTING
LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

REVISIONS

#	DATE	DESCRIPTION
1		
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STATE OF FLORIDA
JOHN ANDERSON ALLEN
NOT FOR CONSTRUCTION
REGISTERED ARCHITECT

DATE: 04.11.2023

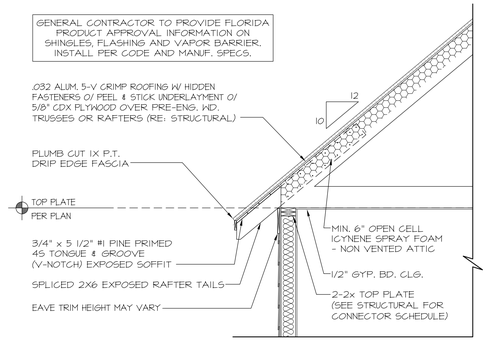
PRJCT #:

SHEET
A0.4

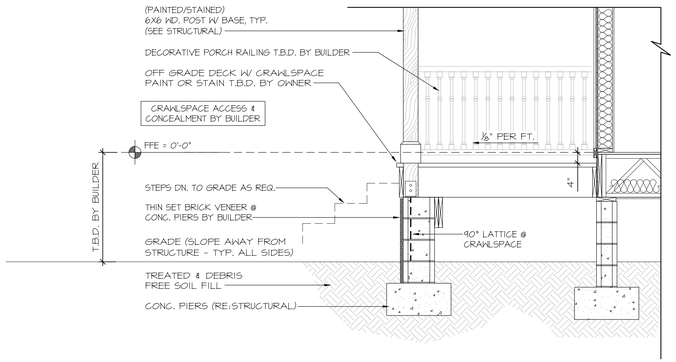
HARB REVIEW SET

Received 04/11/2023
Planning and Building Department

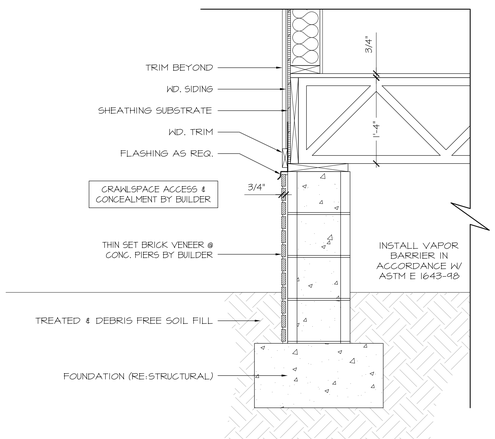
GENERAL CONTRACTOR TO PROVIDE FLORIDA PRODUCT APPROVAL INFORMATION ON SHINGLES, FLASHING AND VAPOR BARRIER. INSTALL PER CODE AND MANUF. SPECS.



5 / A5 TYP. SOFFIT SECTION
1/2" = 1'-0"

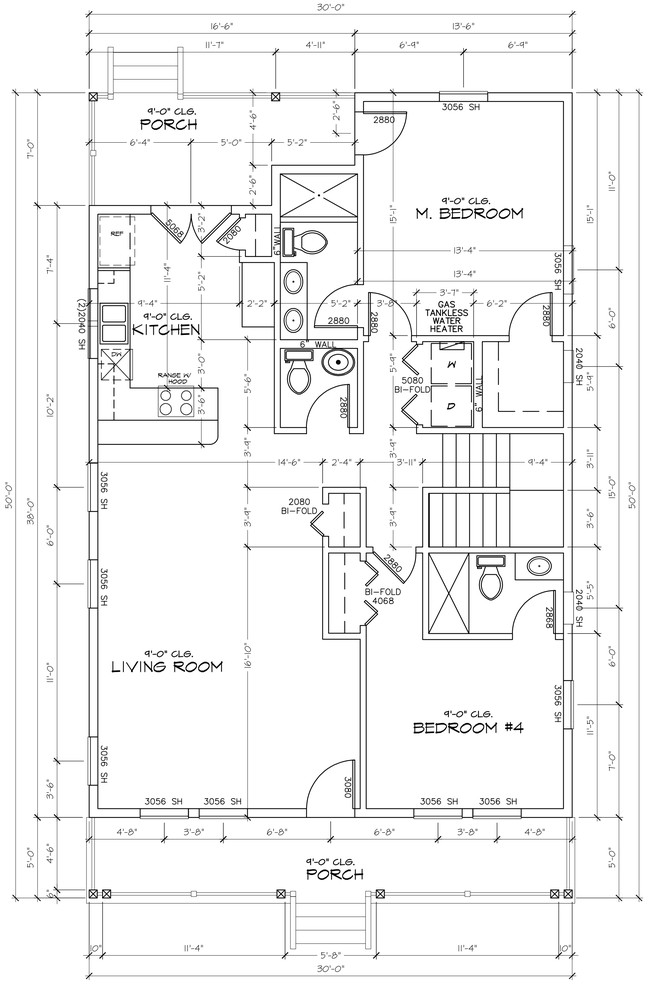


4 / A5 PORCH SECTION - TYP.
1/2" = 1'-0"



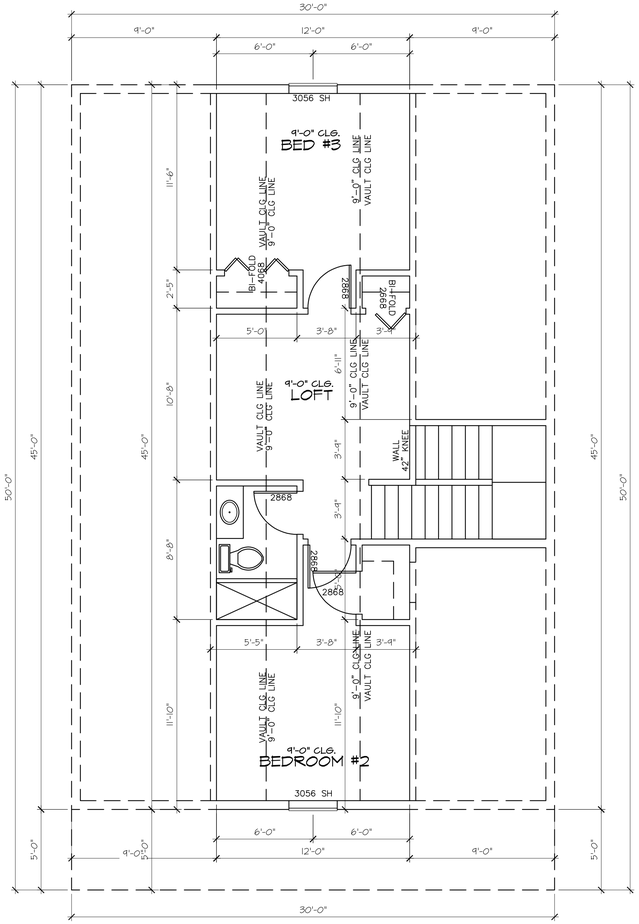
3 / A5 BRICK PIER DETAIL - TYP.
1" = 1'-0"

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

1 / A5 1ST FLOOR PLAN
1/4" = 1'-0"



NORTH

2 / A5 2ND FLOOR PLAN
1/4" = 1'-0"

LOT 14

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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" NEW CONSTRUCTION "
ZIGIZ HOLDINGS - GRACE CONTRACTING
LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

REVISIONS		
#	DATE	DESCRIPTION
1		
2		
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STATE OF FLORIDA · JOHN S. ANDERSON · LICENSE NO. AR92748 · REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 04.11.2023

PRJCT #:

SHEET
A5

HARB REVIEW SET

Received 04/11/2023
Planning and Building Department

HARB - ELEVATION NOTES, TYP.

1. THE FRONT ENTRY DOOR SHALL FEATURE CLEAR GLASS (NO DECORATIVE ETCHING, FROSTING, OR LEADING).

2. THE EAVES SHALL BE A MINIMUM OF 16" IN SIZE & SHALL FEATURE A TRADITIONAL BEAD BOARD APPEARANCE. THE MATERIALS USED FOR THE SOFFITS & FASCIA SHALL BE WOOD. (EXPOSED RAFTER TAILS W/ TONGUE & GROOVE OR SIM. SIDING IS OPTIONAL)

3. THE WINDOWS SHALL FEATURE EXTERIOR, RAISED-PROFILE MUNTIN GRIDS & EQUAL SIZE SASHES. (NO MUNTINS REQUIRED @ GARAGE WINDOWS). ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE & TRIMMED OUT IN A TRADITIONAL MANNER INCLUDING THE PRESENCE OF CROWN MOLDING AND A WINDOW SILL. ANY WINDOW PAIRINGS SHALL BE DIVIDED BY A TRADITIONAL MULLION.

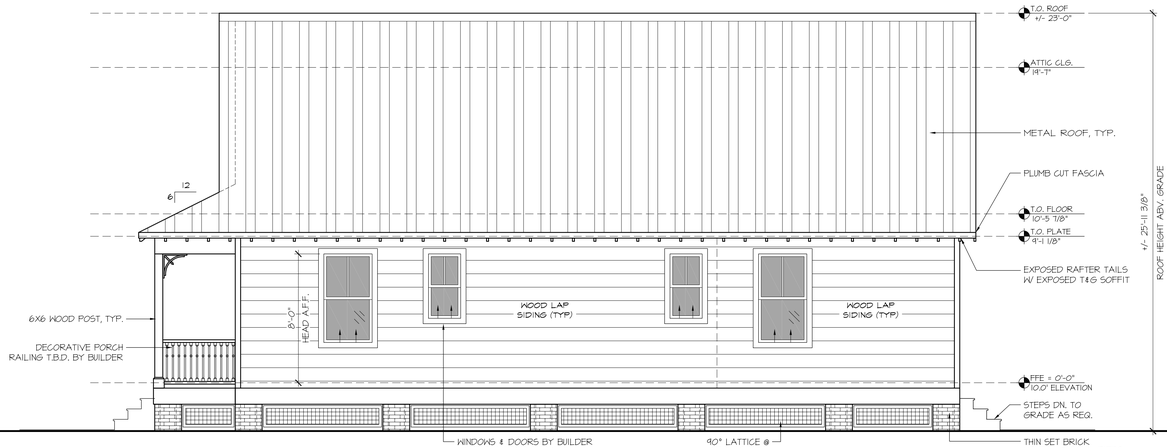
4. A COQUINA FINISH SHALL BE APPLIED TO THE CONCRETE BLOCK PIERS OR THE PIERS SHALL BE CONSTRUCTED WITH A TRADITIONAL RUSTICATED BLOCK OR MASONRY MATERIAL (BRICK OR SPLIT-FACE BLOCK) WITH THE FINAL MATERIAL APPROVED BY STAFF PRIOR TO CONSTRUCTION. FRAMED LATTICE PANELS SHALL BE INSTALLED & RECESSED IN BETWEEN THE PIERS. (APPLIES TO CHEEK WALLS)

5. THE RAILING SYSTEM SHALL BE MADE OF WOOD, SET BELOW THE CAP OF THE PIERS, AND SHALL FEATURE SQUARE 2" X 2" SPINDLES SET IN BETWEEN AN UPPER & LOWER RAILING WITH NO EXPOSED ENDS.

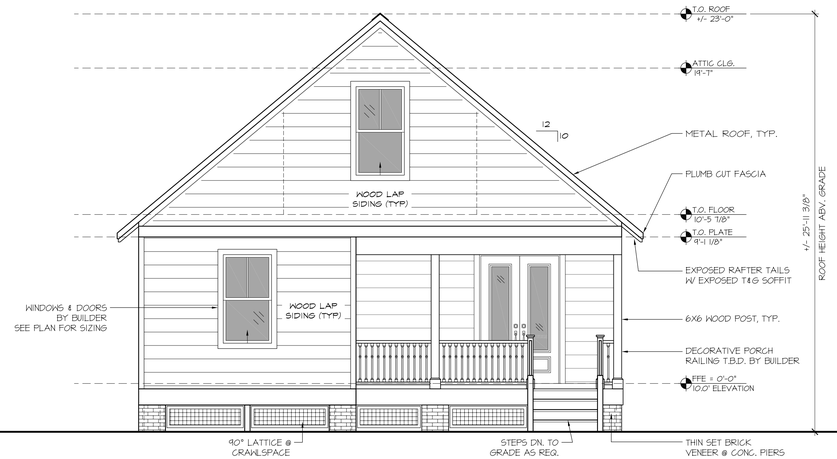
6. ALL SIDING MATERIALS SHALL BE WOOD

LOT 14

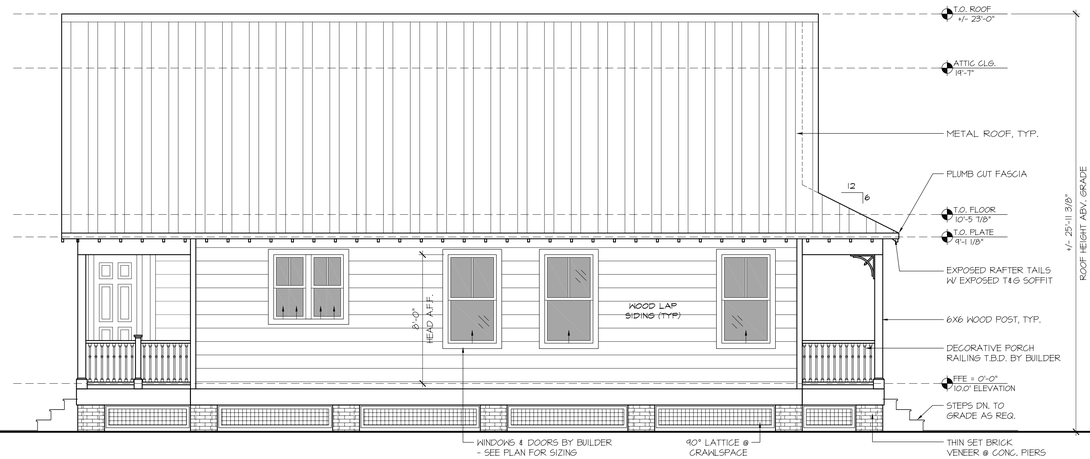
1 A6 FRONT ELEVATION - OPT. 1
1/4" = 1'-0"



2 A6 RIGHT ELEVATION
1/4" = 1'-0"



3 A6 REAR ELEVATION
1/4" = 1'-0"



4 A6 LEFT ELEVATION
1/4" = 1'-0"

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" NEW CONSTRUCTION "
ZIGIZ HOLDINGS - GRACE CONTRACTING
LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

REVISIONS

#	DATE	DESCRIPTION
1		
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STATE OF FLORIDA
JOHN ANDERSON ALLEN
LICENSE NUMBER AR92748
REGISTERED ARCHITECT
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DATE: 04.11.2023

PRJCT #:

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HARB REVIEW SET

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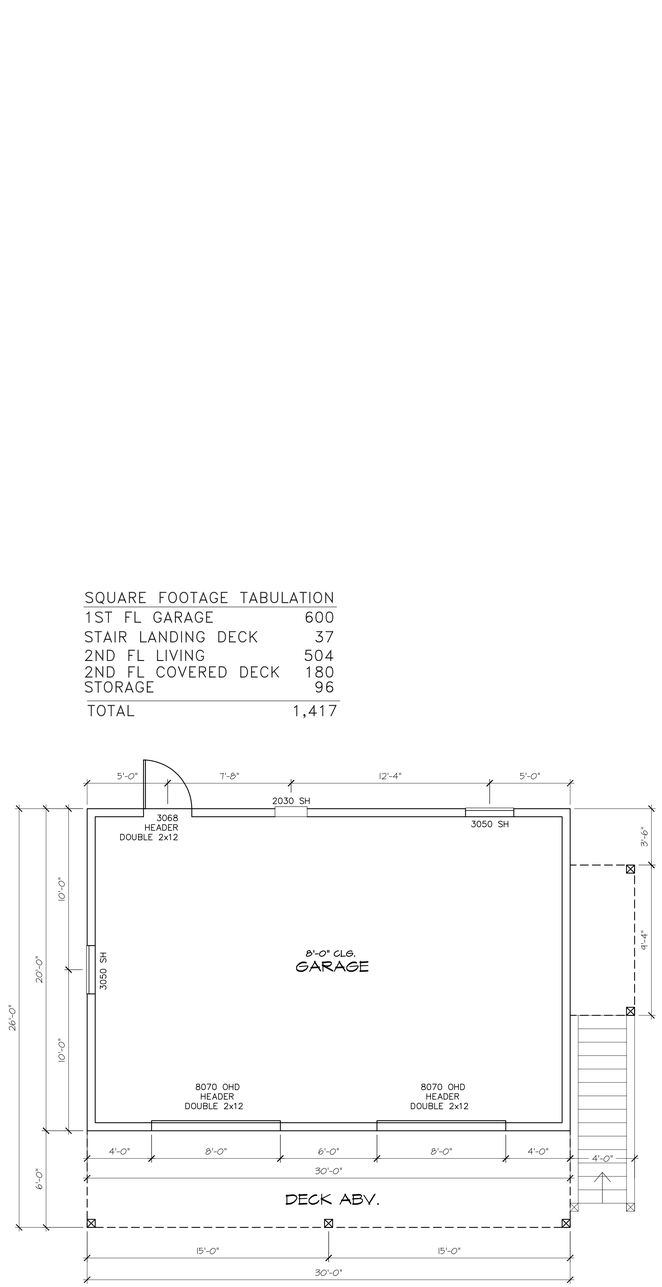
Planning and Building Department

LOT 14

SQUARE FOOTAGE TABULATION	
1ST FL GARAGE	600
STAIR LANDING DECK	37
2ND FL LIVING	504
2ND FL COVERED DECK	180
STORAGE	96
TOTAL	1,417



NORTH

1 / A7 GARAGE - 1ST FLOOR PLAN
1/4" = 1'-0"

NORTH

2 / A7 GARAGE - 2ND FLOOR PLAN
1/4" = 1'-0"

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LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

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STATE OF FLORIDA
JOHN ANDERSON ARCHITECT
LICENSE NO. AR92748
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NOT FOR CONSTRUCTION

DATE: 04.11.2023

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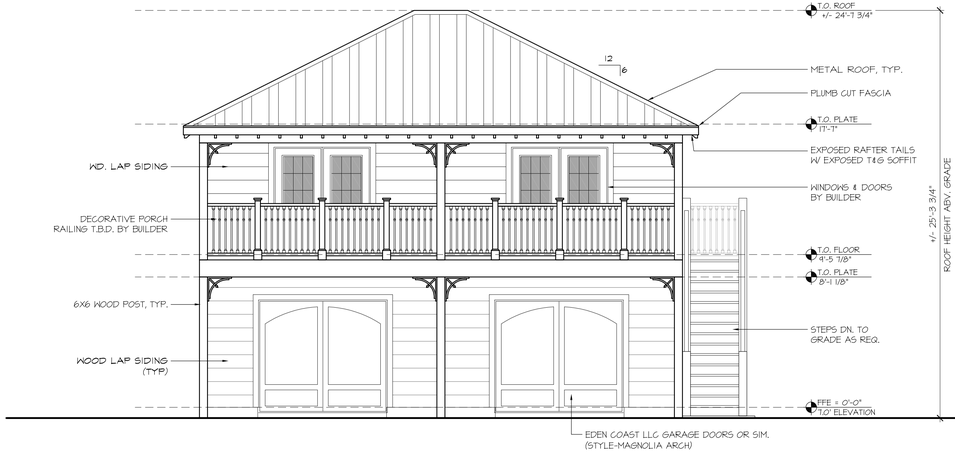
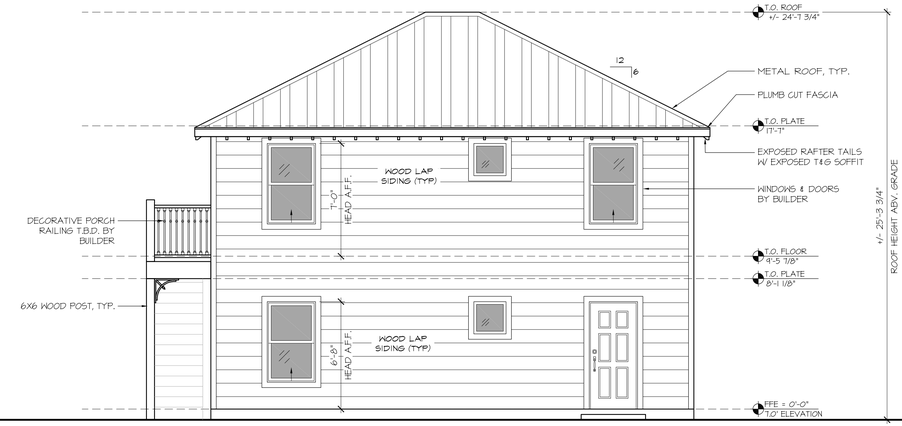
6. ALL SIDING MATERIALS SHALL BE WOOD

LOT 14

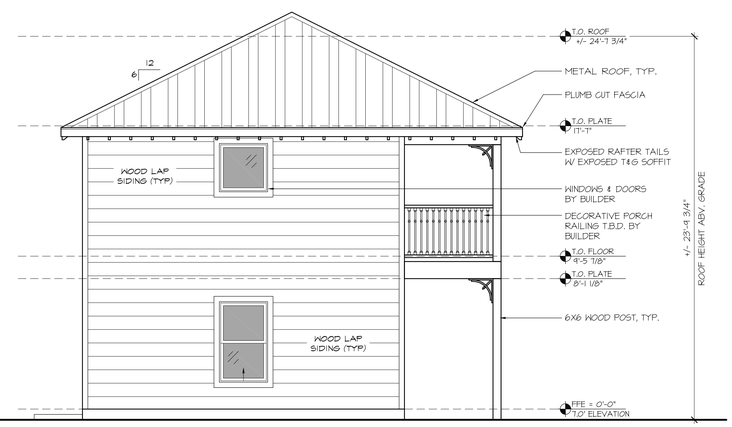


1 AB GARAGE - FRONT ELEVATION
1/4" = 1'-0"

2 AB GARAGE - RIGHT ELEVATION
1/4" = 1'-0"



3 AB GARAGE - REAR ELEVATION
1/4" = 1'-0"



4 AB GARAGE - LEFT ELEVATION
1/4" = 1'-0"

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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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2		
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STATE OF FLORIDA
JOHN ANDERSON JAA
LICENSE NO. AR92748
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 04.11.2023

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MATERIAL LIST FOR LOT 14

28 WEST CASTILLO

31 GROVE AVENUE

1) Wood Lap Siding – with a 7" reveal
2) 1" by 4" wood trim (as per architectural plans)
    a. Windows
    b. Doors
    c. Corners
3) 5/4" PT wood decking boards on porches and steps
4) T & G Wood Ceilings on porches
5) 6" by 6" PT Posts on porches (per arch. Plans)
6) Wood "Fishscale" accents in gable ends as per plans
7) Pella Wood Clad windows (2/1 grid pattern on the house, 1/1 on garage)
8) Edencoast – Magnolia Arch – Wood Clad Garage doors
9) Black Exterior Hardware/Lighting
10) Wood Exterior Door (as per arch. Plans)
11) Wood French Doors (as per plans)
12) PINE HALL BRICK PAVERS - Pathway Light Gray "Clay Based" pavers on drive, walkways, and pool surround
13) Landscaped Walking Path – Gravel and Aluminum Edging
14) 10' by 20' pool BLUE GEM – AGGREGATE FINISH, with 6x6 cs-695 waterline tile
15) 4' wood "picket fence"
16) 6' wood privacy fence
17) 5v Crimp Aluminum roof 26 Gauge ASTM A792 Grade 50

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Pella® Reserve™ Traditional Casement Window

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm) Ext.	Glass (mm) Int.	Gap Fill	Performance Values[1] U-Factor	SHGC	VLT %	CR	Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown U.S. Zone N	NC	SC	S	Canada[2] ER	CA
Vent Dual-Pane Glazing - Wood Exterior															
11/16"	Clear IG	PEL-N-39-21425-00001	3	3	air	0.42	0.53	0.56	45						
	with integral grilles	PEL-N-39-21427-00001				0.42	0.48	0.50	45						
11/16"	Advanced Low-E IG	PEL-N-39-21593-00001	3	3	argon	0.26	0.26	0.48	62	N	NC				
	with integral grilles	PEL-N-39-21595-00001				0.27	0.23	0.43	62		NC	SC	S		
11/16"	SunDefense™ Low-E IG	PEL-N-39-21597-00001	3	3	argon	0.26	0.19	0.44	62	N	NC	SC	S		
	with integral grilles	PEL-N-39-21599-00001				0.27	0.18	0.40	62	N	NC	SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-39-21605-00001	3	3	argon	0.23	0.25	0.46	49	N	NC				
	with integral grilles	PEL-N-39-21607-00001				0.24	0.23	0.42	49	N	NC	SC	S		
11/16"	NaturalSun Low-E IG	PEL-N-39-21601-00001	3	3	argon	0.27	0.47	0.54	61						
	with integral grilles	PEL-N-39-21603-00001				0.28	0.43	0.49	61						
Vent Dual-Pane Tinted Glazing															
11/16"	Bronze Advanced Low-E IG	PEL-N-39-21713-00002	5	3	argon	0.27	0.23	0.31	61	N	NC	SC	S		
	with integral grilles	PEL-N-39-21715-00002				0.28	0.21	0.28	61		NC	SC	S		
11/16"	Gray Advanced Low-E IG	PEL-N-39-21713-00003	5	3	argon	0.27	0.21	0.26	61	N	NC	SC	S		
	with integral grilles	PEL-N-39-21715-00003				0.28	0.19	0.24	61		NC	SC	S		
11/16"	Green Advanced Low-E IG	PEL-N-39-21713-00004	5	3	argon	0.27	0.26	0.42	61	N	NC				
	with integral grilles	PEL-N-39-21715-00004				0.28	0.24	0.38	61		NC	SC	S		
Vent Dual-Pane High Altitude Glazing															
11/16"	Advanced Low-E IG	PEL-N-39-21449-00001	3	3	air	0.30	0.26	0.48	58		NC				
	with integral grilles	PEL-N-39-21451-00001				0.30	0.24	0.43	58				S		
11/16"	SunDefense Low-E IG	PEL-N-39-21473-00001	3	3	air	0.29	0.19	0.44	58		NC	SC	S		
	with integral grilles	PEL-N-39-21475-00001				0.30	0.18	0.40	58				S		
11/16"	AdvancedComfort Low-E IG	PEL-N-39-21521-00001	3	3	air	0.26	0.25	0.46	45	N	NC				
	with integral grilles	PEL-N-39-21523-00001				0.26	0.23	0.42	45		NC	SC	S		
11/16"	NaturalSun Low-E IG	PEL-N-39-21497-00001	3	3	air	0.31	0.47	0.54	57						
	with integral grilles	PEL-N-39-21499-00001				0.31	0.43	0.49	57						

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission
CR = Condensation Resistance
ER = Canadian Energy Rating

(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2016 (Version 6) criteria.
(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.
Based on unit size, some products will use 2.5 mm glass that will have equivalent or improved performance from what is shown. See the Product Performance section for more detailed information or visit www.energystar.gov for Energy Star guidelines.

Climate Zones

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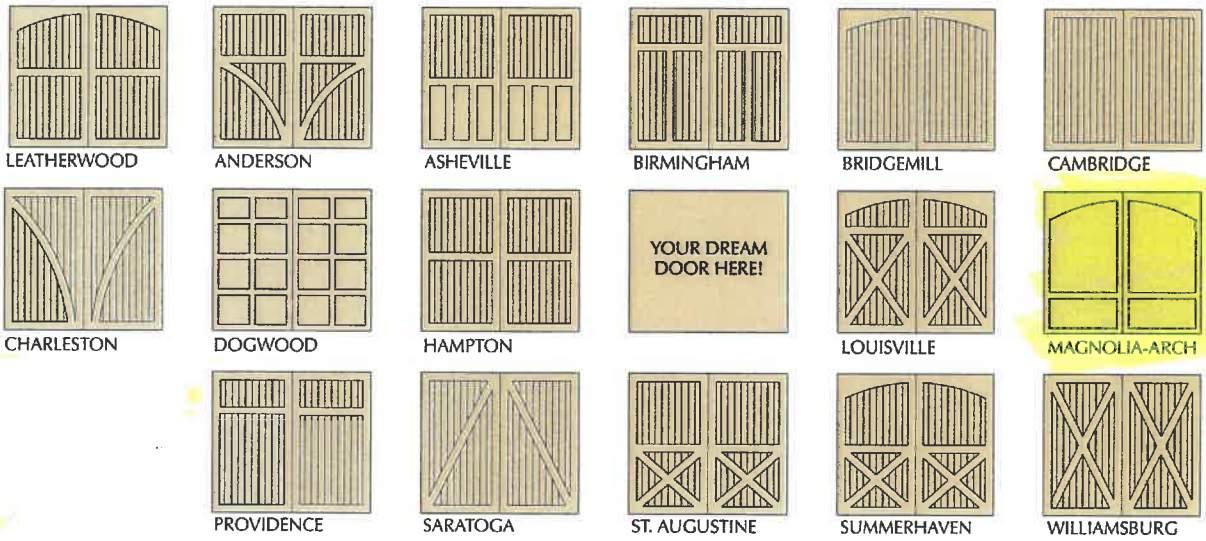
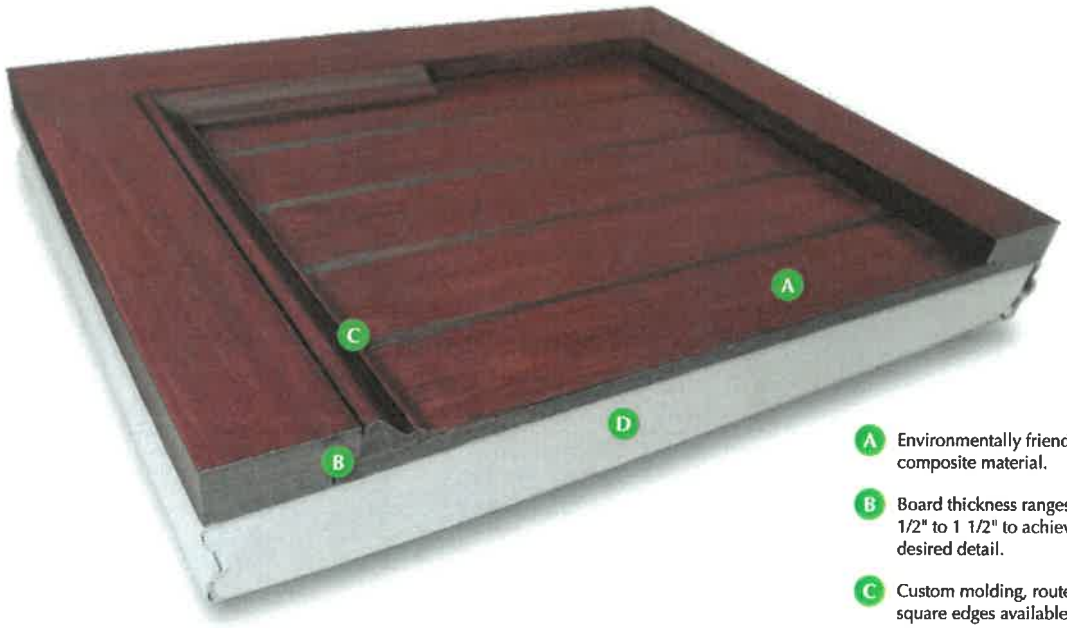
(8) LOT 14

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.**

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Internet #306310295 Model #FC60 CAM 622 WIT CAM Store SKU #1003

9a

90

schlage

ustom Camelot Matte Black Single Cylinder Door Handleset with Whitney Door
ever

★★★★ (33) Questions & Answers (8)

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$279.98

Pay $254.98 after $25 OFF your total qualifying purchase upon opening a new card.
Apply for a Home Depot Consumer Card

inish: Matte Black

Delivering to: 32084 | Change

Ship to Store	Ship to Home	Scheduled Delivery
Pickup	Get it by	As soon as
Nov 18 - Nov 23	Fri, Nov 18	Tomorrow
FREE	FREE	FREE

e'll send up to 9 to St Augustine for free pickup
hange Store

-2-

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9 B

Internet #307622975 Model #A03319S Store SKU #10038915

251

LNC

Traditional Coastal Black Lantern Wall Sconce with Seeded Glass shade Modern 1-light Outdoor Wall Light LED Compatible

★★★★★ (104) Questions & Answers (20)

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-3 -

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$883.12 $125.13 $918.00 $96.47

(P)

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36 in. x 80 in. Craftsman 2-Panel 6-Lite Clear Low-E Knotty Alder Unfinished Wood Front Door Slab

by **Krosswood Doors**

Product Images

Live Chat
Feedback

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Internet #309329565 Model #PHED.KA.410.60.68.134.RA.PR Store SKU #100428

11

6

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

★★★½☆ (7) Questions & Answers (11)

72"

8"

Hover Image to Zoom

-4-

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PINE HALL BRICK
BUILD YOUR DREAMS

LOT 14

(12)

Pathway Light Gray

Go Back

North Carolina Plant

Pathway Gray 4×8, is a traditional wire-cut square-edge clay paver. A traditional blend light and dark colors. The dimensions are 4" by 8" by 2.25" thick. The paver complies with ASTM C902, Class SX, Type I, Application PX and ASTM C67 for Freeze/Thaw. Product contains 71% pre-consumer recycled material.

The paver complies with ASTM C902, Class SX, Type I, Application PX and ASTM C67 for Freeze/Thaw.

Now available in 1/2" thick PaverTiles. Perfect for interior use!

Test Report – Gray 2.25"

Paver Product Specs

Paver FAQ

Additional Information

Madison, NC

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Lot 14

13

LANDSCAPED WALKING PATH – GRAVEL AND ALUMINUM EDGES

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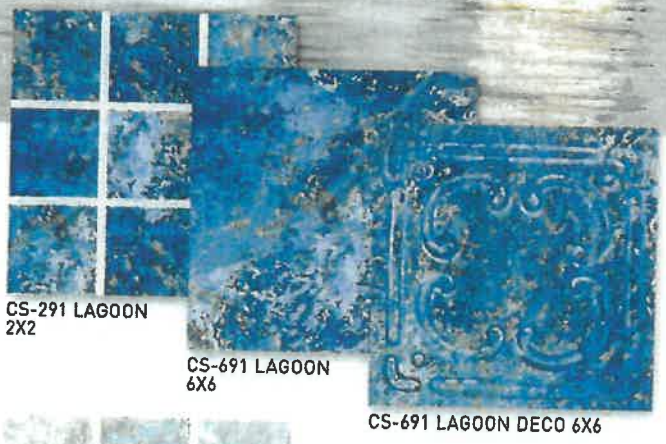
(14)

CASCADE

The driving and cleansing force of waterfalls and rivers inspire our Cascade Series. Roaring and in continuous motion, add a sense of strength and harmony to all your designs.



CS-291 LAGOON 2X2

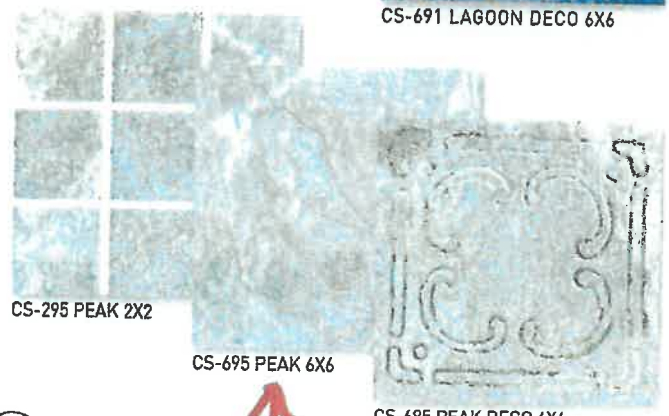
CS-691 LAGOON 6X6

CS-691 LAGOON DECO 6X6

CS-296 FOOTHILL 2X2

CS-696 FOOTHILL 6X6

CS-696 FOOTHILL DECO 6X6



CS-295 PEAK 2X2

CS-695 PEAK 6X6

CS-695 PEAK DECO 6X6

CS-293 RIDGE 2X2

CS-693 RIDGE 6X6

CS-693 RIDGE DECO 6X6

MODERATE VARIATION

Waterline tile

CS-691 LAGOON 6X6, AND CS-691 DECO SHOWN INSTALLED

Application pg. 19
Page 343 of 438

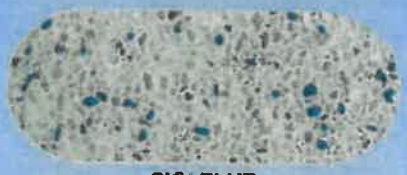
Received 04/11/2023
Planning and Building Department

"Florida Stucco combines brilliant color quartz with enriched cement to create state of the art aggregate swimming pool finishes of the highest quality. They are durable, colorfast, slip-resistant, non-abrasive, and help minimize stains, etching, and the effects of harsh chemicals. We offer an unparalleled support system with over 30 years of experience as well as an exceptional 10 year warranty. With Florida Gem finishes, your pool will retain its beauty, luster, and finish for years to come..."

WHITE GEM

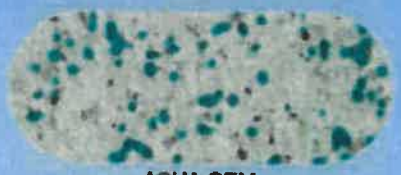
EMERALD SEA

CAPRI

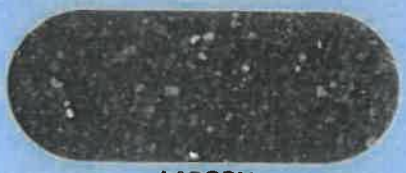


SKY BLUE

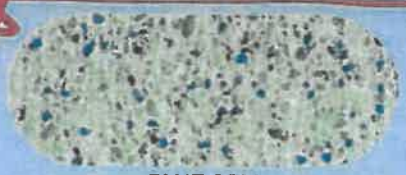
BONE GEM



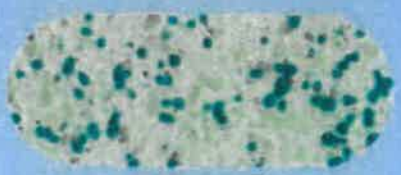
AQUA GEM



LAGOON



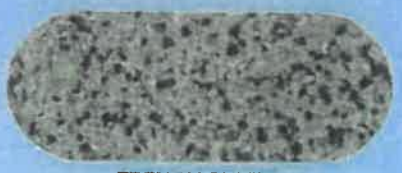
BLUE GEM



AQUA CLEAR

HAWAIIAN

FLORIDA STUCCO
CORPORATION
Manufacturers of Quality Plaster & Pool Finishes



FRENCH SILVER

Actual finishes may vary slightly from the printing process of the actual sample.

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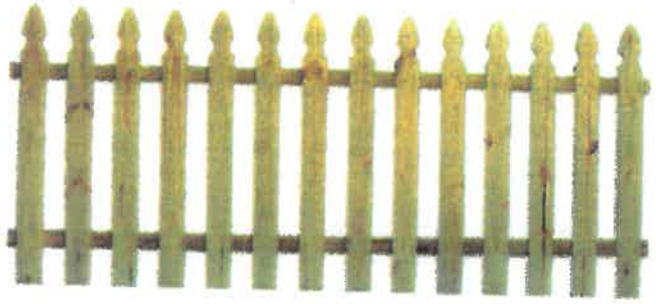

sting performance
inimize the effects of outdoor environment
provide an attractive traditional look

16

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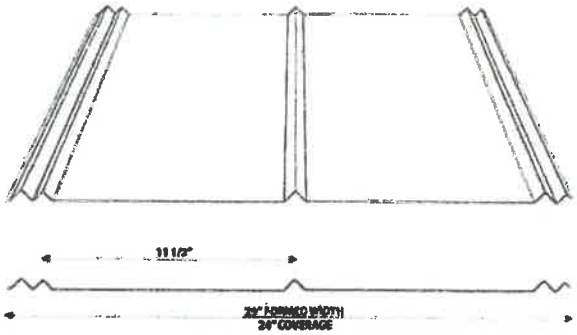
17

5V Crimp Metal Roofing Panels



EMAIL SALES

CALL US

5V crimp metal roofing is a profile that has maintained its popularity over time. It is a classic design that offers both beauty and durability, with a traditional ocean side character. It is a perfect choice for both commercial and residential applications.

This panel enhances curb appeal and is used on all of the following building types:

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Planning and Building Department

(1)

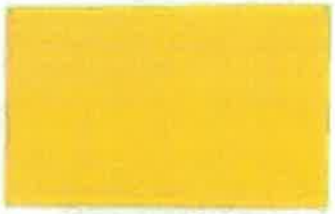
LOT 14

EARLY VICTORIAN COLORS, ca. 1840-1870

Numbers refer to Sherwin Williams paints

Downing Sand
SW 2822
BODY

Downing Stone
SW 2821



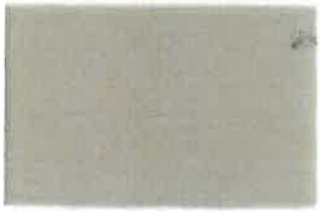
Downing Yellow
(Match: Quilt Gold SW 6696)

Downing Cream
(Match: Ivoire SW 6127)

Renwick Yellow
(Match: Anjou Pear SW 6381)

Renwick Gold
(Match: Golden Fleece SW 6388)

Downing Earth
SW 2820

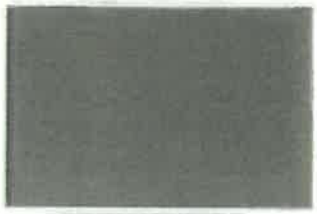


Renwick Beige
SW 2805

Renwick Rose Beige
SW 2804

Renwick Heather
SW 2818

Renwick Golden Oak
SW 2824



Renwick Olive
SW 2815

Downing Slate
SW 2819

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Planning and Building Department

LOT 14

LATE FEDERAL/NEOCLASSICAL, ca. 1820-1840

Numbers refer to Sherwin Williams paints

The styles associated with this Class reflect the Late Federal/Neoclassical period of architecture. Almost all buildings were whitewashed or painted white and trimmed with dark green although black is also an appropriate trim color. An appropriate white paint is Sherwin Williams' Classical White. The green should be Rookwood Shutter Green or Renwick Fence Green. A dark red, sometimes referred to as brick red, is an acceptable body or trim color, although it was used as a body color only when trying to save money. It was an inexpensive paint, hence people used it to paint barns and outbuildings. Another acceptable body color, sometimes referred to as Federal Tan, was used to simulate brick or brownstone. Downing Sand or Renwick Beige are similar to Federal Tan, which was also called Fawn.

Refer to Late Federal/Neoclassical colors if your house is one of the following architectural styles:

- Greek Revival (1830-1870)
- Vernacular (1820-1840)

BODY

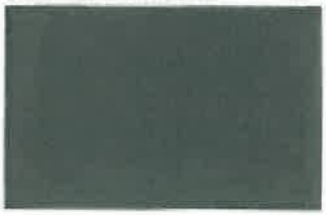
Classical White
SW 2829 TRIM

Downing Sand
SW 2822

Renwick Beige
SW 2805

TRIM

Rookwood Shutter Green
SW 2809



Renwick Fence Green
(Match: Basil – SW 6194)

Black

BODY AND TRIM

Rookwood Red
SW 2802

Rookwood Dark Red
SW 2801

Received 04/11/2023
Planning and Building Department

Equipment List for lots 14/15

28 W Castillo

1) Pool Pump
2) Grinder Pump
3) AC Condensers

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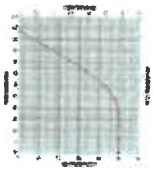

Manufacturer: Liberty Pumps

Liberty LSG202A Grinder Pump

Item #: LIBLSG202A

Call for availability: 800-778-1540

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Leave us a message

Received 04/11/2023
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AMERICAN STANDARD

Silver 15 Heat Pump

Received 04/11/2023
Planning and Building Department

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Jandy ePump Variable Speed... $1,427.91 Pool Supply Unlimi...

3HP Energy Star Variable Speed... $949.99 Pool Parts To Go (10)

Jandy Pool Pump Phpf2.0 $899.00 eBay Used

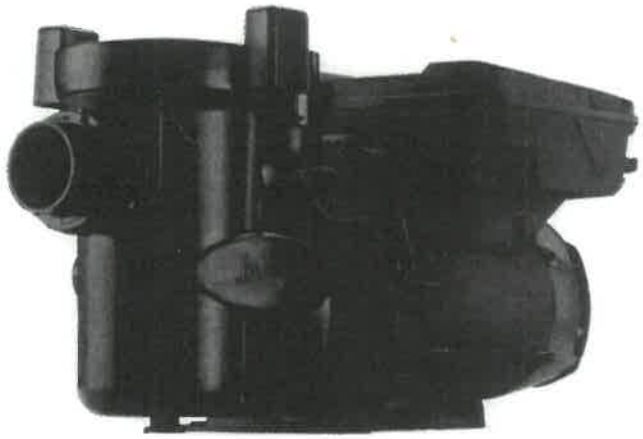
Jandy Epump 2.7 Hp Variable- Spee... $1,899.98 eBay

1.5 HP Energy Star Certified Variable... $599.99 Pool Parts To Go (11)

Hayward TriStar Variable Speed... $1,469.00 Leslie's Pool Suppl...

Jacuz Variab $1,48 Leslie's

POOL PUMP



VS FloPro 1.85 HP | Jandy jandy.com

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PUMPS - RESIDENTIAL - Page 1 - HATC.. hatchikusupplyonline.com

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New Variable-Speed Pool Pump Regulati.. cirruspools.com

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

March 16, 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 March 16, 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 April 20, 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 April 10, 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.:	HP2022-0078
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 MARCH 16, 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 March 16, 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:

- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 16th day of March, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0078

REQUEST APPROVED / DENIED / CONTINUED

_____
Sign Name

Catherine Duncan
Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 16th day of March, A.D., 2023.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

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

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 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 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

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
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

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

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

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

_____
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
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Received October 21, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2022-0078

Receipt No. _____ Meeting Date: November 17, 2022

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

1. NAME OF APPLICANT Allen Register
   Business (if applicable) Grace Contracting, LLC
   Address 334 Cortez Drive
   City _____ State _____ Zip Code 32086
   Daytime telephone (904) 814-9606 E-mail Address allen.gracecontracting
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Brian & Coco Scrone
   Business (if applicable) Zigiz Holdings, LLC
   Address 501 Boating Club Rd
   City St. Augustine State Fl Zip Code 32084
   Daytime telephone (required) (904) 874-1096 E-mail address _____
3. PROJECT STREET ADDRESS 28 W Castillo Drive
4. LEGAL DESCRIPTION: Lot 14 Block ___ Subdivision Kings Add Parcel 1939600000
5. EXISTING USE Vacant Land PROPOSED USE Single Family Home
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

- [x] New building New SF Home. with Det. Gar.. with Living
- [ ] New addition
- [x] New roof structures (dormers, chimneys, etc.) (2) main house. det. gar.
- [x] New porch/deck/balcony Covered Porch and Open Deck
- [ ] New awning/canopy
- [x] New entrances Driveway access off Castillo/Grove
- [x] New window opening/sashes Wood Clad Double Hung
- [x] New exterior lighting Oil Rubbed Bronze
- [x] New fence/wall/gate 4' Picket. 6' Privacy. 8' Privacy
- [x] New parking/walkways/other site features 4 Parking. Pool Surr. Wll
- [ ] Exterior utility service/mechanical equipment Gr. Pu. Pool Pu. A/c

D. PAINT COLORS (check one)

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

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

Build a s/f home on piers, with approved building materials, as req by the HARB. to meet the time period and retain historical char. Build Det. Garage for more parking, and storage, with pool for entertaining. New Driveway Access off Grove, and Castillo as to allow access to each building, as to meet code by Road & Bridc

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Allen Register

SIGNATURE OF APPLICANT _____ DATE 10/20/22

PRINT OWNER'S NAME Brian Scrone

SIGNATURE OF OWNER _____ DATE 10/20/22

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

28 W. Castillo Drive - Lot 14
HP2022-0078

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Project number: HP2022-0078 Project Address: 28 W. Castillo Drive - Lot 14

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

October 2017

Received October 21, 2022
Planning and Building Department

HARB APPLICATION FEE SCHEDULE

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

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

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

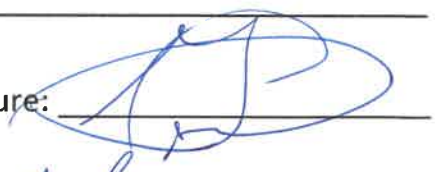
The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

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

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

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

Project Address: 28 W Castillo LOT 14

Applicant's Name: Allen Register Applicant's Signature: 

Owner's Name: Brian Scrone Owner's Signature:

Instr #2022048207 BK: 5556 PG: 1389, Filed & Recorded: 5/11/2022 2:49 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00 Doc. D $0.70

Prepared by and Return to:
L. Taing
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #117400
193960-0000

****This Deed represents a transfer from a Company in which Grantee is its Principal. No consideration has been paid.**

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this , between **Zigiz Holdings, LLC, a Florida Limited Liability Company**, whose mailing address is: 501 Boating Club Rd, Saint Augustine, Florida 32084, party of the first part, and **Brian Scrone, and Constanze Scrone, husband and wife**, whose mailing address is: 501 Boating Club Rd, Saint Augustine, Florida 32084, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 14, Kingsland Addition, according to the Official Plat of the City of St. Augustine, dated January 1, 1905, filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

COPY

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on .

Signed, sealed and delivered
in the presence of:

Witness signature
J.M. Danese IV
Print witness name

Witness signature
Linda Taing
Print witness name

Zigiz Holdings, LLC, a Florida Limited Liability Company

By:
Print Name: Brian Scrone
Title: Managing Member

By:
Print Name: Constanze Scrone
Title: Managing Member

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this May 9, 2022 by **Brian Scrone and Constanze Scrone, Managing Members of Zigiz Holdings, LLC, a Florida Limited Liability Company** who is personally known to me or who has produced a Driver's License as identification.

Notary Public

JOSEPH M. DANESE III
MY COMMISSION # HH 116452
EXPIRES: August 11, 2025
Bonded Thru Notary Public Underwriters

Print Notary Name
My Commission Expires:
Notary Seal

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1939600140
Location Address	W CASTILLO DR SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Uptown Area Interior Lots (COM) (602.53)
Tax Description*	KINGSLAND ADDN LOT 14 OR5556/1389 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Scrone Brian,Costanze 100% Scrone Costanze 100%
Mailing Address	501 BOATING CLUB RD SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

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

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$0	$0	$0	$0	$0	$0	$0	$0	$0

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/11/2022	5/9/2022	$100.00	WARRANTY DEED	5556	1389	U	V	ZIGIZ HOLDINGS LLC	SCRONE BRIAN,COSTANZE

No data available for the following modules: 2022 TRIM Notice, 2021 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information, Land Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/25/2022, 4:29:25 AM

Version 2.3.227

Detail by Entity Name

Florida Limited Liability Company
GRACE CONTRACTING LLC

Filing Information

Document Number	L06000108463
FEI/EIN Number	20-5846389
Date Filed	11/08/2006
Effective Date	11/08/2006
State	FL
Status	ACTIVE

Principal Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Mailing Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Registered Agent Name & Address

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Address Changed: 02/02/2021

Authorized Person(s) Detail

Name & Address

Title MGR

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Title Manager

Eden, Russell W

980 S Whitney St
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	04/06/2020
2021	02/02/2021
2022	04/19/2022

Document Images

04/19/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
04/03/2015 -- ANNUAL REPORT	View image in PDF format
03/17/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
01/19/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
11/08/2006 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
ZIGIZ HOLDINGS, LLC

Filing Information

Document Number	L17000233824
FEI/EIN Number	82-4312998
Date Filed	11/13/2017
Effective Date	11/06/2017
State	FL
Status	ACTIVE

Principal Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Mailing Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGRM

SCRONE, CONSTANZE
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Title MGRM

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Annual Reports

Report Year	Filed Date

2020	01/17/2020
2021	01/12/2021
2022	04/01/2022

Document Images

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Florida Department of State, Division of Corporations

FOR APRIL 20, 2023 HARB MEETING

HP2022-0079
28 W. Castillo Drive Lot 15

See staff report under 8(b).

FOR APRIL 20, 2023, HARB MEETING

HP2022-0079
28 W. Castillo Drive Lot 15

New information submitted by the applicant.

Received 04/11/2023
Planning and Building Department

SITE PLAN NOTES:

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO STAKE-OUT PERIMETER OF STRUCTURE & FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
2. VERIFY EXIST. FLOOD ZONES & COORDINATE ALL REQUIRED DOCUMENTS/REQUIREMENTS W/ SCOPE OF WORK IF APPLICABLE.
3. VERIFY ALL CODES & RESTRICTIONS WITH STATE & LOCAL MUNICIPALITIES PRIOR TO CONSTRUCTION.
4. G.C. TO VERIFY ANY EXISTING STRUCTURES, SEPTIC, GAS, ETC. DEMOLISH & RELOCATE AS REQUIRED PER LOCAL CODES
5. **ALL UTILITIES, F.F.E., & DRAINAGE TO BE VERIFIED BY BUILDER.**
6. ** 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:	=	6,872	SQFT.
MAX. 50 % LOT COVERAGE :	=	3,436	SQFT.
MAX. TO % IMPERV. SURF. RAT.:	=	4,810.4	SQFT.
- HOUSE & PORCHES :	=	1,500	SQFT.
- 2-CAR GARAGE :	=	600	SQFT.
- OPEN DECK ABV. :	=	180	SQFT.
- STAIR LANDING W/ AC PAD/POOL EQUIP. BELOW:	=	40	SQFT.
TOTAL BUILDING AREA :	=	2,320	SQFT.
	=	33.76	%
- A/C CONC. PAD :	=	16	SQFT.
- PAVER WALK :	=	64	SQFT.
- DRIVE TO P/L & PARKING:	=	1,114	SQFT.
- POOL & PAVER SURROUND :	=	748	SQFT.
- STAIR & CONC. LANDING :	=	60	SQFT.
TOTAL SECONDARY AREA :	=	2,002	SQFT.
	=	29.13	%
IMPERVIOUS SURFACE RATIO:	=	62.89	%

SITE INFO:

ZONING: SA (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	SQFT.
MAX. 50 % LOT COVERAGE :	=	3,4415	SQFT.
MAX. TO % IMPERV. SURF. RAT.:	=	4,826.3	SQFT.
- HOUSE & PORCHES :	=	1,500	SQFT.
- 2-CAR GARAGE :	=	600	SQFT.
- OPEN DECK ABV. :	=	180	SQFT.
- STAIR LANDING W/ AC PAD/POOL EQUIP. BELOW :	=	40	SQFT.
TOTAL BUILDING AREA :	=	2,320	SQFT.
	=	33.65	%
- A/C & POOL CONC. PADS :	=	16	SQFT.
- PAVER WALK :	=	54	SQFT.
- DRIVE TO P/L & PARKING :	=	1,152	SQFT.
- POOL & PAVER SURROUND :	=	748	SQFT.
- STAIR & CONC. LANDING :	=	60	SQFT.
TOTAL SECONDARY AREA :	=	2,030	SQFT.
	=	29.44	%
IMPERVIOUS SURFACE RATIO:	=	63.09	%

SITE INFO:

ZONING: SA (HP-5)

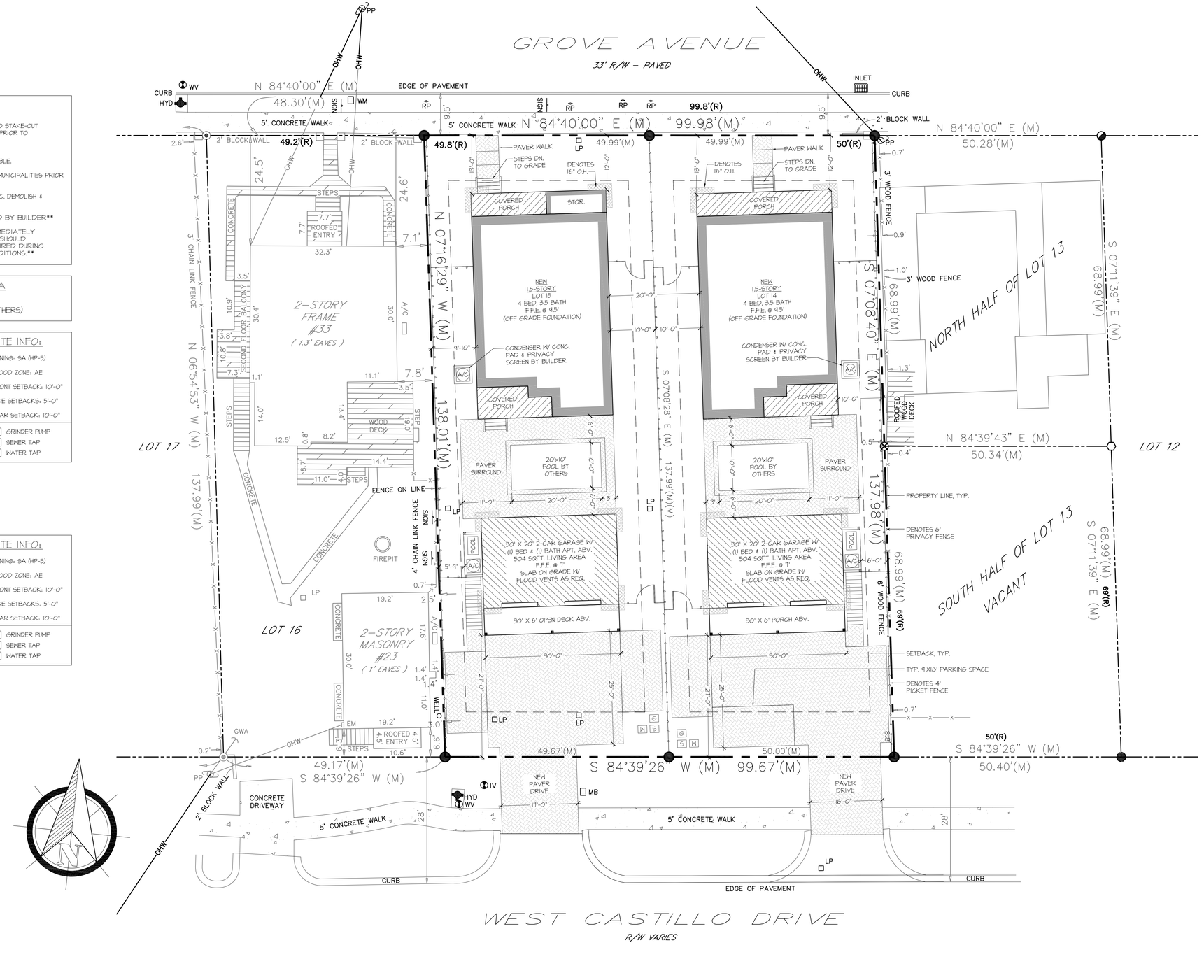
FLOOD ZONE: AE

FRONT SETBACK: 10'-0"

SIDE SETBACKS: 5'-0"

REAR SETBACK: 10'-0"

G GRINDER PUMP
S SEWER TAP
W WATER TAP



SITE PLAN

SCALE: 1" = 10'-0"

LEGAL DESCRIPTION:

SAINT JOHN'S COUNTY, FLORIDA

LOT: LOTS 14 & 15
OR5556/1389 & 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
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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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STATE OF FLORIDA · ANDERSON · REGISTERED ARCHITECT

NOT FOR CONSTUCTION

DATE: 04.11.2023

PRJCT #:

SHEET

A0.1

HARB REVIEW SET

Received 04/11/2023
Planning and Building Department

A. EXISTING TREES RETAINED OR PRESERVED. EXISTING TREES WHICH ARE RETAINED AND PRESERVED SHALL RECEIVE CREDIT POINTS ACCORDING TO THE FOLLOWING SCHEDULE:

THREE (3) INCHES OR MORE BUT LESS THAN SEVEN (7) INCHES D.B.H. .....1 CREDIT

SEVEN (7) INCHES OR MORE BUT LESS THAN TWELVE (12) INCHES D.B.H. .....2 CREDITS

TWELVE (12) INCHES OR MORE BUT LESS THAN TWENTY (20) INCHES D.B.H. .....3 CREDITS

TWENTY (20) INCHES OR MORE D.B.H. .....4 CREDITS

TREES RELOCATED AND RETAINED ON SITE OVER SIX (6) INCHES DBH. SHALL RECEIVE A FIFTY (50) PERCENT BONUS CREDIT

SOUTHERN RED CEDAR TREE (JUNIPERUS SILIGICOLA) MORE THAN TWO (2) FEET TALL OR HAVING A TRUNK DIAMETER AT A POINT THREE (3) INCHES ABOVE GROUND LEVEL OF MORE THAN ONE (1) INCH .....1 CREDIT

NATIVE VEGETATION .....1 CREDIT

B. EXISTING TREES REMOVED. EXISTING TREES WHICH ARE PROPOSED FOR REMOVAL SHALL RECEIVE DEFICIT POINTS ACCORDING TO THE FOLLOWING SCHEDULE:

THREE (3) INCHES OR MORE BUT LESS THAN SEVEN (7) INCHES D.B.H. .....0.5 DEFICIT

SEVEN (7) INCHES OR MORE BUT LESS THAN TWELVE (12) INCHES D.B.H. .....1 DEFICIT

TWELVE (12) INCHES OR MORE BUT LESS THAN TWENTY (20) INCHES D.B.H. .....1.5 DEFICITS

TWENTY (20) INCHES OR MORE D.B.H. .....2 DEFICITS

SOUTHERN RED CEDAR TREE (JUNIPERUS SILIGICOLA) MORE THAN TWO (2) FEET TALL OR HAVING A TRUNK DIAMETER AT A POINT THREE (3) INCHES ABOVE GROUND LEVEL OF MORE THAN ONE (1) INCH .....1 ADDITIONAL DEFICIT

CABBAGE PALM TREE (SABAL PALMETTO) MEASURING MORE THAN 12 FEET IN HEIGHT .....1 ADDITIONAL DEFICIT

C. NEW TREES PLANTED FOR MITIGATION CREDIT. EACH NEW TREE PLANTED TO SATISFY A MITIGATION REQUIREMENT MUST BE PLANTED IN AN INTERNAL PLANTING AREA AS REQUIRED BY THIS CHAPTER. TREES RECEIVE CREDIT POINTS AS INDICATED IN THE SCHEDULE BELOW:

TREE WITH DIAMETER OF TWO (2) INCHES BUT LESS THAN THREE (3) INCHES .....1 CREDIT

TREE WITH DIAMETER OF THREE (3) INCHES BUT LESS THAN FOUR (4) INCHES .....1.5 CREDITS

TREE WITH DIAMETER OF FOUR (4) INCHES BUT LESS THAN FIVE (5) INCHES .....2 CREDITS

TREE WITH DIAMETER OF FIVE (5) INCHES BUT LESS THAN SIX (6) INCHES .....3 CREDITS

TREE WITH DIAMETER OF SIX (6) INCHES BUT LESS THAN TWELVE (12) INCHES .....4 CREDITS

TREE WITH DIAMETER OF TWELVE (12) INCHES OR GREATER .....5 CREDITS

LOT 15 : LANDSCAPE INFO	
MULTI-FAMILY USE UNDER CLASSIFICATION 2 FRONT : D : 3 TREES, 6 SHRUBS SIDE / REAR : C : 3 TREES	EXISTING TREE CREDITS: 6" PINE 24" CEDAR 13" PALM 10" CAMPHOR NEW TREE CREDITS: NEW PALM @ FRONT NEW MAGNOLIA @ FRONT

LOT 14 : LANDSCAPE INFO	
MULTI-FAMILY USE UNDER CLASSIFICATION 2 FRONT : D : 3 TREES, 6 SHRUBS SIDE / REAR : C : 3 TREES	EXISTING TREE CREDITS: 24", 19", 12" - OAKS 6" PINE 24" MAGNOLIA 6", 4", 4" - CEDARS NEW TREE CREDITS: NEW PALM @ FRONT

** NO PROTECTED TREES WILL BE REMOVED.
** NEW TREE PLANTINGS - MINIMUM 2 INCH CALIPER & 10 FT HEIGHT
** PALM TREES - MIN 8 FT CLEAR TRUNK

LANDSCAPE PLAN

SCALE: 1" = 10'-0"

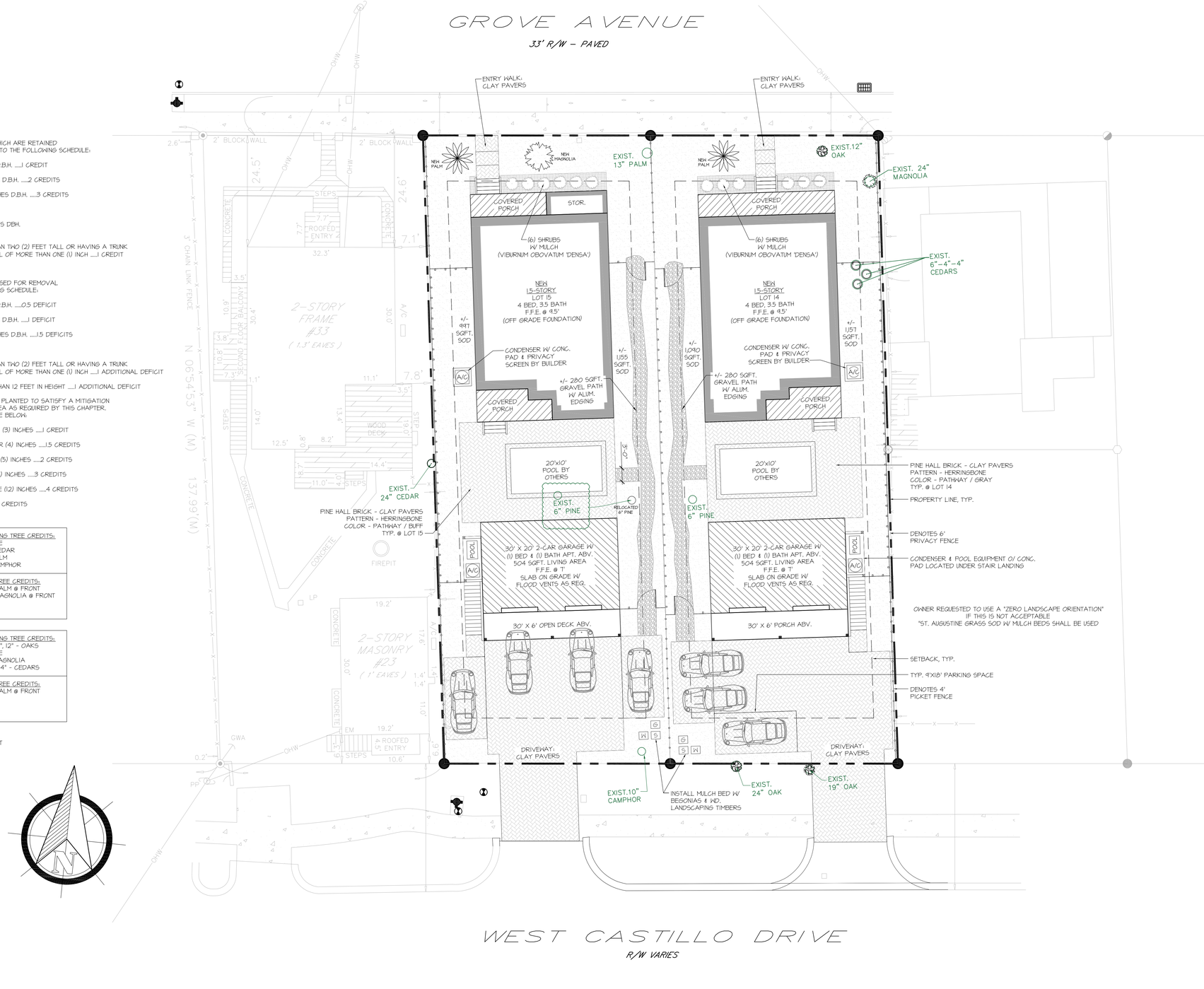
LEGAL DESCRIPTION:

SAINT JOHN'S COUNTY, FLORIDA

LOT: LOTS 14 & 15
OR5556/1389 & 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

#	DATE	DESCRIPTION
1		
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STATE OF FLORIDA
JOHN ANDERSON JAA
LICENSE NO. AR92748
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

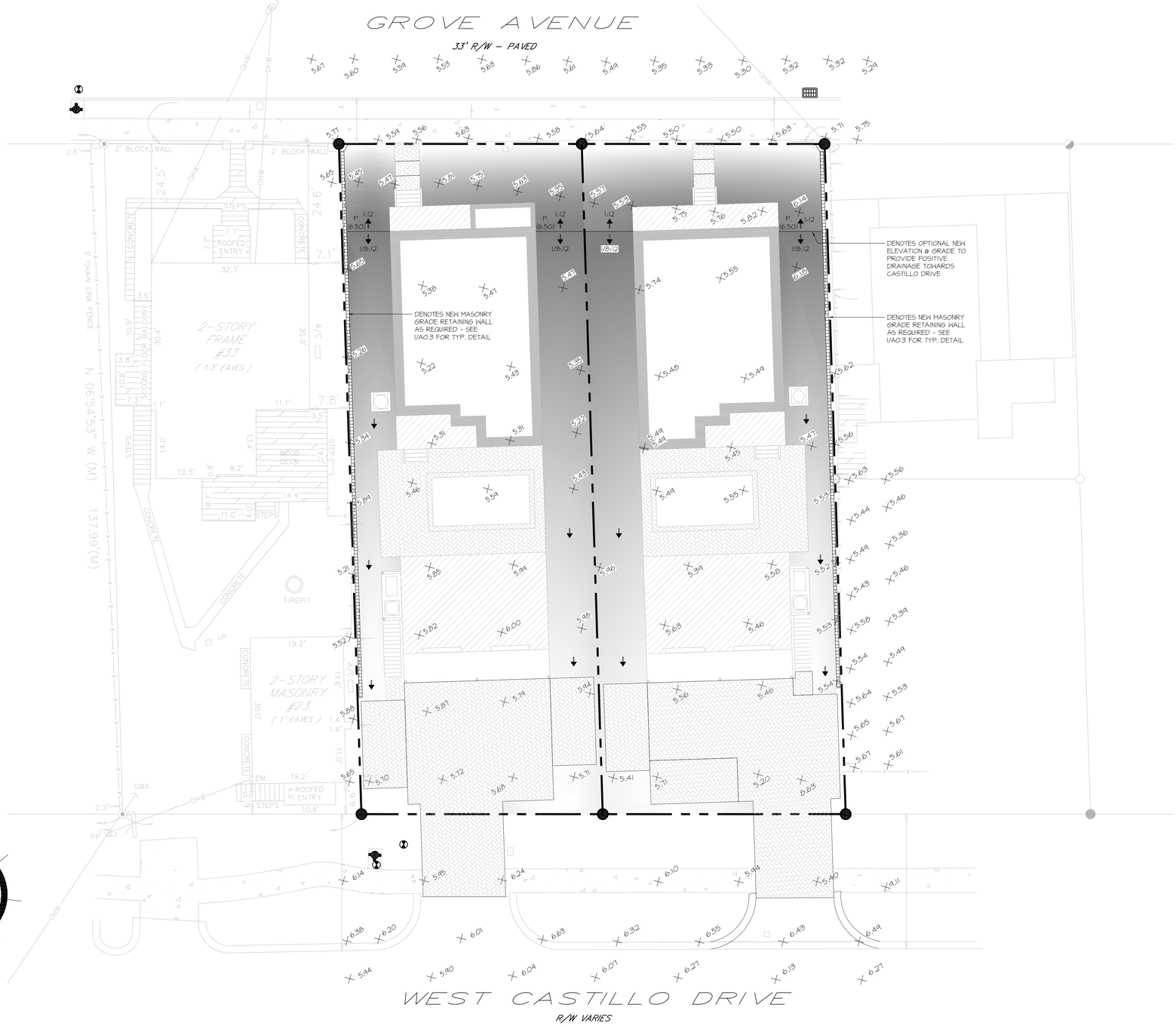
DATE: 04.11.2023

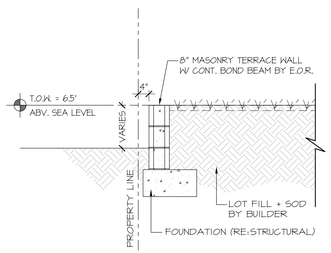
PRJCT #:

SHEET
A0.2

HARB REVIEW SET

Received 04/11/2023
Planning and Building Department





1 A0.3 GRADING WALL, TYP. - AS REQ.
N.T.S.

** EXISTING GRADE ELEVATIONS ARE SHOWN AS " X 0.00 "
** PROPOSED GRADE ELEVATIONS ARE SHOWN AS " P. (0.00)
** LOT GRADING SHALL BE ENGINEERED TO PROVIDE POSITIVE FLOW FOR ALL DRAINAGE TO "WEST CASTILLO DRIVE".

DRAINAGE PLAN

SCALE: 1" = 10'-0"

LEGAL DESCRIPTION:

SAINT JOHN'S COUNTY, FLORIDA

LOT:	LOTS 14 & 15 OR5556/1389 & 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

#	DATE	DESCRIPTION
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STATE OF FLORIDA
JOHN ANDERSON ALLEN
LICENSED
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

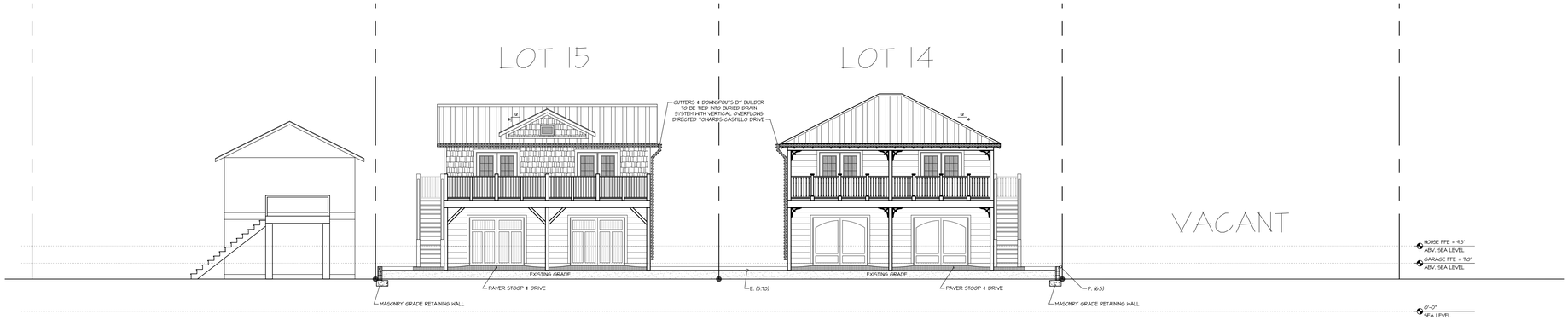
DATE: 04.11.2023

PRJCT #:

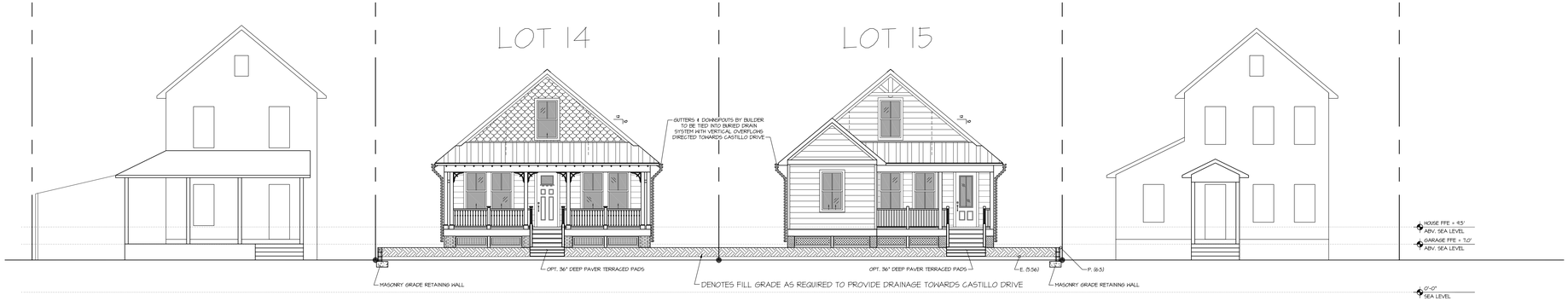
SHEET
A0.3

HARB REVIEW SET

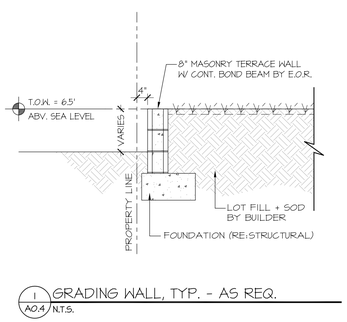
Received 04/11/2023
Planning and Building Department



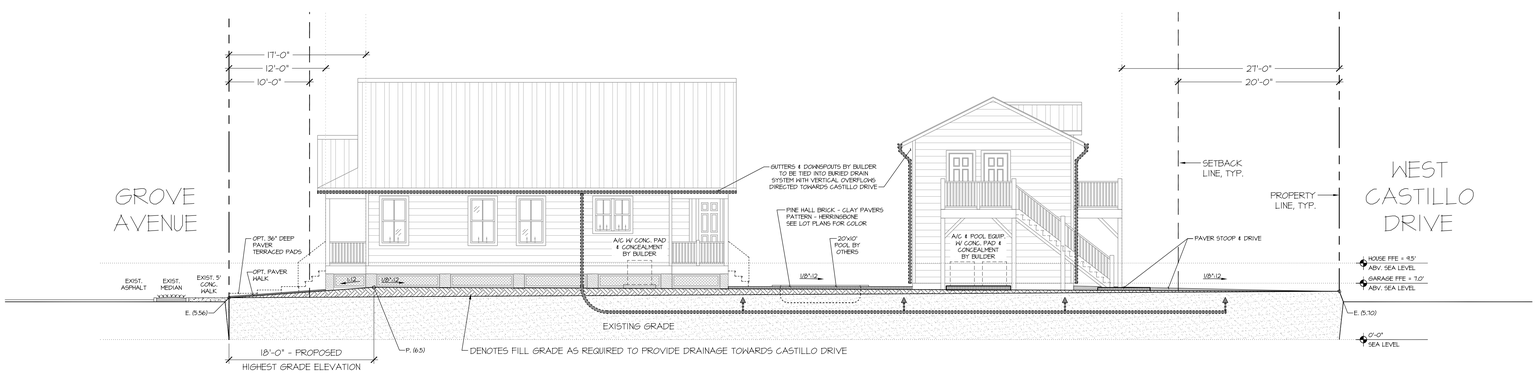
STREET ELEVATION - WEST CASTILLO DRIVE



STREET ELEVATION - GROVE AVENUE



1 / A0.4 GRADING WALL, TYP. - AS REQ. N.T.S.



LOT SECTION - PROPOSED GRADING & DRAINAGE

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LIC. AR92748

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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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STATE OF FLORIDA — JOHN ANDERSON TAYLOR — LICENSE NO. AR92748 — REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 04.11.2023

PRJCT #:

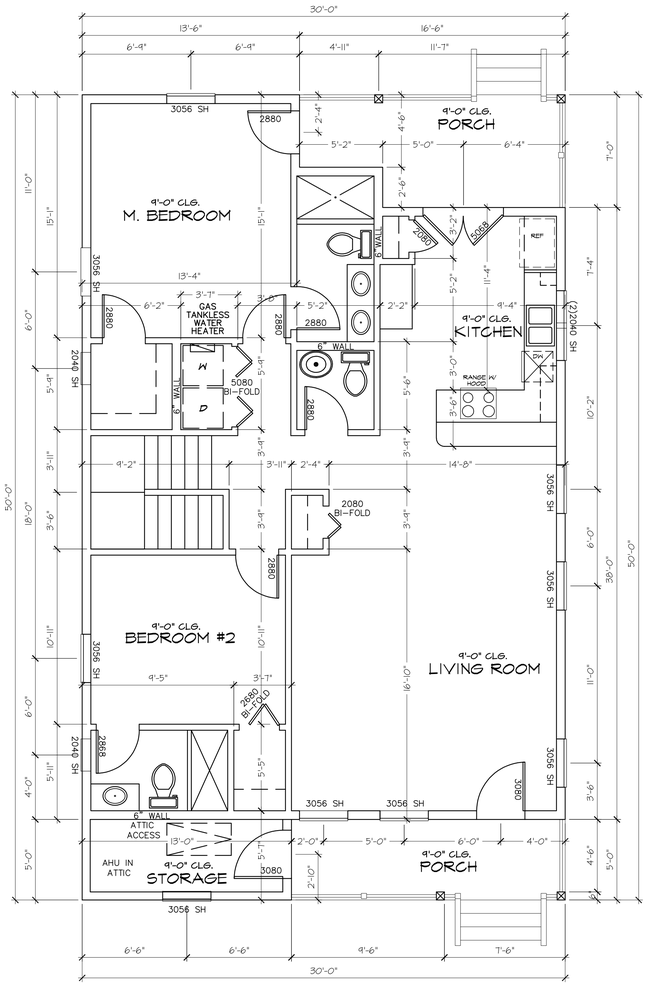
SHEET
A0.4

HARB REVIEW SET

Received 04/11/2023
Planning and Building Department

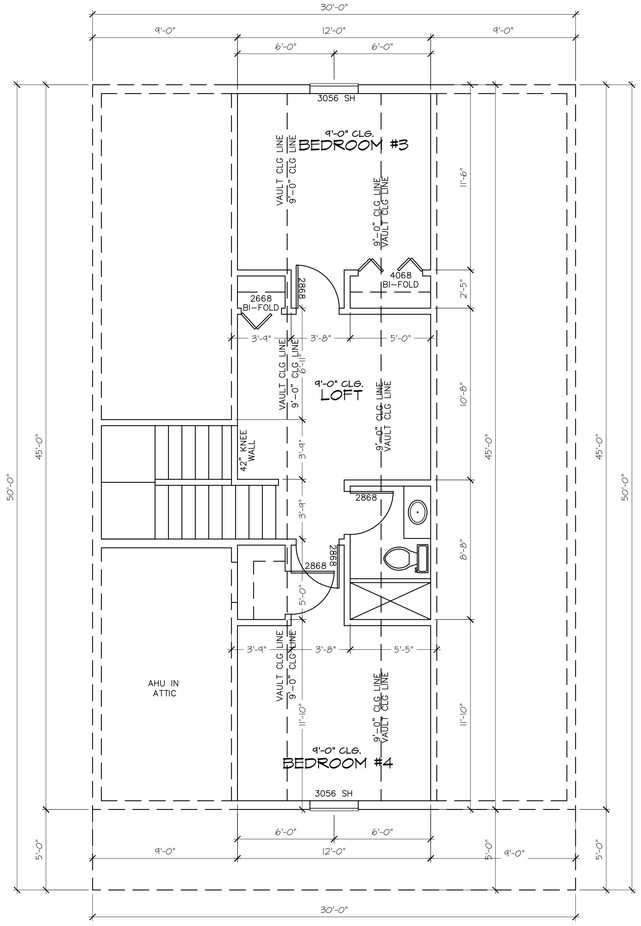
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,248
2nd FLOOR LIVING	565
ENTRY PORCH	85
REAR PORCH	103
STORAGE	65
TOTAL	2,066

LOT 15



NORTH

1/A1 1ST FLOOR PLAN
1/4" = 1'-0"



NORTH

2/A1 2ND FLOOR PLAN
1/4" = 1'-0"

" NEW CONSTRUCTION "

ZIGIZ HOLDINGS - GRACE CONTRACTING

LOTS 14 & 15 - 28 WEST CASTILLO DRIVE
SAINT AUGUSTINE, FLORIDA 32084

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STATE OF FLORIDA
JOHN ANDERSON ARCHITECT
REGISTERED ARCHITECT

NOT FOR CONSTUCTION

DATE: 04.11.2023

PRJCT #:

SHEET
A1

HARB REVIEW SET

Received 04/11/2023
Planning and Building Department

HARB - ELEVATION NOTES, TYP.

1. THE FRONT ENTRY DOOR SHALL FEATURE CLEAR GLASS (NO DECORATIVE ETCHING, FROSTING, OR LEADING).

2. THE EAVES SHALL BE A MINIMUM OF 16" IN SIZE & SHALL FEATURE A TRADITIONAL BEAD BOARD APPEARANCE. THE MATERIALS USED FOR THE SOFFITS & FASCIA SHALL BE WOOD. (EXPOSED RAFTER TAILS W/ TONGUE & GROOVE OR SIM. SIDING IS OPTIONAL)

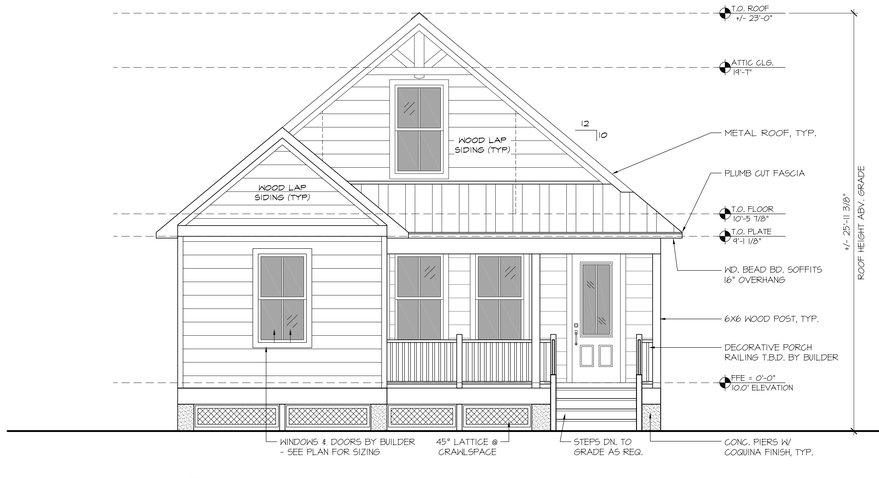
3. THE WINDOWS SHALL FEATURE EXTERIOR, RAISED-PROFILE MUNTIN GRIDS & EQUAL SIZE SASHES. (NO MUNTINS REQUIRED @ GARAGE WINDOWS). ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE & TRIMMED OUT IN A TRADITIONAL MANNER INCLUDING THE PRESENCE OF CROWN MOLDING AND A WINDOW SILL. ANY WINDOW PAIRINGS SHALL BE DIVIDED BY A TRADITIONAL MULLION.

4. A COQUINA FINISH SHALL BE APPLIED TO THE CONCRETE BLOCK PIERS OR THE PIERS SHALL BE CONSTRUCTED WITH A TRADITIONAL RUSTICATED BLOCK OR MASONRY MATERIAL (BRICK OR SPLIT-FACE BLOCK) WITH THE FINAL MATERIAL APPROVED BY STAFF PRIOR TO CONSTRUCTION. FRAMED LATTICE PANELS SHALL BE INSTALLED & RECESSED IN BETWEEN THE PIERS. (APPLIES TO CHEEK WALLS)

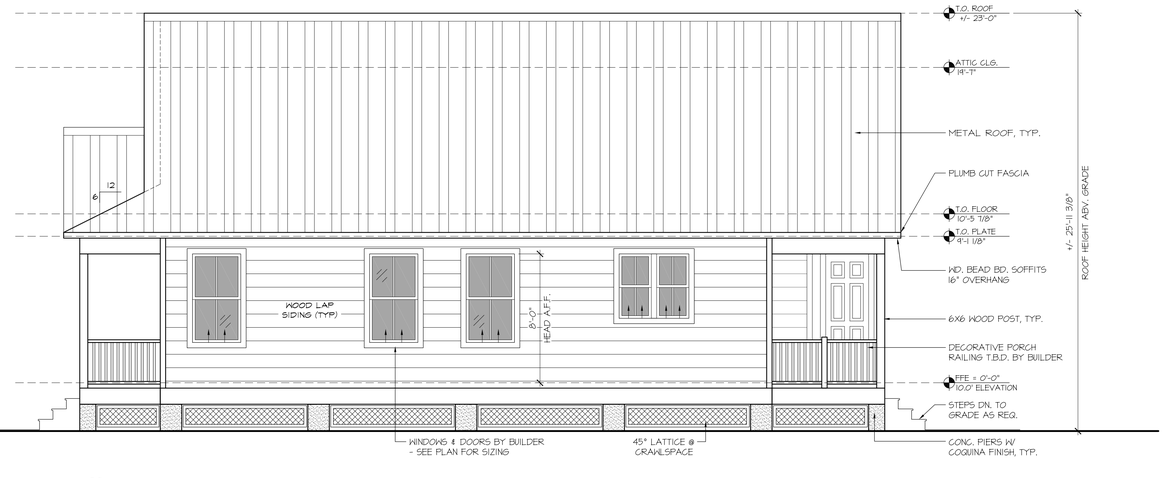
5. THE RAILING SYSTEM SHALL BE MADE OF WOOD, SET BELOW THE CAP OF THE PIERS, AND SHALL FEATURE SQUARE 2" X 2" SPINDLES SET IN BETWEEN AN UPPER & LOWER RAILING WITH NO EXPOSED ENDS.

6. ALL SIDING MATERIALS SHALL BE WOOD

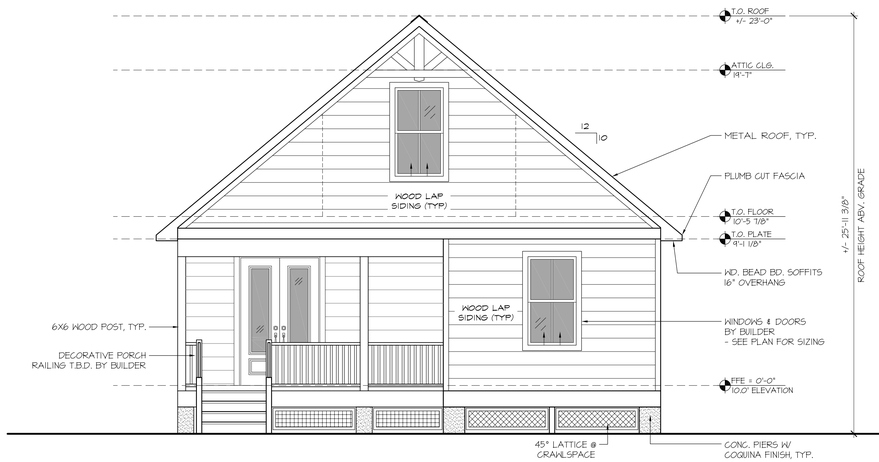
LOT 15



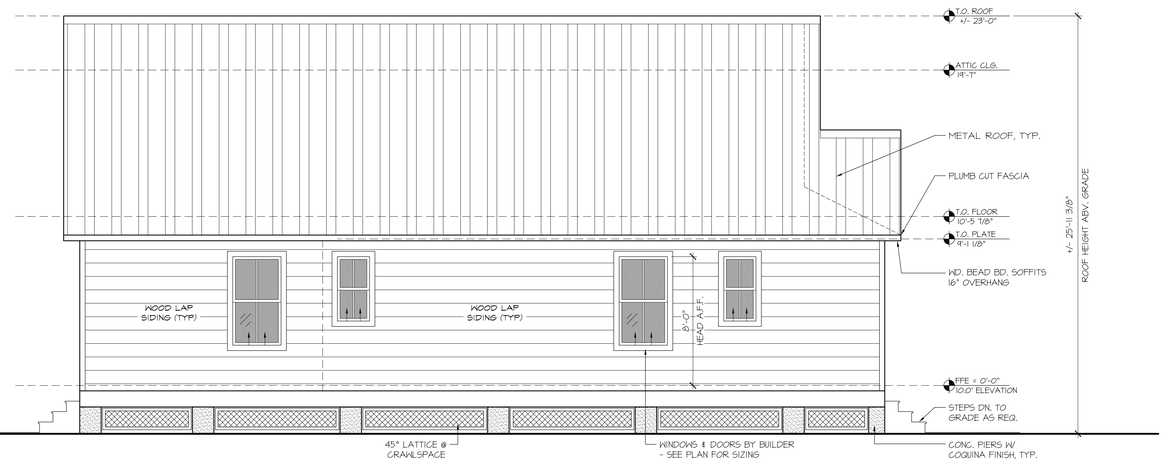
1 A2 FRONT ELEVATION - OPT. 1
1/4" = 1'-0"



2 A2 RIGHT ELEVATION
1/4" = 1'-0"



3 A2 REAR ELEVATION
1/4" = 1'-0"



4 A2 LEFT ELEVATION
1/4" = 1'-0"

JAA ARCHITECTURE-INC
JAA ARCHITECTURE INC.
2063 OAK STREET
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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
1		
2		
3		
4		
5		
6		
7		

STATE OF FLORIDA
JOHN ANDERSON ALLEN
LICENSE NO. AR92748
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 04.11.2023

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HARB REVIEW SET

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LOT 15

SQUARE FOOTAGE TABULATION	
1ST FL GARAGE	600
STAIR LANDING DECK	37
2ND FL LIVING	504
2ND FL OPEN DECK	180
STORAGE	96
TOTAL	1,417

NORTH

1/A3 GARAGE - 1ST FLOOR PLAN
1/4" = 1'-0"

NORTH

2/A3 GARAGE - 2ND FLOOR PLAN
1/4" = 1'-0"

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HARB - ELEVATION NOTES, TYP.

1. THE FRONT ENTRY DOOR SHALL FEATURE CLEAR GLASS (NO DECORATIVE ETCHING, FROSTING, OR LEADING).

2. THE EAVES SHALL BE A MINIMUM OF 16" IN SIZE & SHALL FEATURE A TRADITIONAL BEAD BOARD APPEARANCE. THE MATERIALS USED FOR THE SOFFITS & FASCIA SHALL BE WOOD. (EXPOSED RAFTER TAILS W/ TONGUE & GROOVE OR SIM. SIDING IS OPTIONAL)

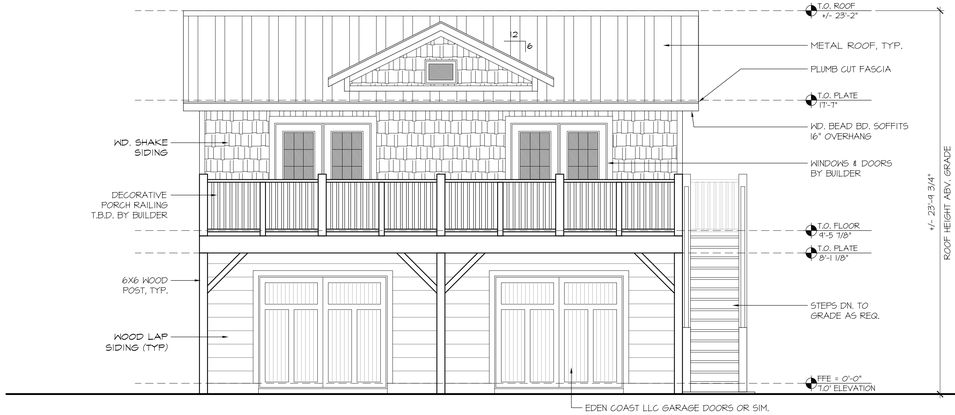
3. THE WINDOWS SHALL FEATURE EXTERIOR, RAISED-PROFILE MUNTIN GRIDS & EQUAL SIZE SASHES. (NO MUNTINS REQUIRED @ GARAGE WINDOWS). ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE & TRIMMED OUT IN A TRADITIONAL MANNER INCLUDING THE PRESENCE OF CROWN MOLDING AND A WINDOW SILL. ANY WINDOW PAIRINGS SHALL BE DIVIDED BY A TRADITIONAL MULLION.

4. A COQUINA FINISH SHALL BE APPLIED TO THE CONCRETE BLOCK PIERS OR THE PIERS SHALL BE CONSTRUCTED WITH A TRADITIONAL RUSTICATED BLOCK OR MASONRY MATERIAL (BRICK OR SPLIT-FACE BLOCK) WITH THE FINAL MATERIAL APPROVED BY STAFF PRIOR TO CONSTRUCTION. FRAMED LATTICE PANELS SHALL BE INSTALLED & RECESSED IN BETWEEN THE PIERS. (APPLIES TO CHEEK WALLS)

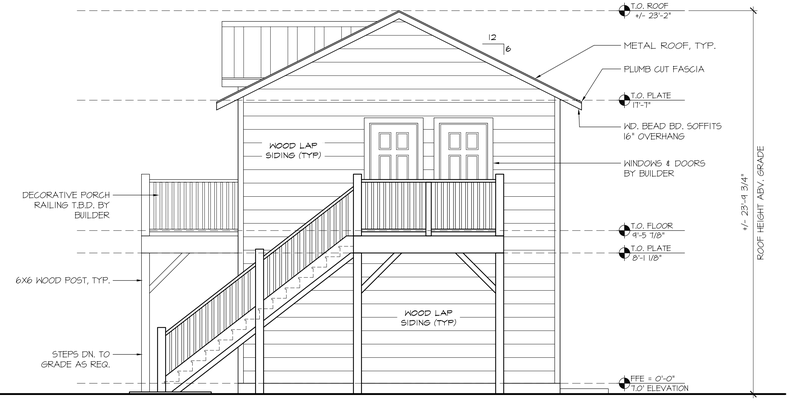
5. THE RAILING SYSTEM SHALL BE MADE OF WOOD, SET BELOW THE CAP OF THE PIERS, AND SHALL FEATURE SQUARE 2" X 2" SPINDLES SET IN BETWEEN AN UPPER & LOWER RAILING WITH NO EXPOSED ENDS.

6. ALL SIDING MATERIALS SHALL BE WOOD

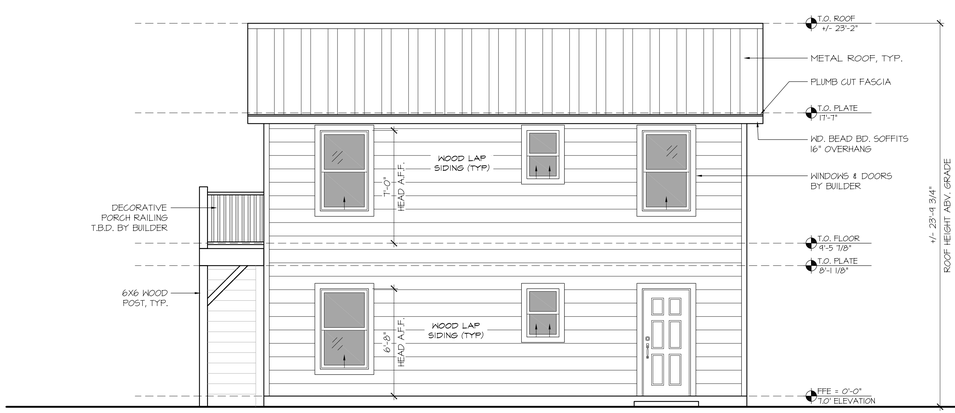
LOT 15



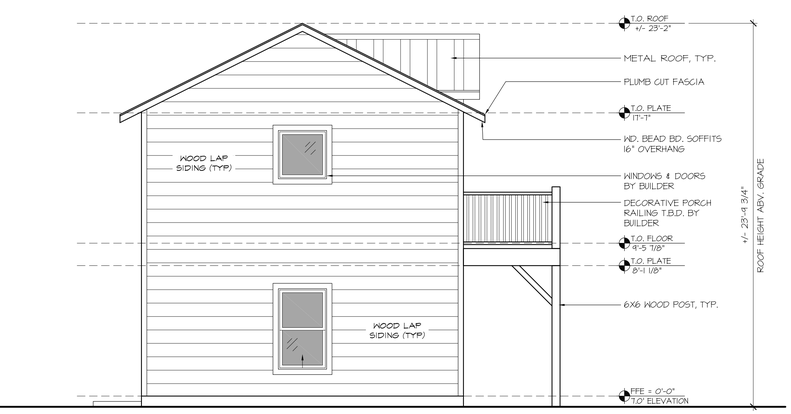
1 A4 GARAGE - FRONT ELEVATION
1/4" = 1'-0"



2 A4 GARAGE - RIGHT ELEVATION
1/4" = 1'-0"



3 A4 GARAGE - REAR ELEVATION
1/4" = 1'-0"



4 A4 GARAGE - LEFT ELEVATION
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MATERIAL LIST FOR LOT 15

28 WEST CASTILLO

29 GROVE AVENUE

1) Wood Lap Siding – with a 7" reveal
2) 1" by 4" wood trim (as per architectural plans)
    a. Windows
    b. Doors
    c. Corners
3) 5/4" PT wood decking boards on porches and steps
4) T & G Wood Ceilings on porches
5) 6" by 6" PT Posts on porches (per arch. Plans)
6) Wood "Shake" accents in gable ends as per plans
7) Pella Wood Clad windows (2/2 grid pattern on the house, 1/1 on garage)
8) Edencoast – Birmingham – Wood Clad Garage doors
9) Black Exterior Hardware/Lighting
10) Wood Exterior Door (as per arch. Plans)
11) Wood French Doors (as per plans)
12) PINE HALL BRICK PAVERS - Pathway BUFF "Clay Based" pavers on drive, walkways, and pool surround
13) Landscaped Walking Path – Gravel and Aluminum Edging
14) 10' by 20' pool BLUE GEM – AGGREGATE FINISH, with 6x6 cs-695 waterline tile
15) 4' wood "picket fence"
16) 6' wood privacy fence
17) 5v Crimp Aluminum roof 26 Gauge ASTM A792 Grade 50

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PELLA® RESERVE™ TRADITIONAL

WOOD & ALUMINUM-CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY DESIGNED WINDOWS AND DOORS WITH UNPARALLELED HISTORICAL DETAILING.

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Pella® Reserve™ Traditional Casement Window

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm) Ext.	Glass (mm) Int.	Gap Fill	Performance Values[1] U-Factor	SHGC	VLT %	CR	Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown U.S. Zone N	NC	SC	S	Canada[2] ER	CA
Vent Dual-Pane Glazing - Wood Exterior															
11/16"	Clear IG	PEL-N-39-21425-00001	3	3	air	0.42	0.53	0.56	45						
	with integral grilles	PEL-N-39-21427-00001				0.42	0.48	0.50	45						
11/16"	Advanced Low-E IG	PEL-N-39-21593-00001	3	3	argon	0.26	0.26	0.48	62	N	NC				
	with integral grilles	PEL-N-39-21595-00001				0.27	0.23	0.43	62		NC	SC	S		
11/16"	SunDefense™ Low-E IG	PEL-N-39-21597-00001	3	3	argon	0.26	0.19	0.44	62	N	NC	SC	S		
	with integral grilles	PEL-N-39-21599-00001				0.27	0.18	0.40	62	N	NC	SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-39-21605-00001	3	3	argon	0.23	0.25	0.46	49	N	NC				
	with integral grilles	PEL-N-39-21607-00001				0.24	0.23	0.42	49	N	NC	SC	S		
11/16"	NaturalSun Low-E IG	PEL-N-39-21601-00001	3	3	argon	0.27	0.47	0.54	61						
	with integral grilles	PEL-N-39-21603-00001				0.28	0.43	0.49	61						
Vent Dual-Pane Tinted Glazing															
11/16"	Bronze Advanced Low-E IG	PEL-N-39-21713-00002	5	3	argon	0.27	0.23	0.31	61	N	NC	SC	S		
	with integral grilles	PEL-N-39-21715-00002				0.28	0.21	0.28	61		NC	SC	S		
11/16"	Gray Advanced Low-E IG	PEL-N-39-21713-00003	5	3	argon	0.27	0.21	0.26	61	N	NC	SC	S		
	with integral grilles	PEL-N-39-21715-00003				0.28	0.19	0.24	61		NC	SC	S		
11/16"	Green Advanced Low-E IG	PEL-N-39-21713-00004	5	3	argon	0.27	0.26	0.42	61	N	NC				
	with integral grilles	PEL-N-39-21715-00004				0.28	0.24	0.38	61		NC	SC	S		
Vent Dual-Pane High Altitude Glazing															
11/16"	Advanced Low-E IG	PEL-N-39-21449-00001	3	3	air	0.30	0.26	0.48	58		NC				
	with integral grilles	PEL-N-39-21451-00001				0.30	0.24	0.43	58				S		
11/16"	SunDefense Low-E IG	PEL-N-39-21473-00001	3	3	air	0.29	0.19	0.44	58		NC	SC	S		
	with integral grilles	PEL-N-39-21475-00001				0.30	0.18	0.40	58				S		
11/16"	AdvancedComfort Low-E IG	PEL-N-39-21521-00001	3	3	air	0.26	0.25	0.46	45	N	NC				
	with integral grilles	PEL-N-39-21523-00001				0.26	0.23	0.42	45		NC	SC	S		
11/16"	NaturalSun Low-E IG	PEL-N-39-21497-00001	3	3	air	0.31	0.47	0.54	57						
	with integral grilles	PEL-N-39-21499-00001				0.31	0.43	0.49	57						

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission
CR = Condensation Resistance
ER = Canadian Energy Rating

(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2016 (Version 6) criteria.
(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.
Based on unit size, some products will use 2.5 mm glass that will have equivalent or improved performance from what is shown. See the Product Performance section for more detailed information or visit www.energystar.gov for Energy Star guidelines.

Climate Zones

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Pella® Reserve™ Traditional Casement Window

Detailed Product Description - Wood Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine: factory-primed] [mahogany: [factory-primed] [ready-to-stain]].
- Overall frame depth is 4-3/8" (111mm) for a wall depth of 4-3/16" (106mm).
- Optional factory-applied jamb extensions available between 3-13/16" (97mm) and 9-3/16" (233mm).

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany]. Any curved member may have visible finger-jointed surfaces.
- Exterior Surfaces are [pine: factory-primed] [mahogany [factory-primed] [ready-to-stain]]. Any curved member may have visible finger-jointed surfaces.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is [1-13/16" (46mm) for 11/16"] [2-1/8" (54mm) for 1"] glazing.
- Sash exterior profile is putty glaze, interior profile is ogee.

Weatherstripping

- Dual weatherstripping.
  - Flexible santoprene material compressed between frame and sash for positive seal on all four sides.
  - Secondary thermoplastic vulcanizate (TPV) leaf-type weatherstrip between edge of sash and frame.

Glazing System[1]

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude [with argon] glazing available for 11/16" glazing only.
- Silicone-glazed 11/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced Low-E] [SunDefense™ Low-E] [NaturalSun Low-E] [AdvancedComfort Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E with argon]].

– or –

- Silicone-glazed 1" triple-pane, dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™] [NaturalSun Low-E] with [argon]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [Pine: Factory prefinished [paint] [stain][2]].

Hardware

- Roto operator assembly
  - Steel worm gear sash operator with hardened gears.
  - Operator base is zinc die cast with painted finish.
  - Operator linkage, hinge slide, and hinge arms are stainless steel.
  - Exposed fasteners are stainless steel.
  - Hardware shall exceed 1,000 hours salt spray exposure per ASTM B 117.
- All vent units are available with left- or right-hand hinging.
- SureLock® System–A single handle locking system operates positive-acting arms that reach out and pull the sash into a locked position: one operating lock installed on units with frame height 29" and less, two unison operating locks installed on units with frame height over 29".
- Style of hardware is [Standard integrated fold-away crank and standard lock handle with [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel] [Oil-Rubbed Bronze] hardware finish].

– or –

- [Antiek fold-away crank and Antiek lock handle with [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel] [Oil-Rubbed Bronze] [distressed bronze] [distressed nickel] hardware finish].

Optional Products

Grilles

- Integral Light Technology® grilles
  - Interior grilles are solid [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain][2]].
  - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] putty profile that are [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [factory primed].
  - Patterns are [Traditional] [Prairie] [Top Row] [Cross] [New England] [Victorian] [Simulated French (fixed units only)].
  - Insulating glass contains non-glare spacer between the panes of glass.
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.

– or –

- Grilles-Between-the-Glass[3]
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass (exterior air-space on triple-pane insulating glass).
  - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
  - Interior color is [White] [Tan[4]] [Brown[4]] [Putty[4]] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
  - Exterior color[5] is [standard][2].

Screens

- InView™ Screens
  - Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to inside of window, supplied complete with all necessary hardware.
  - Screen frame finish is [baked enamel [Champagne] [White] [Brown] [Black]].

– or –

- Rolscreen® Retractable Screen (for rectangular units only)
  - InView™ Screen cloth, self-storing, rolling, black vinyl-coated 18/18 mesh fiberglass screen cloth complying with ASTM D 3656 and the performance requirements of SMA 1201 mounted behind overhead cover.
  - Cover finish is [factory prefinished paint] [[pine] [mahogany] [douglas fir] veneer wrapped over extruded aluminum with factory prefinished [stain] [paint][2]].
  - Guides are aluminum extrusion with [[pine] [mahogany] [douglas fir] veneer wrapped over extruded aluminum with factory prefinished [stain] [paint][2]].

Hardware

- Optional factory applied limited opening hardware available for vent units in stainless steel; nominal 3" opening.
- Optional factory applied window opening control device available. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-17.

Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Low-E coated insulating glass is argon-filled (except high altitude). All other insulating glass (including high altitude Low-E) is air-filled.
(2) Contact your local Pella sales representative for current designs and color options.
(3) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.
(4) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with tan or brown exterior.
(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

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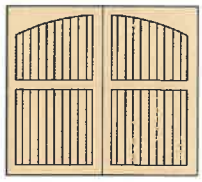
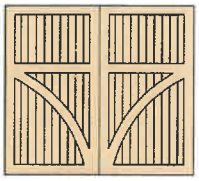
OUR MOST POPULAR DESIGNS


LEATHERWOOD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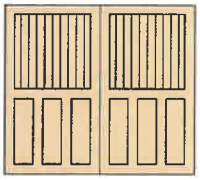
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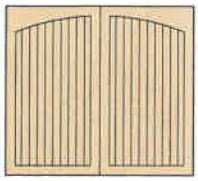
BIRMINGHAM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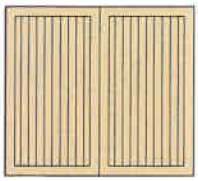
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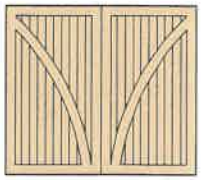
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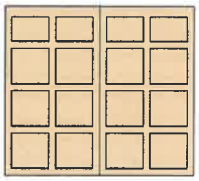
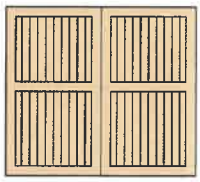
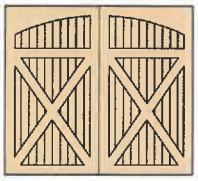

DOGWOOD


HAMPTON

YOUR DREAM DOOR HERE!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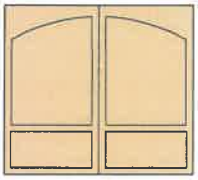
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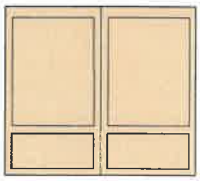
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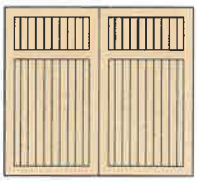
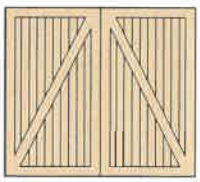
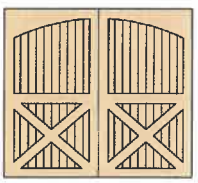

PROVIDENCE


SARATOGA

ST. AUGUSTINE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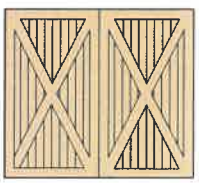
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A Environmentally friendly, composite material.

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

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Application pg. 14

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9

Internet #306310295 Model #FC60 CAM 622 WIT CAM Store SKU #10034

90

chlage

ustom Camelot Matte Black Single Cylinder Door Handleset with Whitney Door ever

★★★★ (33) Questions & Answers (8)

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Apply for a Home Depot Consumer Card

nish: Matte Black

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Ship to Store
Pickup
Nov 18 - Nov 23
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Get it by
Fri, Nov 18
FREE

Scheduled Delivery
As soon as
Tomorrow
FREE

e'll send up to 9 to St Augustine for free pickup
nange Store

-2-

Black Friday Savings Happening Now. End 11/30 >

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Internet #307622975 Model #A03319S Store SKU #100389156

251

LNC

Traditional Coastal Black Lantern Wall Sconce with Seeded Glass shade Modern 1-light Outdoor Wall Light LED Compatible

★★★★★ (104) Questions & Answers (20)

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-3

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(P)

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Feedback

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14 available
FREE

Delivery
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Product Details

Specifications

Application pg. 17

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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 #1004280

11

6

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

★★★½☆ (7) Questions & Answers (11)

72"

8"

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-4-

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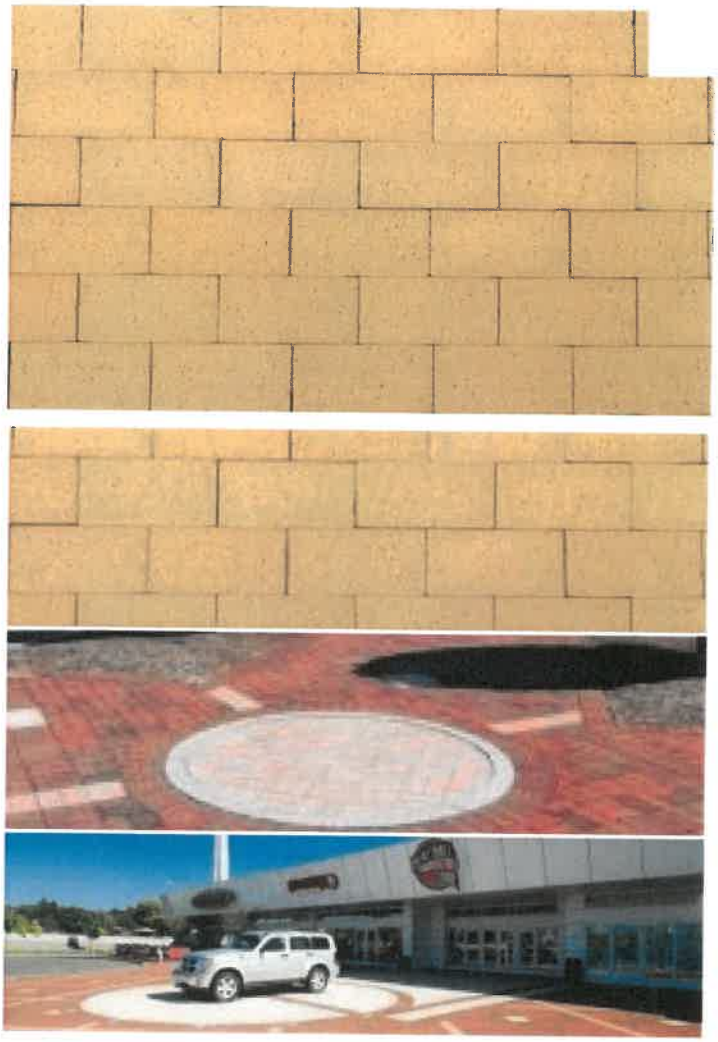
PINE HALL BRICK
BUILD YOUR DREAMS

LOT 15

12

Pathway Buff

Go Back



North Carolina Plant

Pathway Buff 4×8, is a traditional wire-cut square-edge clay paver. The dimensions are 4" by 8" by 2.25" thick. The paver complies with ASTM C902, Class SX, Type I, Application PX and ASTM C67 for Freeze/Thaw. Product contains 75% pre-consumer recycled material.

Also available in 2.75" thickness for Heavy Vehicular Traffic in compliance with ASTM C1272 as a special order.

Now available in 1/2" thick PaverTiles.

Test Report – Buff 2.25"

Paver Product Specs

Paver FAQ

Additional Information

Plant of Manufacture	Madison, NC

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Lot 15

13

LANDSCAPED WALKING PATH – GRAVEL AND ALUMINUM EDGES

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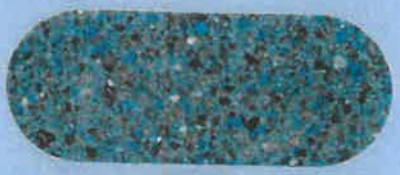
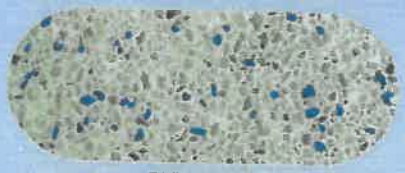
"Florida Stucco combines brilliant color quartz with enriched cement to create state of the art aggregate swimming pool finishes of the highest quality. They are durable, colorfast, slip-resistant, non-abrasive, and help minimize stains, etching, and the effects of harsh chemicals. We offer an unparalleled support system with over 30 years of experience as well as an exceptional 10 year warranty. With Florida Gem finishes, your pool will retain its beauty, luster, and finish for years to come..."

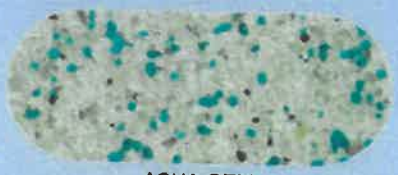
WHITE GEM

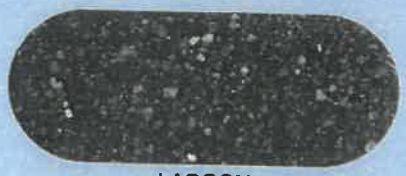
EMERALD SEA

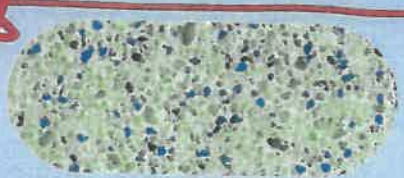

CAPRI

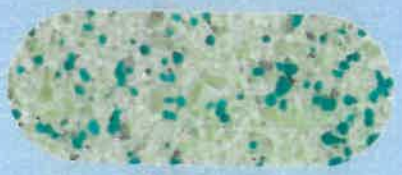

SKY BLUE

BONE GEM


AQUA GEM


LAGOON


BLUE GEM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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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Planning and Building Department

CS-291 LAGOON 2X2

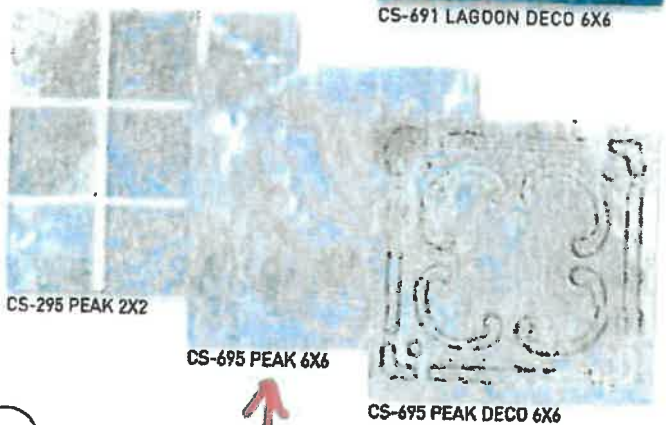
CS-691 LAGOON 6X6

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

MODERATE VARIATION

Waterline tile

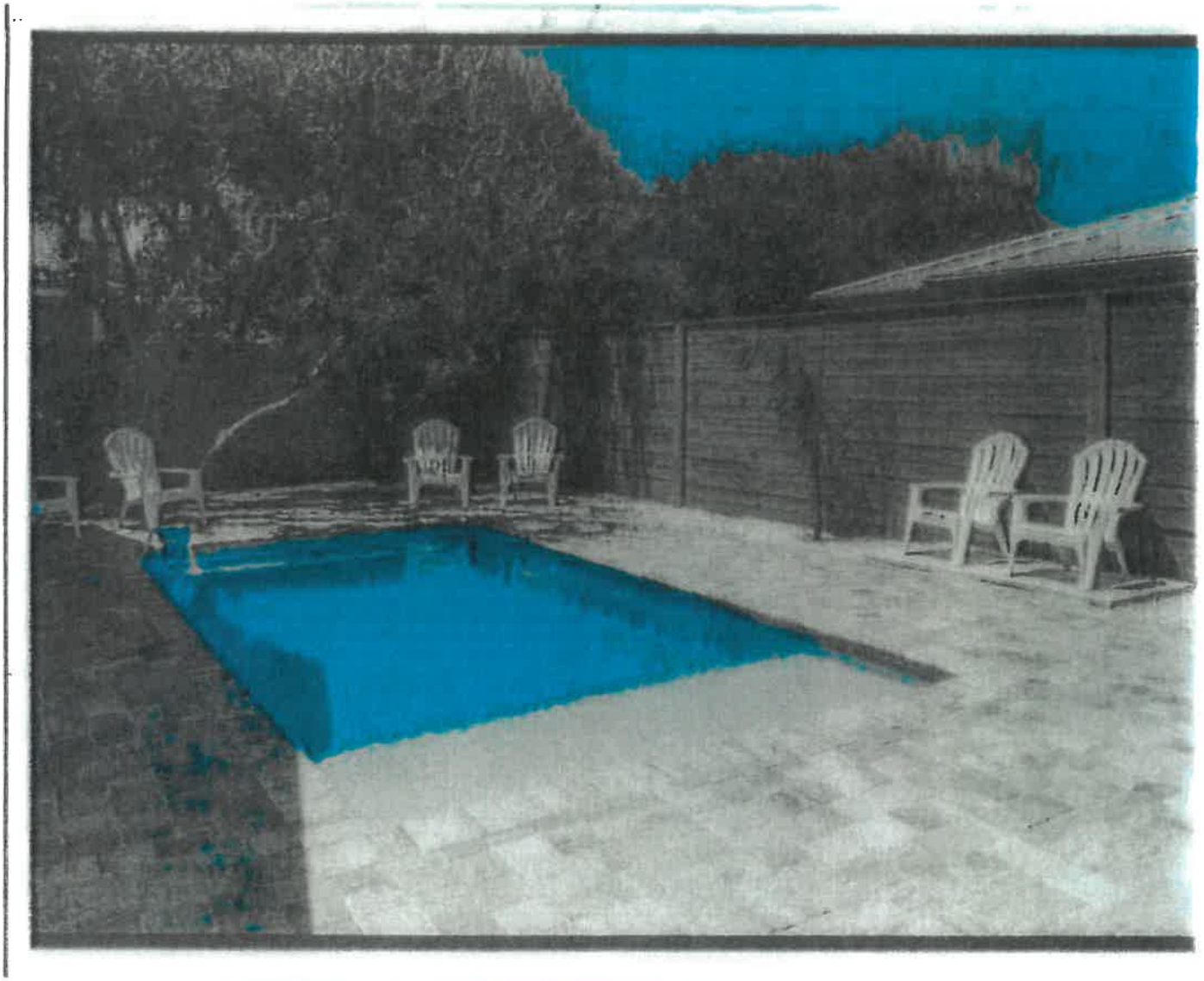
CS-691 LAGOON 6X6, AND CS-691 DECO SHOWN INSTALLED

Application pg. 22

Received 04/11/2023
Planning and Building Department

(17) 12'x20'

Pool, with 3-4' paver surround and a 10' sundeck



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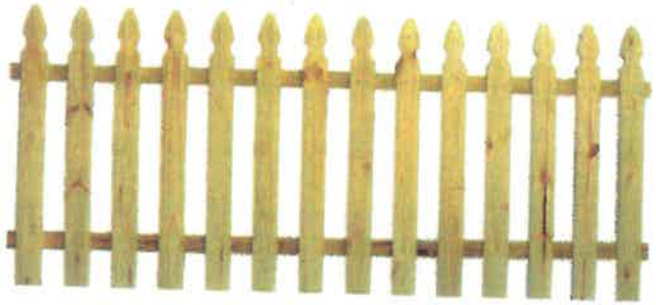

sting performance
inimize the effects of outdoor environment
provide an attractive traditional look

16

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Received 04/11/2023
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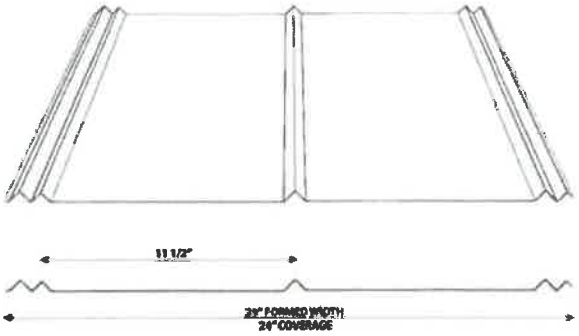
17

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:

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LOT 15

LATE FEDERAL/NEOCLASSICAL, ca. 1820-1840

Numbers refer to Sherwin Williams paints

The styles associated with this Class reflect the Late Federal/Neoclassical period of architecture. Almost all buildings were whitewashed or painted white and trimmed with dark green although black is also an appropriate trim color. An appropriate white paint is Sherwin Williams' Classical White. The green should be Rookwood Shutter Green or Renwick Fence Green. A dark red, sometimes referred to as brick red, is an acceptable body or trim color, although it was used as a body color only when trying to save money. It was an inexpensive paint, hence people used it to paint barns and outbuildings. Another acceptable body color, sometimes referred to as Federal Tan, was used to simulate brick or brownstone. Downing Sand or Renwick Beige are similar to Federal Tan, which was also called Fawn.

Refer to Late Federal/Neoclassical colors if your house is one of the following architectural styles:

- Greek Revival (1830-1870)
- Vernacular (1820-1840)

BODY

Classical White
SW 2829
BODY

Downing Sand
SW 2822

Renwick Beige
SW 2805

TRIM

Rookwood Shutter Green
SW 2809

Renwick Fence Green
(Match: Basil – SW 6194)

Black
TRIM

BODY AND TRIM

Rookwood Red
SW 2802

Rookwood Dark Red
SW 2801

Received 04/11/2023
Planning and Building Department

Equipment List for lots 14/15

28 W Castillo

1) Pool Pump
2) Grinder Pump
3) AC Condensers

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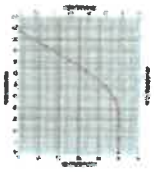

Manufacturer: Liberty Pumps

Liberty LSG202A Grinder Pump

Item #: LIBLSG202A

Call for availability: 800-778-1540

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AMERICAN STANDARD

Silver 15 Heat Pump

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Planning and Building Department

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3HP Energy Star Variable Speed... $949.99 Pool Parts To Go (10)

Jandy Pool Pump Phpf2.0 $899.00 eBay Used

Jandy Epump 2.7 Hp Variable- Spee... $1,899.98 eBay

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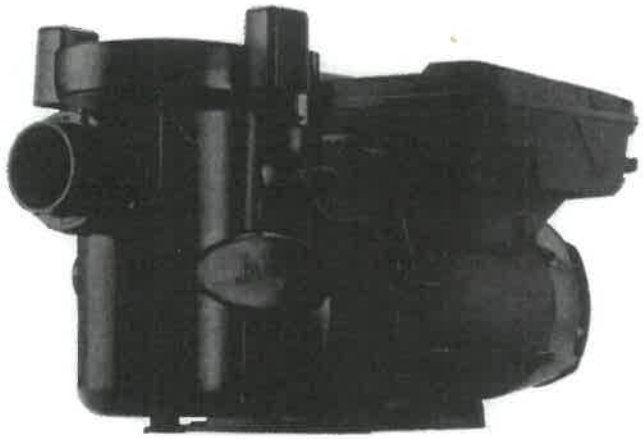
Hayward TriStar Variable Speed... $1,469.00 Leslie's Pool Suppl...

Jacuz Variab $1,48 Leslie's

POOL PUMP



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PUMPS - RESIDENTIAL - Page 1 - HATC.. hatchikusupplyonline.com

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

March 16, 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 March 16, 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 April 20, 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 April 10, 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 MARCH 16, 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 March 16, 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:

- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 14th day of March, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0079 **REQUEST APPROVED / DENIED / CONTINUED**

_____
Sign Name

Catherine Duncan
Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 14th day of March, A.D., 2023.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

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

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
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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 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. HP2022-0079

REQUEST APPROVED / DENIED / CONTINUED

_____
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
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

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

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

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

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
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Received October 21, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2022-0079

Receipt No. _____ Meeting Date: November 17, 2022

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

1. NAME OF APPLICANT Allen Register
   Business (if applicable) Grace Contracting, LLC
   Address 334 Cortez Drive
   City _____ State _____ Zip Code 32086
   Daytime telephone (904) 814-9606 E-mail Address allen.gracecontracting
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Brian & Coco Scrone
   Business (if applicable) Zigiz Holdings, LLC
   Address 501 Boating Club Rd
   City St. Augustine State Fl Zip Code 32084
   Daytime telephone (required) (904) 874-1096 E-mail address _____
3. PROJECT STREET ADDRESS 28 W Castillo Drive
4. LEGAL DESCRIPTION: Lot 15 Block ___ Subdivision Kings Add Parcel 1939600000
5. EXISTING USE Vacant Land PROPOSED USE Single Family Home
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

- [x] New building New SF Home. with Det. Gar.. with Living
- [ ] New addition
- [x] New roof structures (dormers, chimneys, etc.) (2) main house. det. gar.
- [x] New porch/deck/balcony Covered Porch and Open Deck
- [ ] New awning/canopy
- [x] New entrances Driveway access off Castillo/Grove
- [x] New window opening/sashes Wood Clad Double Hung
- [x] New exterior lighting Oil Rubbed Bronze
- [x] New fence/wall/gate 4' Picket. 6' Privacy. 8' Privacy
- [x] New parking/walkways/other site features 4 Parking. Pool Surr. Wll
- [ ] Exterior utility service/mechanical equipment Gr. Pu. Pool Pu. A/c

D. PAINT COLORS (check one)

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

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

Build a s/f home on piers, with approved building materials, as req by the HARB. to meet the time period and retain historical char. Build Det. Garage for more parking. and storage. with pool for entertaining. New Driveway Access off Grove. and Castillo as to allow access to each building. as to meet code by Road & Bridc

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Allen Register

SIGNATURE OF APPLICANT _____ DATE 10/20/22

PRINT OWNER'S NAME Brian Scrone

SIGNATURE OF OWNER _____ DATE 10/20/22

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

28 W. Castillo Drive - Lot 15
HP2022-0079

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Project number: HP2022-0079 Project Address: 28 W. Castillo Drive - Lot 15

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

October 2017

Received October 21, 2022
Planning and Building Department

HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 28 W Castillo LOT 15

Applicant's Name: Allen Register Applicant's Signature: _____

Owner's Name: Brian Scrone Owner's Signature: _____

Instr #2022048210 BK: 5556 PG: 1409, Filed & Recorded: 5/11/2022 2:51 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00 Doc. D $0.70

Prepared by and Return to:
L. Taing
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #117400
193960-0000

****This Deed represents a transfer from a Company in which Grantee is its Principal. No consideration has been paid.**

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this May 9, 2022, between **Zigiz Holdings, LLC, a Florida Limited Liability Company**, whose mailing address is: 501 Boating Club Rd, Saint Augustine, Florida 32084, party of the first part, and **Brian Scrone, and Constanze Scrone, husband and wife**, whose mailing address is: 501 Boating Club Rd, Saint Augustine, Florida 32084, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 15, Kingsland Addition, according to the Official Plat of the City of St. Augustine, dated January 1, 1905, filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

COPY

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on .

Signed, sealed and delivered
in the presence of:

Witness signature

Print witness name

Witness signature

Print witness name

Zigiz Holdings, LLC, a Florida Limited Liability Company

By:
Print Name: Brian Scrone
Title: Managing Member

By:
Print Name: Constanze Scrone
Title: Managing Member

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this May 9, 2022 by **Brian Scrone and Constanze Scrone, Managing Members of Zigiz Holdings, LLC, a Florida Limited Liability Company** who is personally known to me or who has produced a Driver's License as identification.

Notary Public

JOSEPH M. DANESE III
MY COMMISSION # HH 116452
EXPIRES: August 11, 2025
Bonded Thru Notary Public Underwriters

Print Notary Name
My Commission Expires:
Notary Seal

Instr #2021073595 BK: 5307 PG: 1343, Filed & Recorded: 7/1/2021 2:26 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00 Doc. D $1,820.00

Prepared by and Return to:
Sunshine Title Corporation
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #116613
193970-0000

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this June 28, 2021, between The Holborn Group Inc., a Florida Corporation, whose mailing address is: 92 Ponte Vedra Colony Circle, Ponte Vedra Beach, Florida 32082, party of the first part, and Zigiz Holdings, LLC, whose mailing address is: 501 Boating Club Road, Saint Augustine, Florida 32084, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lots 14 and 15, Kingsland Addition, according to the Official Plat of the City of St. Augustine, dated January 1, 1905, filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 28, 2021.

Signed, sealed and delivered
in the presence of:

Witness signature

Print witness name

Witness signature

Print witness name

The Holborn Group Inc., a Florida Corporation

By: _____, President
Print Name: Hugh A. Holborn, Jr.
Title: President

(Corporate Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this June 28, 2021 by Hugh A. Holborn, Jr., President of The Holborn Group Inc., a Florida Corporation who is personally known to me or who has produced Drivers License as identification.

Notary Public

JOSEPH M. DANESE III
MY COMMISSION # GG 093061
EXPIRES: August 11, 2021
Bonded Thru Notary Public Underwriters

Print Notary Name
My Commission Expires:
Notary Seal

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1939600000
Location Address	28 W CASTILLO DR SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Uptown Area Interior Lots (COM) (602.53)
Tax Description*	KINGSLAND ADDN LOT 15 OR5307/1343 & 5556/1409 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.150
Homestead	N

Owner Information

Owner Name	Scrone Brian,Constanze 100% Scrone Constanze 100%
Mailing Address	501 BOATING CLUB RD SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2023
Building Value	$0
Extra Features Value	$1,645
Total Land Value	$252,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$253,645**
Total Deferred	$0
Assessed Value	**$253,645**
Total Exemptions	$0
Taxable Value	**$253,645**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$0	$1,540	$252,000	$0	$0	$253,540	$253,540	$0	$253,540
2021	$0	$1,540	$273,000	$0	$0	$274,540	$140,018	$134,522	$140,018
2020	$0	$1,668	$273,000	$0	$0	$274,668	$127,289	$147,379	$127,289
2019	$0	$1,796	$273,000	$0	$0	$274,796	$115,717	$159,079	$115,717
2018	$0	$1,284	$220,500	$0	$0	$221,784	$105,197	$116,587	$105,197
2017	$0	$1,412	$220,500	$0	$0	$221,912	$95,634	$126,278	$95,634
2016	$0	$1,540	$85,400	$0	$0	$86,940	$86,940	$0	$86,940
2015	$0	$1,668	$85,400	$0	$0	$87,068	$87,068	$0	$87,068
2014	$0	$1,796	$85,400	$0	$0	$87,196	$87,196	$0	$87,196
2013	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2012	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2011	$0	$0	$94,500	$0	$0	$94,500	$94,500	$0	$94,500
2010	$0	$0	$105,000	$0	$0	$105,000	$105,000	$0	$105,000

Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		1645

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	100	140	100	EF	$252,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/11/2022	5/9/2022	$100.00	WARRANTY DEED	5556	1409	U	V	ZIGIZ HOLDINGS LLC	SCRONE BRIAN,CONSTANZE
7/1/2021	6/28/2021	$260,000.00	WARRANTY DEED	5307	1343	Q	V	HOLBORN GROUP INC	ZIGIZ HOLDINGS LLC
	12/29/2005	$414,000.00	WARRANTY DEED	2628	641	Q	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	HOLBORN GROUP INC
	5/1/2005	$284,700.00	WARRANTY DEED	2438	1533	U	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	IRIC ACQUISITION CORP
	3/1/1989	$0.00		816	135	U	V		INDIAN RIVER INDUSTRIAL CONTR
	7/1/1986	$0.00		709	1403	U	V		
	4/1/1986	$125,000.00		702	316	Q	V		

No data available for the following modules: Exemption Information, Building Information, Sketch Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/25/2022, 4:29:25 AM

Version 2.3.227

Detail by Entity Name

Florida Limited Liability Company
GRACE CONTRACTING LLC

Filing Information

Document Number	L06000108463
FEI/EIN Number	20-5846389
Date Filed	11/08/2006
Effective Date	11/08/2006
State	FL
Status	ACTIVE

Principal Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Mailing Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Registered Agent Name & Address

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Address Changed: 02/02/2021

Authorized Person(s) Detail

Name & Address

Title MGR

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Title Manager

Eden, Russell W

980 S Whitney St
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	04/06/2020
2021	02/02/2021
2022	04/19/2022

Document Images

04/19/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
04/03/2015 -- ANNUAL REPORT	View image in PDF format
03/17/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
01/19/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
11/08/2006 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
ZIGIZ HOLDINGS, LLC

Filing Information

Document Number	L17000233824
FEI/EIN Number	82-4312998
Date Filed	11/13/2017
Effective Date	11/06/2017
State	FL
Status	ACTIVE

Principal Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Mailing Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGRM

SCRONE, CONSTANZE
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Title MGRM

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Annual Reports

Report Year	Filed Date

2020	01/17/2020
2021	01/12/2021
2022	04/01/2022

Document Images

04/01/2022 -- ANNUAL REPORT	View image in PDF format
01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
01/08/2019 -- ANNUAL REPORT	View image in PDF format
03/17/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: April 20, 2023

Re: Planning and Building Permits – Historic Preservation Districts

During the month of March 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

34 Aviles Street (Update current access control system)

15 Bridge Street (Shingle reroof Iko FL #30310.r2 Dual brown in color)

11 Cadiz Street (Installation of 7 GPM Grease trap for 3 compartment sink GT2700-7; 001 - Add installation of a new 1" RPZ Backflow device LF009MS-QT-FS)

12 Cathedral Place (Painting the lower part of units 12,14,16,18,20)

226 Charlotte Street (Interior Renovation of Existing Building & New Window & Door)

251 Charlotte Street (Remove existing metal roof on addition, install new 5V CRIMP like-for-like. FL # 14645.2 FL # 17188)

29 Cuna Street (Replacing existing grease trap)

39 Grove Avenue (Install 6 ft height and 4 ft high wood fence as per approved order)

70 Hypolita Street (Adding four mini splits. Replacing two 5 ton conventional split systems with 10 tons of mini splits)

10 Marine Street, Apartment 10 (Interior Renovation & add 140sf to existing apartment FL14911.4 & FL14998.4)

50 Marine Street (Shingle reroof Atlas Weather master peel & stick (FL17322). Atlas Pinnacle Shingles (FL16305) Pristine Sunset color - red architectural)

5 Palm Row (Replace existing 5V roof metal with like for like FL # 36904 color – silver)

9 St George Street (Modify existing drains from existing 3-comp sink to accommodate adding grease interceptor and reconnect to existing drain)

106 St George Street (Install 2 grease traps bar, kitchen bar Ashland 4807, kitchen 4820)

123 St George Street (Replacement of storefront windows 45FS ¼” glass)

125 St George Street (Roof coating and maintenance)

214 St George Street (Replacement of 3 Ton Ac Unit - new unit to remain in same location as old unit)

26 Spanish Street (Replace HVAC system with like, new unit to remain in same location as old unit)

61 Spanish Street (Install New Fire Suppression System)

DEMOLITION

163 School Street (Demolish garage in back yard. Demolition of the Garage was granted at the April HARB meeting)

SIGNS

37 St George Street (Gallegos House: 1 new sign on existing bracket 2.25'x2' 4.5sf, must provide 8' clearance. Using pre-approved colors, fonts, and material)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk

St. Augustine History Festival

MARK YOUR CALENDARS for MAY 10-14, 2023!

The St. Augustine History Festival was created and conceived by UFHSA (University of Florida Historic St. Augustine, Inc.) for the purpose of generating excitement about the history of America's oldest city. Our goal is to showcase every era of St. Augustine's long and storied past through the 30 Special Events and Historic Venues listed below – from our founding in 1565 to the most advanced technology available in 2023 to research and study every year in- between. American history began here, and no one tells our story better than we do – come out and enjoy our city!

UPCOMING SPECIAL EVENTS

May 10, 2023
5:00 pm – 6:00 pm

National Shrine of Our Lady of la Leche/Mission Nombre de Dios

Discussion on Recent Archaeological Digs with Dr. Kathy Deagan and Dr. Timothy Johnson

Read More

May 11, 2023
6:00 pm – 7:00 pm

Flagler College/St. Augustine Historical Society

Dr. Timothy Johnson and Dr. Aaron Broadwell will Discuss Rare Timucuan Discovery

Read More

May 12, 2023
12:00 pm – 1:30 pm

Peña-Peck House

Mysteries linking the American Revolution, St. Augustine, and this House!

Read More

May 12, 2023
2:00 pm – 4:00 pm

The Lincolnville Museum & Cultural Center

A Rare Study of Race and Currency

Read More

May 12, 2023
3:00 pm – 5:00 pm

Tolomato Cemetery Scavenger Hunt

Tolomato Cemetery will host a scavenger hunt within the cemetery grounds.

Read More

May 12, 2023
4:00 pm – 5:00 pm

St. Augustine Historical Society

Dr. Christine Miller of UF Medical School Discusses Native American Medical Mysteries

Read More

May 13, 2023
9:00 am – 1:00 pm

City of St. Augustine

The Window Workshop & Historic Water Works Open House
(see flyer on page 2)

Read More

May 13, 2023
2:00 pm – 4:00 pm

Fort Mose Historical Society

Dr. Jane Landers will Discuss Her Research into Fort Mose's "Sister City" in Cuba

Read More

May 13, 2023
7:00 pm – 9:00 pm

Drake's Raid Reenactment

Historic Florida Militia Presents Another Round with the English! Read More

For more information on each event or a list of participating venues and houses of worship - see:
https://www.staugustinehistoryfestival.com/

The Window Workshop & Historic Water Works Open House

Saturday, May 13

You can be
energy-efficient
+ hurricane-ready +
keep your historic windows!

Workshop: 9:30am - 12:00pm
Doug Romaine, Historic Preservation Advisor, Austin Historical

Welcome Remarks and Introduction
by Julie Courtney, Historic Preservation Officer, City of St. Augustine

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Public Open House: 9:00am - 1:00pm
Take a self-guided tour of the historic St. Augustine Water Works Building

The Waterworks | 184 San Marco Avenue
904.209.4326 | harb@CityStAug.com
www.CityStAug.com/PreservationResources

St. Augustine History Festival
UF Historic St. Augustine University of Florida

AUSTIN Historical

City of St Augustine Est. 1565

COMING SOON!

Preservation on Main Street 2023
July 19-22 | Ocala, FL

An annual conference co-organized by the Florida Main Street and Florida Trust, Preservation on Main Street aims to bring together preservationists and Main Streets and illustrate that historic preservation and economic revitalization are interconnected.

Hosted in a different Main Street each year, Preservation on Main Street is a meeting point for small business owners, community leaders, architects, planners, scholars and the public to connect, exchange ideas, participate in educational sessions and workshops and enjoy special tours.

Preservation on Main Street sessions offer continuing education credits.

Stay tuned for more information regarding sessions, speakers, venues, accommodation options and events.
https://www.preservationonmainstreet.com/

PastForward National Preservation Conference

(coordinated by the National Trust for Historic Preservation)

PastForward 2023 will take place November 8-10, 2023, in Washington, DC. Celebrate the power of place and join fellow preservationists and preservation lovers at the nation's premier conference for those who work to save, sustain, and interpret historic places.

Details about registration to come. Sign up to receive updates on the conference and we'll let you know when more details are confirmed.

https://savingplaces.org/conference