CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, MAY 18, 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
   a) March 16, 2023 Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)

*6. Continued Items from the previous HARB meetings

a)	Certificate of Appropriateness HP2023-0017 Continued from April 20, 2023	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.
b)	Certificate of Appropriateness HP2023-0011 Continued from March 16, 2023	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)

7. Certificate of Appropriateness

a)	HP2023-0024	ReadyRebuild, LLC - Applicant 46 Avenida Menendez, INC. - Owner 46 Charlotte Street To replace existing wood lap siding on the north elevation with new wood lap siding.

b) HP2023-0025
Southern Construction - Applicant
Baijanti Estates, LLC - Owner
54 Charlotte Street
To construct a new exterior stair and add a new exterior door to the second floor on the west elevation.

c) HP2023-0023
Les Thomas Architect, Inc - Applicant
Partners Team One LLC - Owner
26 Toques Place
To construct a new porch on the front facade/west elevation, install new windows, and replace the roof and areas of wood siding on the existing building; to review design elements related to the previously HARB approved proposed partial demolition, elevation, and relocation of the building (under HP2023-0012 to HP2023-0014); and, to construct a two-story rear addition with two-story porch and stairs.

8. Opinion of Appropriateness

a) HP2023-0030
Sarah Ryan Architect - Applicant
Lions Beach Capital LLC - Owner
171 Cordova Street
To construct a new two-story multi-family residence.

9. Certificate of Demolition and Partial Demolition

a) HP2023-0029
Sarah Ryan Architect - Applicant
Lions Beach Capital LLC - Owner
171 Cordova Street
To demolish a residential building constructed c. 1950 that is recorded in the Florida Master Site File, and located in the St. Augustine National Register Historic District as a non-contributing structure and in the Historic Preservation-One (HP-1) zoning district.

*b) Certificate of Partial Demolition
HP2023-0019
Continued from April 20, 2023
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.

c) HP2023-0033
Renewal by Anderson of Florida - Applicant
Stephanie Hollis and Brian Bosley - Owner
57 Bay View Drive
To partially demolish a residential building constructed c. 1959 that is recorded in the Florida Master Site file and a contributing building in the Fullerwood Park National Register Historic District including replacement of original wood windows with windows of a new design and material.

d) HP2023-0026
1565 Woodworks, LLC - Applicant
The Elaine Straub Investment Trust - Owner
39 Phillips Street
For partial demolition of a residential building constructed c. 1940 that is recorded in the Florida Master Site File and not located in a district, including proposed removal/replacement of existing west elevation siding, character defining features of the front porch, and all windows.

e) HP2023-0027
Sarah Ryan Architect - Applicant
Fountain Youth Lodge #649 - Owner
100 Washington Street
For partial demolition of a building constructed c. 1958 that is recorded in the Florida Master Site File and eligible for inclusion in the Lincolnville National Register Historic District, to include modifications to the window/door fenestration and removal of the entrance and stairs on the front facade/east elevation; to remove the chimney on the north elevation; and, to cover some window openings and replace windows on the south elevation.

f) HP2023-0028
John Valdes & Associates, Inc - Applicant
Richard and Tina Torres - Owner
112 Carrie Johnson Way
To demolish a residential building constructed ca. 1904-1910 that is recorded in the Florida Master Site file and a contributing building to the Lincolnville National Register Historic District.

g) HP2023-0031
Direct Home Buyer 1 Inc - Applicant & Owner
118 Lincoln Street
For after-the-fact full demolition of a residential building, constructed ca. 1958, that is recorded in the Florida Master Site File and is a non-contributing building in the Lincolnville National Register Historic District. (Previously heard under HP2023-0020 and denied by HARB as a partial demolition)

10. Planning and Building Staff Communications

a) Staff Approved Permits Report

*11. Other Business

a) Review of FDOT project to replace the portion of the seawall along Avenida Menendez (A1A) between the Bridge of Lions and the Castillo de San Marcos

b) Review of FDOT project for Lighting and Signalization (Ph IV_King Street to Castillo Drive)

c) Request for HARB's support of the City's Division of Historical Resources grant application

d) Upcoming training opportunities to be held in Sanford, FL with May 26, 2023 registration deadline:

1. June 8, 2023 (Full Day) - National Alliance of Preservation Commissions (NAPC) Resilience and Disaster Planning CAMP (Commission Assistance and Mentoring Program) training: *CLG staff, HARB members, and local government disaster/emergency management staff encouraged to attend.*
2. June 9, 2023 (Half Day) - Division of Historical Resources (DHR) training: Role of DHR in disaster response and how to interact with their office, and general Q&A session.

e) Consideration of moving the date of the July 20, 2023 HARB regular meeting to Tuesday, July 18, 2023 to allow staff and board members the opportunity to attend the 2023 Preservation on Main Street Conference (July 19-21)

f) Window Workshop (May 13) in conjunction with the St. Augustine History Festival follow-up

12. Next Scheduled Meeting Date

a) June 15, 2023 Regular Meeting

13. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
March 16, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, March 16, 2023, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

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

2. General Public Comments for Items not on the Agenda

BJ Kalaidi

Ms. Duncan announced that Mr. Weaver received the de Aviles Award from the City of St. Augustine. She expressed her gratitude and thanked him for his continued work.

3. Approval of Minutes

MOTION

Mr. MacDonald MOVED to APPROVE the February 16, 2023 minutes with the above corrections. The motion was SECONDED by Mr. Weaver.

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

4. Modification and approval of Agenda

Ms. Seymour announced the changes to the agenda. She noted item for 50 Marine Street was expedited. She said there were several continued items from previous meetings that were asking for a continuance which were Certificate of Demolition 2023-0003, 224 Riberia Street, 2023-0004, 226 Riberia Street and Certificate of Appropriateness 2022-0078, 28 W. Castillo Drive Lot 14 and 2022-0079, 28 W. Castillo Drive Lot 15. She said there was a continued item that had been withdrawn by the new owner which was Certificate of Appropriateness 2022-0083 and the Board would be hearing the new application at 26 Toques Place.

MOTION

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

Ms. Lopez advised that it was best to have a separate motion for each item.

MOTION

Mr. Weaver MOVED to have item 5(a) 2023-0010 to be an expedited item for today's agenda. The motion was SECONDED by Dr. Wingo and APPROVED BY UNAMINOUS VOICE VOTE.

DRAFT

MOTION

Mr. MacDonald MOVED to CONTINUE Item HP2023-0003, 224 Riberia Street to the April 20, 2023 HARB meeting. The motion was SECONDED by Mr. Weaver and APPROVED BY UNAMINOUS VOICE VOTE

MOTION

Mr. MacDonald MOVED to CONTINUE Item HP2023-0004 226 Riberia Street to the April 20, 2023 HARB meeting. The motion was SECONDED by Mr. Weaver and APPROVED BY UNAMINOUS VOICE VOTE.

MOTION

Mr. MacDonald MOVED to CONTINUE Item HP2022-0078 28 W. Castillo Drive Lot 14 to the April 20, 2023 HARB meeting. The motion was SECONDED by Mr. Weaver and APPROVED BY UNAMINOUS VOICE VOTE.

MOTION

Mr. MacDonald MOVED to CONTINUE Item HP2022-0079 28 W. Castillo Drive Lot 15 to the April 20, 2023 HARB meeting. The motion was SECONDED by Mr. Weaver and APPROVED BY UNAMINOUS VOICE VOTE.

5. Public Comments related to Expedited Hearing items:

5. (a) HP2023-0010– Les Thomas Architect– Applicant
Ocean Breezes Real Estate, LLC– Owner
50 Marine Street

To modify previously approved Certificate of Appropriateness application HP2022-0073 to utilize a stucco finish where wood lap siding was proposed on dormer additions to the main residence and the new detached garage, extend the proposed eight-foot tall masonry wall to part of the north property line, and remove a previously proposed gate on the west property line wall .

Mr. MacDonald recused himself from the application.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Appropriateness at 50 Marine Street for modifications to previously approved COA HP2022-0073 because they meet the Secretary of the Interior's Standards for Rehabilitation # 9 as a compatible contemporary design.

Les Thomas waived his right to a presentation.

Ex Parte Communication:

(None)

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

Mr. Weaver said he reviewed the staff report and the application complied with the architectural guidelines.

MOTION

Mr. Weaver MOVED to APPROVE expedited item HP 2023-0010 50 Marine Street. The motion was SECONDED by Dr. Wingo.

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

6. Certificate of Appropriateness

6. (a) HP2023-0008– Southern Construction– Applicant
J Prabhu II LLC –– Owner
226 Charlotte Street

To modify previously approved Certificate of Appropriateness HP2022-0092 to replace an existing second story north elevation wood window, previously indicated to remain, with a new, smaller wood window.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Appropriateness at 226 Charlotte Street because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following finding:

1. The proposed window replacement will not impact the architectural integrity of the contributing building due to the limited visibility of the change on an already altered structure.
And condition:

1. The applicant confirms the use of an unclad wood window with a 2/2 divided lite pattern with raised muntin profile to match existing.

Dave Grande reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Was a non-historic window which provided more flexibility
- Helped read the building's interior functions
- Asked if the applicant would be abiding by the condition placed in the staff report to use an unclad wood window with a two/two divided light with a raised muntin profile
- Questioned the manufacture of the window

Applicant response:

- Was willing to abide by the term of the staff report
- Would be using Manning Supplies and the window was made by Koble

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness 6(a) HP2023-0008 226 Charlotte Street, to replace an existing non-historic second story north elevation wood window with a new smaller window. The motion was SECONDED by Dr. Wingo.

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

6. (b) HP2023-0011 – 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.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Appropriateness at 317 St. George Street if the HARB finds that wholesale replacement of existing siding will not negatively impact the architectural integrity of the residence and garage apartment because it meets the Secretary of the Interior's Standards for Rehabilitation #9 by utilizing a compatible contemporary siding material and design.

Alan J. Frez reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Insulation, plywood and vaper barrier were a plus with the new installation
- Asked what percent of the siding was original and what was new
- Was sensitive to the removal of original material
- Instead of replacement in totality, could be done as a repair and then sheathing would not be required
- Siding was common and new siding would not last like the old siding
- Understood there was damage on the lower sash and corner boards had rotted but felt the wood could be milled to the right profile for a repair
- Questioned how the evaluation was done that concluded that sheathing was needed

Applicant response:

- The main structure was at least 60% original and the addition was insulated and had a combination of OSB and plywood; however, if there was an issue would need to fix
- The garage apartment had more damage than the main structure
- Felt a permit would not be issued if sheathing was not installed
- Thought that only applied to 25% of the siding similar to the roof
- Had been told the amount of damage present would require sheathing
- All repairs would need sheathing and then surrounding areas would be recessed by half inch

Ms. Courtney asked if the building official was the one who provided the guidance.

Mr. Frez said it was the building inspector.

Ms. Courtney replied there would need a more in-depth discussion as this was considered a repair and repairs did not have to meet all the code requirements.

Mr. Weaver noted this was a historic structure under the Florida Building Code which was a special category.

Mr. Weaver said all the photos were of the newer structure and the older structure was in reasonable shape.

Ms. Courtney said if there were water issues then there were normally other issues besides the siding.

Mr. Frez stated there were not roof leaks found. He said there was one leak around a window with a plexiglass panel; however, that was replaced.

Maria Gandarez owner of the property noted the old siding was rotten. She said the siding was easily punctured.

Mr. Frez said he knew they needed to match the original as closely as possible; however, it was very pricy.

Board discussed:

- No issue with changing out wood for wood
- North side of the house was in rough shape
- No issue with fixing the newer structure but a wanted more detailed evaluation of the damage on the main structure
- Questioned if the novelty siding available for purchase was not the same as the material on the house
- Felt the siding could be milled if the siding were being repaired
- The Boards responsibility was not to replace the material but preserve the material that was present

- Felt the applicant had not provided a clear understanding of the damage
- Wanted an assessment of what could be salvaged and should preserve more of the structure
- Felt the siding was a character defining feature
- Felt more of the wood siding could be saved
- Information could be provided in writing with explanations

Applicant response:

- Did not believe the material could be matched with the materials available
- Would have to have a router bit made which could be costly
- Had provided many photos for review and unsure how to provide more information

Ms. Duncan said the goal was to have the building last in its original condition.

MOTION

Mr. MacDonald MOVED to CONTIUNE item HP2023-0011 at 317 St. George Street to April 20, 2023 hearing of HARB with the exception of the building in back constructed in the 1990's that work can continue and provided a survey of the main structure. The motion was SECONDED by Mr. Weaver.

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

6. (c) HP2023-0009– Frank Reubel Fine Jewelry Inc — Applicant
TEP, Inc– Owner
29 King Street (a.k.a. 17 King Street)

To install signage with colors that are not pre-approved.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate of Appropriateness at 29 King Street:

1. CONTINUE the application to allow the applicant time to consider more appropriate signage colors based upon AGHP recommendations and existing pre-approved colors; OR,

2. APPROVE the application if the HARB finds that the sign colors, as presented or modified based upon HARB recommendations, are generally appropriate to the architectural style of the building and the district; and, all other requirements of the Sign Code and AGHP will be met.

Kate Miser reviewed the application.

Ex Parte Communication:
(None)

Public hearing was opened.

BJ Kalaidi spoke in opposition to the application and suggested allowing the applicant to choose one of the preapproved colors for their rebranding. She said did not want to set a precedence and felt the owner should adhere to the preapproved colors.

Public hearing was closed.

The Board discussed:

- Building was a Morris Lapidus building and had more earth tones
- Adding the blue color did not make sense
- Purpose of the sign code and color code was to avoid franchise architecture from entering St. Augustine
- Businesses should adapt to the color pallet approved
- Asked if the sign was standard with the logo and lettering

- Building was important and the sign should fit

Applicant response:

- Had been working with a consultant and they were pushing for the color that represented their brand
- Material and size of the sign would not change
- Was a small family business and not a franchise
- Asked if the approved colors were used, then the sign could be changed

Mr. Weaver said if the approved colors were used then the Board would not need to approve the sign.

Ms. Miser said they could use the approved colors, shutter blue and rainstorm.

Ms. Seymour pointed out the preapproved blues that were listed were not for a Mediterranean Revival style building but for different time periods; however most Mediterranean Revival colors were earth tones.

Board discussion:

- Felt blue was not an appropriate color for the building
- Earth tones were more appropriate for the building
- Questioned the font and the raised image of the lettering
- Picture shown was different than what applicant's explanation
- Did not have an issue with the proposed fonts
- Color of the building, when originally built was green
- Out of the blues shown the rainstorm was more of an earth tone
- Suggested testing the colors on a smaller scale before moving to a larger scale

Applicant response:

- Raised letters would be around a quarter inch but less than an inch
- Another business in vicinity was white with shutter blue lettering and asked if that could be an option for their business
- Current sign was black but was weathered
- Thought it might be better to match a neighboring business

Ms. Seymour said if the Mediterranean Revival colors were being used it could be administratively approved.

Ms. Miser asked if they were able to replicate the sign on the other business.

Mr. Weaver asked if that sign was permitted.

Ms. Seymour said she was unable to determine when that sign was approved.

Ms. Miser asked for clarification on what could be done to the sign. She said the business was trying to rebrand and the colors would either need to be white, grey or some sort of blue.

Dr. Wingo noted that the Mediterranean Revival tiles used blue.

MOTION

Mr. MacDonald MOVED to APPROVE application HP2023-0009 at 29 King Street to use shutter blue as a preapproved blue and the lettering font was fine but could not project more than half inch off the sign. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: MacDonald, Weaver, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[1]

[1] Break 2:30p.m.-2:40p.m.

6. (d) HP2023-0012– Les Thomas Architect – Applicant
Toques Land Trust – Owner
26 Toques Place

To elevate the structure, construct a new covered front porch and pier foundation to replace the existing, and alter the site configuration related to proposed relocation of the building. (See companion applications HP2023-0013 & HP2023-0014).

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Appropriateness at 26 Toques Place to elevate the building 4' and construct new piers, if the Board determines the following:
Findings:

1. Based on the required 1.5' minimum height necessary to raise the building out of the current floodplain, elevating the structure 4' is an appropriate flood mitigation strategy to protect the building from future flood related damage that will not negatively impact its architectural integrity.

2. The proposed foundation treatment with new piers extending at a taller height meets the Secretary of the Interior's Standards #9 (Compatible Contemporary Design for New Alterations and Additions)

Conditions:

1. The building permit applicant for the building's elevation and relocation should ensure that the structural stability of the building is maintained during this work.

2. Piers must be clad with an appropriate material as outlined in the AGHP. Final materials selection must be approved by the HARB under this or a future COA (as detailed under condition #2).

3. HARB approval is still required for other elements shown on the elevations including the new front porch, balustrade, and exterior steps (design and orientation), screening between piers, and the specific pier cladding, as well as any alterations to the site.

Les Thomas reviewed the application.

Ex Parte Communication:

(None)
Public hearing was opened; however, there was no response.

Ms. Courtney clarified what the Board was to review in this application.

Mr. Thomas noted the concrete block were the piers in the middle and the brick cladding would be the exterior of all three sides.

The Board discussed:

- Questioned if the chimney would be affected when raised
- Did not see any issue with lifting the building and felt it would not be out of context
- Finish floor elevation would be around eleven and half feet with the four-foot lift
- Thought it was odd to enter the porch from the side when the door was in the middle
- Questioned if the building flooded in the past
- Asked why lifting the building four feet
- Felt the building should be raised to the minimum as it could change the scale of the building

Applicant response:

- The chimney would not be an issue but would be raised
- Building had flooded with the past storms
- Building was a little over seven feet high
- Was why a sketch was provided as it would change the look of the building, but it did not look inappropriate

- Was under thirty-five feet and there were other two-story building surrounding it

MOTION

Mr. MacDonald MOVED to APPROVE application HP2023-0012 at 26 Toques Place to raise the existing structure four feet from its current elevation which should match the range of eleven and a half feet. The motion was SECONDED by Dr. Wingo.

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

7. Certificates of Demolition, Partial Demolition, and Relocation

7. (a) HP2023-0014 – Les Thomas, Architect– Applicant
Toques Land Trust – Owner
26 Toques Place

To relocate a residential building, constructed c. 1910 that is recorded in the Florida Master Site File and located within the St. Augustine National Register Historic District and the Historic Preservation-Three (HP-3) Zoning District, westward/forward on its current lot. (See companion applications HP2023-0012 and HP2023-0013).

Ms. Courtney read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Relocation at 26 Toques Place:

1. APPROVE the proposed relocation of the existing house with the following findings:

a. The proposed plan overall meets the Secretary of the Interior's Standards for Rehabilitation #2 (retention of distinguishing architectural characteristics)

b. The decreased proposed front setback/new location on the lot is minimal and will not have a negative impact to the historic building, context of the property, or streetscape.

2. The 2016 St. Augustine Inventory identified the property being potentially eligible as contributing to the St. Augustine National Register Historic District. The HARB may direct staff to move forward with requirements for the board to consider at a subsequent meeting whether the building has the integrity and significance to warrant local historical landmark designation, so that building can be eligible for preservation incentives.

With the condition:

1. The building permit applicant for the building's elevation and relocation should ensure that the structural stability of the building is maintained during this work.

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

BJ Kalaidi asked for clarification about the three different applications for the same project. She said it was a bit confusing and encouraged the Board to be careful when making changes.

Ms. Duncan said the first application was to raise the building, second application was to move it back and the third application was for a partial demolition.

Ms. Courtney explained the different certificates required different approval by the Board. She said raising the building was a

Certificate of Appropriateness, relocating the building was a Certificate of Relocation, and the Certificate of Demolition would cover any partial demolition that was proposed which included the windows, porch, and a small shed building which was to be demoed if approved.
Public hearing was closed.

The Board discussed:

- Questioned if the original porch was five foot wide
- Asked if it was the same size and if the steps were in the same direction and location

Applicant response:

- That was the correct size; however, it was changed ten to fifteen years ago
- Wanted to take it back to what was originally there, and the original steps were on front

Ms. Courtney said, in the staff report, the photo showed the porch was half as wide.

Mr. Thomas noted when it was a restaurant the porch went all the way across, and it had been added on to several times.

Board discussion:

- Felt the building could be contributing to the district and could be administratively included
- If all the changes were made to the building, it could question the integrity for it to be a local landmark
- Building could be able to have the Ad Valorem Tax exemption
- Moving it forward was not an issue as it would be oriented towards the street
- A lot of the original fabric was gone but if it were a local landmark it would encourage the owner to restore it properly
- No issue with moving it forward and designating it as a local landmark or somehow getting the building in the Ad Valorem Program which would provide more control over the building
- Unsure if it was a local landmark especially if an amendment could bring it into the historic district
- Unsure what was unique about the homes history or architecture that would make it a local landmark
- Was a contributing building to the district and not so much individually but collectively
- The building could be considered as secondary importance

Applicant response:

- Felt the building had been moved before according to the insurance maps
- Thought bringing the building forward was the best option

MOTION

Mr. Weaver MOVED to APPROVE application for relocation 7(a) HP2023-0014 26 Toques Place to relocate the building forward eight feet forward from its present location. The motion was SECONDED by Dr. Wingo.

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

7. (b) HP2023-0013– John Valdes & Associates, Inc.– Applicant
Toques Land Trust– Owner
26 Toques Place

To partially demolish a residential building constructed c. 1910 that is recorded in the Florida Master Site File and located within the St. Augustine National Register Historic District and the Historic Preservation-Three (HP-3) Zoning District to include after-the-fact

removal of original wood windows; and, for work related to the elevation, relocation, and rehabilitation of the building, including the front porch, rear exterior stair, and rear outbuilding. (See companion applications HP2023-0012 and HP2023-0014).

Ms. Courtney read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of (Partial) Demolition at 26 Toques Place:

1. APPROVE the partial demolition of elements proposed in relation to the relocation and elevation of the building for flood mitigation, including the front porch with ADA ramp, exterior rear stairs, and outbuilding, with the finding that based on evidence, they are not original or historic elements to the house.

2. In regard to the after-the-fact permanent removal of the historic windows which have been discarded, which was an irreversible alteration of the building, the HARB can:

a. Approve with the condition that a historically compatible window replacement be approved first by the Board before a building permit application can be applied for to install the new windows.

b. Continue to allow the applicant time to submit the proposed window replacement with a new Certificate of Approval application, so the two applications can be heard by the board at the same meeting.

c. Deny until the Code Enforcement Board hears the case and decides on a mitigation strategy, which may be to go back the HARB for approval of replacement windows.

John Valdes reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

BJ Kalaidi asked if the after-the-fact was only for the removal of the original wood windows. She said since the applicant had to go to Code Enforcement if it would be better to take care of the pending case and come back for approval at the next HARB meeting.

Public hearing was closed.

The Board discussed:

- Front porch was not historic, and stairs were added on
- Not opposed to removal of the outbuilding
- Applicant should not be held accountable for wrong doings by a previous owner
- Were two original windows left and felt a high-quality window that matched the original windows should be used as a replacement

Applicant response:

- Had completed work on the building several times

Ms. Lopez clarified that if a property was noticed with the owner at the time in a Code Enforcement matter, that would run with the land. She said that process would have started and could be a lean against the property.

Board discussion:

- In support of the application
- Felt it was important to have Code Enforcement involved to help with the enforcement of the issues from the previous owner
- Questioned who the responsible party by Code Enforcement would be

Ms. Lopez said it would be whoever the owner of record with the property appraiser and who was noticed at the time the violation occured. She stated she assumed it was the prior owner but was uncertain.

Mr. Weaver asked what the consequences were.

Ms. Lopez said it could be a fine.

Ms. Duncan agreed something should be done; however, felt when something was done to a building that was wrong, the building should not be allowed to be sold without taking responsibility. She asked if this application was approved today, would there still be a Code Enforcement case.

Dr. Wingo replied no there will still be a case with Code Enforcement.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition 7(b) HP2023-0013 26 Toques Place to partially demolish a residential building to include existing front porch with the side ADA ramp, rear exterior stair and outbuilding related to the elevation of the building. The motion was SECONDED by Mr. MacDonald.

Mr. MacDonald asked if the windows were being approved after-the-fact.

Ms. Courtney said the windows were an after-the-fact partial demolition and it should be clarified. She said there should be five original historic windows left.

AMENDED MOTION

Mr. Weaver AMENDED the MOTION to include the windows that were removed and assumed demolished but to preserve the five existing windows. The AMENDED motion was SECONDED by Mr. MacDonald.

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

7. (c) HP2023-0016– Big Joe Realty, LLC– Applicant & Owner
19-1/2 S Leonardi Street (a.k.a. 17 S Leonardi Street)

To demolish the southernmost residential building on the lot, constructed c. 1924 - 1930; and, for after-the-fact approval of a rear detached garage building over 50 years of age, that are both recorded in the Florida Master Site File, and not located in a district.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Demolition at 19.5 Leonardi Street (a.k.a. 17 Leonardi Street) for the residential building and an After-the-Fact Certificate of Demolition for the rear detached garage because they are not local landmarks or otherwise designated as historic buildings with the following conditions:

1. For any salvageable historic materials, including the window sashes, interior fixtures such as the sink, and coquina concrete block to be salvaged if possible.

2. To limit the time that the lot is vacant, the applicant shall submit the new building permit simultaneously with the demolition permit.

Michael Morucci reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.
BJ Kalaidi felt it was discouraging to hear applications for after-the-fact buildings. She

said hopefully the applicant would do what he stated.

Public hearing was closed.

Mr. Weaver said he did not think HARB had review authority over auxiliary buildings like garages.

Ms. Courtney replied according to the ordinance if it was on the Florida Master Site file and over fifty years old that was the threshold for a HARB review.

The Board discussed:

- Did not feel this could be denied as it was only a garage not a garage apartment
- In favor of the application as the building was in bad shape
- Felt this was more of a technicality

MOTION

Dr. WIngo MOVED to APPROVE application HP2023-0016at 19-1/2 S Leonardi Street (a.k.a. 17 S Leonardi Street) to demolish the southernmost residential building and approve the after-the-fact of a rear detached garage. The motion was SECONDED by Mr. Weaver.

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

8. Continued Items from the previous HARB meetings

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

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

Application was withdrawn by new owner.

8. (b) Certificate of Demolition HP2023-0003 Continued from February 16, 2023– 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.

See MOTION under item 4. Applicant requested a continuance.

8. (c) Certificate of Demolition HP2023-0004 Continued from February 16, 2023– Ronin Construction Management, LLC - Applicant
Irene L. Lawrie Living Trust – Owner
226 Riberia Street

To demolish a residential building onstructed 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.

See MOTION under item 4. Applicant requested a continuance.

8. (d) 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 inground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

See MOTION under item 4. Applicant requested a continuance.

8. (e) 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 inground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

See MOTION under item 4. Applicant requested a continuance.

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

10. (a) Information related to City initiatives regarding Resiliency and Sustainability, including the Federal Back Bay Study, updates to the Vulnerability Assessment data, Resilient Shoreline concepts and other projects. (Presentation to follow at a later HARB meeting)

Ms. Courtney reviewed the topic and noted PZB had a special meeting in February and they wanted to share the same information related to resiliency and sustainability. She said updates for the Back-Bay study would be provided by the City Chief Resiliency Officer in May or June as she would have more defined information at that time. She noted the power point from the PZB meeting was in the packet for review.

Ms. Courtney asked if 26 Toques Place needed to be advertised as a local landmark.

Ms. Lopez asked if the property owner requested it to be a local landmark.

Ms. Courtney replied in the affirmative. She said she had spoken to the property owner about reaching out to the National Park Service and they asked if there were other options, and they mentioned the local landmark status.

Mr. Weaver said National Park Service would be around sixty days and possibly the same for the local landmark status, but he thought a landmark would be more elaborate.

Ms. Lopez advised the Board there were two bills in the Florida Legislature which were Demolition of buildings, even National Register ones if found to be in coastal high hazard area and the other was the idea of raising structures. She noted owners would be able to raise their property in coastal high hazard areas to nine feet.

11. Adjournment

There being no further business, the meeting was adjourned at 4:10 P.M.[2]

_____
Catherine Duncan, Chairperson

[2] Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 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:	**	Previous Action(s):	F2008-0012 COA HP2022-0069

STAFF SUMMARY AND ANALYSIS:

1. This application was heard at the April 20, 2023 HARB meeting and continued to allow the applicant time to modify the proposed plans in response to Board comments.
2. Modifications which the board requested that the applicant make include:
    - Leaving the existing gate as-is
    - Deleting first pergola bay from the east end so that the pergola starts where the gate-swing ends.
    - Eight-foot-tall pergola posts to bring the pergola height below the roof eave
    - Scale down the size of the pergola cross beams
    - Step pergola posts away from the walls
    - Include the vine material proposed.
3. The applicant submitted their additional materials after the May 8th deadline and, as of the drafting of this report, staff has not had the opportunity to review those materials in a timely manner. The new submittal has been included in the application for the Board's convenience, and the applicant is expected to review those materials during the meeting should the Board agree to accept the late submittal.
4. The property is in Archaeology Zone IA and any ground disturbing activities will require Archaeological Review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE a Certificate of Appropriateness at 32 St. George Street** if the HARB finds that the proposed pergola as modified based upon comments at the previous HARB meeting, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. 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 Report pg. 9

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

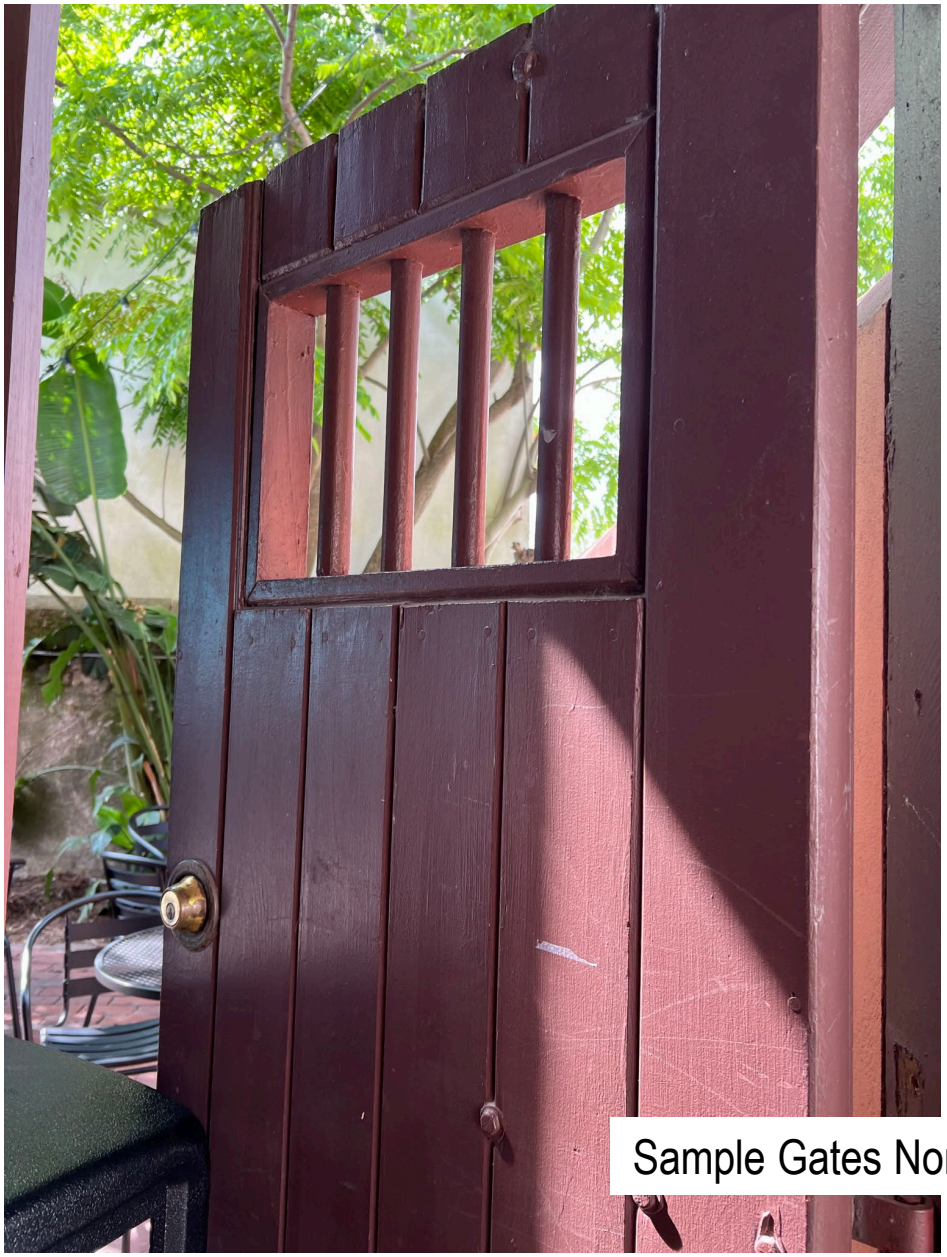
STAFF PHOTOGRAPHS
32 St. George Street





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

☒ Original
☐ Update

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

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

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

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

LOCATION & MAPPING

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

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

HISTORY

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

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

DESCRIPTION

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

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

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

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ06477

DESCRIPTION (continued)

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

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

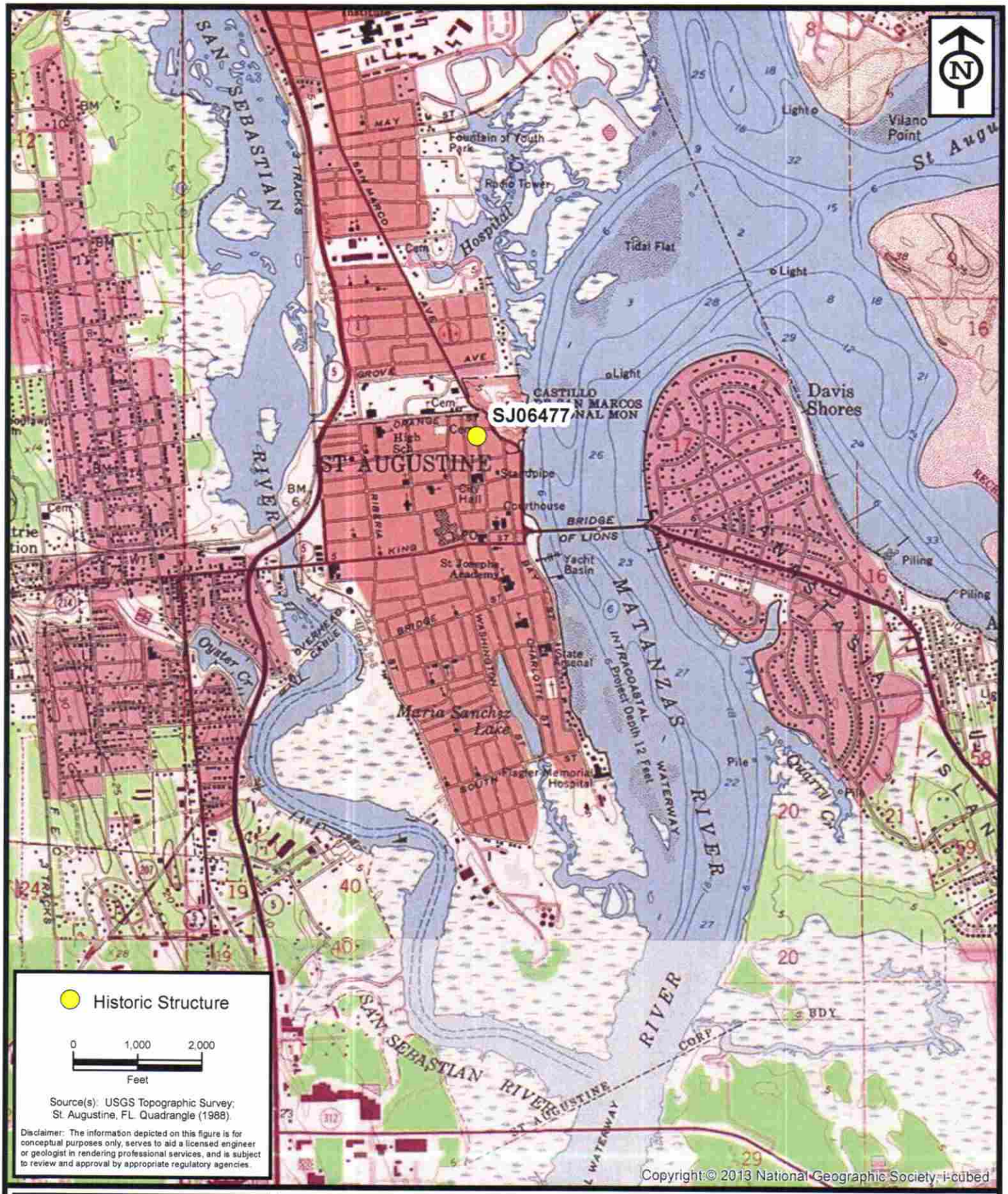
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

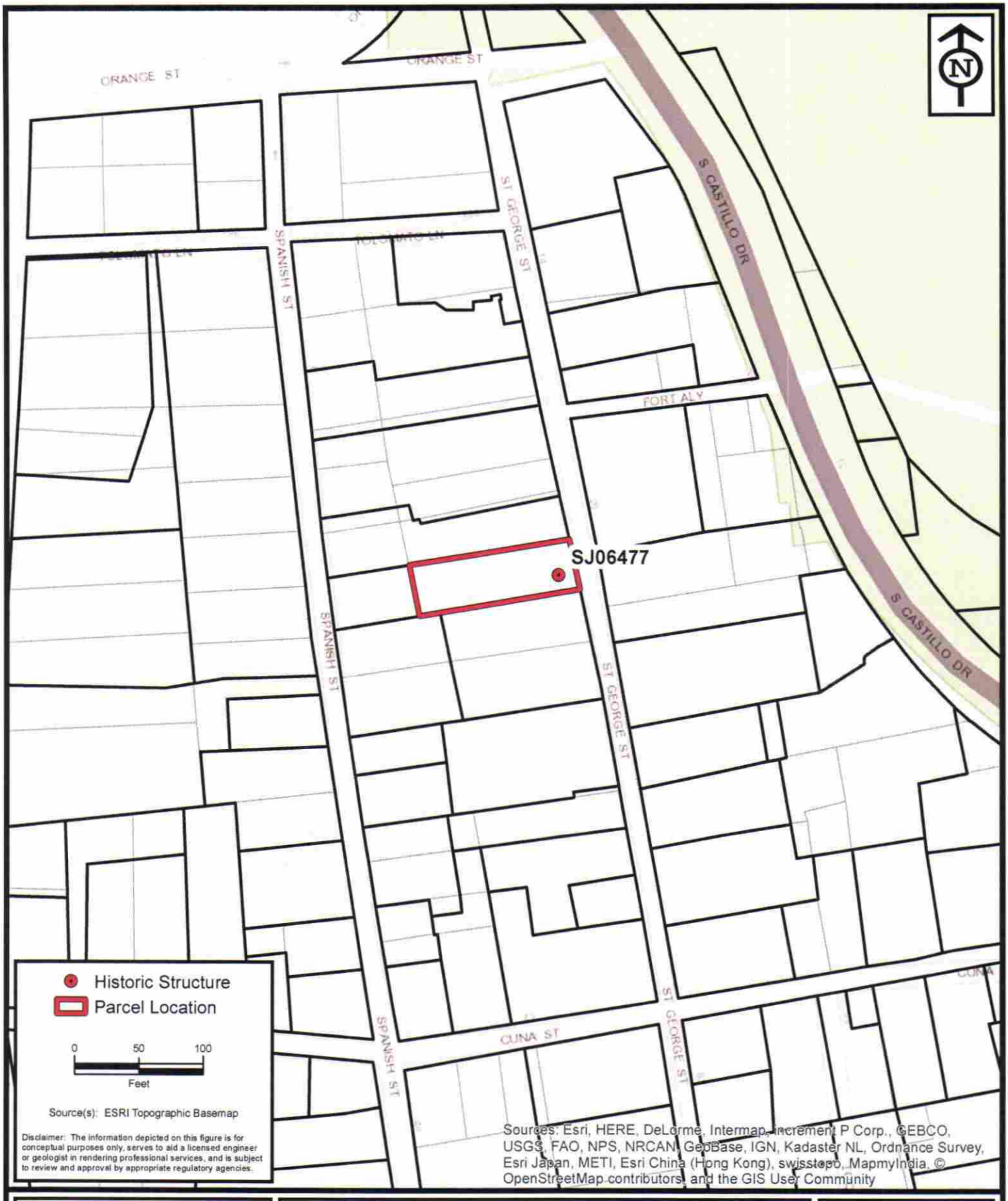
Project Location - SJ06477

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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



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

Parcel Location - SJ06477

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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

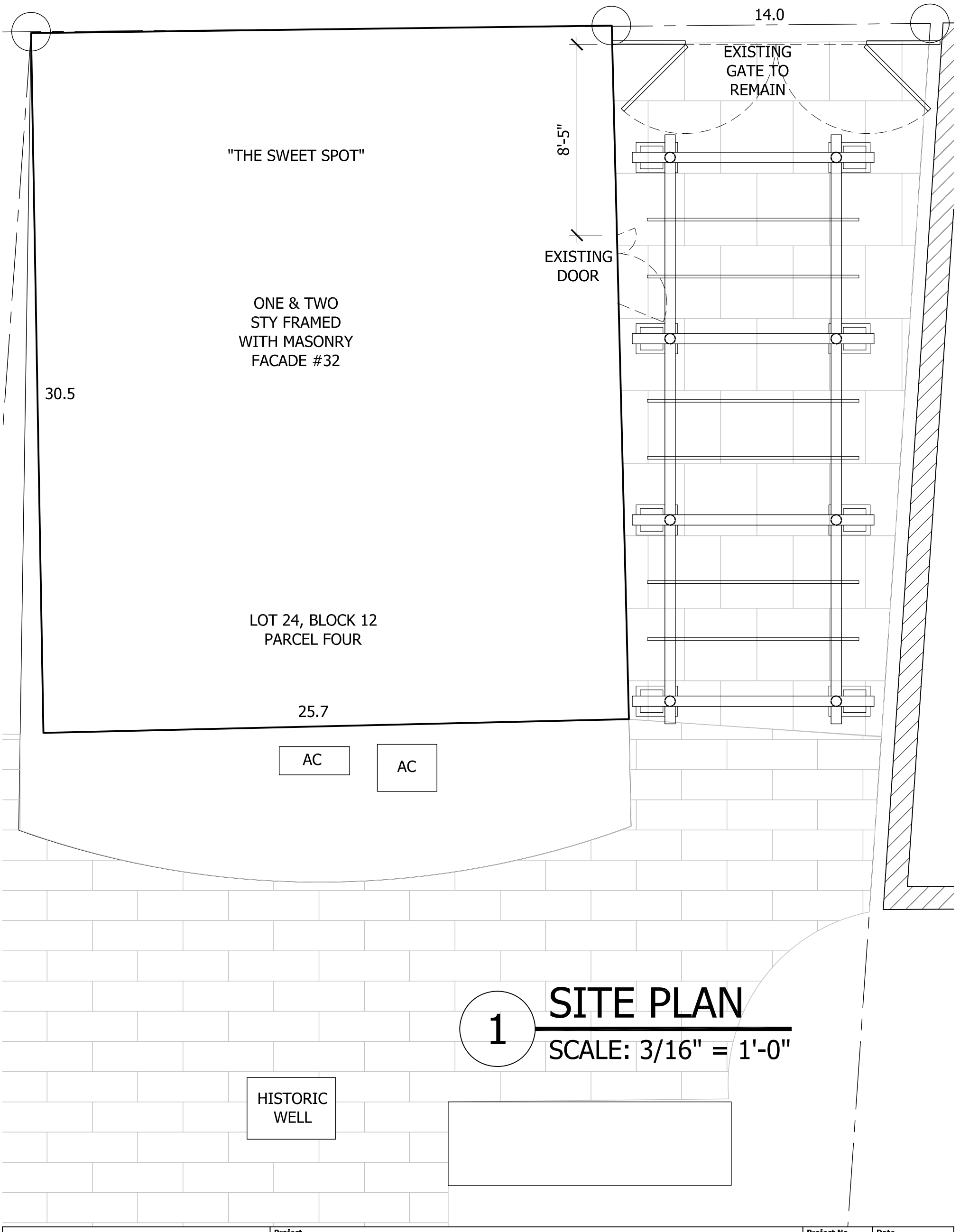


FOR MAY 18, 2023 HARB MEETING

HP2023-0017
32 St George Street

New Documents Submitted by the applicant after the deadline for additional information. Documents not reviewed by Staff.

Received 05/10/2023
Planning and Building Department



1 SITE PLAN
SCALE: 3/16" = 1'-0"

DESIGN/COOPERATIVE, LLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AA26001646

Project The Sweet Spot		**Project No.** 23010	**Date** 05-02-23
		Issue For -	**Sketch No.** 1
Purpose of Sketch Site Plan		**Sheet Reference** -	

Received 05/10/2023
Planning and Building Department

ST. GEORGE STREET

"THE SWEET SPOT"

ONE & TWO
STY FRAMED
WITH MASONRY
FACADE #32

30.5

LOT 24, BLOCK 12
PARCEL FOUR

25.7

14.0

EXISTING
GATE TO
REMAIN

8'-5"

EXISTING
DOOR

AC

AC

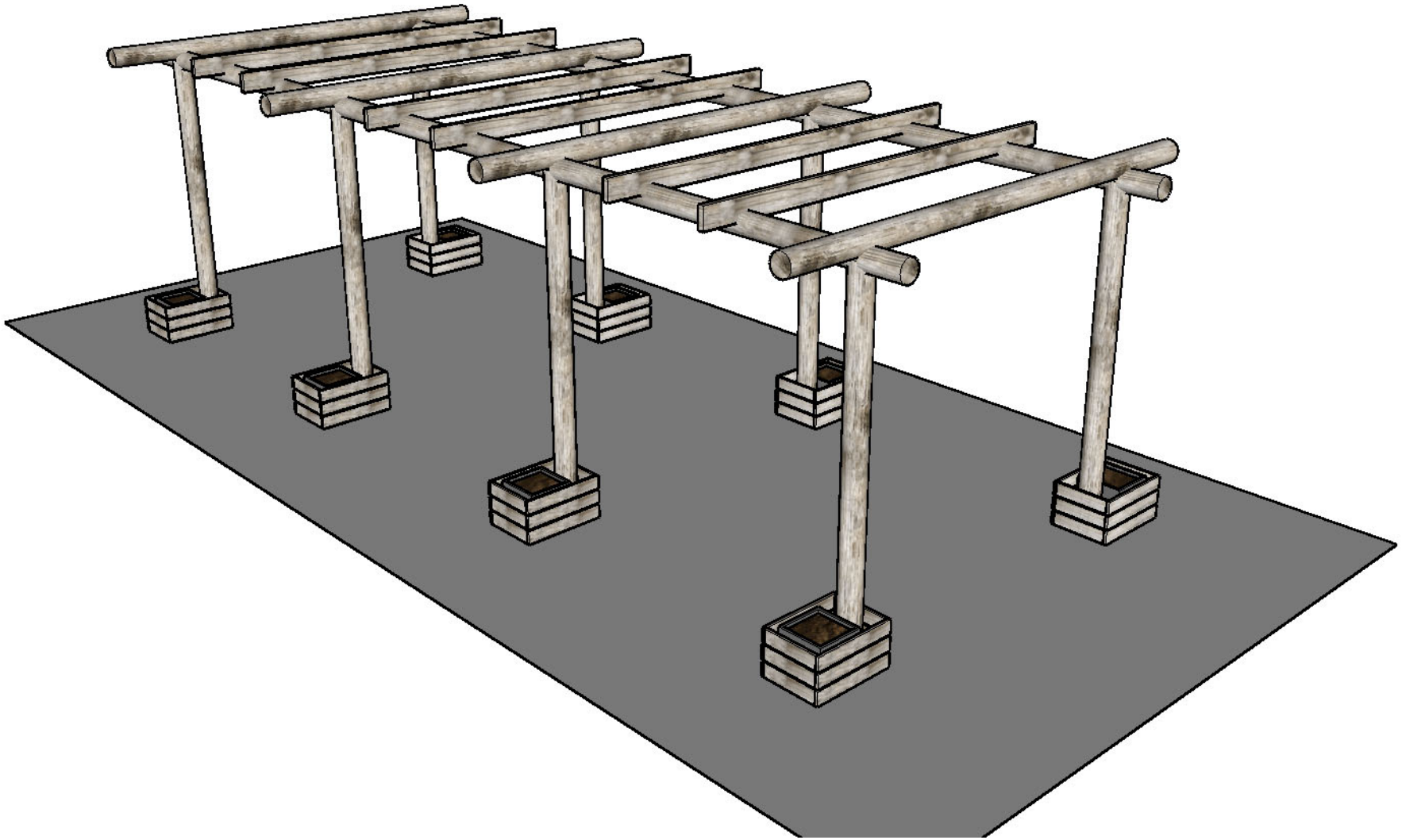
HISTORIC
WELL

1 SITE PLAN

SCALE: 3/16" = 1'-0"

DESIGN/COOPERATIVE, LLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
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FL/AA26001646

Project The Sweet Spot		**Project No.** 23010	**Date** 05-02-23
		Issue For -	**Sketch No.** 1
Purpose of Sketch Site Plan		**Sheet Reference** -	



Received 05/10/2023
Planning and Building Department

CBTZ

Concealed Beam Tie

CBTZ, is part of the concealed structural connector line that combines structural strength with invisibility. Designed to connect horizontal beams atop a vertical post, the CBTZ continues the structural load path into the foundation through the CPTZ. The simplistic cylindrical design allows installations with a common drill bit, eliminating challenging kerf cuts. The CBTZ is available in two models designed to connect beams and posts of a variety of sizes. It is part of a concealed connector system that includes the CPTZ and CJT.

Features:

- Flattened sides assist installer while using the CBTZ as a template
- Locator tabs provide proper dimensional layout
- Required dowel pins included
- Orientation markings distinguish which end installs into the post and which end goes into the beam

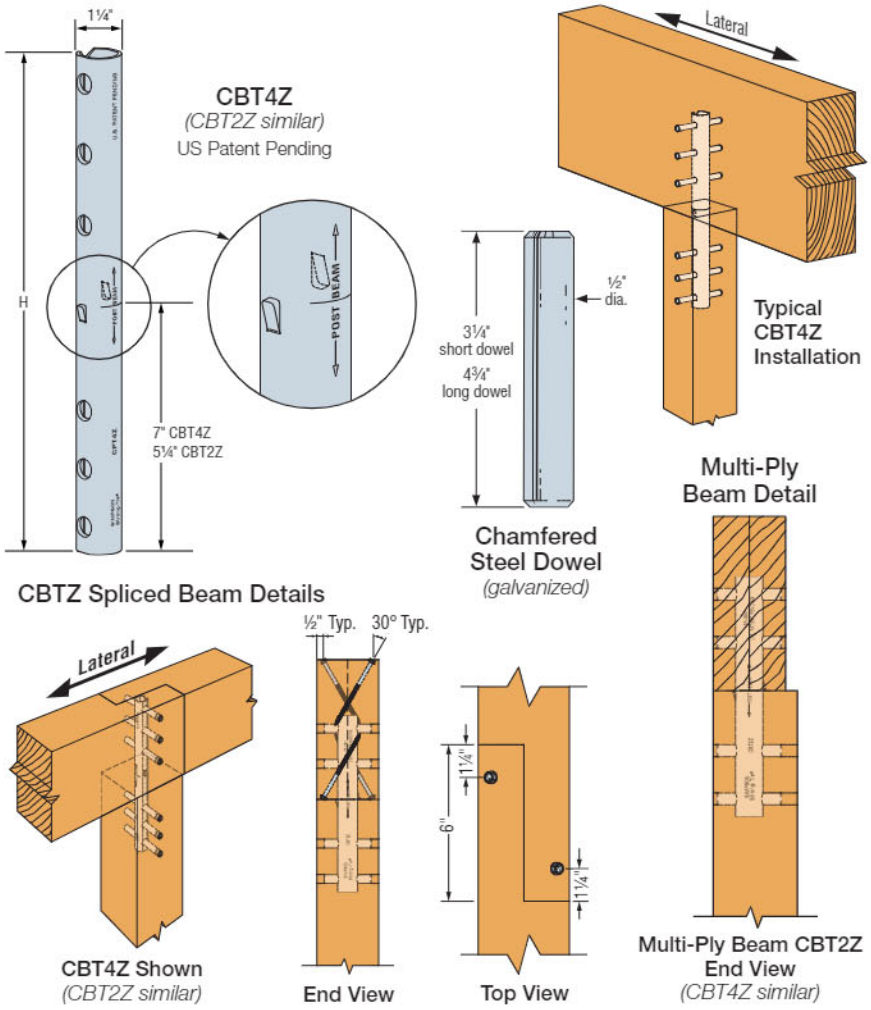
Material: 12 gauge

Finish: CBT — ZMAX® coating; the ½"-diameter drift dowels are mechanically galvanized in accordance with ASTM B695, Class 55

Installation:

- Use all specified fasteners; see General Notes
- ½" dowels included
- CBT2Z requires a minimum 6"-deep nominal beam
- For step-by-step installation instructions, see technical bulletin T-C-CBTZINS or view our video on **strongtie.com**

Codes: See p. 11 for Code Reference Key Chart



These products are available with additional corrosion protection. For more information, see p. 14.

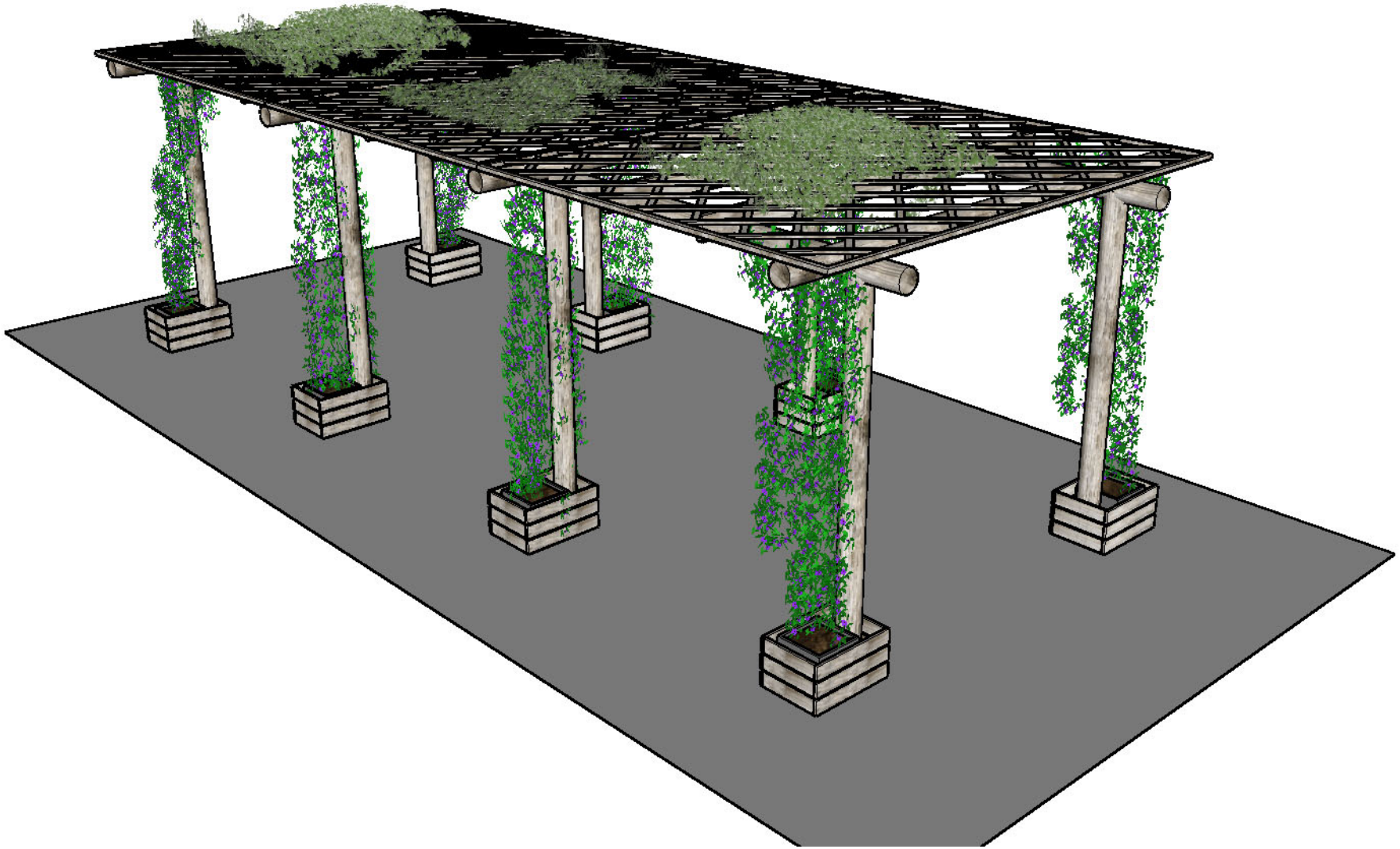
Model No.	Post (Min.)	Beam Ply	Beam Size (Min.)	Dimensions (in.) D	Dimensions (in.) H	CBTZ Fasteners Qty. Post	CBTZ Fasteners Qty. Beam	CBTZ Fasteners Type	Splice Fasteners Quantity – Type	Allowable Loads (DF/SP) Continuous Beam Uplift (160)	Continuous Beam Lateral (160)	Continuous Beam Down	End of Beam Uplift (160)	End of Beam Lateral (160)	End of Beam Down	Spliced Beam Uplift (160)	Spliced Beam Lateral (160)	Spliced Beam Down	Code Ref.
Standard Installation																			
CBT2Z	4x4	—	4x6	1¼	10	2	2	½" x 3¼" dowel	—	2,020	750	6,890	1,585	550	6,890	—	—	—	IBC, FL, LA
								½" MB	—										
CBT4Z	6x6	—	6x8	1¼	14	3	3	½" x 4¾" dowel	—	4,215	1,655	18,140	3,695	1,055	18,140	—	—	—	
								½" MB	—										
Alternate Installation – Multi-ply Beam																			
CBT2Z	4x4	2	2x6	1¼	10	2	2	½" x 2¾" dowel	—	1,515	550	5,795	1,515	550	5,795	—	—	—	—
CBT4Z	6x6	3	2x8	1¼	14	3	3	½" x 3¼" dowel	—	2,240	1,055	14,700	2,240	1,055	14,700	—	—	—	
Alternate Installation – Spliced Beam																			
CBT2Z	4x4	—	4x6	1¼	10	2	2	½" x 3¼" dowel	(4) ¼" x 4½" SDS	—	—	—	—	—	—	1,880	750	6,890	—
CBT4Z	6x6	—	6x8	1¼	14	3	3	½" x 4¾" dowel	(4) ¼" x 6" SDS	—	—	—	—	—	—	4,215	1,655	18,140	

1. Uplift and lateral loads have been increased for wind or earthquake loading, with no further increase allowed; reduce where other loads govern.
2. Lateral load is in the direction parallel to the beam.
3. Alternative ½"-diameter hex- or square-head machine bolts may be used for loads listed.
4. Lag or carriage bolts are not permitted.
5. Structural composite lumber columns have sides that show either the wide face or the edges of the lumber strands/veneers. Values in the tables reflect dowel or bolt installation into the wide face.
6. See figure for placement of the additional SDS fasteners required for the splice connection.
7. Dowels included in CBTZ kits do not match required lengths for the multi-ply application. The sizes shown in the table above need to be ordered separately or trimmed in the field.
8. Built-up lumber (multiple members) must be fastened together to act as one to resist the applied load (excluding the connector fasteners). This must be determined by the designer.
9. Center CBTZ on built-up beam. Loads are applicable to beam installation flush to one side of post or beam centered on post.

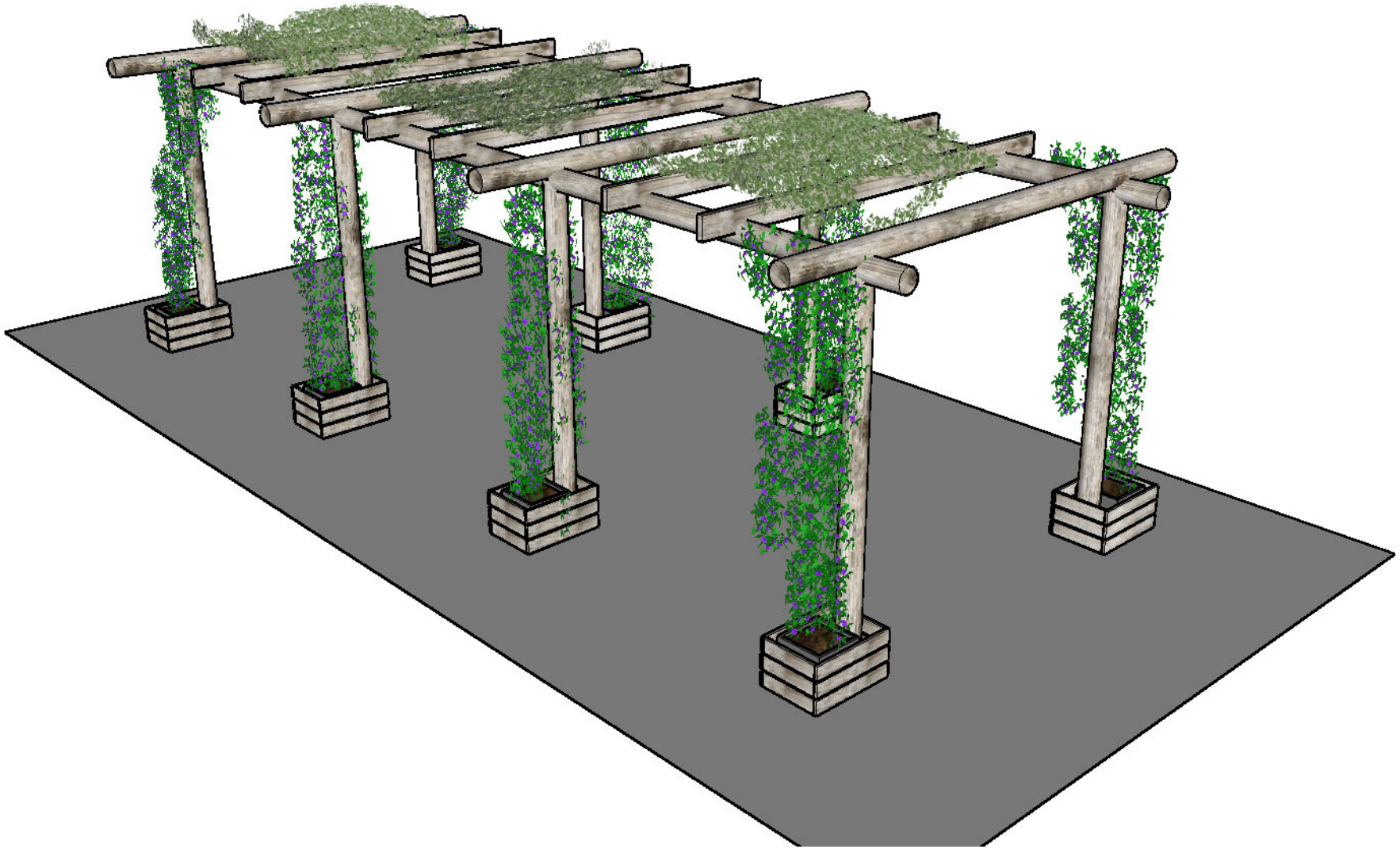
C-C-2021 © 2021 SIMPSON STRONG-TIE COMPANY INC.

Application pg. 5

Received 05/10/2023
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27

KANTE

12 in. Tall Charcoal Lightweight Concrete Square Modern Outdoor Planter

★★★★★ (5) Questions & Answers (1)



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$41 36

Pay **$16.36** after **$25 OFF** your total qualifying purchase upon opening a new card.
Apply for a Home Depot Consumer Card

Color/Finish: **Charcoal**

Pickup at Jacksonville (lane Ave)

Delivering to 32205

Live Chat
Feedback

Application no. 8

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

April 20, 2023

Sweet Spot Augustine LLC
32 St. George Street
St. Augustine, FL 32084

cc: St. George Street Properties, LLC

Re: Certificate of Appropriateness – 32 St. George Street – HP2023-0017

Dear Sweet Spot Augustine LLC,

On April 20, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new pergola in the south courtyard and replace the existing wood gate along St. George Street with a new design.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 18, 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 May 8, 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.:	HP2023-0017
Applicant:	Sweet Spot Augustine LLC
Owner:	St. George Street Properties, LLC
Address:	32 St. George Street
Parcel Number:	1973400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new pergola in the south courtyard and replace the existing wood gate along St. George Street with a new design.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 20, 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 April 20, 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-3.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new pergola in the south courtyard and replace the existing wood gate along St. George Street with a new design.

Subject to the following conditions:

- -include vines - Step Pergola posts away from the wall - Delete first pergola bay start from end of gate swing.
- - Scale down cross beams
- - 8 ft tall posts for pergola
- - No Replacement Gate
-
- May 18, 2023
-

DONE AND ORDERED, at a public hearing on the 20th day of April, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0017

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 20th day of April, A.D., 2023.

Elyse Wiemann

Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

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

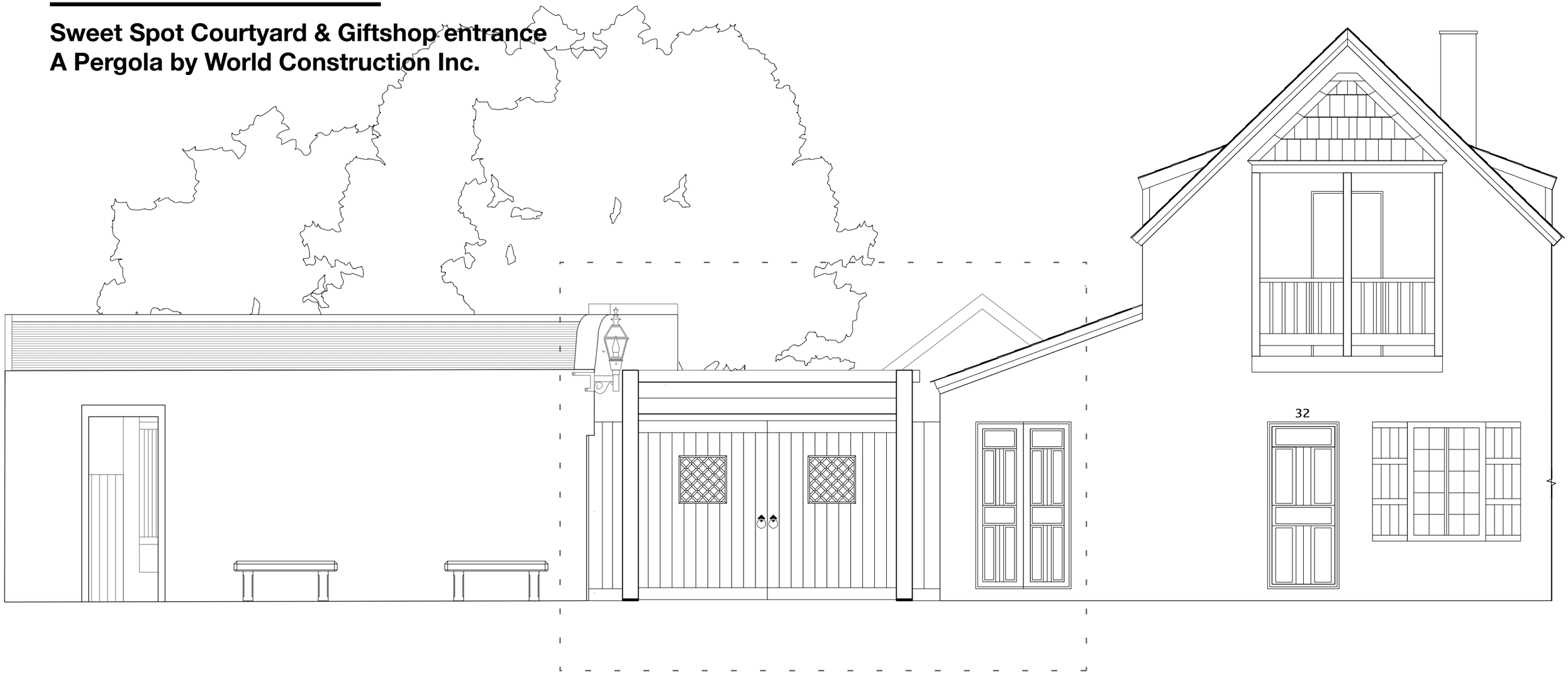
Applicant's Name: dror zanani Applicant's Signature: 

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

Received 03/13/2023
Planning and Building Department

32 Saint George St.

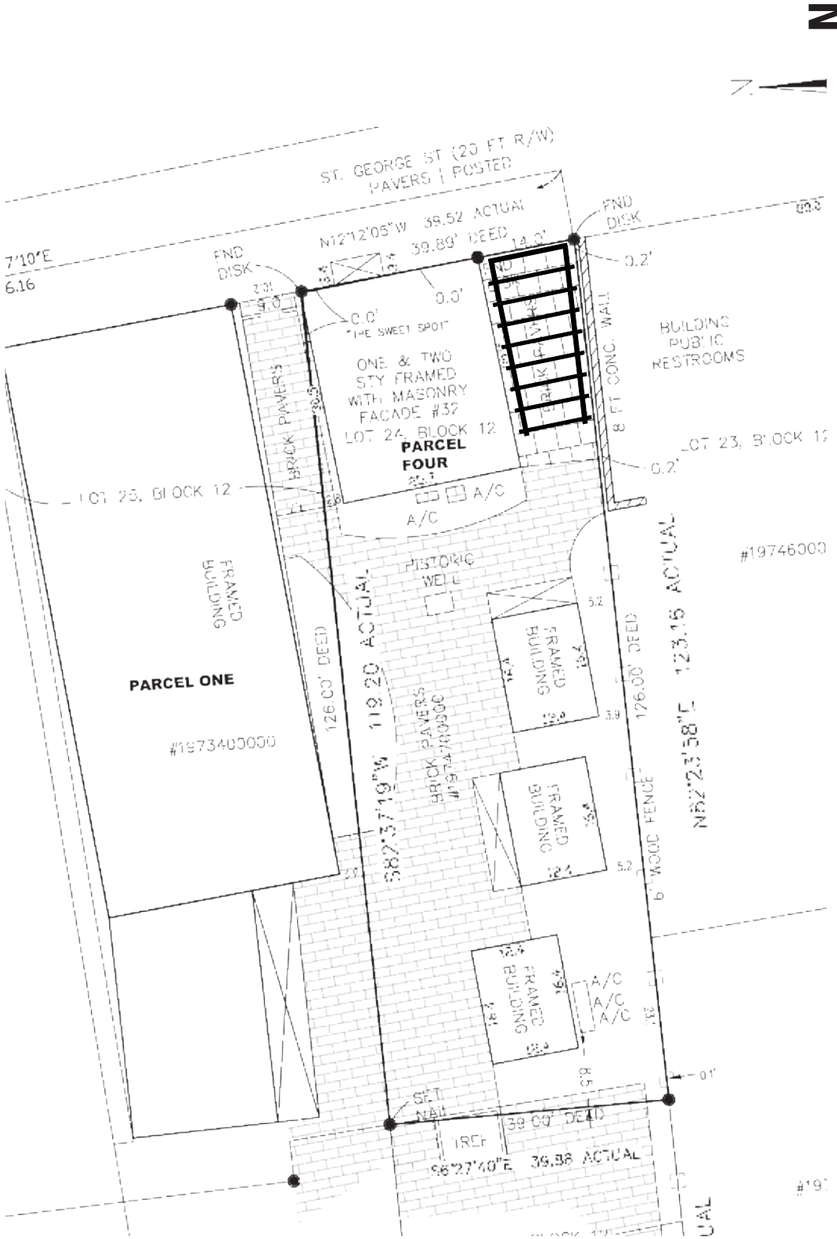
Sweet Spot Courtyard & Giftshop entrance
A Pergola by World Construction Inc.



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

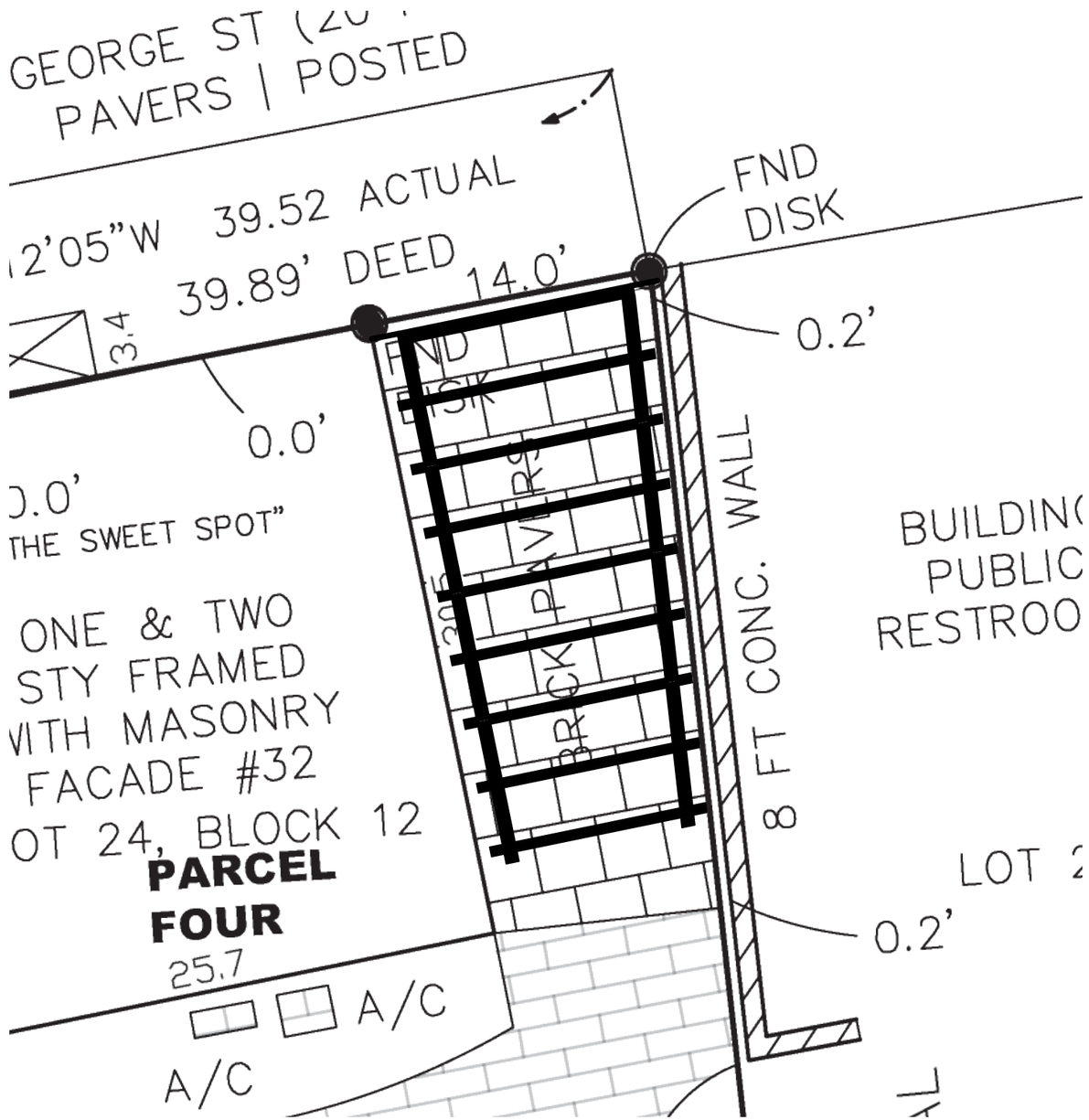
The two story building at 32 Saint George Street in the Historic Downtown Saint Augustine currently houses "The Sweet Spot", an ice cream parlor which forms an exterior courtyard with an adjacent gift shop. It is built in the style of the First Spanish period. The exterior finish is white stucco with 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

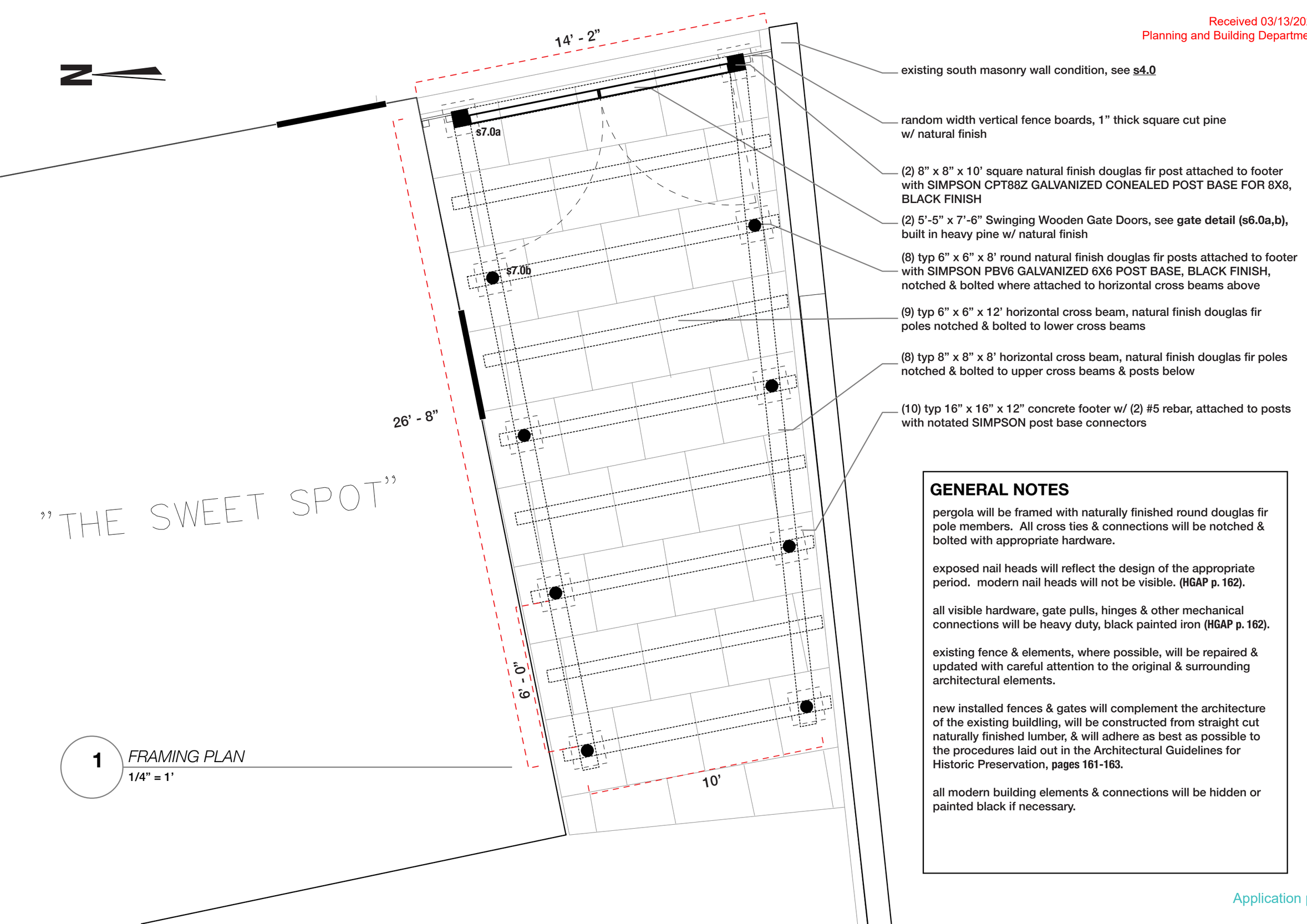
DRAFTED BY:
AllSam Design, etc.

DATE
3.2.23

PROJECT
Sweet Spot Pergola

SHEET NUMBER
s1.0
SITE PLAN

Received 03/13/2023
Planning and Building Department



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.

1 *FRAMING PLAN*
1/4” = 1’

REVISIONS

WORLD CONSTRUCTION INC.

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

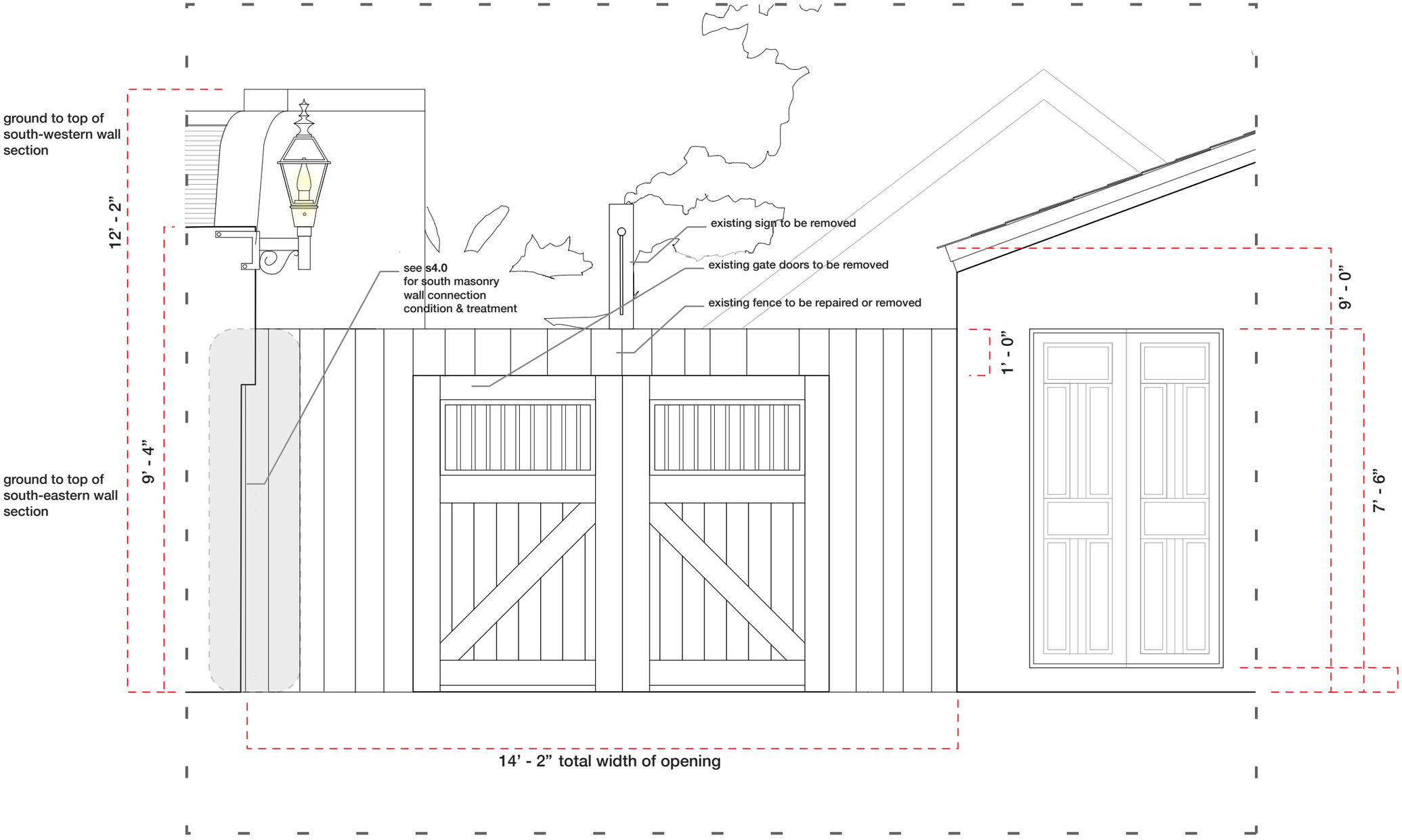
DRAFTED BY:
AllSam Design, etc.

DATE
3.2.23

PROJECT
Sweet Spot Pergola

SHEET NUMBER
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.

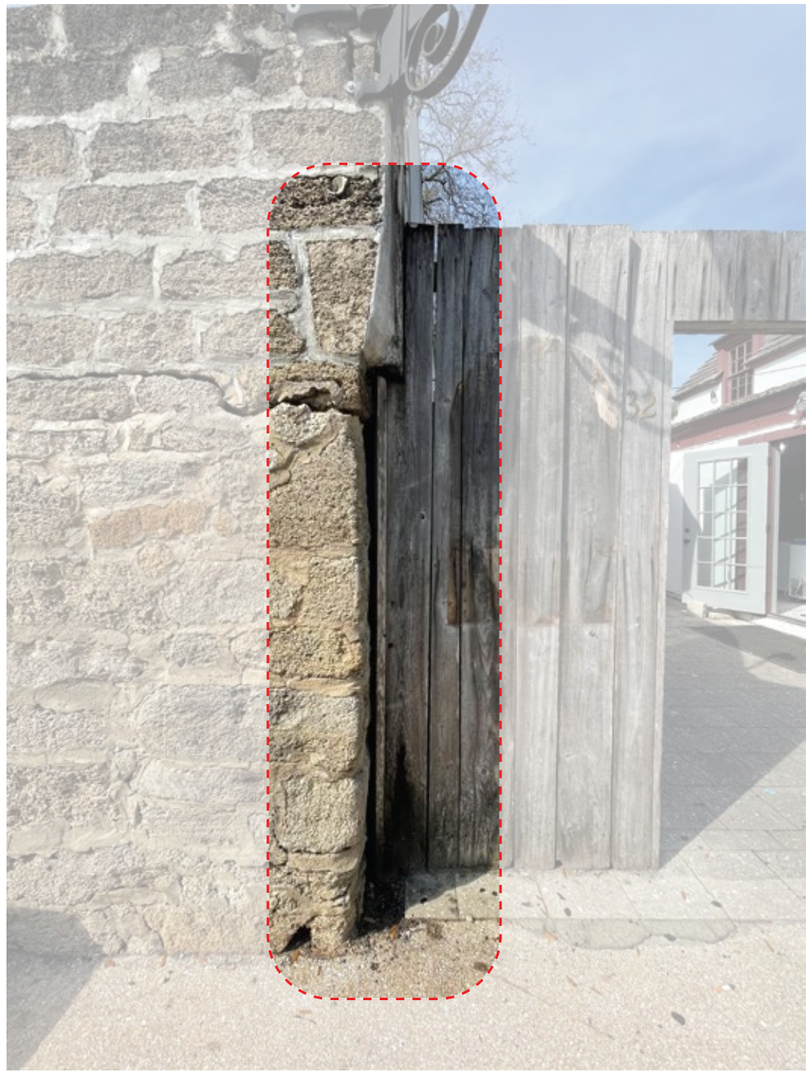
DATE
3.2.23

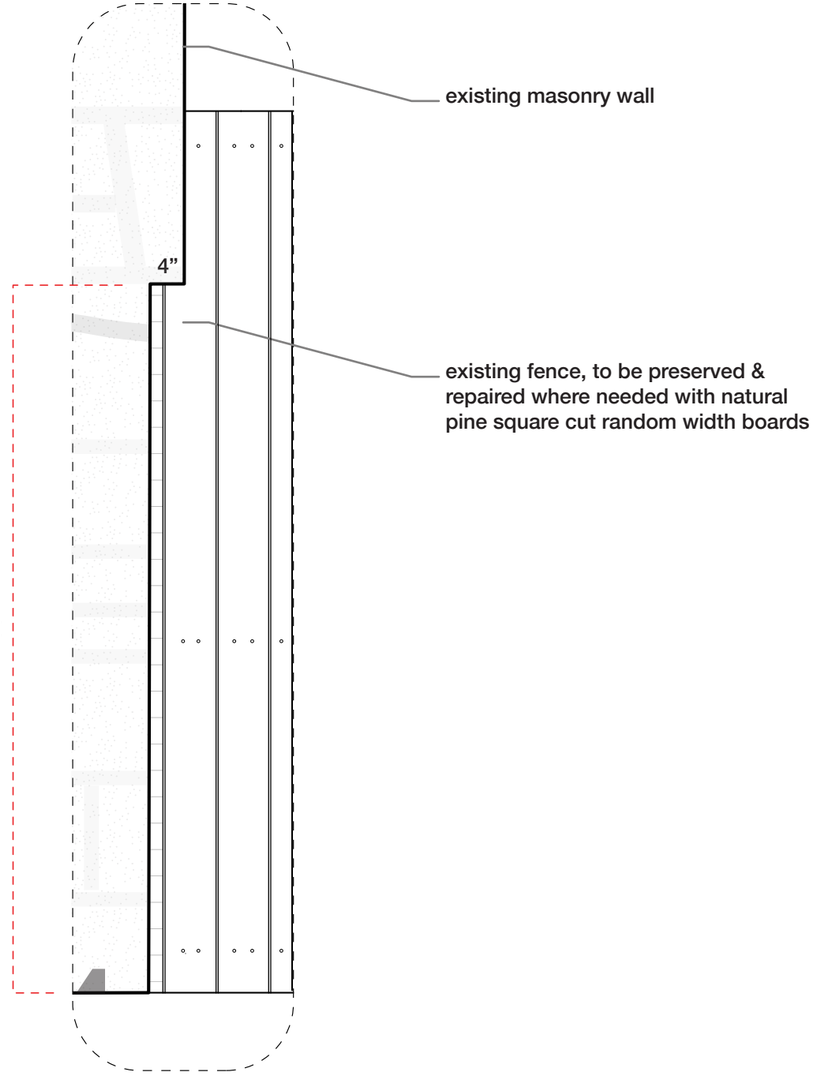
PROJECT
Sweet Spot Pergola

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

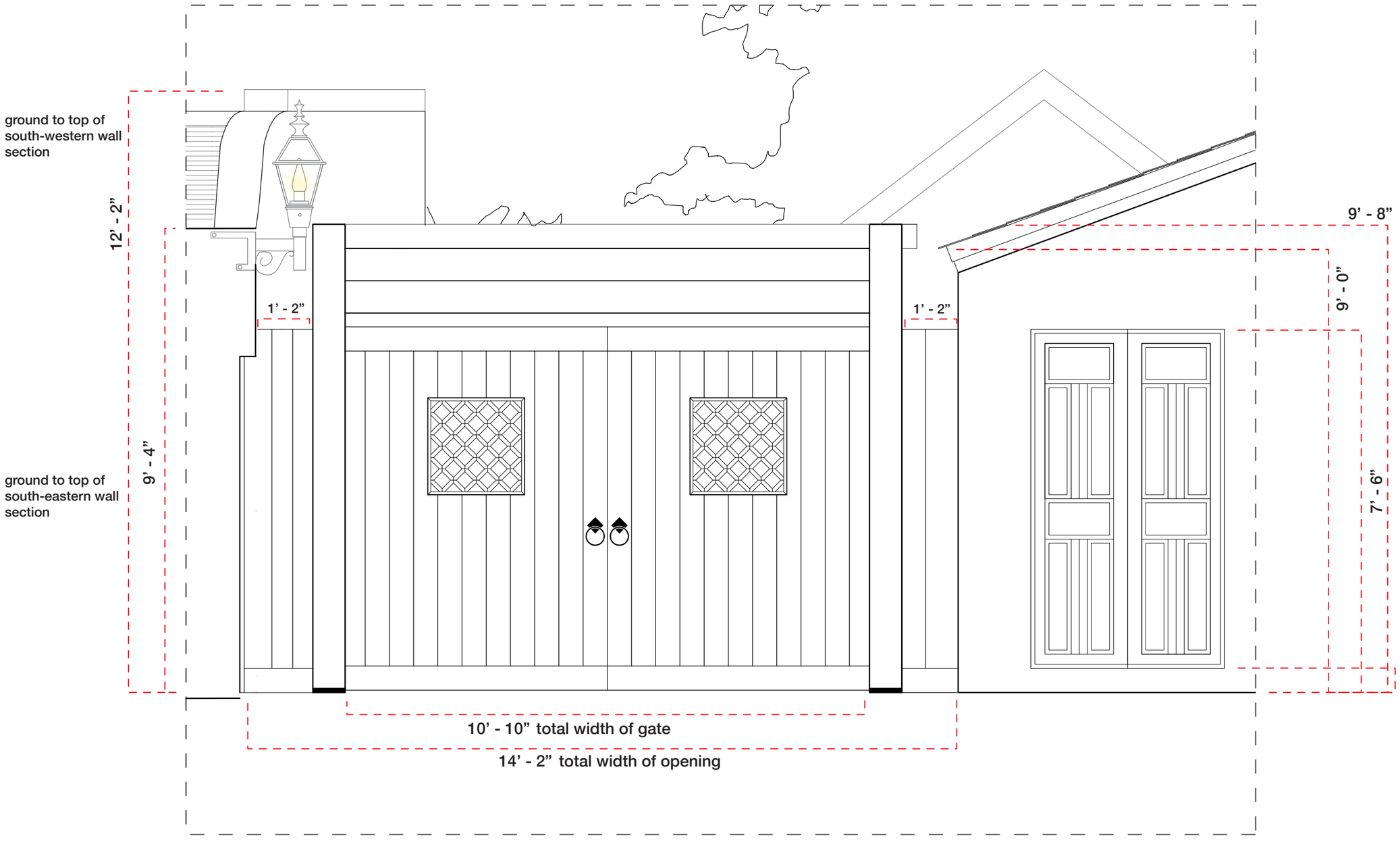
DRAFTED BY:
AllSam Design, etc.

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

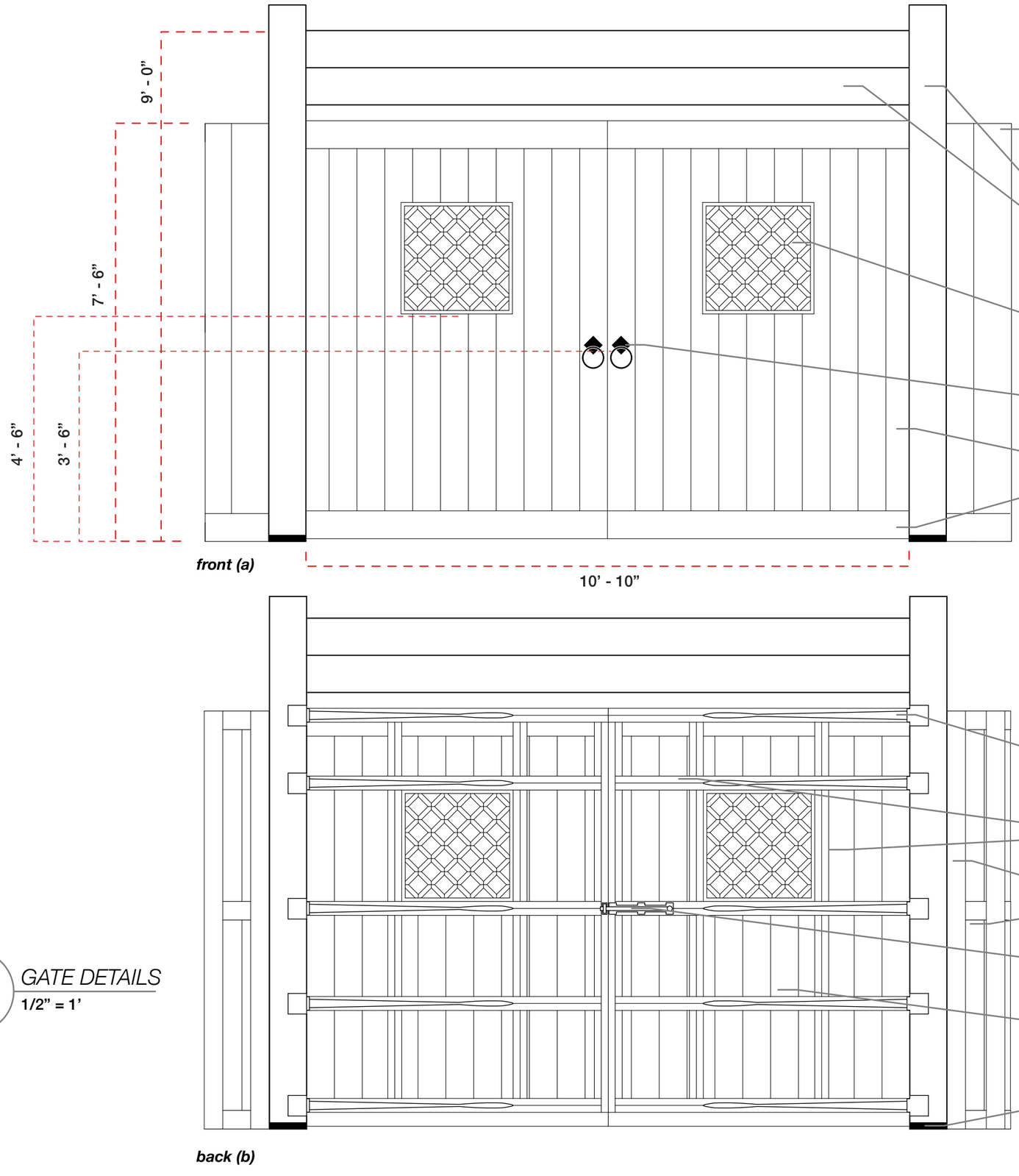
DRAFTED BY:
AllSam Design, etc.

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

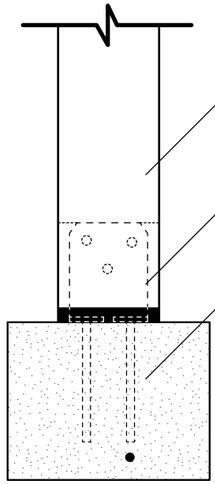
SHEET NUMBER
s6.0
GATE DETAILS

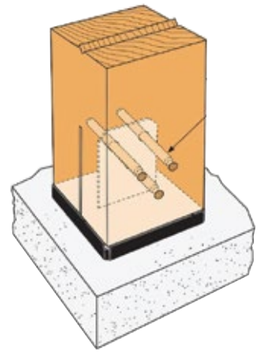
Received 03/13/2023
Planning and Building Department

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





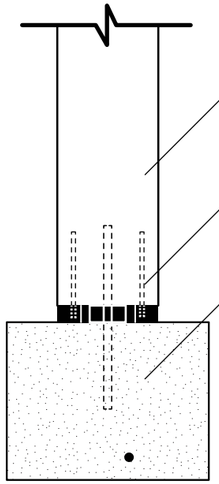
source : https://www.strongtie.com/retrofitpostbases_postbases/cptz_base/p/cptz

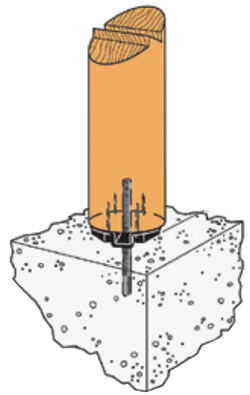
a). 8X8 SQUARE POST CONNECTION

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

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MY COMMISSION # DD 243159
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Public Records of St. Johns County, FL Clerk # 2006046390, O.R. 2728 PG 146, 06/20/2006 at 03:00 PM REC. $9.00 SUR. $9.50 Doc. D $3850.00

Prepared by and Return to:

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

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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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Real Estate Assessment No. 197350-0000

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

COPY

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

Signed and Sealed in Our Presence:

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

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

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

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

STATE OF FLORIDA
COUNTY OF St. Johns

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

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

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

STATE OF FLORIDA
COUNTY OF St. Johns

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

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

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

St. Johns County, FL

Apply for Exemptions

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

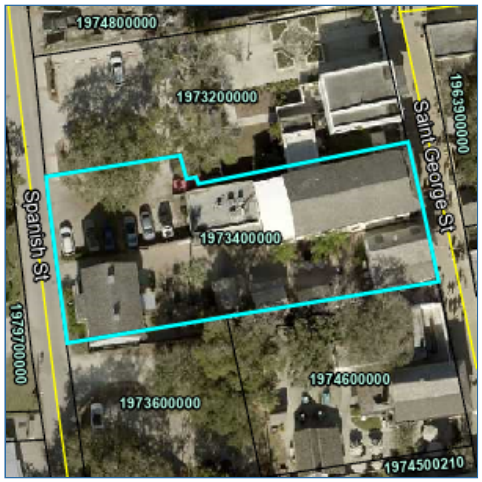


Parcel ID	1973400000
Location Address	19 SPANISH ST 21 SPANISH ST 30 ST GEORGE ST 32 ST GEORGE ST 32 ST GEORGE ST UNIT A SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG S13FT LOT 5 ALL LOT 6 & 7 & 24 & LOT 25 (EX PT SOLD IN OR160/34) & 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

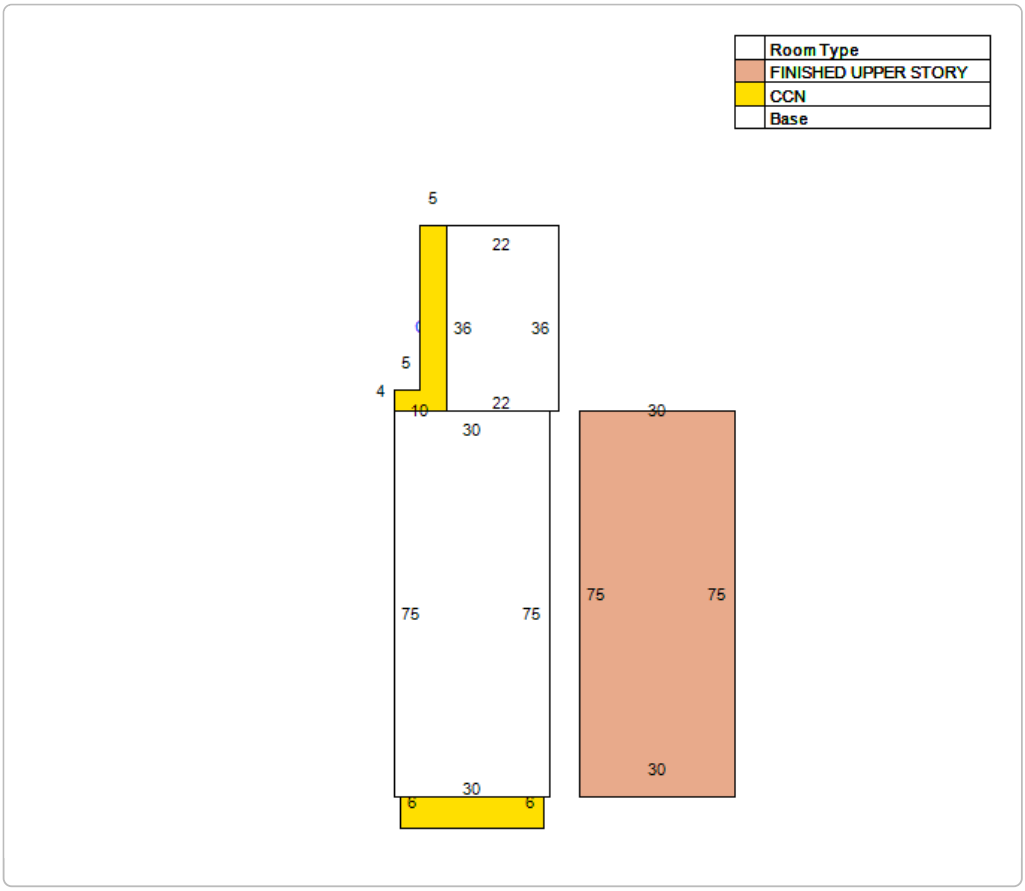
Building	5	**Roof Cover**	Wood Shingle
Year Built	2016	**Roof Structure**	Wood Truss
Actual Area	150	**Interior Flooring**	Ceramic Tile
Conditioned Area	150	**Interior Wall**	Drywall
Use	Stores (City/Historical)	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior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

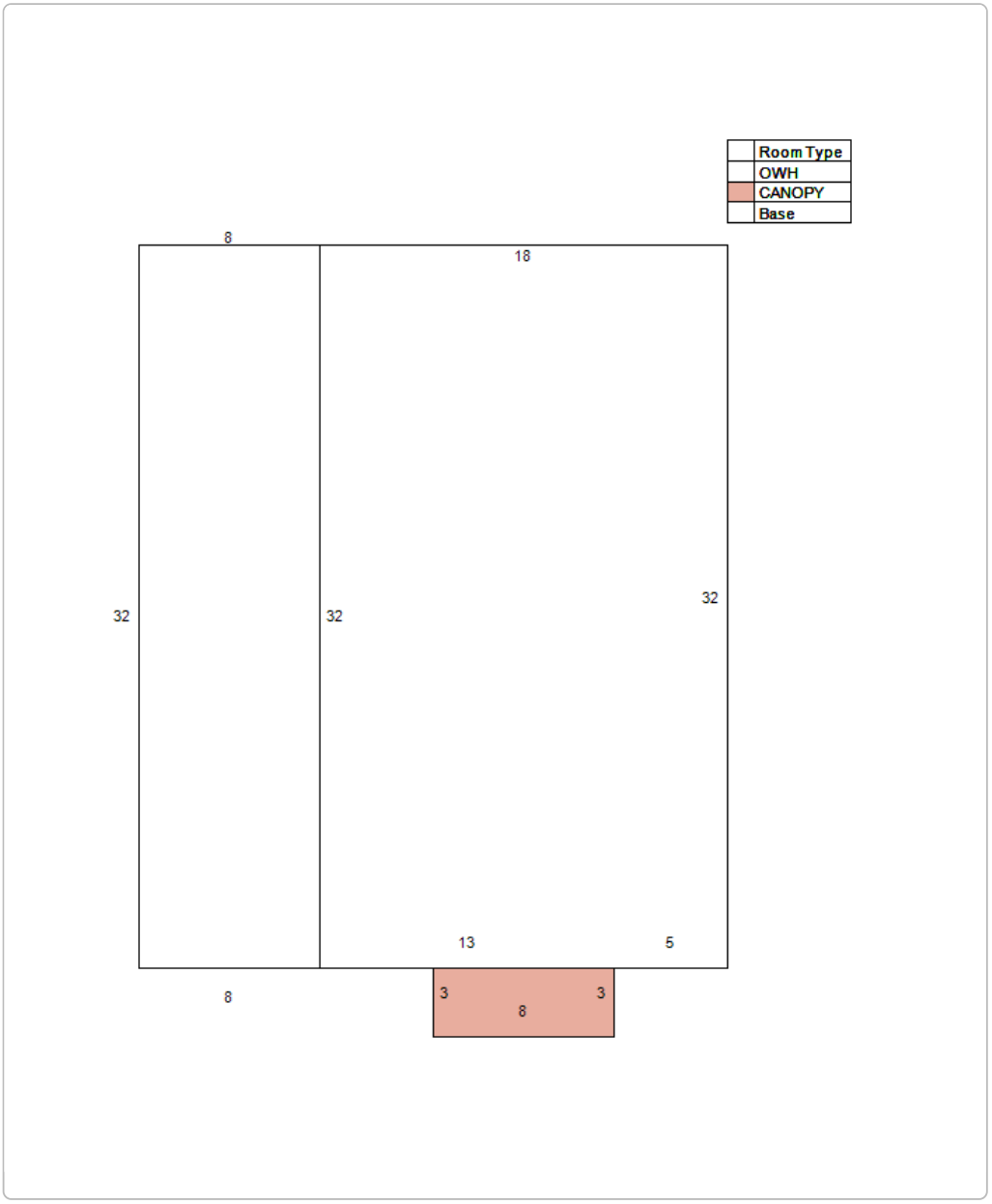
Description	Square Footage
BASE AREA	150
Total SqFt	150

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**	

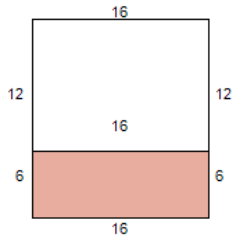
Description	Square Footage
1.5 STORY	910
FINISHED OPEN PORCH	50
BASE AREA	910
FINISHED DECK	50
FINISHED OPEN PORCH	50
Total SqFt	1970

Sketch Information

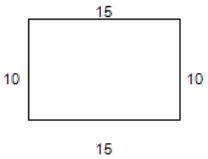



Room Type
OWH
CANOPY
Base
8
18
32
32
32
13
5
8
3
3
8

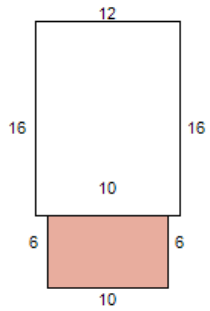
	Room Type
	CANOPY
	Base



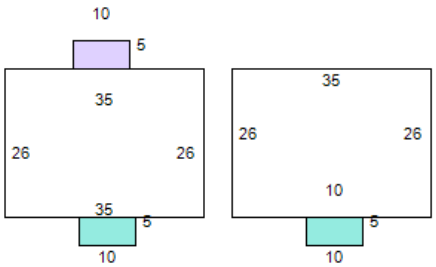
	Room Type
	Base



	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.

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
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
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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
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02/09/2011 -- ANNUAL REPORT	View image in PDF format
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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
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 2023 Meeting



Application HP2023-0011 Address: 317 St. George Street

Applicant: Alan J. Frez Construction, Inc

Property Owner: Maria F. Gandarez

Project description: To replace all existing wood novelty siding on the main residence and garage apartment with new wood novelty siding.

Architectural Style:	Frame Vernacular/	Florida Master Site File:	8S1956
National Register:	N/A	Construction date:	c. 1904-1910
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2005400000		
Agenda Item:	6(b)	Previous Action(s):	COA 1998-0572 COA F2012-0021 COA 2013-0041

STAFF SUMMARY AND ANALYSIS:

1. This application was heard at the March 16, 2023 meeting where siding replacement for the garage apartment was approved and the main residence was continued to allow the applicant time to evaluate the condition of existing siding and determine whether full replacement of siding on the house necessary. A continuance was requested and granted at the April 20, 2023 HARB meeting to allow additional time to complete the evaluation.
2. The applicant submitted an inspection summary completed by Eagle Eye Inspections which includes drone photos of each façade as well as close-ups of areas that include cracking, imperfections in the siding, wood rot and unsealed areas. For all four elevations, the report noted the following:
    - Repairs have been made to the siding previously, but extant imperfections continue to contribute to water intrusion.
    - Moisture exists behind the paint which is the primary cause of the wood rot and cracking
    - Causes of water intrusion, including holes, imperfections, and unsealed areas should be identified and repaired promptly to avoid further damage.
    - Siding along the north elevation was recommended for wider repair or replacement due to the extent of mold and deterioration on that side.
3. After observations from a site visit conducted by a member of HARB, it is evident that siding on the east elevation of the building, a more recent rear addition, has already been replaced. Additional unapproved work may have also been completed and the applicant should address the full scope of completed alterations on the building.
4. According to the applicant, due to a variation in size between the existing siding and the novelty wood siding replacement currently available, spot-repair of wood rot is infeasible and could leave gaps between the boards that may cause future issues such as water intrusion. He noted that previous repairs to the original siding were “failing and unsightly.” A different sized novelty siding is already extant on later additions to the house. The applicant stated that new sheathing beneath the siding on the main residence would be required to be consistent with the later addition and in compliance with current building codes; however, for repair of existing siding (including wholesale replacement), the Building Code does not explicitly state that sheathing is required.
5. The Architectural Guidelines for Historic Preservation (AGHP) encourages repair rather than replacement of exterior siding and discourages full replacement of siding to obtain a more uniform or “improved” appearance. The AGHP does indicate that repair may also include limited replacement of siding in-kind or with a compatible substitute material that closely matches the board width, length, and exposure if deterioration of existing siding is extensive.
6. While the style of the proposed replacement siding is appropriate, the applicant confirmed at the previous meeting that the siding proposed was not wood, but a wood ash composite that is not approved within the AGHP. Wholesale replacement of the existing siding will change the look and feel of the historic building. The applicant expressed a willingness to salvage, if possible, enough existing siding to cover the front elevation of the main structure; however, this may not be desirable if the pattern is not consistent with the rest of the structure.
7. It is recommended that architectural features such as the corner boards and the vertical divider on the north elevation between the original structure and the later addition be retained.
8. If new paint is proposed, the new color(s) should match existing, be chosen from the pre-approved color palette for the appropriate architectural style and time-period or be approved 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 Appropriateness at **317 St. George Street** with the following findings and/or condition:

1. A finding that the evidence provided by the applicant is sufficient to justify wholesale replacement of wood siding; AND,
2. A finding wholesale replacement of existing siding will not negatively impact the architectural integrity of the residence:
    - because the wood composite material meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible substitute material that closely matches the existing board width, length, and exposure; OR,
    - with the condition that real wood siding is used to replace existing.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace all existing wood novelty siding on the main residence with new novelty siding (wood composite) that is approximately 3/8" less wide.

CITY CODES/DESIGN GUIDELINES

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 7, and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
7. Cleaning with Gentlest Possible Method
9. Compatible Contemporary Design for New Alterations and Additions

Exterior Finishes

Wood

Do...

- Retain wood materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments whenever possible. These are essential components of a building's appearance and architectural style.
- Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.
- Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
- Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
- Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.
- Use electric hot air guns with care on decorative wood features and use electric heat plates with care on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.
- Use chemical strippers primarily to supplement other methods such as hand scraping, hand sanding and the previously recommended thermal devices. Detachable wood elements such as shutters, doors and columns may, with proper safeguards, be chemically dip-stripped.
- Repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material.
- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.

Don't...

- Remove or radically change wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved' appearance.
- Fail to identify, evaluate and treat the causes of wood deterioration which include: faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, and insect or fungus infestation.
- Use chemical preservatives, such as creosote, which can change the appearance of wood features unless they were used historically.
- Replace an entire wood feature, such as a cornice or wall, where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Post-1821

Frame Vernacular buildings are finished with drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
317 St. George Street



Front (west) Elevation

STAFF PHOTOGRAPHS
317 St. George Street



Front (west) Elevation Residence

STAFF PHOTOGRAPHS
317 St. George Street



South Elevation Residence

STAFF PHOTOGRAPHS
317 St. George Street



South Elevation Addition on Residence

STAFF PHOTOGRAPHS
317 St. George Street





East Elevation Residence

STAFF PHOTOGRAPHS
317 St. George Street



East and North Elevation Residence

STAFF PHOTOGRAPHS
317 St. George Street

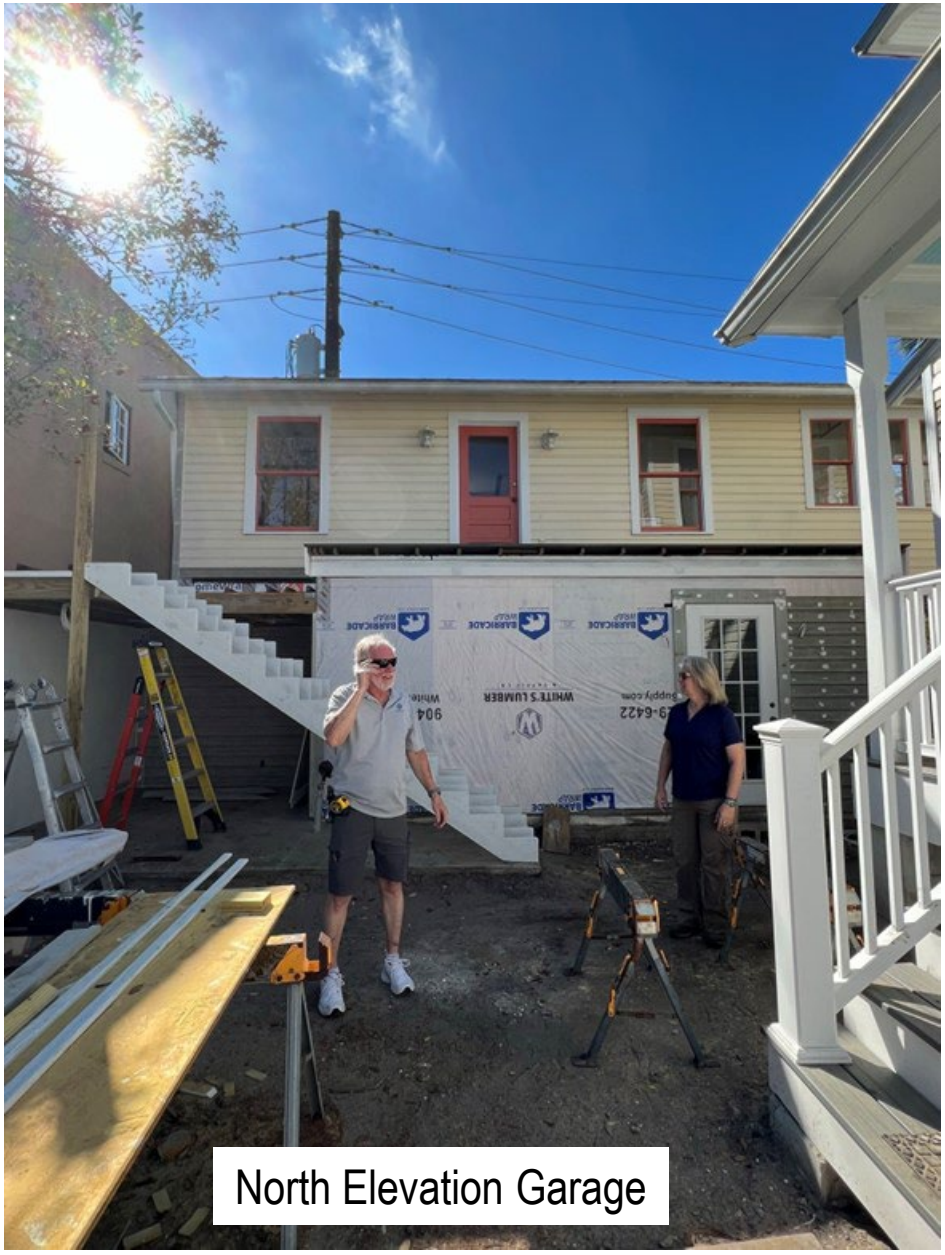


West/South Elevation Garage



South/East Elevation Garage

STAFF PHOTOGRAPHS
317 St. George Street

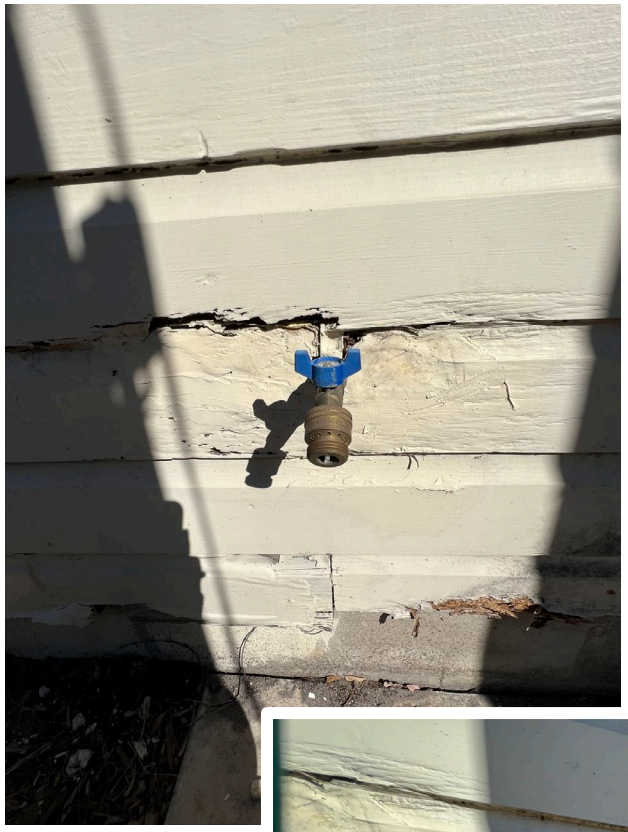


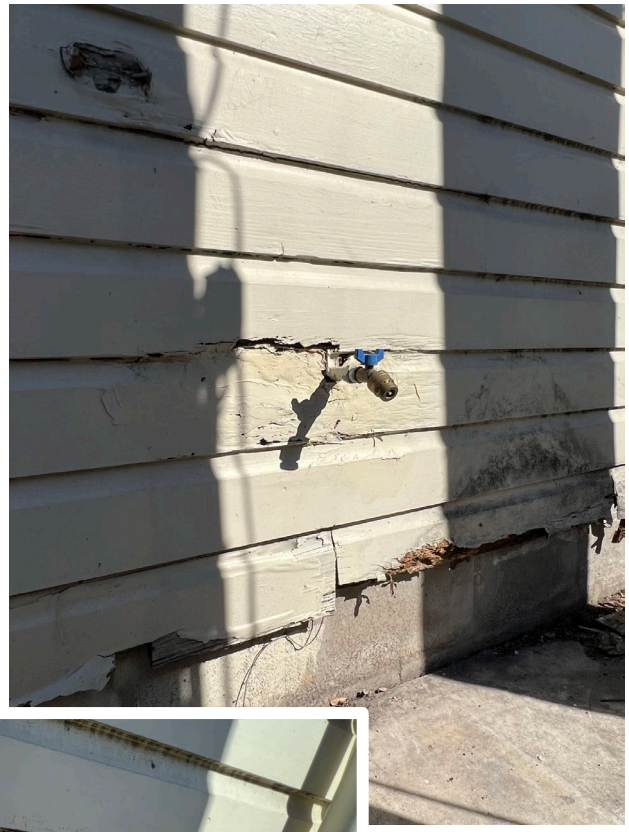
North Elevation Garage

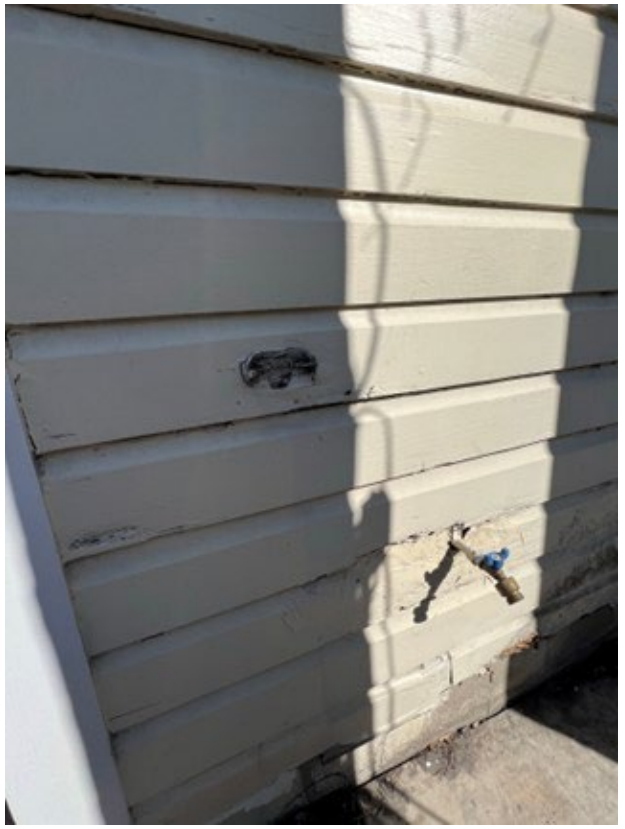


North Elevation Garage

STAFF PHOTOGRAPHS
317 St. George Street



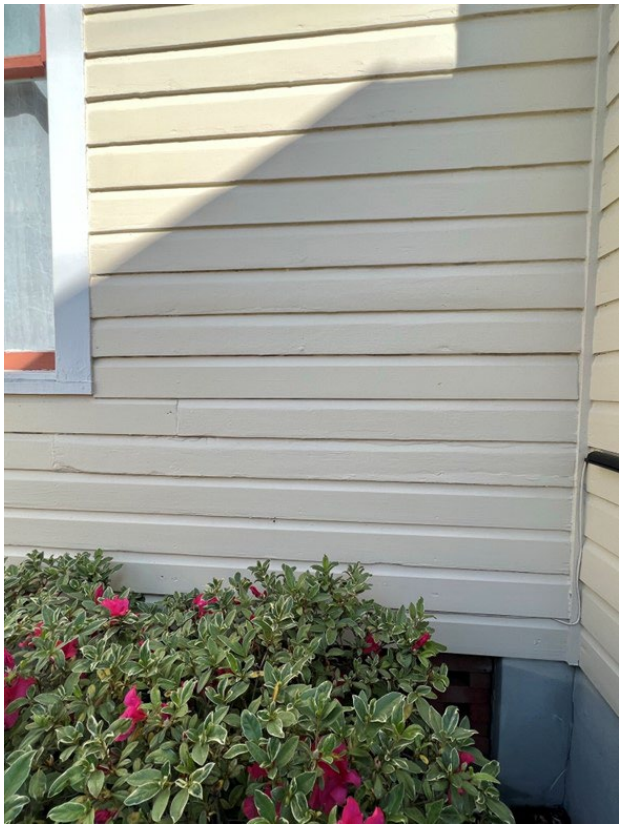






Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street





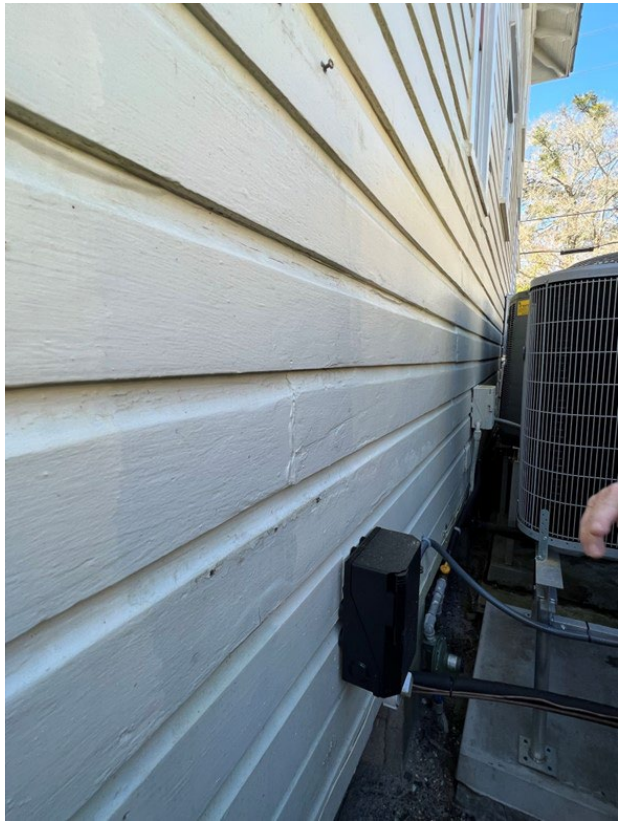


Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street







Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street





Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street



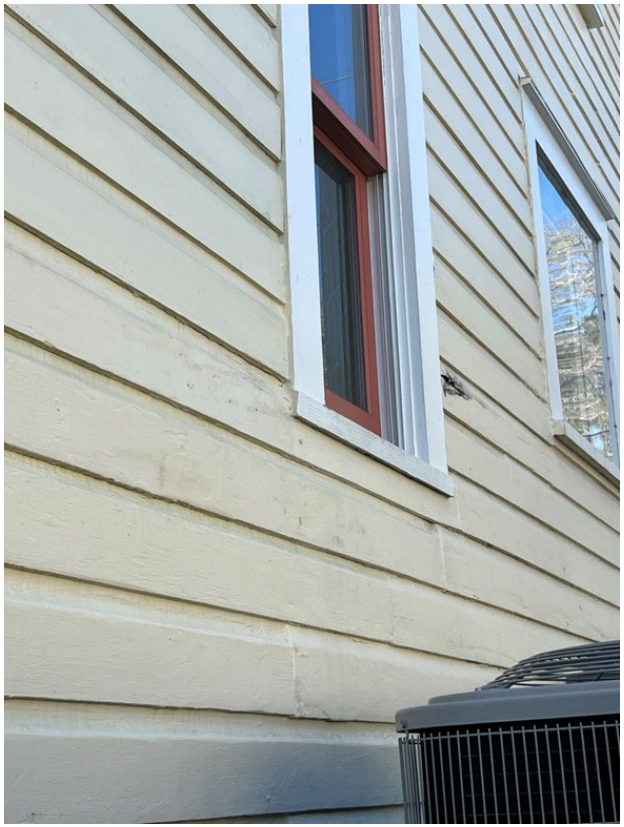




Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street







Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street





Details of Siding and Damage (Garage)

STAFF PHOTOGRAPHS
317 St. George Street





Context Photographs (St. George Street)

STAFF PHOTOGRAPHS
317 St. George Street

Context Photographs (San Salvador Street)





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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1956 1009==

Site Name: 317 St. George Street 830== Survey Date: 7808 820==

Address: 317 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39A (block) South 5' of West (lot) 868==

87' of Lot 15, All lot 16 and 87' of Lot 17 lying north of San Salvador St. 868==

Owner of Site: Name: Wynn, Irene P.;

Address: 317 St. George St.

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 470015 (easting) 3305945 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1910 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: One story L-shaped proch on southwest side with hipped roof 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick Stuccoed 882==

Roof Surfacing: Composition shingles, metal, novelty 882==

Ornament Exterior: Round wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

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

Statement of Significance: (911==)

ARCHITECTURE

The two-story Frame Vernacular residence at 317 St. George Street was constructed between 1904 and 1910 and is one of the later homes built in this neighborhood. The original wood siding has been retained and there are found wood columns on the one-story L-shaped porch with hipped roof on the front. It is located on a corner lot.

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

HISTORY

The neighborhoods south of San Salvador Street lie immediately outside the colonial Rosario defense line and its easternmost coquina bastion, Fort St. Francis. The early 18th century Indian village of La Punta was scattered throughout this area and by the early 19th century, a cluster of structures were built in the northern end of the tract in the vicinity of present-day Marine Street. This thoroughfare was cut through by the 1780's and led dir-

(over)

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Ciudad de San Agustin de la Florida," May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida," July 21, 1763; Charles Vignoles, "Plan of the Harbour, Town, and Fortifications of Saint Augustine, East Florida," ca. 1821-1822; Benjamin Clements, "Plan of the City of St. Augustine," 1834-1835; St. Johns County Courthouse, Deed Records, Book G, p. 108.

2. Deed Records, Book VV, p. 74; Book 8, pp. 368 and 423; Book 10, p. 51; Tatler, January 27, 1894, p. 2; February 13, 1897, p. 16; Sanborn Fire Insurance Maps, 1893-1930.

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

In 1905 the property at 317 St. George Street belonged to Robert Stickney. The Stickney family purchased property in St. Augustine after the Civil War. The most significant member of the family was Judge John B. Stickney, prominent judge here during the Reconstruction years.(3) In the early 1920's this was the residence of Stephen C. Middleton, the State and County Tax Assessor for St. Johns County.(4) In the late 1920's and early 1930's the house was occupied by two families--Dr. Herbert E. White, a physician and surgeon at the City Building on St. George Street and the Edgar J. Manucy Family. For many years Manucy was a barber in St. Augustine.(5) Members of the Manucy family descend from Italian colonists who migrated to St. Augustine from New Smyrna in 1777.

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3. C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1950), p. 32; Historic Properties Inventory Research File.
4. St. Augustine City Directory, 1920-21.
5. Ibid., 1924-25, 1927-28, 1930.

Page 1

☐ Original
☒ Update

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

Site #8 SJ01956
Field Date 5-13-2016
Form Date 5-13-2016
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) 317 ST GEORGE STREET Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	317		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 20 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 2005400000 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
Current Use 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 side porch enclosed, 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 Frame Vernacular Exterior Plan L-shaped Number of Stories 2
Exterior Fabric(s) 1. Weatherboard 2. Wood/Plywood 3. BEC ceiling board
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. metal, novelty
Roof secondary strucs. (dormers etc.) 1. _____ 2. Hip porch
Windows (types, materials, etc.) single and paired wood DHS 1/1,paired 8-light casemnt windows in enclosed porch
Distinguishing Architectural Features (exterior or interior ornaments) Round wood posts
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) two story apt. on rear of lot

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 SJ01956

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. stuccoed
Structural System(s): 1. Wood frame 2. ____ 3. ____
Foundation Type(s): 1. Piers 2. ____
Foundation Material(s): 1. Brick 2. ____
Main Entrance (stylistic details) single wood door with rectangular etched glass

Porch Descriptions (types, locations, roof types, etc.) enclosed One-story L-shaped porch on southwest side with hipped roof

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource see original form for historical information

Archaeological Remains ____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

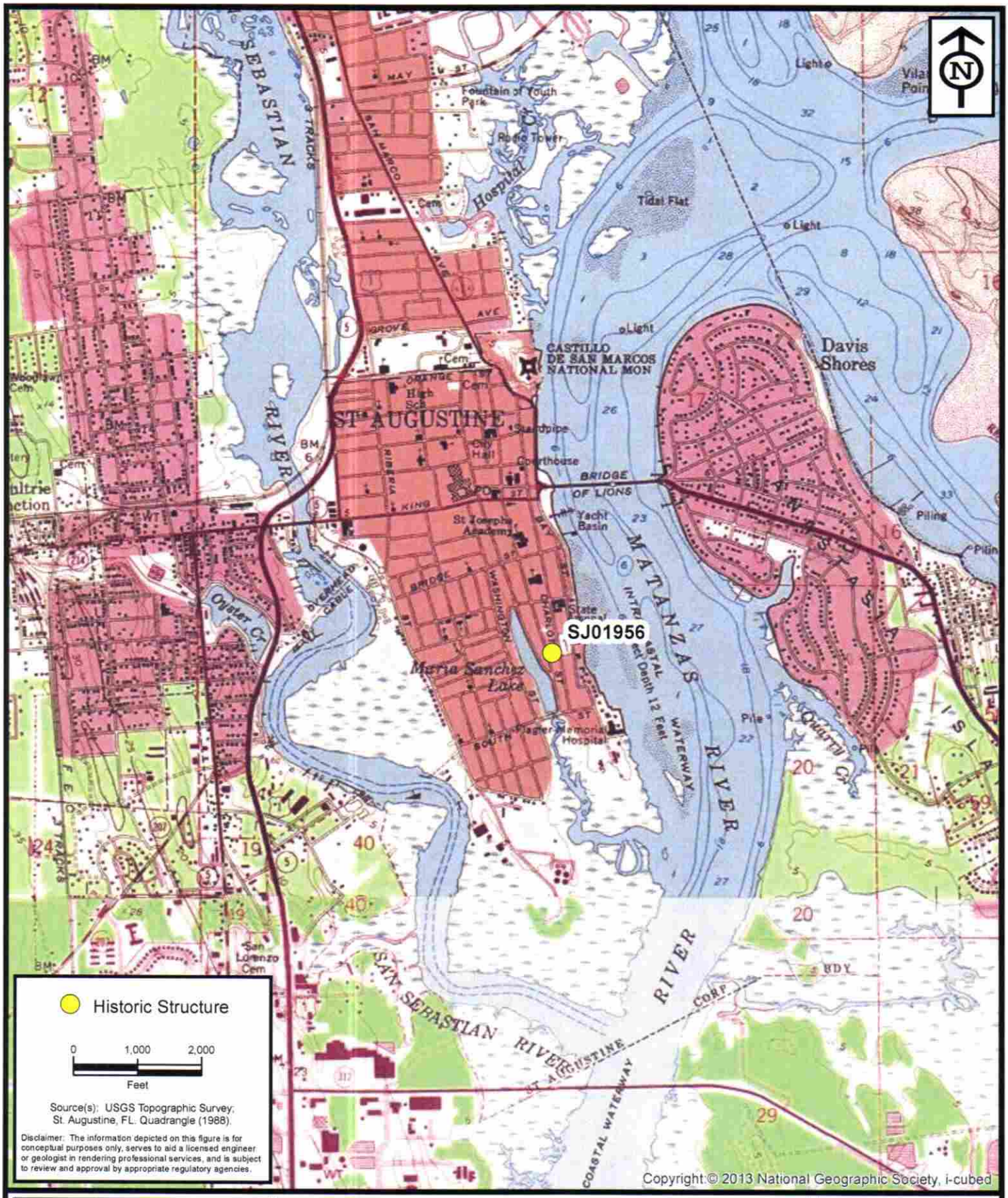
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type ____ Maintaining organization ____
Document description ____ File or accession #'s ____
2) Document type ____ Maintaining organization ____
Document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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01956

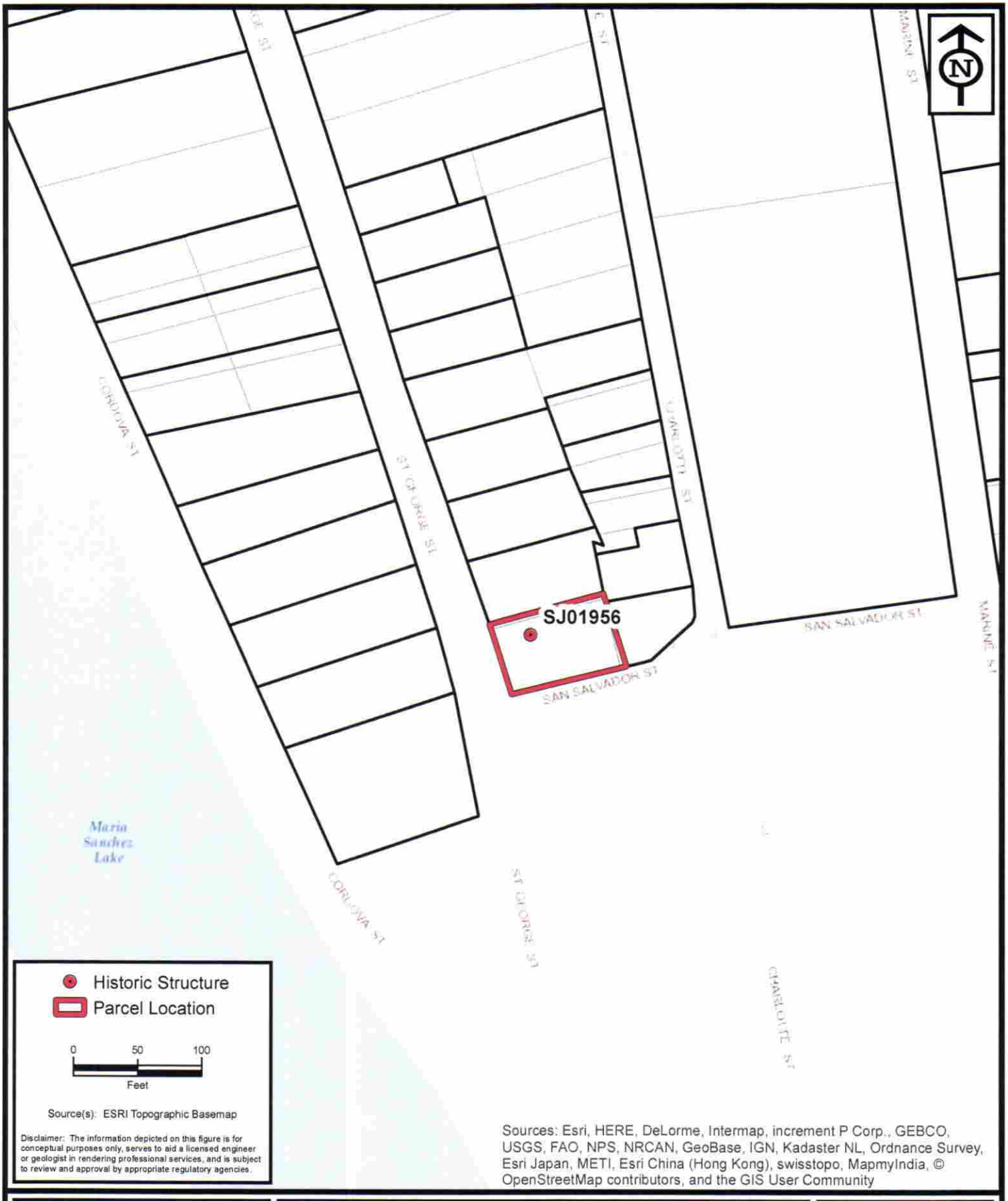
City of St. Augustine
Historic Structure Survey

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\SJ01956\Location.mxd Date: 1/29/2016 11:45:37 AM

SJ01956



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

Parcel Location - SJ01956

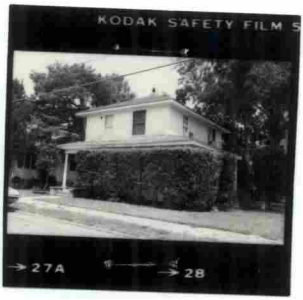
City of St. Augustine Historic Structure Survey

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\SJ01956\Parcel.mxd Date: 2/1/2016 10:55:09 AM

SJ01956


KODAK SAFETY FILM
27A
28


ST GEORGE ST


SAN SALVADO
ST GEORGE ST



FOR MAY 18, 2023 HARB MEETING

HP2023-0011
317 St George Street

New Documents Submitted by the applicant

Received 05/08/2023
Planning and Building Department



Eagle Eye INSPECTIONS LLC

INTERNACHI® CERTIFIED

Summary Only

Maria Gandarez

Property Address:
317 Saint George St
Saint Augustine FL
32084

Application pg. 2



Front of House



Left Side of House



Back Left Side of House



Back of House



Back of House



Right Side of House



Back Right Side of House

Eagle Eye Inspections, LLC
Pete Lehnertz HI8970
Palm Coast, FL 32137
386-276-2294

This is not the complete home inspection report. It is only the Summary Items.

Received 05/08/2023
Planning and Building Department

Customer
Maria Gandarez
386-276-2294

Address
317 Saint George St
Saint Augustine FL 32084

Eagle Eye Inspections, LLC
Palm Coast, FL 32137

1. EXTERIOR

1.0

FRONT OF HOUSE (WEST) WALL CLADDING FLASHING AND TRIM

INSPECTED, REPAIR OR REPLACE

During the inspection of the front of the house, which is the west wall, I observed the following findings:

Wood Siding Repairs: The wood siding on the west wall has been repaired before, but there are still imperfections in the wood which contribute to water intrusion. These imperfections include cracks, holes, and gaps in the wood siding, which can allow water to penetrate the siding and potentially cause further damage.

Moisture Behind Layers of Paint: I observed moisture behind the layers of paint on the wood siding, which is causing cracking and wood rot in the siding. This moisture can lead to further damage if left unaddressed.

Unsealed Areas: I observed several areas of the siding that are no longer sealed and need to be recaulked or resealed. These unsealed areas can allow water to penetrate the siding and potentially cause damage to the underlying structure.

Recommendation:

Based on my observations, it is recommended that the west wall's wood siding be thoroughly inspected and any imperfections be repaired promptly. Additionally, any moisture behind the layers of paint should be addressed to prevent further damage to the siding. The unsealed areas should also be resealed to prevent water intrusion.



1.0 Item 1 (Picture)
Front of House



1.0 Item 2 (Picture)
Imperfections



1.0 Item 3 (Picture)
Imperfections

Received 05/08/2023
Planning and Building Department



1.0 Item 4 (Picture)
Imperfections



1.0 Item 5 (Picture)
Imperfections



1.0 Item 6 (Picture)
Imperfections



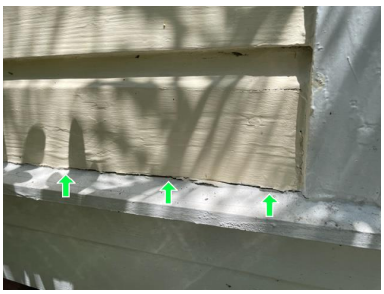
1.0 Item 7 (Picture)
Imperfections



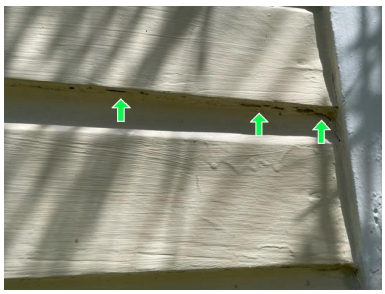
1.0 Item 8 (Picture)
Imperfections



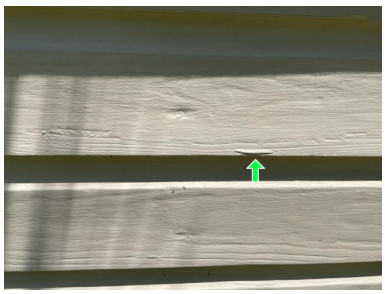
1.0 Item 9 (Picture)
Front



1.0 Item 10 (Picture)
Unsealed Areas



1.0 Item 11 (Picture)
Unsealed Areas



1.0 Item 12 (Picture)
Imperfections



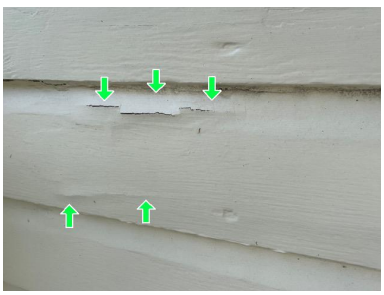
1.0 Item 13 (Picture)
Unsealed Areas



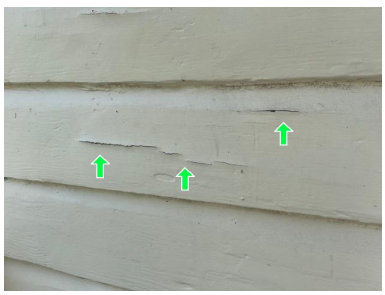
1.0 Item 14 (Picture)
Imperfections



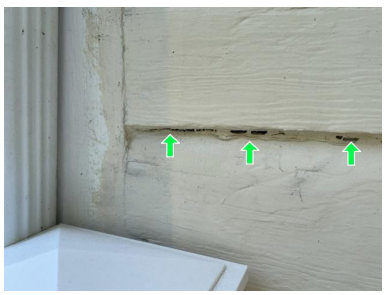
1.0 Item 15 (Picture)
Imperfections



1.0 Item 16 (Picture)
Moisture, Cracking

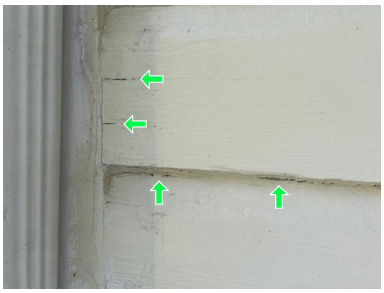


1.0 Item 17 (Picture)
Moisture, Cracking

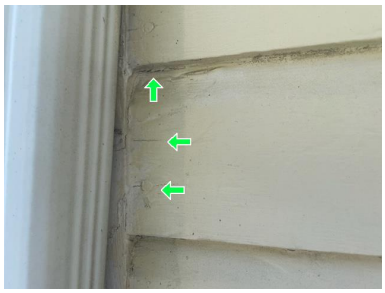


1.0 Item 18 (Picture)
Unsealed Areas

Received 05/08/2023
Planning and Building Department


1.0 Item 19 (Picture)
Unsealed Areas

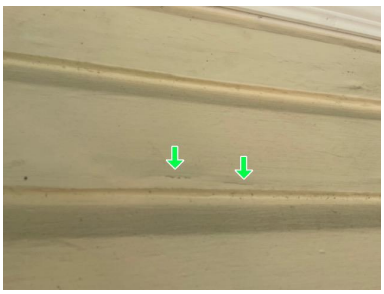

1.0 Item 20 (Picture)
Unsealed Areas


1.0 Item 21 (Picture)
Unsealed Areas

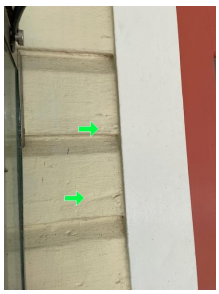

1.0 Item 22 (Picture)
Unsealed Areas


1.0 Item 23 (Picture)
Unsealed Areas


1.0 Item 24 (Picture)
Unsealed Areas


1.0 Item 25 (Picture)
Imperfections


1.0 Item 26 (Picture)
Imperfections


1.0 Item 27 (Picture)
Imperfections


1.0 Item 28 (Picture)
Imperfections


1.0 Item 29 (Picture)
Imperfections

1.1
LEFT SIDE OF HOUSE (NORTH) WALL CLADDING FLASHING AND TRIM

INSPECTED, REPAIR OR REPLACE

During the inspection of the left side of the house, which is the north wall, I observed the following findings:

Large Sections of Black Wood Rot: Several areas of the wood siding on the north wall have large sections of black wood rot, which have resulted in holes in the wood and areas that are soft to the touch. These areas are indicative of water intrusion and may compromise the structural integrity of the siding and the overall structure of the home.

Peeling Paint: I observed several areas on the north wall where the paint is peeling. Peeling paint can indicate moisture or water intrusion and may lead to further damage if left unaddressed.

Wood Siding Repairs: The wood siding on the north wall has been repaired before, but there are still imperfections in the wood which contribute to water intrusion. These imperfections include cracks, holes, and gaps in the wood siding, which can allow water to penetrate the siding and potentially cause further damage.

Received 05/08/2023
Planning and Building Department

Moisture Behind Layers of Paint: I observed moisture behind the layers of paint on the wood siding, which is causing cracking and wood rot in the siding. This moisture can lead to further damage if left unaddressed.

Unsealed Areas: I also observed several unsealed areas on the north wall where the wood siding is exposed, which can allow water to penetrate the siding and potentially cause further damage.

Recommendation:

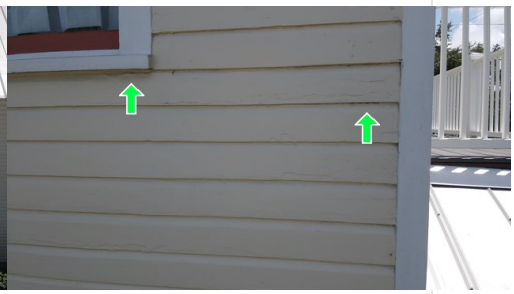
Based on my observations, it is recommended that the wood siding on the north wall be thoroughly inspected and any large sections of black wood rot be repaired or replaced promptly. Additionally, any peeling paint should be addressed to prevent moisture or water intrusion. The unsealed areas should also be resealed to prevent water intrusion.



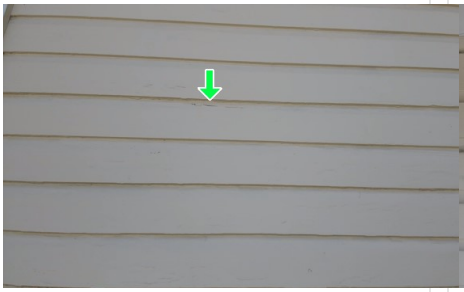
1.1 Item 1 (Picture)
Left Side of House



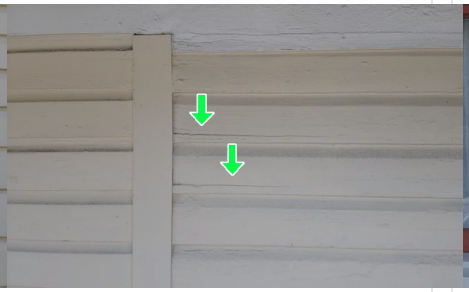
1.1 Item 2 (Picture)
Left Side of House



1.1 Item 3 (Picture)
Unsealed Areas



1.1 Item 4 (Picture)
Cracking



1.1 Item 5 (Picture)
Cracking



1.1 Item 6 (Picture)
Unsealed Areas



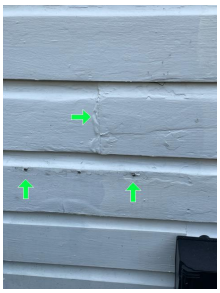
1.1 Item 7 (Picture)
Unsealed Areas



1.1 Item 8 (Picture)
Unsealed Areas



1.1 Item 9 (Picture)
Unsealed Areas



1.1 Item 10 (Picture)
Imperfections, Holes in wood

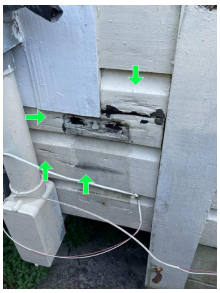


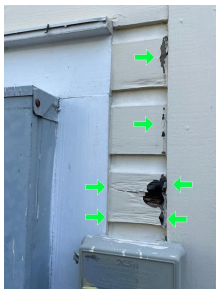
1.1 Item 11 (Picture)
Imperfections



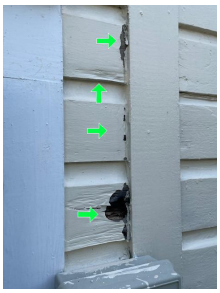
1.1 Item 12 (Picture)
Unsealed Areas

Received 05/08/2023
Planning and Building Department

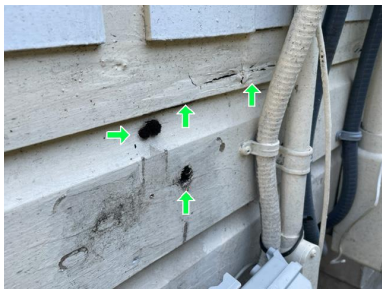

1.1 Item 13 (Picture)
Wood Rot


1.1 Item 14 (Picture)
Wood Rot


1.1 Item 15 (Picture)
Wood Rot

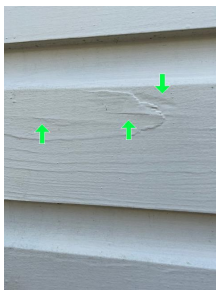

1.1 Item 16 (Picture)
Wood Rot


1.1 Item 17 (Picture)
Peeling paint


1.1 Item 18 (Picture)
Wood Rot


1.1 Item 19 (Picture)
Imperfections


1.1 Item 20 (Picture)
Wood Rot


1.1 Item 21 (Picture)
Imperfections

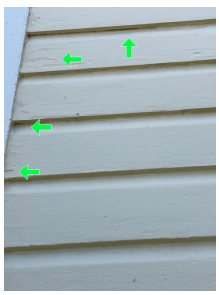

1.1 Item 22 (Picture)
Peeling Paint


1.1 Item 23 (Picture)
Peeling Paint


1.1 Item 24 (Picture)
Wood Rot

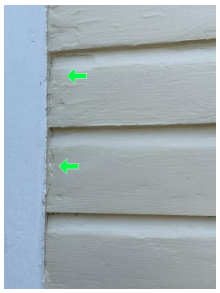

1.1 Item 25 (Picture)
Cracking, Unsealed

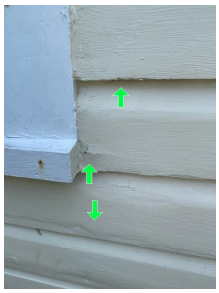

1.1 Item 26 (Picture)
Unsealed Areas

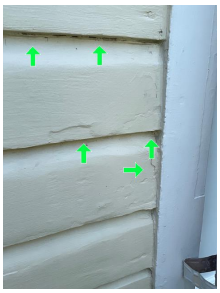

1.1 Item 27 (Picture)
Unsealed Areas

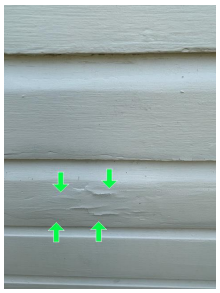
Received 05/08/2023
Planning and Building Department

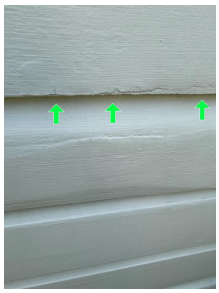

1.1 Item 28 (Picture)
Imperfections


1.1 Item 29 (Picture)
Imperfections


1.1 Item 30 (Picture)
Unsealed Areas, Imperfections


1.1 Item 31 (Picture)
Unsealed Areas, Imperfections


1.1 Item 32 (Picture)
Cracking, Peeling Paint

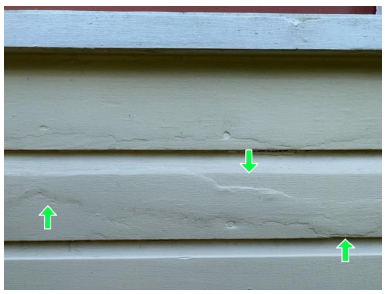

1.1 Item 33 (Picture)
Unsealed Areas, Imperfections


1.1 Item 34 (Picture)
Imperfections

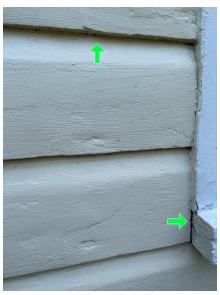

1.1 Item 35 (Picture)
Imperfections

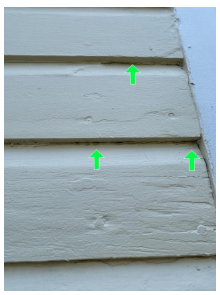

1.1 Item 36 (Picture)
Unsealed Areas, Imperfections

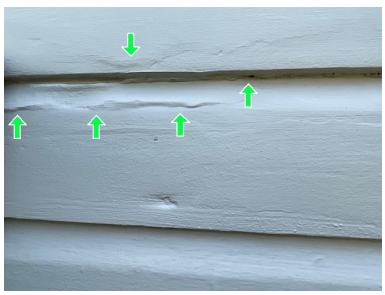

1.1 Item 37 (Picture)
Imperfections


1.1 Item 38 (Picture)
Imperfections

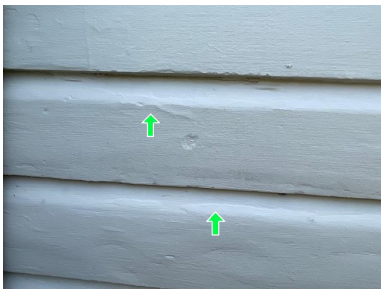

1.1 Item 39 (Picture)
Imperfections


1.1 Item 40 (Picture)
Unsealed Areas

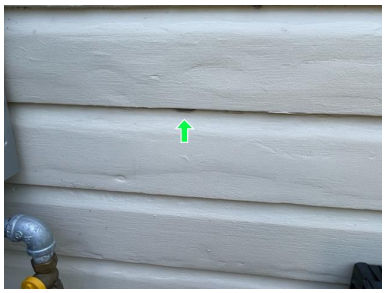

1.1 Item 41 (Picture)
Unsealed Areas


1.1 Item 42 (Picture)
Unsealed Areas

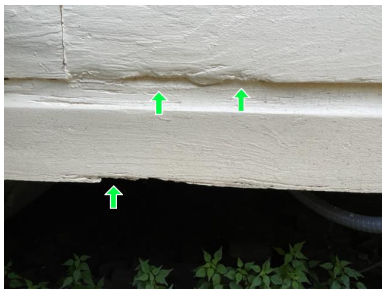
Received 05/08/2023
Planning and Building Department



1.1 Item 43 (Picture)
Imperfections



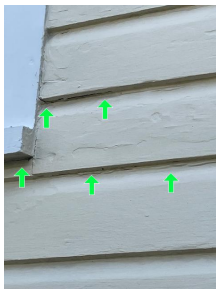
1.1 Item 44 (Picture)
Unsealed Areas



1.1 Item 45 (Picture)
Imperfections



1.1 Item 46 (Picture)
Unsealed Areas



1.1 Item 47 (Picture)
Unsealed Areas



1.1 Item 48 (Picture)
Unsealed Areas



1.1 Item 49 (Picture)
Imperfections



1.1 Item 50 (Picture)
Imperfections



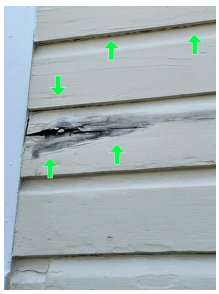
1.1 Item 51 (Picture)
Unsealed Areas, Imperfections



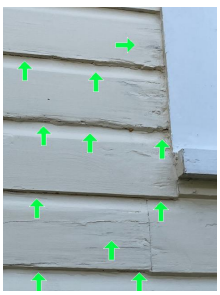
1.1 Item 52 (Picture)
Unsealed Areas



1.1 Item 53 (Picture)
Wood Rot



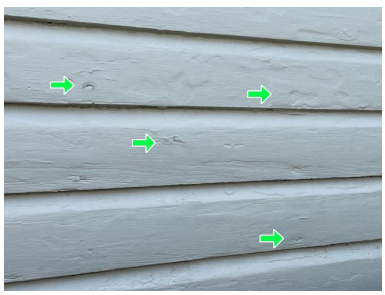
1.1 Item 54 (Picture)
Unsealed Areas, Wood Rot



1.1 Item 55 (Picture)
Unsealed Areas, Imperfections



1.1 Item 56 (Picture)
Unsealed Areas



1.1 Item 57 (Picture)
Imperfections

Received 05/08/2023
Planning and Building Department



1.1 Item 58 (Picture)
Imperfections



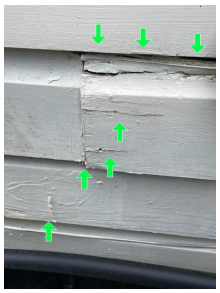
1.1 Item 59 (Picture)
Previous Repair, Imperfections



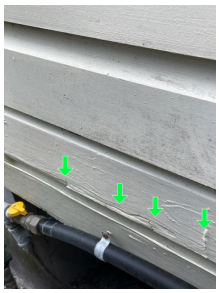
1.1 Item 60 (Picture)
Unsealed Areas



1.1 Item 61 (Picture)
Imperfections



1.1 Item 62 (Picture)
Wood Rot, Imperfections, Cracking



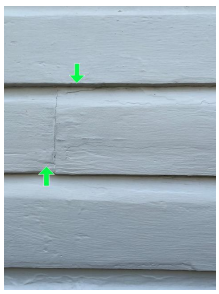
1.1 Item 63 (Picture)
Imperfections



1.1 Item 64 (Picture)
Wood Rot



1.1 Item 65 (Picture)
Imperfections



1.1 Item 66 (Picture)
Unsealed Areas



1.1 Item 67 (Picture)
Imperfections



1.1 Item 68 (Picture)
Imperfections



1.1 Item 69 (Picture)
Imperfections



1.1 Item 70 (Picture)
Wood Rot

1.2
BACK OF HOUSE (EAST) WALL CLADDING FLASHING AND TRIM

☐ INSPECTED, REPAIR OR REPLACE

Received 05/08/2023
Planning and Building Department

During the inspection of the back of the house, which is the east wall, I observed the following findings:

Imperfections in the Wood: The wood siding on the east wall has imperfections, including knots, splits, and cracks, which can contribute to water intrusion and potentially lead to rot and deterioration of the wood.

Moisture behind the Paint: I observed cracking in the paint on the wood siding, indicating that there may be moisture behind the paint. Moisture behind the paint can cause the paint to peel or blister, and may lead to further damage to the wood siding.

Cracking in the Wood Siding: I also observed cracking in the wood siding on the east wall, which can be indicative of water intrusion and may lead to further deterioration of the wood.

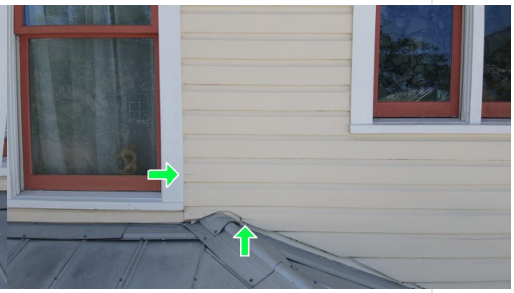
Recommendation: Based on my observations, it is recommended that the wood siding on the east wall be thoroughly inspected for any areas of damage or decay. Any imperfections should be addressed to prevent water intrusion, and any cracking or deterioration of the wood siding should be repaired promptly. Additionally, any areas of moisture behind the paint should be addressed to prevent further damage to the wood siding.



1.2 Item 1 (Picture)
Back of House



1.2 Item 2 (Picture)
Imperfections, Cracking



1.2 Item 3 (Picture)
Imperfections, Cracking



1.2 Item 4 (Picture)
Imperfections, Cracking

1.3

RIGHT SIDE OF HOUSE (SOUTH) WALL CLADDING FLASHING AND TRIM

INSPECTED, REPAIR OR REPLACE

During the inspection of the right side of the house, which is the south wall, I observed the following findings:

Wood Siding Repairs: The wood siding on the south wall has been repaired before, but there are still imperfections in the wood which contribute to water intrusion. These imperfections include cracks, holes, and gaps in the wood siding, which can allow water to penetrate the siding and potentially cause further damage.

Sections of Black Wood Rot: Several areas of the wood siding on the south wall have sections of black wood rot, which have resulted in holes in the wood and areas that are soft to the touch. These areas are indicative of water intrusion and may compromise the structural integrity of the siding and the overall structure of the home.

Peeling Paint: I observed several areas on the south wall where the paint is peeling. Peeling paint can indicate moisture or water intrusion and may lead to further damage if left unaddressed.

Unsealed Areas: I observed several areas of the siding that are no longer sealed and need to be recaulked or resealed. These unsealed areas can allow water to penetrate the siding and potentially cause damage to the underlying structure.

Received 05/08/2023
Planning and Building Department

Recommendation:

Based on my observations, it is recommended that the south wall's wood siding be thoroughly inspected and any imperfections be repaired promptly. Additionally, any moisture behind the layers of paint should be addressed to prevent further damage to the siding. The unsealed areas should also be resealed to prevent water intrusion.



1.3 Item 1 (Picture)
Right Side of House



1.3 Item 2 (Picture)
Right Side of House



1.3 Item 3 (Picture)
Right Side of House



1.3 Item 4 (Picture)
Imperfections



1.3 Item 5 (Picture)
Imperfections



1.3 Item 6 (Picture)
Imperfections



1.3 Item 7 (Picture)
Wood Rot



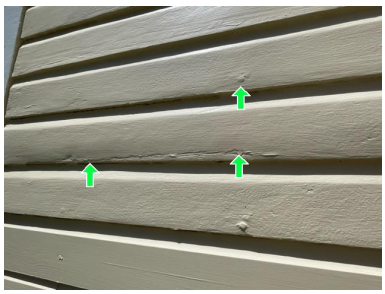
1.3 Item 8 (Picture)
Unsealed Areas, Imperfections



1.3 Item 9 (Picture)
Imperfections



1.3 Item 10 (Picture)
Imperfections



1.3 Item 11 (Picture)
Imperfections

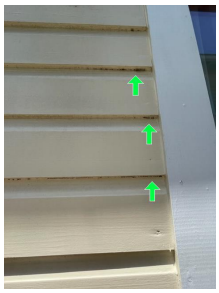


1.3 Item 12 (Picture)
Imperfections

Received 05/08/2023
Planning and Building Department


1.3 Item 13 (Picture)
Imperfections


1.3 Item 14 (Picture)
Imperfections


1.3 Item 15 (Picture)
Unsealed Areas


1.3 Item 16 (Picture)
Unsealed Areas


1.3 Item 17 (Picture)
Unsealed Areas, Imperfections


1.3 Item 18 (Picture)
Unsealed Areas, Imperfections

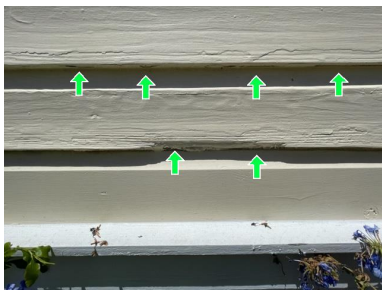

1.3 Item 19 (Picture)
Unsealed Areas, Imperfections


1.3 Item 20 (Picture)
Unsealed Areas, Imperfections


1.3 Item 21 (Picture)
Unsealed Areas, Imperfections

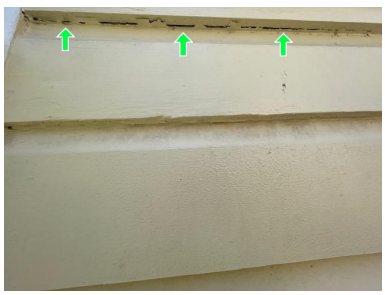

1.3 Item 22 (Picture)
Unsealed Areas


1.3 Item 23 (Picture)
Imperfections, Cracking


1.3 Item 24 (Picture)
Unsealed Areas


1.3 Item 25 (Picture)
Unsealed Areas


1.3 Item 26 (Picture)
Unsealed Areas, Wood Rot


1.3 Item 27 (Picture)
Unsealed Areas

Received 05/08/2023
Planning and Building Department



1.3 Item 28 (Picture)
Unsealed Areas, Imperfections



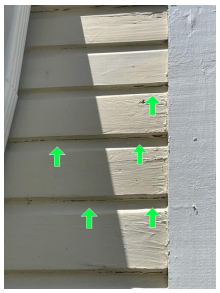
1.3 Item 29 (Picture)
Unsealed Areas, Imperfections



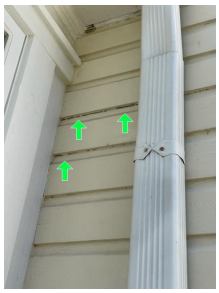
1.3 Item 30 (Picture)
Wood Rot



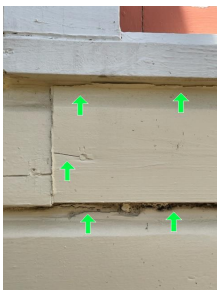
1.3 Item 31 (Picture)
Unsealed Areas, Wood Rot



1.3 Item 32 (Picture)
Unsealed Areas



1.3 Item 33 (Picture)
Unsealed Areas



1.3 Item 34 (Picture)
Unsealed Areas, Imperfections, Cracking

Meredith H. Randolph

From: Candice Seymour
Sent: Monday, May 8, 2023 12:23 PM
To: Frez Construction
Cc: Meredith H. Randolph
Subject: RE: Existing Trex and other composite materials on St George St & neighboring streets, including National Guard Armory. As of last Thursday.

Received.

Beyond the photographs you've provided, is there a scope of the work that has been done that you can provide to the board?

HARB will want to know whether these replacements were made as part of the project currently under review or if they were done by a previous owner/contractor.

As for the examples you provided related to the National Guard buildings: because that property is Federally owned, they do not always, and are not always required to seek approval from HARB for alterations to their buildings.

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: Frez Construction <FrezConstruction@comcast.net>
Sent: Monday, May 8, 2023 12:17 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Existing Trex and other composite materials on St George St & neighboring streets, including National Guard Armory. As of last Thursday.

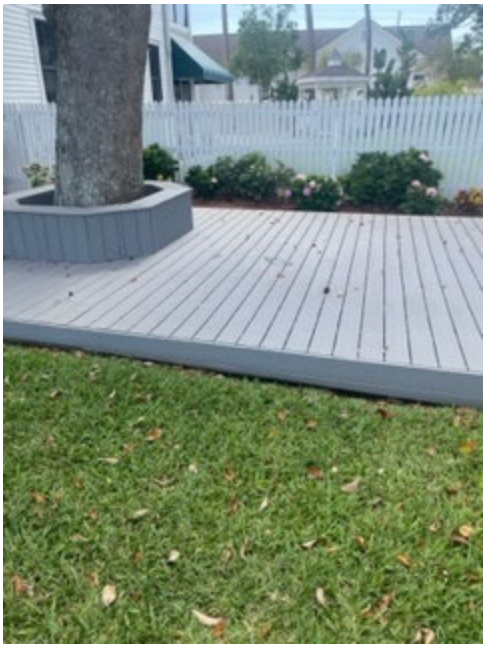
For HARB meeting concerning 317 St George St.

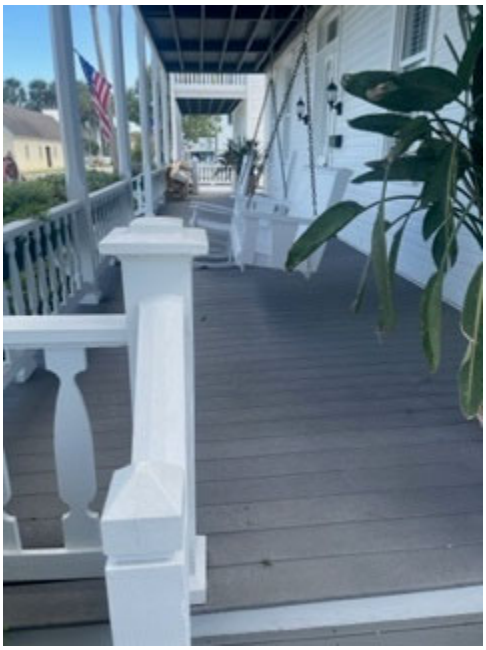

318


AUTHORIZED
PERSONNEL ONLY




ST FRANCIS BARRACKS






86


88







Alan Frez
Frez Construction Inc.
904-669-0717

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

April 20, 2023

Alan J. Frez Construction, Inc.
147 Argonaut Rd
St Augustine, FL 32086

cc: Maria F. Gandarez

Re: Certificate of Appropriateness – 317 St. George Street – HP2023-0011

Dear Mr. Frez,

On April 20, 2023, the Historic Architectural Review Board (HARB) met and discussed your application 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).

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 18, 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 May 8, 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.:	HP2023-0011
Applicant:	Alan J. Frez Construction, Inc.
Owner:	Maria F. Gandarez
Address:	317 St. George Street
Parcel Number:	2005400000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 20, 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 April 20, 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-1.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to 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).

Subject to the following conditions:

- To May 18, 2023
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 26 day of April, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0011

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 20th day of April, A.D., 2023.

Elyse Wiemann

Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

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

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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
EST. 1565
NATION'S OLDEST CITY

March 16, 2023

Alan J. Frez Construction, Inc.
147 Argonaut Rd
St Augustine, FL 32086

cc: Maria F. Gandarez

Re: Certificate of Appropriateness – 317 St. George Street – HP2023-0011

Dear Mr. Frez,

On March 16, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to replace all existing wood novelty siding on the main residence and garage apartment with new wood novelty siding.

Specifically, based upon evidence presented, the HARB **APPROVED the garage portion of your application** and **CONTINUED the main house portion 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.

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

Sincerely,

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.:	HP2023-0011
Applicant:	Alan J. Frez Construction, Inc.
Owner:	Maria F. Gandarez
Address:	317 St. George Street
Parcel Number:	2005400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace all existing wood novelty siding on the main residence and garage apartment with new wood novelty siding.

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-1.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

Certificate of Appropriateness
317 St. George Street
HARB Case No. HP2023-0011

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 replace all existing wood novelty siding on the main residence and garage apartment with new wood novelty siding.

Garage
Garage
Main House

Subject to the following conditions:

- Continue Main Building to April 20th, 2022
- To get a better understanding of deterioration on the main building including the corner boards and any other missing details.
- Approve Detached Garage constructed later

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. HP2023-0011

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

Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

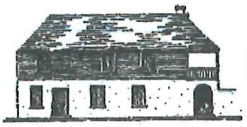
Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0011

Receipt No. 2572642

Meeting Date: March 16, 2023

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

1. NAME OF APPLICANT Alan J Frez

   Business (if applicable) Alan J Frez Construction, Inc.

   Address 147 Argonaut Rd

   City St Augustine State Fl Zip Code 32086

   Daytime telephone 904-669-0717 E-mail Address frezconstruction@comcast.net

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

2. NAME OF PROPERTY OWNER Maria F Gandarez

   Business (if applicable) _____

   Address 317 St George St

   City St Augustine State Fl Zip Code 32084

   Daytime telephone (required) 917-685-8081 E-mail address mfg8081@gmail.com

3. PROJECT STREET ADDRESS 317 St George St

4. LEGAL DESCRIPTION: Lot 15-16 Block ____ Subdivision city of St Aug Parcel S5 OF W'LY PT OF LOT 15 + ALL LOT 16 + W 87 FT OF LOT 17 N OF SAN SALVADOR.

5. EXISTING USE residence PROPOSED USE residence

6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☒	Exterior finishes (stucco, masonry, siding) NOVELTY 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_____
- ☐ 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 all novelty siding, due to extensive wood rot, matching new siding is a different size than original.

Addition on residence(in the fifty's ?) different size siding.

Addition has OSB sheathing, under siding, original house is without sheathing(1/2" difference). Sheathing is now required by building code.

Extensive wood putty and fiberglass repairs - failing and very unsightly.

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 Alan J Frez

SIGNATURE OF APPLICANT Alan J Frez DATE 2/3/23

PRINT OWNER'S NAME Maria F Gandarez

SIGNATURE OF OWNER Maria F Gandarez DATE 2/7/2023

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.

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COMPLETENESS REVIEW CHECKLIST

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

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

AP 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	
☐	☐	☐	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 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:

See E-mail for additional comments.

Project number: HP2023-0011 Project Address: 317 St. George Street

Reviewed by: Candice Seymour Date: 02/23/2023

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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: 317 St George St

Applicant's Name: Alan J Frez Applicant's Signature: Alan J Frez

Owner's Name: Maria F Gandarez Owner's Signature: Maria F Gandarez

Candice Seymour

From: Candice Seymour
Sent: Wednesday, February 1, 2023 4:53 PM
To: Frez Construction
Subject: RE: Siding info for 317 St George St permit application.
Attachments: Re: 317 St George Street Siding Replacement

Hi Mr. Frez,

I received your photos. As I mentioned in the e-mail attached (sent on the 1/26), the complete replacement of all the siding will still require HARB approval. I linked the AGHP and the Certificate of Appropriateness application in the attached e-mail. February 14th is the deadline to get on the March 16th HARB agenda.

I can save these photos to attach to your application.

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: Frez Construction <FrezConstruction@comcast.net>
Sent: Wednesday, February 1, 2023 4:45 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Siding info for 317 St George St permit application.





Alan Frez
Frez Construction Inc.
904-669-0717

Instr #2021045504 BK: 5245 PG: 1631, Filed & Recorded: 4/23/2021 10:28 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $5,880.00

Prepared by and return to:
Andrea N. Wright
Attorney at Law
Andrea N. Wright, LLC d/b/a Wright Firm
323 Anastasia Blvd.
Saint Augustine, FL 32080
904-808-1200
File Number: **21-0308**

Parcel Identification No. **200540-0000**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 21st day of **April, 2021** between **James R. O'Reilly and Martha O'Reilly, husband and wife** whose post office address is **166 Washington Street, Saint Augustine, FL 32084** of the County of **Saint Johns**, State of **Florida**, grantor*, and **Maria F. Gandarez, a single woman** whose post office address is **317 Saint George Street, FL 32084** of the County of **Saint Johns**, State of **Florida**, grantee*,

COPY

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:

The South 5 feet of the West 87 feet of Lot 15, the West 87 feet of Lot 16 and a portion of the East part of Lot 16 and all of Lot 17 lying Northerly of San Salvadore Street, all lying in Block 39A, City of St. Augustine as per Official Map of City dated January, 1905, and being more particularly described as follows: For a Point of Beginning use the intersection of the Northerly right of way line of San Salvadore Street and the Easterly right of way line of St. George as now established; thence North 16°53' West, 56.3 feet along said Easterly right of way line to an iron pin; thence North 75°26'45" East, 91.26 feet; thence South 15°03' East, 7 feet; thence North 78°14, East 1.18 feet; thence South 16°48'39" East 52.07 feet; thence South 77°13' West along the North right of way line of San Salvadore Street, 91.58 feet to the Point of Beginning.

Parcel Identification Number: 200540-0000

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: Christie Richbourg

Witness Name: Andrea Wright

Witness Name: Christie Richbourg

Witness Name: Andrea Wright

James R. O'Reilly (Seal)

Martha O'Reilly (Seal)

COPY

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me by means of [X] physical presence, this 21st day of April, 2021 by James R. O'Reilly and Martha O'Reilly, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

ANDREA N. WRIGHT
MY COMMISSION # GG 290956
EXPIRES: February 5, 2023
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Andrea Wright

My Commission Expires:

Application pg 42 DoubleTime®

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	2005400000
Location Address	317 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG S5 OF W'LY PT OF LOT 15 & ALL LOT 16 (EX PT OF E PT) & W87FT OF LOT 17 LYING N OF SAN SALVADOR ST BLK 39-A OR5245/1631 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.120
Homestead	N

Owner Information

Owner Name	Gandarez Maria F 100%
Mailing Address	PO BOX 3541 SAINT AUGUSTINE, FL 32085

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	$523,961	$3,500	$320,969	$0	$0	$848,430	$848,430	$0	$848,430
2021	$459,505	$3,500	$286,580	$0	$0	$749,585	$749,585	$0	$749,585
2020	$498,562	$3,500	$239,856	$0	$0	$741,918	$741,918	$0	$741,918
2019	$460,130	$1,001	$239,856	$0	$0	$700,987	$700,987	$0	$700,987
2018	$465,809	$1,334	$239,856	$0	$0	$706,999	$706,999	$0	$706,999
2017	$471,491	$1,724	$239,856	$0	$0	$713,071	$537,301	$225,770	$487,301
2016	$477,171	$2,019	$218,050	$0	$0	$697,240	$515,945	$231,295	$465,945
2015	$434,565	$2,081	$168,210	$0	$0	$604,856	$501,177	$153,679	$451,177
2014	$333,357	$2,408	$151,388	$0	$0	$487,153	$487,153	$50,000	$437,153
2013	$333,835	$2,734	$151,388	$0	$0	$487,957	$487,957	$50,000	$437,957
2012	$333,835	$3,061	$151,388	$0	$0	$488,284	$488,284	$50,000	$438,284
2011	$327,900	$3,388	$168,210	$0	$0	$499,498	$499,498	$50,000	$449,498
2010	$331,585	$3,713	$186,900	$0	$0	$522,198	$510,084	$62,114	$460,084

Building Information

Building 1
Year Built 1910
Actual Area 3044
Conditioned Area 2132
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Hardwood, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2.5

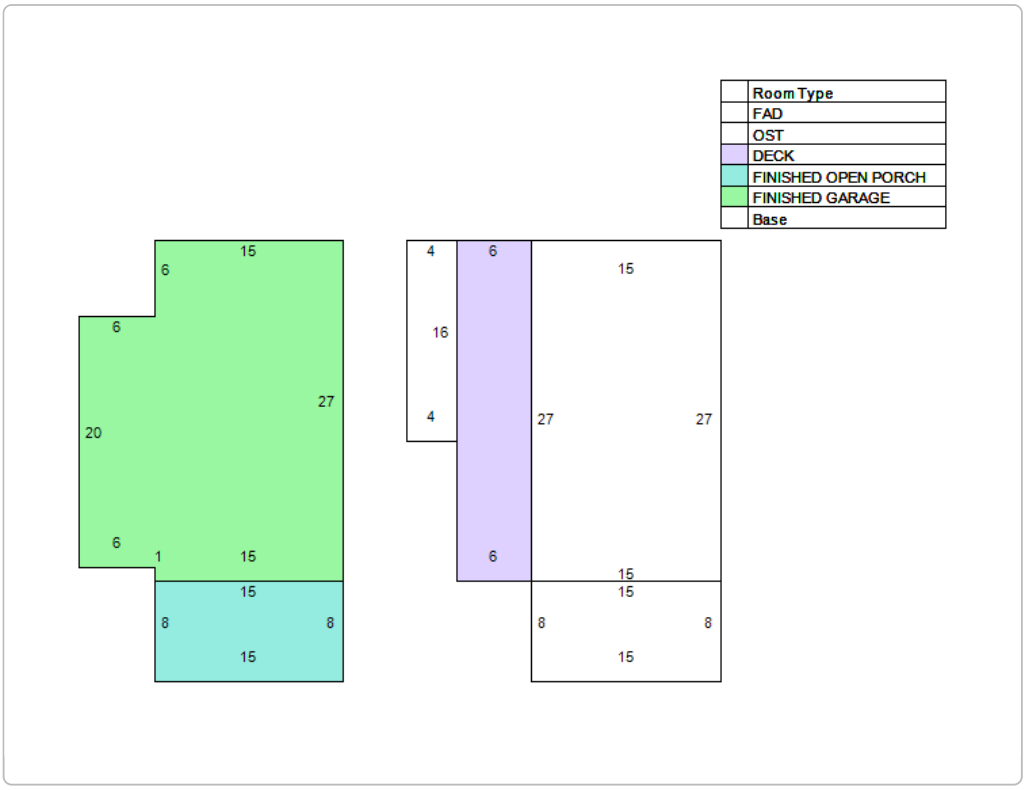
Description	Square Footage
PATIO/SLAB	468
FINISHED OPEN PORCH	90
BASE AREA	1042
FRAME ADDITION	48
FINISHED UPPER STORY	1042
UNFINISHED ENCLOSED PORCH	214
FINISHED OPEN PORCH	140
Total SqFt	3044

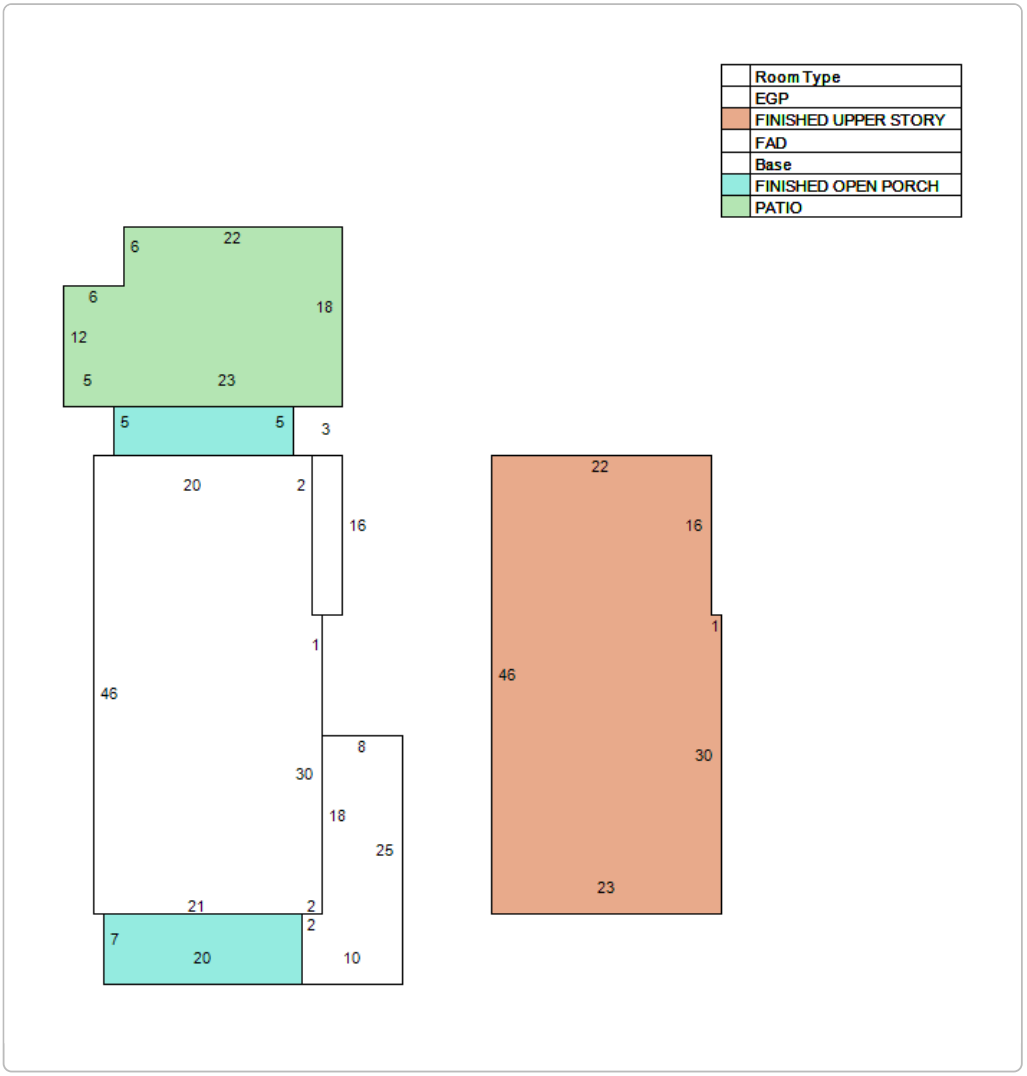
Building 2
Year Built 1910
Actual Area 1396
Conditioned Area 525
Use Duplex
Style 01
Class N
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 1
Baths 1

Description	Square Footage
BASE AREA	405
FINISHED GARAGE	525
FINISHED OPEN PORCH	120
FINISHED DECK	162
OUTSIDE STAIRS	64
FRAME ADDITION	120
Total SqFt	1396

Sketch Information





Extra Feature Information

Code Description	Status	Value
Spa / Hot Tub (Mix)		3300

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	55	91	55	EF	$252,190
Multi-Family (Less than 10 Units)	15	91	15	EF	$68,779

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/23/2021	4/21/2021	$840,000.00	WARRANTY DEED	5245	1631	Q	I	O'REILLY JAMES R,MARTHA	GANDAREZ MARIA F
	5/6/2009	$785,000.00	WARRANTY DEED	3192	788	Q	I	PHILCOX CHRISTOPHER J	O'REILLY JAMES R,MARTHA
	9/2/1994	$165,000.00	WARRANTY DEED	1071	1715	Q	I	ROBERTS VINCENT P,LYNNE S	PHILCOX CHRISTOPHER J
	11/1/1988	$0.00		803	1457	U	I		ROBERTS VINCENT P,LYNNE S
	1/1/1982	$90,000.00		524	251	U	I		
	1/1/1982	$0.00		522	577	U	I		

No data available for the following modules: Exemption Information.

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 2/22/2023, 2:22:53 AM

Schneider GEOSPATIAL

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

Detail by Entity Name

Florida Profit Corporation
ALAN J. FREZ CONSTRUCTION, INC.

Filing Information

Document Number	P05000114212
FEI/EIN Number	20-3319971
Date Filed	08/16/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/01/2011

Principal Address

147 ARGONAUT RD
ST AUGUSTINE, FL 32086

Mailing Address

147 ARGONAUT RD
ST AUGUSTINE, FL 32086

Registered Agent Name & Address

FREZ, ALAN J
147 ARGONAUT RD
ST AUGUSTINE, FL 32086

Officer/Director Detail

Name & Address

Title DPT

FREZ, ALAN J
147 ARGONAUT RD
ST AUGUSTINE, FL 32086

Title S

FREZ, VICTORIA L
147 ARGONAUT RD
ST AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2021	02/04/2021
2022	01/14/2022
2023	01/26/2023

Document Images

01/26/2023 -- ANNUAL REPORT	View image in PDF format
01/14/2022 -- ANNUAL REPORT	View image in PDF format
02/04/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
02/15/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
01/26/2016 -- ANNUAL REPORT	View image in PDF format
02/16/2015 -- ANNUAL REPORT	View image in PDF format
01/14/2014 -- ANNUAL REPORT	View image in PDF format
03/23/2013 -- ANNUAL REPORT	View image in PDF format
01/23/2012 -- ANNUAL REPORT	View image in PDF format
09/01/2011 -- REINSTATEMENT	View image in PDF format
03/23/2009 -- ANNUAL REPORT	View image in PDF format
07/03/2008 -- ANNUAL REPORT	View image in PDF format
04/29/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
08/16/2005 -- Domestic Profit	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 2023 Meeting



Application HP2023-0024 Address: 46 Charlotte Street

Applicant: ReadyRebuild, LLC

Property Owner: 46 Avenida Menendez, INC.

Project description: To replace existing wood lap siding on the north elevation with new wood lap siding.

Architectural Style:	Colonial Revival	Florida Master Site File:	8SJ532
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1966800000		
Agenda Item:	7(a)	Previous Action(s):	COA F2020-0040 COA F2020-0074

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Charlotte Street between Hypolita Street and Cuna Streets in the Historic Preservation-Three (HP-3) zoning district.
2. The applicant is seeking to replace all wood siding on the north elevation of the building, except for the siding on the second-story enclosed porch, with new siding to match. This is a secondary elevation though clearly seen from Charlotte Street when walking south. Siding on all other elevations is proposed to remain. Justification for the replacement provided by the applicant includes deterioration of the siding on that side of the building.
3. The Architectural Guidelines for Historic Preservation (AGHP) encourages repair rather than replacement of exterior siding and discourages full replacement of siding to obtain a more uniform or "improved" appearance. The AGHP does indicate that repair may also include limited replacement of siding in-kind or with a compatible substitute material that closely matches the board width, length, and exposure if deterioration of existing siding is extensive.
4. On a site visit, staff did observe deterioration of portions of the siding, though the extent of the deterioration is unclear.
5. The applicant should provide evidence of the existing deterioration and further describe the extent of damage to the north elevation as well as any potential causes of the deterioration. They should also clearly illustrate that the proposed replacement siding would substantially match the existing.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for a Certificate of Appropriateness at 46 Charlotte Street**:

1. **APPROVE** the application if the HARB determines that evidence provided by the applicant is sufficient to justify replacement of the existing siding on a secondary elevation and with a finding that the proposed replacement siding meets the Secretary of the Interior's Standards for Rehabilitation #6 for replacement of a deteriorated architectural feature and #9 as a compatible contemporary material; OR,
2. **CONTINUE** the application to allow the applicant time to provide additional evidence that full replacement of the north elevation siding is warranted.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove north elevation siding (excluding second story enclosed porch).
2. Replace with new wood siding of same design and profile.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
7. **Cleaning with Gentlest Possible Method**
9. **Compatible Contemporary Design for New Alterations and Additions**

Exterior Finishes

Wood

Do...

- Retain wood materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments whenever possible. These are essential components of a building's appearance and architectural style.
- Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.
- Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
- Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
- Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.
- Use electric hot air guns with care on decorative wood features, and use electric heat plates with care on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.
- Repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material.
- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.

Don't...

- Remove or radically change wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved' appearance.
- Fail to identify, evaluate and treat the causes of wood deterioration which include: faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, and insect or fungus infestation.
- Use chemical preservatives, such as creosote, which can change the appearance of wood features unless they were used historically.
- Replace an entire wood feature, such as a cornice or wall, where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Post-1821

Frame Vernacular buildings are finished with drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
46 Charlotte Street



East (Front) Elevation

STAFF PHOTOGRAPHS
46 Charlotte Street



South Elevation (stucco siding extant)

STAFF PHOTOGRAPHS
46 Charlotte Street





North Elevation – Siding proposed to remain on enclosed second story front porch (far left).

STAFF PHOTOGRAPHS
46 Charlotte Street





North Elevation – Details

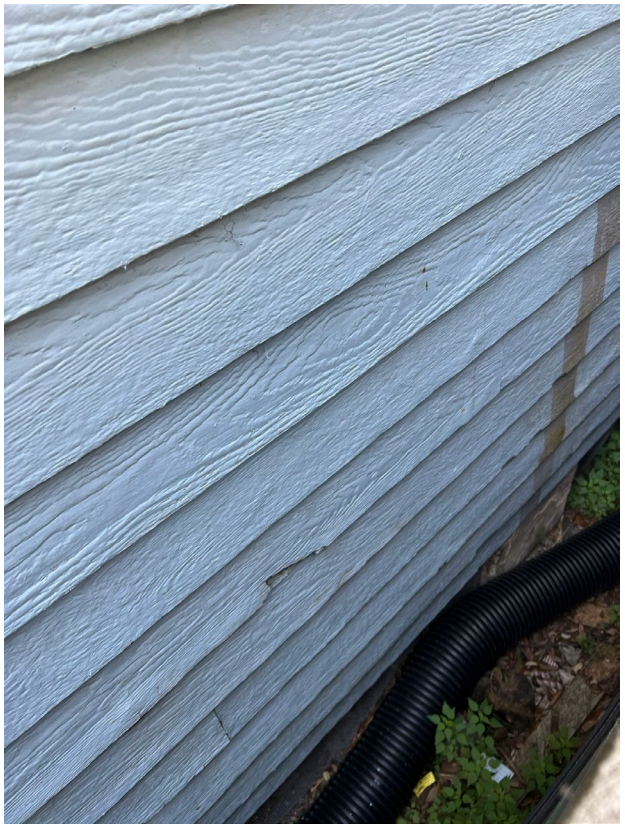
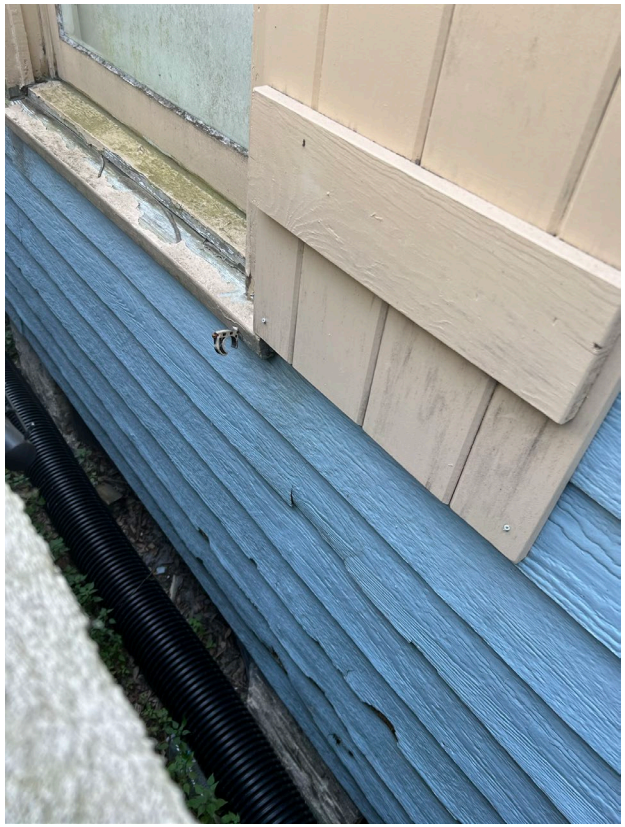
STAFF PHOTOGRAPHS
46 Charlotte Street





North Elevation – Details

STAFF PHOTOGRAPHS
46 Charlotte Street

North Elevation – Behind existing masonry wall

STAFF PHOTOGRAPHS
46 Charlotte Street





tion – Details

STAFF PHOTOGRAPHS
46 Charlotte Street





North Elevation – Details

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ532 1009==

Site Name: 46 Charlotte Street 830== Survey Date: 7808 820==

Address: 46 Charlotte Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 8 (block) North 30.49 ft front of lot 8 (lot) 868==

868==

Owner of Site: Name: Curry, Mary R.;

Address: 46 Charlotte Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP-3

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

UTM: 17 (zone) 469860 (easting) 3307010 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: + 1917 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Colonial Revival 964==

Plan Type: Rectangular 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

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

Foundation: 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies: 942==

Chimney Location: End interior 942==

Materials: (882)

Chimney: Bridge with metal cap 882==

Roof Surfacing: Built up 882==

Ornament Exterior: Round wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed, Residential/Commercial 864==

Relationship to Surroundings: Front of house face back of the Motel across the street. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads, Commerce, Families, Women, Hotels 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Colonial Revival residence at 46 Charlotte Street was constructed between 1910 and 1917. The first floor of the front porch is open, displaying the round wood posts. The second floor has been enclosed and awning windows added. This house with a flat parapet roof, faces the rear of a motel complex. It is in a neighborhood of commercial establishments and residences and is located one block from the restored area.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp dur-

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustin de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

ing the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destoyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commerical street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This residence at 46 Charlotte Street was the residence of members of the Pacetti family for many years. Thomas A. was a clerk at Florida East Coast Railway Company, Fatio W. was the treasurer of the St. Augustine Men's Shop, and Nell was a saleslady at the Wolfe Studio and Gift Shop. Members of the Pacetti family descend from colonists who migrated to St. Augustine from New Smyrna in 1777.(4) At one time a three-story boarding house and store was located on the site.(5)

ARCHAEOLOGY

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

John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.
3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.
4. City Directory, 1924-25, through 1934.
5. Sanborn Fire Insurance Maps, 1888 to 1889.

☐ Original
☒ Update



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

Site #8 SJ00532
Field Date 4-26-2016
Form Date 4-26-2016
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) 46 Charlotte St — **Multiple Listing** (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — **Survey #** (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	46		Charlotte	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 # 1966800000 — **Landgrant** _____
Subdivision Name _____ — **Block** _____ — **Lot** _____
UTM Coordinates: Zone ☐16 ☒17 — **Easting** ☐☐☐☐☐☐ — **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1917 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Art gallery/Museum/Planetarium — From (year): _____ — To (year): _____
Other Use office — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — **Original address** _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — **Nature** enclosed second floor porch
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 Colonial Revival — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Weatherboard 2. _____ 3. Composition shingles
Roof Type(s) 1. Flat 2. _____ 3. Parapet
Roof Material(s) 1. Built-up 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single wood 1/1 with wood trim and sill

Distinguishing Architectural Features (exterior or interior ornaments) three bay facade with flat roof and parapet; central entry; robust round columns

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) sits adjacent to ROW; side drive

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 SJ00532

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. Bridge w/ metal cap
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) centrally located on first floor under enclosed porch; single wood door with single rectangular light
Porch Descriptions (types, locations, roof types, etc.) open first floor with round columns and masonry railing support and enclosed second floor porch with 4 round columns; facade pierced by single 1/1 windows

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

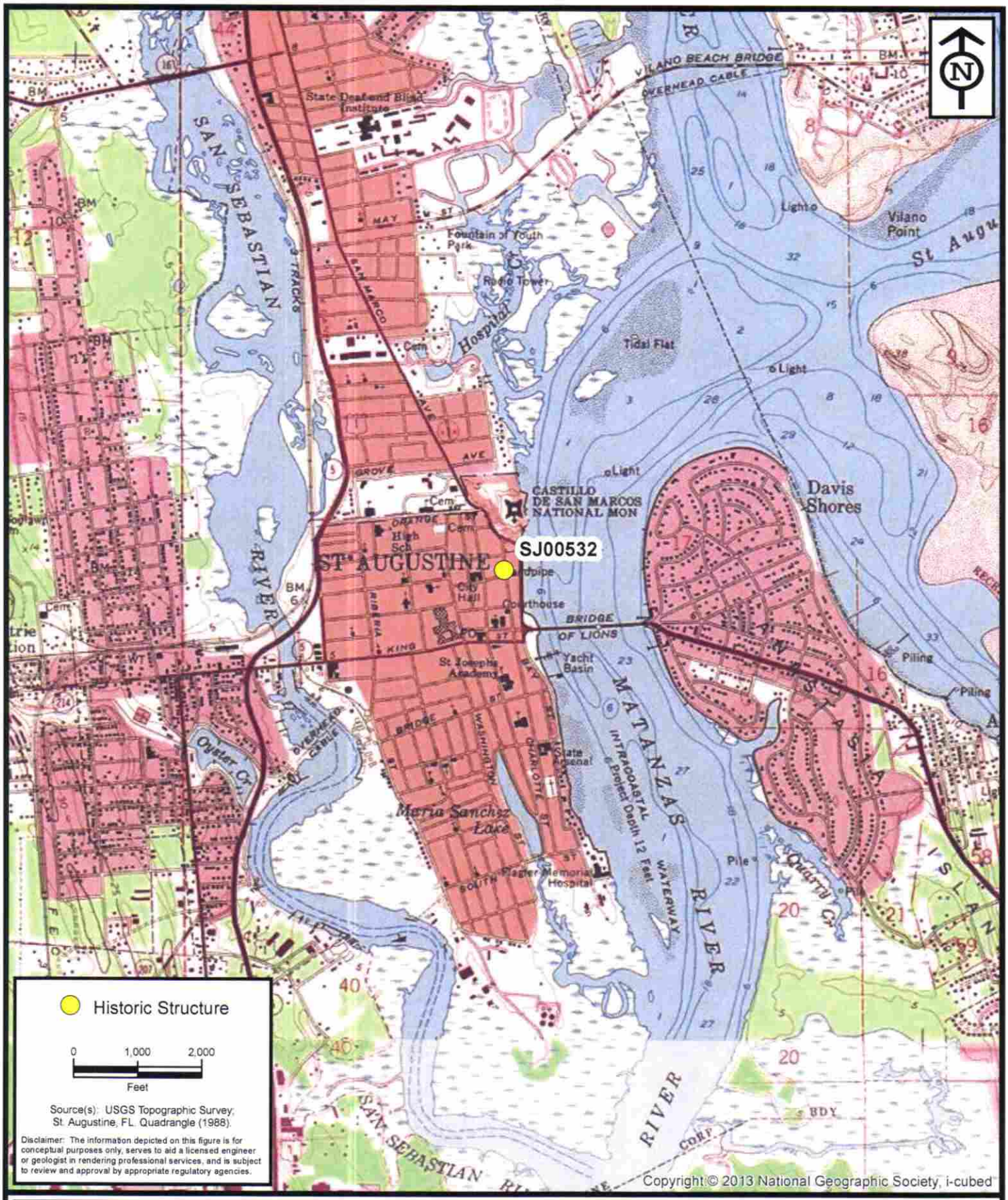
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ00532

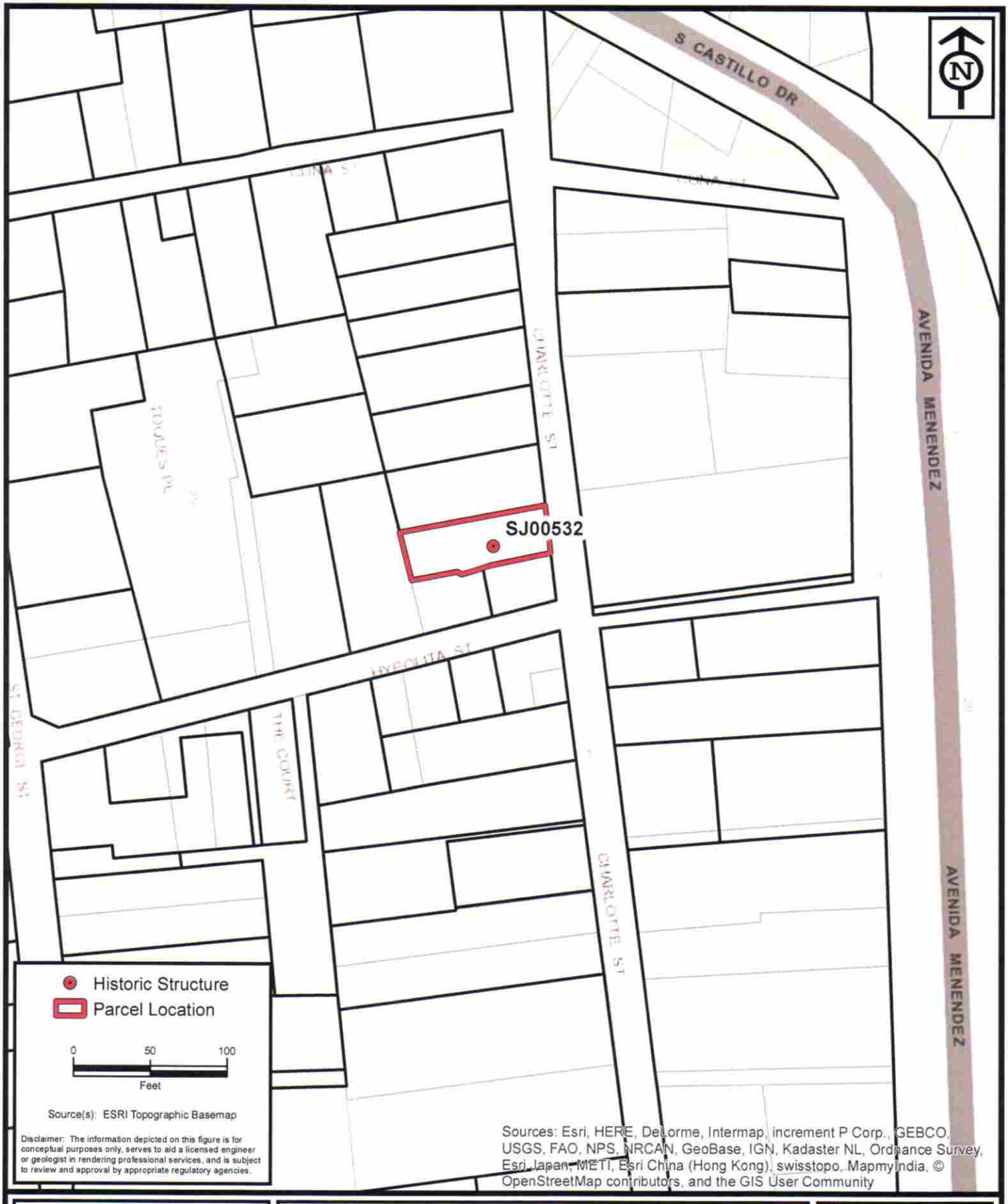
City of St. Augustine
Historic Structure Survey

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\SJ00532\Location.mxd Date: 1/28/2016 3:20:26 PM

SJ00532



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

Parcel Location - SJ00532

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\SJ00532\Parcel.mxd Date: 2/1/2016 3:52:31 PM

SJ00532


22


WOLF'S
WE BUY, SELL AND TRADE THE UNUSUAL
DOCTOR DEATH!
ALIVE
City of St. Augustine
CIVIC
305 BBY



Received 04/18/2023
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 HP2023-0024

Receipt No 2613006 Meeting Date: May 18, 2023

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

1. NAME OF APPLICANT John Robins
   Business (if applicable) Readyrebuild LLC
   Address 411 Arredondo Ave
   City ST Augustine State FL Zip Code 32080
   Daytime telephone 904 485 0007 E-mail Address JR.Robins@Ymail.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER 46 Avenida Menendez INC
   Business (if applicable) _____
   Address 142 King ST unit A
   City ST Augustine State FL Zip Code 32084
   Daytime telephone (required) _____ E-mail address _____
3. PROJECT STREET ADDRESS 46 Charlotte ST
4. LEGAL DESCRIPTION: Lot 8 Block 8 Subdivision Citygate ST Addn Parcel 1966800000
5. EXISTING USE Business PROPOSED USE Business
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)	remove Porta north wall siding and replace like to like
☐	☐	Porch/Deck/Balcony	
☐	☐	Awning/Canopy	
☐	☐	Exterior Doors	
☐	☐	Windows	
☐	☐	Shutters	
☐	☐	Foundation (including infill)	
☐	☐	Exterior lighting & other appurtenances	
☐	☐	Existing fences, walls & gates	
☐	☐	Existing parking, walkways & other site features	

Received 04/18/2023
Planning and Building Department

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

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

D. PAINT COLORS (check one)

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

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

Remove Rotten siding and replace with cedar Siding which is like for like. North side only. Product is Western Red Cedar beveled Siding with a 6½" reveal

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 filing 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 John Robins

SIGNATURE OF APPLICANT John Robins DATE 4/17/2023

PRINT OWNER'S NAME L. Joan Arzaz and I

SIGNATURE OF OWNER L Joan Arzaz DATE

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

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

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 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:

It is strongly recommended that you bring a sample of the wood replacement and sample of existing siding for comparison. Higher resolution photographs of the existing and proposed material should also be submitted, as well as photographs of any damage that is driving the replacement.

Project number: HP2023-0024 Project Address: 46 Charlotte Street

Reviewed by: Candice Seymour Date: 04/25/2023

Received 04/18/2023
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.

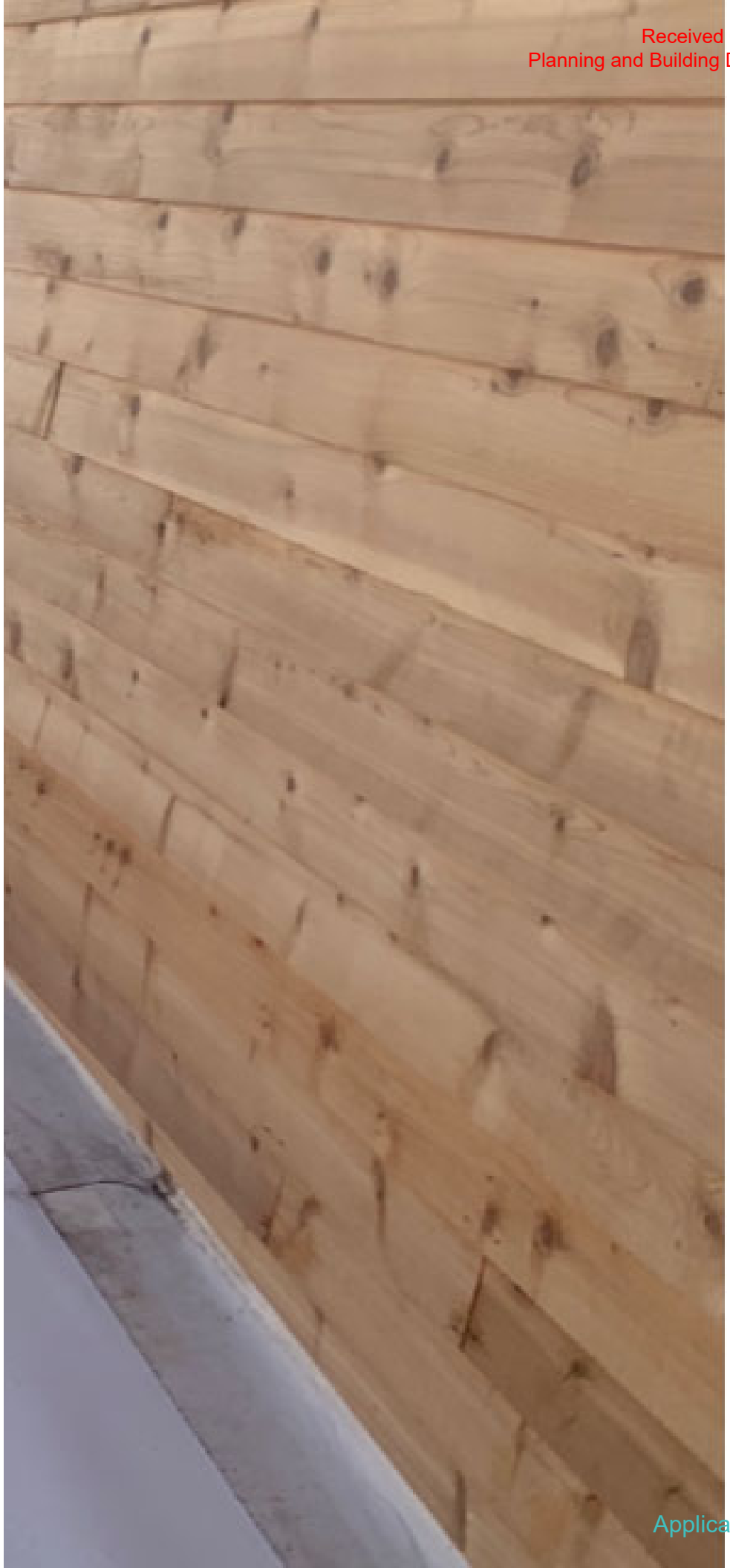
I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing 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: 46 Charlotte ST

Applicant's Name: John Robins Applicant's Signature: John Robins

Owner's Name: L. JOHN KEEFFEE Owner's Signature: L. John Robins

Received 04/18/2023
Planning and Building Department



Received 04/18/2023
Planning and Building Department



#3465

(2)

This Warranty Deed

Public Records of
St. Johns County, FL
Clerk# 99021270
O.R. 1406 PG 1918
11:12AM 05/05/1999
REC $9.00 SUR $1.50
Doc Stamps $1,703.80

Made this 3rd day of May A.D. 19 99
by GEORGE R. L. GARDNER and SARAH V. Z. GARDNER, husband and wife

hereinafter called the grantor, to
46 AVENIDA MENENDEZ, INC.

whose post office address is:
44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084
Grantees' Tax Id # :

hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in ST. JOHNS County, Florida, viz:

See SCHEDULE "A" attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.
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.

COPY

Parcel Identification Number: 196680-0000

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

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

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

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

Signed, sealed and delivered in our presence:

Name: Gloria A. Worley — Name & Address: GEORGE R. L. GARDNER LS

Name: Gloria A. Worley — Name & Address: SARAH V. Z. GARDNER LS

Name: Brenda E Mazzeo — Name & Address: 46 Charlotte St. LS

Name: BRENDA E. MAZZEO — Name & Address: St Augustine FL 32084 LS

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 3rd day of May , 19 99 , by
GEORGE R. L. GARDNER and SARAH V. Z. GARDNER, husband and wife

who is personally known to me or who has produced DRIVERS LICENSE as identification.

DEBORAH J. KELLER
Notary Public, State of Florida
My comm. expires Aug. 5, 2000
Comm. No. CC 574759

Notary Public
Print Name: Deborah J. Keller
My Commission Expires:

PREPARED BY: DEBORAH J. KELLER
RECORD & RETURN TO:
Independent Title of St. Augustine, Inc.
2676 U S 1 South
St. Augustine, Florida 32086
File No: 99-16281

WD-1
5/93

SCHEDULE "A"

IN THE CITY OF ST. AUGUSTINE: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 8, OF SAID CITY AT THE INTERSECTION OF THE NORTH LINE OF HYPOLITA STREET WITH THE WEST LINE OF CHARLOTTE STREET, RUN THENCE NORTH SIX (6) DEGREES WEST (MAGNETIC COURSE) ALONG CHARLOTTE STREET THIRTY AND SEVENTY-ONE HUNDRETHS (30.71) FEET TO A POINT (MARKED BY A CROSS (X) CUT IN THE SIDEWALK) WHICH IS THE POINT OF BEGINNING; THENCE SOUTH SEVENTY-EIGHT (78) DEGREES FIFTY-EIGHT (58) MINUTES WEST, A DISTANCE OF FORTY-ONE AND EIGHT HUNDREDTHS (41.08) FEET; THENCE SOUTH SEVENTY-THREE (73) DEGREES SIXTEEN (16) MINUTES WEST, A DISTANCE OF EIGHTEEN AND FORTY-FIVE HUNDREDTHS (18.45) FEET; THENCE NORTH FIFTY-SEVEN (57) DEGREES FORTY-EIGHT (48) MINUTES WEST, A DISTANCE OF THREE AND TWENTY-EIGHT HUNDREDTHS (3.28) FEET; THENCE SOUTH EIGHTY (80) DEGREES THIRTEEN (13) MINUTES WEST, A DISTANCE OF THIRTY AND ELEVEN HUNDRED (30.11) FEET; THENCE NORTHERLY ALONG THE WEST LINE OF LOT EIGHT (8), BLOCK EIGHT (8) OF THE CITY OF ST. AUGUSTINE, FLORIDA, TO THE NORTH LINE OF SAID LOT EIGHT (8) BLOCK EIGHT (8); THENCE EASTERLY ALONG THE NORTH LLNE OF SAID LOT EIGHT (8), BLOCK EIGHT (8), TO THE WEST LINE OF CHARLOTTE STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF CHARLOTTE STREET, TO THE POINT OF BEGINNING, BEING THE NORTHERN PORTION OF SAID LOT EIGHT (8), BLOCK EIGHT (8) OF THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE OFFICIAL MAP OF SAID CITY.

COPY

File No: 99-16281

St. Johns County, FL

Apply for Exemptions

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1966800000
Location Address	46 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE N30.49FT FRONT OF LOT 8 BLK 8 OR1406/1918 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.070
Homestead	N

Owner Information

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

Map



Valuation Information

	2023
Building Value	$216,403
Extra Features Value	$0
Total Land Value	$465,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$681,403**
Total Deferred	$347,016
Assessed Value	**$334,387**
Total Exemptions	$0
Taxable Value	**$334,387**

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	$188,935	$0	$248,000	$0	$0	$436,935	$303,988	$132,947	$303,988
2021	$96,266	$0	$248,000	$0	$0	$344,266	$276,353	$67,913	$276,353
2020	$119,065	$0	$248,000	$0	$0	$367,065	$251,230	$115,835	$251,230
2019	$68,380	$0	$186,000	$0	$0	$254,380	$228,391	$25,989	$228,391
2018	$58,828	$0	$148,800	$0	$0	$207,628	$207,628	$0	$207,628
2017	$67,791	$0	$148,800	$0	$0	$216,591	$192,007	$24,584	$192,007
2016	$70,256	$0	$136,400	$0	$0	$206,656	$174,552	$32,104	$174,552
2015	$72,721	$0	$100,750	$0	$0	$173,471	$158,684	$14,787	$158,684
2014	$43,508	$0	$100,750	$0	$0	$144,258	$144,258	$0	$144,258
2013	$44,958	$0	$100,750	$0	$0	$145,708	$145,708	$0	$145,708
2012	$45,683	$0	$100,750	$0	$0	$146,433	$146,433	$0	$146,433
2011	$47,134	$0	$111,600	$0	$0	$158,734	$158,734	$0	$158,734
2010	$47,858	$0	$124,000	$0	$0	$171,858	$171,858	$0	$171,858

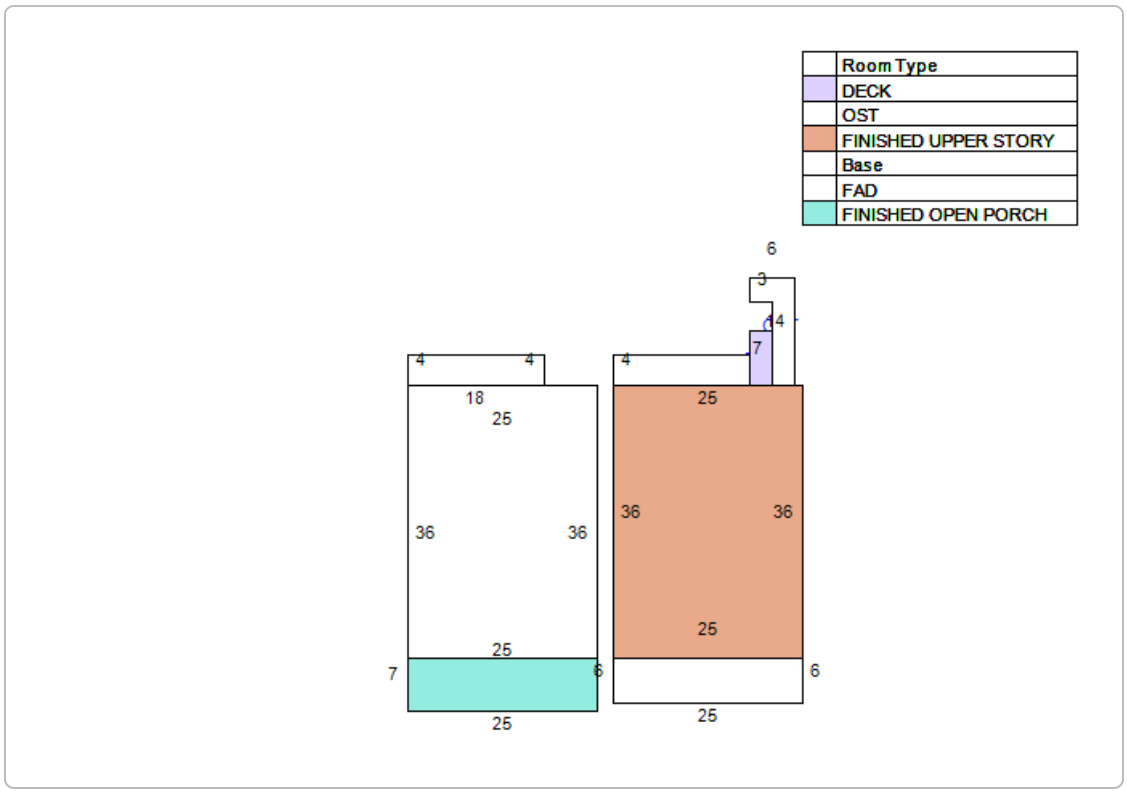
Building Information

Building	1
Year Built	1890
Actual Area	2341
Conditioned Area	2094
Use	Stores (City/Historical)
Style	01
Class	N
Exterior Wall	Concrete Siding
Roof Cover	Built Up
Roof Structure	Flat
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
FINISHED OPEN PORCH	175
ADDITION	150
BASE AREA	900
FINISHED UPPER STORY	900

Description	Square Footage
OUTSIDE STAIRS	51
FINISHED DECK	21
ADDITION	72
ADDITION	72
Total SqFt	2341

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	31	100	3100	SF	$465,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/3/1999	$243,400.00	WARRANTY DEED	1406	1918	U	I	GARDNER GEORGE R L,SARAH V Z	46 AVENIDA MENENDEZ INC
	8/1/1988	$75,000.00		792	951	Q	I		GARDNER GEORGE R L,SARAH V Z
	2/1/1984	$66,544.00		629	885	Q	I		
	1/1/1982	$0.00		522	270	U	V		

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

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Last Data Upload: 4/17/2023, 11:46:59 PM

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Detail by Entity Name

Florida Limited Liability Company
READYREBUILD,LLC

Filing Information

Document Number	L17000023108
FEI/EIN Number	81-5185537
Date Filed	01/30/2017
State	FL
Status	ACTIVE

Principal Address

411 ARREDONDO AVE
ST AUGUSTINE, FL 32080

Changed: 04/15/2018

Mailing Address

411 ARREDONDO AVE
ST AUGUSTINE, FL 32080

Changed: 04/15/2018

Registered Agent Name & Address

ROBINS, KO
411 ARREDONDO AVE
ST AUGUSTINE, FL 32080

Address Changed: 04/15/2018

Authorized Person(s) Detail

Name & Address

Title MGR

ROBINS, JOHN R
411 ARREDONDO AVE
ST AUGUSTINE, FL 32080

Title MGR

ROBINS, KO
411 ARREDONDO AVE
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2021	02/22/2021
2022	03/24/2022
2023	01/18/2023

Document Images

01/18/2023 -- ANNUAL REPORT	View image in PDF format
03/24/2022 -- ANNUAL REPORT	View image in PDF format
02/22/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
05/02/2019 -- ANNUAL REPORT	View image in PDF format
04/15/2018 -- ANNUAL REPORT	View image in PDF format
01/30/2017 -- Florida Limited Liability	View image in PDF format

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Detail by Entity Name

Florida Profit Corporation
46 AVENIDA MENENDEZ, INC.

Filing Information

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

Principal Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

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

Name Changed: 03/14/2022

Officer/Director Detail

Name & Address

Title P

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

Annual Reports

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

2022 03/14/2022

Document Images

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 2023 Meeting



Application HP2023-0025 Address: 54 Charlotte Street

Applicant: Southern Construction

Property Owner: Baijanti Estates, LLC

Project description: To construct a new exterior stair and add a new exterior door to the second floor on the west elevation.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ2468
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1924-1930
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1970400000		
Agenda Item:	7(b)	Previous Action(s):	COA 1993-0687 COA F2007-0310

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Charlotte Street in the block between Treasury and Hypolita Streets in the Historic Preservation-Two (HP-2) Zoning District.
2. Previous HARB approval for this property includes Certificate of Appropriateness application 1993-0687 (November 21, 1993) to enclose the 1st story rear porch and construct a second-story balcony.
3. The applicant is seeking to construct a new exterior stair and add an additional door on the west elevation.
4. The Architectural Guidelines for Historic Preservation encourages additions that are compatible with the primary building in both design, materials and level of detail and ornamentation as well as secondary in mass and scale. The proposed exterior stair will not be visible from the street, does not exceed the width of the existing enclosed porch and second-story balcony, and adds approximately 4' to the rear of the building beyond the existing ramp. The materials and design are consistent with the existing building and the applicant has stated that the stair will be painted to match the building. The 1930 Sanborn Map, updated to 1965, appears to show a previously existing exterior stair on the west elevation.
5. The new door on the second-story west elevation is proposed for installation based upon a new interior layout. Existing doors are proposed to remain with the new door to match the existing in design and material. The applicant should provide the specifications of the new door, to include material and design because there are two different existing door styles on the rear of the building. Doors are generally wood, according to the AGHP, with ornamentation and detailing based on historic precedent and in keeping with the character of the building.
6. A cursory zoning review of plans provided with this application returned no comments.

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 54 Charlotte Street** because the proposed alterations meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design being installed on a secondary elevation with the following condition:

1. New door design is clarified, and the material is confirmed to be wood.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct exterior stair adjacent to existing access ramp on the west elevation.
    a. Aligned with enclosed porch on the south side to meet setback
    b. Wood material
    c. Railing to march existing on the ramp and second story balcony
2. Install new exterior doorway between two existing exterior doorways with design and material to match.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

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

Do...

- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

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

Doors and Entrances

Do...

- Protect and maintain the masonry, wood and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
- Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Add aluminum or other inappropriate screen doors.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821

Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
54 Charlotte Street



East (front) Elevation



Northeast Elevation

STAFF PHOTOGRAPHS
54 Charlotte Street



Southeast Elevation



Staff Report pg. 7

STAFF PHOTOGRAPHS
54 Charlotte Street



North Elevation

STAFF PHOTOGRAPHS
54 Charlotte Street



Northwest Elevation

STAFF PHOTOGRAPHS
54 Charlotte Street





West Elevation (project location)

STAFF PHOTOGRAPHS
54 Charlotte Street



Southwest Elevation

STAFF PHOTOGRAPHS
54 Charlotte Street



Proposed rails to match existing

Page 1 HISTORICAL STRUCTURES FORM Site # SJ2468
X orginal FLORIDA MASTER SITE FILE
__ update Recorder # _____

SITE NAME: 54 Charlotte St.
HISTORICAL CONTEXTS: 20th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: private
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 54 Charlotte St., St. Augustine, Florida
VICINITY OF/ROUTE TO: West side of Charlotte St. between Treasury & Hypolita Sts.
SUBDIVISION: City of St. Augustine BLOCK: 9 LOT: 12
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 18
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 469867 NORTHING:3306930
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1930 RESTORATION DATE(S): / /
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): priv. resid.
PRESENT USE(S): priv. resid.

DESCRIPTION
STYLE: Frame vernacular
PLAN: EXTERIOR: rectangular
INTERIOR:
NO.: STORIES: 2 OUTBLDS: PORCHES: DORMERS: 1
STRUCTURAL SYSTEM(S): wood frame

EXTERIOR FABRIC(S): wood weatherboard w/cornerboard, BEC ceiling board
FOUNDATION: TYPE brick piers
PORCHES: two-story front porch open
ROOF: TYPE hip SURFACE metal, 5-V crimp
SECONDARY STRUCS. dormer, shed porch, hip
CHIMNEY: NO. 1 MTLS brick w/ metal cap LOCNS offset latera
WINDOWS: sidelights, DHS 4/1, attic louver

EXTERIOR ORNAMENT: brick & battered wood posts
CONDITION: SURROUNDINGS: urban; narrow streets
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? __ Y __ N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

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

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE: Architecture, Commerce, Families, Transportation, Tourism, Women, Social/Humanitarian

ELIGIBLE FOR NAT. REGISTRE? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIF. AS PART OF DISTRICT? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIFICANT AT LOCAL LEVEL? __Y __N __LIKELY, NEED INFO __INSF INFO

SUMMARY ON SIGNIFICANCE (LIMIT TO THREE LINES PROVIDED, SEE PAGE 3)

* * * DHR USE ONLY * * * * * * * * * * * * * * * * DHR USE ONLY * * *

DATE LISTED ON NR: _____
KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____
LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
OFFICE _____

* * * DHR USE ONLY * * * * * * * * * * * * * * * * DHR USE ONLY * * *

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

PHOTOGRAPHS (ATTACH A LABELED PRINT BIGGER THAN CONTACT SIZE)
LOCATION OF NEGITIVES:
NEGITIVE NUMBERS:

P H O T O G R A P H M A P

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 2468 1009==

Site Name: 54 Charlotte Street 830== Survey Date: 7809 820==

Address: 54 Charlotte Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 9 (block) pt 12 (lot) 868==

868==

Owner of Site: Name: Pittman, Elizabeth E.;

Address: P.O. Box 1643

St. Augustine, Fl 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469867 (easting) 3306930 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(X) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1930 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood weatherboard with cornerboard, BEC ceiling board 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Sidelights, DHS 4/1, attic louver 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Dormer, shed porch, hip 942==

Porches & Balconies: Two-story front porch, open. 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick with metal cap 882==

Roof Surfacing: Metal, 5-V crimp 882==

Ornament Exterior: Brick & battered wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Near restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Families, Transportation, Tourism, Women, Social/Humanitarian 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 54 Charlotte Street was constructed between 1924 and 1930. A two-story open porch with brick and battered wood posts extends from the front. A dormer with a shed roof rises from the primary roof structure.

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

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South

(over)

V. BIBLIOGRAPHY

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

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

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

A prominent resident of this house at 54 Charlotte Street was Harold W. Colee.(3) The St. Augustine Historical Society recently described Colee's achievements in a society publication, El Escribano:

> "Mr. Harold Colee was a native St. Augustinian, educated in the local public schools and Lawrence School (Massachusetts). He was employed by the Florida East Coast Railroad and at age 32 became the manager of the public relations division. His election as president of the St. Augustine and St. Johns County Chamber of Commerce was popular recognition of talents widely employed by the railroad and also in behalf of communities served by it. In 1929 Mr. Colee was elected as director of the Florida State Chamber of Commerce, and subsequently its president. He was elected the Society's president in 1930 and served as such for two years."(4)

The Colee family has been associated with the carriage and livery business since the 1800's when Lewis A. Colee established the St. Augustine Transfer Company. The company, one of the oldest family run businesses in the city, now provides carriages for sightseeing.(5) Other residents of the house include Annie D. and Emily Stark, proprietors of The Coffee Shop.(6)

Sanborn Fire Insurance Maps indicate the site was previously occupied by a two-story stone and frame building used as for "boarding" and as a

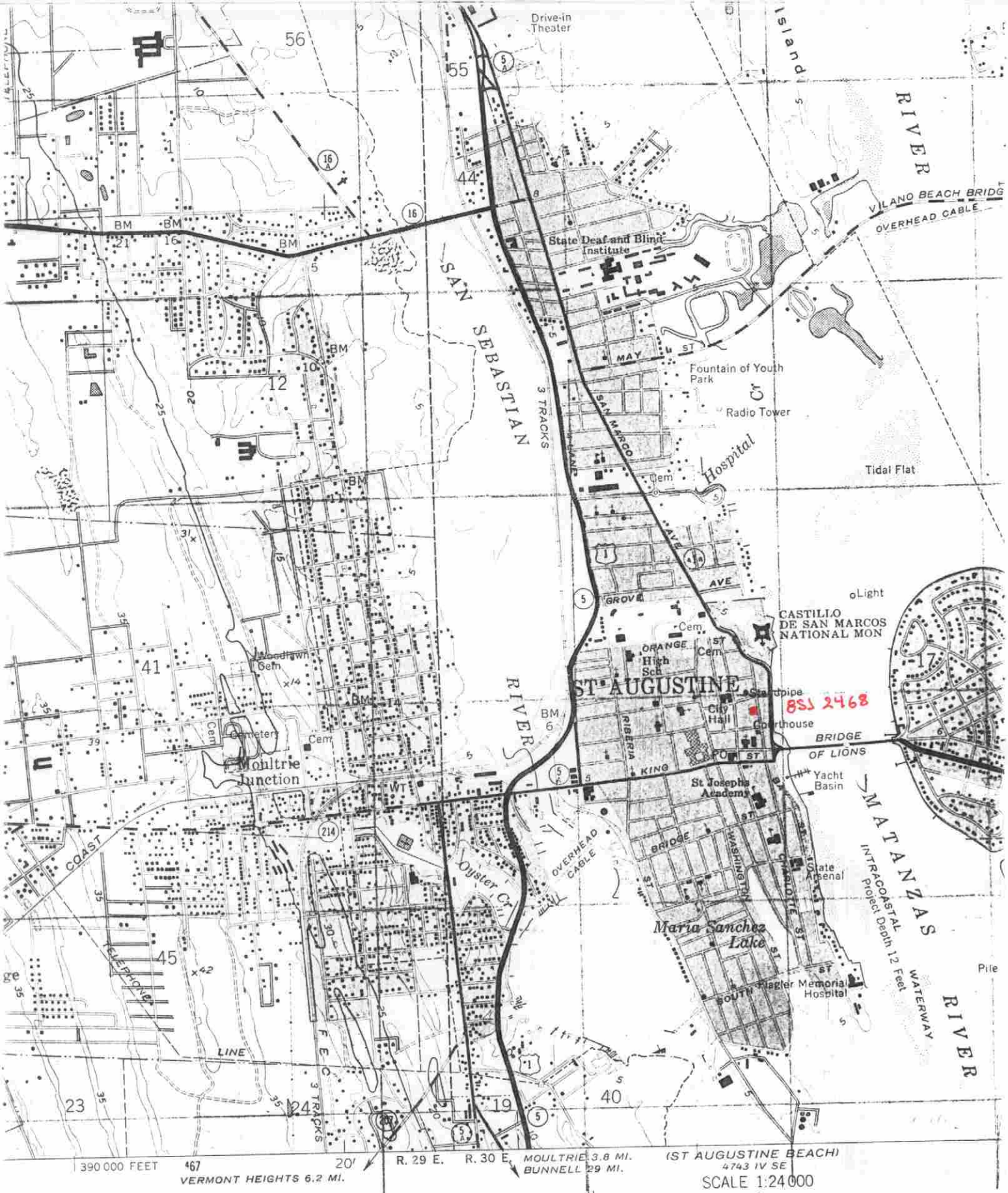
"shooting gallery" in 1884 and as a private residence in 1888. The south end of the building served as a "fruit stand" in 1893 and disappeared by 1899. A two-story frame dwelling replacing the former structure was destroyed by fire in 1914.

ARCHAEOLOGY

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

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

3. City Directory, 1927-28.
4. El Escribano, January, 1973, p. 23.
5. City Directory, 1930.
6. Record, Tuesday, April 7, 1914.



ST. AUGUSTINE QUADRANGLE

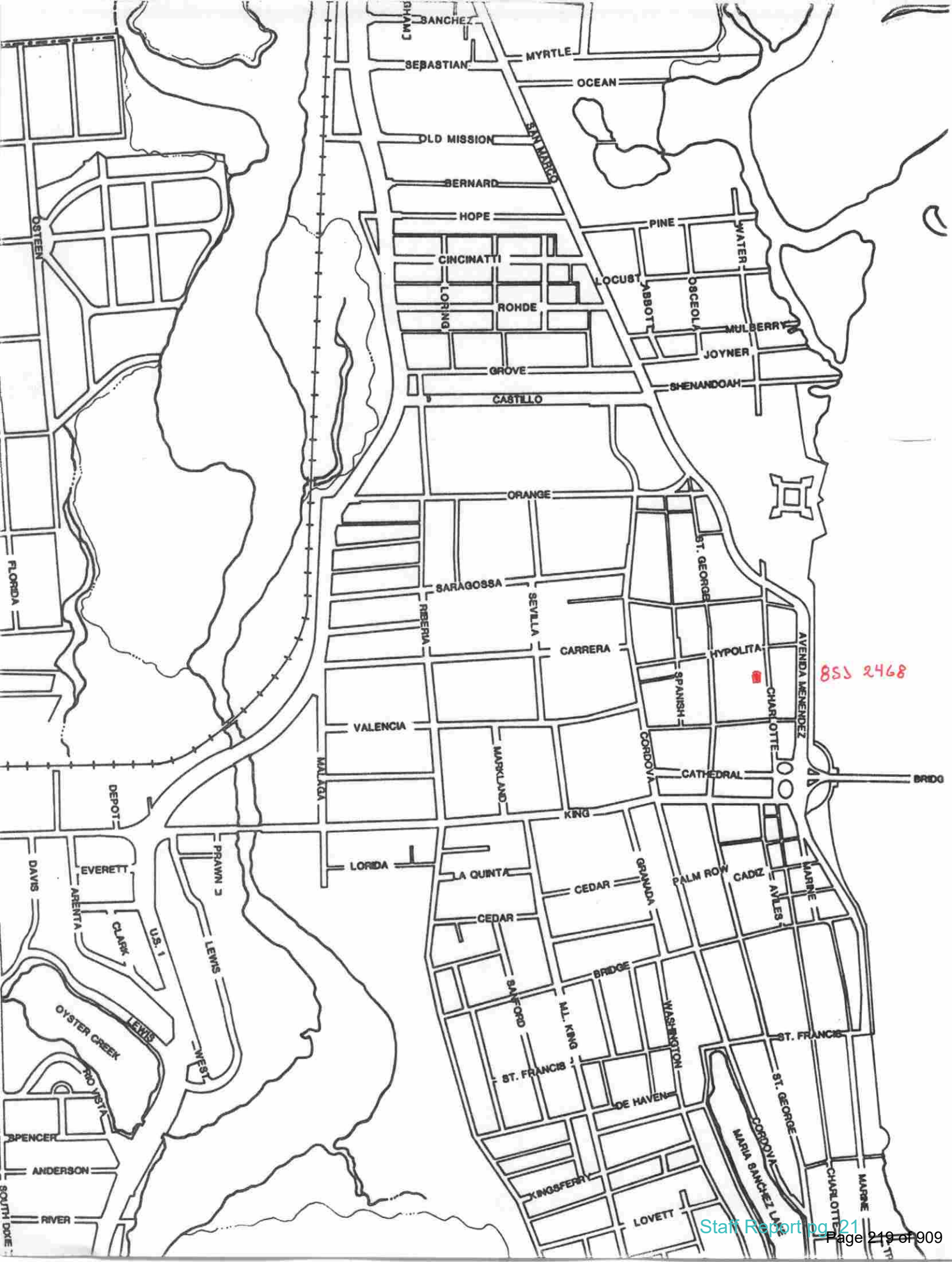
CONTOUR INTERVAL 5 FEET

DATUM IS MEAN SEA LEVEL

DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 5.2 FEET


SANCHEZ
MYRTLE
SEBASTIAN
OCEAN
OLD MISSION
SAN MARCO
BERNARD
HOPE
PINE
WATER
OSTEEN
CINCINATTI
LOCUST
ABBOT
OSCEOLA
LORING
ROHDE
MULBERRY
JOYNER
GROVE
SHENANDOAH
CASTILLO
ORANGE
ST. GEORGE
FLORIDA
SARAGOSSA
RIBERIA
SEVILLA
CARRERA
HYPOLITA
AVENIDA MENENDEZ
SPANISH
CHARLOTTE
VALENCIA
MARKLAND
CORDOVA
CATHEDRAL
BRIDG
MALAGA
DEPOT
KING
PRAWN
DAVIS
EVERETT
LORIDA
LA QUINTA
CEDAR
GRANADA
PALM ROW
CADIZ
AVILES
MARINE
ARENTA
CLARK
U.S. 1
LEWIS
CEDAR
BRIDGE
SANFORD
M.L. KING
WASHINGTON
ST. FRANCIS
OYSTER CREEK
LEWIS
WEST
RIO VISTA
DE HAVEN
ST. GEORGE
CORDOVA
MARIA SANCHEZ
SPENCER
ANDERSON
KINGSFERR
LOVETT
CHARLOTTE
MARINE
SOUTH DIXIE
RIVER

BSJ 2468

Page 1

☐ Original
☒ Update

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

Site #8 SJ02468
Field Date 4-26-2016
Form Date 4-26-2016
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) 54 CHARLOTTE STREET — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	54		CHARLOTTE	Street	

Cross Streets (nearest / between) Hypolita
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 # 1970400000 — **Landgrant** _____
Subdivision Name _____ — **Block** _____ — **Lot** _____
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1924 ☐approximately ☐year listed or earlier ☒year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Hotel — 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 Frame Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2-3
Exterior Fabric(s) 1. Wood siding 2. Brick 3. stucco
Roof Type(s) 1. Pyramid 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed dormer 2. _____
Windows (types, materials, etc.) single and paired wood 4/1 with vertical muntins, wood trim and sills

Distinguishing Architectural Features (exterior or interior ornaments) three bay front with square brick supports and tapered square wood posts; pyramid roof with shed dormer; central single door entry

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) shared side drive; separate rear two story garage apt.; fenced shallow front yard

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 SJ02468

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) single wood 2 panel door with 8 square lights; wood trim

Porch Descriptions (types, locations, roof types, etc.) double story front porch with square brick first floor supports and tapered wood second floor supports, wood railing

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

DOCUMENTATION

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

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

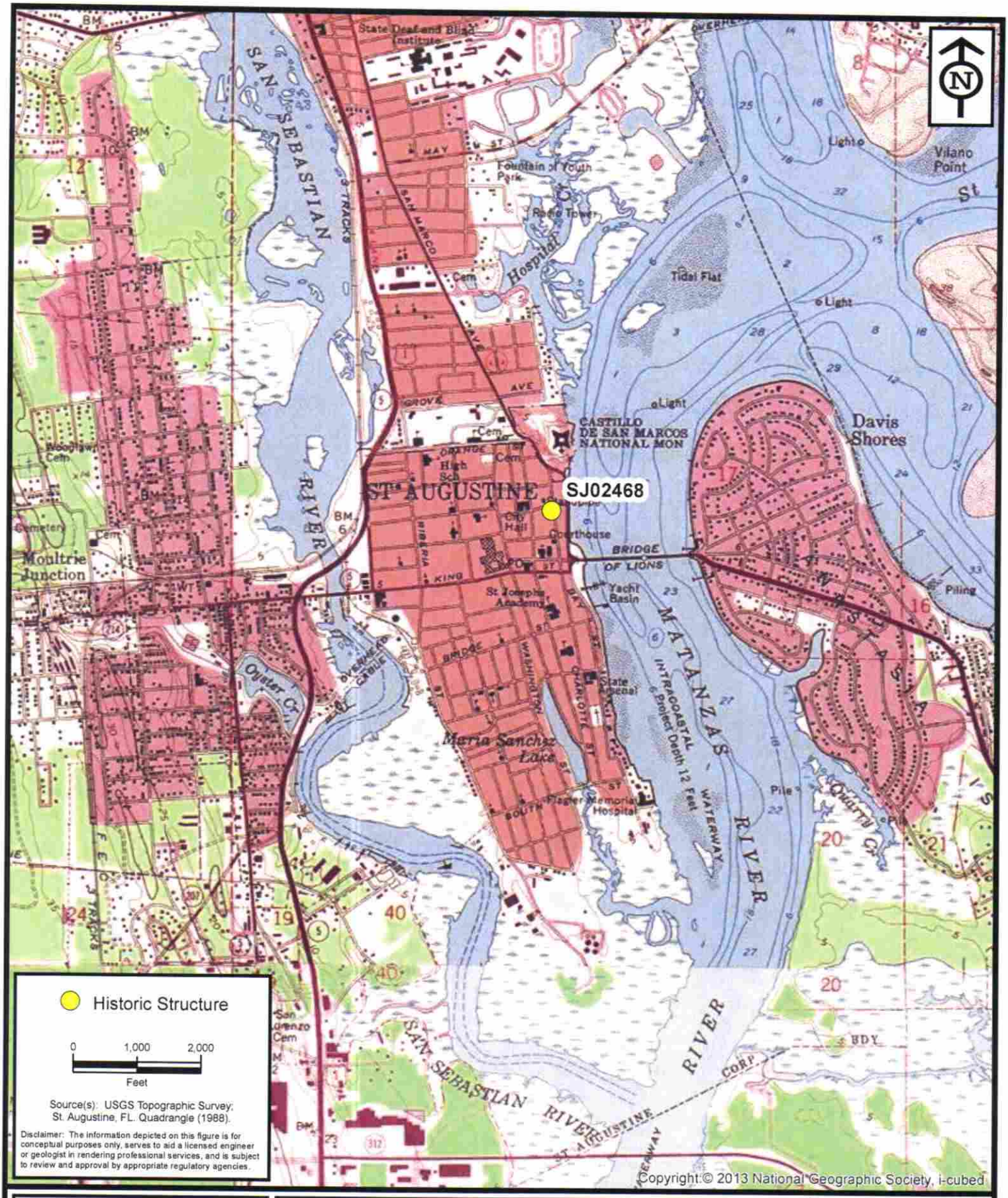
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ02468

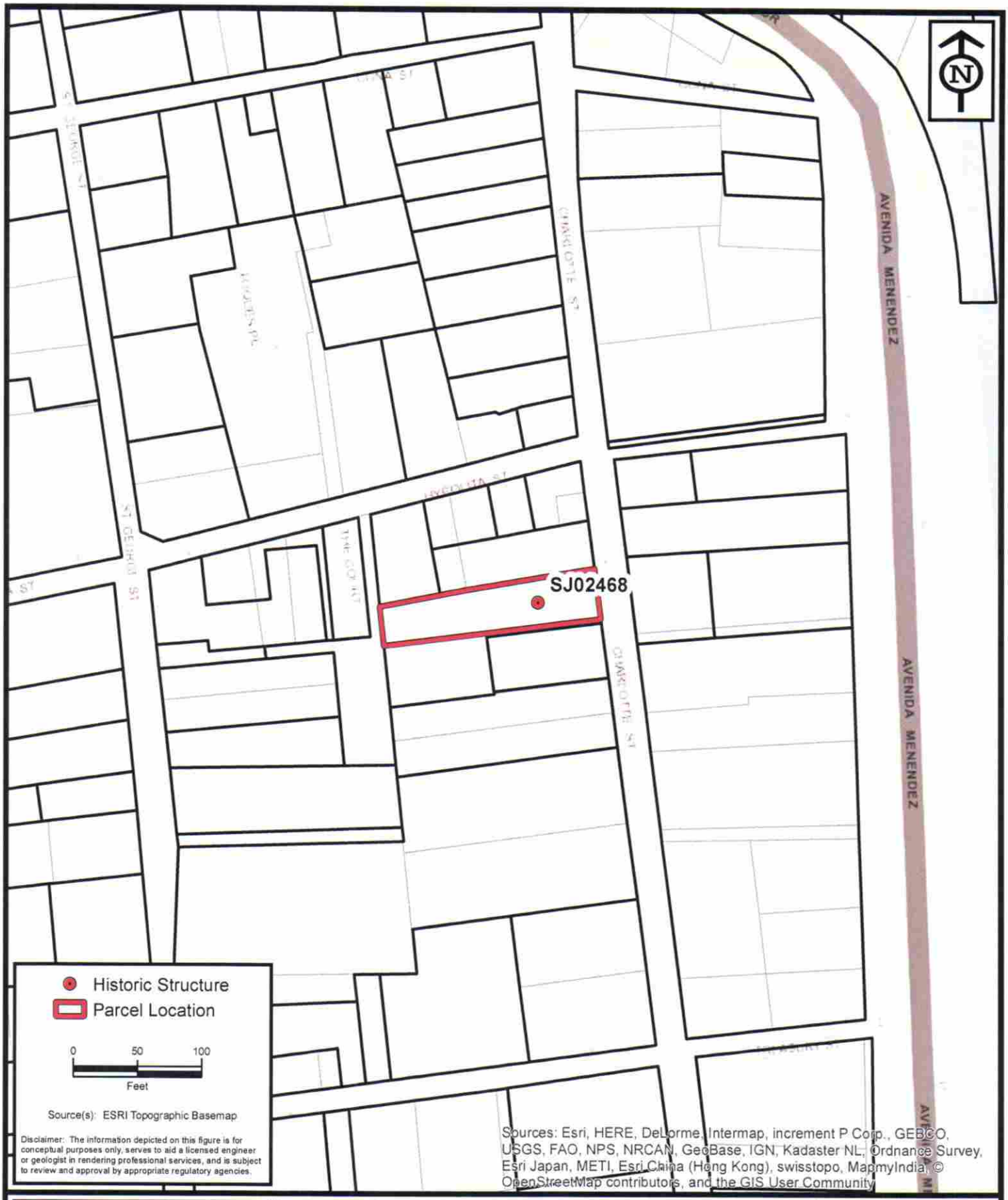
City of St. Augustine Historic Structure Survey

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\SJ02468\Location.mxd Date: 4/27/2016 1:41:59 PM

SJ02468



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

Parcel Location - SJ02468

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\SJ02468\Parcel.mxd Date: 4/27/2016 1:43:20 PM

SJ02468

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site# SJ02468
Field Date 9-15-2020
Form Date 5-25-2021
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) 54 Charlotte St Multiple Listing (DHR only) _____
Survey Project Name St. Augustine NHL NPS HIM Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	54		Charlotte	Street	

Cross Streets (nearest / between) Between Hypolita St and Treasury St
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 2015 Plat or Other Map Location 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 # 1970400000 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1924 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): _____ To (year): _____
Current Use Inn 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 Local and National Hist. Distr

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2
Exterior Fabric(s) 1. Wood siding 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed dormer 2. _____
Windows (types, materials, etc.)

4/1 DHS.

Distinguishing Architectural Features (exterior or interior ornaments)

Four brick columns on square piers support second story balcony; battered wood posts on second story; cheek walls; shed dormer.

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)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site # 8 SJ02468

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Obscured 2. _____
Main Entrance (stylistic details)

Located at center of main facade; accessible through open porch.

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

Two-story porch is sheltered by main roof form; accessible by seven concrete steps with cheek walls; first floor porch has four brick columns atop square piers, roof ridge is supported by four battered wood columns.

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

The two-story frame vernacular inn has a shallow pitched hipped roof with one shed dormer; clad with wood siding; two-story porch is supported by brick columns on square piers with battered wood columns on second-story; lattice skirting around perimeter.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☐other methods (describe) _____

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)

The building is an example of frame vernacular style; retains its integrity; and contributes to the significance of St. Augustine National Historic District.

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

1. Architecture
2. Community planning & developm
3. Tourism
4. Archaeology-historic
5. _____
6. _____

DOCUMENTATION

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

1) Document type All materials at one location — Maintaining organization University of Florida
Document description various — File or accession #'s Digital Collection

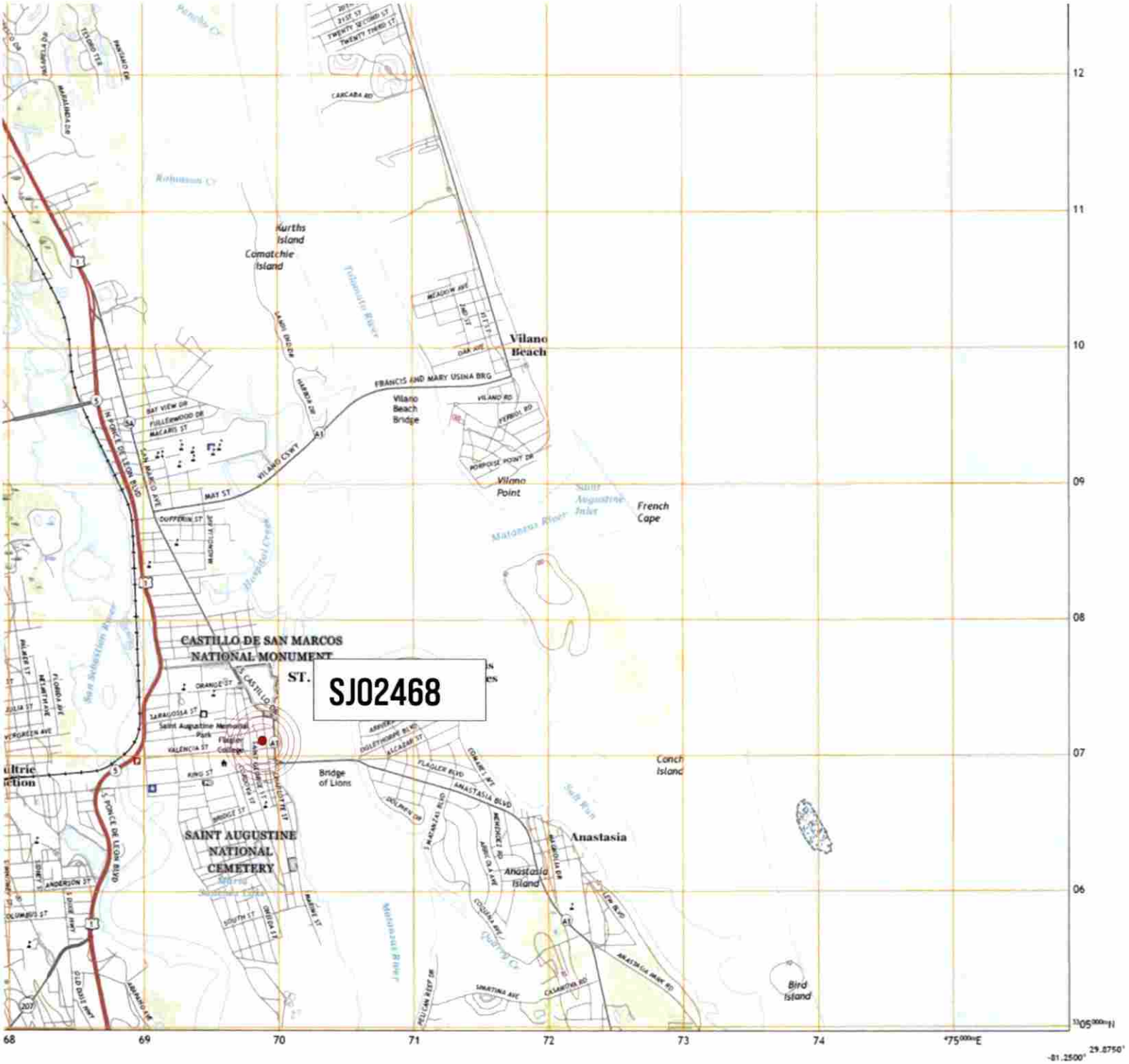
2) Document type All materials at one location — Maintaining organization Florida Division of Historical Resources
Document description FMSF files — File or accession #'s _____

RECORDER INFORMATION

Recorder Name A. Jackson; S. Kim; M. Hylton III — Affiliation University of Florida
Recorder Contact Information UF Historic Preservation Program; 3522941438, mhylton@ufl.edu
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



SCALE 1:24 000

KILOMETERS 0.5 0 1 2
METERS 1000 500 0 1000 2000
MILES 0.5 0 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.18

QUADRANGLE LOCATION

1 Durbin
2 South Ponte Vedra Beach
3 Bakersville
4 Elkton
5 Saint Augustine Beach
6 Saint Augustine Beach OE E

ADJOINING QUADRANGLES

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 17R

SAINT AUGUSTINE, FL
2018

UF Historic Preservation UNIVERSITY of FLORIDA

St. Augustine NHL NPS HIM
Cultural Resources Survey
St. Johns County, Florida

FMSF: SJ02468

Date: 03/09/2021

● **Historic Building**

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL





Parcel ID	1970400000	Physical Address	54 CHARLOTTE ST SAINT AUGUSTINE
Property Class	3910 - Bed & Breakfasts	Mailing Address	BAIJANTI ESTATES LLC 52 CHARLOTTE ST SAINT AUGUSTINE FL 32084-0000
Taxing District	City of St Augustine		
Acres	0.15		

N

UF Historic Preservation UNIVERSITY of FLORIDA

St. Augustine NHL NPS HIM
Cultural Resources Survey
St. Johns County, Florida

FMSF: SJ02468
Date: 02/25/2021
Historic Building



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ02468 Date: 03/18/2021 Historic Building

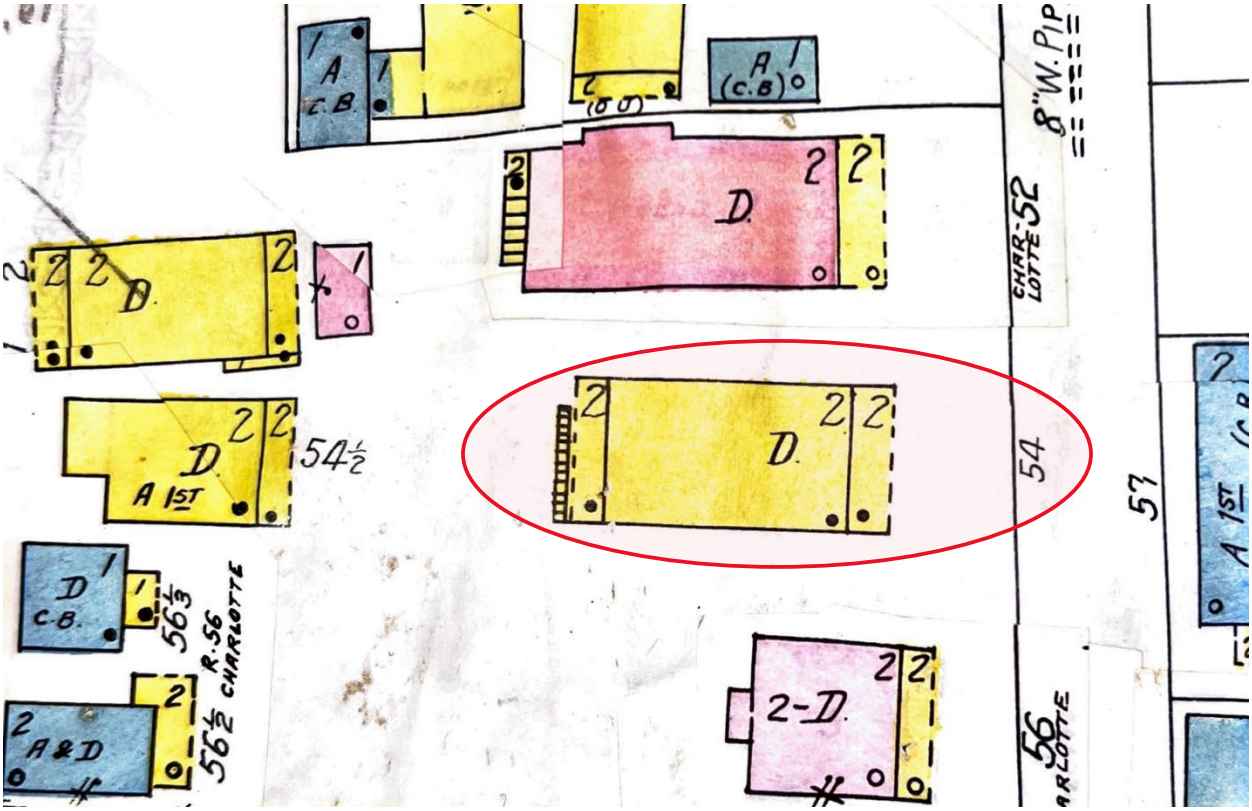





Hemingway House
INN
BED & BREAKFAST



SANBORN MAP – 1930 UPDATED TO 1965
54 Charlotte Street



RECEIVED

APR 19 2023

Planning/Bu... Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0025

Receipt No. 2613007

Meeting Date: May 18, 2023

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

1. NAME OF APPLICANT DAVID GRANDE
   Business (if applicable) SOUTHERN CONSTRUCTION
   Address 4 REMINGTON RD
   City ORMOND BCH. State FL Zip Code 32174
   Daytime telephone 3862996312 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER ERICA PATEL
   Business (if applicable) HEMINGWAY INN
   Address 54 CHARLOTTE ST.
   City ST. AUGUSTINE State FL. Zip Code 32084
   Daytime telephone (required) 8587059075 Other phone _____
3. PROJECT STREET ADDRESS 54 CHARLOTTE ST.
4. LEGAL DESCRIPTION: Lot 11 Block ____ Subdivision _____ Parcel _____
5. EXISTING USE BED + BREAKFAST PROPOSED USE BED + BREAKFAST
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

RECEIVED
APR 19 2023
Planning/Building Dept.

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

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

D. PAINT COLORS (check one)

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

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

ADDED EXTERIOR STAIRS TO SECOND FLOOR

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME DAVID GRANDE

SIGNATURE OF APPLICANT David Grande DATE 4/17/23

PRINT OWNER'S NAME ERICA PATEL

SIGNATURE OF OWNER [signature] DATE 4/17/23

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

HP2023-0025
54 Charlotte Street

Application Sufficiency Review

RECEIVED
APR 19 2023
Planning/Building Dept.

COMPLETENESS REVIEW CHECKLIST

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

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

DJ 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, lap/clapboard width/color as applicable
☐	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

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

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

AWNING/CANOPY

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

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

Is the door in the demo/proposed floor plan still proposed? It is not in the elevation.

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

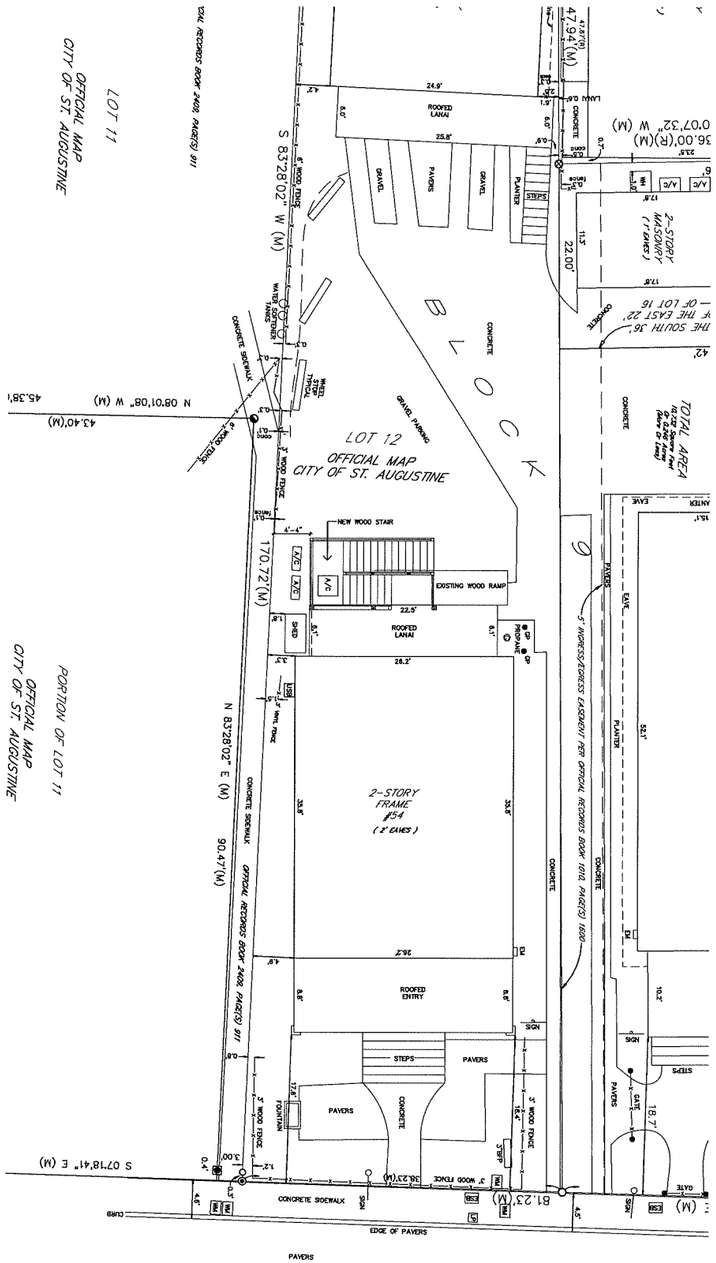
NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

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

❖ Other details necessary for review:
A detail elevation or section of the proposed stair with more detailed descriptions of materials and finishes should be included. If new exterior door is proposed, all details for that should be provided.

Project number: HP2023-0025 Project Address: 54 Charlotte Street

Reviewed by: Candice Seymour Date: 04/25/23

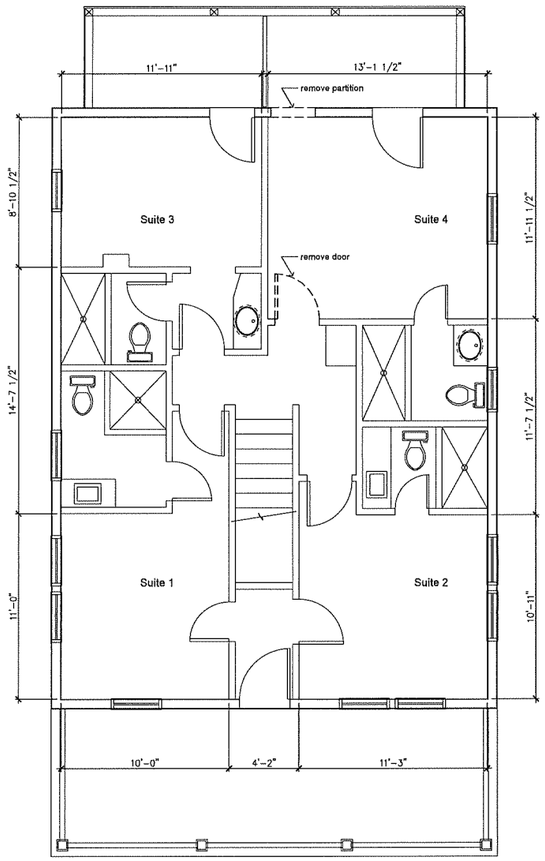


Proposed Site Plan
SCALE: 1/8" = 1'-0"

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Nicole Stearley
Digitally signed by Nicole Stearley
Date: 2023.05.04 20:42:12 -04'00'

Demolition Legend
EXISTING WALL
TO BE DEMO.



2nd. Floor Plan–Existing/Demo
SCALE: 1/4" = 1'-0"

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CONSTRUCTION INTEND SUMMARY

PROPERTY IMPROVEMENT: PROVIDE ADDITIONAL EXIT FOR 2nd. FLOOR TO THE EXTERIOR OF THE BLDG.

CODE REQUIREMENTS

7TH EDITION (2020) FLORIDA RESIDENTIAL BUILDING CODE
7TH EDITION (2020) FLORIDA EXISTING BUILDING CODE
(ALTERATION–LEVEL 1)

2017 NATIONAL ELECTRIC CODE

NOTE: BUILDING DEIGN IS ENCLOSED

Basic Design Parameters

Floor and Roof Live Loads

Uninhabitable Attics:	20 psf
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf

Wind Design Data

Risk Category - II
Wind Speed: Zone - 132 mph (3-second gust)
Nominal Wind Speed - 102 mph
Exposure - "C"
Enclosure Classification - Enclosed
Importance Factor = 1.0
Internal Pressure Coefficient = 70.18
Opening Protection Required

GENERAL DOOR NOTES:

1. PROVIDE SOLID BRASS OR STAINLESS STEEL HARDWARE ON ALL EXTERIOR DOORS (TYPICAL)

2. CONTRACTOR TO FIELD VERIFY ALL ROUGH OPENINGS FOR DOOR UNITS PRIOR TO FABRICATION.

3. TEMPERED GLASS IN ATRIUM DOOR UNITS AS REQUIRED.

4. ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED, COMPLETE. (TYPICAL)

GENERAL SPEC. NOTES:

1: VERIFY ALL WINDOWS AND DOORS ROUGH OPENING WITH MANUFACTURE SPEC. T.B.D. BY OWNER.

2: INSTALL 1/2" WALL & 5/8" CEILING GWB EXCEPT IN ALL BATHROOM AND WET AREAS USED 5/8" DENSHIELD.

3: MINIMUM OF 5" RETURN AT ALL INTERIOR DOORS EXCEPTION: BI-FOLD, SMALL CLOSETS AND LINENS MIN. 3"

4: INSTALL NEW GYPSUM BOARD IN 1st FLOOR WALL AND CEILING.

5: CONTRACTOR SHALL SUBMIT ALL FINISH, COLOR AND SHOP DRAWINGS FOR OWNER TO BE APPROVED PRIOR TO ORDERING MANUFACT PRODUCT & BEFORE INSTALL.

GENERAL DEMOLITION NOTES

A. GENERAL AND ALL SUB-CONTRACTORS, SHALL VISIT THE SITE AND PRECISELY EXAMINE THE EXISTING STRUCTURE, SURFACES, CONDITIONS AND EXTENT OF WORK INVOLVED. AFTER EXAMINATION A DEMOLITION SCHEDULE SHALL BE PREPARED AND SUBMITTED IN WRITING TO THE OWNER AND THE ARCHITECT FOR THEIR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORK.

B. CONTRACTOR(S) ARE RESPONSIBLE FOR VERIFYING THE EXTENT OF DEMOLITION WORK PRIOR TO BIDDING, AND FOR THE COORDINATING THE EXTENT OF DEMOLITION WITH THE INSTALLATION OF NEW SYSTEMS AND FINISHES INDICATED IN THE CONTRACT DOCUMENTS. REFER TO THE NEW CONSTRUCTION DRAWINGS FOR DEMOLITION REQUIRED, BUT SHOWN ON DEMOLITION PLANS.

C. ALL CONTRACTOR(S) SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL ORDINANCES.

D. CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND OBTAIN ALL MEASUREMENTS REQUIRED FOR PROPER EXECUTION OF WORK.

E. DEMOLITION / RESTORATION ITEMS MAY NOT BE ALL INCLUSIVE. THE DEMOLITION CONTRACTOR SHALL REVIEW THE REQUIREMENTS OF NEW CONSTRUCTION AND COMPLETE ALL DEMOLITION / RESTORATION, CUTTING AND PATCHING NECESSARY TO ACHIEVE INTENDED NEW CONDITION AND QUALITY.

F. UPON COMPLETION OF DEMOLITION WORK, ADJACENT AREAS AND THE PROPERTY SHALL BE LEFT CLEAN AND SATISFACTORY TO THE LOCAL AUTHORITIES, THE OWNER, AND THE ARCHITECT. IN ADDITION TO DAILY CLEANING OF THE SITE.

G. CAP AND PLUG PIPE AND OTHER CONDUITS ABANDONED DUE TO DEMOLITION, WITH APPROVED TYPE CAPS AND PLUGS AS REQUIRED BY THE UTILITY OWNERS. BACKFILL AND COMPACT DEPRESSIONS CAUSED BY EXCAVATIONS, DEMOLITION, AND REMOVAL.

H. DISPOSE OF REMOVED MATERIALS, WASTE, TRASH, AND DEBRIS IN A SAFE, ACCEPTABLE MANNER, IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION.

I. BURNING OF TRASH AND DEBRIS AT THE SITE WILL NOT BE PERMITTED.

J. REMOVE TRASH AND DEBRIS FROM THE SITE AT FREQUENT INTERVALS SO THAT THEIR PRESENCE WILL NOT DELAY THE PROGRESS OF THE WORK OR CAUSE HAZARDOUS CONDITIONS FOR WORKERS AND THE PUBLIC.

K. REMOVED MATERIALS, TRASH, AND DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN A LEGAL MANNER. LOCATION OF DISPOSAL SITE AND LENGTH OF HAUL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

L. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS/DOOR AND WINDOW LOCATIONS PRIOR TO CONSTRUCTION

M. BUILDING EXIT ACCESS, AND ALL LIFE SAFETY DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE AREA DESIGNATED AS OWNER-OCCUPIED DURING THE CONSTRUCTION PERIOD.

N. GENERAL CONTRACTOR SHALL VERIFY THE EXISTING UNDER SLAB ELECTRICAL SERVICE IN AREAS OF SLAB DEMOLITION. VERIFICATION METHODS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO SHALL COORDINATE WITH THE OWNER IF ANY ELECTRICAL SERVICE FOUND TO BE IN CONFLICT. GENERAL CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE SHUT DOWN WITH THE OWNER PRIOR TO DEMOLITION.

O. AFTER THE DEMOLITION OF MATERIALS, THE RESULTING EXPOSED SURFACES SHALL BE SMOOTH AND FLUSH WITH THE EXISTING CONDITIONS. PATCH, REPAIR, AND REPLACE SURFACES AND REQUIRED.

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SEAL
NICOLE STEARLEY REGISTERED ARCHITECT STATE OF FLORIDA
NAME: NICOLE STEARLEY AR96514

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Wall Legend

- NEW 2x4 STUD WALL
- EXISTING

SYMBOL LEGEND

E	EXISTING
$	SWITCH, SINGLE POLE
$3	SWITCH 3 WAY
	CEILING FIXTURE
	RECESS FIXTURE
GFI	DUPLEX RECEPTACLE
GFI	GROUND FAULT
	FAN & LIGHT
S	SMOKE & CARBON MONOXIDE DETECTOR

NOTE:
1. LIGHTS, FANS, SMOKE DETECTORS, A/C SUPPLIES & RETURN AIRS TO BE PLACED ON CENTERLINES OF DOORS, WDWS & HALLWAYS, TYP UNO

2. THE ELECTRIC SWITCH AND RECEPTACLE LOCATION ON THIS DRAWING MAY NOT BE ACCURATE. SEE OWNER FOR EXACT LOCATION AND QUANTITY.

3. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING FOR ALL ACCESSORIES SCHEDULED

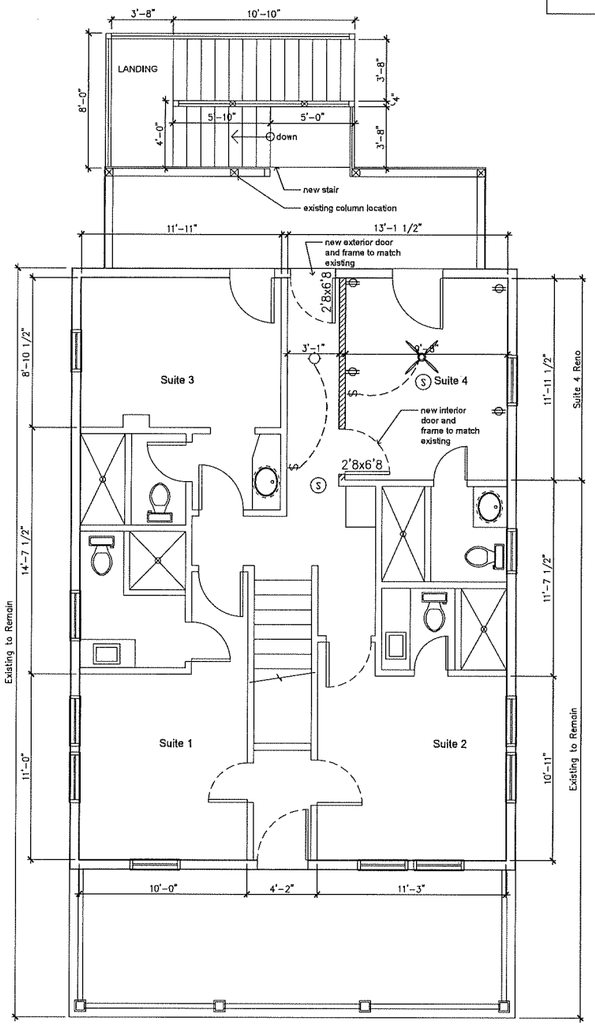
4. CONTRACTOR TO SUBMIT SAMPLES OR PRODUCT LITERATURE FOR ACCESSORIES TO OWNER FOR HIS REVIEW & APPROVAL PRIOR TO ORDERING. FAILURE TO MEET THIS REQUIREMENT COULD RESULT IN REJECTION.

5. SEAL ALL MIRROR EDGES.

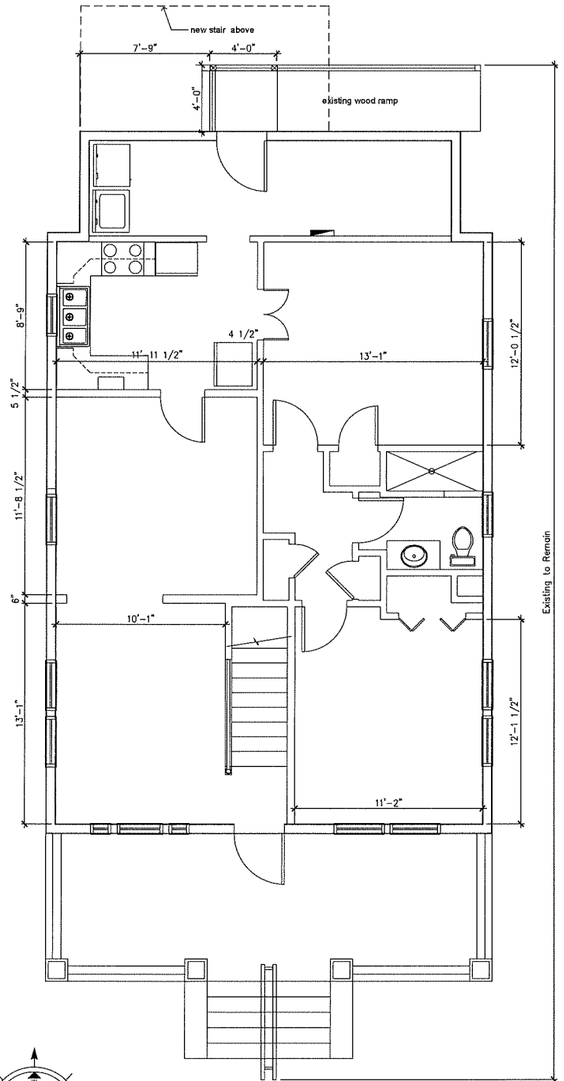
6. ALL EXTERIOR OUTLETS, KITCHENS, BATHROOMS AND ALL OUTLETS WITHIN 6'-0" OF A WATER SOURCE SHALL BE G.F.I.

7. ALL BEDROOM, KITCHEN, DINING ROOM, FAMILY ROOM, LAUNDRY ROOM AND HALLWAY OUTLETS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER AND TAMPER-RESISTANT.

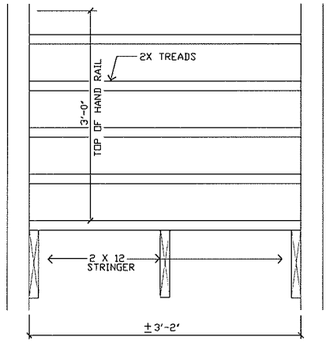
STAIR NOTE:
±(22) EQUAL. RISERS @ 7.0"H. W/ (21) 10"W. TREADS W/ 1" NOSING. (TOTAL TREAD DEPTH = 11")



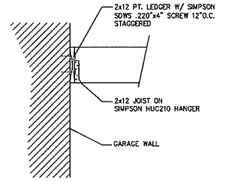
2nd. Floor Plan–Proposed
SCALE: 1/4" = 1'-0"



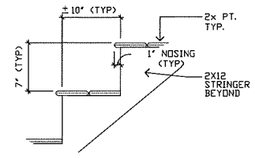
1st. Floor Plan–Proposed
SCALE: 1/4" = 1'-0"



Stair Detail
SCALE: N.T.S.



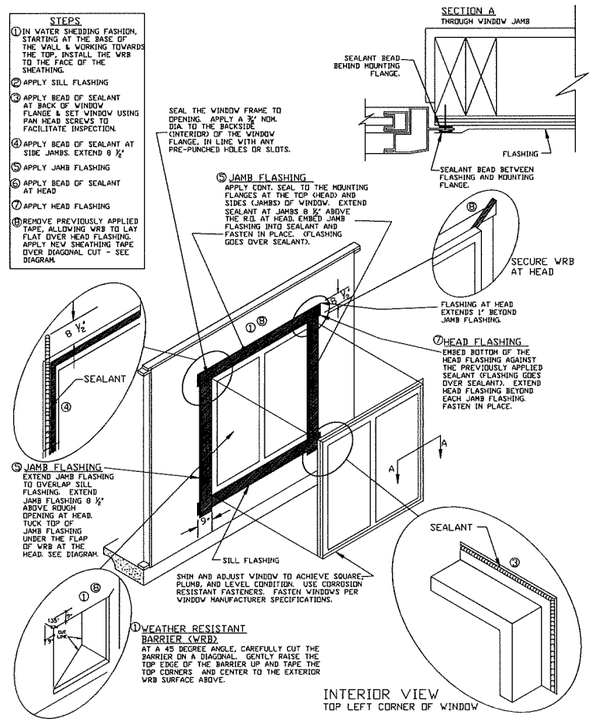
Ledger Connection to Existing Detail
SCALE: N.T.S.



Stair Detail
SCALE: N.T.S.

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Window / Door Installation (METHOD A-1)
WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



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Elevation South–Existing
SCALE: 1/4" = 1'-0"



Elevation East–Existing
SCALE: 1/4" = 1'-0"



Elevation West–Existing
SCALE: 1/4" = 1'-0"



Elevation North–Existing
SCALE: 1/4" = 1'-0"

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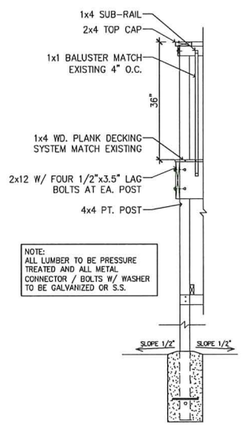
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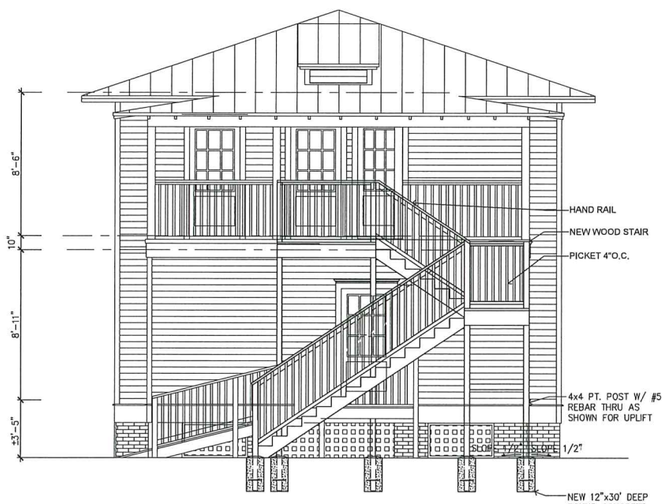
Elevation West–Existing
SCALE: 1/4" = 1'-0"



Elevation South–Proposed
SCALE: 1/4" = 1'-0"



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



Elevation West–Proposed
SCALE: 1/4" = 1'-0"



Elevation North–Proposed
SCALE: 1/4" = 1'-0"

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REGISTERED INTERIOR DESIGNER NICOLE STANLEY IDFL AR96614 STATE OF FLORIDA REGISTERED ARCHITECT

NAME: NICOLE STANLEY AR96614

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2	MOVED STAIR	5/4/23
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9		
10		

REVISION

NO.	DATE OF REVISION	
1	MOVED STAIR	5/4/23

PROJECT:	21-0616
FILE:	
DRAWN BY	439-A51.dwg

128

A3.2

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Instr #2021018945 BK: 5184 PG: 1528, Filed & Recorded: 2/19/2021 4:05 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $6,650.00

Rec: $18.50 Doc: $6650.00 ($950,000.00)
This Instrument Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
197040-0000
File No.: 62563

WARRANTY DEED

This Warranty Deed, Made the 19th day of February, 2021, by **RODNEY E. HOLEMAN**, a single man whose post office address is:

104 Oyster Catcher Circle St Augustine Fl 32080,
, hereinafter called the "Grantor", to

BAIJANTI ESTATES, LLC, a Florida Limited Liability Company, whose post office address is:

52 Charlotte ST ST Augustine Fl 32084,,
hereinafter called the "Grantee".

COPY

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

IN THE CITY OF ST. AUGUSTINE LOT NUMBERED TWELVE (12) OF BLOCK NINE (9), ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, MADE BY GOULD T. BUTLER, C.E., DATED JUNE 15, 1923 AND FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, ON THE 4TH DAY OF OCTOBER A.D., 1923.

TOGETHER WITH AN EASEMENT ACROSS LOT (13) OF BLOCK NINE (9), OF THE CITY OF ST. AUGUSTINE, FLORIDA, AS SET OUT AND DESCRIBED IN GRANT OF EASEMENT AND AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1010, PAGE 1600, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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

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

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 12/31/2020, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____ _____
RODNEY E. HOLEMAN

Printed Name: Rich D'Bozier

Witness Signature: _____

Printed Name: Carol A Lagasse

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 19th day of February, 2021 by RODNEY E. HOLEMAN. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

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

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

St. Johns County, FL

Apply for Exemptions

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	1970400000
Location Address	54 CHARLOTTE ST 56 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Bed & Breakfast (City Historic) (COM) (610.11)
Tax Description*	CITY OF ST AUGUSTINE LOT 12 BLK 9 OR5184/1528 WHALE'S TALE B & B *The Description above is not to be used on legal documents.
Property Use Code	Bed & Breakfasts (3910)
Subdivision	City of St Augustine
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	Baijanti Estates LLC 100%
Mailing Address	52 CHARLOTTE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	$531,056
Extra Features Value	$4,825
Total Land Value	$420,350
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$956,231**
Total Deferred	$69,841
Assessed Value	**$886,390**
Total Exemptions	$0
Taxable Value	**$886,390**

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	$382,541	$3,029	$420,350	$0	$0	$805,920	$805,920	$0	$805,920
2021	$370,039	$3,066	$420,350	$0	$0	$793,455	$793,455	$0	$793,455
2020	$457,235	$3,103	$464,100	$0	$0	$924,438	$821,886	$152,552	$771,886
2019	$401,636	$3,139	$331,500	$0	$0	$710,100	$179,843	$580,257	$129,843
2018	$337,242	$3,176	$205,530	$0	$0	$545,948	$545,948	$50,000	$495,948
2017	$346,984	$3,213	$205,530	$0	$0	$555,727	$548,910	$56,817	$498,910
2016	$334,574	$3,250	$185,640	$0	$0	$523,464	$523,102	$50,362	$473,102
2015	$364,310	$2,734	$170,722	$0	$0	$537,766	$537,766	$50,000	$487,766
2014	$142,980	$2,734	$170,722	$0	$0	$316,436	$305,832	$60,604	$255,832
2013	$145,609	$2,734	$170,722	$0	$0	$319,065	$301,312	$67,753	$251,312
2012	$122,835	$2,718	$170,722	$0	$0	$296,275	$296,275	$50,000	$246,275
2011	$126,735	$2,718	$190,612	$0	$0	$320,065	$320,065	$50,000	$270,065
2010	$128,684	$2,718	$212,160	$0	$0	$343,562	$343,562	$50,000	$293,562

Building Information

Building 1
Year Built 1915
Actual Area 2604
Conditioned Area 2004
Use Bed & Breakfasts
Style 04
Class N
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood, Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 5
Baths 5

Description	Square Footage
FINISHED UPPER STORY	936
FINISHED OPEN PORCH	234
BASE AREA	936
ADDITION	132
FINISHED OPEN PORCH	234
FINISHED OPEN PORCH	132
Total SqFt	2604

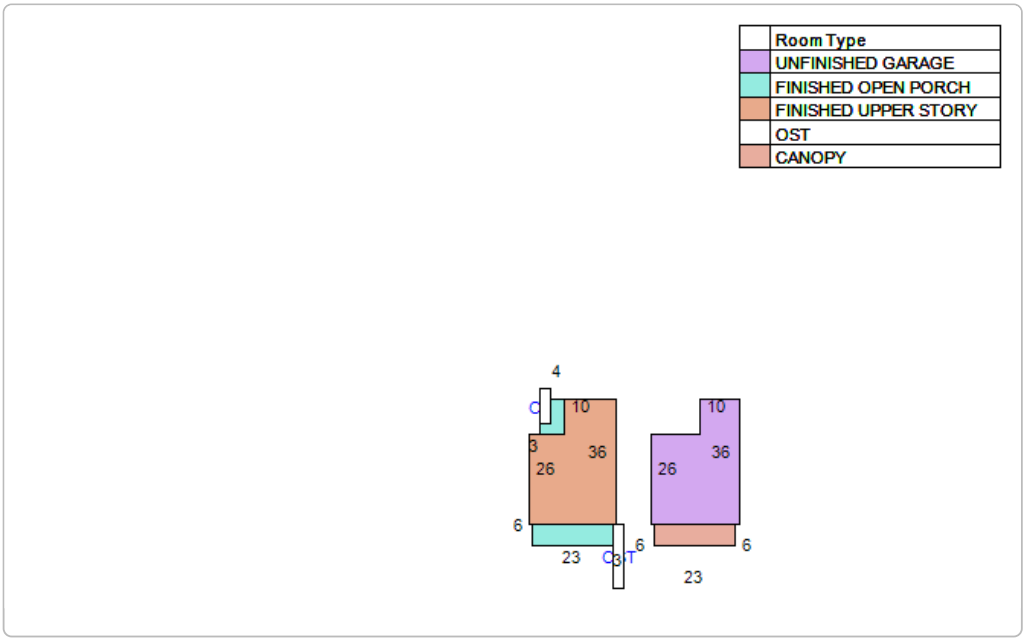
Building 2
Year Built 1925
Actual Area 1969

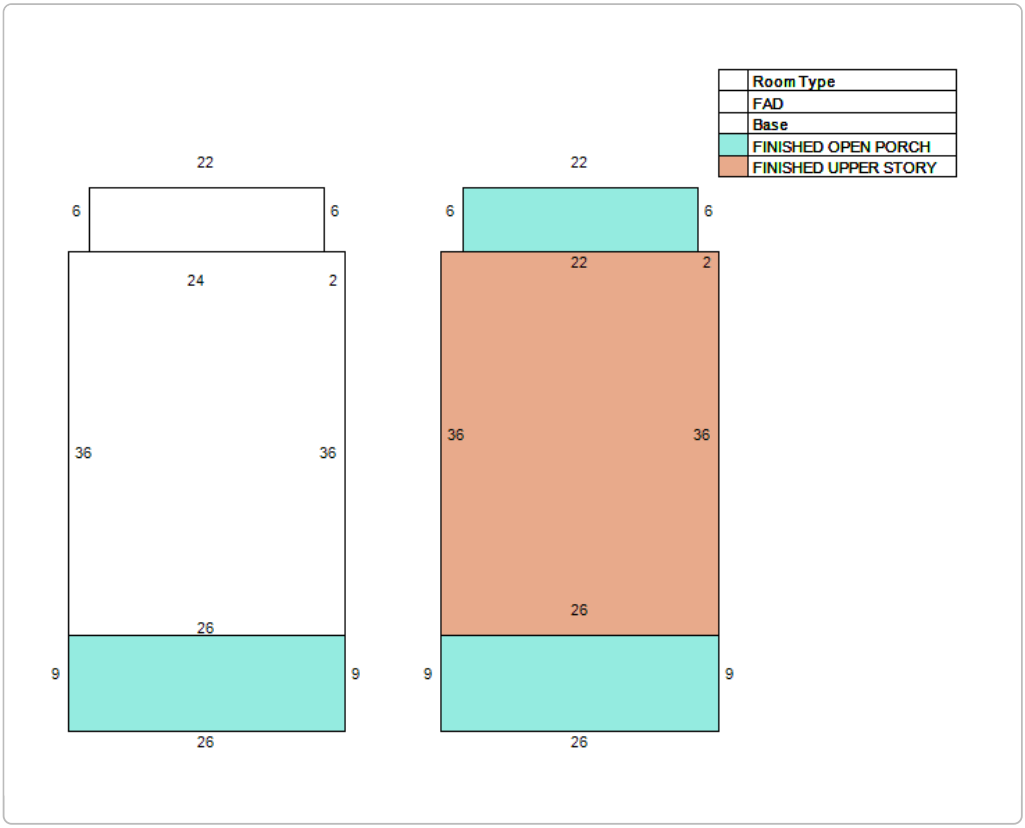
Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood, Sheet Vinyl

Conditioned Area	800	**Interior Wall**	Drywall
Use	Bed & Breakfasts	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	2
Exterior Wall	Wood	**Baths**	3

Description	Square Footage
UNFINISHED CANOPY	138
OUTSIDE STAIRS	54
FINISHED UPPER STORY	800
FINISHED OPEN PORCH	138
UNFINISHED GARAGE	760
FINISHED OPEN PORCH	49
OUTSIDE STAIRS	30
Total SqFt	1969

Sketch Information





Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		2521
Wood Fence - 6' and Above (COM)		1070
Handicap Ramp (COM)		1234

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Bed & Breakfasts	39	170	6005	SF	$420,350

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/19/2021	2/19/2021	$950,000.00	WARRANTY DEED	5184	1528	Q	I	HOLEMAN RODNEY E	BAIJANTI ESTATES LLC
4/2/2014	4/2/2014	$630,000.00	WARRANTY DEED	3863	394	U	I	CUNNINGHAM DENIS M,BETTY L	HOLEMAN RODNEY E
	9/10/1993	$0.00	CORRECTIVE DEED	1015	1284	U	I	CUNNINGHAM DENIS M,BETTY L	CUNNINGHAM DENIS M,BETTY L
	9/10/1993	$235,000.00	WARRANTY DEED	1010	1605	Q	I	PITTMAN ELIZABETH S	CUNNINGHAM DENIS M,BETTY L
	2/1/1991	$0.00		888	31	U	I		PITTMAN ELIZABETH S
	7/1/1990	$0.00		862	937	U	I		

No data available for the following modules: Exemption Information.

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GDPR Privacy Notice

Last Data Upload: 4/20/2023, 1:31:05 PM

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

Detail by Entity Name

Florida Limited Liability Company
BAIJANTI ESTATES, LLC

Filing Information

Document Number	L20000169812
FEI/EIN Number	85-2452826
Date Filed	06/18/2020
Effective Date	06/18/2020
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/01/2022

Principal Address

52 CHARLOTTE ST
ST. AUGUSTINE, FL 32084

Mailing Address

52 CHARLOTTE ST
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

PATEL, ERICKA
52 CHARLOTTE ST
ST. AUGUSTINE, FL 32084

Name Changed: 04/01/2022

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, ERICKA
52 CHARLOTTE ST
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2021	04/01/2022
2022	04/01/2022

2023 01/24/2023

Document Images

01/24/2023 -- ANNUAL REPORT	View image in PDF format
04/01/2022 -- REINSTATEMENT	View image in PDF format
06/18/2020 -- Florida Limited Liability	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 2023 Meeting



Application HP2023-0023 Address: 26 Toques Place

Applicant: Les Thomas Architect, Inc | Property Owner: Partners Team One LLC

Project description: To construct a new porch on the front facade/west elevation, install new windows, and replace the roof and areas of wood siding on the existing building; to review design elements related to the previously HARB approved proposed partial demolition, elevation, and relocation of the building (under HP2023-0012 to HP2023-0014); and, to construct a two-story rear addition with two-story porch and stairs.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02274
National Register:	St. Augustine NR Historic District	Construction date:	c. 1904 - 1910
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1966600070		
Agenda Item:	7(c)	Previous Action(s):	COA HP2022-0083 (withdrawn) and HP2023-0012; COR2023-0014, COD2023-0013

STAFF SUMMARY AND ANALYSIS:

1. Located east of Toques Place and West of Charlotte Street, between Cuna and Hypolita Streets, this new Certificate of Appropriateness (COA) application is related to three applications that were heard by the HARB and approved at the March 16, 2023 meeting, including: Certificate of Appropriateness (HP2023-0012) to elevate the building 4' and set on new concrete block piers, Certificate of Relocation (COR) HP2023-0014 for the proposed relocation of the building forward on the lot, and Certificate of Demolition (COD) HP2023-0013 for the elevation-related removal of the existing front porch with side ADA ramp, rear exterior stair, and outbuilding, as well as the after-the-fact removal of windows that occurred under previous ownership. Please refer to the other staff reports with analysis specific to those applications.
2. This property is within, but does not appear to be listed as contributing to, the original St. Augustine National Register Historic District. According to the 2016 St. Augustine Inventory survey, the building has retained its integrity and could be contributing to the NRHD. Much of Toques Place and this property is uniquely situated in an area surrounded by surface parking lots, walls and fences. Adjacent structures are commercial buildings that back up to Toques Place.
3. With this new COA application, proposed new elements include design elements related to the previously approved applications noted above, a new porch on the front facade/west elevation, and replacement windows, roof, and areas of wood siding on the existing building. A new two-story rear addition with two-story side porch and stairs is proposed.
4. Overall, the new design features and addition appear to be within the recommendations of the Architectural Guidelines for Historic Preservation (AGHP), unless otherwise noted below. The addition is subservient to the house in height, is located at the rear and set back from the side elevations' wall plane, will avoid obscuring character-defining features and reference design motifs of the historic building.
5. Porches: The proposed new design for the front porch is about half-width on the façade and more in keeping with what was possibly the original, as shown in the earliest Florida Master File Site photograph, and has a shed roof with off-center gable over the doorway. Post columns with chamfered edges, a simple wood balustrade with squared members, decking, and steps are proposed for the front and two-story side porches. An exterior stair connecting to each level of the side porch will only be visible from the north side and rear.
6. Foundation: Piers will be concrete block, clad with brick veneer, alternating with 90-degree lattice. Piers are aligned in a compatible rhythm with the fenestration pattern above.
7. Windows: Majority will be 2/2 double hung wood sashes with an exterior muntin in raised profile, with similar sizes used on both existing and for most of the addition. Squared 4- or 6-lite awning windows are shown on the addition's south and a portion of the rear elevation, as well as in place of an original window opening on the existing north elevation. Although this scale of these squared windows was not typically used throughout an entire elevation on a historic building, the south elevation windows will not be visible from the street.
8. Doors: Two similar styles shown, half-lite or ¾-lite, with 4 or 9 multi-lite divisions, and double rectangular panels below. Wood door specifications were included, but should be confirmed that all exterior doors will be wood. Painted finish is noted.
9. Siding: Applicant stated that areas of the existing wood siding will be replaced, but clarification is needed on the extent. Siding and trim will be repaired as required, and undamaged wood siding used if available, according to a notation on the elevation.
10. Lighting and Hardware: Dark bronze color finish is compatible with the AGHP.
11. Roof: New 5v metal roof with galvalume finish for existing building's cross gable roof, new front porch's shed roof with front gable, and addition with rear facing gable
12. Site Features: Brick Pavers in basket weave pattern for walk to front porch, and concrete walk shown on north side to extend to rear addition, with gravel for 5 parking spaces in front.

STAFF SUMMARY AND ANALYSIS (Continued):

13. With the exception of parking, the plan appears to meet zoning requirements for Historic Preservation Three (HP-3), upon a cursory review:
    - Parking as proposed on site plan: Needs to go through site plan review. Although parking is not required in the historic district, parking that is provided needs to meet the parking code.
    - Building Height: No portion of peaked roof main buildings shall exceed thirty-five feet, 2-1/2 stories. On the elevations provided, the height of the existing portion after being elevated 4' is about 30'-4" and the addition 28'-6".
    - Setbacks: the design meets the minimum 3' from side and rear property lines setbacks
    - Lot coverage requirements - maximum is the lesser of 2,500 sq ft or 50%: Proposed design is 2022 sq ft and 41%
    - The interior will be subdivided into 3 units with kitchens, which is permitted as multifamily residential.
14. An archaeological review will be required for the proposed elevation/relocation of the building as well as for future construction projects. An A14 should be submitted early.
15. Landscaping: A list of proposed plants was submitted, all but Asiatic Jasmine were found on the AGHP or Florida natives lists
16. **Concerns / Clarifications Still Needed:**
    a) Number and locations of the remaining original windows proposed to be replaced
    b) Siding: Material for new siding on existing and for the addition. Better estimate is needed on how much of existing will be replaced (% on each existing elevation)
    c) Materials and Finishes: For addition siding (as noted above), the porch post column members and lattice. Confirmation that the brass finish shown on exterior door hardware is not being used
    d) How the HVAC units will be screened
    e) If coquina concrete will be used for walk on north side, as plain concrete is not appropriate.
    f) Concern with parking: According to the AGHP, the 5 parking spaces proposed in front setback area are not recommended. Instead, "parking areas should not be adjacent to or easily viewed from public rights-of-way. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building."

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for **a Certificate of Appropriateness at 26 Toques Place:**

1. **APPROVE** if the Board finds the following:
    a. The concerns noted in the staff analysis above have been properly addressed at the meeting
    b. The proposed design meets the **applicable Secretary of the Interior's Standards 2, and 9**

    With the following conditions:

    That all materials and finishes, including for the siding, roof, windows, doors, and paving materials be compatible with the AGHP.
2. **CONTINUE** to allow time for the applicant to address any design concerns, including parking that follows the AGHP recommendations.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Construct a two-story rear addition with two-story porch and stairs.
2. Install new windows
3. Replace the roof
4. Replace areas of wood siding on the existing building
5. Address design elements related to the previously HARB approved proposed partial demolition, elevation, and relocation of the building (under HP2023-0012 to HP2023-0014)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation

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

Additions

Do...

- Place functions and services required for a new use in non character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design additional stories, when required for a new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color.

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.

Post-1821

Additions to post-1821 buildings should reference design motifs from the historic building.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

Post-1821

Frame Vernacular windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade. Remove significant door or entrance features that can be repaired.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Add aluminum or other inappropriate screen doors.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821

Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

Roofs

Do…

- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.

Frame Vernacular roofs locally are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles.

Foundations and Infill

Do...

- Retain, repair as needed, or replace historic foundations and enclosures with matching or historically appropriate materials.
- Maintain open spaces between piers.
- Enclose foundation spaces with appropriate materials, such as lattice or pierced brick, if foundation enclosures are missing.

Don't...

- Remove historic foundation enclosures unless they are deteriorated and unrepairable.
- Enclose a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.
- Use a replacement infill material which is inappropriate to the style of the building.
- Use historically inappropriate material such as concrete block, stucco or plywood as infill.
- Use modern materials, such as cement block or stone veneer, to repair, reface or replace existing foundations, unless such material can be documented to be part of the original construction.

Post-1821

Frame Vernacular foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common. Beginning in the 1920s brick, coquina and 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.

Electrical and Mechanical Equipment

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

Post-1821

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

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

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

Above ground swimming pools are generally not appropriate. In ground swimming pools may be appropriate if screened by fences, walls, buildings or landscaping. Ground level decks should not extend from the building to the swimming pool.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.

- Provide 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...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821 (Parking, Landscaping and Site Features)

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

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

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

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

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

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

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. **Fences, walls, gates, landscaping and buildings must screen parking areas.** Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. **Asphalt and plain concrete are not appropriate.**

Historic Plant Materials

A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

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.

Post-1821 Site Plans

Commercial buildings are constructed directly on the street, in close proximity to one another, and frequently cover the entire lot.

Buildings in all of the other post-1821 styles are usually not constructed directly on the street, although the size of yards varies from style to style, from building to building in the same style, and from neighborhood to neighborhood.

Post-1821 Building Plans

Vernacular (Frame and Masonry) buildings are usually regular, rectangular or L, and less commonly, irregular; one to two and one-half stories.

Architectural Styles and Periods

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.

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.

ARCHAEOLOGICAL ORDINANCE

Building is located in zone IA. Consult City Archaeologist with detailed scope of work to determine the impact of the project on archaeological materials and associated review requirements, such as an A14 application, prior to commencing any site work.

LIST OF ATTACHMENTS:

1. Staff photographs and Google Street Views
2. Property survey dated January 3, 2023
3. Elevation certificate
4. Florida Master Site File surveys: (original from 1978 and updated 2016 St. Augustine Inventory survey)
5. 2016 St. Augustine Inventory report excerpts related to elgibility criteria and 26 Toques Place
6. Sanborn Maps

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Front Façade / West Elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Context area viewed from front property line

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Context area viewed from Toques Place

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Front Façade / West Elevation and North Elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)







Front porch on Front Façade / West Elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Front porch on Front Façade / West Elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Existing front porch and ADA ramp on front façade/west elevation and north/side elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Rear exterior stair on east elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Rear exterior stair on east elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Staff Report, Page 21

Rear exterior stair on east elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Rear yard and outbuilding

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)







Rear yard and outbuilding

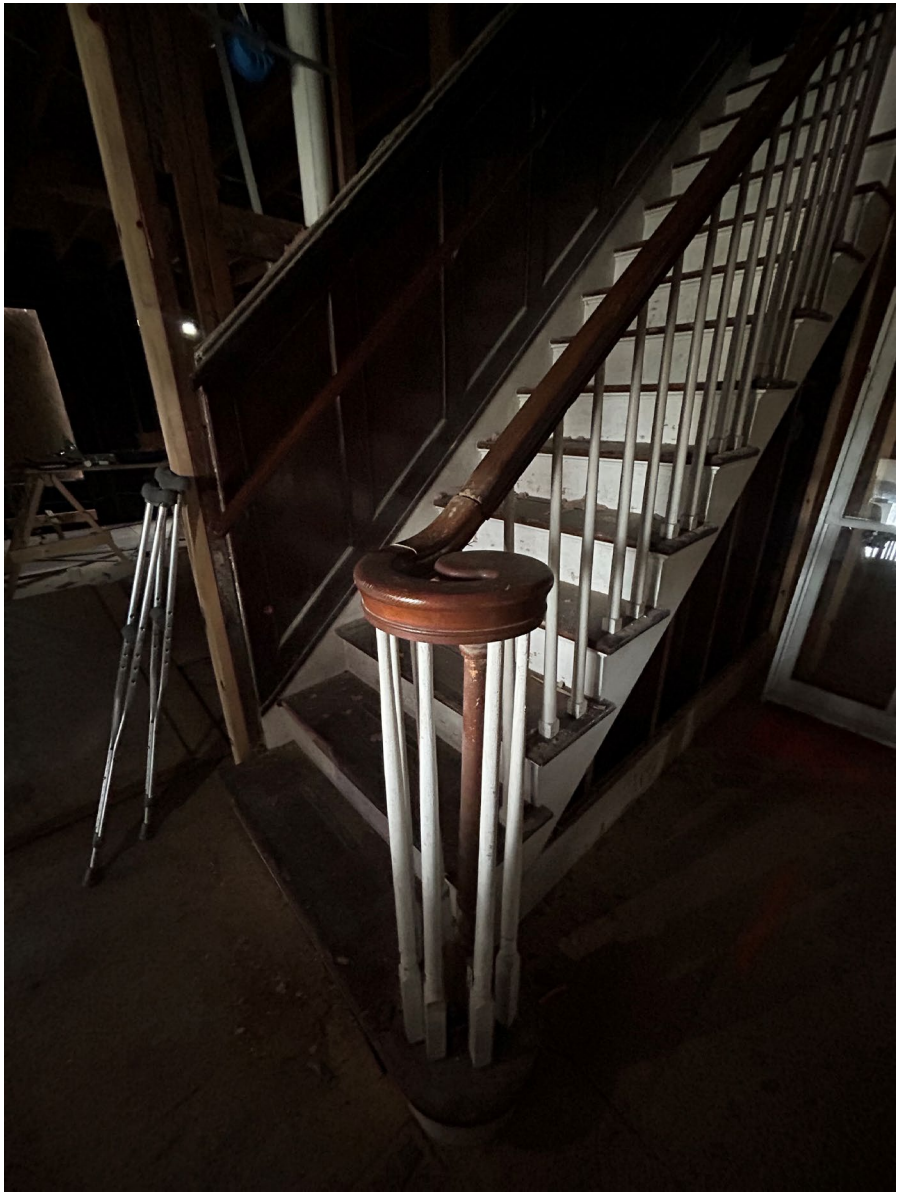
STAFF PHOTOGRAPHS
26 Toques Place: Outbuilding
(taken Feb 28, 2023)





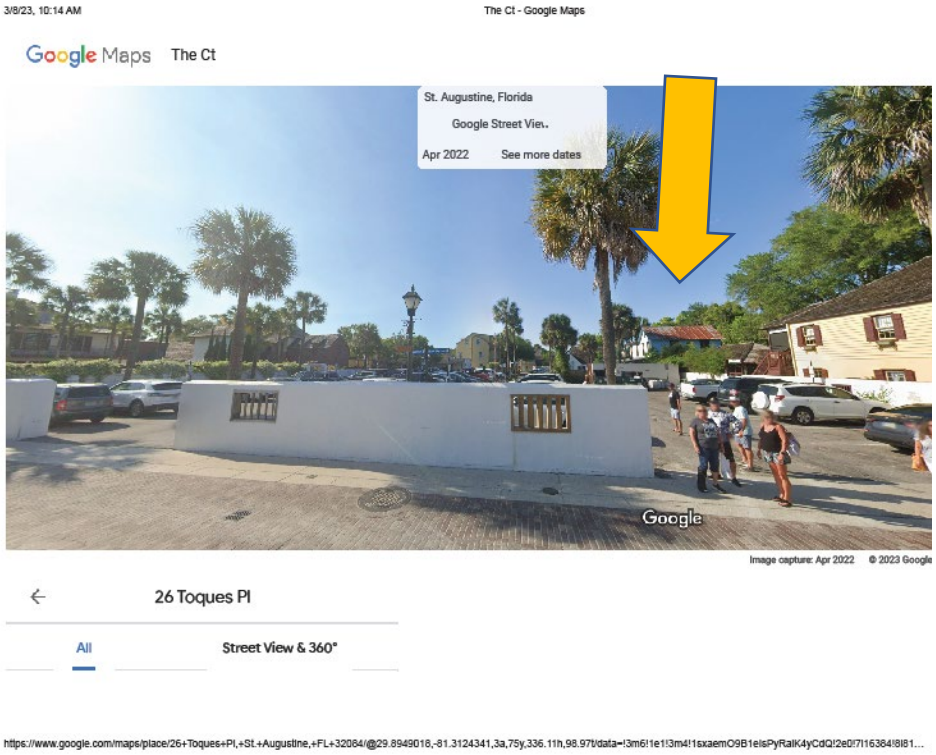
Rear yard and outbuilding

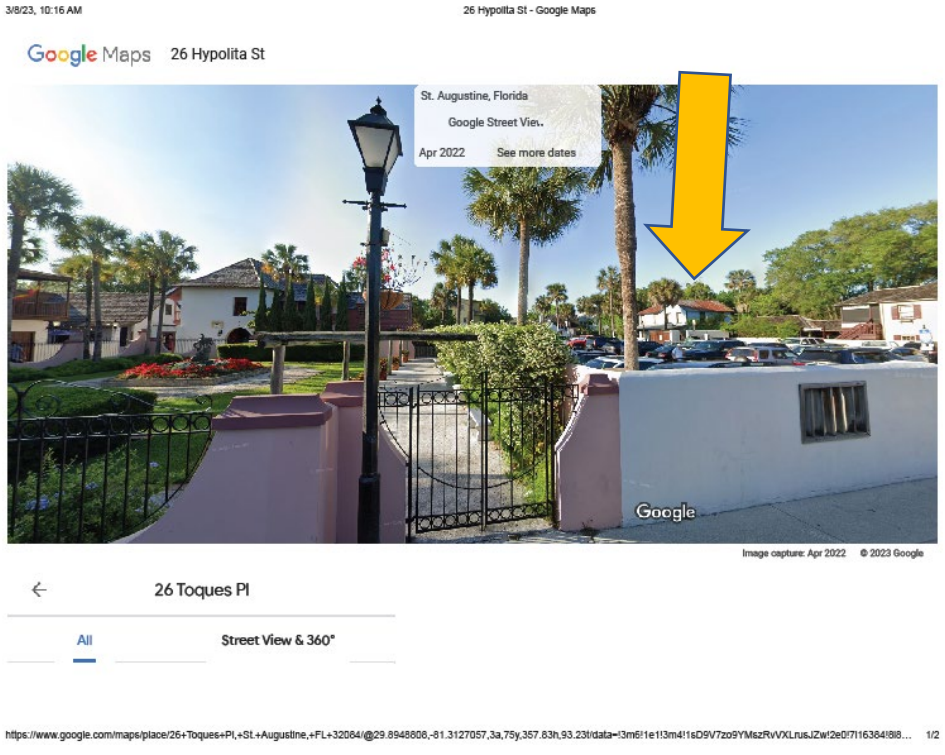
STAFF PHOTOGRAPHS
26 Toques Place: Interior
(taken Feb 28, 2023)





Google Maps Street Views
26 Toques Place





Context area viewed from Hypolita Street

Google Maps Street Views
26 Toques Place



Context area viewed from Toques Place

STAFF PHOTOGRAPHS
26 Toques Place



Previously existing front façade/west elevation - July 2021

STAFF PHOTOGRAPHS
26 Toques Place



Existing front façade/west and north elevation - December 2022

July 2021



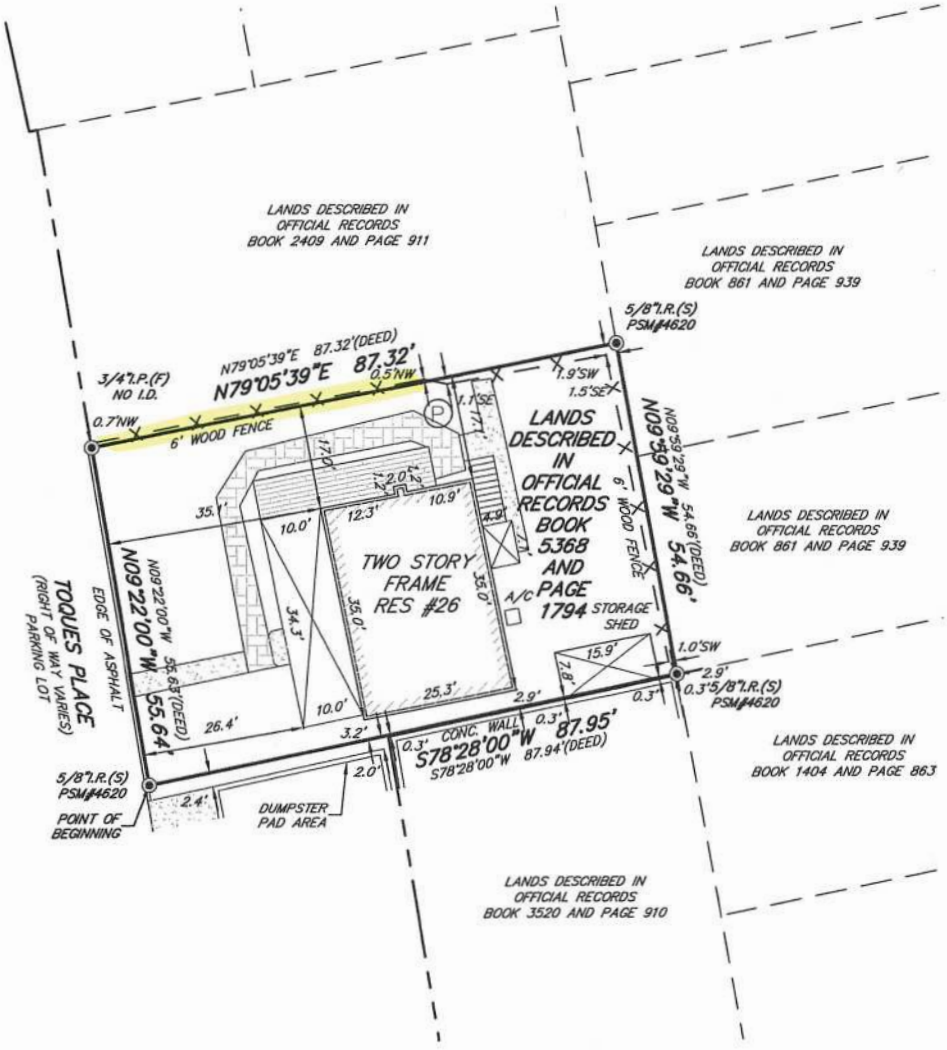
Received March 8, 2023 per staff request
Planning & Building Department

MAP SHOWING SURVEY OF

THE SOUTH ONE-HALF OF LOT 7, BLOCK 8, CITY OF ST. AUGUSTINE, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING AT AN IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID LOT 7, RUN NORTH 78 DEGREES 28 MINUTES EAST 87.94 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 9 DEGREES 59 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 7, 54.66 FEET TO AN IRON PIPE; THENCE SOUTH 79 DEGREES 05 MINUTES 39 SECONDS WEST 87.32 FEET TO AN IRON PIPE ON THE WEST LINE OF SAID LOT 7; THENCE SOUTH 9 DEGREES 22 MINUTES EAST ALONG SAID WEST LINE OF LOT 7, 55.63 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
PARTNERS TEAM ONE LLC OF TOQUES LAND TRUST
CHICAGO TITLE INSURANCE COMPANY
PARADISE TITLE OF ST. AUGUSTINE, LLC



LEGEND

A/C	AIR CONDITIONER PAD	RES.	RESIDENCE
ID.	IDENTIFICATION	℄	CENTERLINE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	≠	DENOTES NOT TO SCALE
sq. ft.	SQUARE FEET	W	WATER METER
I.P.(F)	IRON PIPE FOUND		EXPOSED CONCRETE
I.R.(F)	IRON ROD FOUND		COVERED AREA
I.R.(S)	5/8" IRON ROD SET (PSM #4620)	(W)	WELL
	WOOD POWER POLE	TYP.	TYPICAL
-OHE-	OVERHEAD ELECTRIC		BRICK PAVERS
CONC.	CONCRETE		WOOD DECK
		(P)	PROPANE TANK

AREA =0.11 ± ACRES
OR 4,830 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

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

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

- According to the Federal Emergency Management Agency FIRM Map No: 12O145-0314/0318J effective date 12/07/2018, the property described hereon appears to lie in Zone AE7,AE8'
- Basis of bearing structure: REFER TO SURVEY
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE	F.B./PAGE	CHK. BY	DWG. BY
22-0001	01/03/2023	1" = 20'	815/21	N.H.F.	R.J.B.

TYPE: BOUNDARY

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NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6879

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

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

Received March 7, 2023 per staff's request
Planning & Building Department

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

	FOR INSURANCE COMPANY USE
A1. Building Owner's Name PARTNERS TEAM ONE LLC OF TOQUES LAND TRUST	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 26 TOQUES PLACE	Company NAIC Number:

City	State	ZIP Code
ST. AUGUSTINE	Florida	32084

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
SOUTH 55 FT LOT 7 BLOCK 8, CITY OF ST. AUGUSTINE

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 29.895370 Long. -81.312370 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

a) Square footage of attached garage 1462.00 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
ST. JOHNS COUNTY 125147	ST. JOHNS COUNTY	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12109C-0256	J	12-07-2018	12-07-2018	AE	7' & 8'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2274 1009==

Site Name: 26 Tocques Place 830== Survey Date: 7809 820==

Address: 26 Tocques Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 8 (block) East 22.95 of North 28.8 ft. (lot) 868==

of lot 3 & lot 7 868==

Owner of Site: Name: Feiden, Florence T. (Estate) c/o Rabin, Lucy F. ;

Address: 964 W. Penn Drive

Westchester, Pa. 19380 902==

Occupant or Manager: Atlantique Press (occupant) 904==

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

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

UTM: 17 (zone) 469840 (easting) 3307040 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(X) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: + 1910 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood weatherboard with cornerboards

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, attic louvers 942==

Foundation: Concrete block wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Porch, shed; Gable, hood 942==

Porches & Balconies: One-story screened front porch.

942==

Chimney Location: End, exterior, rear slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond shape), composition roll 882==

Ornament Exterior:

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed, Commercial/Residential 864==

Relationship to Surroundings: Within Restored area.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Communication, Tobacco, Hotels

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular building at 26 Tocques Place was constructed between 1904 and 1910. It is set toward the center of a block bounded by Hypolita and St. George Streets on the south and west with Charlotte and Cuna Streets forming the east and north borders of the block. The Sanborn Fire Insurance Maps show its close proximity to the former Lorillard Villa which was called the Cozy Inn on the 1910, 1917, 1924, and 1930 maps. A one-story screened porch extends from the front with a gable hood above the entrance. The location is near the restored area.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustin de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destoyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commerical street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This house at 26 Tocques Place is located on the property of the former Lorillard Villa owned by tobacco magnate George Lorillard around the 1880's. It was operated as the Cozy Inn from 1910 to 1930 and was razed in the 1950's.(4) The building now serves as a printing shop.

ARCHAEOLOGY

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

John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.

3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.

4. Sanborn Map, 1910, 1917, 1924, 1930.

☐ Original
☒ Update

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

Site #8 SJ02274
Field Date 4-1-2016
Form Date 4-1-2016
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) 26 TOCQUES PLACE Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 26		TOCQUES	Place	

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 # 1966600070 **Landgrant** _____
Subdivision Name _____ **Block** _____ **Lot** _____
UTM Coordinates: Zone ☐16 ☒17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use _____ From (year): _____ To (year): _____
Current Use Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
Other Use private residence From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature ext. roof, porch
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular **Exterior Plan** L-shaped **Number of Stories** 2
Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Shed 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single wood 2/2 DHS with wood trim and sill

Distinguishing Architectural Features (exterior or interior ornaments) cross gable on L-shape, appears to be two structures joined.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) large wrap around ramp for access

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 SJ02274

DESCRIPTION (continued)

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

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

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

Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details) single wood and large glass door

Porch Descriptions (types, locations, roof types, etc.) front porch open runs length of house with shed roof and square posts

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

(address / phone / fax / e-mail)

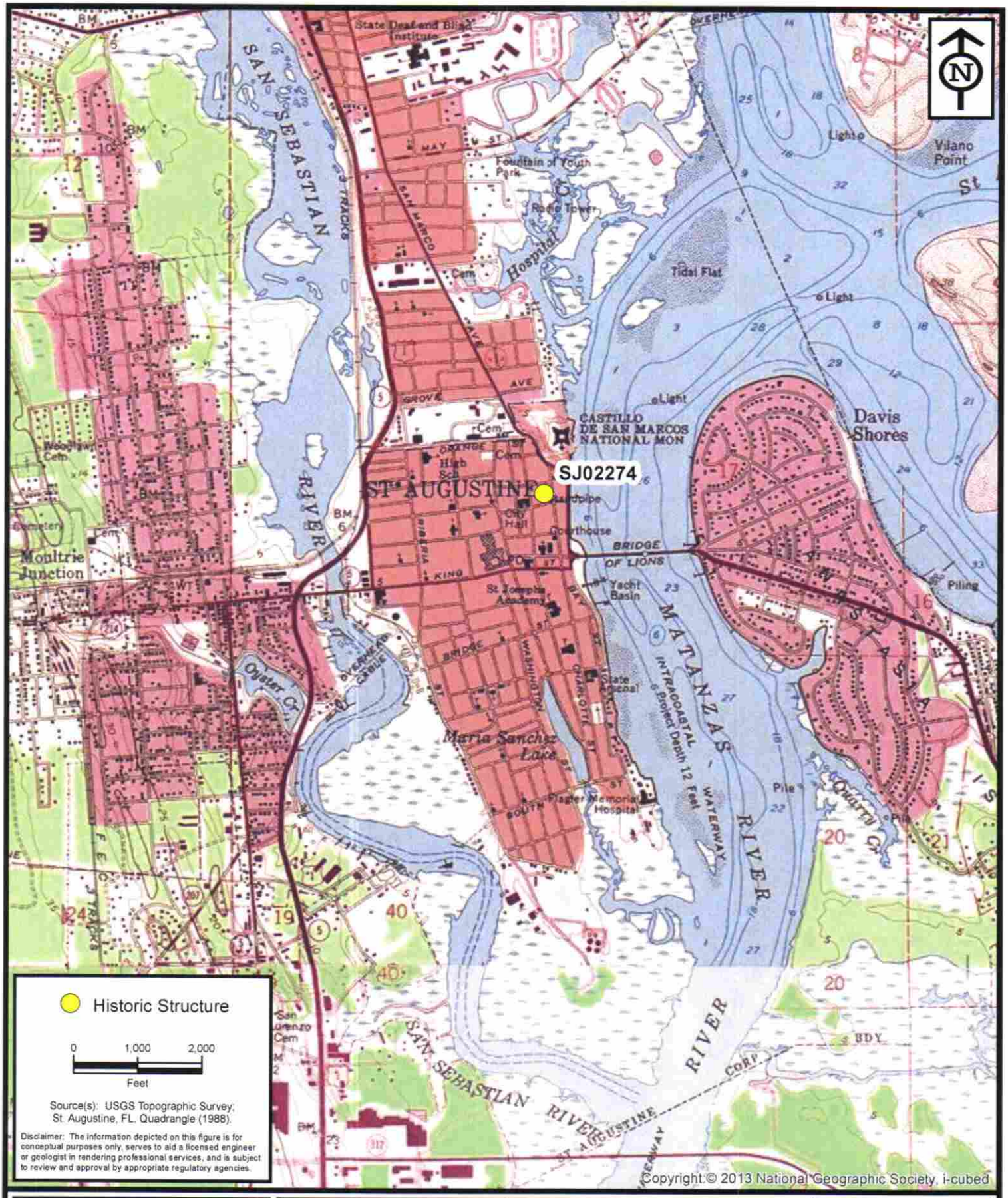
Required Attachments

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 - SJ02274

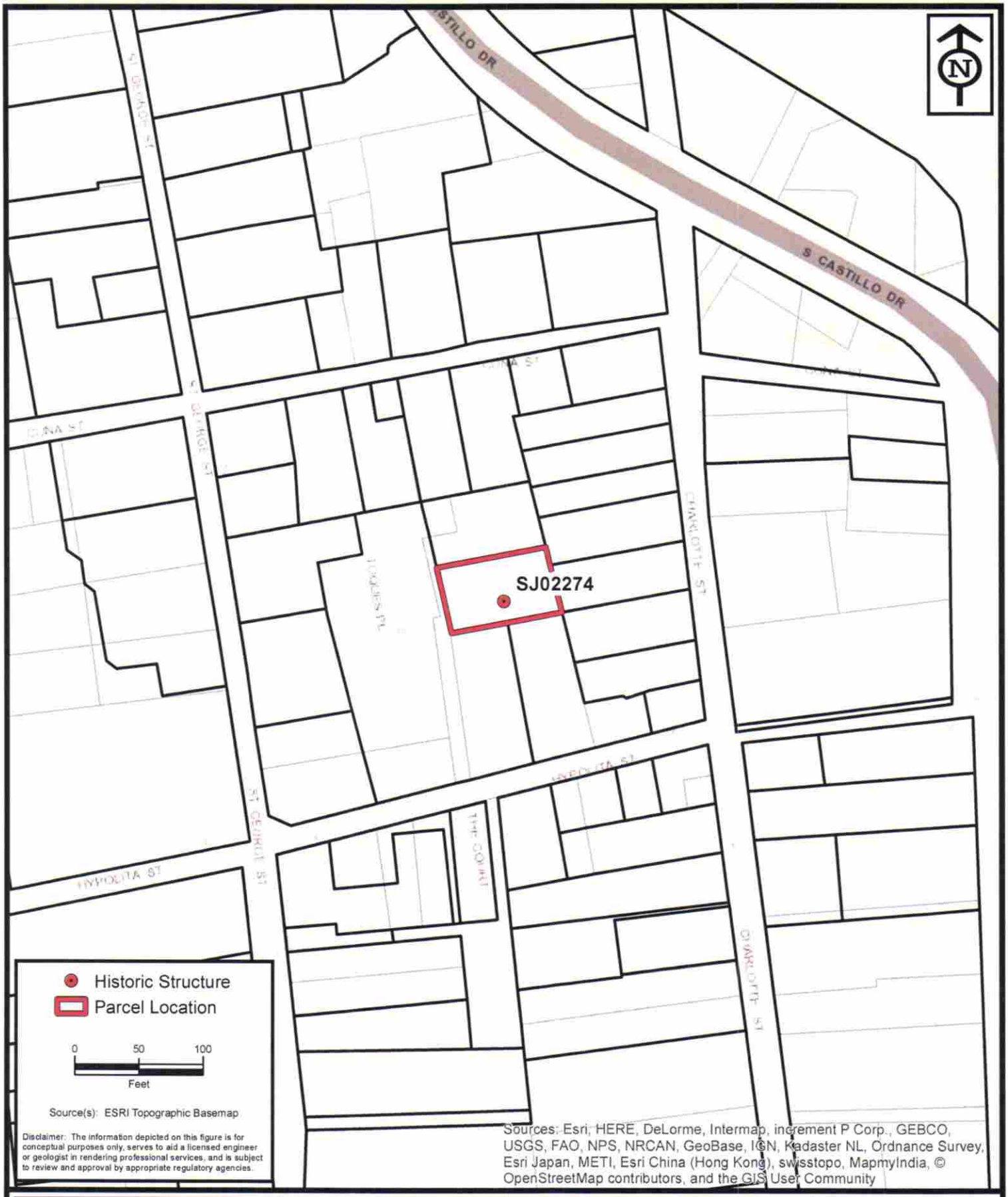
City of St. Augustine Historic Structure Survey

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\SJ02274\Location.mxd Date: 1/29/2016 12:02:02 PM

SJ02274



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

Parcel Location - SJ02274

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Staff Report, Page 39

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SJ02274




BREAKFAST & LUNCH
26
TOW AWAY ZONE
UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AT OWNER'S EXPENSE
24 HRS. A DAY 7 DAYS A WK.
COMPLETE COLLISION
904-824-3200
Jack Wilson
St. Augustine


BREAKFAST & LUNCH
NO TRESPASSING




For Sale
Diana Geeb
FOR RENT


TOYOTA TUNDRA

ST. AUGUSTINE INVENTORY
ST. JOHNS COUNTY, FLORIDA

Prepared for

The City of St. Augustine
St. Augustine, Florida

and

Florida Department of State
Division of Historical Resources
Tallahassee, Florida



Prepared by

Patricia Davenport, MHP
Environmental Services, Inc.

and

Paul Weaver
Historic Property Associates, Inc.

30 June 2016

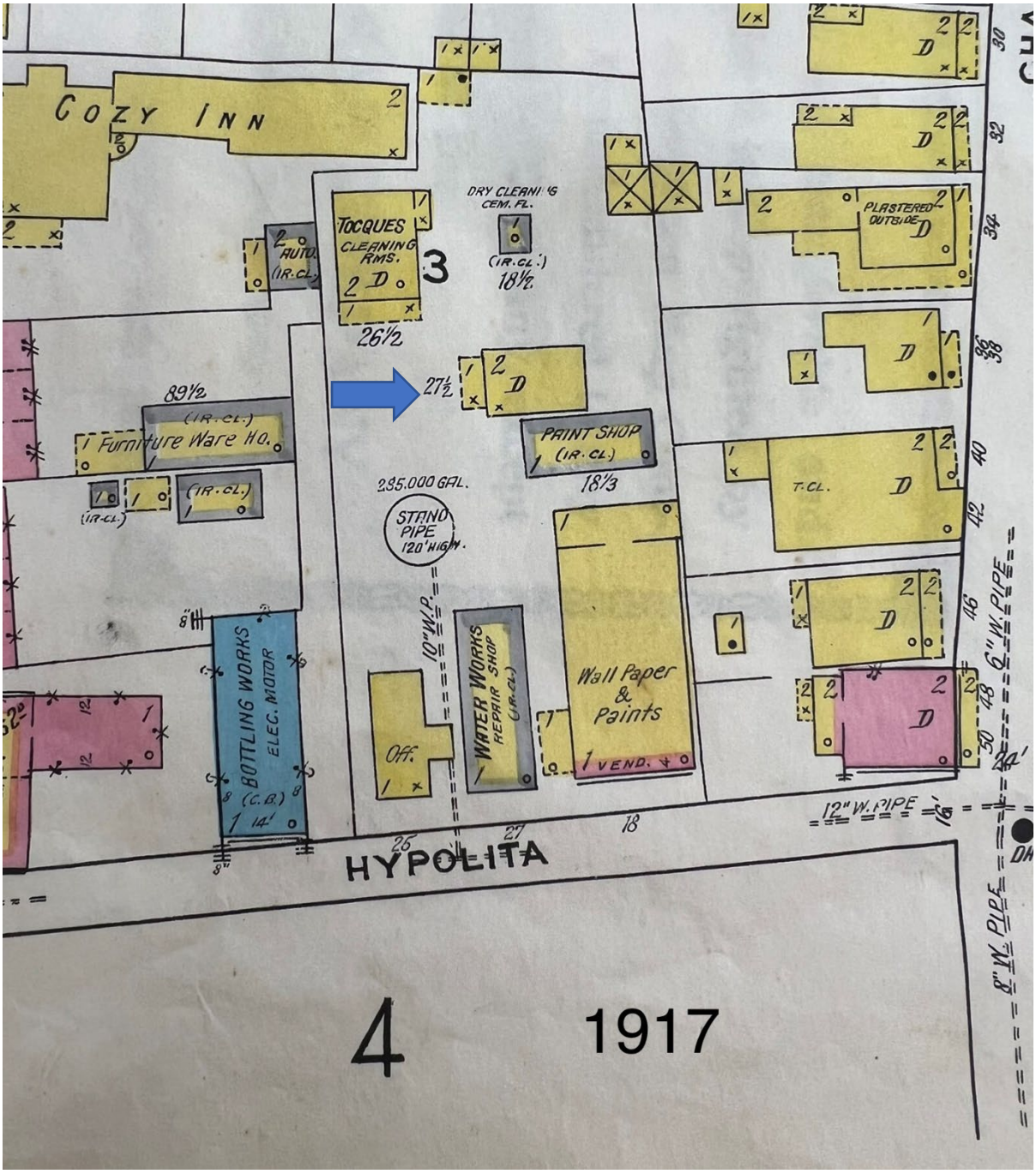
Grant No. S1601

ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200

309		SJ01947	1924	Bungalow ca. 1905-1930	C	NC
311		SJ01948	1917	Frame Vernacular	C	NC
312		SJ01949	1917	Frame Vernacular	C	NC
313		SJ01951	1917	Frame Vernacular	C	NC
313 1/2		SJ01950	1930	Masonry vernacular	C	NC
314		SJ01952	1917	Frame Vernacular	C	NC
315		SJ01953	1924	Frame Vernacular	C	NC
315 1/2		SJ01954	1917	Frame Vernacular	C	NC
316		SJ01955	1924	Bungalow ca. 1905-1930	C	NC
317		SJ01956	1910	Frame Vernacular	C	NC
317 1/2		SJ01957	1924	Frame Vernacular	C	NC
318		SJ01958	1910	Frame Vernacular	C	NC
318 1/2		SJ01959	1924	Masonry vernacular	C	NC
Tocques Place						
26		SJ02274	1910	Frame Vernacular	C	NC
Treasury Street						
36		SJ02284	1924	Mediterranean Revival ca. 1880-1940	C	NC
57	Joaneda House	SJ02285	1806	Spanish Colonial	C	C
Newly Recorded Structures						
Avenida Menendez						
120		SJ06465	1959	Mid-Century Modern	C	NC
138		SJ06466	1972	Mediterranean Revival	C	NC
Aviles Street						
34	Sisters of St. Joe (Laundry)/Archives	SJ06467	1948	Spanish Colonial	C	NC
Cathedral Place						
60	Bank of America	SJ06469	1955	Mediterranean Revival	C	NC
Charlotte Street						
228		SJ06472	1964	Mediterranean Revival	C	NC
265		SJ06473	1963	Spanish Colonial	C	NC
Cordova Street						
69	AT & T Building	SJ06468	1954	Commercial	C	NC
171		SJ06471	1950	Other+	C	NC
Cuna Street						
12A	Sims Outbuilding	SJ05580	1964	Frame Vernacular	C	C
17		SJ06474	1968	Frame Vernacula	C	NC
20		SJ06475	1967	Colonial Revival	C	NC
25		SJ06476	1967	Frame Vernacular	C	NC
Marine Street						
123		SJ06484	1957	Ranch	C	NC
St George Street						
32		SJ06477	1963	Spanish Colonial	C	NC
35	Gonzalez House	SJ05576	1966	Spanish Colonial	C	C
42 1/2	Salcedo Kitchen	SJ05579	1965	Spanish Colonial	C	C

26 Toques Place
SANBORN MAPS

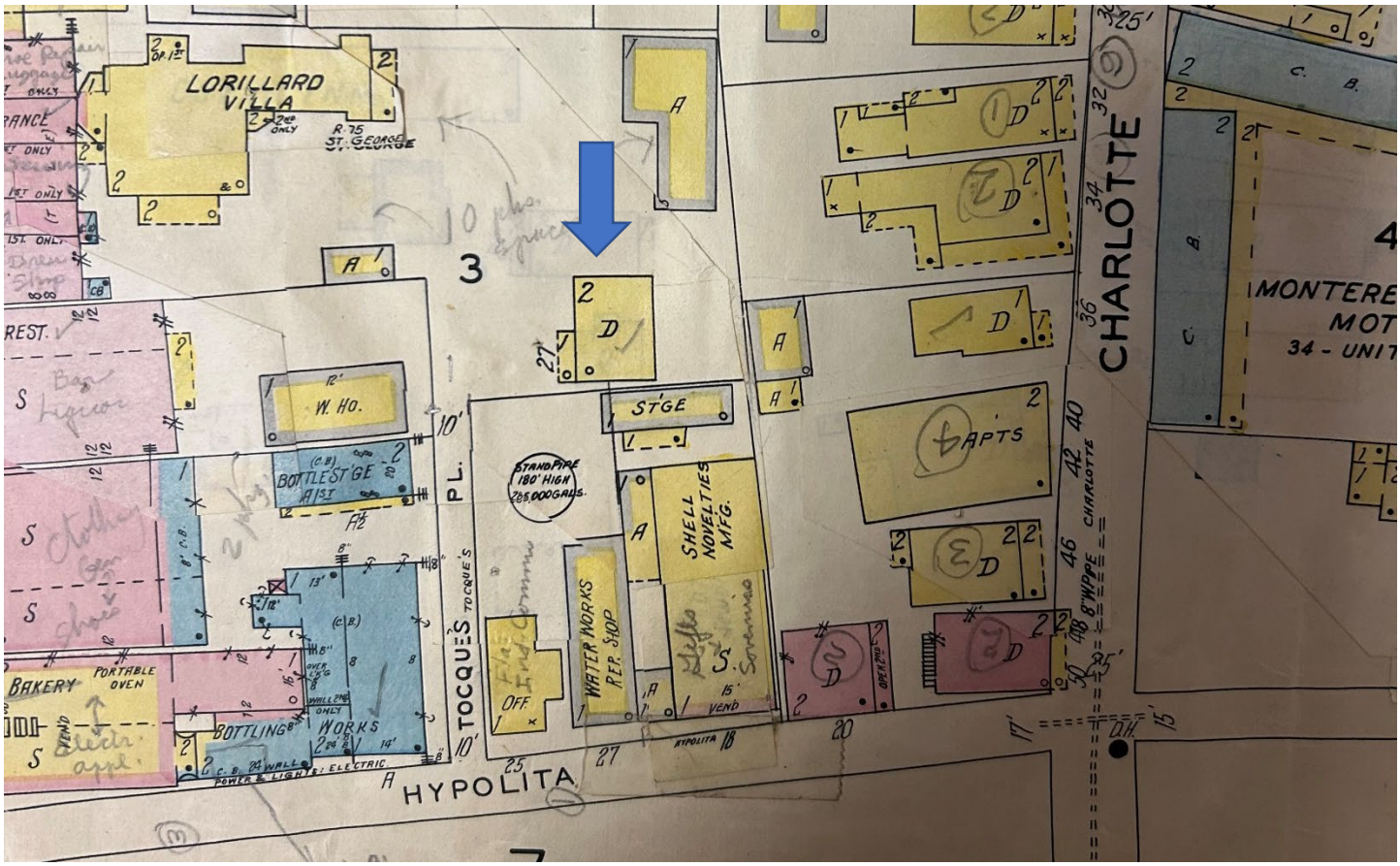
1917



Building as #27-1/2 has different shape footprint and may not be existing building

26 Toques Place
SANBORN MAPS

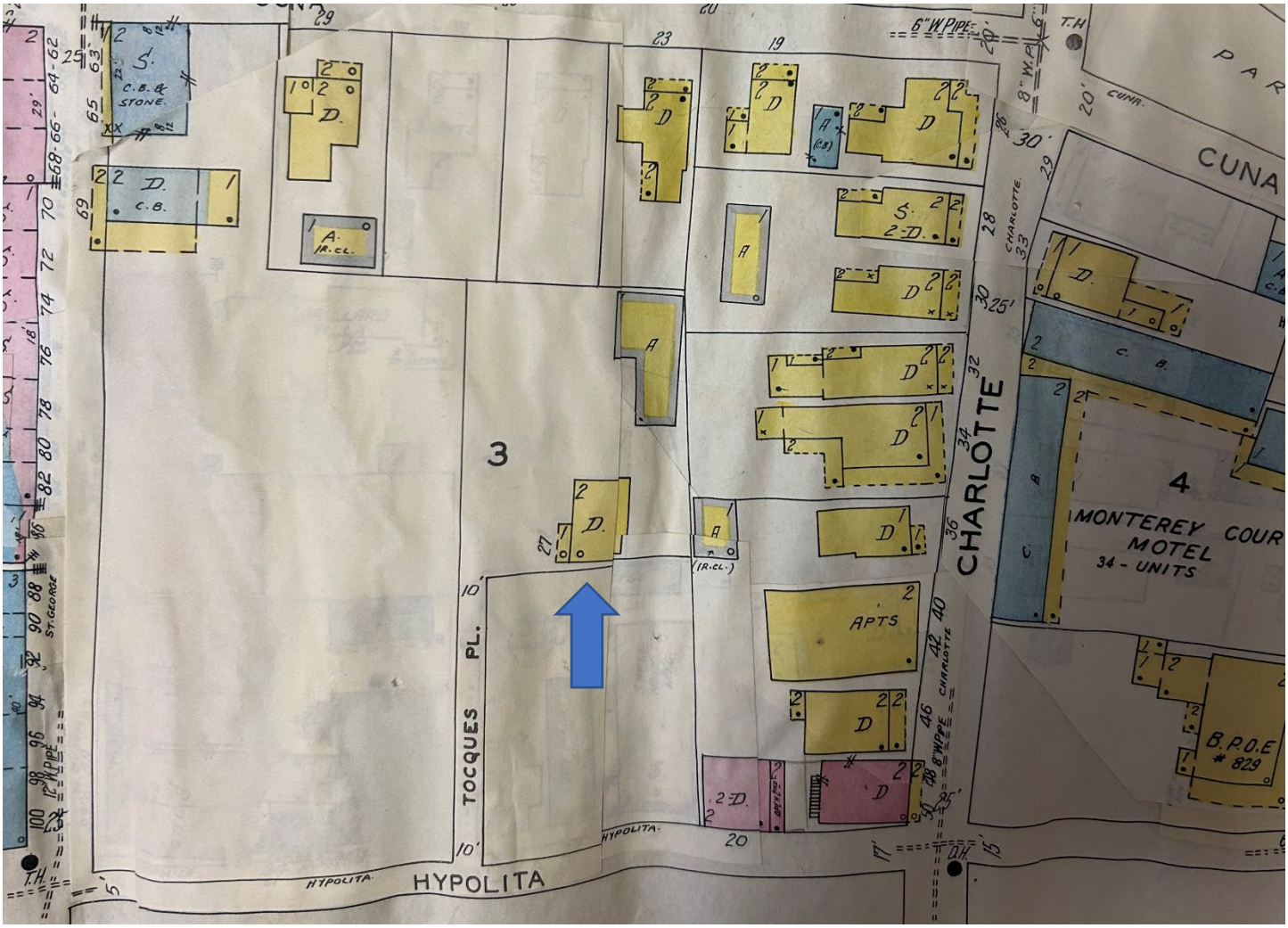
(1930, revised to 1956)



Building may be labeled as #27

26 Toques Place
SANBORN MAPS

(1930, revised to 1965)



Building may be labeled as #27

Received 05/11/2023
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. HP2023-0023

Receipt No. 2613321

Meeting Date: May 18, 2023

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

1. NAME OF APPLICANT Les Thomas

   Business (if applicable) Les Thomas Architect, Inc

   Address 32 Cordova St.

   City St. Augustine 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 Toques Land Trust

   Business (if applicable) (Trustee) Partners Team One, LLC

   Address 1903 A1A Beach Blvd PMD 455

   City St. Augustine State FL Zip Code 32080-6733

   Daytime telephone (required) 407-446-8558 E-mail address _____

3. PROJECT STREET ADDRESS 26 Toques PL, St. Aug, FL, 32084

4. LEGAL DESCRIPTION: Lot 7 Block 8-S55 Subdivision City of St. Aug Parcel 1966600070
   OR 5368/1794

5. EXISTING USE Vacant 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

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

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

D. PAINT COLORS (check one)

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

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

Raising current build and moving forward as previously approved by HARB
New 2 story addition added to rear of building including
exterior porch, balcony and stairs.

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 4/18/23
PRINT OWNER'S NAME Rick Amos
SIGNATURE OF OWNER _____ DATE 4/18/23

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.

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:
See E-mail for additional comments.

Project number: HP2023-0023 Project Address: 26 Toques Place

Reviewed by: Candice Seymour Date: 04/25/2023

From:	Julie Courtney
To:	Summer Hyers; Rick Amos; Les Thomas; Amy Plumlee
Cc:	Candice Seymour
Subject:	Additional Items Needed: 26 Toques Place - Certificate of Appropriateness application for the May 18, 2023 HARB meeting
Date:	Monday, May 1, 2023 12:49:00 PM
Attachments:	COA26ToquesPlace051823SufficiencyChecklist.pdf image002.png image003.png image004.png Owner auth 2019 fillable.pdf

Hello,
Earlier today, I emailed Summer some recommendations for landscaping. I will that forward to all in a separate email. Summer and I discussed if any other items were needed to make this application more substantially complete.

In addition to the attached checklist and other items included bulleted in the 4/25 email below, please provide the following information:

1. With the new proposed addition, this would fall under the documentation requirements of new constructions so we need to see more related to the existing and the proposed:
2. Elevations: all 4 existing (previous COA application only showed 2 of the 4)
3. Floor plan to more clearly show where the existing ends and addition begins, with any change to the existing window / exterior door locations indicated
4. Hight of the proposed addition
5. More details on porch railing, including section drawing and material and design specifications on proposed posts/columns, balustrade and balusters for all new porches and rear stair
6. Landscape plan, listing proposed plantings, and showing locations of proposed beds and any hardscape, including additional walkways, patios, courtyards, and fountains, fencing/walls
7. Larger and more detailed site plan with details on proposed parking spaces (materials/design)
8. Separate elevations with Indication of the areas and percentages of the proposed siding replacement per each elevation the on existing house
9. Proposed paint colors

Previously listed items that are needed:

- More detailed photographs of existing conditions, specifically for the roof, exterior siding, exterior doors, foundation, area where parking is proposed, and any mechanical equipment proposed to remain or be moved.
- Specifications for replacement siding
- Scaled wall sections for doors and windows
- Marked locations of proposed mechanical equipment and how it will be screened
- List of any proposed plant materials. Plantings over $1000 require HARB approval.

As indicated below, additional materials may be submitted by Monday, May 8th.

If anyone will be representing the application besides Les Thomas at the 6/18 HARB meeting, the building owner has to authorize them with the attached owner's authorization form, which must be notarized after the owner signs.

Thank you,

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12-14-94
TOCQUES PLACE



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STRUCTURE INFORMATION

MEAN ROOF HEIGHT ——— EXISTING
TOTAL ROOF HEIGHT ——— EXISTING
NUMBER OF STORIES ——— 2

TYPE OF CONSTRUCTION

TYPE V B
PROJECT IS LOCATED EAST OF I-95 WIND-BORNE DEBRIS PROTECTION IS NOT REQUIRED

WIND ZONE INFORMATION

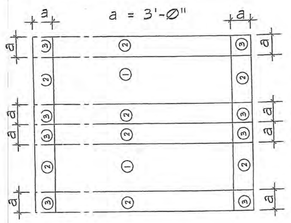
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE 2020 EDITION FLORIDA BUILDING CODE 7TH ED,

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/SqFT.

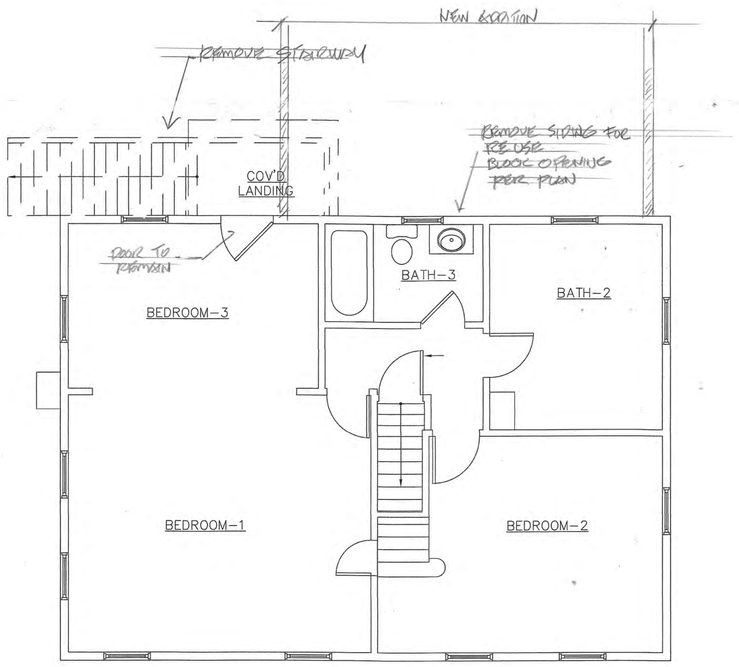
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

	EFFECTIVE WIND AREA Ft. Sq.							
	10		20		50		100	
ROOF								
1	10.5	-5.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-3.5	10.0	-38.8	10.0	-32.1	10.0	-28.1
WALL								
4	25.9	-8.1	24.1	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-4.1	24.1	-32.4	23.2	-29.3	22.0	-26.9

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

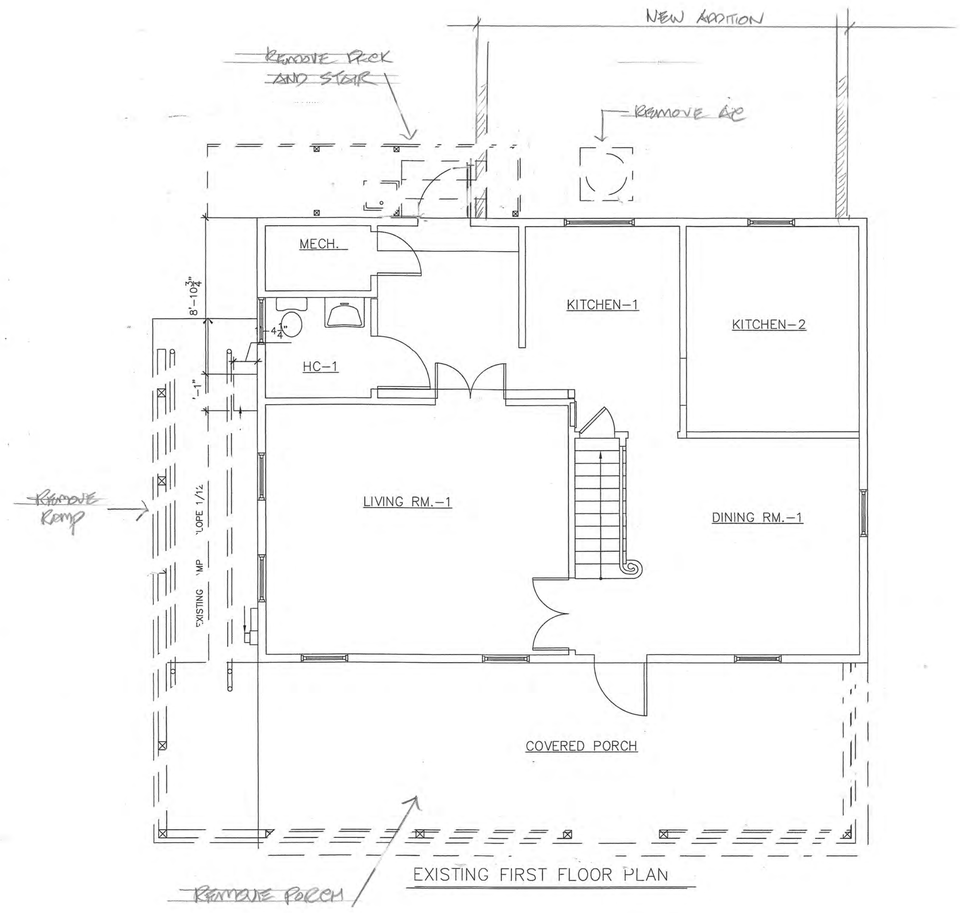

a
a = 3'-0"
a
a
a

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EXISTING SECOND FLOOR PLAN

DEMOLITION NOTES



EXISTING FIRST FLOOR PLAN

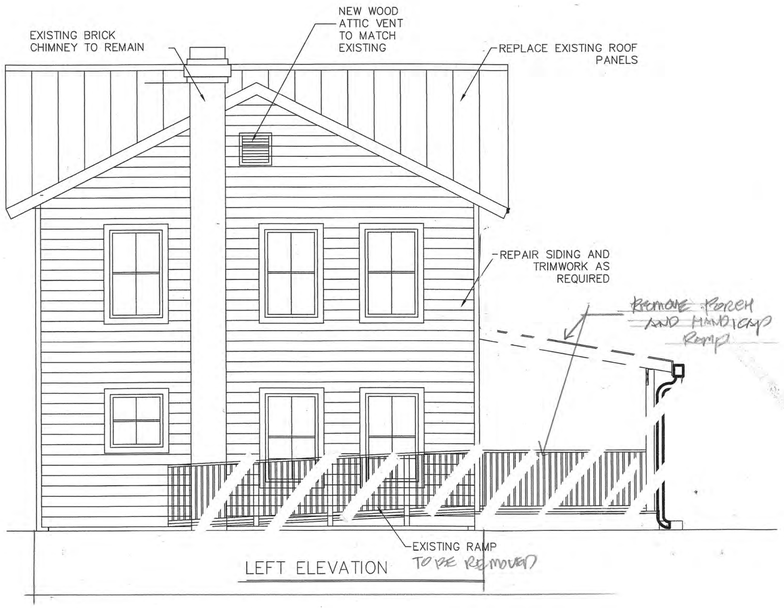
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

ADDITION AND REMODELLING
26 TOQUES PLACE
ST. AUGUSTINE, FLA.

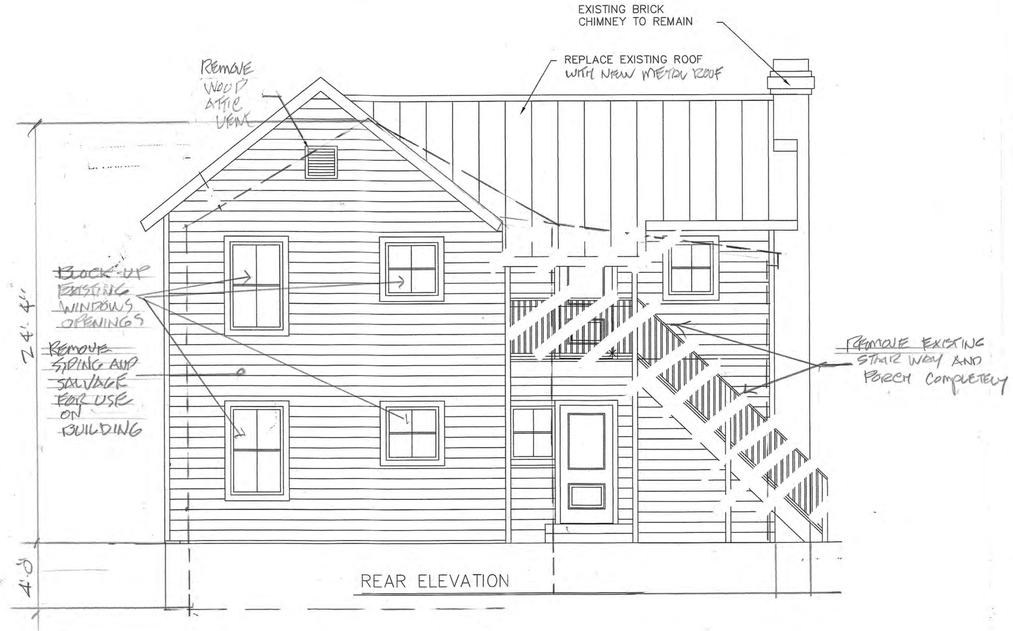
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Drawn:
File:

SHEET
D-1

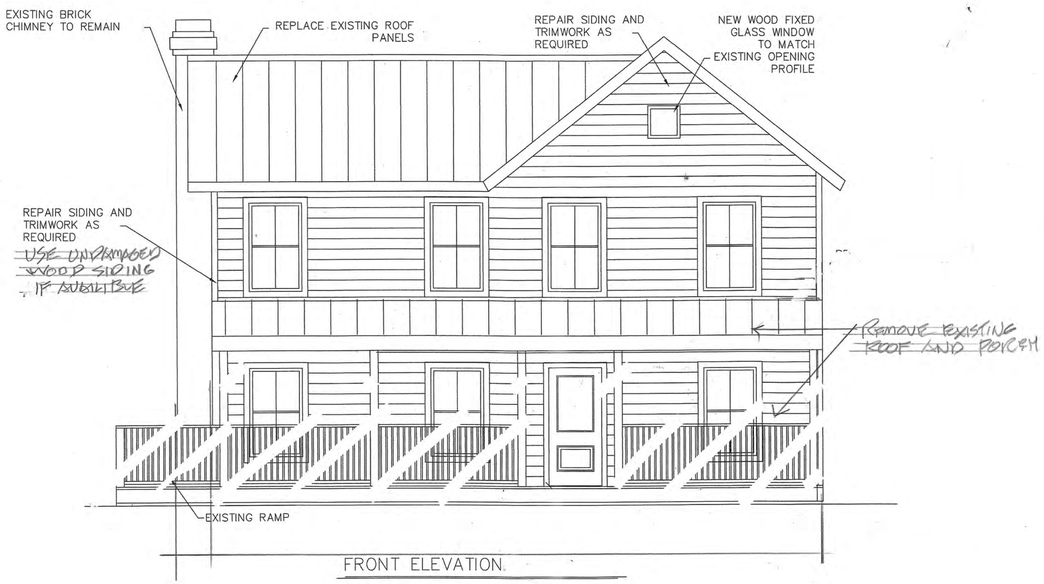
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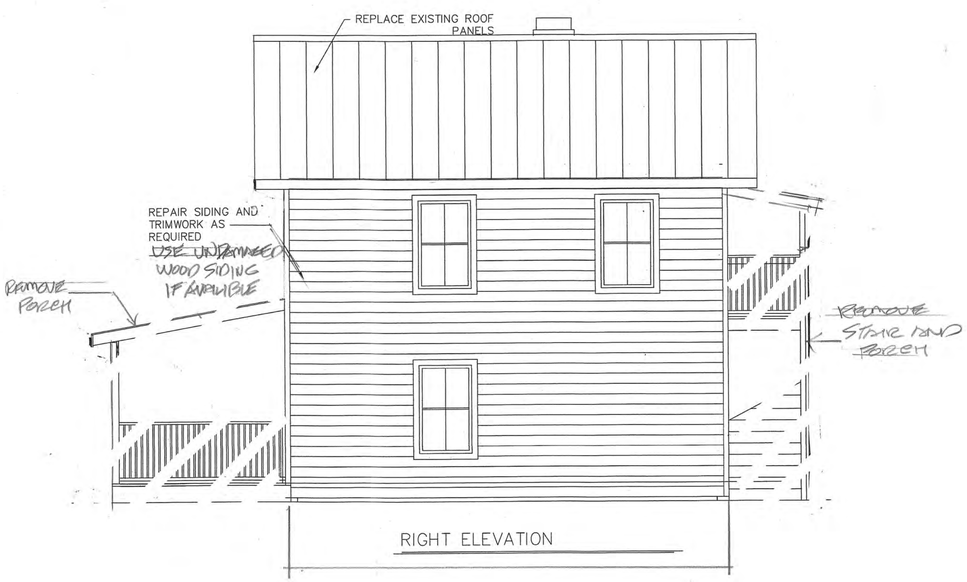
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

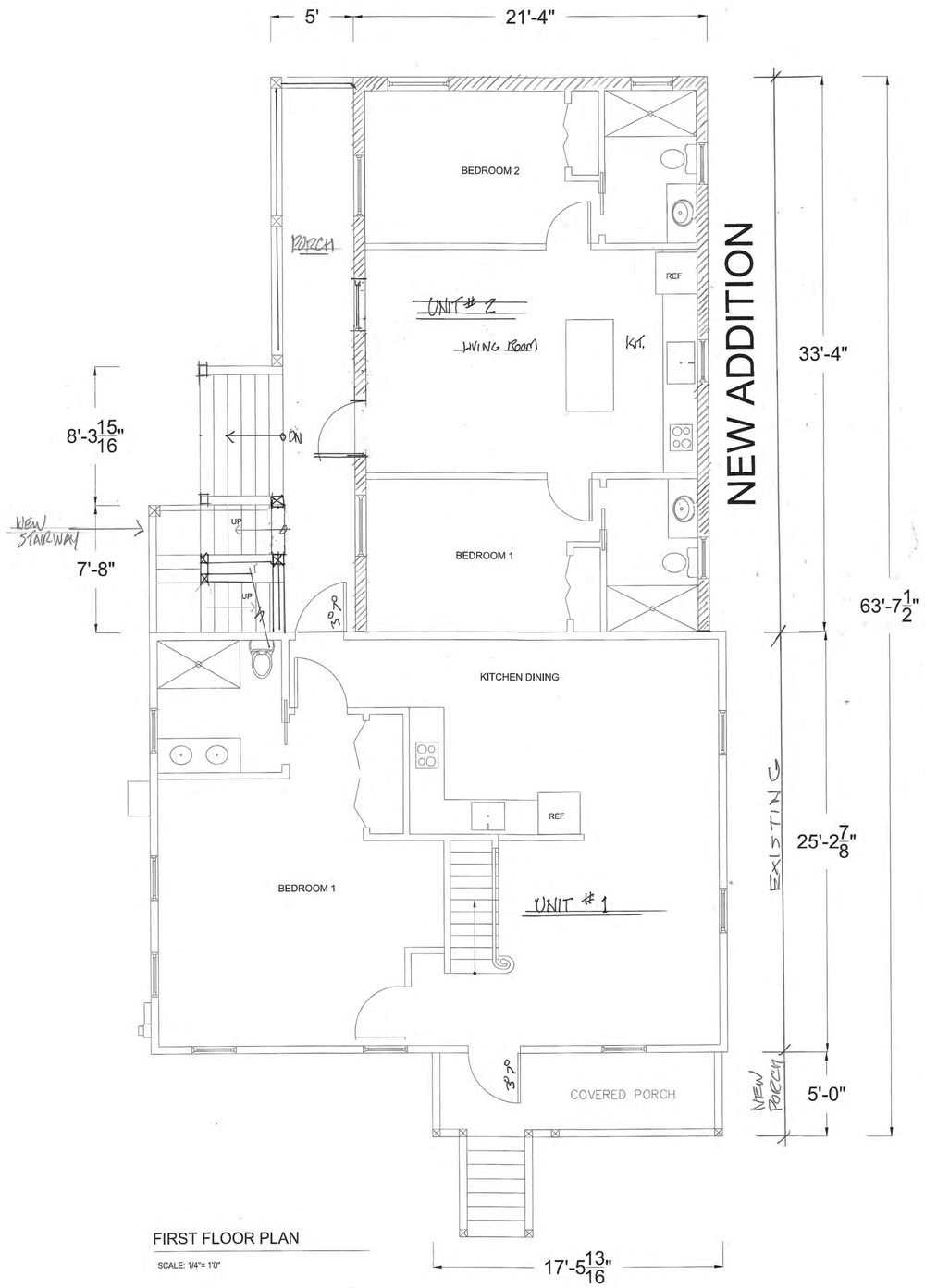
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

ADDITION AND REMODELLING
26 TOQUES PLACE
ST. AUGUSTINE, FLA.

Date: 5-8-23
Scale: AS NOTED
Drawn: 4
File:

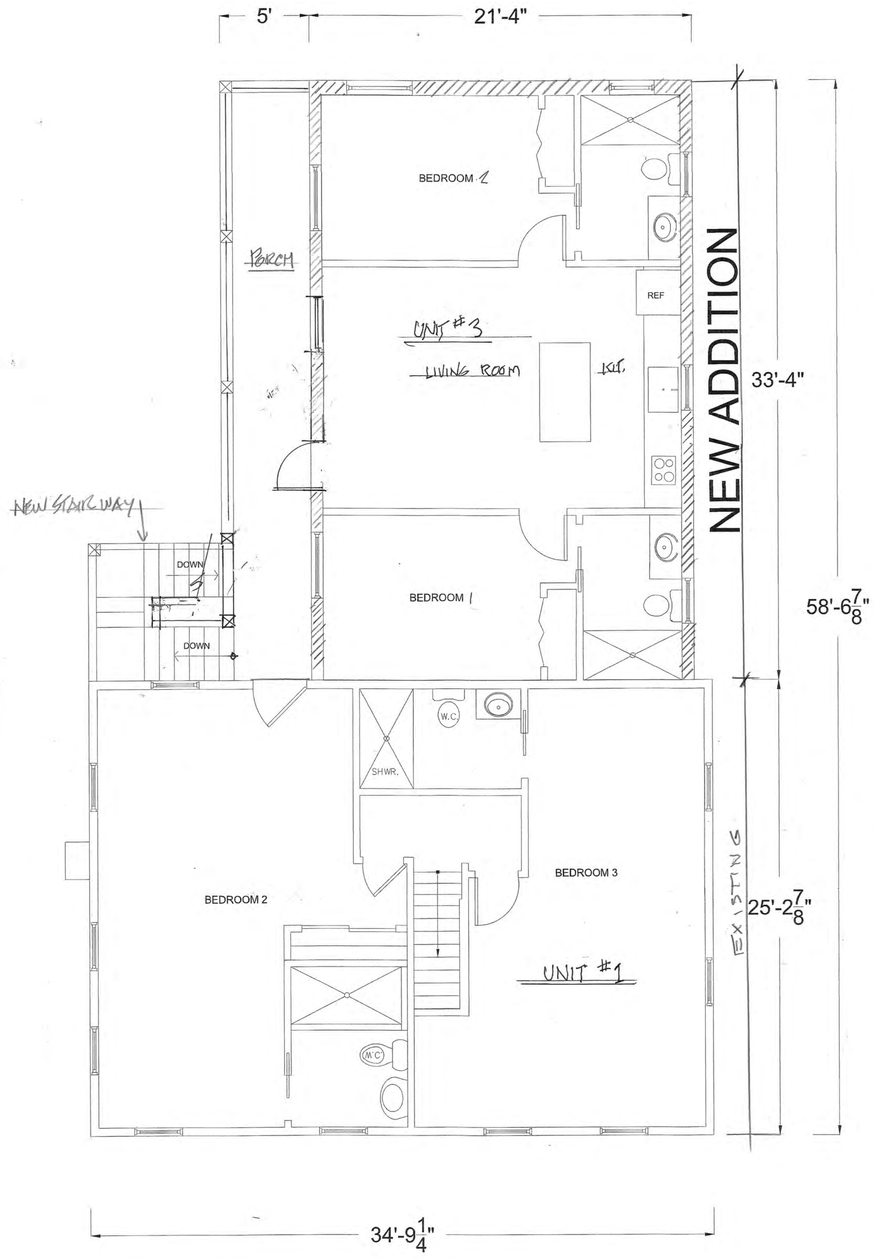
SHEET
D-2

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FIRST FLOOR PLAN

SCALE: 1/4"= 1'0"



SECOND FLOOR PLAN

SCALE: 1/4"= 1'0"

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

ADDITION AND REMODELLING
26 TOQUES PLACE
ST. AUGUSTINE, FLA.

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PROPOSED WEST ELEVATION

SCALE: 1/4"= 1'0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4"= 1'0"



PROPOSED REAR ELEVATION

SCALE: 1/4"= 1'0"



PROPOSED NORTH ELEVATION

SCALE: 1/4"= 1'0"

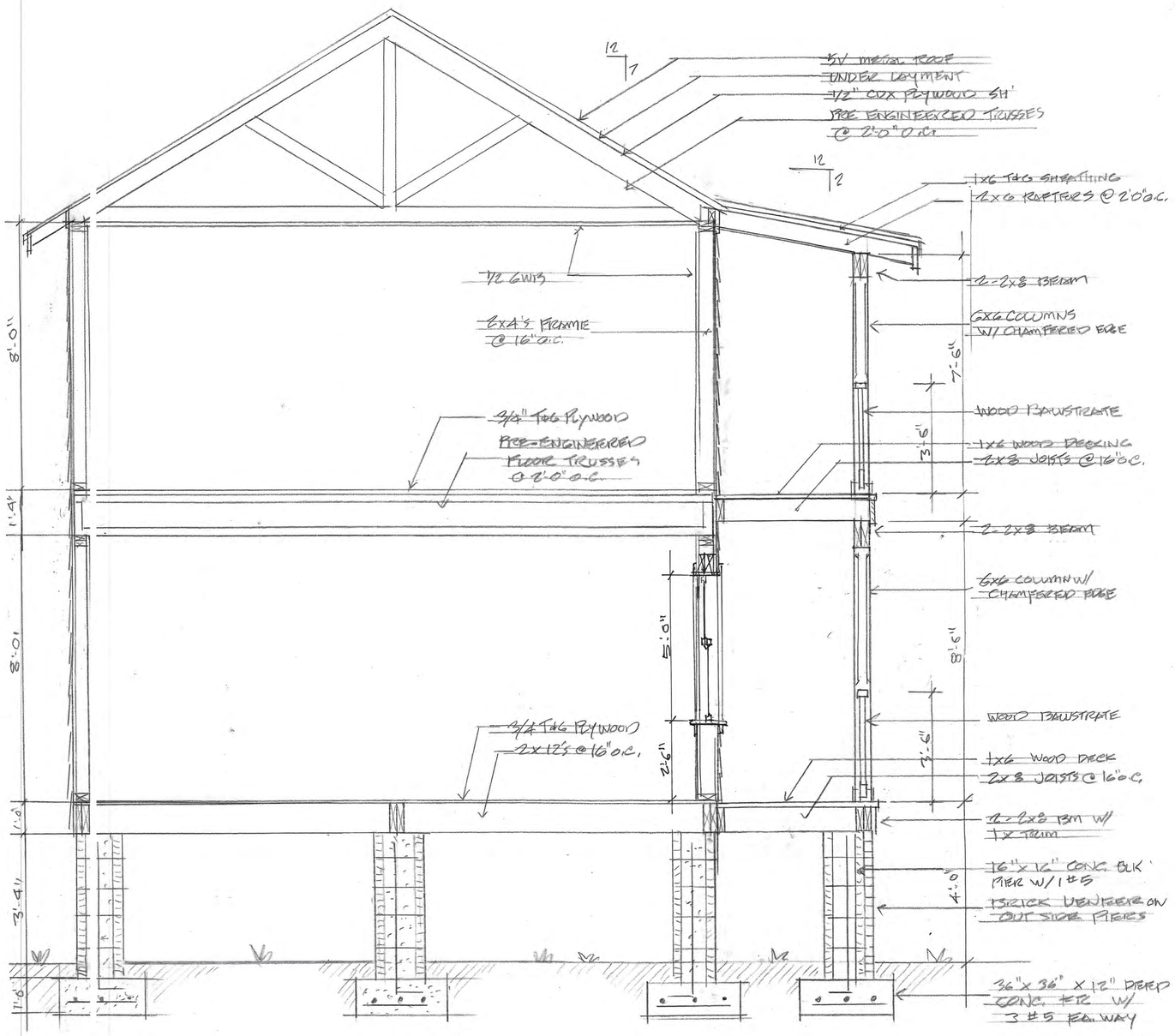
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

ADDITION AND REMODELLING
26 TOQUES PLACE
ST. AUGUSTINE, FLA.

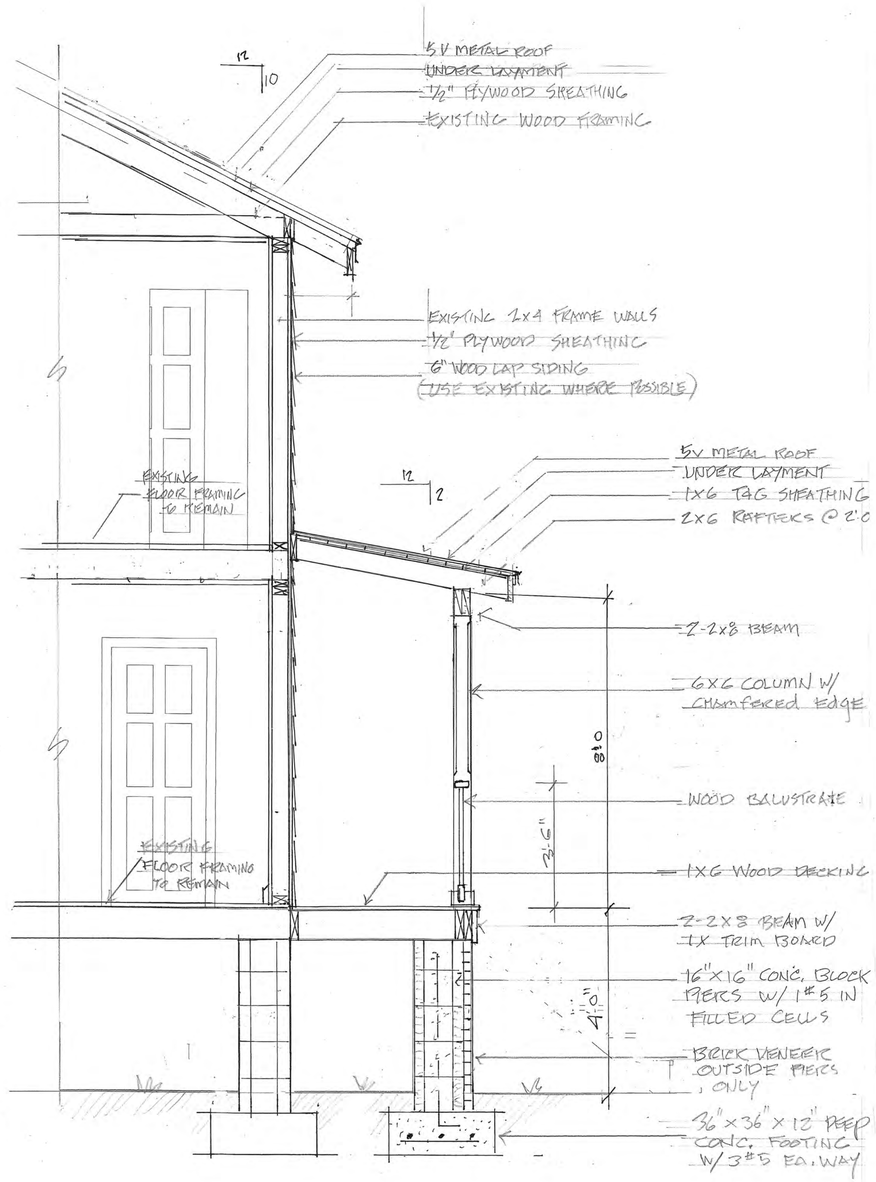
Date: 5-8-23
Scale: AS NOTED
Drawn: LT
File:

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A3

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SECTION (B) @ NEW ADDITION



SECTION (A) @ EXISTING BUILDING

FOUNDATION PLAN 1/4"=1'-0"

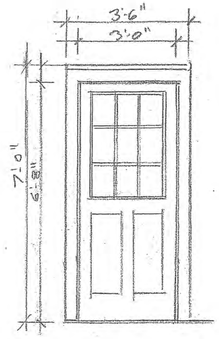
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

FOUNDATION PLAN
26 TOQUES PLACE
ST. AUGUSTINE, FLA.

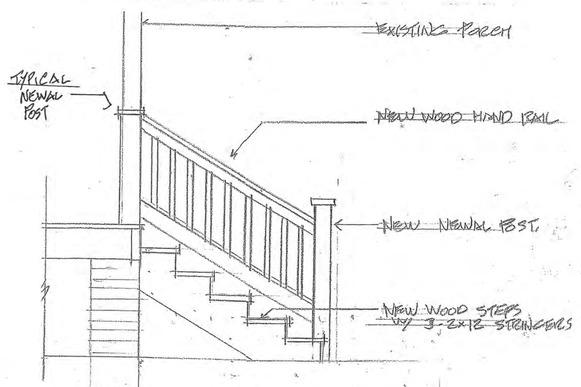
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SHEET
A4

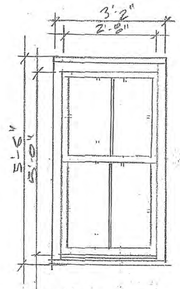
Received 05/11/2023
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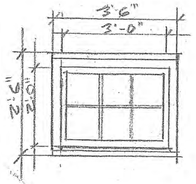
EXTERIOR DOOR @GUEST HOUSE



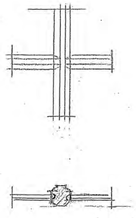
DETAIL NEW WOOD STAIRS 1/8"=1'-0"



WINDOW B
DOUBLE HUNG @ APARTMENT

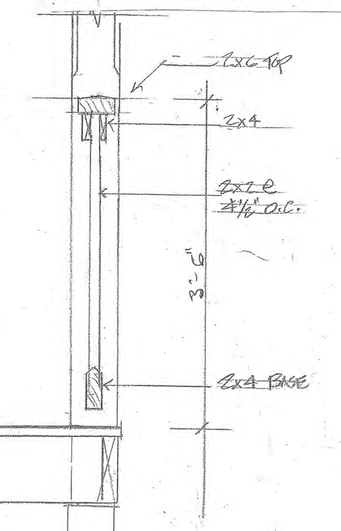


WINDOW C
AWNING TYPE

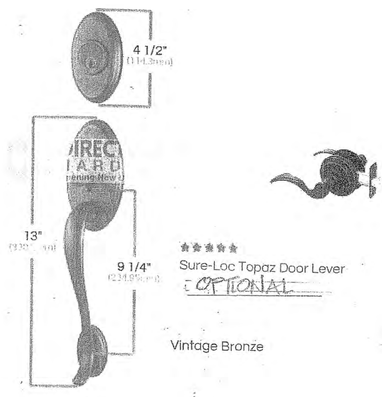


MUNTIN DETAIL

ALL WINDOWS EXISTING OR NEW SHALL BE WOOD



TYPICAL HANDRAIL 1½"=1'-0"
STAIRWAYS, RAMPS, PORCHES, DECKS



Sure-Loc Topaz Door Lever
OPTIONAL

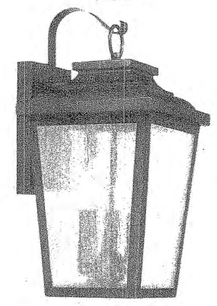
Vintage Bronze

Sure-Loc Aspen Handle Set

TYPICAL EXTERIOR HARDWARE

The Great Outdoors 72172-189 Chelsea Bronze 3 Light Outdoor Wall Sconce

Item # bc12237579 Model # 72172-189 Irvington Manor Collection



Click to Zoom

CHELESA BRONZE

TYP. EXTERIOR LIGHT

REVISED 7-30-E 4

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

FOUNDATION PLAN
26 TOQUES PLACE
ST. AUGUSTINE, FLA.

Date: 5.8.23
Scale: AS NOTED
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A5

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9:29 LTE

HUDSON VALLEY
LIGHTING GROUP



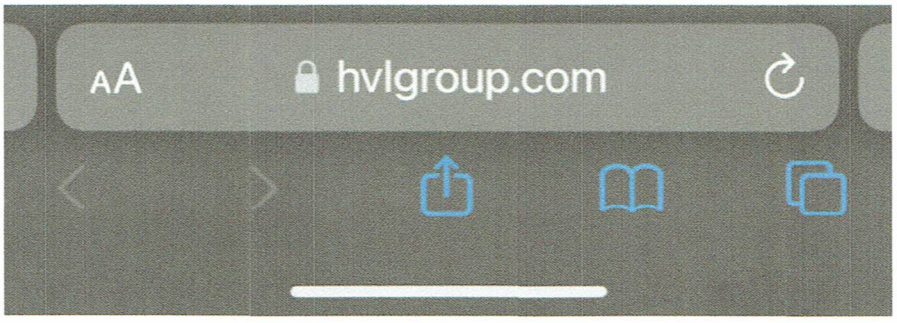
Porch Light at EACH DOOR FRONT AND REAR



TROY LIGHTING

Mumford

B5191



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BRICK PAVERS AND PAVER PATTERN



Herringbone Tiles - Floor Tiles & Wall Tiles
https://wayfair.com
Ad Find Brick Look Herringbone Floor Tiles. We Carry All Type and Size You Need! Shop Brick Look Herringbone Floor Tiles. Black and White Chevron Floor Tiles.
wayfair.com has been visited by 1M+ users in the past mon...
View Our Photo Gallery | Browse Our ...
Sales & Clearance | View Our Ca...
50 Brick Patio Patterns, Designs and Ideas
Go to s
homestratosphere.com | 732 x 479 jpeg
Visit site | Pages | Image sizes
Image may be subject to copyright.

Visual Search | Save | View image | Feedback | More
When to Replace Your Brick Paver Driveway
An Overview of Brick Flooring
Related searches
Herringbone Brick Pattern
Different Brick Patterns
Bric

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Microsoft Bing Entry Door Hardware Les 95

SHOPPING HOME DEPARTMENTS STORES EDITOR'S PICKS DEALS ETHICAL SHOPPING MY COLLECT



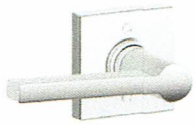
$556.07
Simplex L1021B Cypher Combinati...
GoKeyless
(2)



$21.98
cash back
Schlage J10-SEV... Seville Passage Do...
Build



$125.54
cash back
Kwikset 800AN-LI... S Arlington Single ...
Build



$24.23
cash back
Schlage J170-SOL-... COL Solstice Non-...
Build



$190.99
cash back
Schlage F60-CAM-... ACC-LH Camelot L...
Build



$531.62
Trilogy DL1200 Pushbutton Alumi...
GoKeyless



$124.86
cash back
Schlage F58-CAM... Camelot Single Cyl...
Build

THIS ONE FOR ALL → EXTERIOR DOORS



(14)

Schlage F62-PLY-GEO Plymo Cylinder Handleset With Geo

Schlage, F62-PLY-GEO, Keyed Entry, Plymouth, Ha Cylinder, Doublct...see more below

Free shipping

$207.31

7% Higher Than The Lowest Price
View full price history

Visit Build

$119.99	$119.99
US eBay	Priclist.com

Compare price across sellers

Description

Schlage, F62-PLY-GEO, Keyed Entry, Plymouth, Handleset, Double Cylinder, Double Cylinder Function: Schlage double cylinder handlesets require a key to unlock the mechan both the interior and exterior sides of the door. Double cylinder locks can pose a safety hazard in times of emergency due to requiring a key to unlock from the inside; please local codes before installing. The timeless design of the Plymouth works with any style in any room of your home. Handleset Features Replaces virtually any existing lock Ei installation: One-person project; no extra hands needed Lifetime finish and mechanical guarantee Designs and finishes to match any home's architectural style Deadbolt Fe ANSI Grade 1 with maximum security features Utilizes the new B-Series deadbolt with increased security and easier installation! 1/2 of bolt left in housing when bolt is throv added kick-in resistance. Integrated anti-pick shield with Snap Stay self adjusting tension provides added security and simplifies installation 1 Edge bore door preparation re for larger bolt housing Zinc bolt has hardened steel pin inside that spins in response to sawing attacks which prevents cutting or sawing Bolt diameter is 10% larger than typ for maximum kick-in resistance Adjustable backset with the industry's only helical design that locks into place with no adjusting during installation Works for both 2-3/8 anc backsets ADA compliant thumb turn Faceplates (Part 12-326): Supplied with 1/4 Round Corner, Square Corner and Drive-In Faceplates Strike Plates (Part 10-269): Supplied Round Corner Deadbolt Strike (10-116), Square Corner Full Lip Strike Plate (10-026) and Round Corner Full Lip Strike Plate (10-027) with Dimensions of 2-1/4 x 1-5/8 Note: N interior packs will not work with old exterior packs. New exterior handlesets will not work with old interior packs. Model Conversions: Old F358 - New F58 Old F359 - New F5 F362 - New F62 Old F392 - New F92 Old F394 - New F94

Feedback

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5V-Crimp

Request Pricing

5V-CRIMP

Vintage styling with a modern touch.

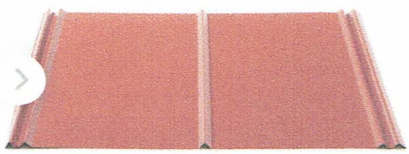
METAL ROOF - 5V PANELS

TRADITION AND STYLE

For over five decades, 5V-Crimp has graced barns and sheds across America in simple non-painted zinc and zinc-alum finishes. Only in the last few years 5V-Crimp has been re-realized in baked on finishes as a lower cost alternative to standing seam systems. With simple lines and traditional "V" ribs, 5V-Crimp is popular in coastal regions and the Southeast.

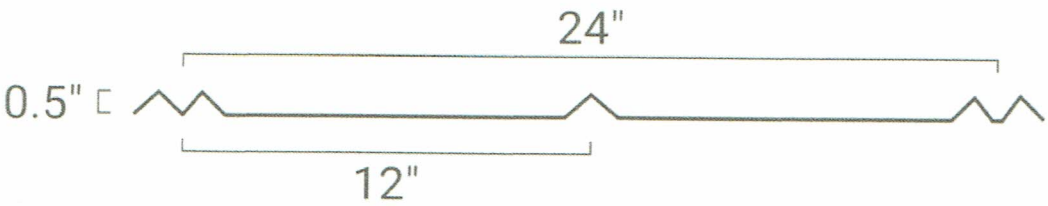
COLOR TO BE GALVALUME





Design & Size

No need to lap multiple panels – 5V-Crimp is cut to the inch per your specifications. Any length is available from 3' up to 45' – though for handling 30' maximum is recommended. 5V-Crimp's design features five 1/2" high ribs, two on each side and one in the middle.



SIZE
24" Width (Coverage)
Cut to Inch From 3'-45'

GAUGE & WEIGHT
29 Gauge - 0.62 lb / Sq Ft
26 Gauge - 0.78 Lb / Sq Ft
24 Gauge - 1.02 Lb / Sq Ft

Warranty & Finish

Painted 5V-Crimp carries a 40 year paint warranty and 30 year fade/chalk warranty and has primer and Galvalume under the paint. Unpainted Galvalume carries a 25 year warranty and is a 45% zinc and 55% aluminum coating with a clear acrylic overcoat. Some plants also provide unpainted

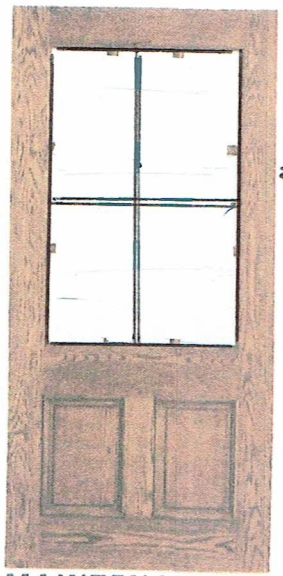
Received 05/11/2023
Planning and Building Department

JELD-WEN

(/en-us)

IWP® Wood Exterior Door: 444 Glass Panel

Model Overview



ALL EXTERIOR DOORS PAINTED PER PRE APPROVED COLORS

MAINTENANCE LEVEL
Moderate

WARRANTY
5 Year Warranty

COLORS & FINISHES
51 Finish Options
3 Caming Finishes
3 Sill Finishes

TRIM OPTIONS
6 Distressing Options
3 Corner Blocks

GLASS
Decorative, energy efficient, tinted and textured.

HARDWARE
1 Hinge Bearing Option in 6 finishes
3 Hinge Accents

MATERIALS
6 Wood Options

PANEL OPTIONS

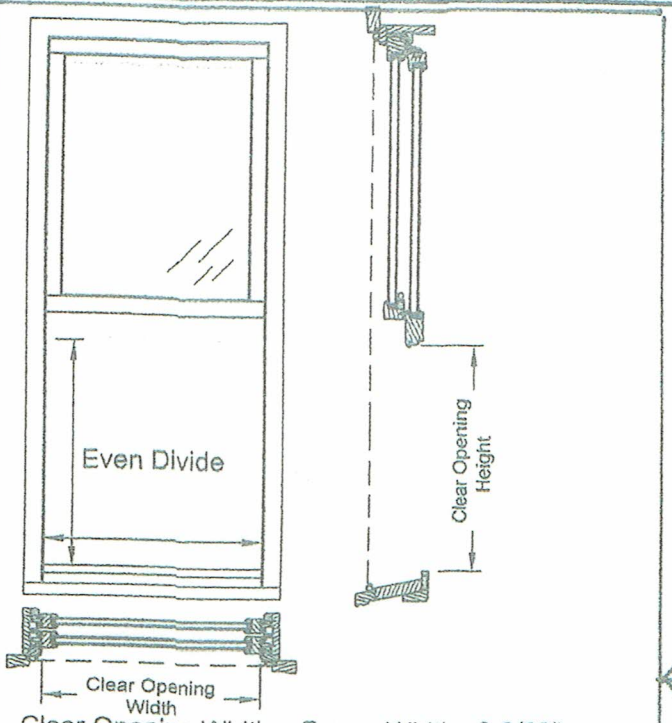
P Hey there! Can I help you find anything?

Received 05/11/2023
Planning and Building Department

JELD-WEN WINDOWS & DOORS

CUSTOM™ WOOD
WOOD WINDOWS
DOUBLE-HUNG

CLEAR OPENING LAYOUTS



Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = (Frame Height / 2) - 4 13/16"

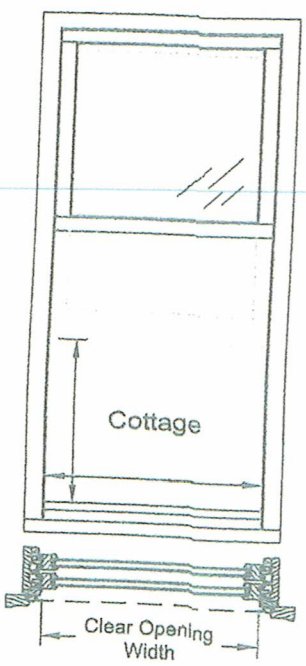
Values given are for WZ3 Non-Impact PG35 units. If other ratings are selected, subtract the required value as below:

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

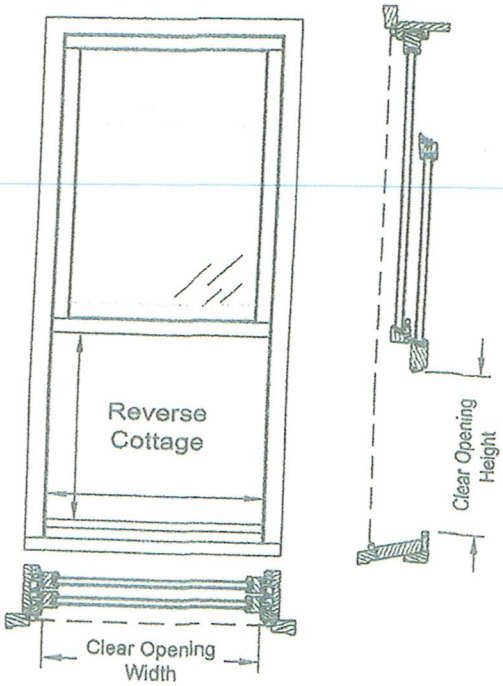
WZ4 Impact
Clear Opening Height - 25/32"

*Bottom Vent dimension as shown in QuickQuote ordering system.

THIS ONE



Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Frame Height - Bottom Vent* - 5 15/32"



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

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

Scale: NTS

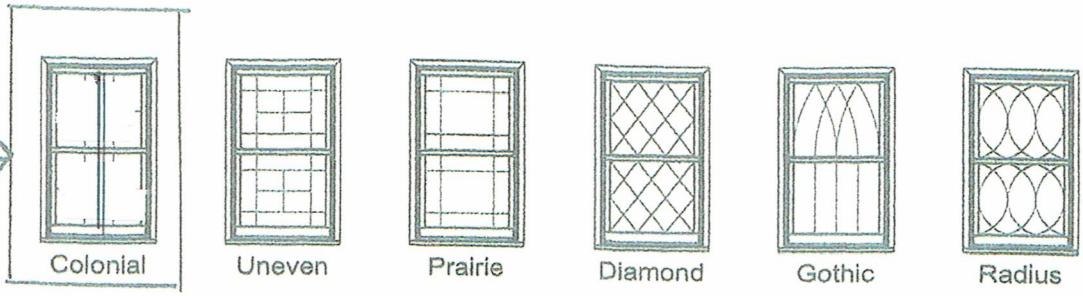
Received 05/11/2023
Planning and Building Department

GRID PATTERNS

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

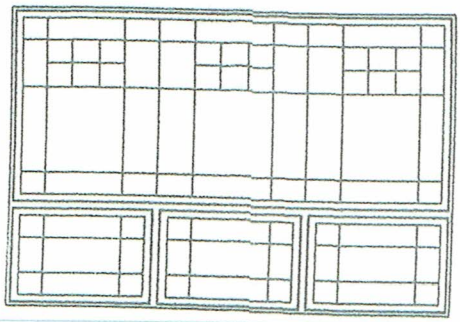
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.

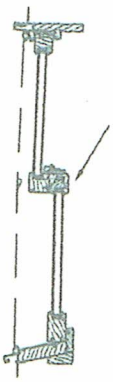
THIS ONE 2 OVER 2



Bar Alignment

Alignment of bars from product to product is often required. Wood grilles, GBG, and SDL may be specifed with bars aligned.





Double-Hung Operation

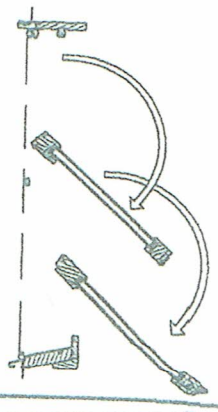
When the sash are locked at the check rails, the sash are closed and sealed in the sash opening of the frame.

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



Sash Tilt for Washing

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



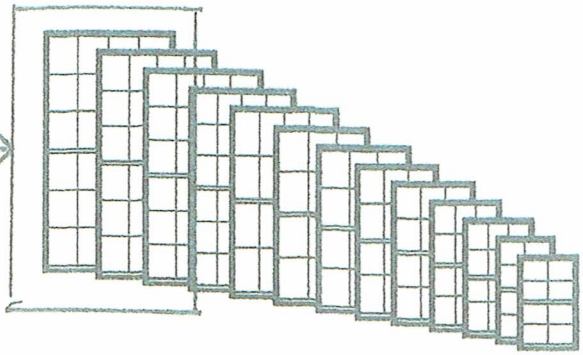
Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: NTS

Received 05/11/2023
Planning and Building Department

GENERAL INFORMATION

SEE WINDOW DIMINSIONS ON SHEET



Dimensional Windows

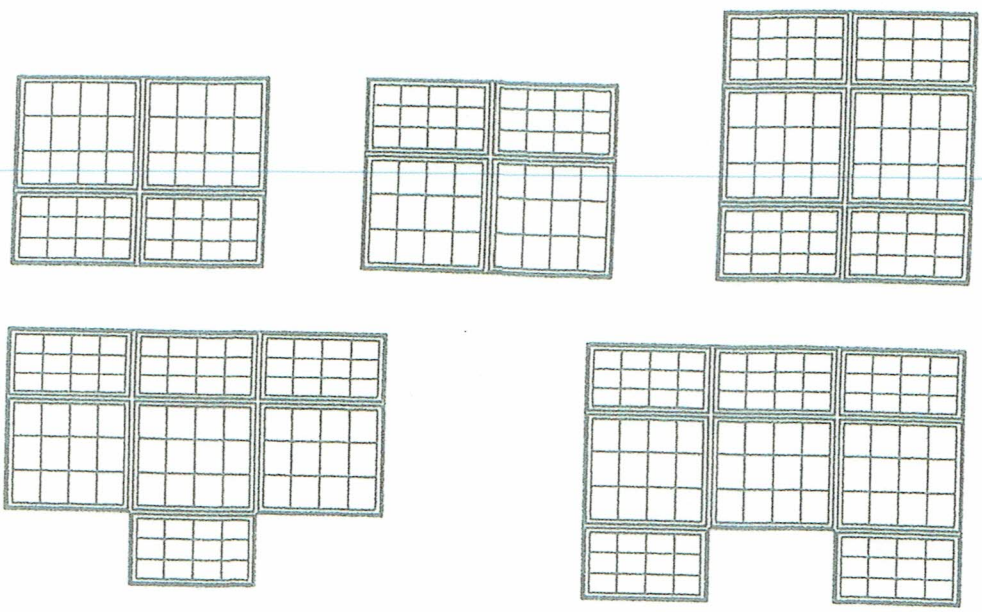
Custom™ Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height in 1/16" increments from standard.

Custom™ Wood Double-Hung windows are available as operating or stationary (non-venting) configurations and feature fully operating upper and lower sashes.

Multiple Assemblies

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

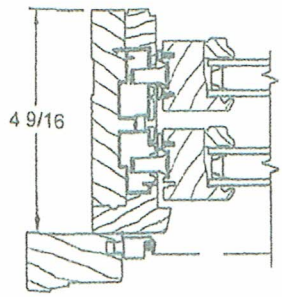
Planning/Building Dept.



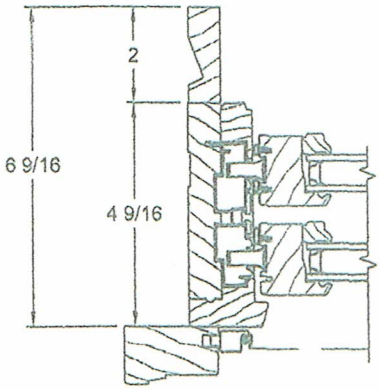
Received 05/11/2023
Planning and Building Department

JAMB EXTENDER, SILL NOSE, & PREP FOR STOOL OPTIONS

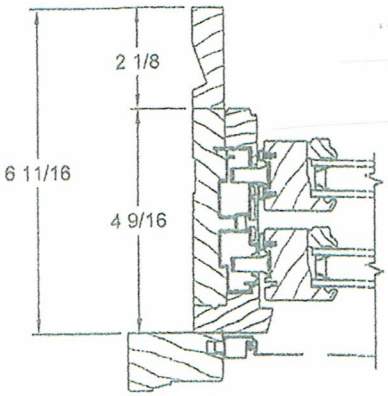
Jamb Extender Options



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

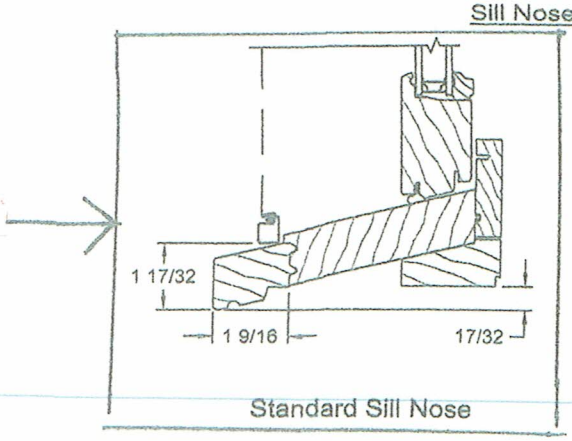


6 9/16" Jamb Width
4/4 Jamb Thickness

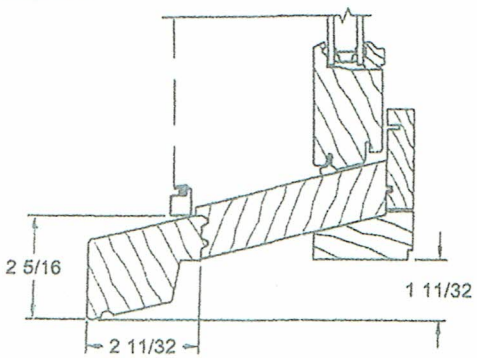


6 11/16" Jamb Width
4/4 Jamb Thickness

Sill Nose Options

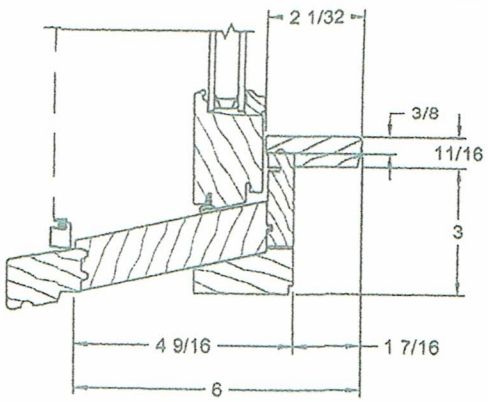


Standard Sill Nose

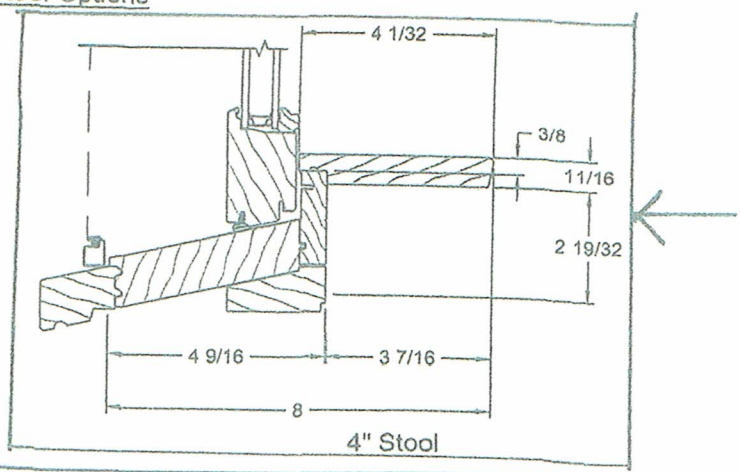


Extended Sill Nose

Prep for Stool Options



2" Stool



4" Stool

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

Scale: 3" = 1' - 0"

Received 05/11/2023
Planning and Building Department

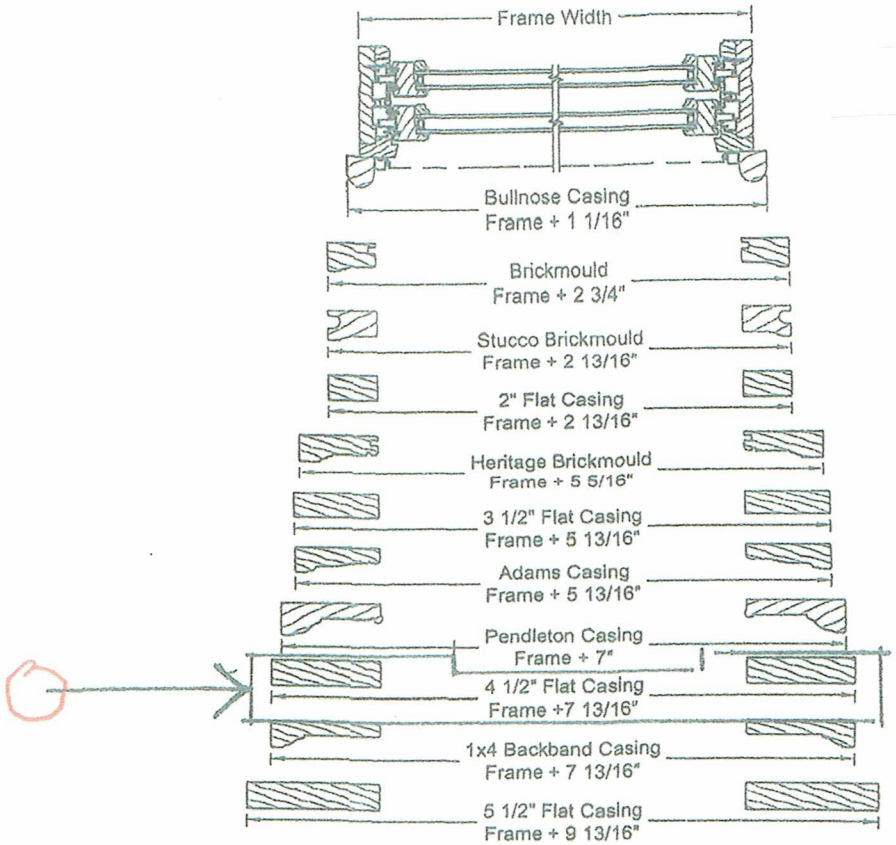
UNIT SIZING

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

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

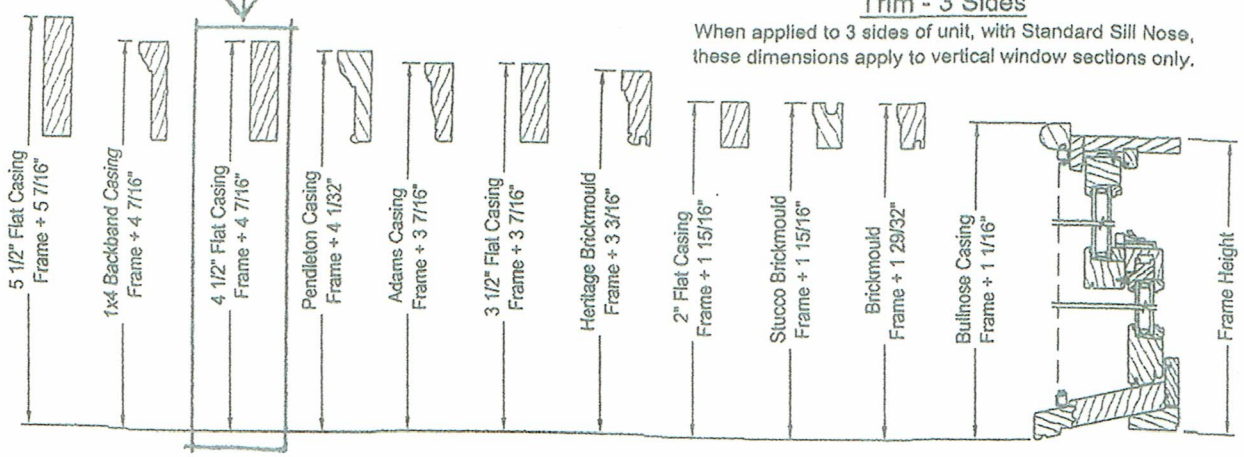
Trim - 4 Sides

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



Trim - 3 Sides

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



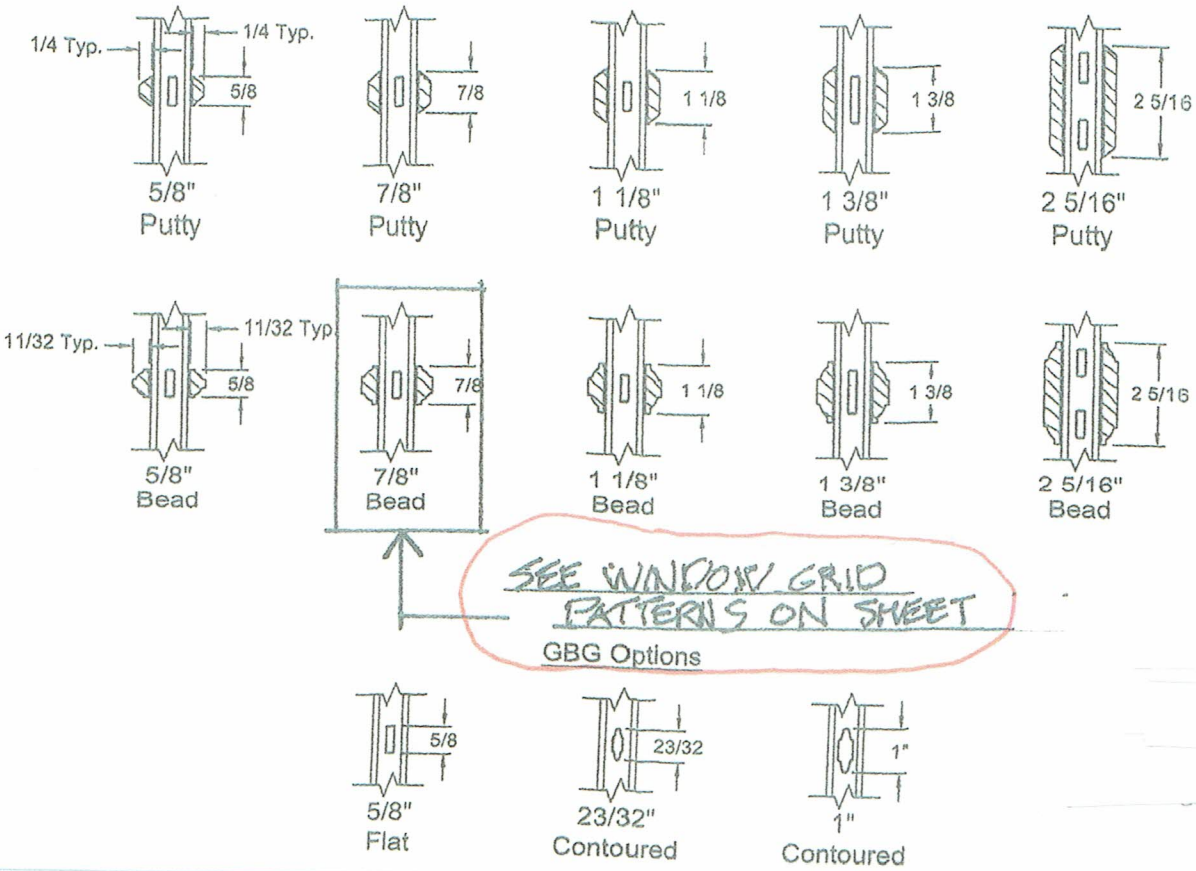
Received 05/11/2023
Planning and Building Department

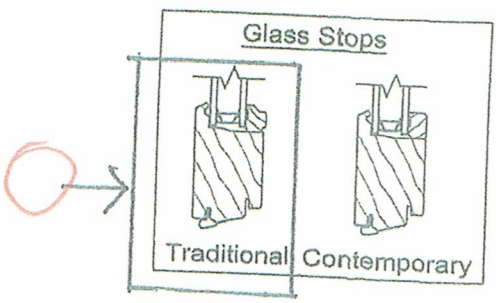
JELD-WEN WINDOWS & DOORS

CUSTOM™ WOOD
WOOD WINDOWS
DOUBLE-HUNG

GRID & GLASS STOP OPTIONS

Exterior ← SDL Options → Interior





Various combinations of the SDL bars shown are available.

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

Scale: 3" = 1' - 0"

26 Toques
May 18, 2023 meeting

Additional Information
> List of proposed plant materials
Prepared by: Rick Amos, 407-446-8558

Our plans for plant materials include a mixture of existing plants, new HARB approved plants and new native plants. We plan for simple beds and borders with repetitive placement of the following plants.

Existing
Many of the existing plants around the perimeter of the property will remain. This includes various palms and especially several Cabbage Palms which are on the HARB list.

New HARB
Trees
Cabbage Palm
Yaupon Holly (as multi-stem tree)

Shrubs
Yaupon Holly (as hedge)
Vibernum
Waxmyrtle
English Ivy (as ground cover)

Vines
Confederate Jasmine

Bedding Plants
Lantana

New Native
Grasses
Muhly Grass (Muhlenbergia capillaris)

Ground Cover
Asiatic Jasmine (Trachelospermum asiaticum)

Instr #2023024204 BK: 5732 PG: 1791, Filed & Recorded: 3/31/2023 2:44 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70
Received 05/11/2023
Planning and Building Department

Prepared by and return to:
Victoria Vidre, Esq.
Law Office of Victoria Vidre
2450 Hollywood Blvd., Suite 100
Hollywood, FL 33020
File No. 23-1016

Parcel ID: 196660-0070
Property: 26 Toques Place, St. Augustine, FL 32084

Quit Claim Deed

This Quit Claim Deed made this 24th day of March, 2023 between **Partners Team One LLC as Trustee of Toques Land Trust dated December 29, 2022** whose post office address is 12472 Lake Underhill Road # 252, Orlando FL, 32828, *as grantor* to **Partners Team One LLC, a Florida Limited Liability Company**, whose post office address is 12472 Lake Underhill Road # 252, Orlando FL, 32828, *as 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 TEN AND NO/100 DOLLARS ($10.00) and LOVE AND AFFECTION and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **St. Johns, County, State of Florida** to-wit:

The South one-half of Lot 7, Block 8, City of St. Augustine, Florida, and being more fully described as follows:

From the Point of Beginning at an iron pipe marking the Southwest corner of said Lot 7, run North 78 degrees 28 minutes East 87.94 feet: to an iron pipe marking the Southeast corner of said Lot 7; thence North 9 degrees 59 minutes 29 seconds West, along the East line of said Lot 7, 54.66 feet to an iron pipe; thence South 79 degrees 05 minutes 39 seconds West 87.32 feet to an iron pipe on the West line of said Lot 7; thence South 9 degrees 22 minutes East along said West line of Lot 7, 55.63 feet to the point of beginning.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

COPY

Received 05/11/2023
Planning and Building Department

Signed, sealed and delivered in our presence:

Witness Signature

Printed Name

Witness Signature

Printed Name

Richard Glenn Amos, Jr., Manager of Partners
Team One LLC, Individually and as Trustee of
Toques Land Trust dated December 29, 2022
12472 Lake Underhill Rd.#252, Orlando, FL 32828

COPY

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 29th day of March, 2023, by **Richard Glenn Amos, Jr., Manager of Partners Team One LLC, Individually and as Trustee of Toques Land Trust dated December 29, 2022**, on behalf of the company. He (she) is personally known to me or has produced DRIVERS LICENSE as identification.

[Notary Seal]

ERKKA RAMEY
NOTARY PUBLIC • STATE OF FLORIDA
COMMISSION #HH135668
My Commission Expires 05/27/2025

Notary Public
Printed Name: ERKKA RAMEY
My Commission Expires: 5-27-2025

Instr #2023012270 BK: 5710 PG: 151, Filed & Recorded: 2/16/2023 1:44 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $6,265.00
Received 05/11/2023
Planning and Building Department

Prepared by:
Pamella Gesell
Paradise Title of St. Augustine, LLC

Record and Return to:
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080

File No.: 2022-7572
Parcel ID: 196660-0070
Property: 26 Toques Place, St. Augustine, FL 32084

WARRANTY DEED – CORPORATE GRANTOR

COPY

This Warranty Deed made this **6th day of February, 2023**, by and between **26 Toques Place LLC, Florida Limited Liability Company**, hereinafter called the Grantor; and **Richard Glenn Amos, Jr., Manager of Partners Team One LLC as Trustee of Toques Land Trust dated December 29, 2022**, hereinafter called the Grantee, whose mailing address is **12472 Lake Underhill Road #252, Orlando, FL 32828**.

WITNESSETH, that the Grantor, for and in consideration of the sum of EIGHT HUNDRED NINETY FIVE THOUSAND AND 00/100 (895,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **St. Johns**, State of **Florida**, to wit:

The South one-half of Lot 7, Block 8, City of St. Augustine, Florida, and being more fully described as follows: From the Point of Beginning at an iron pipe marking the Southwest corner of said Lot 7, run North 78 degrees 28 minutes East 87.94 feet: to an iron pipe marking the Southeast corner of said Lot 7; thence North 9 degrees 59 minutes 29 seconds West, along the East line of said Lot 7, 54.66 feet to an iron pipe; thence South 79 degrees 05 minutes 39 seconds West 87.32 feet to an iron pipe on the West line of said Lot 7; thence South 9 degrees 22 minutes East along said West line of Lot 7, 55.63 feet to the point of beginning.

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

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, **2023**, and restrictions, covenants, and easements of record.

Received 05/11/2023
Planning and Building Department

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

WITNESS
PRINT NAME: Kayla Beaver

WITNESS
PRINT NAME: Kim Collins

26 Toques Place LLC, a Florida Limited Liability Company

By: _____
Hunter Hayden, MGR

[CORPORATE SEAL]

COPY

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 6th day of February, 2023, by Hunter Hayden, MGR of 26 Toques Place LLC.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: ✓ OR Produced Identification: _____
Type of Identification Produced: _____

NOTARY PUBLIC
Expires 7/6/2025
Brittany Hyers
My Commission # HH 149432
STATE OF FLORIDA

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	1966600070
Location Address	26 TOQUES PL SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUGUSTINE BLK 8 S55 FT OF LOT 7 OR5710/151 & 5732/1791(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.110
Homestead	N

Owner Information

Owner Name	Partners Team One LLC 100%
Mailing Address	12472 LAKE UNDERHILL RD #252 ORLANDO, FL 32828-0000

Map



Valuation Information

	2023
Building Value	$101,963
Extra Features Value	$1,071
Total Land Value	$694,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$797,534**
Total Deferred	$430,995
Assessed Value	**$366,539**
Total Exemptions	$0
Taxable Value	**$366,539**

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

Historical Assessment Information

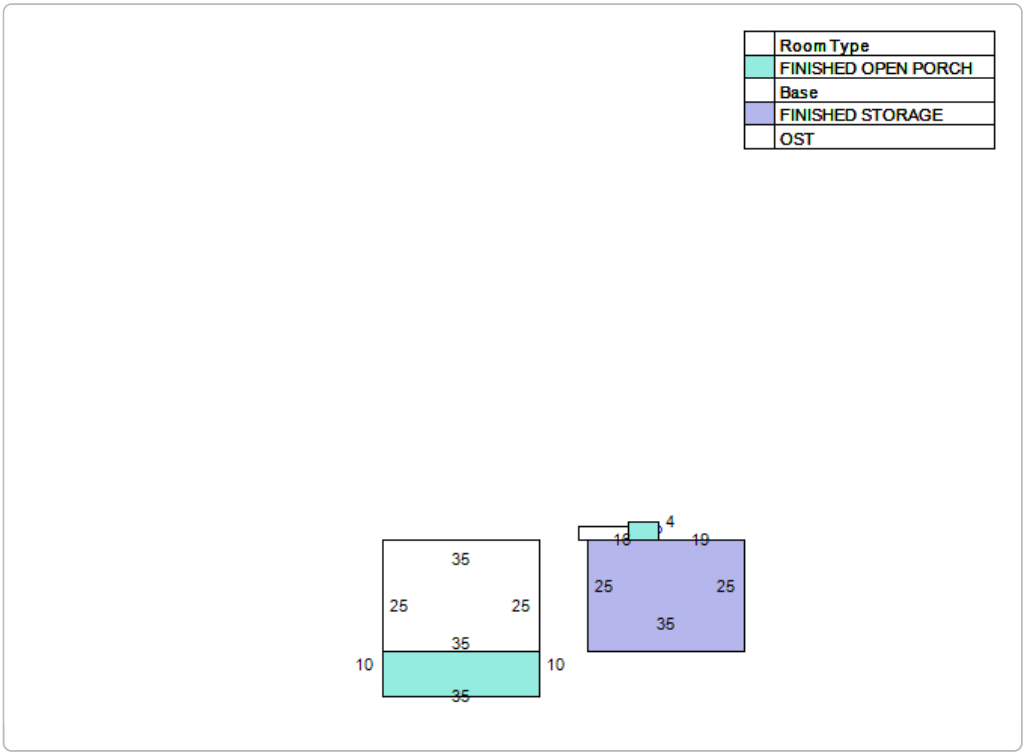
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$75,936	$2,631	$254,650	$0	$0	$333,217	$333,217	$0	$333,217
2021	$104,594	$2,631	$173,880	$0	$0	$281,105	$281,105	$0	$281,105
2020	$107,540	$2,631	$173,880	$0	$0	$284,051	$284,051	$0	$284,051
2019	$106,625	$2,631	$173,880	$0	$0	$283,136	$274,569	$8,567	$274,569
2018	$103,344	$2,631	$149,730	$0	$0	$255,705	$249,608	$6,097	$249,608
2017	$149,403	$2,631	$149,730	$0	$0	$256,600	$226,916	$29,684	$226,916
2016	$110,328	$2,631	$135,240	$0	$0	$248,199	$206,287	$41,912	$206,287
2015	$62,131	$1,031	$124,372	$0	$0	$187,534	$187,534	$0	$187,534
2014	$60,683	$1,239	$124,372	$0	$0	$186,294	$186,294	$50,500	$135,794
2013	$62,890	$1,448	$124,372	$0	$0	$188,710	$188,710	$50,500	$138,210
2012	$65,096	$1,657	$127,463	$0	$0	$194,216	$194,216	$50,500	$143,716
2011	$66,200	$1,659	$142,313	$0	$0	$210,172	$210,172	$50,500	$159,672
2010	$68,406	$1,868	$158,400	$0	$0	$228,674	$228,674	$50,500	$178,174

Building Information

Building	1
Year Built	1925
Actual Area	2161
Conditioned Area	875
Use	Restaurants & Cafeterias
Style	04
Class	N
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
OUTSIDE STAIRS	33
FINISHED STORAGE/UTILITY	875
BASE AREA	875
FINISHED OPEN PORCH	350
FINISHED OPEN PORCH	28
Total SqFt	2161

Sketch Information



Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		350
Handicap Ramp (COM)		721

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	0	0	4630	SF	$694,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/31/2023	3/29/2023	$100.00	QUIT CLAIM DEED	5732	1791	U	I	TOQUES LAND TRUST D: 12-29-2022	PARTNERS TEAM ONE LLC
2/16/2023	2/6/2023	$895,000.00	WARRANTY DEED	5710	151	Q	I	26 TOQUES PLACE LLC	TOQUES LAND TRUST D: 12-29-2022
9/14/2021	9/10/2021	$400,000.00	WARRANTY DEED	5368	1794	Q	I	OASIS EQUITY HOLDINGS LLC ET AL	26 TOQUES PLACE LLC
8/4/2020	7/31/2020	$325,600.00	WARRANTY DEED	5006	1391	Q	I	BARTHEL PATRICIA	OASIS EQUITY HOLDINGS LLC ET AL
	7/28/1999	$270,000.00	WARRANTY DEED	1430	357	Q	I	DUCY PATRICIA C	BARTHEL PATRICIA
	10/4/1994	$135,000.00	WARRANTY DEED	1076	1537	Q	I	CERAME EMIL J,THERSA	DUCY PATRICIA C
	3/29/1994	$100.00	QUIT CLAIM DEED	1056	1392	U	I	PACKETT ENTERPRISES CORP	CERAME EMIL J,THERSA
	4/17/1993	$125,000.00	WARRANTY DEED	988	26	Q	I	HIGHLANDER PROPERTY ENTRPRS CO RP NV	PACKETT ENTERPRISES CORP
	7/1/1985	$105,000.00		677	1298	Q	I		HIGHLANDER PROPERTY ENTRPRS CO RP NV
	9/1/1982	$75,000.00		555	194	U	I		

No data available for the following modules: Exemption Information.

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Received 05/11/2023
Planning and Building Department

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

Detail by Entity Name

Florida Limited Liability Company
PARTNERS TEAM ONE LLC

Filing Information

Document Number	L14000079328
FEI/EIN Number	81-3901188
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State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/08/2016
Event Effective Date	NONE

Principal Address

12472 Lake Underhill Road #252
ORLANDO, FL 32828

Changed: 04/29/2018

Mailing Address

12472 Lake Underhill Road #252
ORLANDO, FL 32828

Changed: 04/02/2019

Registered Agent Name & Address

AMOS, RICHARD G, JR.
12472 Lake Underhill Road #252
ORLANDO, FL 32828

Address Changed: 04/02/2019

Authorized Person(s) Detail

Name & Address

Title MGRM

AMOS, RICHARD G, JR
332 ROYAL LIVERPOOL LANE
ORLANDO, FL 32828

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Planning and Building Department

Annual Reports

Report Year	Filed Date
2020	05/08/2020
2021	04/30/2021
2022	04/30/2022

Document Images

04/30/2022 -- ANNUAL REPORT	View image in PDF format
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05/08/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
04/29/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
08/08/2016 -- LC Amendment	View image in PDF format
05/04/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
05/15/2014 -- Florida Limited Liability	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 2023 Meeting



Application HP2023-0030 Address: 171 Cordova Street

Applicant: Sarah Ryan Architect

Property Owner: Lions Beach Capital LLC

Project description: To construct a new two-story multi-family residence. (See companion Certificate of Demolition application HP2023-0029)

Architectural Style:	Other/Masonry Modern existing Frame Vernacular Proposed	Florida Master Site File:	SJ06471
National Register:	St. Augustine NRHD: Non-contributing	Construction date:	c. 1950
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1996700000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of Cordova Street on the block between Bridge and St. Francis Streets, this residential building was constructed c. 1950 according to the Florida Master Site File. It is located in the Historic Preservation-One (HP-1) zoning district and is a non-contributing building in the St. Augustine National Register Historic District.
2. The applicant is seeking an Opinion of Appropriateness for construction of a new two-story duplex to replace the existing structure which is proposed to be demolished and will be heard under companion Certificate of Demolition Application HP2023-0029.
3. Staff has made the following observations regarding the plans submitted:
    a. Based upon the AGHP, permitted styles in HP-1 include: Spanish and British period Colonial, Frame Vernacular, St. Augustine Colonial Revival, Queen Anne, Mediterranean-influenced styles including Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance; Garage Apartment as a secondary main building; and Bungalow. The existing architectural style is not in keeping with these permitted styles. The proposed new residence appears to be a Frame Vernacular structure with design elements inspired by similar structures along the streetscape. The applicant provided photographs of surrounding properties for reference.
    b. The proposed site plan appears to have the building pushed to the south side of the property as far as setbacks will allow and features a long residential structure with side access stair and adjacent motor court north of the building. While setbacks are not clearly delineated in the plans, HP-1 setback requirements are intended to maintain existing setbacks along the streetscape and the AGHP encourages aligning setbacks with adjacent structures. The site plan as presented shows the building pushed forward of the setbacks for adjacent structures. Once the precise setback measurement is known, planning staff can determine whether zoning regulations are met.
    c. A conceptual streetscape view was provided by the applicant and shows the change between the existing and proposed structure's mass and scale in comparison to neighboring buildings. While the low scale of the existing building is consistent with adjacent Bungalow style structures to the south, the new two-story structure would be close in height to those neighboring on the north as well as others along the streetscape.
    d. The tall, narrow, elevated façade is not fully consistent with the horizontal patterns along the streetscape, though a broader comparison of buildings along the street may show similar differences in horizontal elements.
    e. The roof forms, window and door fenestration on the front and rear elevations, and exterior cladding design and material are consistent with the Frame Vernacular Style. The alternating large and small windows on the side elevations as well as the large expanses of blank wall, particularly on the north elevation, are not generally consistent with historic Frame Vernacular buildings which utilized windows as sources of light and ventilation.

   f. Piers were not generally finished with stucco and a brick or coquina veneer with square lattice infill may be more appropriate than what is proposed.
4. The property is within Archaeology Zone IB, and any ground disturbing activities including demolition and new construction will require Archaeological review prior to commencing.
5. Approval of an Opinion of Appropriateness is not sufficient for issuance of a building permit and a Certificate of Appropriateness must be approved before permits for the new construction can be issued. The HARB may provide feedback for the applicant to utilize when developing the plans for a Certificate of Appropriateness.
6. The applicant should reference the checklist provided at the end of the Certificate of Appropriateness application to determine the documentation necessary for complete 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** an Opinion of Appropriateness at **171 Cordova Street** if the HARB finds that the general concept, preliminary construction plans, details or specifications of the project meet the architectural requirements of the AGHP.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct new two-story multi-family residence:
   a. Cross-gable standing seam metal roof
   b. Aluminum clad 3/1 windows
   c. Painted cedar shake and wood lap siding
   d. Two-story front porch with side stair access
   e. Stucco clad piers with wood lattice infill

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**

Opinion of Appropriateness

An Opinion of Appropriateness is the determination by HARB that the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of these guidelines, but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness or to obtain a building permit. Plan requirements for an Opinion of Appropriateness are the same as for a Certificate of Appropriateness - the more detail the better.

The applicant may request an Opinion of Appropriateness before completing final detailed drawings. If a variance to the requirements of the zoning code is required, the applicant may request an Opinion of Appropriateness prior to applying to the Planning and Zoning Board for the zoning variance.

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-1

The diversity of styles exhibited in this district reflects historic development patterns which includes colonial settlement, single family residences, vacation homes for seasonal residents, and an institutional and military presence. Permitted styles in HP-1 include: Spanish and British period Colonial, Frame Vernacular, St. Augustine Colonial Revival, Queen Anne, Mediterranean-influenced styles including Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance; Garage Apartment as a secondary main building; and Bungalow. New construction shall be in the style of the adjacent properties or as approved by HARB from the list of styles described above and represented in the HP-1 District. For the purpose of this section, immediately adjacent refers only to properties located along the same street, or for corner lots, only properties located along the streets which comprise the intersection.

St. Augustine Code of Ordinances:

Sec. 28-183.- Historic preservation district: HP-1

Intent: This district is intended to provide primarily residential uses that will encourage the preservation and restoration of historic structures in the district.

Sec. 28-188. - Lot, yard and height requirements for historic preservation districts 1, 2 and 3.

(a) All new buildings or structures within these historical districts shall conform to the Architectural Guidelines for Historic Preservation of the City of St. Augustine. New construction, whenever practical, should conform to old foundation lines in order that the original scale and pattern of development can be preserved.

(c) The following lot, yard and height requirements shall be applicable to new construction reflecting all other [excepting colonial] architectural styles as permitted in the Architectural Guidelines for Historic Preservation or as approved by HARB within the allowable list of styles in historic preservation district 1:

(1) *Minimum lot requirements:*

a. Minimum lot width, thirty-five (35) feet.

b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.

(2) *Maximum lot coverage by all buildings and impervious surfaces:*

a. All structures: The lesser of seventy (70) percent or seven thousand (7,000) square feet as approved by HARB to be compatible with adjacent properties but not to exceed seventy (70) percent maximum lot coverage.

b. Main structure: The lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.

c. Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of eighty (80) percent ISR.

(3) *Maximum and minimum yard requirements:*

a. Front: Main building must be located between eighty-five (85) and one hundred fifteen (115) percent of the average front setback distance from the front property line established by the existing adjacent historic structures facing the same street. For the purpose of this section, adjacent refers only to structures located along the same street or, for corner lots, only to properties located along the streets which comprise the intersection.

1. When all of the buildings on a given block have an established front setback line, new construction must maintain that existing setback line.

2. Secondary structures and garage apartment buildings must be located in the rear fifty (50) percent of the lot.

b. Rear:

1. Five (5) foot minimum for one-story structures.

2. Ten (10) foot minimum for structures exceeding one story.

c. Side:

1. Three (3) feet or a distance within fifteen (15) percent of the average distance between existing historic structures with the same intensity of scale and mass on the block facing the same street, whichever is greater.

2. When all of the buildings on the block have the same side yard setback, new construction must adhere to the established spacing pattern.

(4) *Maximum height of structures:*

a. No portion of peaked roof main buildings or structures shall exceed a height of thirty-five (35) feet and two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed a height of thirty (30) feet and two (2) stories.

b. No portion of secondary buildings or structures and connections shall exceed a height of fifteen (15) feet.

(Code 1964, § 33-39; Ord. No. 11-15, § 2, 10-24-11; Ord. No. 21-26, § 3, 10-11-21)

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Map

STAFF PHOTOGRAPHS
171 Cordova Street



West (front) Elevation

STAFF PHOTOGRAPHS
171 Cordova Street



South Elevation

STAFF PHOTOGRAPHS
171 Cordova Street



North Elevation



STAFF PHOTOGRAPHS
171 Cordova Street



East Elevation



STAFF PHOTOGRAPHS
171 Cordova Street



Context Photographs

STAFF PHOTOGRAPHS
171 Cordova Street



Context Photographs



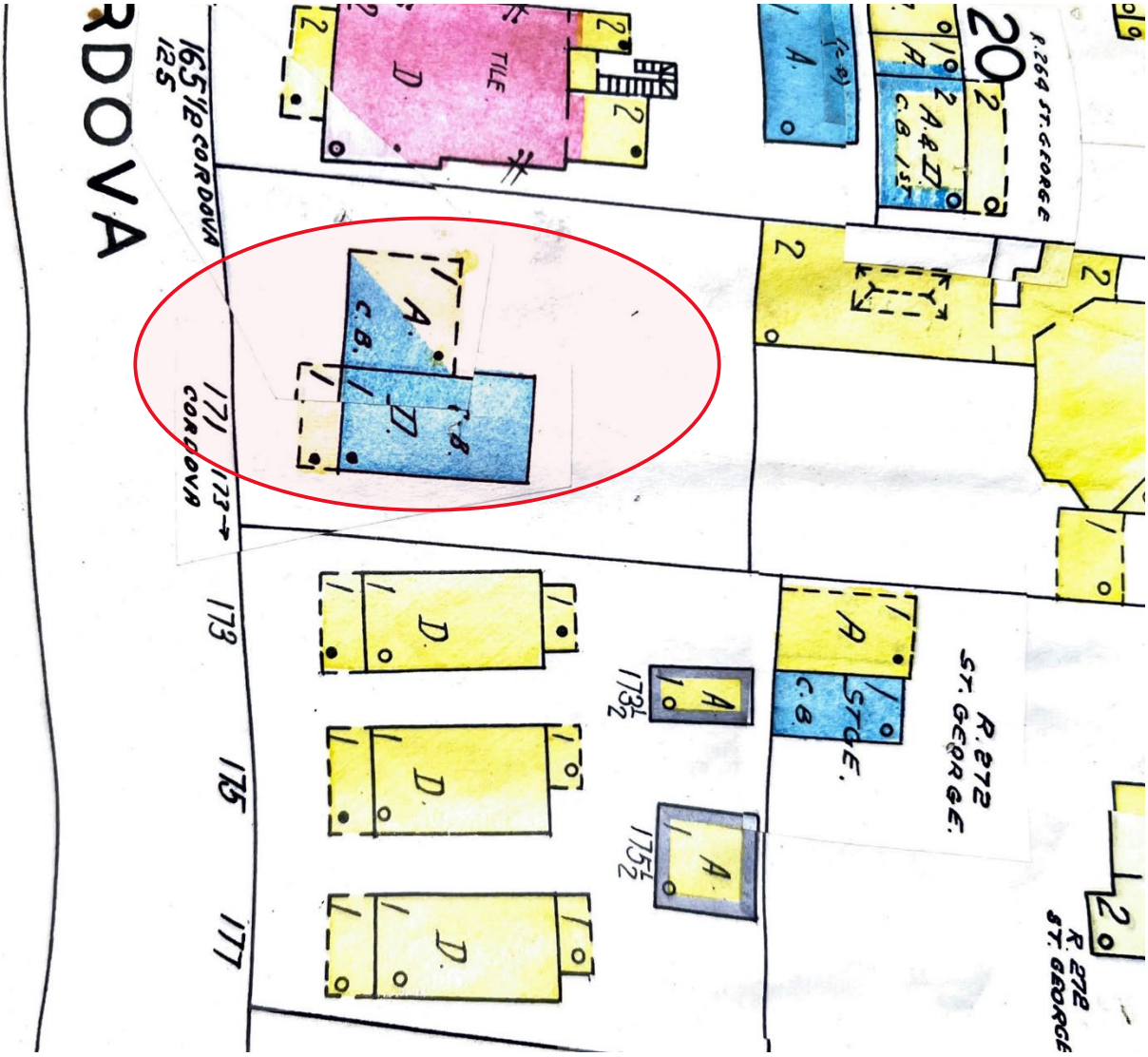
STAFF PHOTOGRAPHS
171 Cordova Street





Context Photographs

SANBORN MAP: 1930 UPDATED TO 1965
171 Cordova Street



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. HP2023-0030

Receipt No. 2614067

Meeting Date: May 2023 May 18, 2023

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

1. NAME OF APPLICANT Sarah Ryan
   Business (if applicable) Sarah Ryan Architect
   Address 201 Owens Ave
   City St. Augustine State FL Zip Code 32080
   Daytime telephone 904.547.9430 E-mail Address sr@sarahryanarchitect.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Eva Nagorski + Carl Spadero
   Business (if applicable) Lions Beach Capital
   Address 6899 Phillips Industrial Blvd.
   City Jacksonville State FL Zip Code 32256
   Daytime telephone (required)_____ E-mail address _____
3. PROJECT STREET ADDRESS 171 Cordova St.
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE residential PROPOSED USE residential. multi family
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☑ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

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

D. PAINT COLORS (check one)

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

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

- new 2-story multi family residence w/ front porch
- see drawings + streetscape

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Sarah Ryan
SIGNATURE OF APPLICANT S Ryan DATE 4.18.23
PRINT OWNER'S NAME EVA NAGORSKI + CARY SPADARO
SIGNATURE OF OWNER DATE 4.18.23

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.

HP2023-0030
171 Cordova Street - OOA

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.

KSR 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:

See center column of checklist above.

See E-mail for additional comments.

Project number: HP2023-0030 Project Address: 171 Cordova Street - OOA

Reviewed by: Candice Seymour Date: 04/25/2023

Received 04/18/2023
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: 171 Cordova St.

Applicant's Name: Sarah Ryan Applicant's Signature: S Ryan

Owner's Name: EVA NAGORSKI CARL SPADARO Owner's Signature: Eva [signature]

Received 04/18/2023
Planning and Building Department

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

EVA NAGORSKI
CARL SPADARO

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

_____

BY: _____
Signature of Owner

Carl Spadaro
Print Name of Owner

904 607 1463
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 6th day of 2023, ~~20~~.

By Carl Spadaro

Identification verified: Drivers License

Oath sworn: ✓ Yes____ No

KETO L. BURNS
Commission # HH 306347
Expires December 27, 2026

Notary Signature: _____

My Commission expires: 12/27/2026

Rev:120219 jw

Candice Seymour

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Monday, May 8, 2023 3:19 PM
To: Candice Seymour; Harb
Subject: 171 Cordova St - Additional HARB materials
Attachments: 171 Cordova_Site Plan.pdf; 171 Cordova_FPL easement survey.png; 171 Cordova_existing survey old.jpeg; 171 Cordova_floor plans updated.pdf; 171 Cordova_elevations_updates.pdf; 171 Cordova_streescape_updated.pdf

Hello Candice,

Please see attached updates and additional info for 171 Cordova St. This includes:

- Site Plan
- Existing Site surveys with 10'-0" eastment on North property line
- Floor plans with overall dimensions
- Elevations of all 4 sides
- updated streetscape with side porch stairs

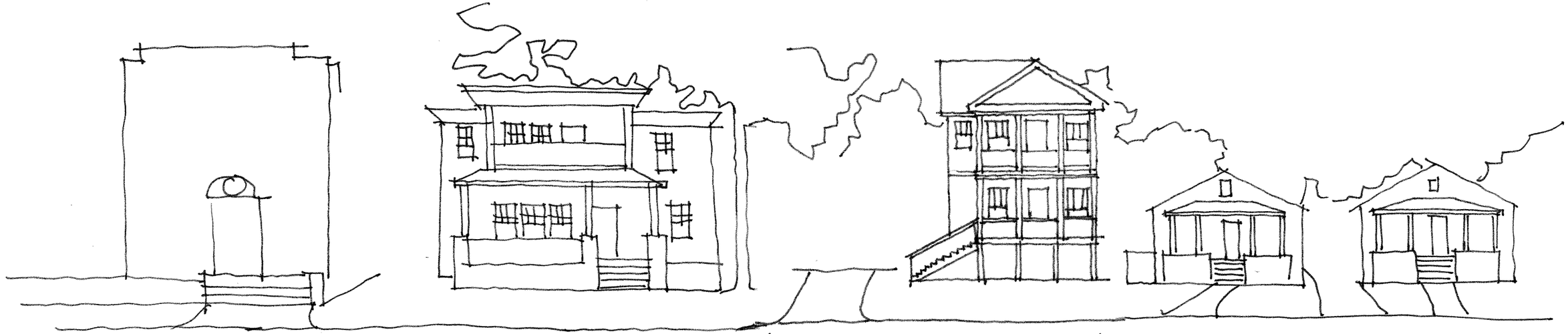
Thank you!

Sarah Ryan, Architect
904-547-9430

Received 05/08/2023
Planning and Building Department

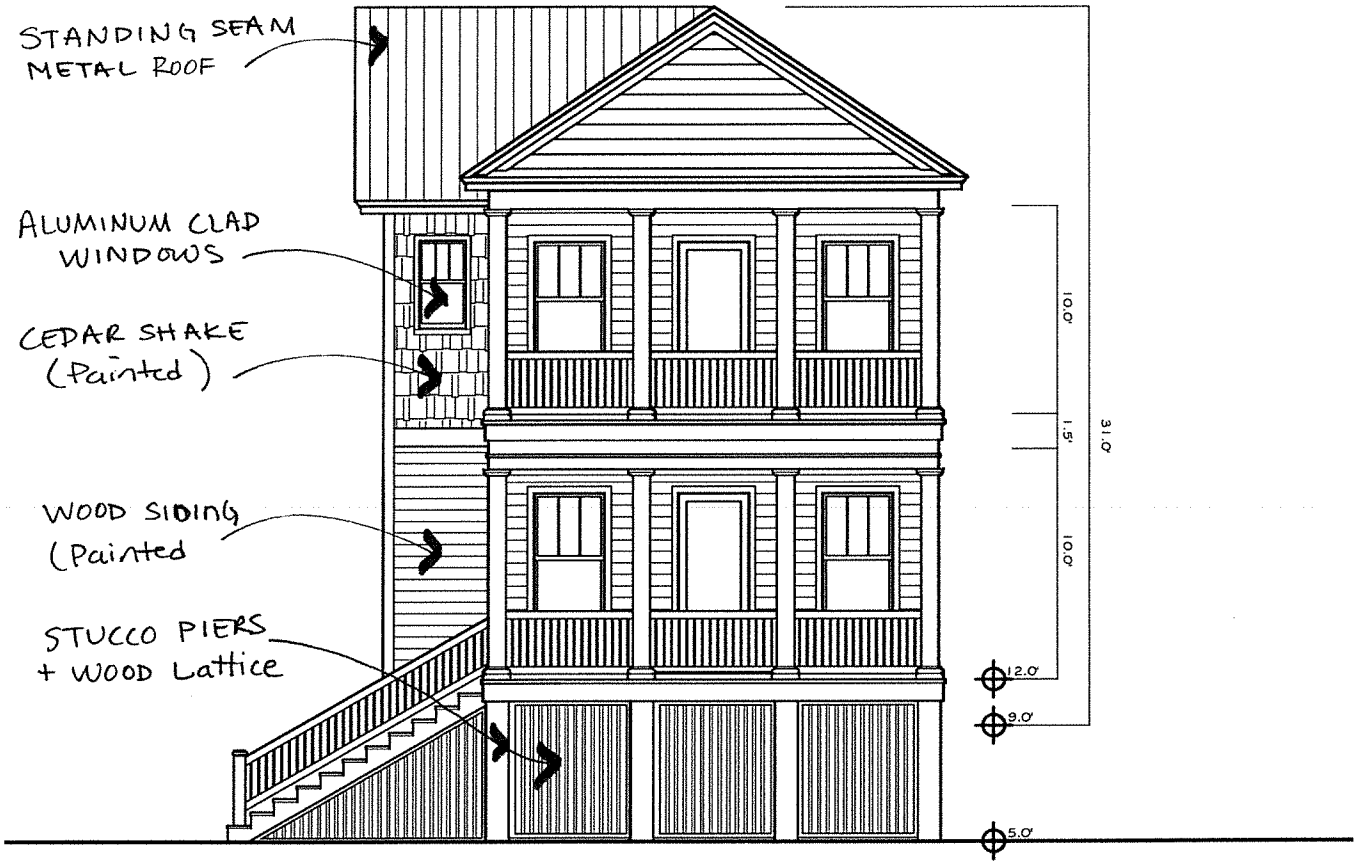


Streetscape
171 CORDOVA
EXISTING



Streetscape
171 CORDOVA
PROPOSED

Received 05/08/2023
Planning and Building Department



WEST ELEVATION . FRONT

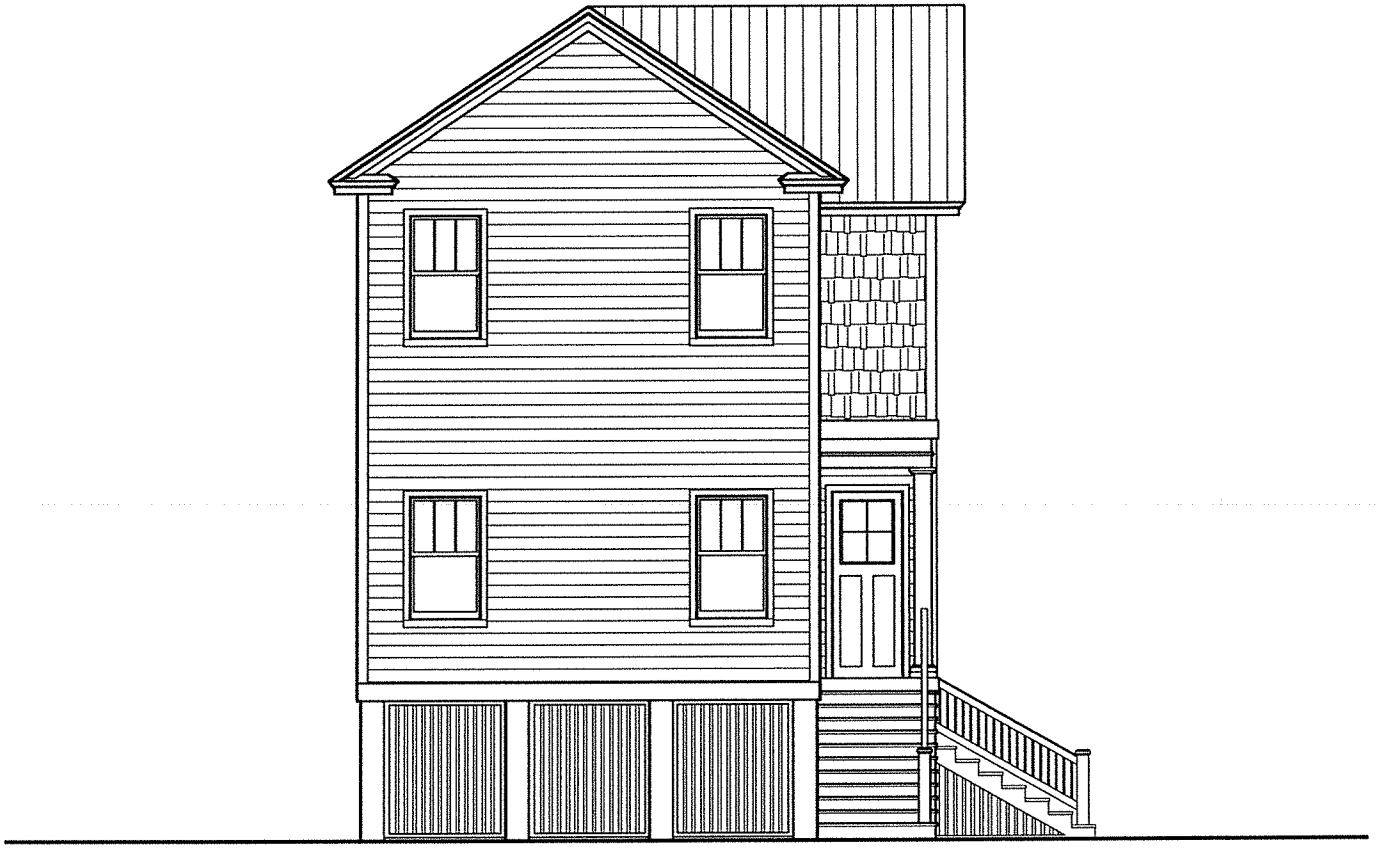
1/8" = 1'

171 CORDOVA ST. SAINT AUGUSTINE, FL 32084

5.8.2023

SARAH RYAN ARCHITECT LLC

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Planning and Building Department



EAST ELEVATION . BACK

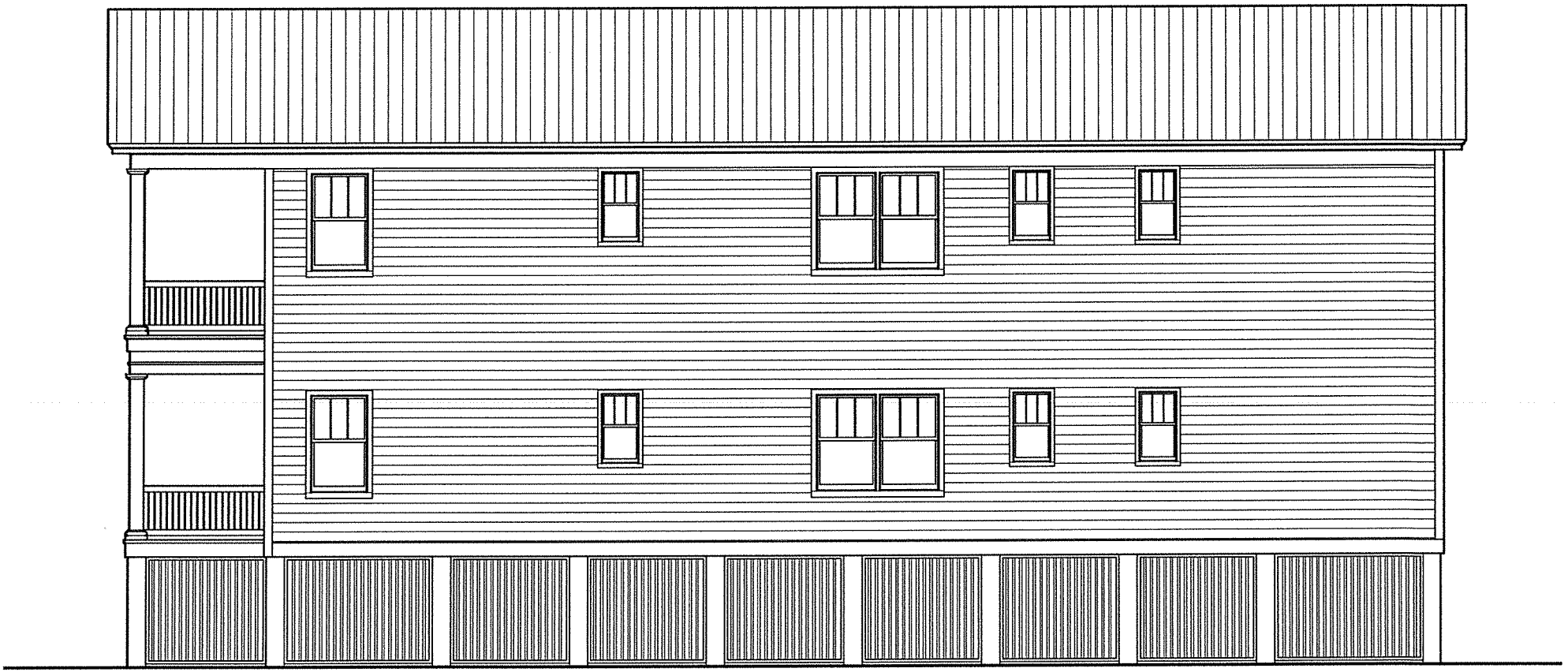
1/8" = 1'

171 CORDOVA ST. SAINT AUGUSTINE, FL 32084

5.8.2023

SARAH RYAN ARCHITECT LLC

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SOUTH ELEVATION

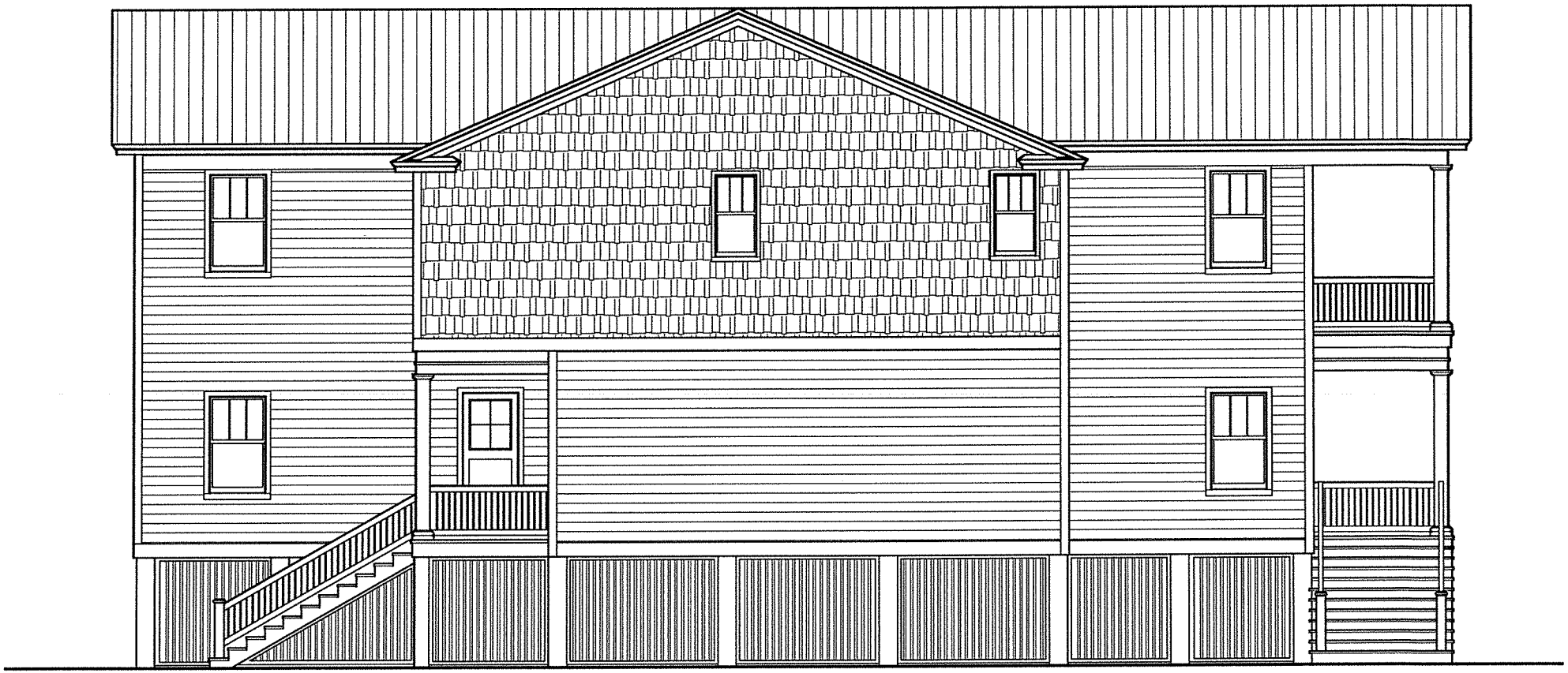
1/8" = 1'

171 CORDOVA ST. SAINT AUGUSTINE, FL 32084

5.8.2023

SARAH RYAN ARCHITECT LLC

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Planning and Building Department



NORTH ELEVATION

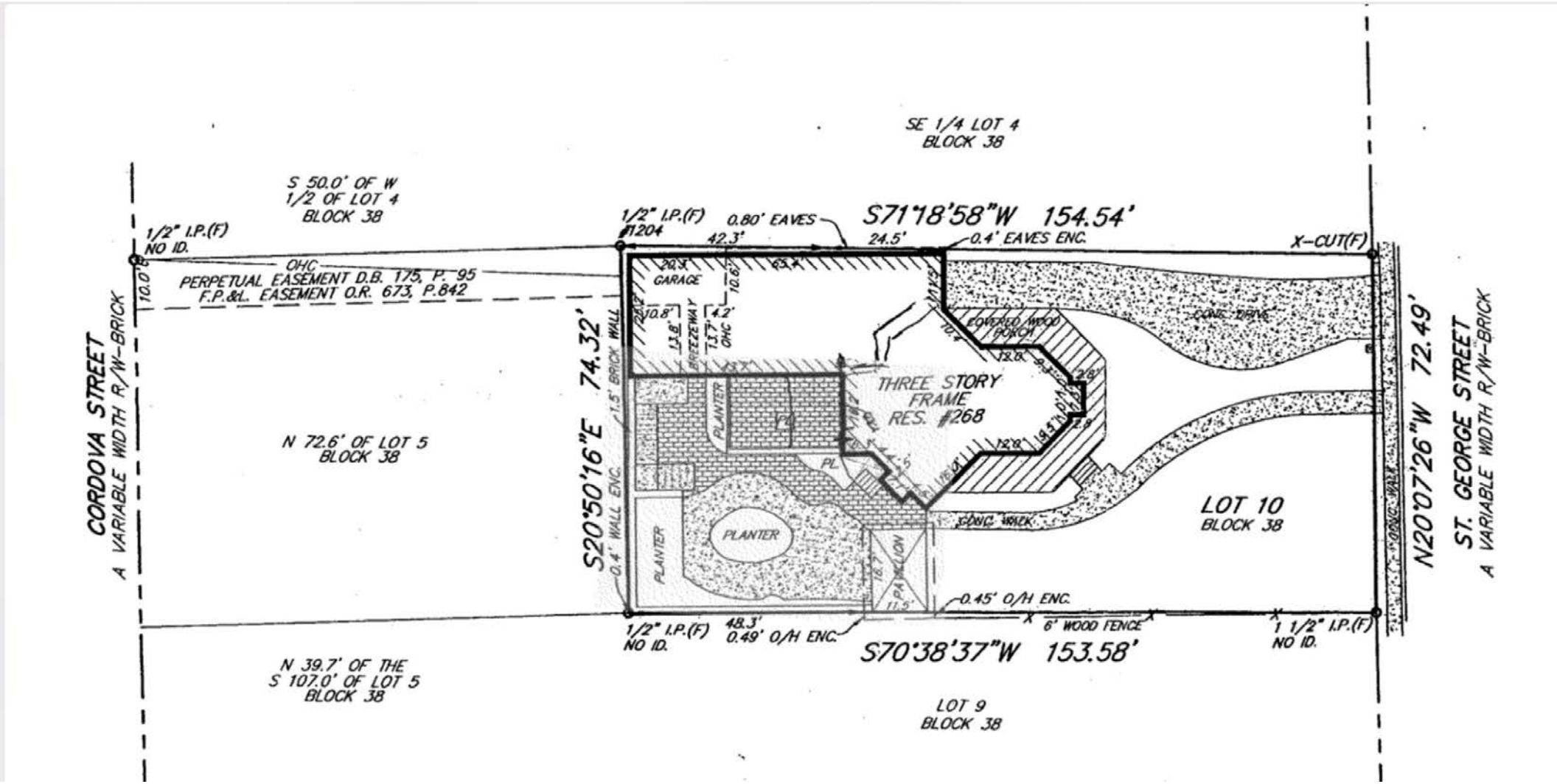
1/8" = 1'

171 CORDOVA ST. SAINT AUGUSTINE, FL 32084

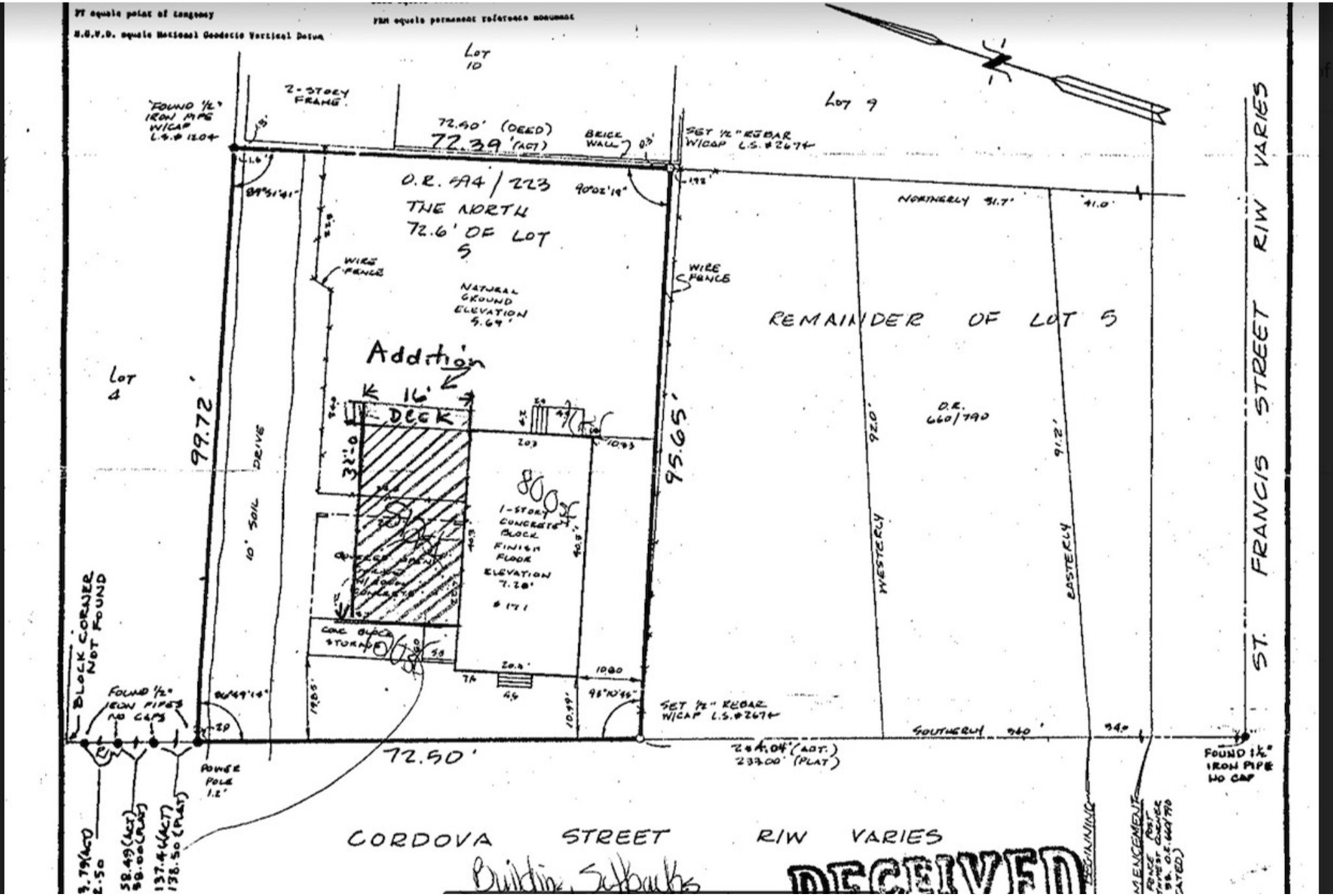
5.8.2023

SARAH RYAN ARCHITECT LLC

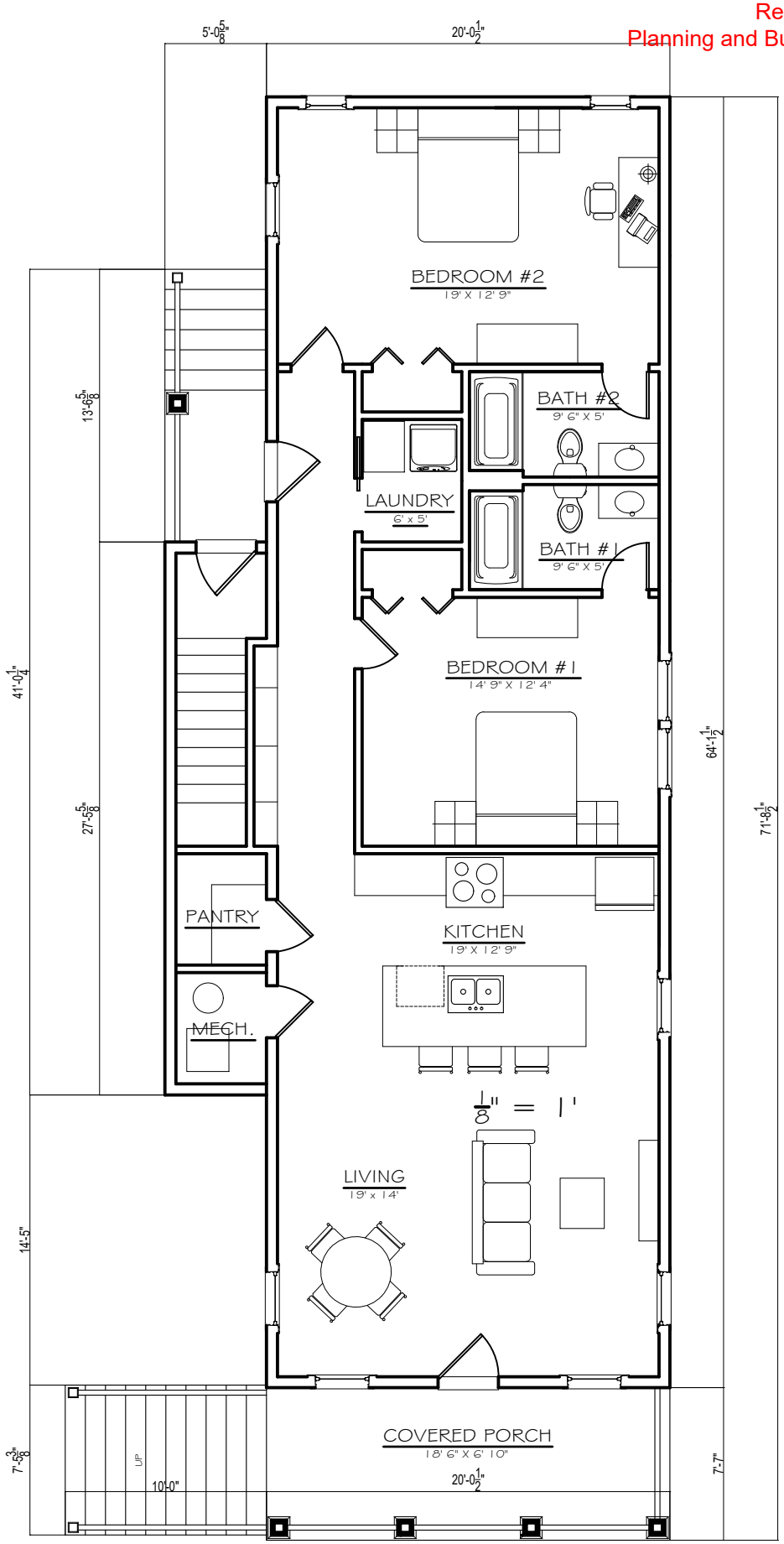
Received 05/08/2023
Planning and Building Department



Received 05/08/2023
Planning and Building Department



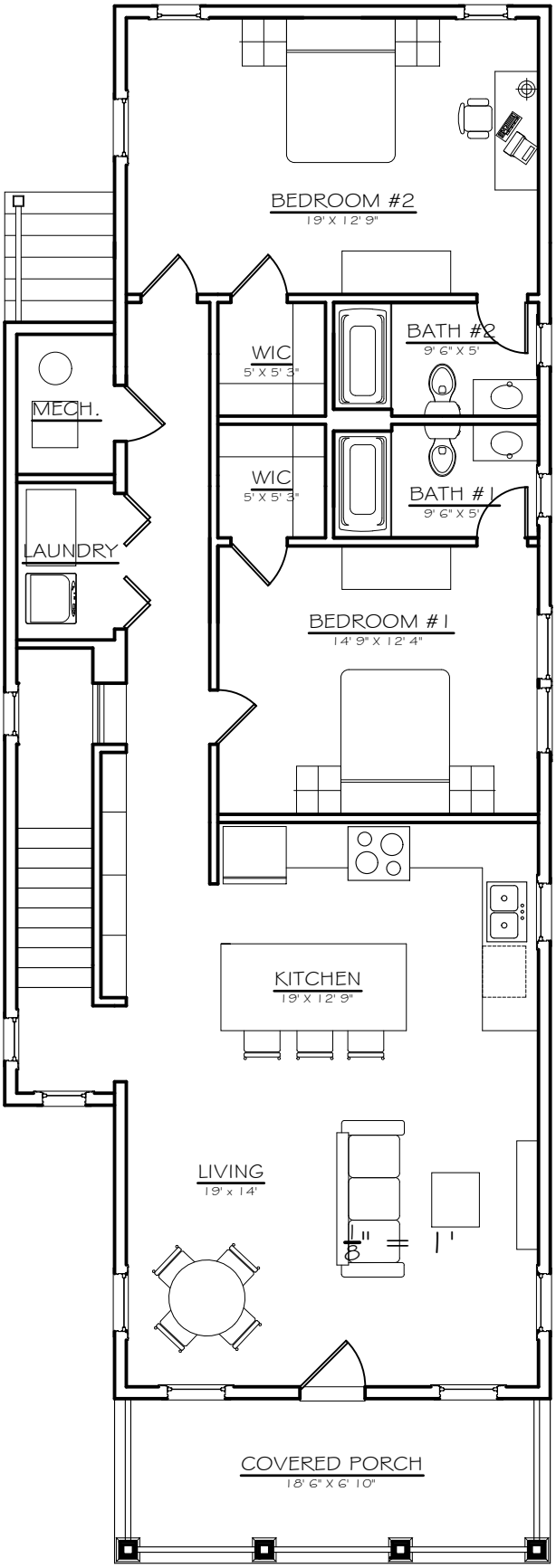
Received 05/08/2023
Planning and Building Department



FIRST FLOOR PLAN

171 CORDOVA ST. ST AUGUSTINE, FL 32084
SARAH RYAN ARCHITECT LLC
5.8.2023
FIRST FLOOR A/C | 1220 SQ.FT
FIRST FLOOR PORCH | 183 SQ.FT

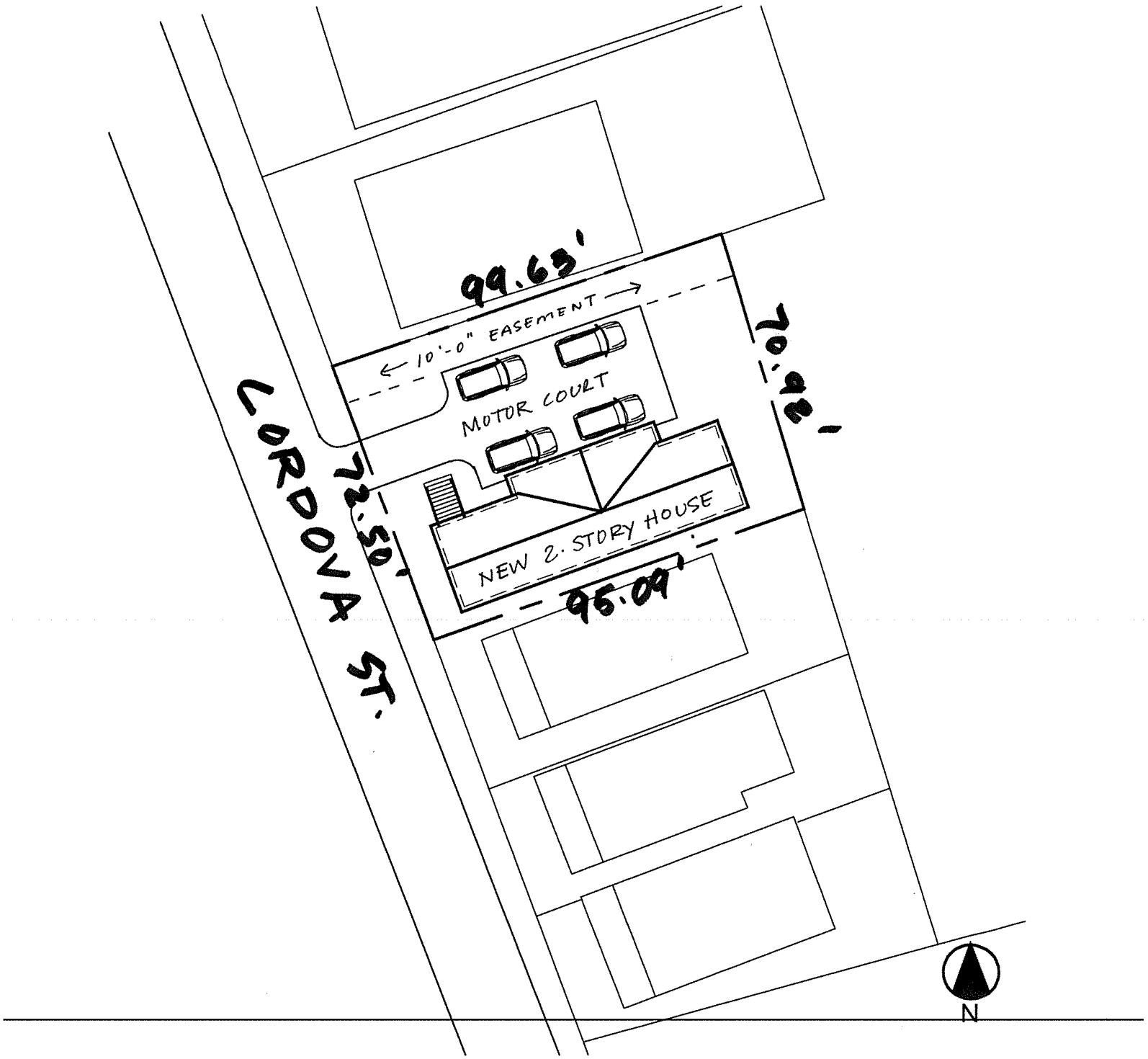
Received 05/08/2023
Planning and Building Department



SECOND FLOOR PLAN

171 CORDOVA ST. ST AUGUSTINE, FL 32084
SARAH RYAN ARCHITECT LLC
5.8.2023 1/8" = 1'-0"
SECOND FLOOR A/C | 1316 SQ.FT
SECOND FLOOR PORCH | 152 SQ.FT

Received 05/08/2023
Planning and Building Department



SITE PLAN 1/32" = 1'

171 CORDOVA ST. SAINT AUGUSTINE, FL 32084

5.8.2023

SARAH RYAN ARCHITECT LLC

Received 04/18/2023
Planning and Building Department

Document Received
Records Center Division Department



Received 08/19/25
Planning and Building Department

Received 04/18/2023
Planning and Building Department

Received 04/18/2023
Planning and Building Department

Instr #2022103776 BK: 5662 PG: 1912, Filed & Recorded: 11/14/2022 8:38 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,010.00

Prepared by and return to:
Amanda Viney
Ginn & Patrou, PA
460 A1A Beach Boulevard
St. Augustine Beach, FL 32080
(904) 461-3000
File No 22-231

Parcel Identification No 199670-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **9th day of November, 2022** between **Nand Sethi, an unmarried man**, whose post office address is **1166 San Jose Forest Drive, St. Augustine, FL 32080**, of the County of St. Johns, State of Florida, Grantor, to **Lions Beach Capital LLC, a Florida Limited Liability Company**, whose post office address is **6899 Philips Industrial Boulevard, Jacksonville, FL 32256,** of the County of Duval, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

The North Seventy-Two (72) feet Six (6) inches of Lot 5, Block 38 of the City of St. Augustine, Florida, according to the Official Map or Plat of said City, dated June 12, 1923 and filed October 4, 1923 in the Office of the Clerk of the Circuit Court in and for St. Johns County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1166 San Jose Forest Drive, St. Augustine, FL 32080.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Scott Patrou

Nand Sethi

WITNESS
PRINT NAME: Brandon Edmondson

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 9th day of November, 2022, by Nand Sethi.

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

Personally Known: X OR Produced Identification: _____
Type of Identification
Produced: _____

SCOTT MICHAEL PATROU
Notary Public · State of Florida
Commission # HH 243288
My Comm. Expires Apr 15, 2026
Bonded through National Notary Assn.

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	1996700000
Location Address	171 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG N72.6FT OF LOT 5 BLK 38 OR5662/1912 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Lions Beach Capital LLC 100%
Mailing Address	6899 PHILIPS INDUSTRIAL BLVD JACKSONVILLE, FL 32256-0000

Map



Valuation Information

	2023
Building Value	$126,139
Extra Features Value	$0
Total Land Value	$291,088
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$417,227**
Total Deferred	$0
Assessed Value	**$417,227**
Total Exemptions	$0
Taxable Value	**$417,227**

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

Historical Assessment Information

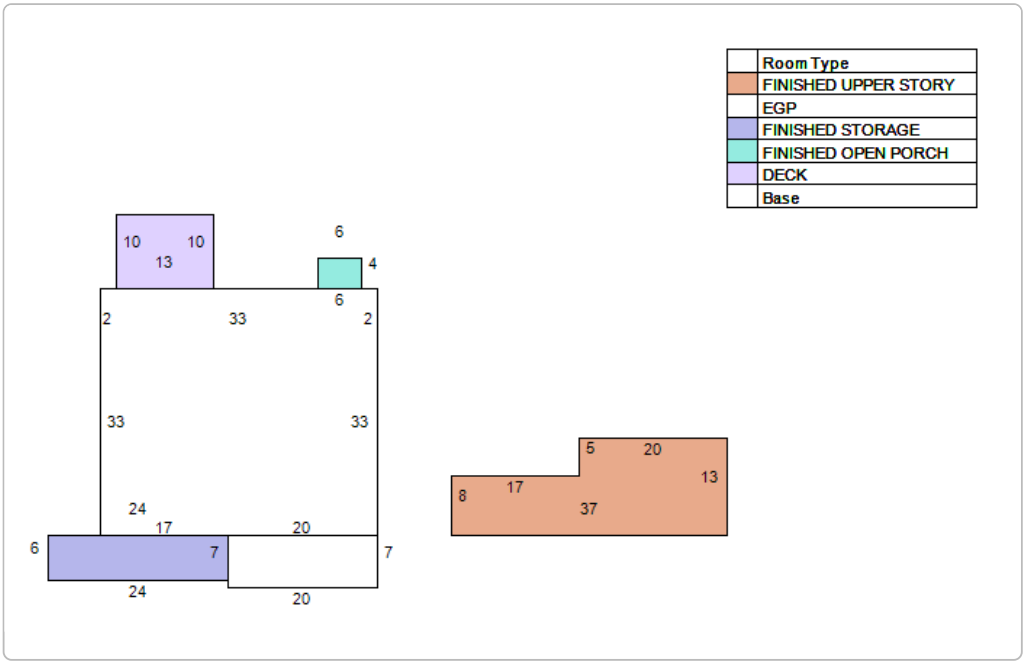
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$171,839	$0	$342,247	$0	$0	$514,086	$316,040	$198,046	$316,040
2021	$132,841	$0	$154,468	$0	$0	$287,309	$287,309	$0	$287,309
2020	$144,418	$0	$129,283	$0	$0	$273,701	$273,701	$0	$273,701
2019	$132,056	$0	$129,283	$0	$0	$261,339	$261,339	$0	$261,339
2018	$133,916	$0	$129,283	$0	$0	$263,199	$261,096	$2,103	$261,096
2017	$137,636	$88	$129,283	$0	$0	$267,007	$237,360	$29,647	$237,360
2016	$139,496	$110	$117,530	$0	$0	$257,136	$215,782	$41,354	$215,782
2015	$127,221	$132	$90,666	$0	$0	$218,019	$196,165	$21,854	$196,165
2014	$96,601	$132	$81,599	$0	$0	$178,332	$178,332	$0	$178,332
2013	$99,110	$154	$81,599	$0	$0	$180,863	$180,863	$0	$180,863
2012	$50,182	$176	$161,425	$0	$0	$211,783	$211,783	$0	$211,783
2011	$49,637	$198	$179,361	$0	$0	$229,196	$229,196	$0	$229,196
2010	$87,268	$176	$199,290	$0	$0	$286,734	$286,734	$0	$286,734

Building Information

Building	1
Year Built	1950
Actual Area	2055
Conditioned Area	1617
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	1221
FINISHED DECK	130
FINISHED OPEN PORCH	24
FINISHED STORAGE/UTILITY	144
UNFINISHED ENCLOSED PORCH	140
FINISHED UPPER STORY	396
Total SqFt	2055

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	73	100	73	EF	$291,088

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/14/2022	11/9/2022	$430,000.00	WARRANTY DEED	5662	1912	Q	I	SETHI NAND	LIONS BEACH CAPITAL LLC
6/19/2012	6/6/2012	$0.00	CORRECTIVE DEED	3575	1472	U	I	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE	SETHI NAND
2/24/2012	1/30/2012	$121,100.00	WARRANTY DEED	3529	644	U	I	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE	SETHI ANDY
1/25/2012	1/5/2012	$100.00	WARRANTY DEED	3518	1220	U	I	PNC BANK NATIONAL ASSOCIATION	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE
	4/12/2010	$100.00	CERTIFICATE OF TITLE	3303	1803	U	I	MOELLER JILL ANN ETAL/BY SJC COCC	NATIONAL CITY BANK OF INDIANA
5/27/2008	1/8/2008	$0.00	CORRECTIVE DEED	3085	727	U	I	SAVAGE DAVID BRUCE	MOELLER JILL ANN
	1/8/2008	$0.00	QUIT CLAIM DEED	3030	773	U	I	SAVAGE DAVID BRUCE	MOELLER JILL ANN
	11/19/2005	$0.00	MARRIAGE CERTIFICATE	2588	1497	U	I	MOELLER JILL	SAVAGE DAVID B
	2/22/2005	$0.00	CORRECTIVE DEED	2396	699	U	I	LUTZ JAMES W,JACQUELINE	MOELLER JILL A & SAVAGE DAVID B (JTRS)
	2/22/2005	$312,500.00	WARRANTY DEED	2384	316	Q	I	LUTZ JAMES W,JACQUELINE	MOELLER JILL A & SAVAGE DAVID B
	9/30/1998	$131,400.00	WARRANTY DEED	1354	1231	Q	I	HANNAY GERALD W JOINED BY LOIS	LUTZ JAMES W & JACQUELINE
	11/1/1990	$61,500.00		875	259	Q	I		HANNAY GERALD W
	7/1/1989	$52,700.00		825	515	Q	I		
	7/1/1983	$45,000.00		594	223	Q	I		

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 4/17/2023, 11:46:59 PM

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

Detail by Entity Name

Florida Limited Liability Company
LIONS BEACH CAPITAL, LLC

Filing Information

Document Number	L22000223469
FEI/EIN Number	92-0927405
Date Filed	05/12/2022
State	FL
Status	ACTIVE

Principal Address

6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256

Mailing Address

6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256

Registered Agent Name & Address

STONEBURNER BERRY PURCELL & CAMPBELL, PA
1031 LASALLE STREET
JACKSONVILLE, FL 32207

Authorized Person(s) Detail

Name & Address

Title MGR

SPADARO, CARL
6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256 UN

Title MGR

NAGORSKI, EVA
6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256 UN

Annual Reports

Report Year	Filed Date
2023	01/18/2023

Document Images

01/18/2023 -- ANNUAL REPORT	View image in PDF format
05/12/2022 -- Florida Limited Liability	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 2023 Meeting



Application HP2023-0029 Address: 171 Cordova Street

Sarah Ryan Architect – Applicant Lions Beach Capital LLC – Owner

Project description: To demolish a residential building constructed c. 1950 that is recorded in the Florida Master Site File, and located in the St. Augustine National Register Historic District as a non-contributing structure and in the Historic Preservation-One (HP-1) zoning district. (See companion Opinion of Appropriateness application HP2023-0030)

Architectural Style:	Other/Masonry (Mid-Century Era)	Florida Master Site File:	SJ06471
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	c. 1950
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1996700000		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the east side of Cordova Street on the block between Bridge and St. Francis Streets, this residential building was constructed c. 1950 according to the Florida Master Site File. It is located in the Historic Preservation-One (HP-1) zoning district and is a non-contributing building in the St. Augustine National Register Historic District.

The building features a side gable roof of composition shingles with a low-sloping shed roof over an enclosed front porch and front façade extension north. Windows include single pane 1/1 and casement windows as well as some fixed windows and one jalousie window on the south elevation gable. The exterior is a textured stucco with a decorative horizontal band along the façade extension and an off-center front entry door reached by concrete steps.

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 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), or within a Historic Preservation Zoning District or National Register District (according to the Architectural Guidelines for Historic Preservation (AGHP)) requires review and approval by the HARB. Additionally, within HP-1 through HP-3, the AGHP states that a Certificate of Appropriateness for replacement development may be approved prior to approval of the Certificate of Demolition, which can be heard concurrently, and that the demolition permit will only be issued with issuance of the building permit for the replacement structure unless the HARB approves otherwise. (See page 4 of this report for Code and AGHP language)

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Demolition** at **171 Cordova Street:**

1. **CONTINUE** the application until a Certificate of Appropriateness application is submitted and can be heard concurrently with the Certificate of Demolition per the AGHP; OR,
2. **APPROVE** because the building is not a local landmark or otherwise designated as a historic building with the condition that the demolition permit only be issued with the building permit for the replacement structure which will first require approval of a Certificate of Apprioriateness.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.
2. Construction of a two-story multi-family residence (to be heard under OOA HP2023-0030)

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. The structure is within the HP-1 zoning district.

2. The contribution of the structure to the mass and scale of the streetscape. While the building's height is consistent with adjacent one-story structures, the buildings mass is altered by its façade extension.

3. The impact of the loss of the structure on the streetscape. The building's typology is not common along the streetscape and alterations over time have diminished the buildings architectural integrity according to the 2016 Florida Master Site File (FMSF) survey.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. A replacement design has been provided by the applicant. The property is within the HP-1 zoning district and is thus required to adhere to the Architectural Guidelines for Historic Preservation (AGHP). New construction design requires review by the HARB via the Certificate of Appropriateness (COA) process which can be heard in conjunction with this COD application. The applicant has submitted an Opinion of Appropriateness OOA application for preliminary review of the design. The HARB may choose, as allowed in the AGHP, to approve the COA prior to approving the COD.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not contributing to the district in which it is located. No known historic or cultural association are associated with the building individually and, according to the FMSF, the buildings does not appear to contribute to the district.

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

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 masonry residence that has been altered over time.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The mid-century era building typology is commonly found throughout St. Augustine particularly in the Davis Shores 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 masonry and stucco building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

10. *The justification for the proposed demolition.* The applicant seeks to redevelop the property with a two-story frame vernacular style duplex which will be heard under the companion OOA application.

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.*

Architectural Guidelines for Historic Preservation – Certificates of Demolition and Relocation (pg. 7, paragraphs 4 & 5)

Certificate of Demolitions are required on all structures within all Historic Preservation Zones and National Register Districts. All structures 50 years old or older, or listed on the Florida Master Site File, or which have been designated an historic landmark anywhere in the city also require a Certificate of Demolition.

Within Historic Preservation-One, -Two and -Three (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. The demolition permit will be issued at the same time as the building permit, unless HARB approves otherwise. Issuing the demolition permit concurrently with the building permit limits speculative demolition. Speculative demolition not only eliminates historical resources but weakens the streetscape and the integrity of the neighborhood.

The building was built by 1950 and is thus more than 50 years old. The building is in the HP-1 zoning district, is located in but does not contribute to the St. Augustine National Register Historic District and is not individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Polk City Directory Research

STAFF PHOTOGRAPHS
171 Cordova Street



West (front) Elevation

STAFF PHOTOGRAPHS
171 Cordova Street



South Elevation

STAFF PHOTOGRAPHS
171 Cordova Street



North Elevation



STAFF PHOTOGRAPHS
171 Cordova Street

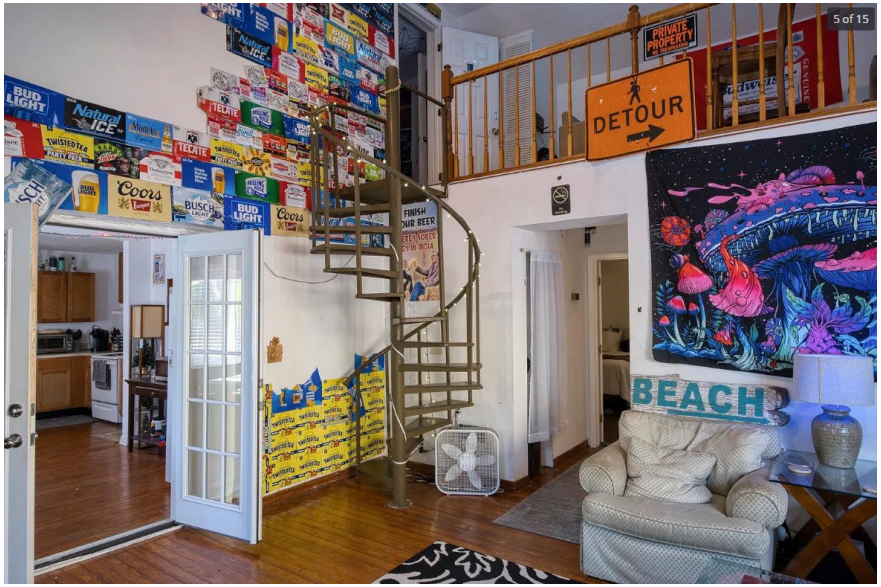


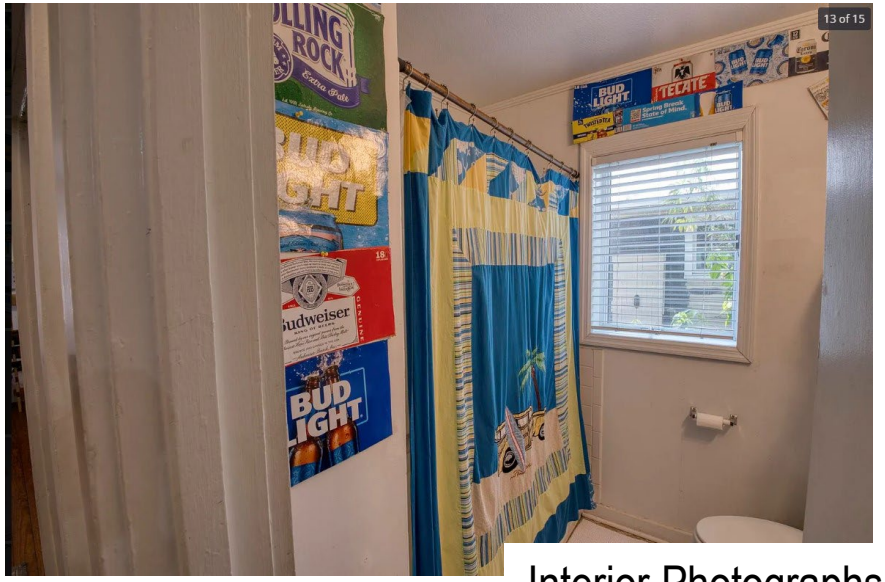
East Elevation

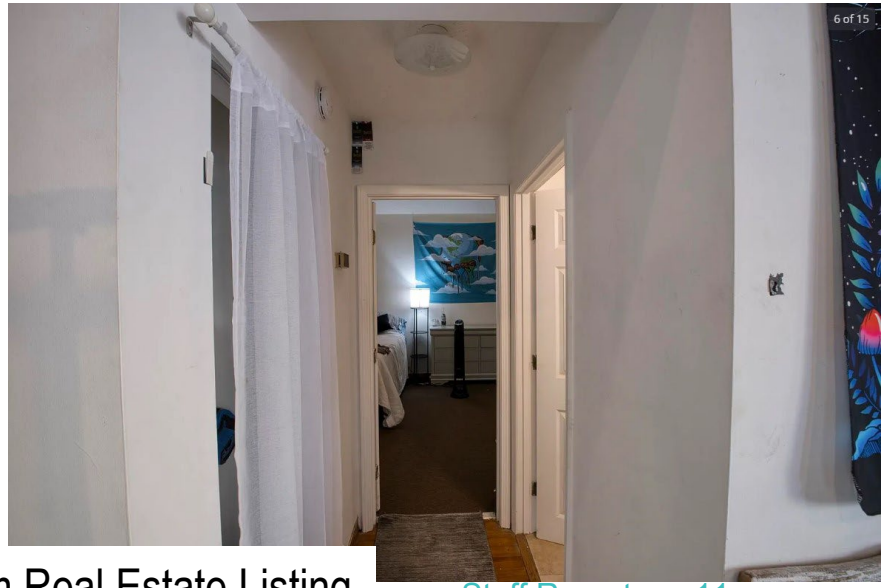


STAFF PHOTOGRAPHS
171 Cordova Street



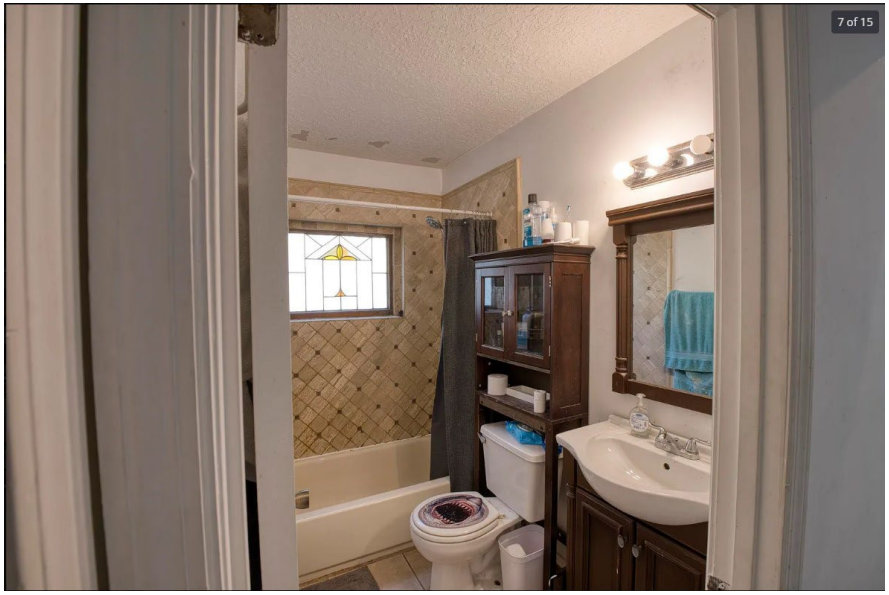






Interior Photographs from Real Estate Listing

STAFF PHOTOGRAPHS
171 Cordova Street



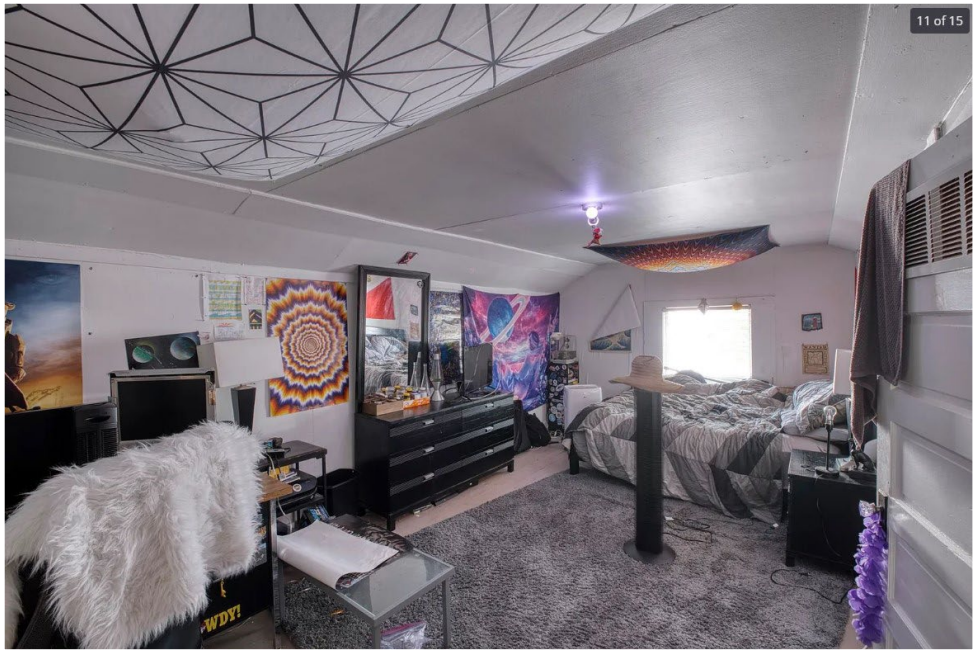






Interior Photographs from Real Estate Listing

STAFF PHOTOGRAPHS
171 Cordova Street



Interior Photographs from Real Estate Listing



STAFF PHOTOGRAPHS
171 Cordova Street



Context Photographs

STAFF PHOTOGRAPHS
171 Cordova Street



Context Photographs



STAFF PHOTOGRAPHS
171 Cordova Street





Context Photographs

☒ Original
☐ Update

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

Site #8 SJ06471
Field Date 5-2-2016
Form Date 5-2-2016
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) 171 Cordova Street — Multiple Listing (DHR only)
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only)
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
171		Cordova	Street	

Address:
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒ yes ☐ no ☐ unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 17 — **¼ section:** ☐ NW ☐ SW ☐ SE ☐ NE — **Irregular-name:**
Tax Parcel # 1996700000 — **Landgrant**
Subdivision Name City of St. Augustine — **Block** 38 — **Lot** 5
UTM Coordinates: Zone ☐ 16 ☐ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1950 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐ yes ☒ no ☐ unknown — Date: — Original address
Alterations: ☒ yes ☐ no ☐ unknown — Date: — Nature ext fabric, windows, entry/porch enclose
Additions: ☒ yes ☐ no ☐ unknown — Date: — Nature front entrance
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Other — **Exterior Plan** Irregular — **Number of Stories** 1-2
Exterior Fabric(s) 1. Stucco — 2. — 3.
Roof Type(s) 1. Gable — 2. Flat — 3.
Roof Material(s) 1. Composition shingles — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) single 1/1 metal; single pane casement

Distinguishing Architectural Features (exterior or interior ornaments) side-gable roof with enclosed front porch and extended front facade

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) normal setback; side driveway and parking in rear

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)	

HR6E046R0107 Florida Master Site File / Division of Historical Resources / R. A. Gray Building / 500 South Bronough Street, Tallahassee, FL 32399-0250
Phone (850) 245-6440 / Fax (850)245-6439 / E-mail SiteFile@dos.state.fl.us

HISTORICAL STRUCTURE FORM

Site #8 SJ06471

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 hollow core panel door

Porch Descriptions (types, locations, roof types, etc.) enclosed front porch

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Replacement windows, enclosed porch and extended facade diminish the architectural integrity and does not appear to contribute to a district

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

DOCUMENTATION

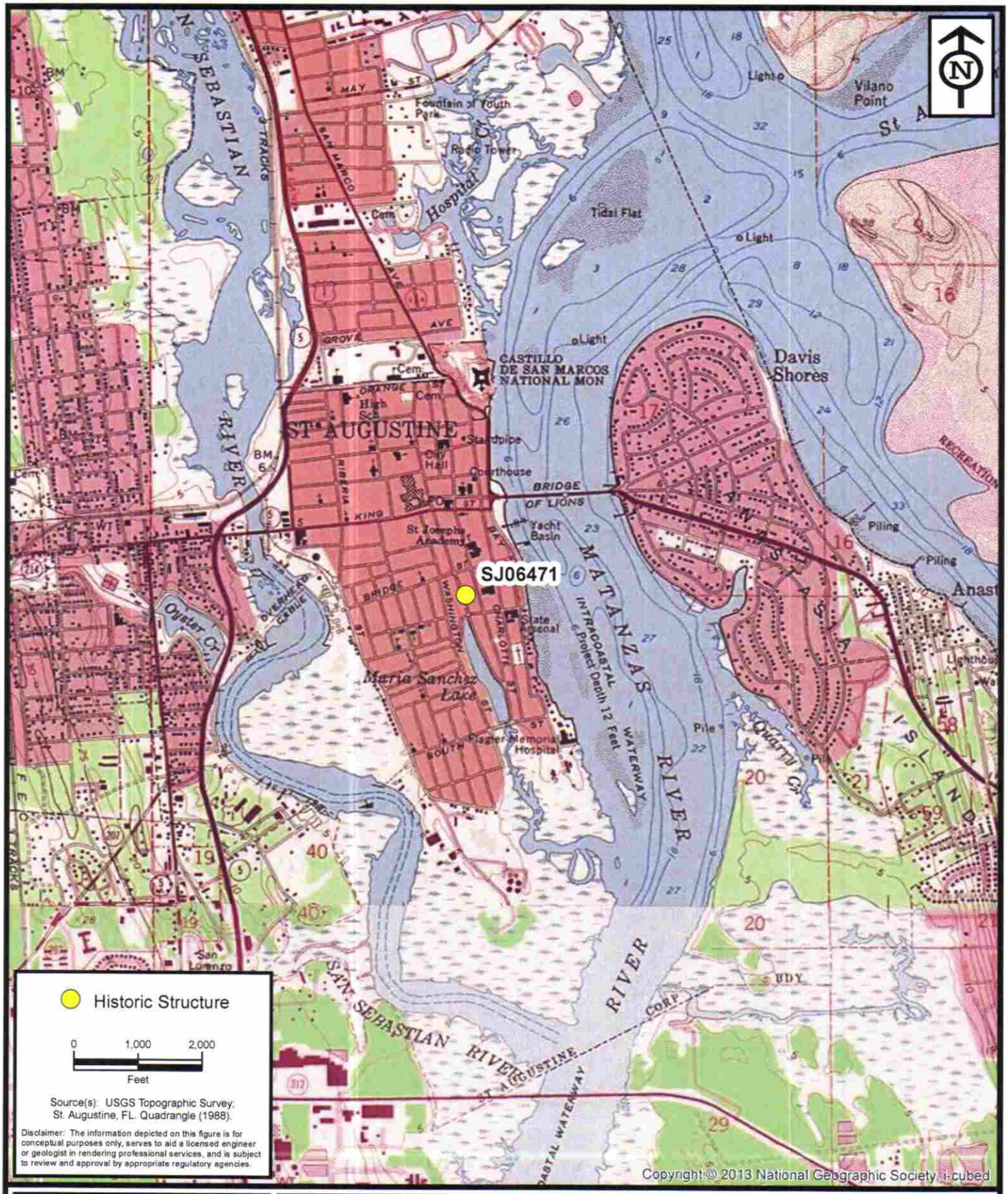
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

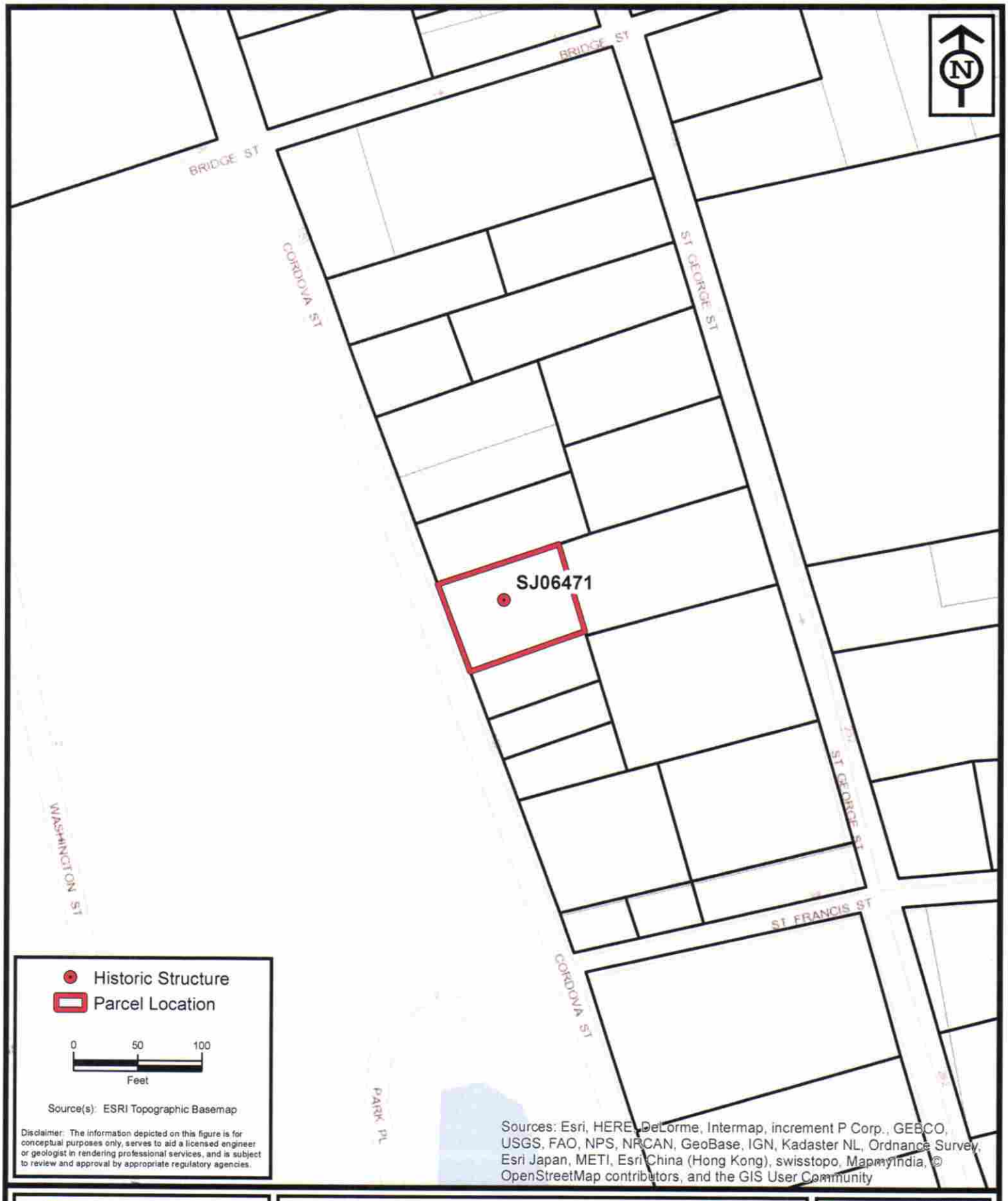
Project Location - SJ06471

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\SJ06471\Location.mxd Date: 6/28/2016 1:14:12 PM



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

Parcel Location - SJ06471

City of St. Augustine
Historic Structure Survey

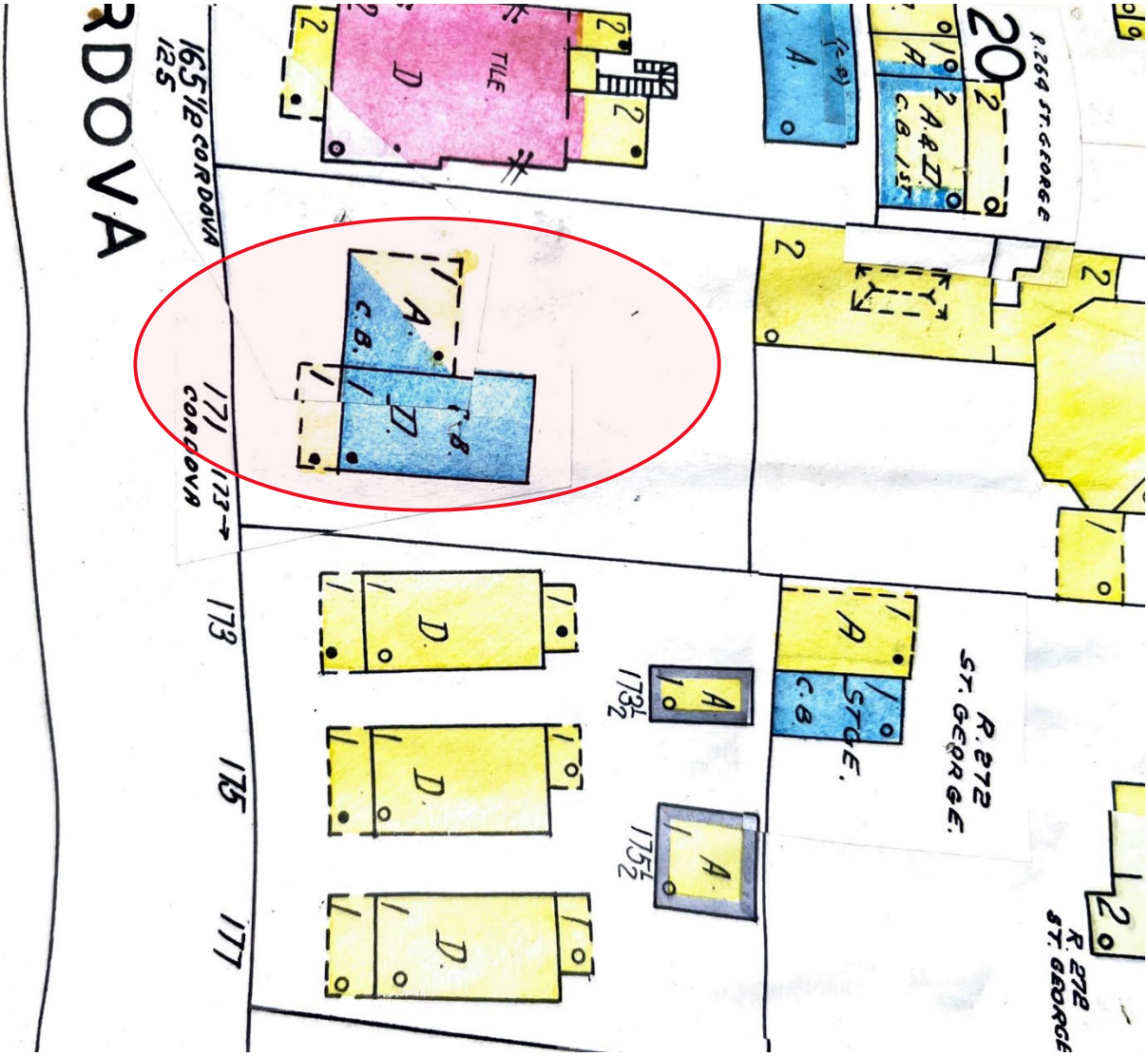
St. Johns County, Florida

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\SJ06471\Parcel.mxd Date: 6/28/2016 1:15:29 PM



SANBORN MAP: 1930 UPDATED TO 1965
171 Cordova Street



171 Cordova Street (c. 1950)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1957	Mrs. Mary L. Wimer	(o)	Secretary, Florida East Coast Railway
1960	Robert W. Maginnis	(o)	Agent, Occidental Life Insurance of California
1965	Lester P. Hudson (wife: Elizabeth A)		Salesman, Meadowbrook Farms
1970	James R. Sloan (wife: Patricia W.)	(o)	Credit Manager, Sherwin Williams (Teacher, Webster Elementary)
1975	"No Return"		
1979-80	"No Return"		
1984-85	Sylvia W. Meeks		Teacher, Beasly Middle School

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

Received 04/21/2023
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0029

Receipt No. 2614066 Meeting Date May 2023 May 18, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Sarah Ryan
   Business (if applicable) Sarah Ryan Architect
   Address 201 Owens Ave
   City St Augustine State FL Zip 32080
   Daytime telephone 904-547-9430 E-mail address sr@sarahryanarchitect.

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

2. NAME OF PROPERTY OWNER Eva Nagorski and Carl Spadaro
   Business (if applicable) Lions Beach Capital
   Address 6899 PHILLIPS INDUSTRIAL BLVD.
   City JACKSONVILLE State FL Zip 32256
   Daytime telephone (required)_____ E-mail address _____

3. PROJECT STREET ADDRESS 171 Cordova Street, St Augustine FL 32080

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

5. DATE OF CONSTRUCTION 1950 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: New building
   See streetscape

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 SARAH RYAN 4.18.23

SIGNATURE OF APPLICANT S Ryan

PRINT OWNER'S NAME EVA NAGORSKI + CARY SPADARO 4.18.23

SIGNATURE OF OWNER

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received 04/21/2023
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: 171 Cordova St.

Applicant's Name: Sarah Ryan Applicant's Signature: S Ryan

Owner's Name: EVA NAGORSKI CARL SPADARO Owner's Signature: Eva

Received 04/21/2023
Planning and Building Department

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

EVA NAGORSKI
CARL SPADARO

Sarah Ryan
Mark McConnel is/are hereby authorized TO ACT ON BEHALF OF Lions Beach Capital, the owner(s) of those lands described within

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

_____

BY: _____
Signature of Owner

Carl Spadaro
Print Name of Owner

904 607 1463
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 6th day of 2023, ~~20~~.

By Carl Spadaro

Identification verified: Drivers License

Oath sworn: ✓ Yes____ No

KETO L. BURNS
Commission # HH 306347
Expires December 27, 2026

Notary Signature: _____

My Commission expires: 12/27/2026

Rev:120219 jw

Received 04/18/2023
Planning and Building Department

Received 04/18/2023
Planning and Building Department



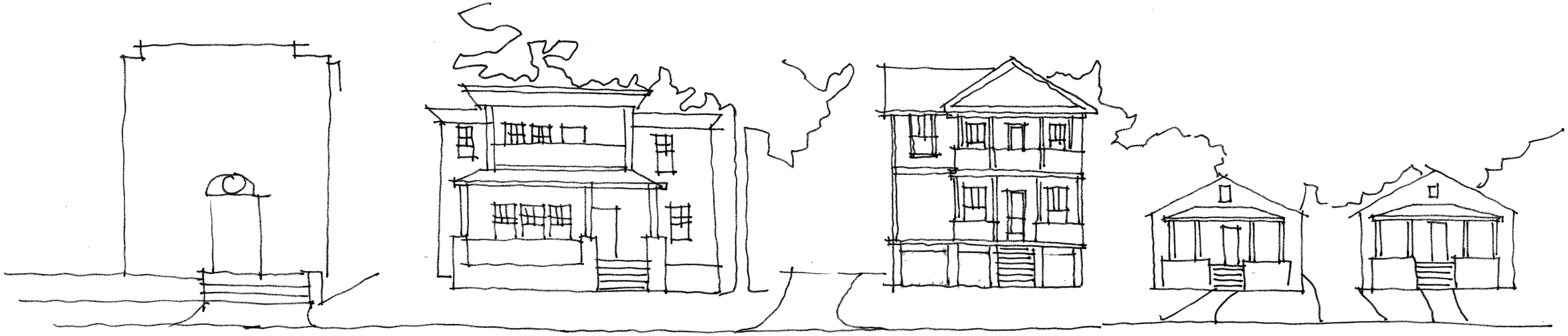
Received 04/18/2023
Planning and Building Department



Received 04/18/2023
Planning and Building Department



Streetscape
171 CORDOVA
EXISTING



Streetscape
171 CORDOVA
PROPOSED

Innovative Designs

By

John Shakib

Registered Florida Engineer # 24175

February 11, 2023

Reference: House at 171 Cordova St., St. Augustine, Florida

On February 10, 2023 I visited the referenced house to evaluate the extent of changes necessary in order to make this house a livable residence without the threat of it being flooded, to eliminate dangerous conditions due to the poor design of the house and finally, to eliminate current code problems. Based on my investigation I have come to the conclusion that it would be more beneficial to tear down this house and build a new house in its place. Following are the issues that I found with this house:

1. There are two major problems with this house. Firstly, the house needs to be raised to solve the problem with flooding. Every time there is a storm in town the water level rises above the flood level. It is prohibitively expensive to raise this house because the house is built with concrete blocks. Secondly, the stairs are only 25" wide and very steep. The tread depth is less than 8" which makes navigating these stairs very dangerous. To bring the stairs into compliance with code would require a redesign of the house and thereby affecting most of the inside of this structure.
2. I also found the following problems
    a. The ceiling height on the second floor is less than 7', which does not meet current code and is not desirable.
    b. There is mold on the bottom of the walls on first floor due to flooding.
    c. There are doorways with the top of the door way measuring less than 6'8".
    d. The floor level in some areas of the house is sloping because of flooding
    e. Currently, only window air conditioners are in this house. Because of shallow joists between the first and second floor there is no way to add duct work to supply air conditioning on the first floor.
    f. The plumbing pipes are old and need to be replaced
    g. The entire house has to be brought up to meet today's building codes because the extent of rework would exceed more than ½ of the price of the house.

In my professional opinion there are too many changes necessary in order to make this house livable and to meet current building codes. To spend any amount of money to upgrade this house would be a waste. This is why, in my professional opinion, it is better to tear down this house and start fresh with a new house. There are new houses on the street where this house is located and a new house in place of this existing house would also serve to improve the appearance of this neighborhood.

Jahangir Shakib

Florida Professional Engineer # 24175

Instr #2022103776 BK: 5662 PG: 1912, Filed & Recorded: 11/14/2022 8:38 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,010.00

Prepared by and return to:
Amanda Viney
Ginn & Patrou, PA
460 A1A Beach Boulevard
St. Augustine Beach, FL 32080
(904) 461-3000
File No 22-231

Parcel Identification No 199670-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **9th day of November, 2022** between **Nand Sethi, an unmarried man**, whose post office address is **1166 San Jose Forest Drive, St. Augustine, FL 32080**, of the County of St. Johns, State of Florida, Grantor, to **Lions Beach Capital LLC, a Florida Limited Liability Company**, whose post office address is **6899 Philips Industrial Boulevard, Jacksonville, FL 32256,** of the County of Duval, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

The North Seventy-Two (72) feet Six (6) inches of Lot 5, Block 38 of the City of St. Augustine, Florida, according to the Official Map or Plat of said City, dated June 12, 1923 and filed October 4, 1923 in the Office of the Clerk of the Circuit Court in and for St. Johns County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1166 San Jose Forest Drive, St. Augustine, FL 32080.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Scott Patrou

Nand Sethi

WITNESS
PRINT NAME: Brandon Edmondson

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 9th day of November, 2022, by Nand Sethi.

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

Personally Known: X OR Produced Identification: _____
Type of Identification
Produced: _____

SCOTT MICHAEL PATROU
Notary Public · State of Florida
Commission # HH 243288
My Comm. Expires Apr 15, 2026
Bonded through National Notary Assn.

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	1996700000
Location Address	171 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG N72.6FT OF LOT 5 BLK 38 OR5662/1912 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Lions Beach Capital LLC 100%
Mailing Address	6899 PHILIPS INDUSTRIAL BLVD JACKSONVILLE, FL 32256-0000

Map



Valuation Information

	2023
Building Value	$126,139
Extra Features Value	$0
Total Land Value	$291,088
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$417,227**
Total Deferred	$0
Assessed Value	**$417,227**
Total Exemptions	$0
Taxable Value	**$417,227**

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

Historical Assessment Information

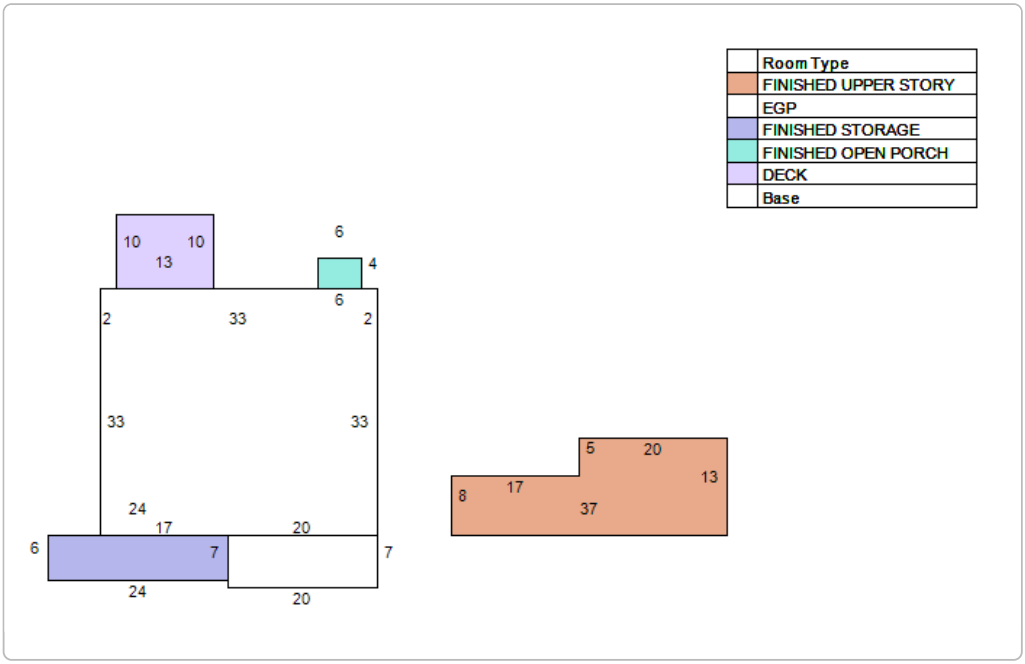
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$171,839	$0	$342,247	$0	$0	$514,086	$316,040	$198,046	$316,040
2021	$132,841	$0	$154,468	$0	$0	$287,309	$287,309	$0	$287,309
2020	$144,418	$0	$129,283	$0	$0	$273,701	$273,701	$0	$273,701
2019	$132,056	$0	$129,283	$0	$0	$261,339	$261,339	$0	$261,339
2018	$133,916	$0	$129,283	$0	$0	$263,199	$261,096	$2,103	$261,096
2017	$137,636	$88	$129,283	$0	$0	$267,007	$237,360	$29,647	$237,360
2016	$139,496	$110	$117,530	$0	$0	$257,136	$215,782	$41,354	$215,782
2015	$127,221	$132	$90,666	$0	$0	$218,019	$196,165	$21,854	$196,165
2014	$96,601	$132	$81,599	$0	$0	$178,332	$178,332	$0	$178,332
2013	$99,110	$154	$81,599	$0	$0	$180,863	$180,863	$0	$180,863
2012	$50,182	$176	$161,425	$0	$0	$211,783	$211,783	$0	$211,783
2011	$49,637	$198	$179,361	$0	$0	$229,196	$229,196	$0	$229,196
2010	$87,268	$176	$199,290	$0	$0	$286,734	$286,734	$0	$286,734

Building Information

Building	1
Year Built	1950
Actual Area	2055
Conditioned Area	1617
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	1221
FINISHED DECK	130
FINISHED OPEN PORCH	24
FINISHED STORAGE/UTILITY	144
UNFINISHED ENCLOSED PORCH	140
FINISHED UPPER STORY	396
Total SqFt	2055

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	73	100	73	EF	$291,088

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/14/2022	11/9/2022	$430,000.00	WARRANTY DEED	5662	1912	Q	I	SETHI NAND	LIONS BEACH CAPITAL LLC
6/19/2012	6/6/2012	$0.00	CORRECTIVE DEED	3575	1472	U	I	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE	SETHI NAND
2/24/2012	1/30/2012	$121,100.00	WARRANTY DEED	3529	644	U	I	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE	SETHI ANDY
1/25/2012	1/5/2012	$100.00	WARRANTY DEED	3518	1220	U	I	PNC BANK NATIONAL ASSOCIATION	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE
	4/12/2010	$100.00	CERTIFICATE OF TITLE	3303	1803	U	I	MOELLER JILL ANN ETAL/BY SJC COCC	NATIONAL CITY BANK OF INDIANA
5/27/2008	1/8/2008	$0.00	CORRECTIVE DEED	3085	727	U	I	SAVAGE DAVID BRUCE	MOELLER JILL ANN
	1/8/2008	$0.00	QUIT CLAIM DEED	3030	773	U	I	SAVAGE DAVID BRUCE	MOELLER JILL ANN
	11/19/2005	$0.00	MARRIAGE CERTIFICATE	2588	1497	U	I	MOELLER JILL	SAVAGE DAVID B
	2/22/2005	$0.00	CORRECTIVE DEED	2396	699	U	I	LUTZ JAMES W,JACQUELINE	MOELLER JILL A & SAVAGE DAVID B (JTRS)
	2/22/2005	$312,500.00	WARRANTY DEED	2384	316	Q	I	LUTZ JAMES W,JACQUELINE	MOELLER JILL A & SAVAGE DAVID B
	9/30/1998	$131,400.00	WARRANTY DEED	1354	1231	Q	I	HANNAY GERALD W JOINED BY LOIS	LUTZ JAMES W & JACQUELINE
	11/1/1990	$61,500.00		875	259	Q	I		HANNAY GERALD W
	7/1/1989	$52,700.00		825	515	Q	I		
	7/1/1983	$45,000.00		594	223	Q	I		

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 4/17/2023, 11:46:59 PM

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

Detail by Entity Name

Florida Limited Liability Company
LIONS BEACH CAPITAL, LLC

Filing Information

Document Number	L22000223469
FEI/EIN Number	92-0927405
Date Filed	05/12/2022
State	FL
Status	ACTIVE

Principal Address

6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256

Mailing Address

6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256

Registered Agent Name & Address

STONEBURNER BERRY PURCELL & CAMPBELL, PA
1031 LASALLE STREET
JACKSONVILLE, FL 32207

Authorized Person(s) Detail

Name & Address

Title MGR

SPADARO, CARL
6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256 UN

Title MGR

NAGORSKI, EVA
6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256 UN

Annual Reports

Report Year	Filed Date
2023	01/18/2023

Document Images

01/18/2023 -- ANNUAL REPORT	View image in PDF format
05/12/2022 -- Florida Limited Liability	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 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:

*NOTE: No additional information for this application was provided as of the drafting of this staff report. The applicant and/or property owner may provide additional information during the meeting at the Board's discretion.

This application was continued at the April 20, 2023 meeting to allow the applicant or property owner time to provide a clear justification for the window replacement since the window condition assessment indicated that the windows are in "good" condition. Some comments and concerns from the meeting included:

- Building had been heavily altered over time and windows were one of the last remaining original features.
- Change may not render the building non-contributing since general scale and mass would remain.
- Horizontal muntin pattern is unique but could potentially be replicated with in new windows.
- Energy efficiency of windows alone is not a justification for replacement.
- Repair would be preferable to replacement and would help the windows last longer.
- Board was willing to hear homeowner's justification for window replacement.

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 8 existing wood windows 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 with horizontal muntin 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, where replace would have the most visual impact, are proposed to be a similar double-hung sash window without the horizontal muntin pattern 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 PHOTOGRAPHS
36 Park Avenue



West Elevation

STAFF PHOTOGRAPHS
36 Park Avenue





West Elevation Windows Being Replaced with 1/1 DHS Composite

STAFF PHOTOGRAPHS
36 Park Avenue



East Elevation

STAFF PHOTOGRAPHS
36 Park Avenue





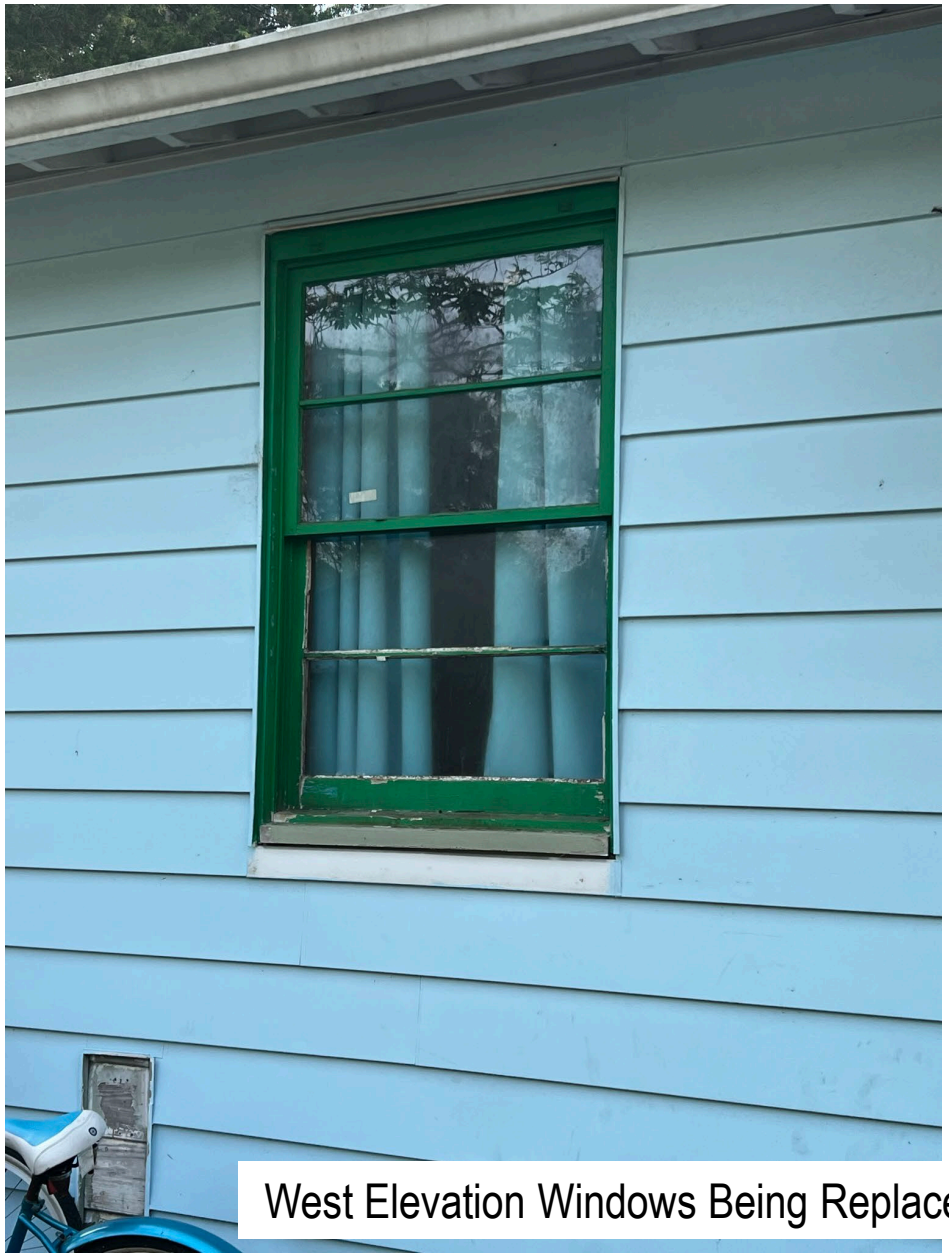
East Elevation Windows Being Replaced with Single Pane Casement (right and left) and Gliding Composite (center)

STAFF PHOTOGRAPHS
36 Park Avenue



North Elevation

STAFF PHOTOGRAPHS
36 Park Avenue

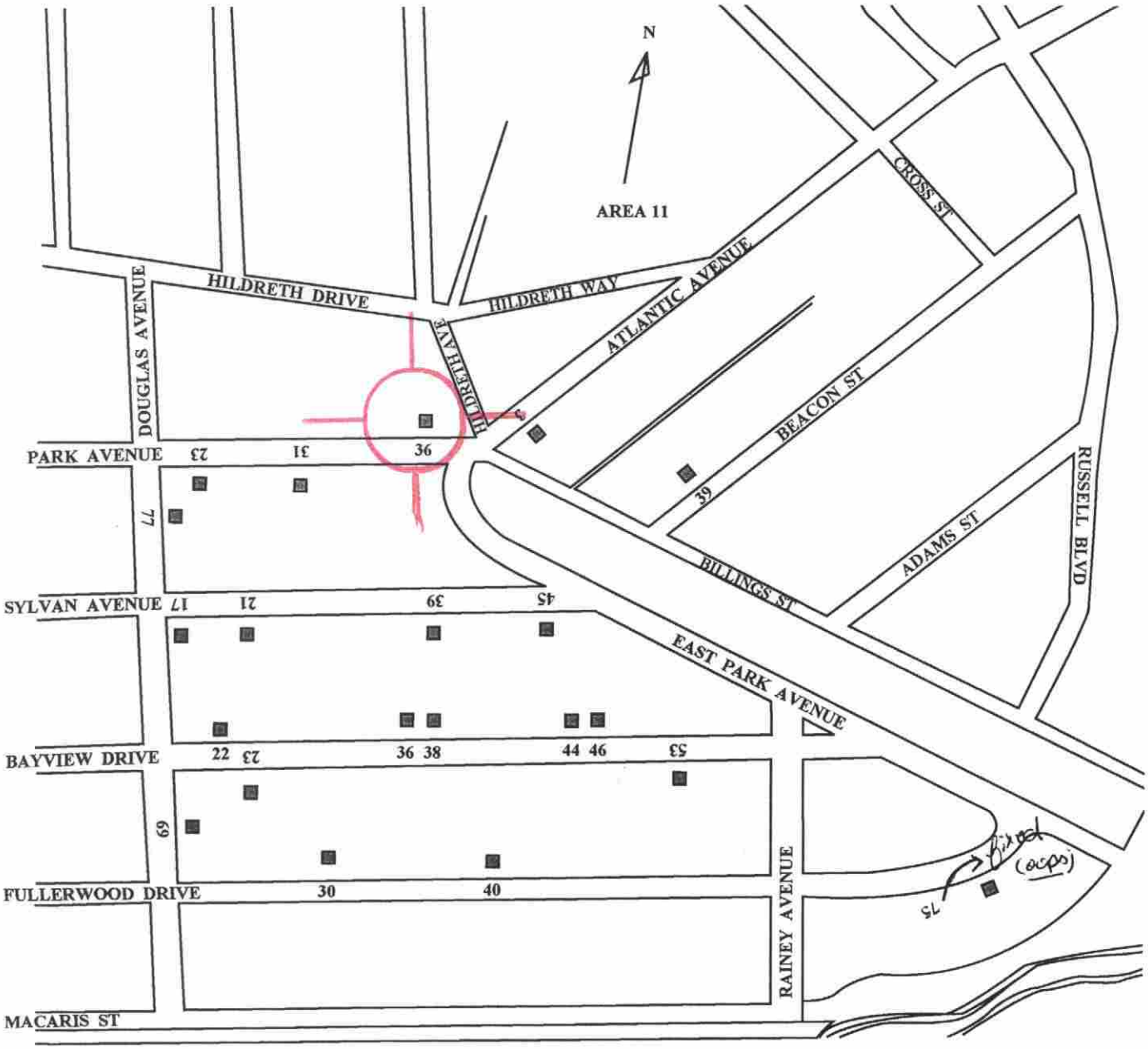


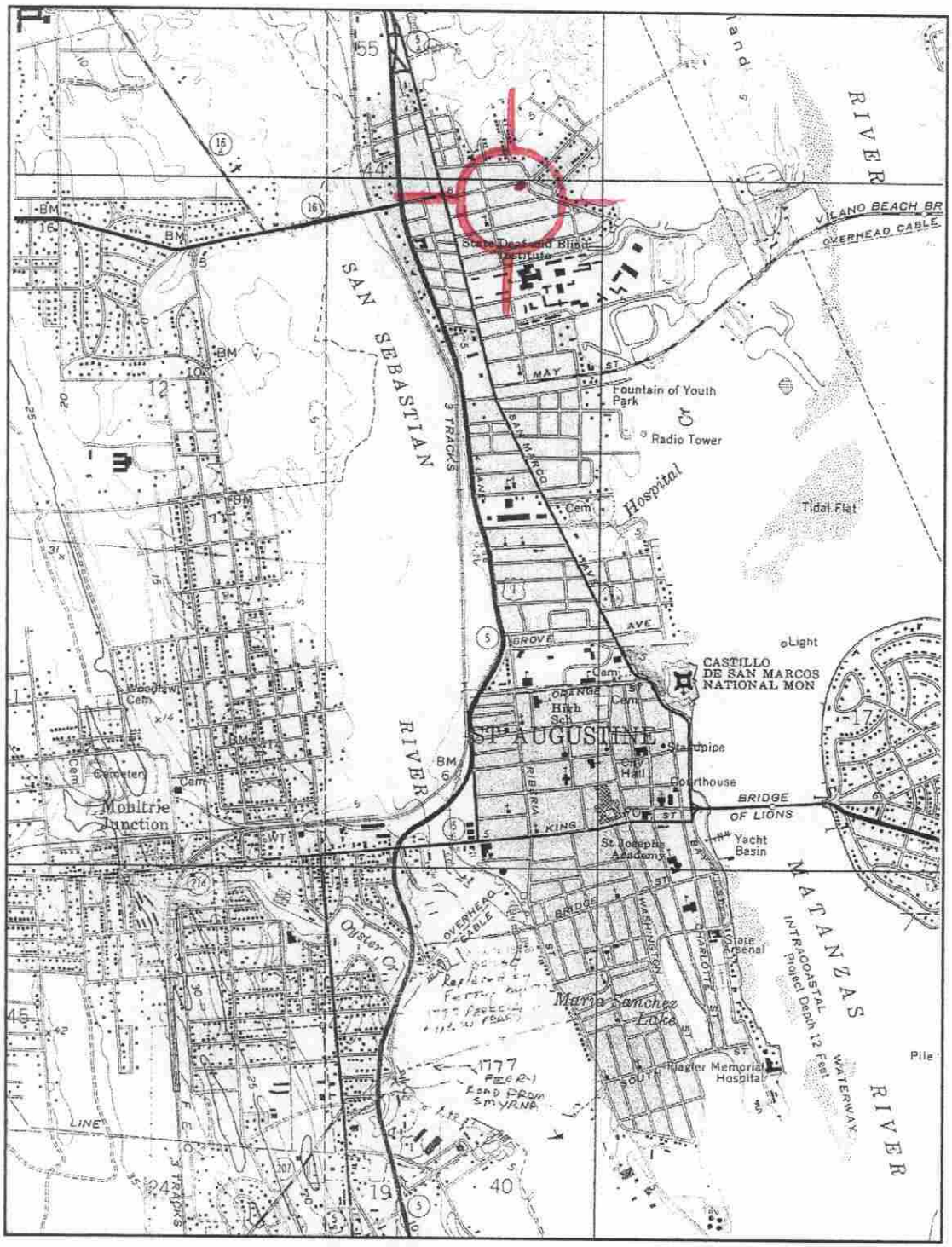


West Elevation Windows Being Replaced with 1/1 DHS and Gliding Composite

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



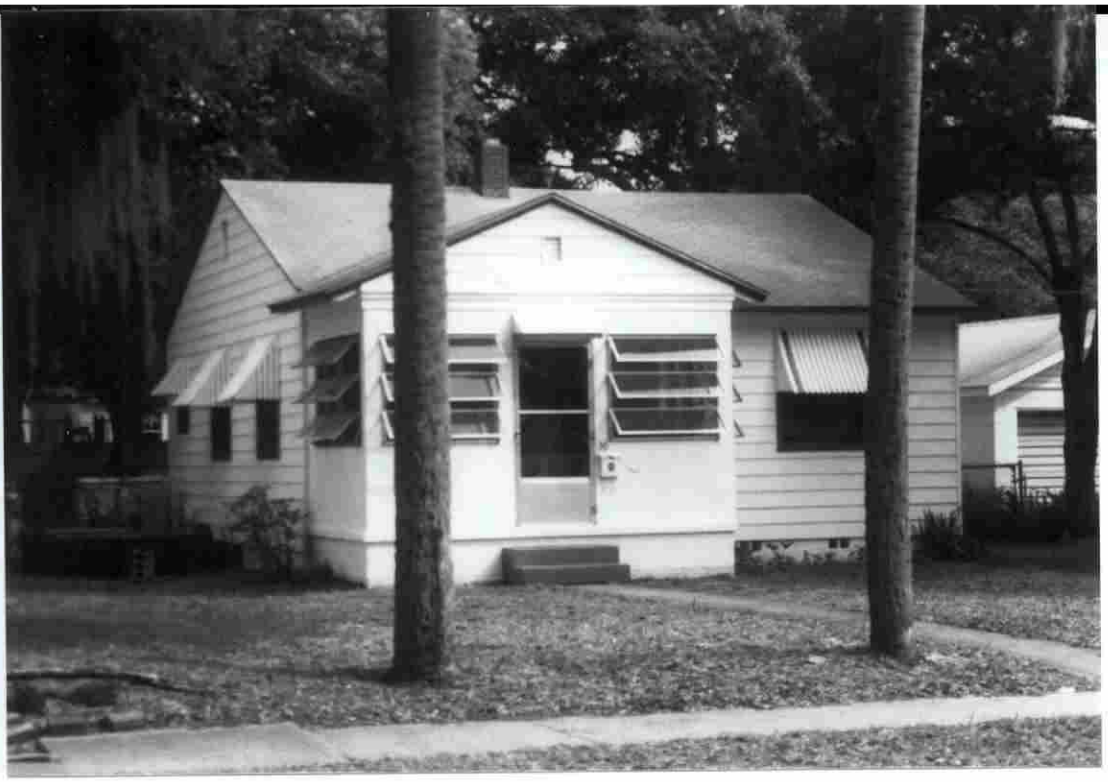
QUADRANGLE LOCATION

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.







FOR MAY 18, 2023 HARB MEETING

HP2023-0019
36 Park Avenue

NO NEW INFORMATION RECEIVED

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

April 20, 2023

Renewal by Anderson of FL
9446 Phillips Hwy Suite 6
Jacksonville, FL 32256

cc: Mehl Duane & Debra Ann Hart

Re: Certificate of Demolition – 36 Park Avenue – HP2023-0019

Dear Renewal by Anderson of FL,

On April 20, 2023, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 18, 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 May 8, 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.:	HP2023-0019
Applicant:	Renewal by Anderson of FL
Owner:	Mehl Duane & Debra Ann Hart
Address:	36 Park Avenue
Parcel Number:	1518400000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 20, 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 April 20, 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 Residential Single Family Two (RS-2).
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- May 18th, 2023
- To allow the applicant time to provide a clear justification for
- the replacement of Windows
-

DONE AND ORDERED, at a public hearing on the 20th day of April, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0019

REQUEST APPROVED / DENIED / CONTINUES

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 20th day of April, 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.

Received 03/23/2023
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. 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 METE D HANT 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:

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.

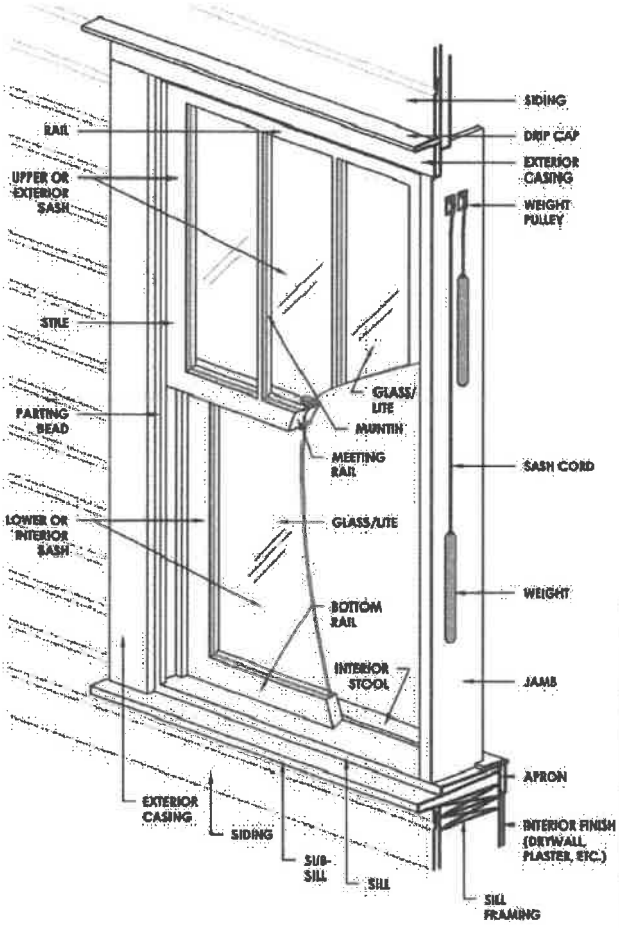
Received 03/23/2023
Planning and Building Department

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

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COA— _____
Applicant Name: Hart

Date Received: _____
Received by: _____

Window Survey Form—Window Condition Report

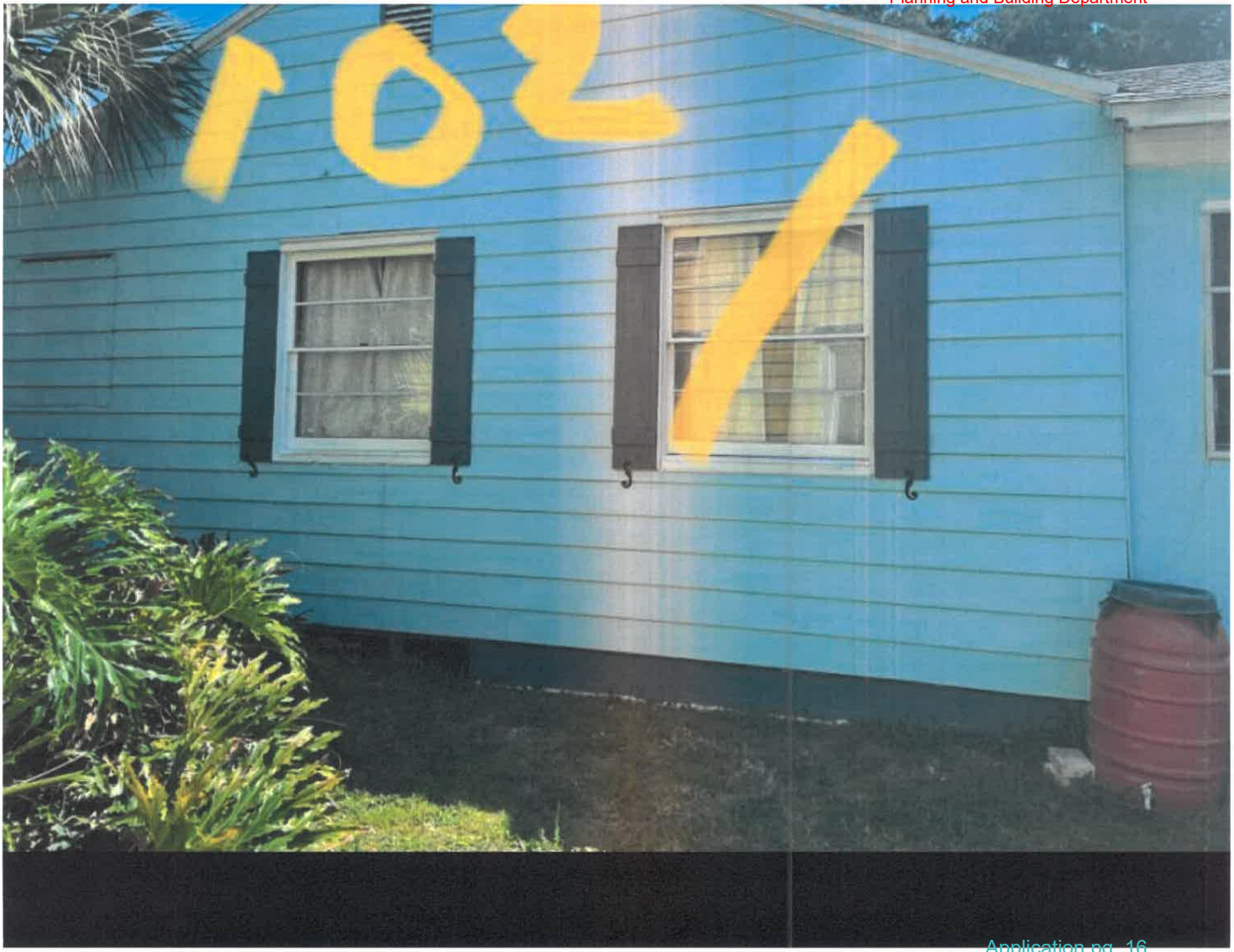
Window #	Window Condition
1	Good
2	Good
3	Good
4	Good
5	Good
6	Good
7	Good
8	Good
9	Good
10	Good
11	Good
12	Good
13	Good
14	Good
15	Good
16	Good
17	Good
18	Good
19	Good
20	

Window #	Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
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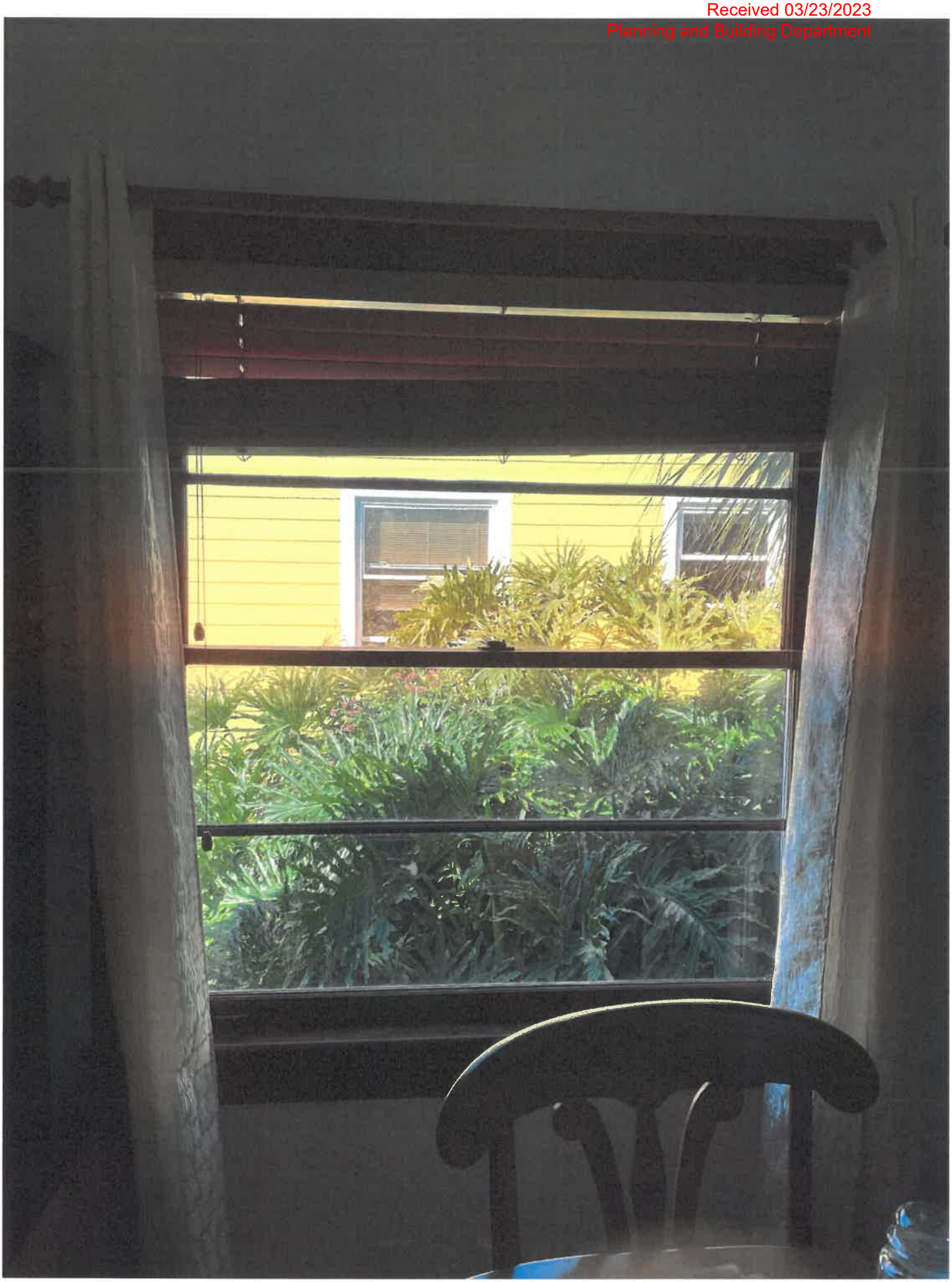
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SJC 3-8

BP2023-0380
Sent Historic Pics 3-13

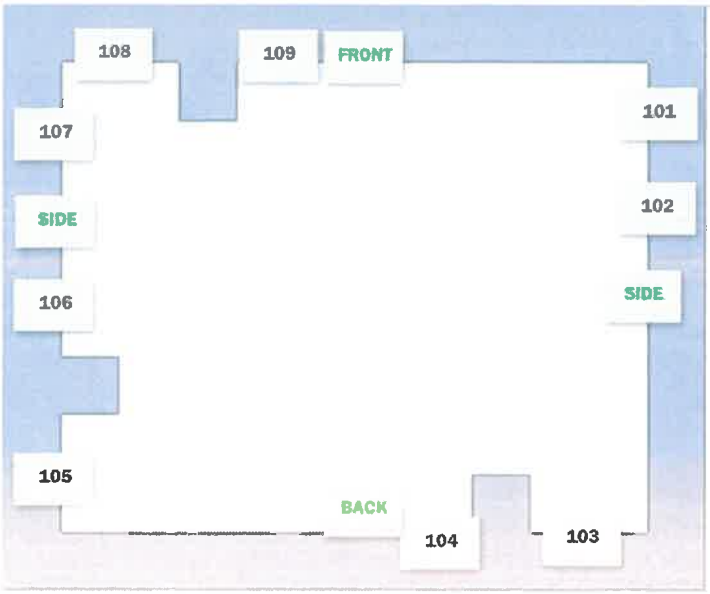
Order Summary

dba: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC I License # CGC1527613
997 West Kennedy Blvd. Suite A18 I Orlando, FL 32810
Phone: 407-803-4723 I Fax: 407-386-8262 I 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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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

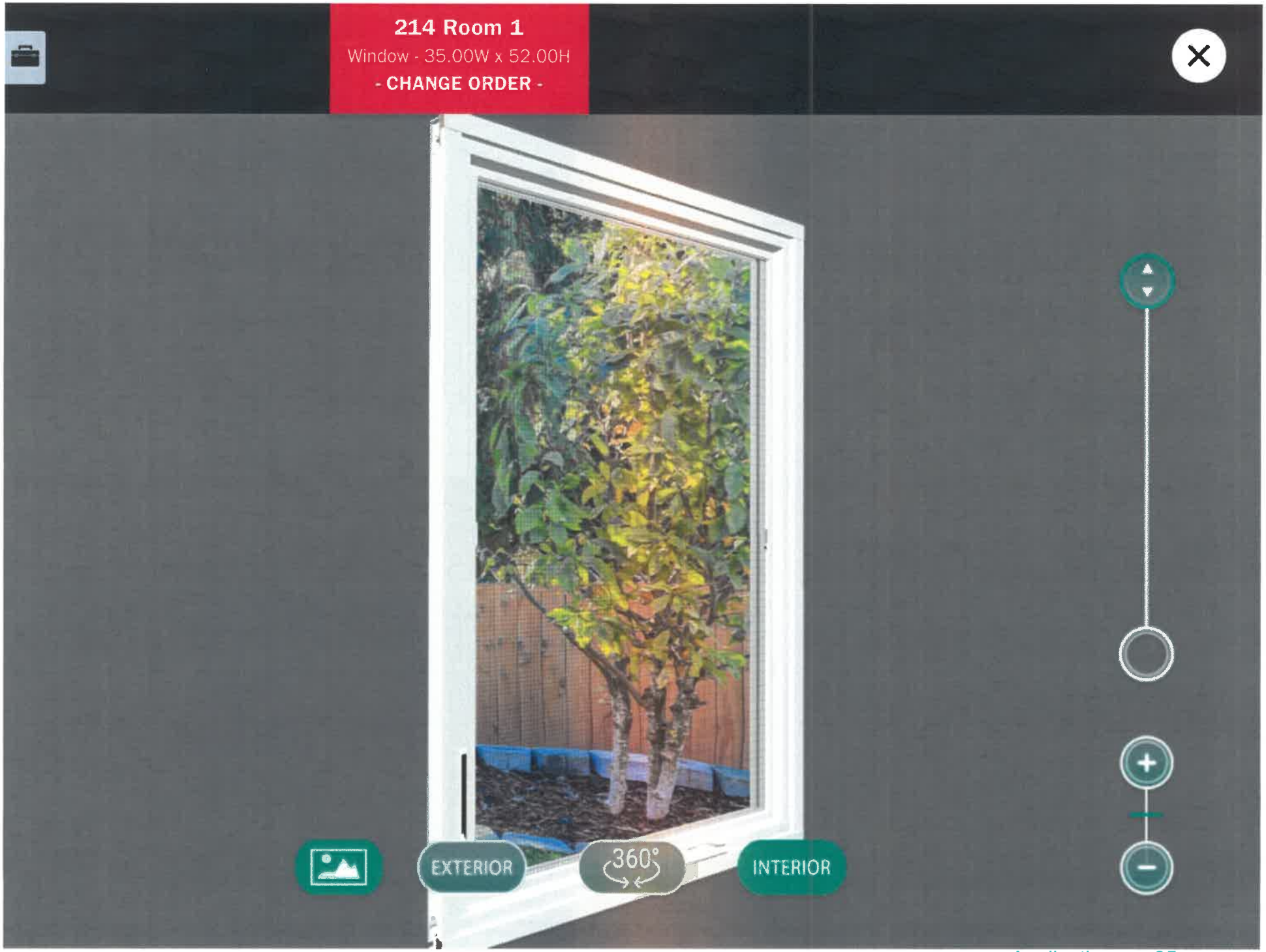
ID#	ROOM	SIZE		DETAILS
106	bath 1	35"	37"	**Window:** Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** 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:

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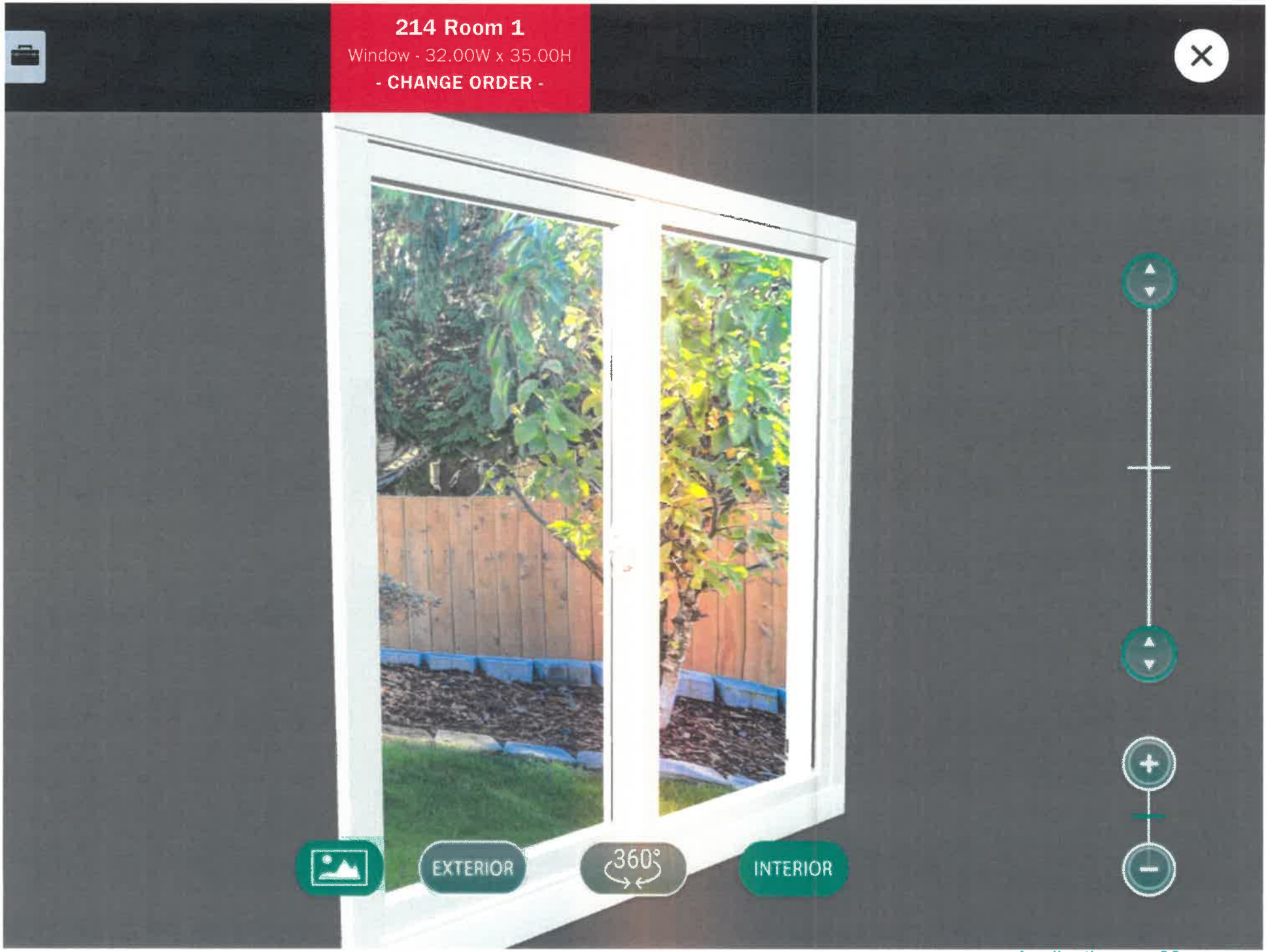
Received 03/23/2023
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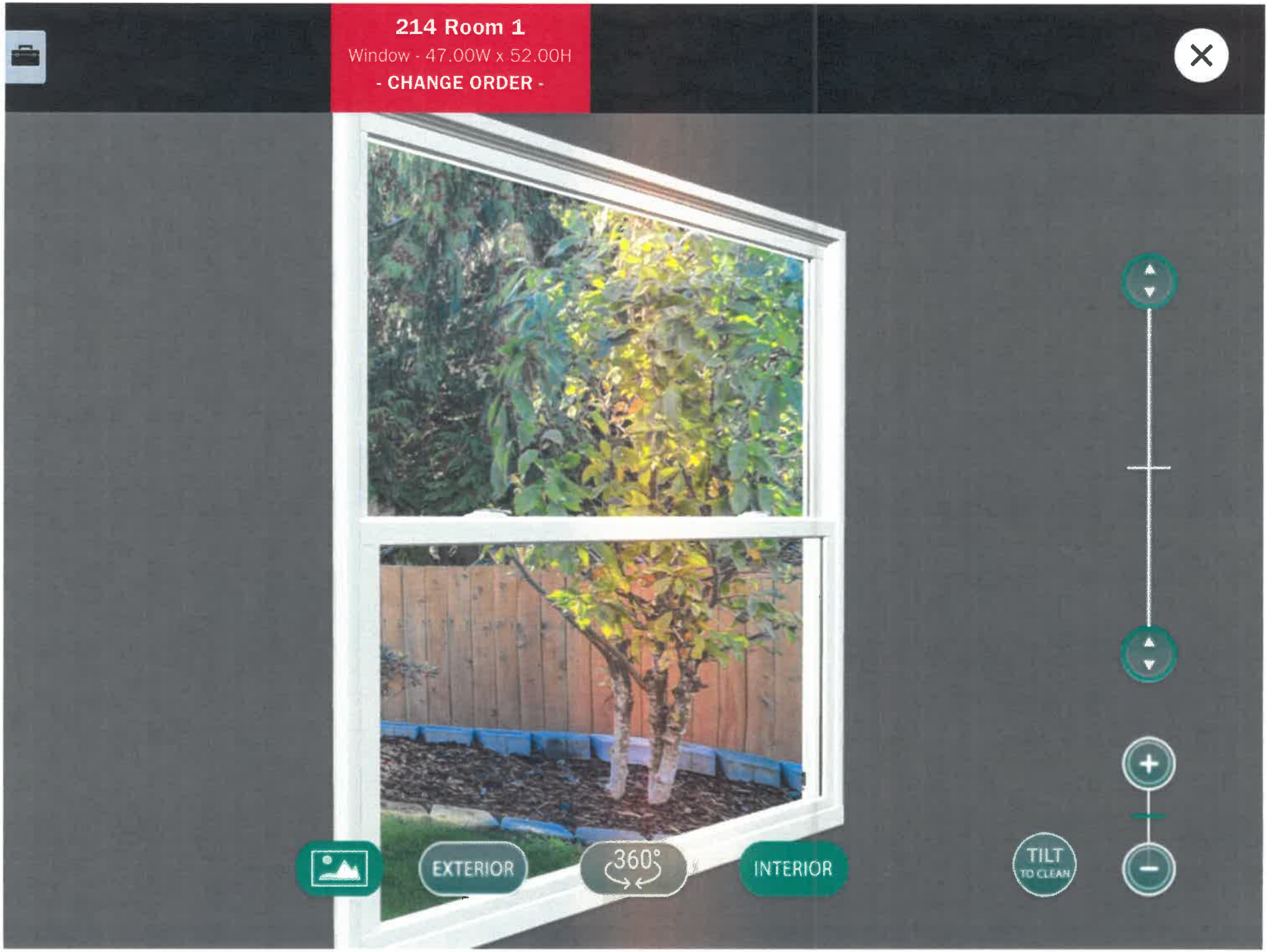
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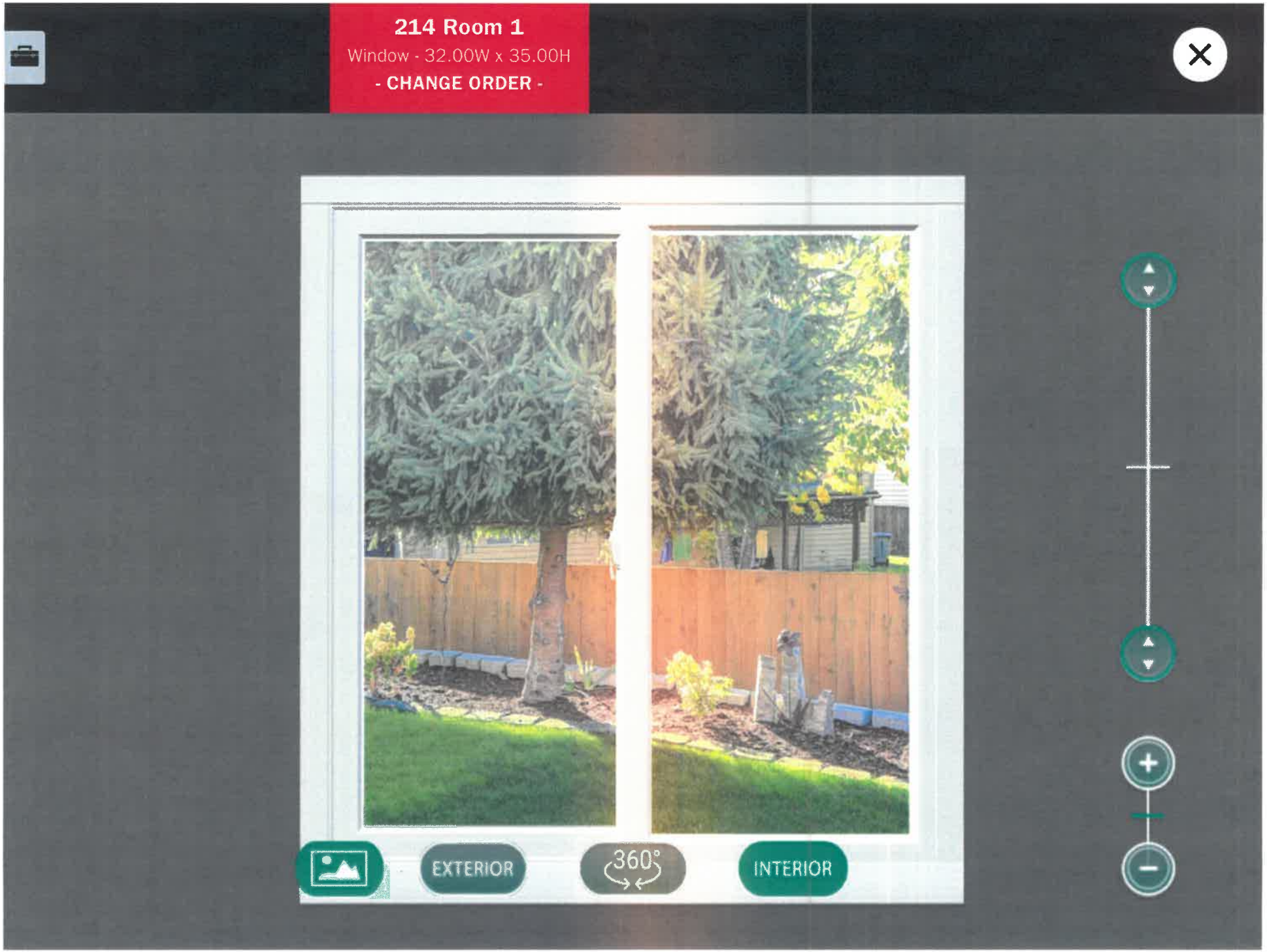
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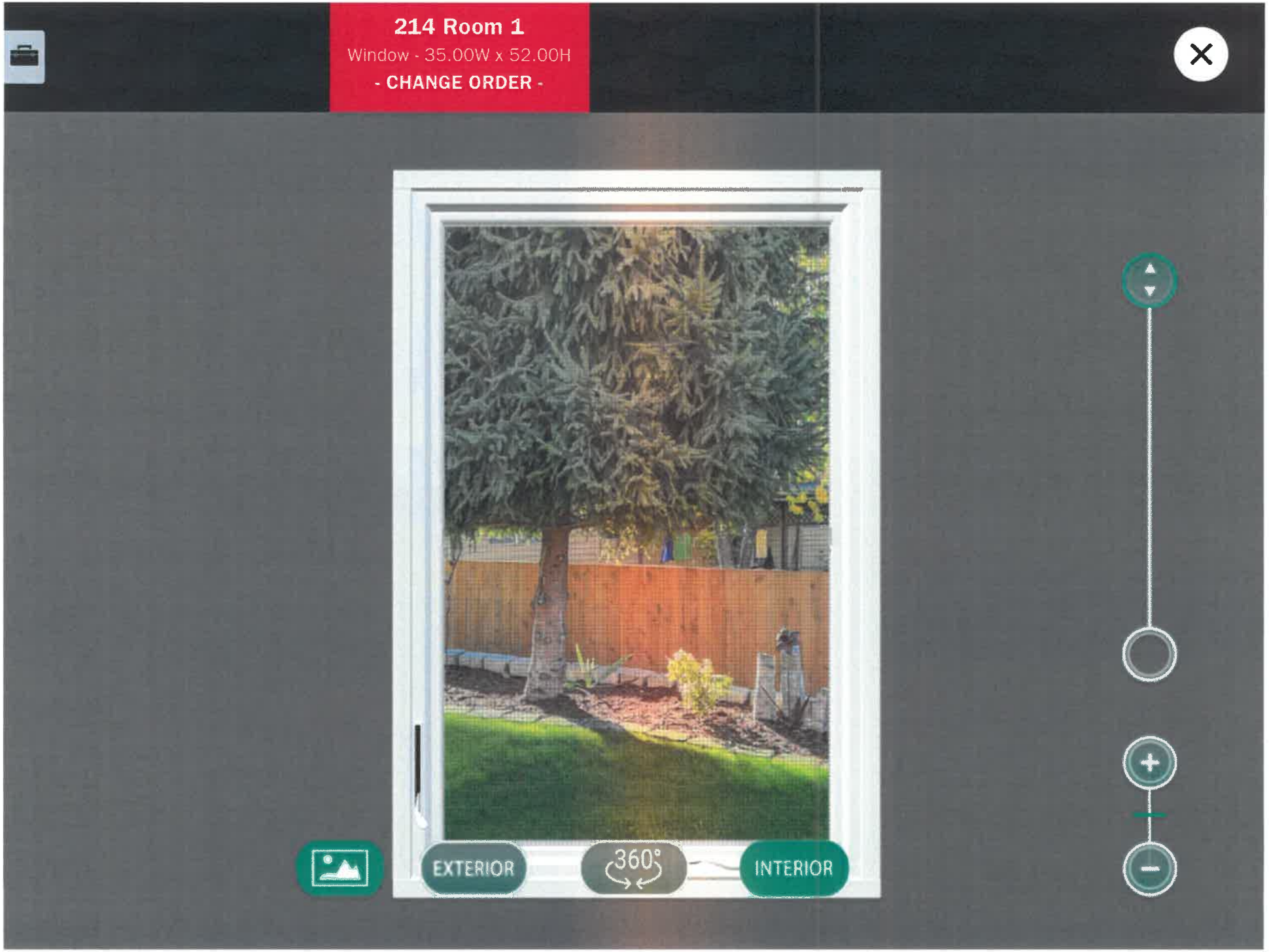
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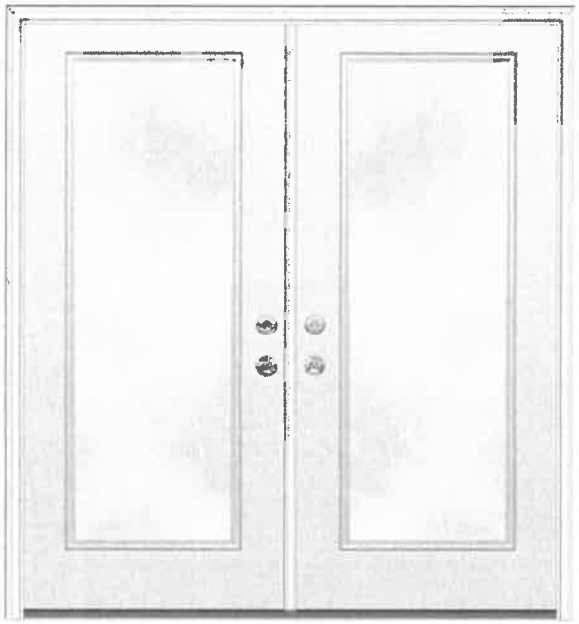


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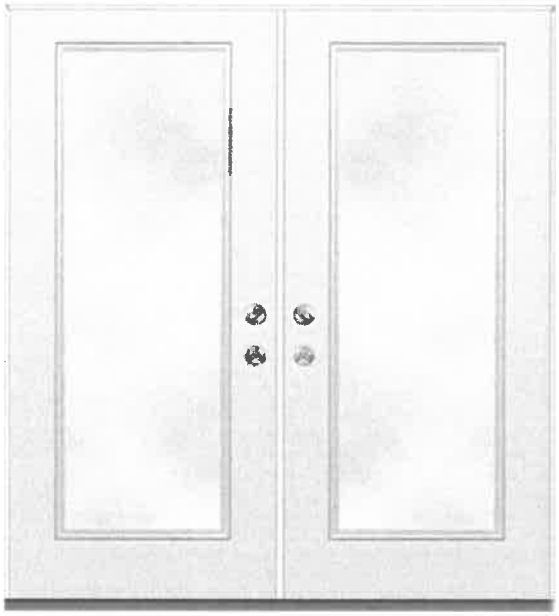
7:02 PM Mon Mar 13 71%
Done media.provia.com

YOUR **PROFESSIONAL-CLASS** PRODUCT

Legacy 20-Gauge Smooth Steel French Door with Clear Glass

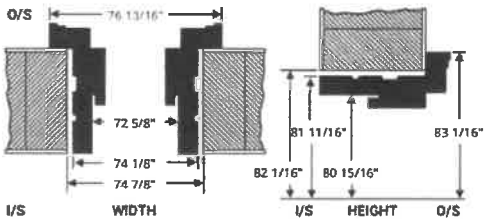


OUTSIDE VIEW

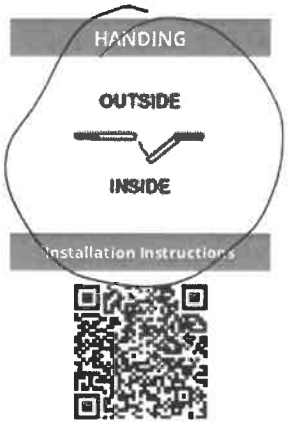


INSIDE VIEW

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

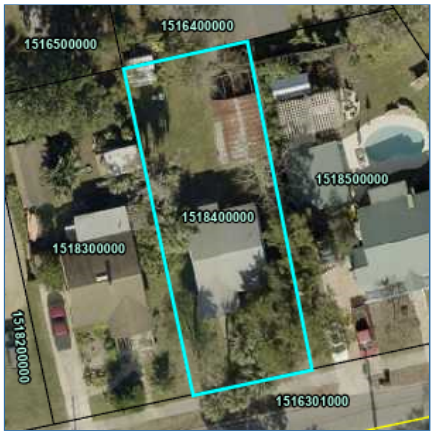
Owner Information

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

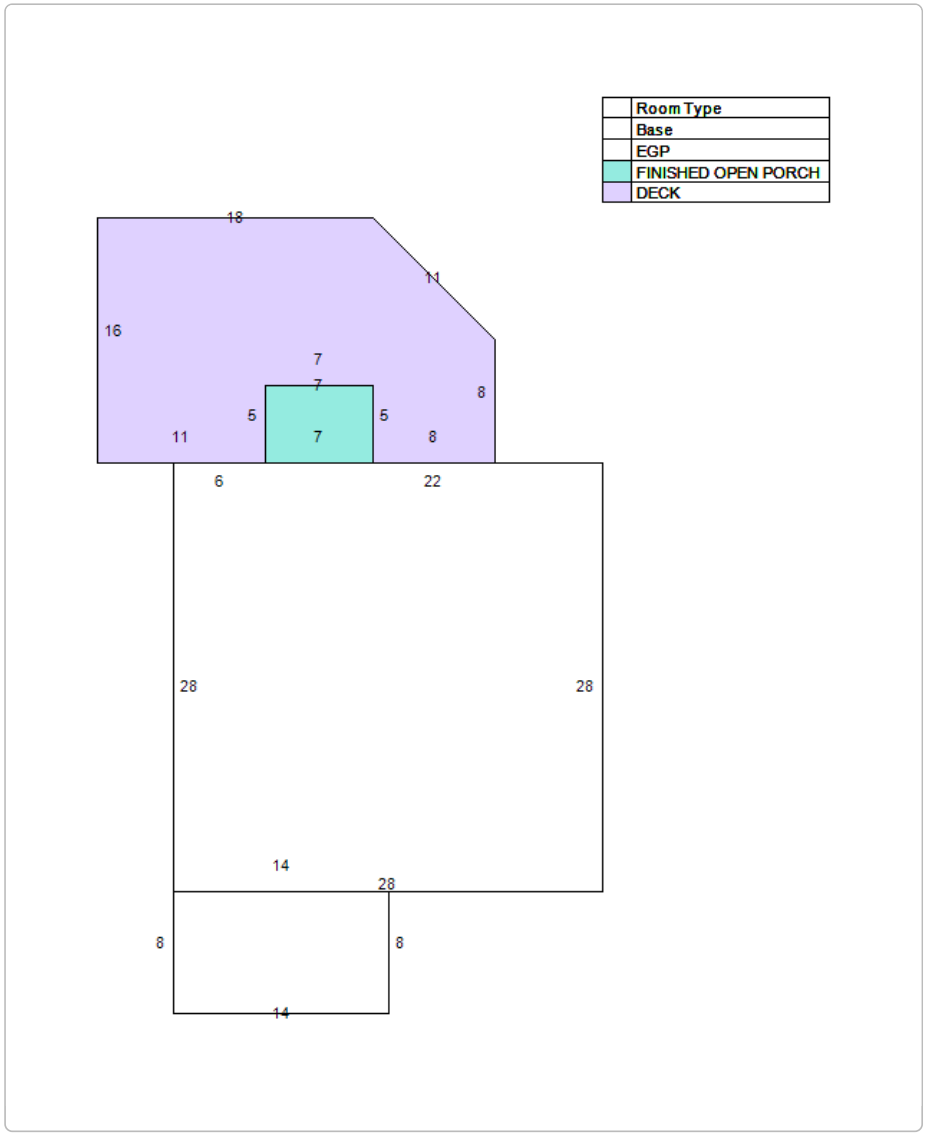
Building Information

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

Schneider GEOSPATIAL

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 2023 Meeting







Application HP2023-0033 Address: 57 Bay View Drive

Renewal by Anderson of Florida – Applicant

Stephanie Hollis and Brian Bosley – Owner

Project description: To partially demolish a residential building constructed c. 1959 that is recorded in the Florida Master Site file and a contributing building in the Fullerwood Park National Register Historic District including replacement of original wood windows with windows of a new design and material.

Architectural Style:	Ranch	Florida Master Site File:	SJ5466
National Register:	Fullerwood Park NRHD: Contributing	Construction date:	c. 1959
Archaeology Zone:	IIA	Zoning District:	RS-1
Parcel number:	1529700000		
Agenda Item:	9(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located in on the southwest corner of Bay View Drive and Rainey Avenue, the one-story Ranch style residence, constructed c. 1959, is a contributing building in the Fullerwood Park National Register Historic District. The horizontally-oriented building features a low-sloping metal roof, painted concrete block exterior and the majority of its original, character defining, 2/2 wood windows with a horizontal muntin which emphasizes the orientation of the building. On the front façade, a vinyl triple window (1/1 windows flanking a fixed central window) replaced the triple window with 3 horizontal lites sometime between 2013 and 2019 according to Google Street View images (see staff photographs).

The applicant is proposing replacement of seven (7) windows, six (6) of which are original wood windows with different window style in a composite material including sliding, 1/1 double-hung, and casements. A window condition survey was submitted by the applicant which indicated the condition of each window as "good;" however, an e-mail from the property owner indicates that some deterioration of the windows may be extant.

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 architectural 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 **57 Bay View Drive** for partial demolition including replacement of 6 existing wood windows if the HARB makes the following finding:

1. That removal of original windows and replacement as proposed will not impact the architectural integrity of the contributing building to the Fullerwood Park National Register Historic District with the condition that window elements such as full sashes be salvaged for use in other projects in accordance with Sec. 28-89(2)d.6.

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 mass and scale of structures along the streetscape varies based upon the architectural style of structures. Ranch style buildings are a later addition to, but commonly found in, the Fullerwood Park Neighborhood and examples of similar mass and scale are scattered throughout.

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 masonry Ranch style 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 divided horizontally, will alter the appearance of the building.

5. The historical or cultural merit of the structure. The building has a Florida Master Site File number assigned, but does not appear to have an extant form. It 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 the 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 isa prime example of a modern Ranch-style 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 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 masonry building does not have a unique architectural style or characteristics that would be difficult to reproduce. New architectural elements, such as new 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. An email from the property owner stating that the windows are in poor condition and in need of replacement is included in the application packet.

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 1959 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 listed as a contributing building to the Fullerwood Park National Register Historic District, and a number is assigned for this address in the Florida Master Site File.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File - Notice of No Form

STAFF PHOTOGRAPHS
57 Bay View Drive



North (front) Elevation

STAFF PHOTOGRAPHS
57 Bay View Drive



West Elevation

STAFF PHOTOGRAPHS
57 Bay View Drive



South Elevation

STAFF PHOTOGRAPHS
57 Bay View Drive



STAFF PHOTOGRAPHS
57 Bay View Drive



East Elevation

STAFF PHOTOGRAPHS
57 Bay View Drive







Window Details

STAFF PHOTOGRAPHS
57 Bay View Drive



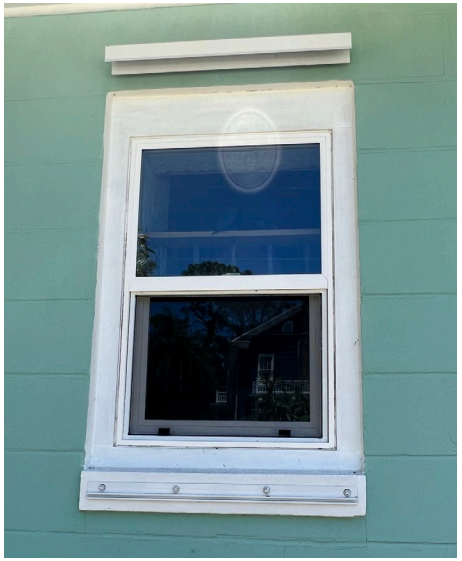


Window Details

STAFF PHOTOGRAPHS
57 Bay View Drive







Window Details (Existing Vinyl Windows)



STAFF PHOTOGRAPHS
57 Bay View Drive





North (front) Elevation Window Replacement (top photo from 2010)

STAFF PHOTOGRAPHS
57 Bay View Drive





Window Details

STAFF PHOTOGRAPHS
57 Bay View Drive





Window Details

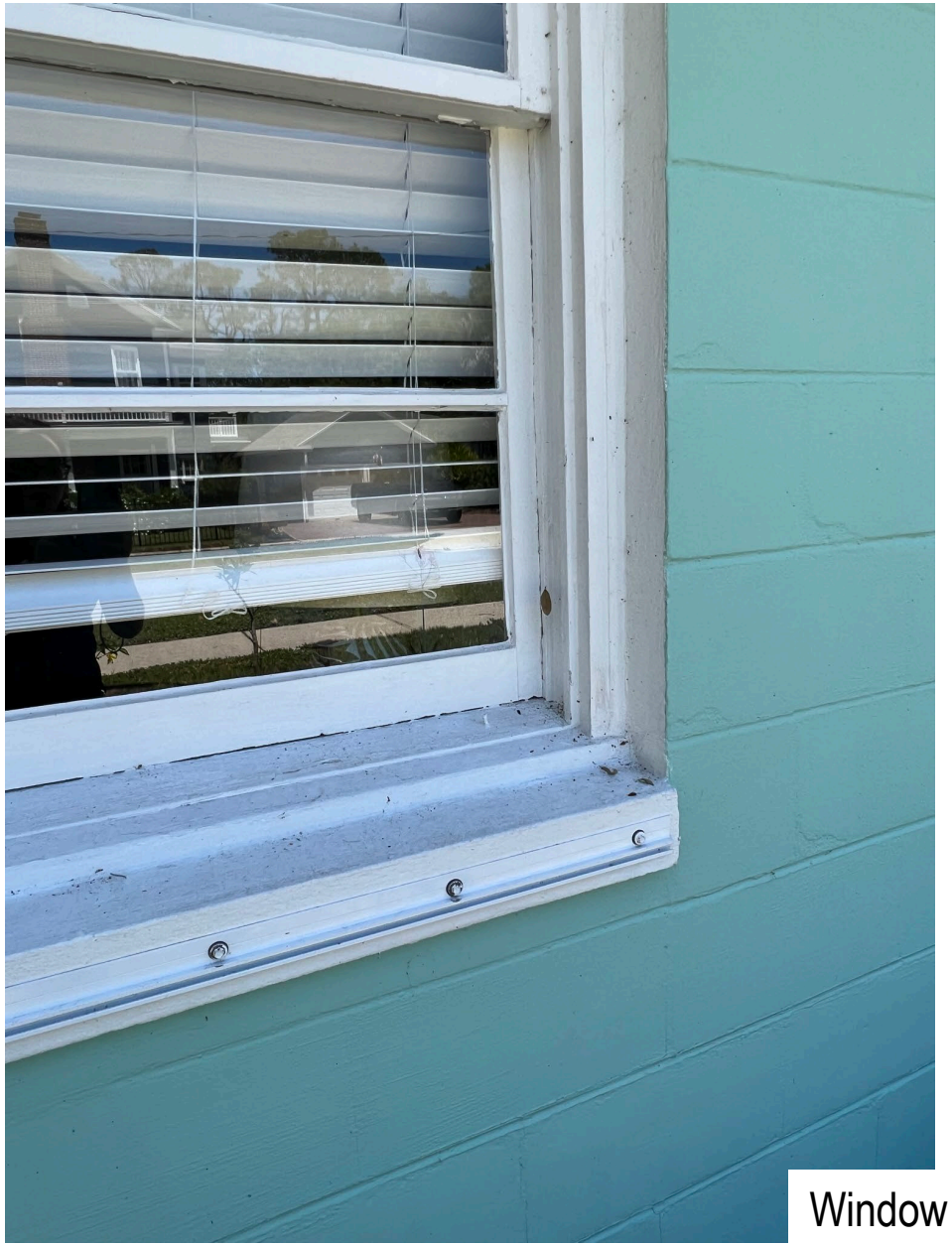
STAFF PHOTOGRAPHS
57 Bay View Drive





Window Details

STAFF PHOTOGRAPHS
57 Bay View Drive





Window Details

STAFF PHOTOGRAPHS
57 Bay View Drive





Context Photographs

STAFF PHOTOGRAPHS
57 Bay View Drive



Context Photographs

STAFF PHOTOGRAPHS
57 Bay View Drive





Context Photographs

STAFF PHOTOGRAPHS
57 Bay View Drive





Context Photographs

Cultural Resource Detailed Report

5/10/2023

SJ5466 - Historic Structure

No Forms Found!

There are no forms in the Site File database for this site number. The site number may have been emptied, changed or the Forms have not yet been received/processed by the Site File.

SHPO Evaluation

Not Evaluated by SHPO

Assignment Date

The SJ05466 site number was assigned on May 04, 2010

Received 04/27/2023
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0033

Receipt No. 2617510 Meeting Date May 18, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT RENEWAL BY ANDERSEN OF FLORIDA
   Business (if applicable) _____
   Address 9446 PHILLIPS HWY
   City JACKSONVILLE State FL Zip 32256
   Daytime telephone 401.486.8875 E-mail address PANNARUMMO@RBAFLA.COM
   ***Correspondence related to this application will be based on the above information
2. NAME OF PROPERTY OWNER STEPHANIE HOLLIS
   Business (if applicable) _____
   Address 57 BAY VIEW DR
   City ST. AUGUSTINE State FL Zip 32084
   Daytime telephone (required) 904 315 8765 E-mail address HOLLISBOSLEY@YAHOO.COM
3. PROJECT STREET ADDRESS 57 BAY VIEW DR ST. AUGUSTINE, FL 32084
4. LEGAL DESCRIPTION OF PROPERTY
   Lot 145-146 Block 9 Subdivision Fullerwood Park Parcel Number 1529700000
5. DATE OF CONSTRUCTION _____ Source: _____
6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☐ Listed on Florida Master Site File
   - ☒ 50 years of age or older
7. PROPOSED PROJECT WORK (check one)
   - ☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ☐ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ☐ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.
8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	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 4.26.23

SIGNATURE OF APPLICANT [signature] - OPS MGR

PRINT 1st OWNER'S NAME STEPHANIE HOLLIS DATE 4.26.23

SIGNATURE OF 1st PROPERTY OWNER [signature]

PRINT 2nd OWNER'S NAME BRIAN BOSLEY DATE 4.26.23

SIGNATURE OF 2nd PROPERTY OWNER [signature]

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received 04/27/2023
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: 57 BAY VIEW DR. ST. AUGUSTINE, FL 32084

Applicant's Name: CHRIS SWOBODA | RBA OPS MGR Applicant's Signature:

Owner's Name: STEPHANIE HOLLIS Owner's Signature:

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

RENEWAL BY ANDERSEN OF FLORIDA is/are hereby authorized TO ACT ON BEHALF OF STEPHANIE HOLLIS, 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

STEPHANIE HOLLIS
Print Name of Owner

904.315.8765
Telephone Number

State of Florida

County of St. Johns

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

By Stephanie Hollis

Identification verified:

Oath sworn: Yes No

ANATOLIY MOLOFIY
Notary Public
State of Florida
Comm# HH351458
Expires 1/19/2027

Notary Signature: _____

My Commission expires: 1/19/2027

Candice Seymour

From: Stephanie Hollis <shollis@solarstik.com>
Sent: Tuesday, May 2, 2023 4:35 PM
To: Candice Seymour; Julie Courtney
Subject: 57 BAY VIEW DR

Julie and Candice,

Regarding the application to replace the windows of my home at 57 Bay View Dr, please note that these windows are NOT in good shape as they appear. The materials used were not high quality and the screens have long ago rotted, the wood has deteriorated, making them unable to open, they also leak and let critters in. The constant condensation caused inside by the thin glass has resulted in chronic mildew battles.

As you know, this home has been battered by many storms over the past several years and the windows are a specific liability. I have already replaced the roof and repaired poorly constructed door thresholds.

In an email you mentioned having a photo showing the original front window. I would very much like to see any old photos you have as I have been trying to fix much of the poor upgrades done over the years to this house.

I have asked my window company if they can reproduce the old windows at a reasonable price, it was not offered to me in the initial consultation, which is why I originally chose the casement windows.

Also, I have searched the COSA website but have not been able to find the ordinance giving HARB specific jurisdiction over my property. Can you please send me that along with any photos or original blue prints/drawings of the house you have?

Thank you.

Stephanie D. Hollis, MD
C.E.O.
Owner
Woman Owned Small Business
HUB Zone Certified Business
Solar Stik, Inc
13 N. Leonardi St.
St. Augustine, FL 32084
Phone: 1.800.793.4364 Ext. 151
Email: shollis@solarstik.com
Web: http://www.solarstik.com
Connect: Facebook | Twitter | YouTube | LinkedIn

CONFIDENTIALITY NOTICE
NOTICE: This message is intended for the use of the individual or entity to which it is addressed and may contain information that is confidential, privileged and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any printing, copying, dissemination, distribution, disclosure or forwarding of this communication is strictly prohibited. If you have received this communication in error, please contact the sender immediately and delete it from your system. Thank You!

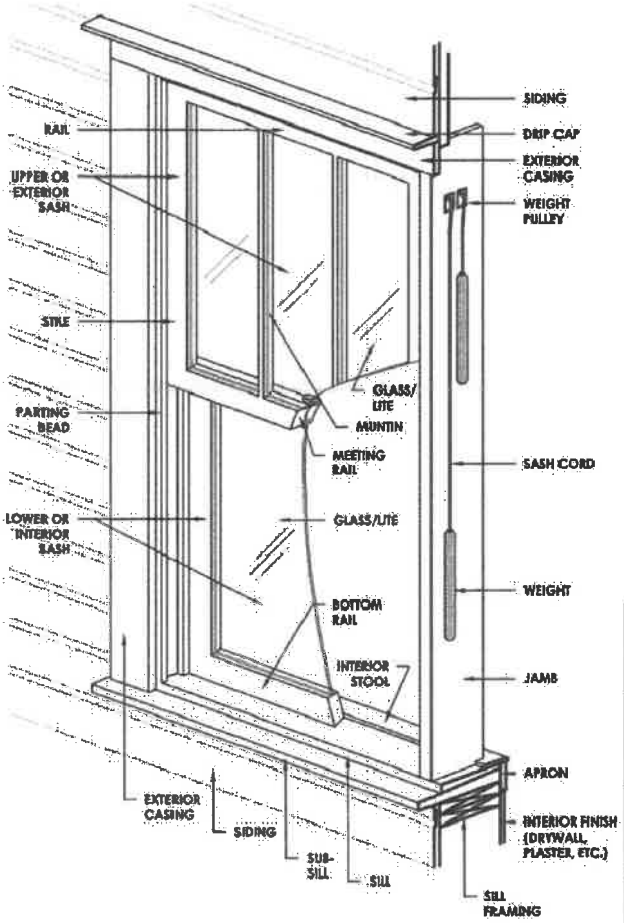
Received 04/27/2023
Planning and Building Department

COA— _____ **Date Received:** _____
Applicant Name: STEPHANIE HOLLIS **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	11
Number of Historic Windows on the Structure	7
Number of Existing Replacement/Non-Historic Windows	4
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	7

Received 04/27/2023
Planning and Building Department

COA— _____
Applicant Name: STEPHANIE HOLLIS

Date Received: _____
Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
101	Good
102	Good
103	Good
104	Good
105	Good
106	Good
107	Good
201	Good
202	Good
203	Good
204	Good
205	Good
206	Good
207	Good
208	Good

Window #	Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	

Received March 20, 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: Eric Stanion, (916)496-1423

Stephanie Hollis
57 Bay View Drive
St. Augustine ,
H: (904)315-8765

ID#	ROOM	SIZE		DETAILS
JOB				
101	Dine	74"	53"	**Window:** Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White **Performance Calculator:** Manual, PG Rating: 35 | DP Rating: + 35 / - 35 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** Misc project, Faux checkrail **Construction:** None **Material:** None
102	kitchen	74"	40"	**Window:** Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White **Performance Calculator:** Manual, PG Rating: 35 | DP Rating: + 35 / - 35 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** Misc project, Faux checkrail **Construction:** None **Material:** None
103	master	36"	52"	**Window:** Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior White **Performance Calculator:** Manual, 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	front bed	74"	52"	**Window:** Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White **Performance Calculator:** Manual, PG Rating: 35 | DP Rating: + 35 / - 35 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** Misc project, Faux checkrail **Construction:** None **Material:** None
105	front bed	36"	52"	**Window:** Casement, Single, Right, Base Frame, Exterior White, Interior White **Performance Calculator:** Manual, 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

Received March 20, 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: Eric Stanion, (916)496-1423

Stephanie Hollis
57 Bay View Drive
St. Augustine ,
H: (904)315-8765

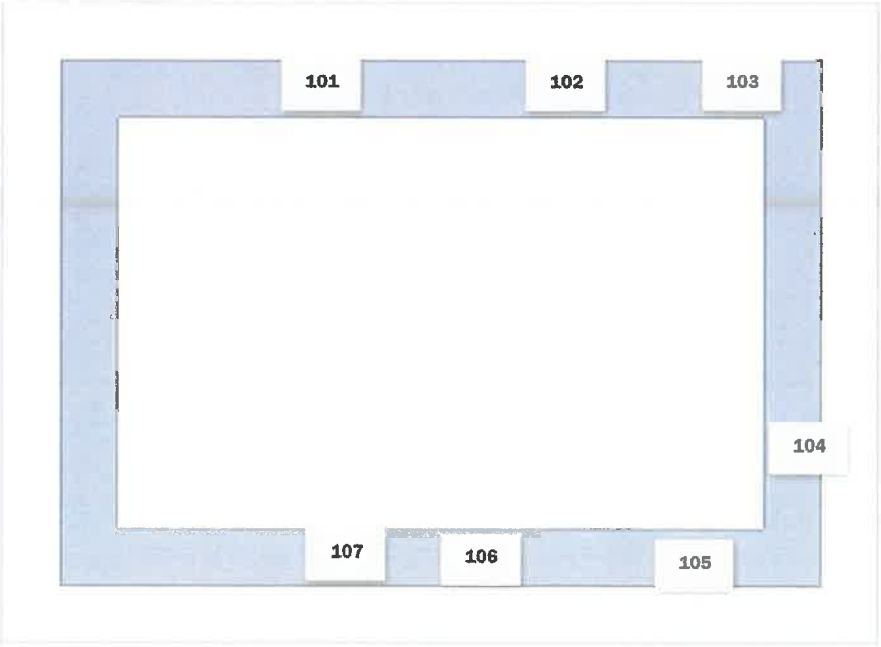
ID#	ROOM	SIZE		DETAILS
106	Living	125"	49"	**Window:** Gliding, Triple, 1:2:1, Base Frame, Exterior White, Interior White **Performance Calculator:** Manual, PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None
107	entry	36"	52"	**Window:** Casement, Single, Right, Base Frame, Exterior White, Interior White **Performance Calculator:** Manual, 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: 7 WINDOWS: 7 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0 *Updated 10/20/22*

JOB NOTES

Estimated Duration:

FLOORPLAN - 1ST FLOOR



UNIT NOTES

JOB PHOTOS

Received March 01, 2024
Planning and Zoning Department

Received March 20, 2023
Planning and Building Department

16

Received March 20, 2023
Planning and Building Department

102



Received March 20, 2023
Planning and Building Department



Received March 20, 2023
Planning and Building Department

104

Received March 20, 2023
Planning and Building Department

105

Received March 20, 2023
Planning and Building Department

106



Received March 30, 2022
Planning and Building Department

101

Received March 20, 2023
Planning and Building Department

102

Received March 20, 2023
Planning and Building Department

103

Received March 20, 2023
Planning and Building Department

104

Received March 20, 2023
Planning and Building Department

105

Received March 20, 2023
Planning and Building Department

106

Received March 20, 2023
Planning and Building Department

167

Received March 20, 2023
Planning and Building Department

FL #	FL19560-R4
Application Type	Affirmation
Code Version	2020
Application Status	Approved
Comments	
Archived	
Product Manufacturer	Andersen Corporation
Address/Phone/Email	100 Fourth Avenue North Bayport, MN 55003 (651) 264-5308 alan.barstad@AndersenCorp.com
Authorized Signature	Alan Barstad alan.barstad@AndersenCorp.com
Technical Representative	
Address/Phone/Email	
Quality Assurance Representative	
Address/Phone/Email	
Category	Windows
Subcategory	Casement
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Hermes F. Norero, P.E.
Florida License	PE-73778
Quality Assurance Entity	Window and Door Manufacturers Association-QA
Quality Assurance Contract Expiration Date	12/16/2030
Validated By	Locke Bowden P.E. Validation Checklist - Hardcopy Received
Certificate of Independence	FL19560_R4_COI_COI Andersen SS 2015-08-31.pdf

Referenced Standard and Year (of Standard)

Standard	Year
AAMA/WDMA/CSA 101/I.S.2/A440	2008
AAMA/WDMA/CSA 101/I.S.2/A440	2011

Equivalence of Product Standards Certified By	
Sections from the Code	

I affirm that there are no changes in the new Florida Building Code which affect my product(s) and my product(s) are in compliance with the new Florida Building Code.

Received March 20, 2023
Planning and Building Department

Documentation from approved Evaluation or Validation Entity Yes No N/A

Product Approval Method	Method 1 Option D
Date Submitted	08/04/2020
Date Validated	08/04/2020
Date Pending FBC Approval	
Date Approved	08/10/2020

Summary of Products

FL #	Model, Number or Name	Description
19560.1	Renewal Series	Renewal Casement Windows
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** N/A **Other:** See Installation Instructions, AWD242, and Evaluation Report, PER5897, for sizes, design pressures, and installation requirements.		**Installation Instructions** FL19560_R4_II_AWD242 SS 2018-12-17.pdf Verified By: Hermes F. Norero, P.E. FL PE No. 73778 Created by Independent Third Party: Yes **Evaluation Reports** FL19560_R4_AE_PER5897 SS 2018-12-16.pdf Created by Independent Third Party: Yes

Back Next

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Product Approval Accepts:

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Application pg. 26

ANDERSEN CORPORATION

RENEWAL BY ANDERSEN SERIES CASEMENT WINDOW (NON-IMPACT) (NON-HVHZ)

GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), EXCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
   - AAMA/WDMA/CSA 101/I.S.2/A440-08/11
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1/4 INCH OF THE DEPICTED LOCATION IN THE ANCHOR LAYOUT DETAIL (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
5. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS.
6. APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
7. WINDOW FRAME MATERIAL: FIBREX & PVC
8. IN ACCORDANCE WITH THE CURRENT EDITION FBC, WOOD COMPONENTS SHALL HAVE BEEN PRESERVATIVE TREATED OR SHALL BE OF A DURABLE SPECIES AS DEFINED IN CHAPTER 23.
9. GLASS SHALL MEET THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 1 FOR GLAZING DETAILS.

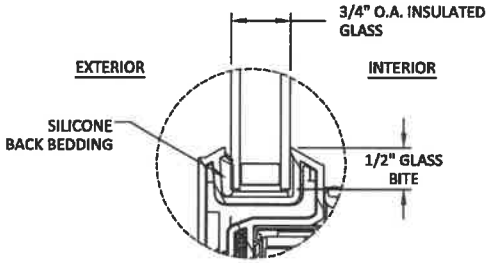
DESIGN PRESSURE RATING			
SIZE	CONFIGURATION	DESIGN PRESSURE	SASH WIDTH RATIO
32" X 80"	X	+40.0 / -40.0 PSF	---
40" X 72"	X	+40.0 / -40.0 PSF	---
70.5" X 71.5"	XX	+35.0 / -35.0 PSF	1:1
79" X 72"	XX	+30.0 / -30.0 PSF	1:1
70.5" X 60"	XX	+40.0 / -40.0 PSF	1:1
71" X 80"	XX	+25.0 / -25.0 PSF	1:1
105" X 66"	XOX	+35.0 / -35.0 PSF	1:1:1
105" X 80"	XOX	+25.0 / -25.0 PSF	1:1:1
118" X 72"	XOX	+25.0 / -25.0 PSF	1:1:1
90" X 60"	XOX	+40.0 / -40.0 PSF	1:1:1
105" X 66"	XOX	+35.0 / -35.0 PSF	1:2:1
105" X 80"	XOX	+25.0 / -25.0 PSF	1:2:1
120" X 72"	XOX	+30.0 / -30.0 PSF	1:2:1
90" X 60"	XOX	+40.0 / -40.0 PSF	1:2:1

NOTE: CUSTOM SASH RATIOS MAY BE ACHIEVED BY LOCATION OF MULL POST SUCH THAT MAXIMUM SASH D.L.O. DIMENSIONS ON SHEET 2 & 3 ARE NOT EXCEEDED

DESIGN PRESSURE UPGRADE RATING			
SIZE	CONFIGURATION	DESIGN PRESSURE	SASH WIDTH RATIO
32" X 26.99"	X	+59.0 / -77.0 PSF	---
26.99" X 34.99"	X	+59.0 / -77.0 PSF	---
32" X 78"	X	+50.0 / -65.0 PSF	---
40" X 72"	X	+50.0 / -50.0 PSF	---

NOTES:
1. DP UPGRADE PRODUCT POSITIVE RATING IS DRIVEN BY STRUCTURAL ONLY. WATER IS NOT INCLUDED.
2. DP UPGRADE PRODUCT MUST BE INSTALLED THROUGH FRAME ONLY.

TABLE OF CONTENTS		
SHEET	REVISION	SHEET DESCRIPTION
1	-	GENERAL NOTES & GLAZING DETAIL
2	-	ELEVATIONS
3	-	ELEVATIONS
4	-	ANCHOR LAYOUTS
5	-	ANCHOR LAYOUTS
6	-	VERTICAL SECTIONS
7	-	HORIZONTAL SECTIONS
8	-	ANCHOR DETAILS
9	-	INSTALLATION NOTES & ANCHOR SCHEDULE



GLAZING DETAIL

GLAZING NOTES:
1. GLASS TYPE & THICKNESS SHALL COMPLY WITH ASTM E1300 REQUIREMENTS AS WELL AS APPLICABLE SAFETY GLAZING REQUIREMENTS PER THE FBC. TEMPER AND SAFETY GLAZING REQUIREMENTS SHALL BE REVIEWED ON A SITE SPECIFIC BASIS.
2. SETTING BLOCK DUROMETER HARDNESS OF 70-90 (SHORE A) AS REFERENCED IN FBC CHAPTER 24.
3. SETTING BLOCKS TO BE LOCATED AT 1/4 SPAN LENGTH FOR GLASS WIDER THAN 36" AS PER FBC CHAPTER 24.
4. D.L.O. AND DESIGN PRESSURES MAY NOT EXCEED MAX VALUES IN GLASS CHARTS.

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TITLE: RENEWAL SERIES CASEMENT WINDOW (NON-IMPACT) (NON-HVHZ) GENERAL NOTES & GLAZING DETAIL

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REMARKS	BY	DATE

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Digitally signed by Hernán F. Norero, P.E
Reason: I am approving this document
Date: 2018.11.27 16:51:40 -05'00'

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

HERNAN F. NORERO, P.E.
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388 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 28578

FL #: FL19560

DATE: 11.06.18

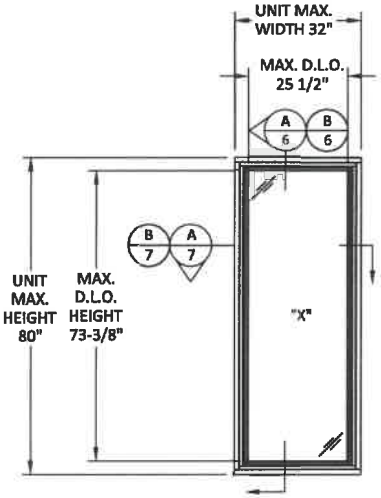
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SCALE: NTS

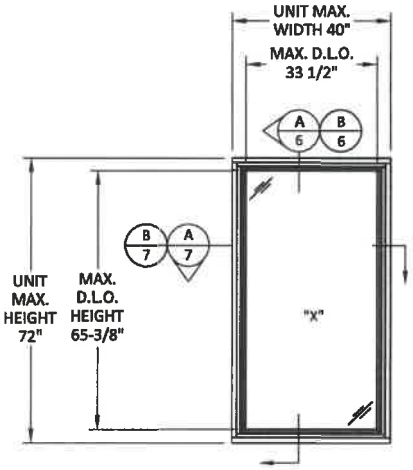
DWG. #: AWD242

SHEET: 1 OF 9

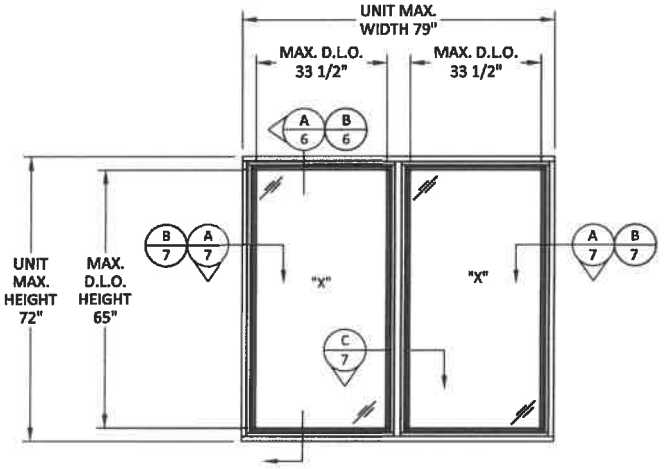
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ELEVATION
SINGLE CASEMENT
32" X 80" UNIT

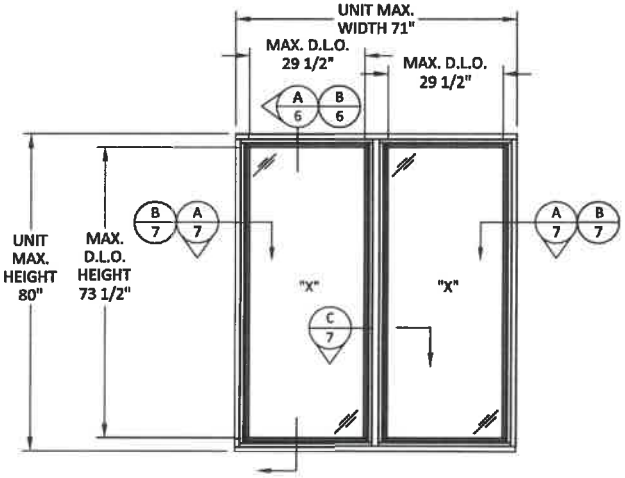


ELEVATION
SINGLE CASEMENT
40" X 72" UNIT



ELEVATION
DOUBLE CASEMENT
79" X 72" UNIT

QUALIFIED DOUBLE CASEMENT CONFIGURATIONS
XO, OX, AND OO



ELEVATION
DOUBLE CASEMENT
71" X 80" UNIT

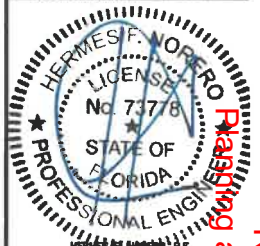
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TITLE: RENEWAL SERIES CASEMENT WINDOW (NON-IMPACT) (NON-HVHZ) ELEVATIONS

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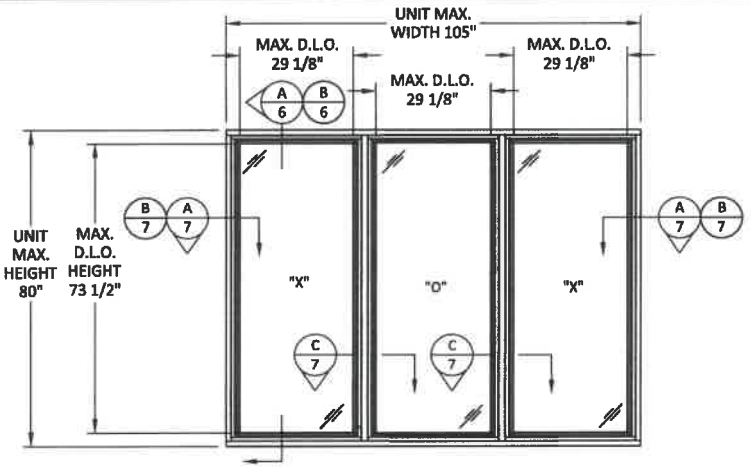
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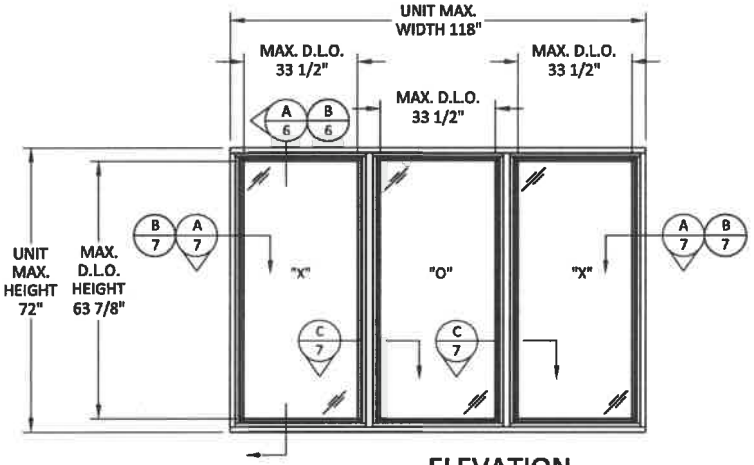
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BUILDING DROPS, INC
338 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL19560
DATE: 11.06.18
DWG. BY: HR
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD242
SHEET: 2 OF 9

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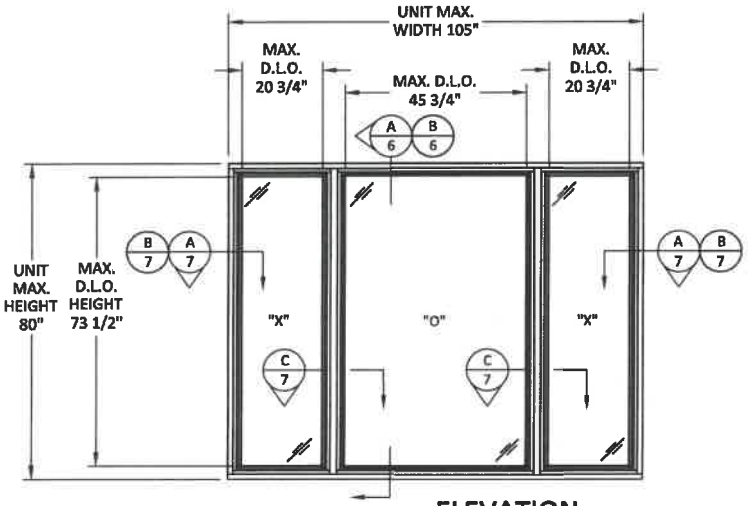


ELEVATION
TRIPLE CASEMENT XOX
EQUAL RATIO
105" X 80" UNIT

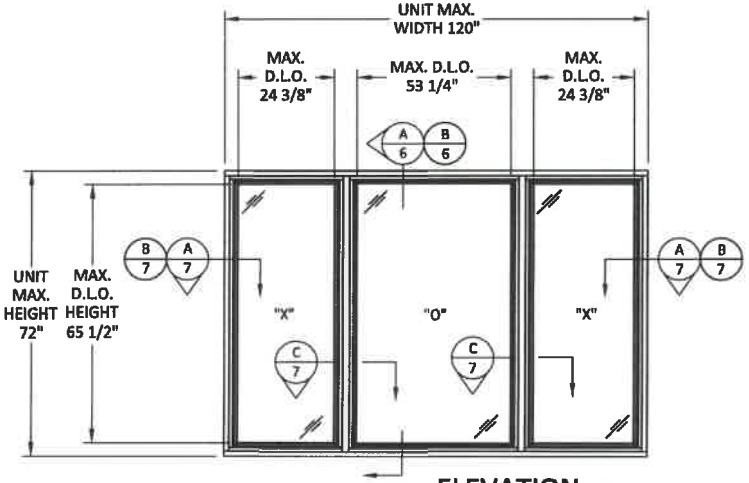


ELEVATION
TRIPLE CASEMENT XOX
EQUAL RATIO
118" X 72" UNIT

QUALIFIED TRIPLE CASEMENT CONFIGURATIONS
OOX, XOO, AND OOO



ELEVATION
TRIPLE CASEMENT XOX
UNEQUAL RATIO
105" X 80" UNIT



ELEVATION
TRIPLE CASEMENT XOX
UNEQUAL RATIO
120" X 72" UNIT

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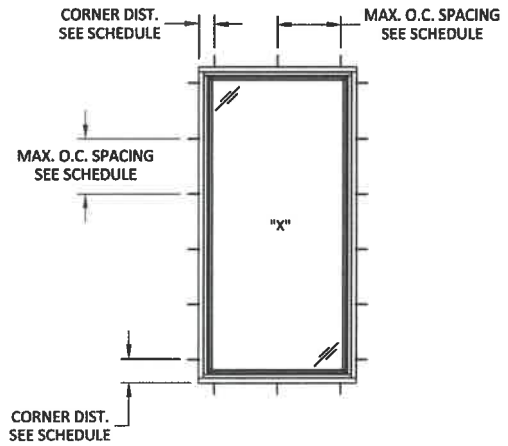
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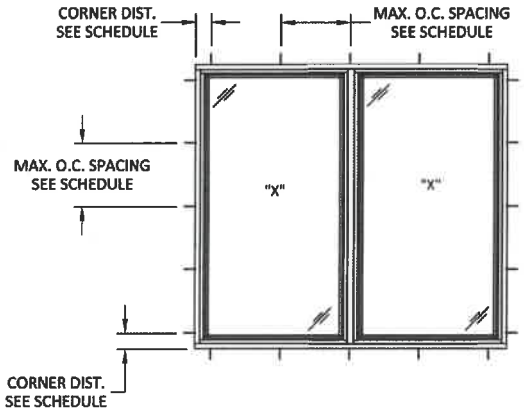
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TYPICAL ANCHOR LAYOUT
SINGLE CASEMENT



TYPICAL ANCHOR LAYOUT
DOUBLE CASEMENT

RENEWAL SERIES CASEMENT ANCHOR SPACING					
CONFIG.	INSTALLATION METHOD	FROM CORNERS (IN)	MAX. O.C. HEAD (IN)	MAX. O.C. SILL (IN)	MAX. O.C. JAMBS (IN)
SINGLE CASEMENTS	NAIL FIN	4	4	4	4
	INSTALLATION CLIP	4	18	18	18
	THROUGH FRAME	4	18	18	18
DOUBLE CASEMENTS	NAIL FIN	4	4	4	4
	INSTALLATION CLIP	4	18	18	18
	THROUGH FRAME	4	12.625	12.625	18

DP UPGRADE RENEWAL SERIES CASEMENT ANCHOR SPACING					
CONFIG.	INSTALLATION METHOD	FROM CORNERS (IN)	MAX. O.C. HEAD (IN)	MAX. O.C. SILL (IN)	MAX. O.C. JAMBS (IN)
SINGLE CASEMENT	THROUGH FRAME	4	8	8	8

1) ANY TYPICAL SUBSTRATE SHOWN HEREIN MAY BE USED AT THE HEAD, JAMBS, OR SILL. EDGE DISTANCE AND EMBEDMENT SHALL BE AS SPECIFIED IN TYPICAL DETAILS. SEE TABLE ON SHEET 9 FOR ANCHOR SPECIFICATIONS FOR EACH INSTALLATION METHOD.

Casement Double			
Unit Height	Quantity Sash Clips Mull Post (Side of Stationary Sash)	Unit Width	Quantity Sash Clips Head & Sill (Each Stationary Sash)
< 32	1	< 67	1
< 44	2	≥ 67	2
< 57	3		
≥ 57	4		

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TITLE: RENEWAL SERIES CASEMENT WINDOW (NON-IMPACT) (NON-HVHZ) ANCHOR LAYOUTS

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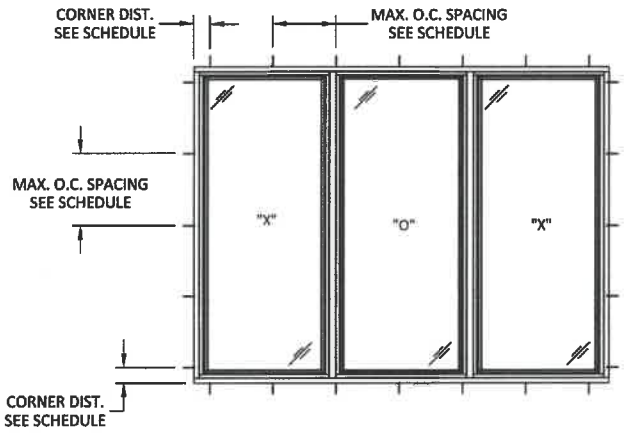
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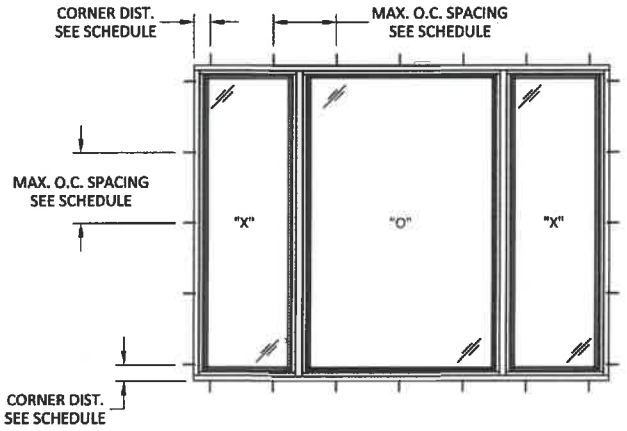
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SCALE: NTS
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SHEET: 4 OF 9

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TYPICAL ANCHOR LAYOUT

TRIPLE CASEMENT
EQUAL RATIO



TYPICAL ANCHOR LAYOUT

TRIPLE CASEMENT
UNEQUAL RATIO

RENEWAL SERIES CASEMENT ANCHOR SPACING

CONFIG.	INSTALLATION METHOD	FROM CORNERS (IN)	MAX. O.C. HEAD (IN)	MAX. O.C. SILL (IN)	MAX. O.C. JAMBS (IN)
TRIPLE CASEMENTS EQUAL RATIO	NAIL FIN	4	4	4	4
	INSTALLATION CLIP	4	16	16	18
	THROUGH FRAME	4	12	12	18
TRIPLE CASEMENTS UNEQUAL RATIO	NAIL FIN	4	4	4	4
	INSTALLATION CLIP	4	16	16	18
	THROUGH FRAME	4	11.75	11.75	18

1) ANY TYPICAL SUBSTRATE SHOWN HEREIN MAY BE USED AT THE HEAD, JAMBS, OR SILL. EDGE DISTANCE AND EMBEDMENT SHALL BE AS SPECIFIED IN TYPICAL DETAILS. SEE TABLE ON SHEET 9 FOR ANCHOR SPECIFICATIONS FOR EACH INSTALLATION METHOD.

Casement Triple 1:1:1

Unit Height	Quantity Sash Clips Mull Post (Side of Stationary Sash)	Unit Width	Quantity Sash Clips Head & Sill (Each Stationary "Flanker" Sash)	Quantity Sash Clips Sill (Center Stationary Sash)
< 32	1	< 99	1	2
< 44	2	≥ 99	2	3
< 57	3			
≥ 57	4			

Casement Triple 1:2:1

Unit Height	Quantity Sash Clips Mull Post (Side of Stationary Sash)	Unit Width	Quantity Sash Clips Head & Sill (Each Stationary "Flanker" Sash)	Quantity Sash Clips Sill (Center Stationary Sash)
< 32	1	< 67	1	2
< 44	2	< 93	1	3
< 57	3	≥ 93	1	4
≥ 57	4			

Casement Triple Custom Mull Post

Unit Height	Quantity Sash Clips Mull Post (Side of Stationary Sash)	"Flanker" Sash Width	Quantity Sash Clips Head & Sill (Each Stationary "Flanker" Sash)	Center Sash Width	Quantity Sash Clips Sill (Center Stationary Sash)
< 32	1	≤ 31.1745	1	≤ 31.1745	2
< 44	2	> 31.1745	2	≤ 41.1745	3
< 57	3			> 41.1745	4
≥ 57	4				

Andersen AW WINDOWS+DOORS
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TITLE: RENEWAL SERIES CASEMENT WINDOW (NON-IMPACT) (NON-HVHZ) ANCHOR LAYOUTS

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REMARKS	BY	DATE

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

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FL #: FL19560

DATE: 11.06.18

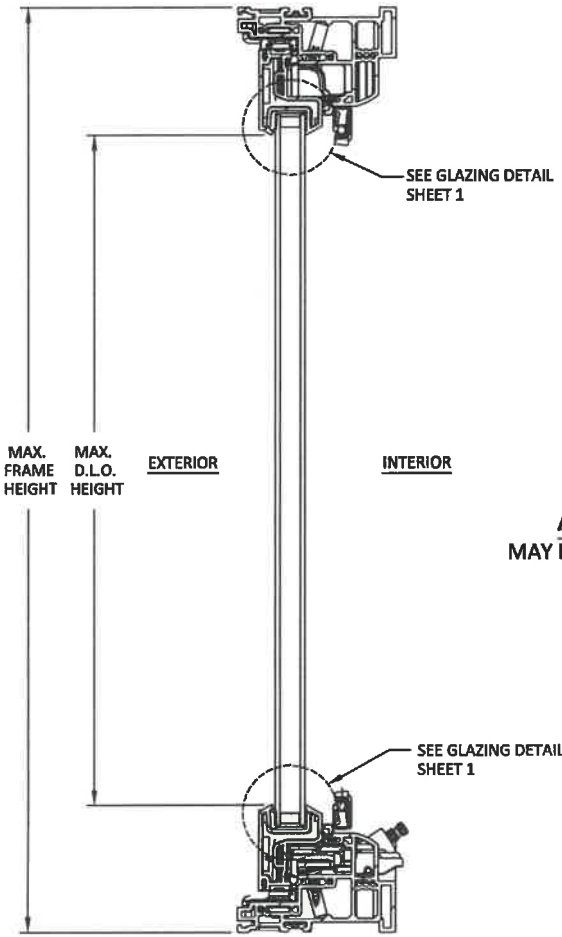
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SCALE: NTS

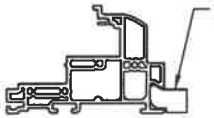
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SHEET: 5 OF 9

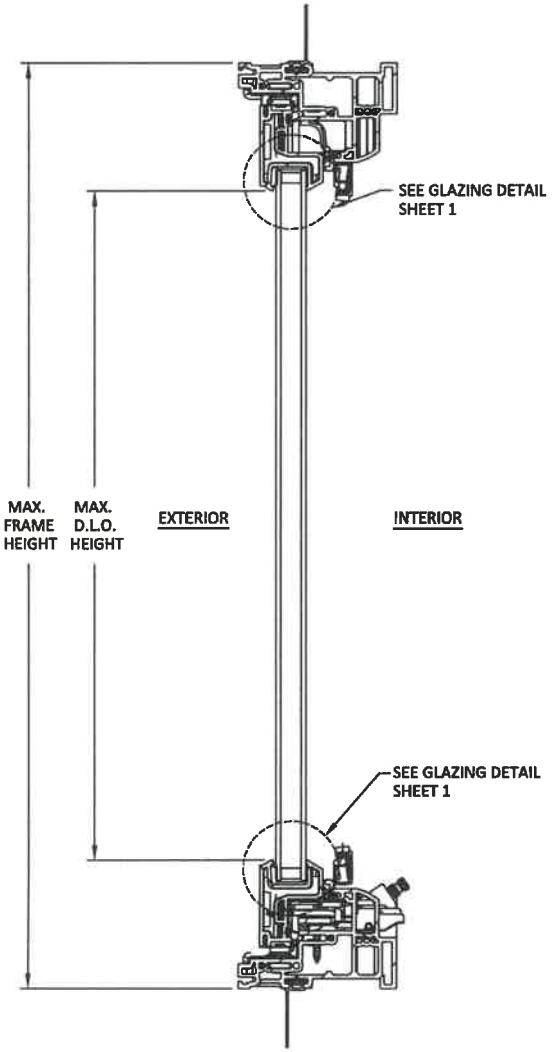
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A/6 VERTICAL SECTION
THROUGH FRAME AND THROUGH CLIP INSTALLATION



ALTERNATE EJ FRAME DETAIL
MAY BE USED AS EQUAL ALTERNATE FRAME TYPE



B/6 VERTICAL SECTION
NAIL FIN INSTALLATION

NAIL FIN/FLANGE IS REVERSIBLE, SEE ORIENTATION DIFFERENCE IN DETAIL A AND B

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TITLE: RENEWAL SERIES CASEMENT WINDOW (NON-IMPACT) (NON-HVHZ)
VERTICAL SECTIONS

PREPARED BY: BUILDING DROPS, INC.
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REMARKS	BY	DATE

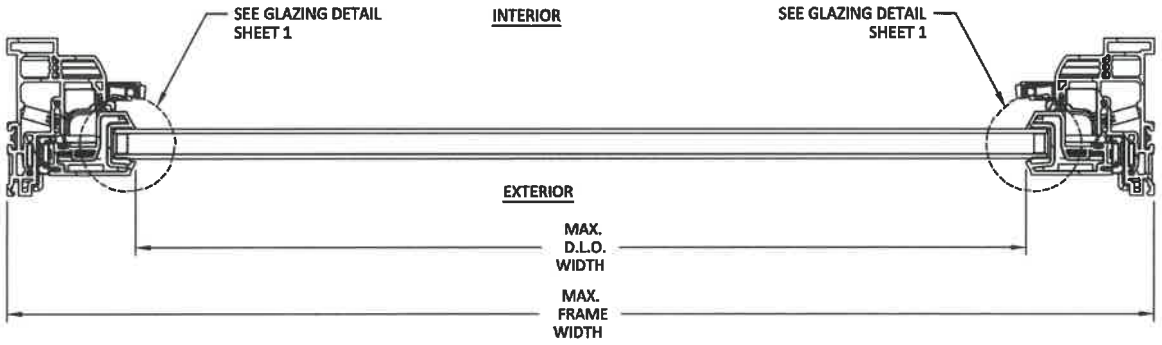
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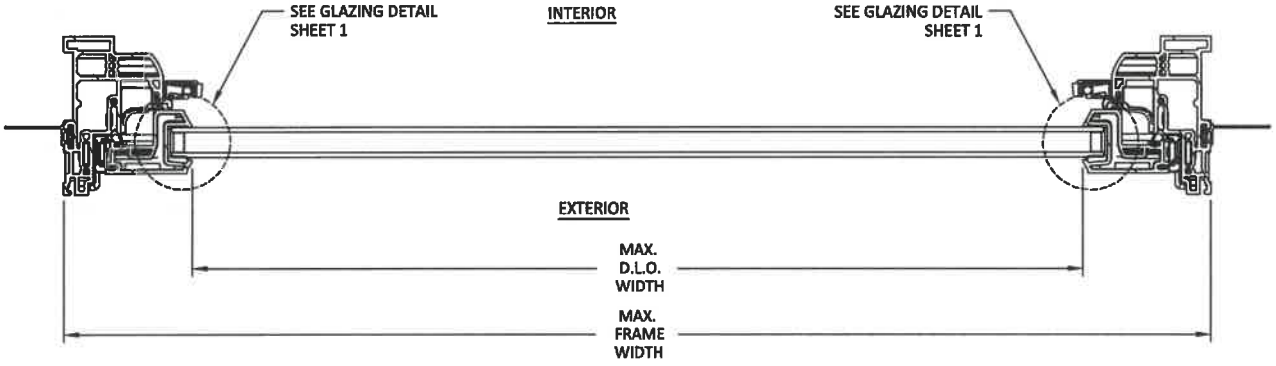
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BUILDING DROPS, INC
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL19560
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CHK. BY: HFN
SCALE: NTS
DWG. #: AWD242
SHEET: 6 OF 9

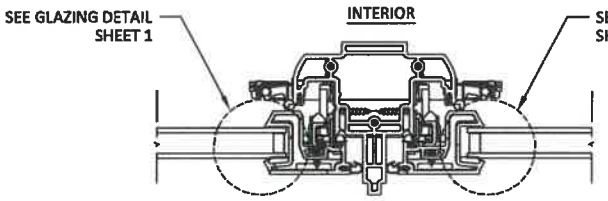
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A/7 HORIZONTAL SECTION
THROUGH FRAME AND THROUGH CLIP INSTALLATION



B/7 HORIZONTAL SECTION
NAIL FIN INSTALLATION



C/7 HORIZONTAL SECTION
MULL POST

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TITLE: RENEWAL SERIES CASEMENT WINDOW (NON-IMPACT) (NON-HVHZ)
HORIZONTAL SECTIONS

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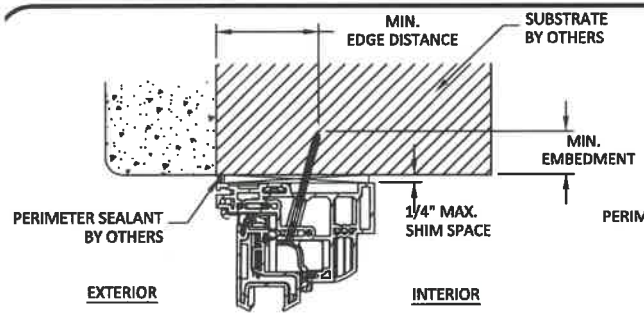
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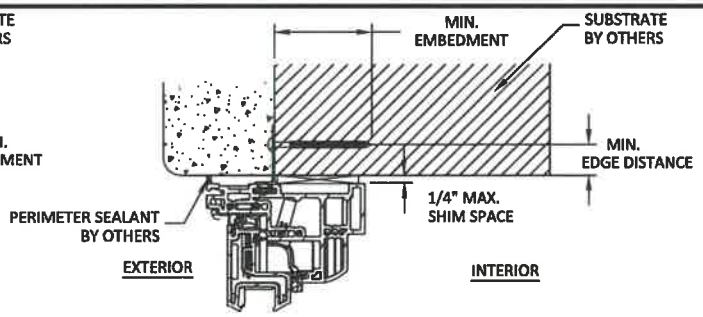
FL #: FL19560
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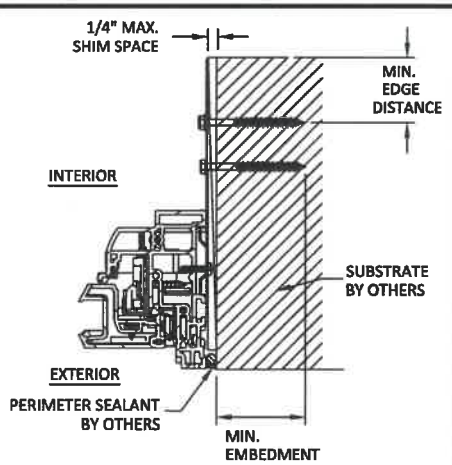
NOTE:
SILL & JAMB DETAIL SIMILAR.

A/8 VERTICAL SECTION
THROUGH FRAME (HEAD)



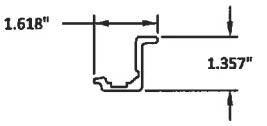
NOTE:
SILL & JAMB DETAIL SIMILAR.

B/8 VERTICAL SECTION
NAIL FIN (HEAD)



NOTE:
HEAD & SILL DETAIL SIMILAR.

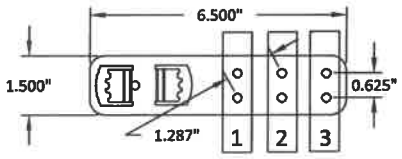
C/8 HORIZONTAL SECTION
THROUGH CLIP (JAMB)



HINGE-SIDE STILE FIBERGLASS
REINFORCEMENT DETAIL

SASH REINFORCEMENT REQUIREMENTS	
SIZE	REINFORCING
UNIT HEIGHT > 44"	REQUIRES FIBERGLASS REINFORCEMENT INSERTED INTO HINGE-SIDE STILE
UNIT HEIGHT ≤ 44"	NOT REQUIRED

DP UPGRADE SASH REINFORCEMENT REQUIREMENTS	
SIZE	REINFORCING
UNIT WIDTH > 32"	REQUIRES FIBERGLASS REINFORCEMENT INSERTED INTO TOP RAIL
UNIT WIDTH ≤ 32"	NOT REQUIRED



INSTALLATION CLIP DETAIL

INSTALLATION CLIP ANCHOR REQUIREMENTS:

WOOD SUBSTRATE: USE TWO #8 PAN HEAD WOOD SCREWS PER CLIP, IN ROW NUMBER ONE OF PREDRILLED HOLES SHOWN BELOW.

METAL SUBSTRATE: USE TWO #8 HWH SMS ANCHORS PER CLIP, IN ROW NUMBER ONE OF PREDRILLED HOLES SHOWN BELOW.

CONCRETE/MASONRY: USE TWO 3/16" ITW TAPCON ANCHORS, WITH ONE ANCHOR PLACED IN ROW NUMBER ONE AND ONE ANCHOR PLACED IN ROW NUMBER TWO OF PREDRILLED HOLES SHOWN BELOW. ANCHORS MUST BE PLACED DIAGONALLY ACROSS THE CLIP.

DO NOT INSTALL ANCHORS THROUGH ROW NUMBER THREE.

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TITLE: RENEWAL SERIES CASEMENT WINDOW (NON-IMPACT) (NON-HVHZ)
ANCHOR DETAILS

PREPARED BY: BUILDING DROPS, INC.
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DANIA BEACH, FL 33004
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FAX: (954)744-4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE

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HERMES F. NORERO, P.E.
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DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 28578

FL #: FL19560
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DWG. #: AWD242
SHEET: 8
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INSTALLATION NOTES:

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

ANCHOR SCHEDULE

METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE
THROUGH FRAME	WOOD: MIN. SG = 0.55	#10 WOOD SCREW FLAT HEAD	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#10 TEK SCREW FLAT HEAD	3 THREADS MIN PENETRATION BEYOND METAL	0.5"
THROUGH FRAME & THROUGH CLIP	CONCRETE: MIN. f'c=3000PSI	3/16" ITW TAPCON FLATHEAD	1.25"	2.5
	MASONRY: CMU per ASTM C90 MIN. 2000 PSI	3/16" ITW TAPCON FLATHEAD	1"	2.25
NAIL FIN & THROUGH CLIP	WOOD: MIN. SG = 0.55	#8 WOOD SCREW FLAT HEAD	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#8 TEK SCREW FLAT HEAD	3 THREADS MIN PENETRATION BEYOND METAL	0.5"

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TITLE: RENEWAL SERIES CASEMENT WINDOW (NON-IMPACT) (NON-HVHZ)
INSTALLATION NOTES & ANCHOR SCHEDULE

PREPARED BY: BUILDING DROPS, INC.
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FLORIDA P.E. No 73778
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DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29678

FL #: FL19560
DATE: 11.06.18
DWG. BY: HR
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD242
SHEET: 9 OF 9

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Product Approval
USER: Public User

FL #	FL19563-R4
Application Type	Affirmation
Code Version	2020
Application Status	Approved
Comments	
Archived	
Product Manufacturer	Andersen Corporation
Address/Phone/Email	100 Fourth Avenue North Bayport, MN 55003 (651) 264-5308 alan.barstad@AndersenCorp.com
Authorized Signature	Alan Barstad alan.barstad@AndersenCorp.com
Technical Representative Address/Phone/Email	
Quality Assurance Representative Address/Phone/Email	
Category	Windows
Subcategory	Horizontal Slider
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Hermes F. Norero, P.E.
Florida License	PE-73778
Quality Assurance Entity	Window and Door Manufacturers Association-QA
Quality Assurance Contract Expiration Date	12/16/2030
Validated By	Locke Bowden P.E. Validation Checklist - Hardcopy Received
Certificate of Independence	FL19563_R4_COI_COI Andersen SS 2015-08-31.pdf

Referenced Standard and Year (of Standard)

Standard	Year
AAMA/WDMA/CSA 101/I.S.2/A440	2008
AAMA/WDMA/CSA 101/I.S.2/A440	2011

Equivalence of Product Standards Certified By

Sections from the Code

I affirm that there are no changes in the new Florida Building Code which affect my product(s) and my product(s) are in compliance with the new Florida Building Code.

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Documentation from approved Evaluation or Validation Entity Yes No N/A

Product Approval Method	Method 1 Option D
Date Submitted	08/04/2020
Date Validated	08/04/2020
Date Pending FBC Approval	
Date Approved	08/10/2020

Summary of Products

FL #	Model, Number or Name	Description
19563.1	Renewal Series	Renewal Glider Window
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** N/A **Other:** See Installation Instructions, AWD243, and Evaluation Report, PER5898, for sizes, design pressures, and installation requirements.		**Installation Instructions** FL19563_R4_II_AWD243_SS_2018-12-17.pdf Verified By: Hermes F. Norero, P.E. FL PE No. 73778 Created by Independent Third Party: Yes **Evaluation Reports** FL19563_R4_AE_PER5898_SS_2018-12-16.pdf Created by Independent Third Party: Yes

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Product Approval Accepts:

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ANDERSEN CORPORATION

RENEWAL BY ANDERSEN SERIES GLIDER WINDOW (NON-IMPACT) (NON-HVHZ)

GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), EXCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
   - AAMA/WDMA/CSA 101/I.S.2/A440-08/11
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1/4 INCH OF THE DEPICTED LOCATION IN THE ANCHOR LAYOUT DETAIL (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
5. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS.
6. APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
7. WINDOW FRAME MATERIAL: FIBREX & PVC
8. IN ACCORDANCE WITH THE CURRENT EDITION FBC, WOOD COMPONENTS SHALL HAVE BEEN PRESERVATIVE TREATED OR SHALL BE OF A DURABLE SPECIES AS DEFINED IN CHAPTER 23.
9. GLASS SHALL MEET THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 1 FOR GLAZING DETAILS.

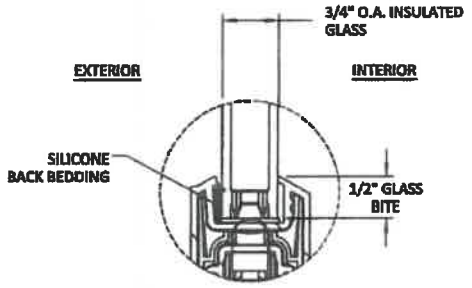
DESIGN PRESSURE RATING			
SIZE	CONFIGURATION	DESIGN PRESSURE	SASH WIDTH RATIO
72" X 80"	XO	+40.0 / -40.0 PSF	1:1
96" X 54"	XO	+40.0 / -40.0 PSF	1:1
96" X 72"	XO	+40.0 / -40.0 PSF	1:1
108" X 54"	XO	+25.0 / -25.0 PSF	1:2
108" X 72"	XO	+20.0 / -20.0 PSF	1:2
56" X 80"	XO	+40.0 / -40.0 PSF	1:2
74" X 54"	XO	+40.0 / -40.0 PSF	1:2
74" X 72"	XO	+35.0 / -35.0 PSF	1:2
48" X 48"	XX	+40.0 / -40.0 PSF	1:1
72" X 80"	XX	+30.0 / -30.0 PSF	1:1
96" X 54"	XX	+35.0 / -35.0 PSF	1:1
96" X 60"	XX	+35.0 / -35.0 PSF	1:1
96" X 72"	XX	+20.0 / -20.0 PSF	1:1
144" X 54"	XOX	+30.0 / -30.0 PSF	1:1:1
144" X 72"	XOX	+25.0 / -25.0 PSF	1:1:1
84" X 60"	XOX	+40.0 / -40.0 PSF	1:1:1
84" X 80"	XOX	+35.0 / -35.0 PSF	1:1:1
144" X 54"	XOX	+30.0 / -30.0 PSF	1:2:1
144" X 72"	XOX	+25.0 / -25.0 PSF	1:2:1
84" X 60"	XOX	+40.0 / -40.0 PSF	1:2:1
84" X 80"	XOX	+35.0 / -35.0 PSF	1:2:1

DESIGN PRESSURE UPGRADE RATING			
SIZE	CONFIGURATION	DESIGN PRESSURE	SASH WIDTH RATIO
56" X 48"	XO	+61.0 / -79.0 PSF	1:1
40" X 40"	XO	+81.0 / -100.0 PSF	1:1
88" X 64"	XO	+42.0 / -43.0 PSF	1:1
74" X 72"	XO	+50.0 / -50.0 PSF	1:1
74" X 64"	XO	+50.0 / -65.0 PSF	1:1
108" X 72"	XOX	+26.0 / -26.0 PSF	1:1:1 & 1:2:1
120" X 64"	XOX	+28.0 / -28.0 PSF	1:1:1 & 1:2:1
56" X 48"	XOX	+61.0 / -79.0 PSF	1:1:1 & 1:2:1
74" X 64"	XOX	+50.0 / -65.0 PSF	1:1:1 & 1:2:1
108" X 64"	XOX	+40.0 / -40.0 PSF	1:1:1 & 1:2:1

*SEE FRAME DESCRIPTIONS ON SHEET 6 & 8

NOTES:
1. DP UPGRADE PRODUCT POSITIVE RATING IS DRIVEN BY STRUCTURAL ONLY. WATER IS NOT INCLUDED.
2. DP UPGRADE PRODUCT MUST BE INSTALLED THROUGH FRAME ONLY, EXCEPT ON SILL WHERE JAMB CLIPS MUST BE USED.

TABLE OF CONTENTS		
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1	-	GENERAL NOTES & GLAZING DETAIL
2	-	ELEVATIONS
3	-	ELEVATIONS
4	-	ANCHOR LAYOUTS
5	-	ANCHOR LAYOUTS
6	-	VERTICAL SECTIONS
7	-	HORIZONTAL SECTIONS
8	-	ANCHOR DETAILS
9	-	INSTALLATION NOTES & ANCHOR SCHEDULE



GLAZING DETAIL

GLAZING NOTES:
1. GLASS TYPE & THICKNESS SHALL COMPLY WITH ASTM E1300 REQUIREMENTS AS WELL AS APPLICABLE SAFETY GLAZING REQUIREMENTS PER THE FBC. TEMPER AND SAFETY GLAZING REQUIREMENTS SHALL BE REVIEWED ON A SITE SPECIFIC BASIS.
2. SETTING BLOCK DUROMETER HARDNESS OF 70-90 (SHORE A) AS REFERENCED IN FBC CHAPTER 24.
3. SETTING BLOCKS TO BE LOCATED AT 1/4 SPAN LENGTH FOR GLASS WIDER THAN 36" AS PER FBC CHAPTER 24.
4. D.L.O. AND DESIGN PRESSURES MAY NOT EXCEED MAX VALUES IN DESIGN PRESSURE TABLES ON SHEET 1.

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TITLE: RENEWAL SERIES GLIDING WINDOW (NON-IMPACT) (NON-HVHZ) GENERAL NOTES & GLAZING DETAIL

PREPARED BY: BUILDING DROPS, INC.
333 E. DANIA BEACH BLVD., STE. 330
DANIA BEACH, FL 33004
PH: (954)289-8478
FAX: (954)944-4796

REMARKS	BY	DAT

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

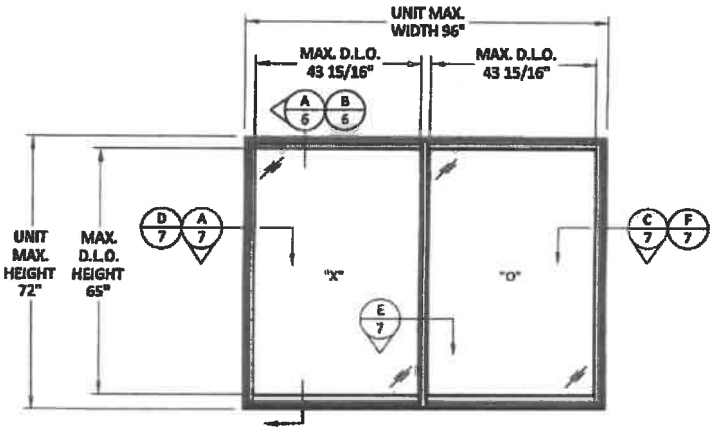
Digitally signed by Hidilyn F. Norero, PE
Reason: I am approving this document
Date: 2018.11.07 16:52:10 -05'00'

HERMILYN NORERO P.E. LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

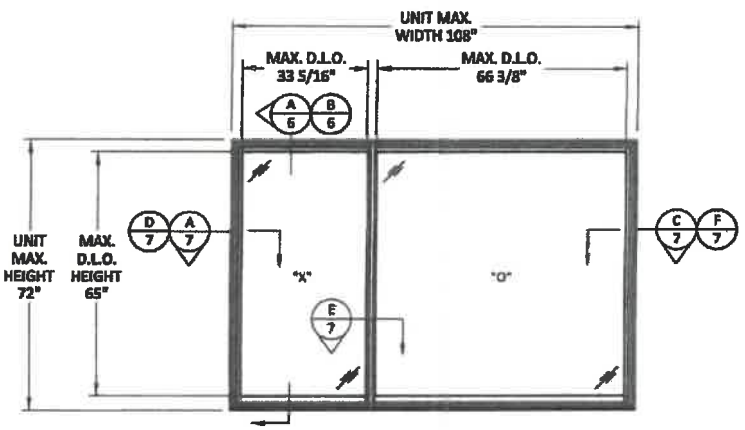
HERMILYN NORERO, P.E.
FLORIDA P.E. No. 73778
BUILDING DROPS, INC
333 E. DANIA BEACH BLVD. # 330
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29670

FL #: FL19563
DATE: 11.07.18
DWG. BY: RV
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD243
SHEET: 1 OF 9

Received March 20, 2023
Planning and Building Department

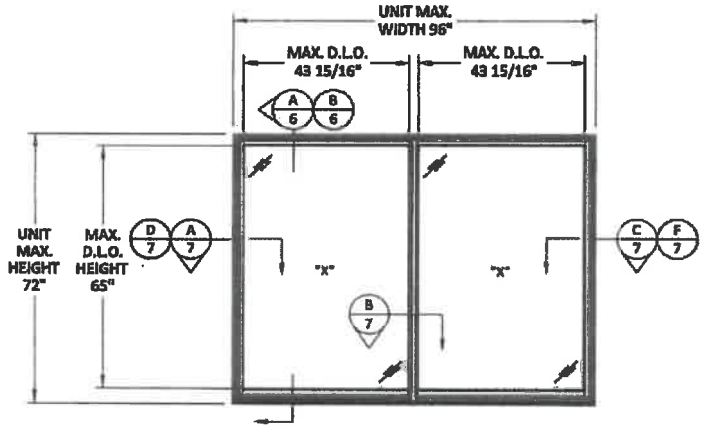


ELEVATION
96" X 72" XO UNIT
1:1 SASH RATIO

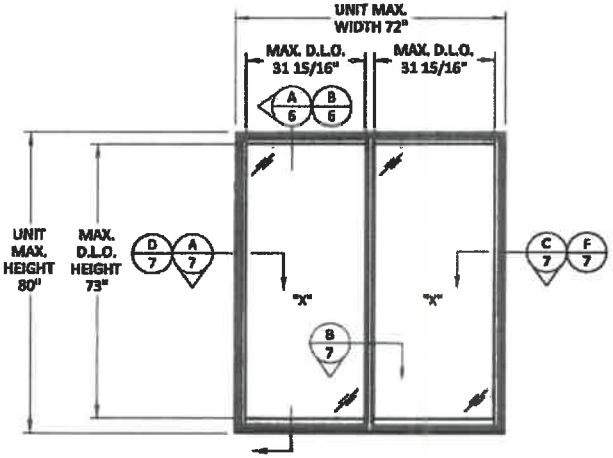


ELEVATION
108" X 72" XO UNIT
1:2 SASH RATIO

NOTE:
ALTERNATE MEETING STILE LOCATIONS MAY BE USED SUCH THAT MAX. DLO DIMENSIONS SHOWN HEREIN ARE NOT EXCEEDED. UNEQUAL SASH RATIO NOT AVAILABLE FOR ACTIVE/ACTIVE (XX) UNITS.



ELEVATION
96" X 72" XX UNIT
1:1 SASH RATIO



ELEVATION
72" X 80" XX UNIT
1:1 SASH RATIO

Andersen AW
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: RENEWAL SERIES GLIDING WINDOW (NON-IMPACT) (NON-HVHZ) ELEVATIONS

PREPARED BY: BUILDING DROPS, INC.
509 E. DANIA BEACH BLVD., STE. 326
DANIA BEACH, FL 33004
PH: (954)256-4478
FAX: (954)744-4778
WEB: www.buildingdrops.com

REMARKS	BY	DATE

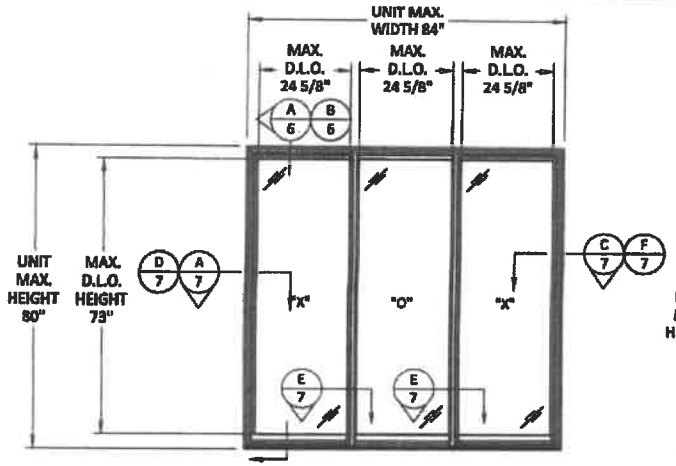
THE INSTALLATION DETAILS INCLUDED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.

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

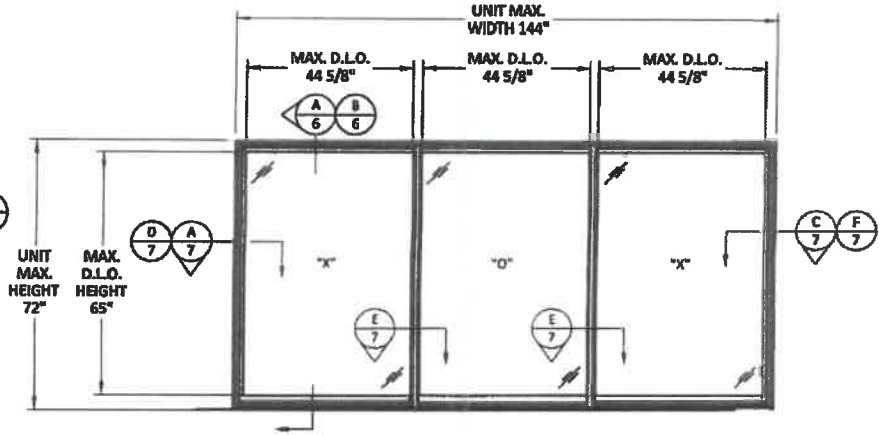
HERMES F. NORERO, P.E.
FLORIDA P.E. No. 73778
BUILDING DROPS, INC
509 E. DANIA BEACH BLVD. # 326
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 28670

FL #: FL19563
DATE: 11.07.18
DWG. BY: RV
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD243
SHEET: 2 OF 9

Received March 20, 2023
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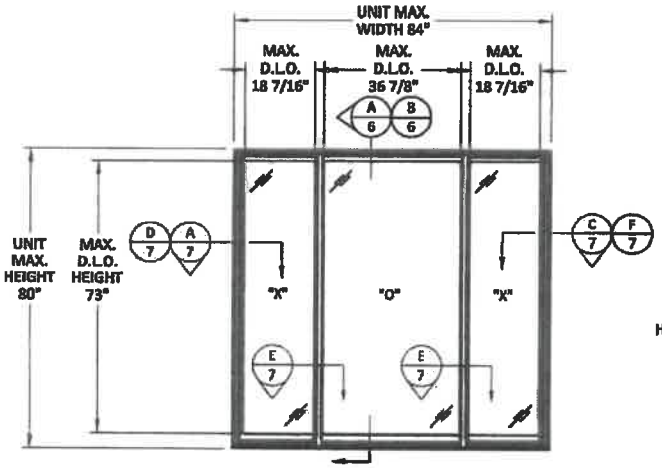


ELEVATION
84" X 80" XOX UNIT
1:1:1 SASH RATIO

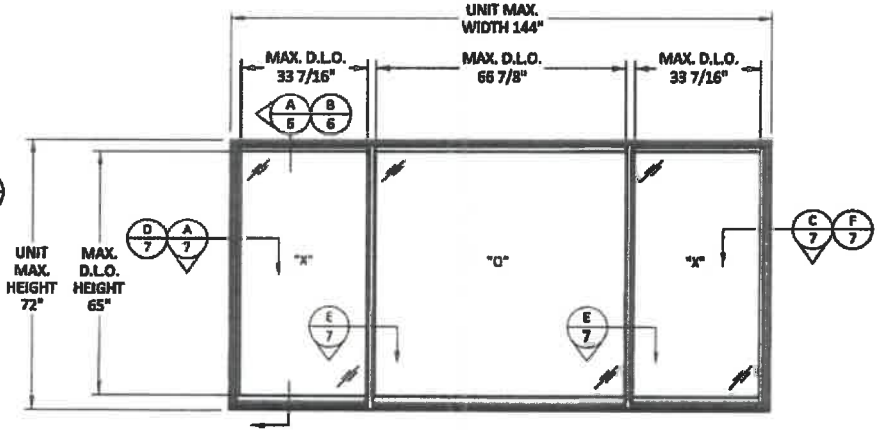


ELEVATION
144" X 72" XOX UNIT
1:1:1 SASH RATIO

NOTE:
ALTERNATE MEETING STILE LOCATIONS MAY BE USED SUCH THAT MAX. DLO DIMENSIONS SHOWN HEREIN ARE NOT EXCEEDED.



ELEVATION
84" X 80" XOX UNIT
1:2:1 SASH RATIO



ELEVATION
144" X 72" XOX UNIT
1:2:1 SASH RATIO

Andersen AW WINDOWS + DOORS
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: RENEWAL SERIES GLIDING WINDOW (NON-IMPACT) (NON-HVHZ) ELEVATIONS

PREPARED BY: BUILDING DROPS, INC.
350 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-9479
FAX: (954)744-4788

REMARKS	BY	DA

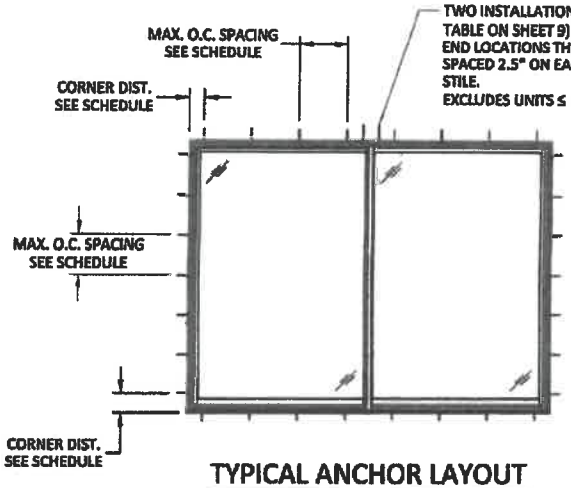
THE INSTALLATION DETAILS DISCLOSED HEREIN ARE GE AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SP SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DI FROM THE REQUIREMENTS DETAILED HEREIN, A LICE ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECI DOCUMENTS FOR USE WITH THIS DOCUMENT.

HERMES F. NORIEGA LICENSE No. 73776 STATE OF FLORIDA PROFESSIONAL ENGINEER

FLORIDA P.E. No. 73776
BUILDING DROPS, INC.
350 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FIRM CERT. OF AUTHORIZATION No. 29857

FL #: FL19563
DATE: 11.07.18
DWG. BY: RV
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD243
SHEET: 3
OF 9

Received March 20, 2023
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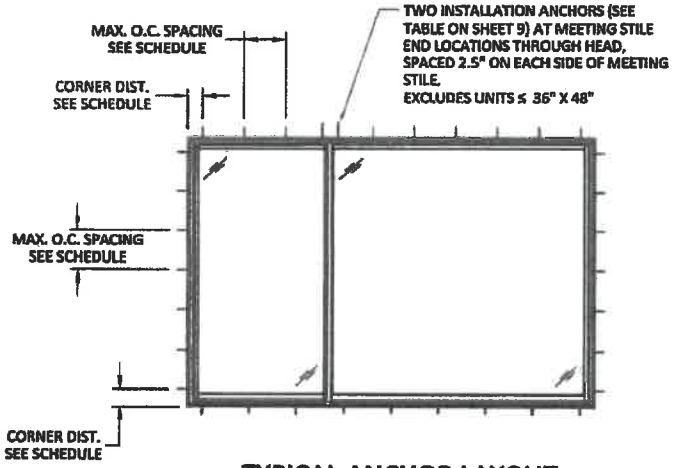


TYPICAL ANCHOR LAYOUT
XO OR OX GLIDER
1:1 SASH RATIO

RENEWAL SERIES GLIDER ANCHOR SPACING					
CONFIG.	INSTALLATION METHOD	FROM CORNERS (IN)	MAX O.C. HEAD (IN)	MAX O.C. SILL (IN)	MAX O.C. JAMBS (IN)
"XO" OR "OX" GLIDER 1:1 SASH RATIO	NAIL FIN	3.5	3.5	3.5	3.5
	INSTALLATION CLIP	5.5	15.25	15.25	16
	THROUGH FRAME	5.5	10.125	SEE NOTES	15.25
"XO" OR "OX" GLIDER 1:2 SASH RATIO	NAIL FIN	3.5	3.5	3.5	3.5
	INSTALLATION CLIP	5.5	15	15	16
	THROUGH FRAME	5.5	11.25	SEE NOTES	17.25

INSTALLATION NOTES:

- FOR THROUGH FRAME INSTALLATIONS, INSTALLATION CLIPS MUST BE USED AT THE SILL IN LIEU OF FASTENERS THROUGH FRAME, SPACED IN ACCORDANCE WITH THE INSTALLATION CLIP SPACING REQUIREMENTS LISTED IN THE ABOVE TABLE.
- FOR CUSTOM SASH RATIOS, USE WORST CASE ANCHOR SPACING BETWEEN EQUAL SASH AND 1:2 OR 1:2:1 SASH RATIOS FROM TABLE ABOVE.
- REFER TO SHEET 1, SEE TABLE ON SHEET 9 FOR ANCHOR TYPE DEPENDENT ON INSTALLATION METHOD AND SUBSTRATE.



TYPICAL ANCHOR LAYOUT
XO GLIDER
1:2 SASH RATIO

ALL METHODS OF INSTALLATION REQUIRE A CONTINUOUS ½" BEAD OF SILICONE BELOW THE SILL

RENEWAL SERIES DP UPGRADE GLIDER ANCHOR SPACING					
CONFIG. & SIZE	INSTALLATION METHOD	FROM CORNERS (IN)	MAX O.C. HEAD (IN)	MAX O.C. SILL (IN)	MAX O.C. JAMBS (IN)
XO & OX GLIDER 40" X 40"	THROUGH FRAME & JAMB CLIP INSTALL (SILL ONLY)	5.5	9	9	9
XO & OX GLIDER 56" X 48"	THROUGH FRAME & JAMB CLIP INSTALL (SILL ONLY)	5.5	9	9	9
XO & OX GLIDER 74" X 64"	THROUGH FRAME & JAMB CLIP INSTALL (SILL ONLY)	5.5	9	9	9
XO & OX GLIDER 74" X 72"	THROUGH FRAME & JAMB CLIP INSTALL (SILL ONLY)	5.5	12.5	12.5	12.5
XO & OX GLIDER 88" X 64"	THROUGH FRAME & JAMB CLIP INSTALL (SILL ONLY)	5.5	15.25	15.25	15.25

INSTALLATION NOTES:

- DP UPGRADE PRODUCTS WHEN ANCHORING WITH ITW TAPCON FASTENERS THE JAMB SHIM MUST BE USED BETWEEN THE FRAME AND THE 2/4 INCH SHIM STACK. JAMB SHIM NOT REQUIRED WHEN USING JAMB CLIP FOR SILL FASTENING.

Andersen AW WINDOWS + DOORS
220 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: RENEWAL SERIES GLIDING WINDOW (NON-IMPACT) (NON-HVHZ) ANCHOR LAYOUTS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD. STE. 338
DANIA BEACH, FL 33004
PH: (954)338-8478
FAX: (954)744-4758

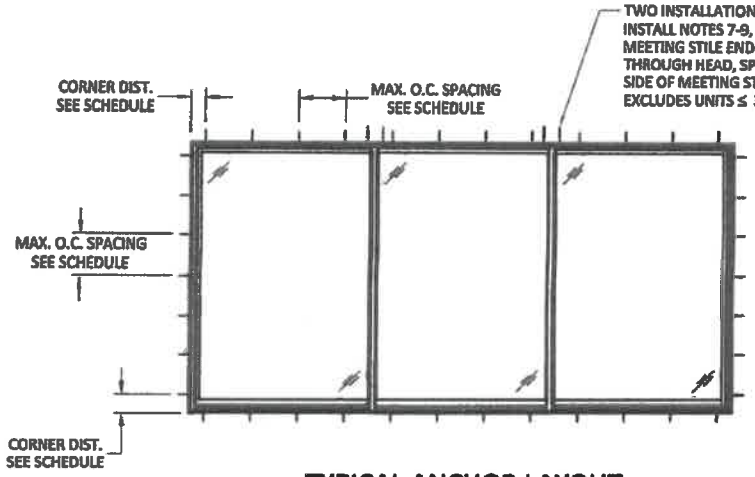
REMARKS	BY	DAT

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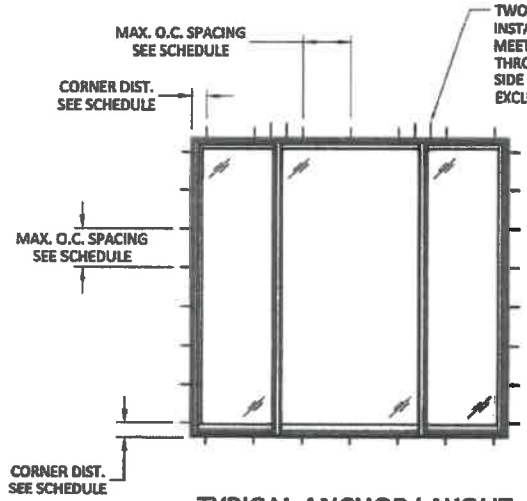
HERMES F. NORIEGA LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER
HERMES F. NORIEGA, P.E.
FLORIDA P.E. No 73778
BUILDING DROPS, INC
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 28578

FL #: FL19563
DATE: 11.07.18
DWG. BY: RV
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD243
SHEET: 4
OF 9

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TYPICAL ANCHOR LAYOUT
XOX GLIDER
1:1:1 SASH RATIO



TYPICAL ANCHOR LAYOUT
XOX GLIDER
1:2:1 SASH RATIO

ALL METHODS OF INSTALLATION REQUIRE A CONTINUOUS ½" BEAD OF SILICONE BELOW THE SILL

RENEWAL SERIES GLIDER ANCHOR SPACING

CONFIG.	INSTALLATION METHOD	FROM CORNERS (IN)	MAX O.C. HEAD (IN)	MAX O.C. SILL (IN)	MAX O.C. JAMBS (IN)
"XOX" GLIDER 1:1:1 SASH RATIO	NAIL FIN	3.5	3.5	3.5	3.5
	INSTALLATION CLIP	5.5	14.5	14.5	16
	THROUGH FRAME	5.5	10.375	SEE NOTES	21.5
"XOX" GLIDER 1:2:1 SASH RATIO	NAIL FIN	3.5	3.5	3.5	3.5
	INSTALLATION CLIP	5.5	12.125	12.125	16
	THROUGH FRAME	5.5	10.5	SEE NOTES	22

INSTALLATION NOTES:

- FOR THROUGH FRAME INSTALLATIONS, INSTALLATION CLIPS MUST BE USED AT THE SILL IN LIEU OF FASTENERS THROUGH FRAME, SPACED IN ACCORDANCE WITH THE INSTALLATION CLIP SPACING REQUIREMENTS LISTED IN THE ABOVE TABLE.
- FOR CUSTOM SASH RATIOS, USE WORST CASE ANCHOR SPACING BETWEEN EQUAL SASH AND 1:2 OR 1:2:1 SASH RATIOS FROM TABLE ABOVE.
- REFER TO SHEET 1, INSTALLATION NOTES 4-11 FOR ANCHOR TYPE DEPENDENT ON INSTALLATION METHOD AND SUBSTRATE.

RENEWAL SERIES DP UPGRADE GLIDER ANCHOR SPACING

CONFIG. & SIZE	INSTALLATION METHOD	FROM CORNERS (IN)	MAX O.C. HEAD (IN)	MAX O.C. SILL (IN)	MAX O.C. JAMBS (IN)
XOX 1:1:1 & 1:2:1 GLIDER 56" X 48"	THROUGH FRAME & JAMB CLIP INSTALL (SILL ONLY)	5.5	9	9	9
XOX 1:1:1 & 1:2:1 GLIDER 74" X 64"	THROUGH FRAME & JAMB CLIP INSTALL (SILL ONLY)	5.5	9	9	9
XOX 1:1:1 & 1:2:1 GLIDER 108" X 64"	THROUGH FRAME & JAMB CLIP INSTALL (SILL ONLY)	5.5	10.5	12.125	13.75
XOX 1:1:1 & 1:2:1 GLIDER 108" X 72"	THROUGH FRAME & JAMB CLIP INSTALL (SILL ONLY)	5.5	10.5	12.125	19.25
XOX 1:1:1 & 1:2:1 GLIDER 120" X 64"	THROUGH FRAME & JAMB CLIP INSTALL (SILL ONLY)	5.5	10.5	12.125	17.5

INSTALLATION NOTES:

- DP UPGRADE PRODUCTS WHEN ANCHORING WITH ITW TAPCON FASTENERS THE JAMB SHIM MUST BE USED BETWEEN THE FRAME AND THE 1/4 INCH SHIM STACK. JAMB SHIM NOT REQUIRED WHEN USING JAMB CLIP FOR SILL FASTENING.

Andersen AW WINDOWS + DOORS
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: RENEWAL SERIES GLIDING WINDOW (NON-IMPACT) (NON-HVHZ) ANCHOR LAYOUTS

PREPARED BY: BUILDING DROPS, INC.
331 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)298-8478
FAX: (954)744-4738

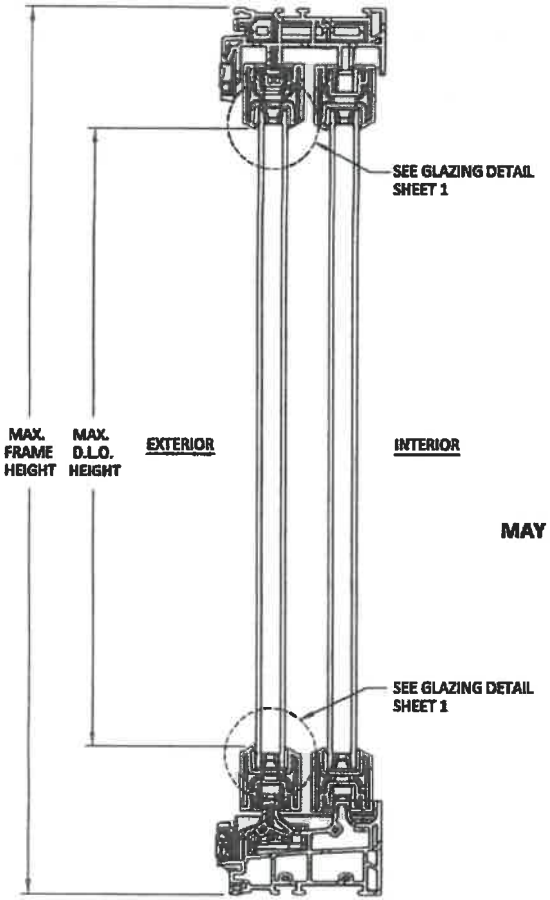
REMARKS	BY	DA

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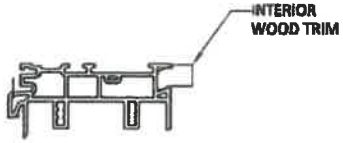
HERMES F. NORERO LICENSE No. 73776 STATE OF FLORIDA PROFESSIONAL ENGINEER
HERMES F. NORERO, P.E.
FLORIDA P.E. No 73776
BUILDING DROPS, INC
338 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 28571

FL #: FL19563
DATE: 11.07.18
DWG. BY: RV
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD243
SHEET: 5 OF 9

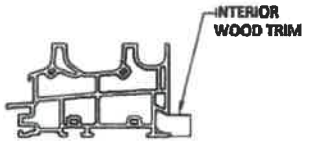
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A 6 VERTICAL SECTION
THROUGH FRAME AND THROUGH CLIP INSTALLATION

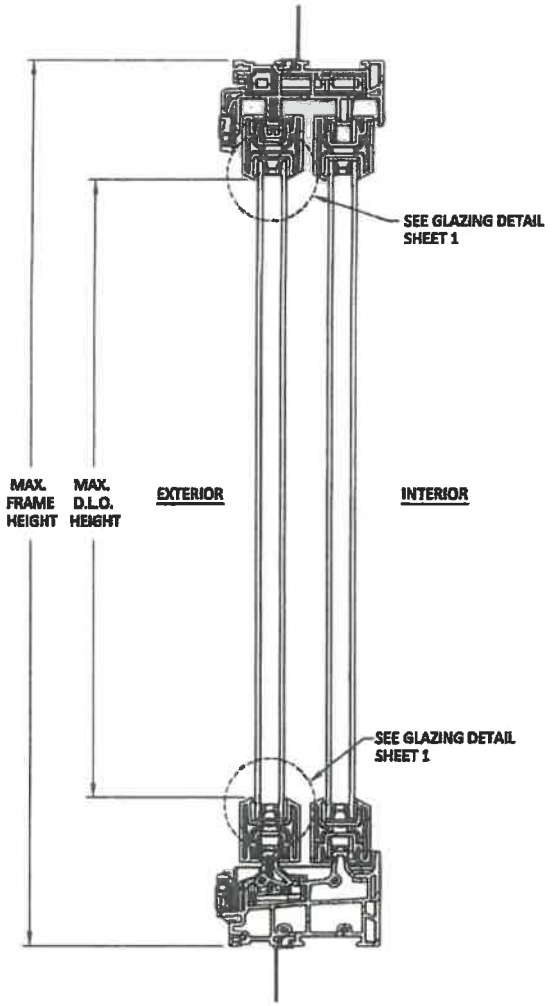


EJ HEAD/JAMB FRAME



EJ SILL FRAME

ALTERNATE EJ FRAME
MAY BE USED AS EQUAL ALTERNATE FRAME TYPE



B 6 VERTICAL SECTION
NAIL FIN INSTALLATION

NAIL FIN/FLANGE IS REVERSIBLE, SEE ORIENTATION DIFFERENCE BETWEEN HEAD AND SILL

Andersen AW WINDOWS + DOORS
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: RENEWAL SERIES GLIDING WINDOW (NON-HMHZ)
VERTICAL SECTIONS

PREPARED BY:
BUILDING DROPS, INC.
300 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)289-8478
FAX: (954)744-4728
WEB: www.buildingdrops.com

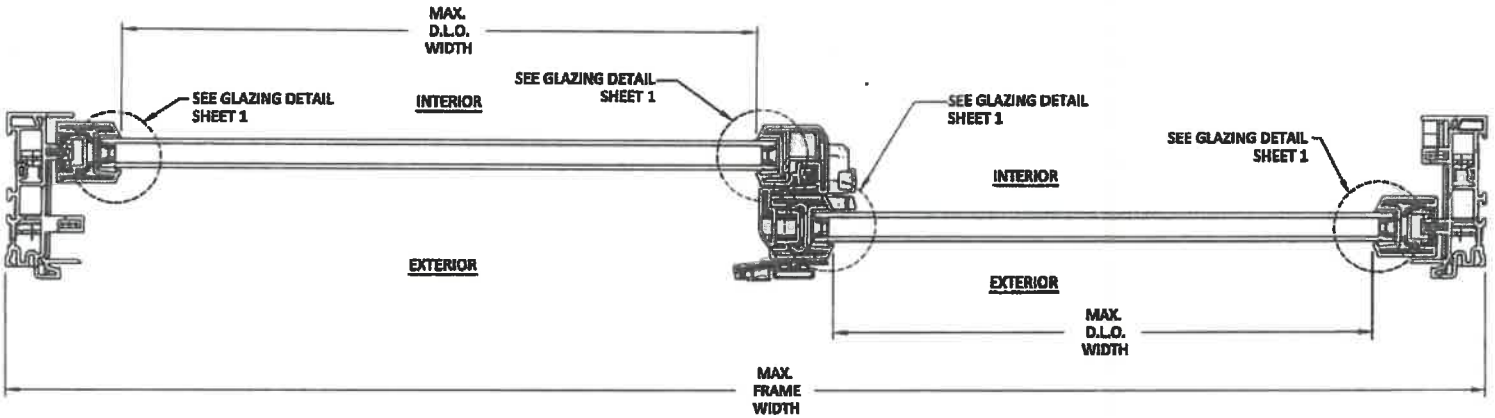
REMARKS	BY	DATE

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HERMES F. NORIEGA LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER
HERMES F. NORIEGA, P.E.
FLORIDA P.E. No. 73778
BUILDING DROPS, INC
300 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL. 33004
FBPE CERT. OF AUTHORIZATION No. 28578

FL #: FL19563
DATE: 11.07.18
DWG. BY: RV
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD243
SHEET: 6 OF 9

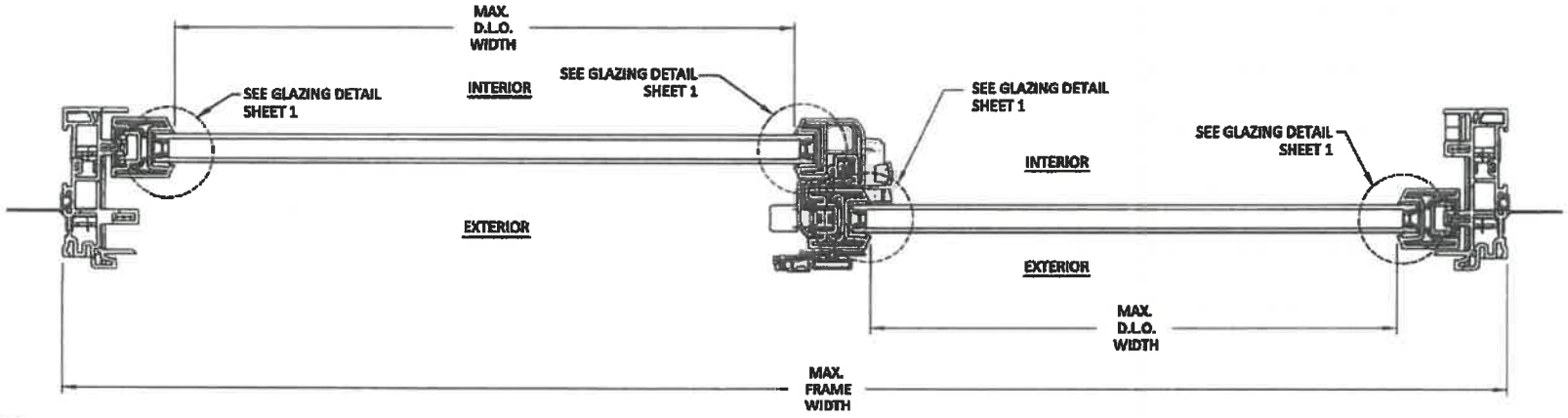
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A7 **HORIZONTAL SECTION**
THROUGH FRAME AND THROUGH CLIP INSTALLATION

B7 **HORIZONTAL SECTION**
ACTIVE/PASSIVE MEETING STILE

C7 **HORIZONTAL SECTION**
THROUGH FRAME AND THROUGH CLIP INSTALLATION



D7 **HORIZONTAL SECTION**
NAIL FIN INSTALLATION

E7 **HORIZONTAL SECTION**
ACTIVE/STATIONARY MEETING STILE

F7 **HORIZONTAL SECTION**
NAIL FIN INSTALLATION

Andersen AW WINDOWS+DOORS
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: RENEWAL SERIES GLIDING WINDOW (NON-IMPACT) (NON-HVHZ)
HORIZONTAL SECTIONS

PREPARED BY: BUILDING DROPS, INC.
300 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)599-6478
FAX: (954)374-4783

REMARKS	BY	DA

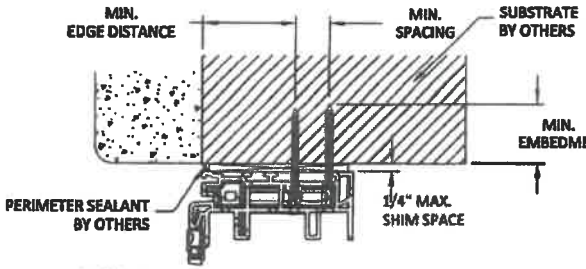
THE DETAILS SHOWN MAY NOT BE THE ONLY METHOD FOR THE AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SP SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DE FROM THE REQUIREMENTS DETAILED HEREIN, A LICE CONSTRUCTION OR ARCHITECT SHALL PREPARE SITE SPECI DOCUMENTS FOR USE WITH THIS DOCUMENT.

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

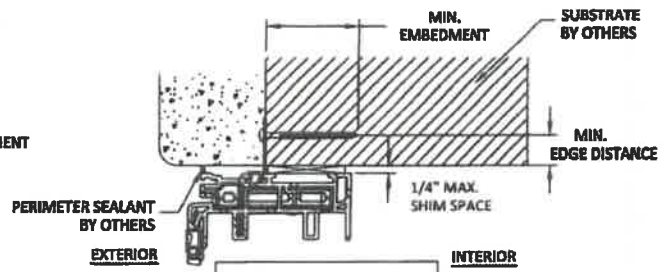
HERMES F. NORERO, P.E.
FLORIDA P.E. No. 73778
BUILDING DROPS, INC
300 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL. 33004
FBPE CERT. OF AUTHORIZATION No. 30957

FL #: FL19563
DATE: 11.07.18
DWG. BY: RV
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD243
SHEET: 7
OF 9

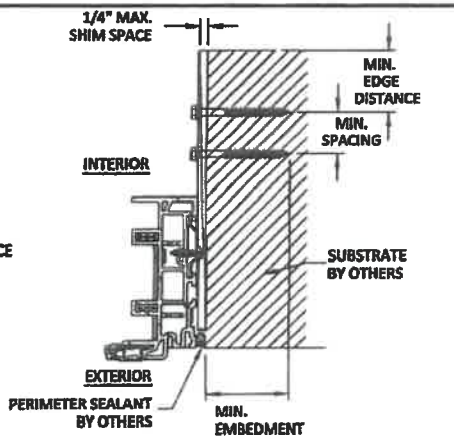
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A8 **VERTICAL SECTION**
THROUGH FRAME (HEAD)



B8 **VERTICAL SECTION**
NAIL FIN (HEAD)



C8 **HORIZONTAL SECTION**
THROUGH CLIP (JAMB)

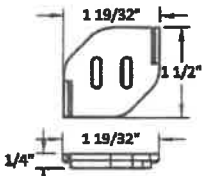


ACTIVE SASH MEETING STILE REINFORCEMENT DETAIL

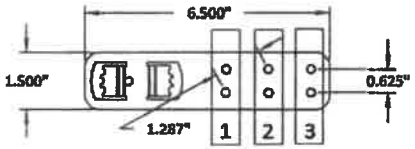


PASSIVE/STATIONARY SASH MEETING STILE REINFORCEMENT DETAIL

SASH REINFORCEMENT REQUIREMENTS	
SIZE	REINFORCING
UNIT HEIGHT ≥ 54"	REQUIRES STEEL REINFORCEMENT IN ACTIVE AND PASSIVE OR STATIONARY SASH MEETING STILES
UNIT HEIGHT < 54"	NOT REQUIRED



JAMB SHIM



INSTALLATION CLIP DETAIL

INSTALLATION CLIP ANCHOR REQUIREMENTS:

WOOD SUBSTRATE: USE TWO #8 PAN HEAD WOOD SCREWS PER CLIP, IN ROW NUMBER ONE OF PREDRILLED HOLES SHOWN BELOW.

METAL SUBSTRATE: USE TWO #8 HWH SMS ANCHORS PER CLIP, IN ROW NUMBER ONE OF PREDRILLED HOLES SHOWN BELOW.

CONCRETE/MASONRY: USE TWO 3/16" ITW TAPCON ANCHORS, WITH ONE ANCHOR PLACED IN ROW NUMBER ONE AND ONE ANCHOR PLACED IN ROW NUMBER TWO OF PREDRILLED HOLES SHOWN BELOW. ANCHORS MUST BE PLACED DIAGONALLY ACROSS THE CLIP.

DO NOT INSTALL ANCHORS THROUGH ROW NUMBER THREE.

Andersen AW WINDOWS • DOORS

100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: RENEWAL SERIES GLIDING WINDOW (NON-IMPACT) (NON-HVHZ) ANCHOR DETAILS

PREPARED BY: BUILDING DROPS, INC.
391 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)280-9478
FAX: (954)744-4726

REMARKS	BY	DA

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

HERMES F. NORRO
LICENSE
No. 73778
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FLORIDA P.E. No 73778
BUILDING DROPS, INC
391 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29857

FL #: FL19563
DATE: 11.07.18
DWG. BY: RV
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SCALE: NTS
DWG. #: AWD243
SHEET: 8
OF 9

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INSTALLATION NOTES:

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

ANCHOR SCHEDULE

METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE
THROUGH FRAME	WOOD: MIN. SG = 0.55	#10 WOOD SCREW FLAT HEAD	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#10 TEK SCREW FLAT HEAD	3 THREADS MIN PENETRATION BEYOND METAL	0.5"
THROUGH FRAME & THROUGH CLIP	CONCRETE: MIN. f'c=3000PSI	3/16" ITW TAPCON FLATHEAD	1.25"	2.5
	MASONRY: CMU per ASTM C90 MIN. 2000 PSI	3/16" ITW TAPCON FLATHEAD	1"	2.25
NAIL FIN & THROUGH CLIP	WOOD: MIN. SG = 0.55	#8 WOOD SCREW FLAT HEAD	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#8 TEK SCREW FLAT HEAD	3 THREADS MIN PENETRATION BEYOND METAL	0.5"

Andersen AW WINDOWS+DOORS
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5425

TITLE: RENEWAL SERIES GLIDING WINDOW (NON-IMPACT) (NON-HVHZ)
INSTALLATION NOTES & ANCHOR SCHEDULE

PREPARED BY: BUILDING DROPS, INC.
388 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-9473
FAX: (954)744-4726

REMARKS	BY	DAT

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

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

HERMES F. NORERO, P.E.
FLORIDA P.E. No 73778
BUILDING DROPS, INC
388 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FIRM CERT. OF AUTHORIZATION No. 28579

FL #: FL19563
DATE: 11.07.18
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CHK. BY: HFN
SCALE: NTS
DWG. #: AWD243
SHEET: 9 OF 9

Received March 20, 2023
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Business & Professional Regulation

Florida dbpr

Product Approval
USER: Public User

FL #	FL27970-R3
Application Type	Revision
Code Version	2020
Application Status	Approved
Comments	
Archived	
Product Manufacturer	Andersen Corporation
Address/Phone/Email	100 Fourth Avenue North Bayport, MN 55003 (651) 264-5308 alan.barstad@AndersenCorp.com
Authorized Signature	Alan Barstad alan.barstad@AndersenCorp.com
Technical Representative	
Address/Phone/Email	
Quality Assurance Representative	Alan Barstad
Address/Phone/Email	100 Fourth Avenue North Bayport, MN 55003 (651) 264-5308 abarstad@andersencorp.com
Category	Windows
Subcategory	Double Hung
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Hermes F. Norero, P.E.
Florida License	PE-73778
Quality Assurance Entity	Window and Door Manufacturers Association-QA
Quality Assurance Contract Expiration Date	12/16/2030
Validated By	Zachary R. Priest, P.E. Validation Checklist - Hardcopy Received
Certificate of Independence	FL27970_R3_COI_COI Andersen SS 2015-08-31.pdf

Referenced Standard and Year (of Standard)

Standard	Year
AAMA/WDMA/CSA 101/I.S.2/A440	2011
TAS 201	1994
TAS 202	1994
TAS 203	1994

Equivalence of Product Standards Certified By

Sections from the Code

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Product Approval Method	Method 1 Option D
Date Submitted	06/15/2021
Date Validated	06/15/2021
Date Pending FBC Approval	06/17/2021
Date Approved	08/10/2021

Summary of Products

FL #	Model, Number or Name	Description
27970.1	Renewal by Andersen DG Series Double Hung Window (Non-Impact) (Non-HVHZ)	Renewal by Andersen DG Series Double Hung Window (Non-Impact) (Non-HVHZ)
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** N/A **Other:** See Installation Instructions and Product Evaluation Report for allowable design pressures, sizes, installation requirements and limits of use.		**Installation Instructions** FL27970_R3_II_AWD234_SS_2018-12-16.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes **Evaluation Reports** FL27970_R3_AE_PER5531_SS_2018-08-17.pdf Created by Independent Third Party: Yes
27970.2	Renewal by Andersen Double Hung Window (HVHZ) (Impact)	Renewal by Andersen Double Hung Window (HVHZ) (Impact)
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** N/A **Other:** See Installation Instructions and Product Evaluation Report for allowable design pressures, sizes, installation requirements and limits of use.		**Installation Instructions** FL27970_R3_II_AWD291_SS_2021-06-15.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes **Evaluation Reports** FL27970_R3_AE_PER7620_SS_2021-06-15.pdf Created by Independent Third Party: Yes

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Product Approval Accepts:

Credit Card Safe

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ANDERSEN CORPORATION

RENEWAL BY ANDERSEN DG SERIES DOUBLE HUNG WINDOW (NON-IMPACT) (NON-HVHZ)

GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), EXCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
   - AAMA/WDMA/CSA 101/I.S.2/A440-08/11
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1/4 INCH OF THE DEPICTED LOCATION IN THE ANCHOR LAYOUT DETAIL (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
5. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS. IN HVHZ AREAS, ONE TIME PRODUCT APPROVAL TO BE OBTAINED FROM MIAMI-DADE RER OR AHJ.
6. APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
7. WINDOW FRAME MATERIAL: FIBREX
8. IN ACCORDANCE WITH THE CURRENT EDITION FBC, WOOD COMPONENTS SHALL HAVE BEEN PRESERVATIVE TREATED OR SHALL BE OF A DURABLE SPECIES AS DEFINED IN CHAPTER 23.

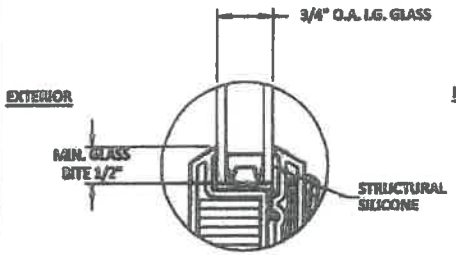
SILL TYPE	MAX OVERALL SIZE		MAX D.L.O. SIZE			DESIGN PRESSURE	RATIO	CONFIG.	MISSILE IMPACT RATING
	WIDTH	HEIGHT	WIDTH	UPPER SASH	LOWER SASH				
FLAT OR SLOPE	32.0	76.0	25-15/16	33-3/8	33-3/8	+/-40	1:1	X/X	NON-IMPACT
	40.0	76.0	33-15/16	33-3/8	33-3/8				
	48.0	76.0	41-15/16	33-3/8	33-3/8				
	54.0	72.0	47-15/16	31-3/8	31-3/8	+/-30			
	40.0	96.0	33-15/16	43-3/8	43-3/8				
	48.0	96.0	41-15/16	43-3/8	43-3/8				
FLAT OR SLOPE	48.0	96.0	41-15/16	65-1/16	23-11/16	+/-40	2:1		
	40.0	76.0	33-15/16	50-1/16	15-11/16				
	54.0	72.0	47-15/16	47-1/16	15-11/16				

DESIGN PRESSURE UPGRADE RATING									
SILL TYPE	MAX OVERALL SIZE		MAX D.L.O. SIZE			DESIGN PRESSURE	RATIO	CONFIG.	MISSILE IMPACT RATING
	WIDTH	HEIGHT	WIDTH	UPPER SASH	LOWER SASH				
FLAT OR SLOPE	30.0	60.0	29-15/16	29-3/8	29-3/8	+50/-65	1:1	X/X	NON-IMPACT
	36.0	68.0	29-15/16	29-3/4	29-3/4				
	40.0	72.0	33-15/16	31-3/8	31-3/8				
FLAT	40.0	76.0	33-15/16	33-3/8	33-3/8				
SLOPE	40.0	75.3	33-15/16	33-2/5	33-2/5				
FLAT	36.0	62.0	29-15/16	26-3/8	26-3/8	+69/-81			
SLOPE	36.0	61.3	29-15/16	26-2/5	26-2/5				

NOTES:
1. DP UPGRADE PRODUCT POSITIVE RATING IS DRIVEN BY STRUCTURAL ONLY. WATER IS NOT INCLUDED.
2. DP UPGRADE PRODUCT MUST BE INSTALLED THROUGH FRAME ONLY.

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SHEET	REVISION	SHEET DESCRIPTION
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2	-	ELEVATIONS & ANCHOR LAYOUTS
3	-	ELEVATIONS & ANCHOR LAYOUTS
4	-	VERTICAL SECTIONS
5	-	VERTICAL SECTIONS
6	-	HORIZONTAL SECTIONS
7	-	INSTALLATION NOTES, REINFORCEMENT & ANCHOR DETAILS



GLAZING DETAIL 1

NOTE:
1. GLASS TYPE THICKNESS SHALL COMPLY WITH ASTM E-1300 GLASS CHART REQUIREMENTS.
2. ALL GLAZING CONFIGURATIONS SHALL COMPLY WITH SAFETY GLAZING REQUIREMENTS OUTLINED IN CURRENT FBC
3. SETTING BLOCK SHOULD BE 70-90 DUROMETER AS PER CH 24 OF THE CURRENT FBC.
4. GLASS LITES THAT EXCEED 39" IN WIDTH SHALL USE SETTING BLOCKS AT 1/4 SPAN FROM CORNERS.

Andersen Windows

TITLE: DG SERIES DOUBLE HUNG WINDOW (NON-IMPACT)(NON-HVHZ) GENERAL NOTES & GLAZING DETAIL

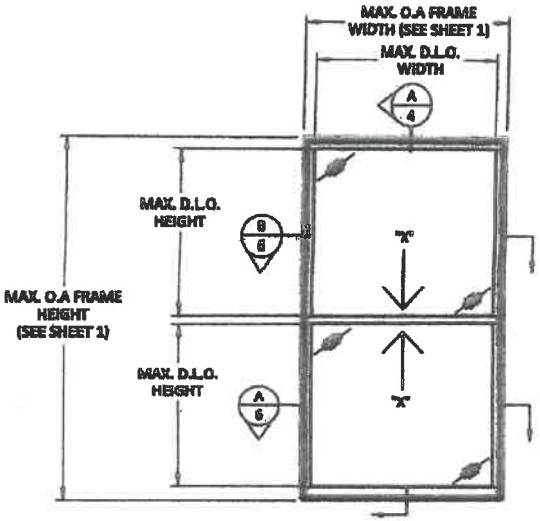
PREPARED BY: BUILDING DROPS, INC.

REMARKS	BY	DATE
SIZE GRID UPDATE	HR	11.26.19

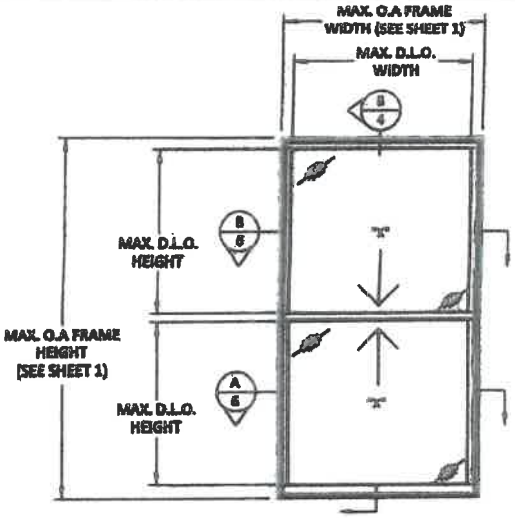
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FL #: FL27970
DATE: 02.22.18
DWG. BY: RV
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD234
SHEET: 1 OF 7

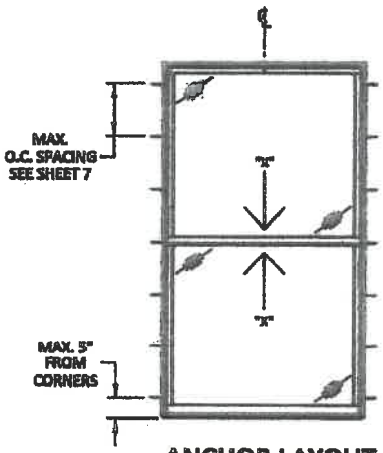
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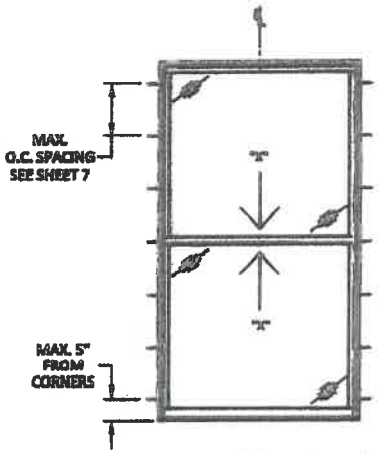
ELEVATION
DOUBLE HUNG WINDOW
SLOPE SILL - 1:1



ELEVATION
DOUBLE HUNG WINDOW
FLAT SILL 1:1



ANCHOR LAYOUT
THROUGH FRAME - DOUBLE HUNG WINDOW
SLOPE SILL - 1:1



ANCHOR LAYOUT
THROUGH FRAME - DOUBLE HUNG WINDOW
FLAT SILL 1:1

Andersen AW

TITLE: DG SERIES DOUBLE HUNG WINDOW (NON-IMPACT)(NOA-#VHZ) ELEVATIONS AND ANCHOR LAYOUTS

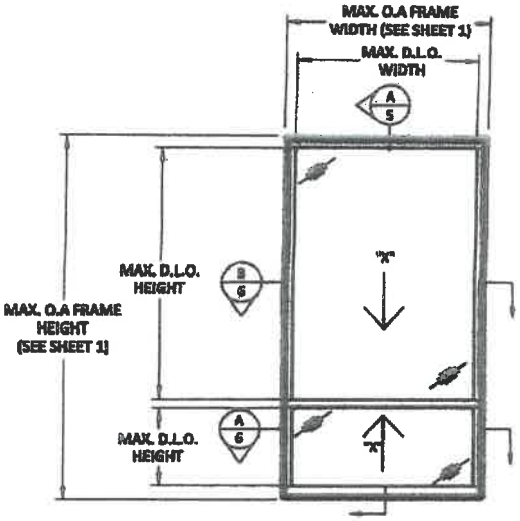
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REMARKS	BY	DATE
SIZE GRID UPDATE	HR	11.16.1

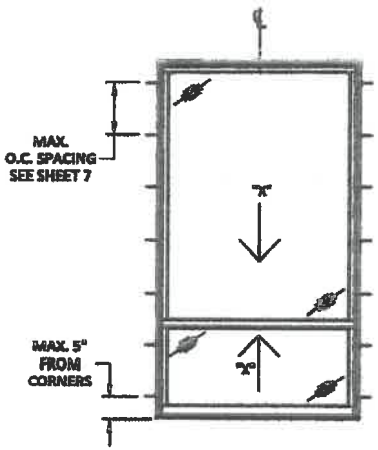
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FL #: FL27970
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CHK. BY: HFN
SCALE: NTS
DWG. #: AWD234
SHEET: 2 OF 7

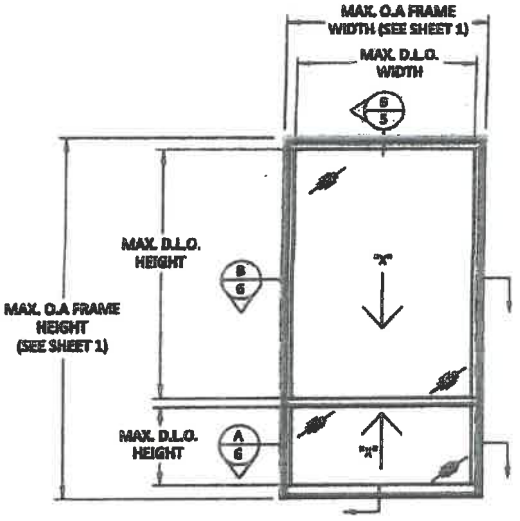
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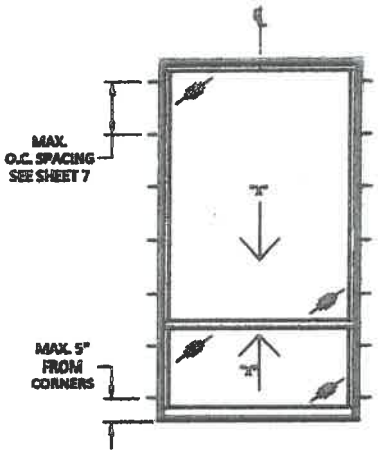
ELEVATION
DOUBLE HUNG WINDOW
SLOPE SILL - 8:1



ANCHOR LAYOUT
THROUGH FRAME - DOUBLE HUNG WINDOW
FLAT SILL 8:1



ELEVATION
DOUBLE HUNG WINDOW
FLAT SILL 8:1



ANCHOR LAYOUT
THROUGH FRAME - DOUBLE HUNG WINDOW
FLAT SILL 8:1

Andersen

TITLE: DG SERIES DOUBLE HUNG WINDOW (NON-IMPACT)(NON-HVHZ) ELEVATIONS AND ANCHOR LAYOUTS

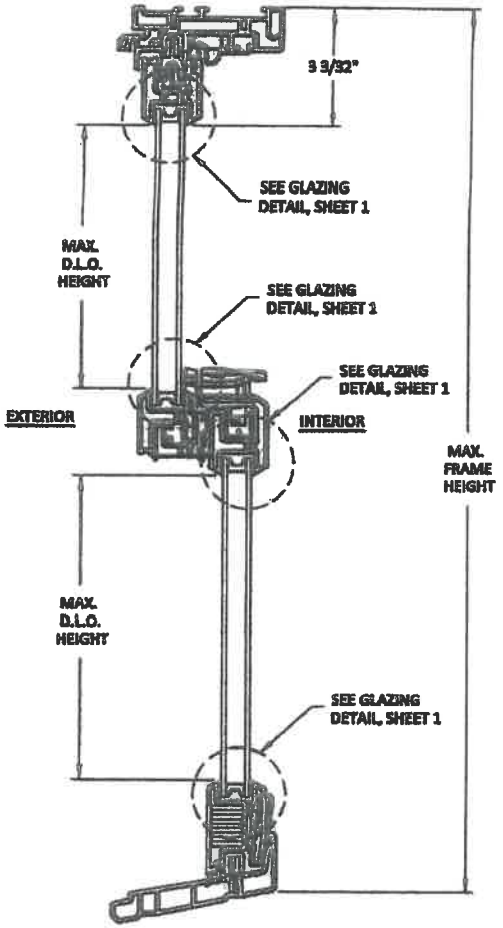
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SIZE GRID UPDATE	HR	03.26.18

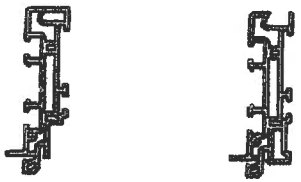
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No. 73778
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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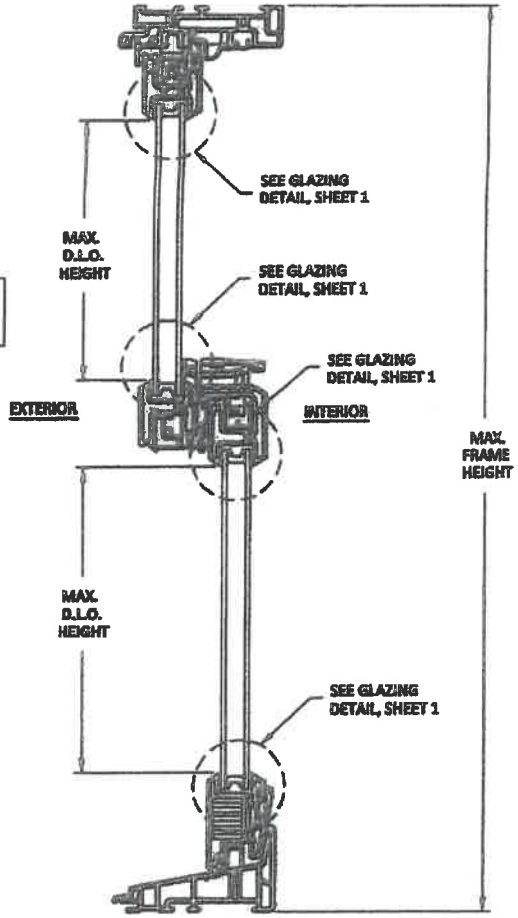
A/4 VERTICAL SECTION
SLOPE SILL 1:1



1 POCKET NOTCH

2 EJ FRAME

NOTE:
1. THE PROFILES SHOWN ABOVE ARE ALSO QUALIFIED AS AN OPTION FOR USE OTHER THAN BASE FRAME AT THE HEAD.



B/4 VERTICAL SECTION
FLAT SILL 1:1

Andersen

TITLE: DG SERIES DOUBLE HUNG WINDOW (NON-IMPACT)(NON-HVHZ) VERTICAL SECTIONS

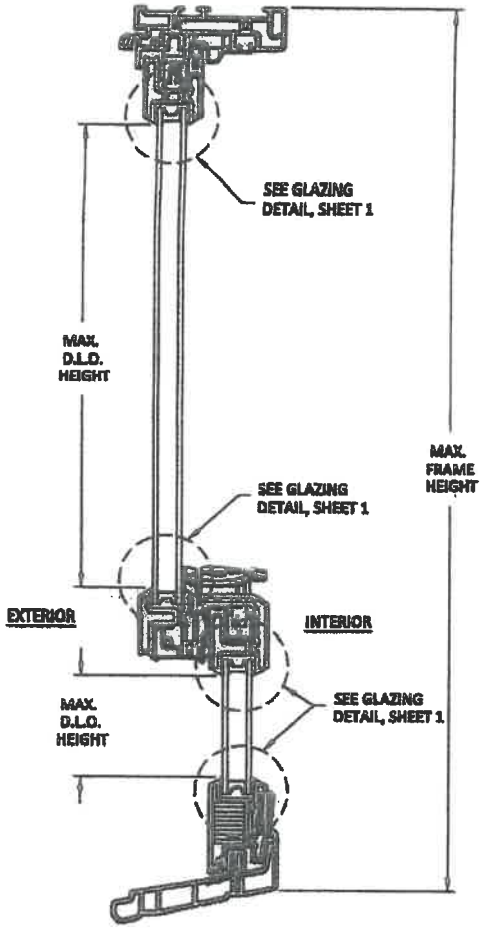
PREPARED BY: BUILDING DROPS, INC.

REMARKS	BY	DATE
SIZE GRID UPDATE	HR	11.26.2

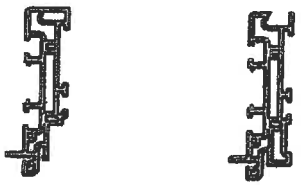
HERMES F. NORIEGA LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL #: FL27970
DATE: 02.22.18
DWG. BY: RV
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD234
SHEET: 4 OF 7

Received March 20, 2023
Planning and Building Department

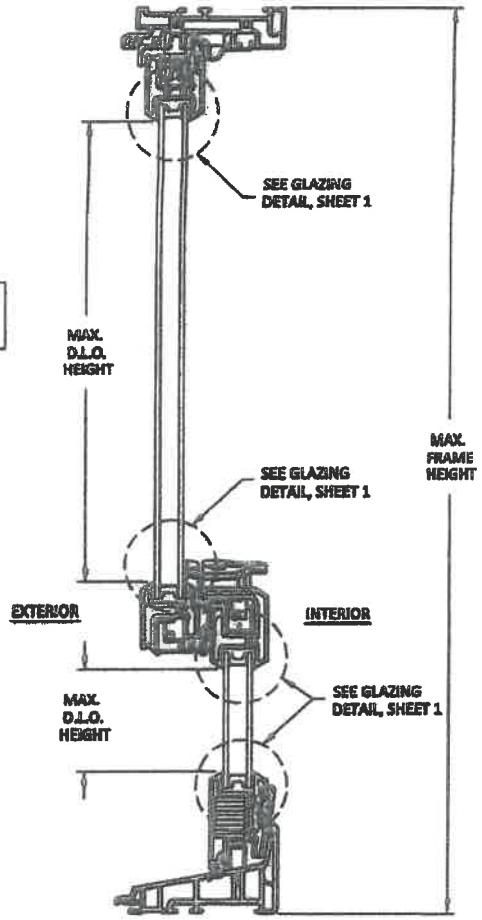


A5 VERTICAL SECTION
SLOPED SILL 3:1



1 POCKET NOTCH 2 EJ FRAME

NOTE:
1 THE PROFILES SHOWN ABOVE ARE ALSO QUALIFIED AS AN OPTION FOR USE OTHER THAN BASE FRAME AT THE HEAD.



B5 VERTICAL SECTION
FLAT SILL 3:1

Andersen AW

TITLE: DG SERIES DOUBLE HUNG WINDOW (NON-IMPACT)(NON-HVHZ) VERTICAL SECTIONS

PREPARED BY: BUILDING GROUPS, INC.

REMARKS	BY	DATE
SIZE GRID UPDATE	HR	11.26

HERMES F. NORIEGA LICENSE No. 71778 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL #: FL27970

DATE: 02.22.18

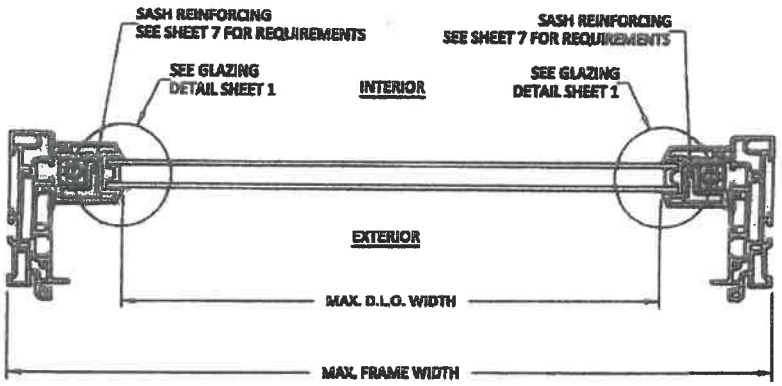
DWG. BY: RV | CHK. BY: HFN

SCALE: NTS

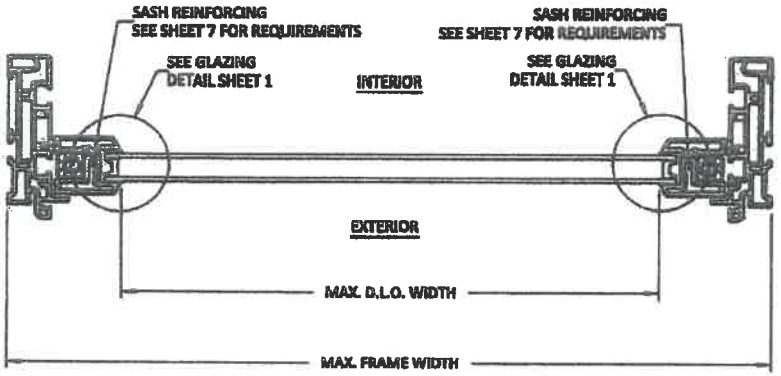
DWG. #: AWD234

SHEET: 5 OF 7

Received March 20, 2023
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A6 **HORIZONTAL SECTION**
LOWER SASH



B6 **HORIZONTAL SECTION**
UPPER SASH



1 POCKET NOTCH



2 EJ FRAME

NOTE:
1 THE PROFILES SHOWN ABOVE ARE ALSO QUALIFIED AS AN OPTION FOR USE OTHER THAN BASE FRAME

Andersen Windows

TITLE: DG SERIES DOUBLE HUNG WINDOW (NON-IMPACT/NON-HEAVY ZONE) HORIZONTAL SECTIONS

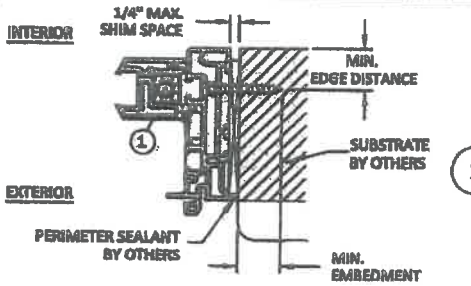
PREPARED BY: BUILDING DROPS, INC.

REMARKS	BY	DATE
SIZE GRID UPDATE	HR	12.26.18

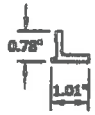
HERMES F. NORIEGA LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL #: FL27970
DATE: 02.22.18
DWG. BY: RV
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD234
SHEET: 6 OF 7

Received March 20, 2023
Planning and Building Department



A7 **HORIZONTAL SECTION**
THROUGH FRAME (JAMB)

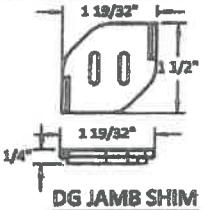


1 MEETING RAIL, LOWER & UPPER SASH LVL



2 LVL REINFORCEMENT BOTTOM SASH LVL

REINFORCEMENT DETAIL



DG JAMB SHIM

ANCHOR SCHEDULE				
METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE
THROUGH FRAME	WOOD: MIN. SG = 0.55	#10 WOOD SCREW FLAT HEAD	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#10 TEK SCREW FLAT HEAD	3 THREADS MIN PENETRATION BEYOND METAL	0.5"
	CONCRETE: MIN. f'c=3000PSI	3/16" ITW TAPCON FLATHEAD	1.25"	2.5
	MASONRY: CMU per ASTM C90 MIN. 2000 PSI	3/16" ITW TAPCON FLATHEAD	1"	2.25

INSTALLATION NOTES:

1. ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.
2. THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.
3. INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1/4 INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
4. SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM(S). MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.
5. DG JAMB SHIM TO BE USED BETWEEN THE FRAME AND THE 1/4 INCH. SHIM STACK.
6. FOR MASONRY OR CONCRETE OPENINGS, A 1X WOOD BUCK MAY BE USED (OPTIONAL) AS LONG AS THE MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS ARE STILL MET WITHIN THE CORRESPONDING HOST SUBSTRATE. SEE GENERAL NOTE 68 ON SHEET 1 FOR MORE INFORMATION.
7. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.
8. INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.
9. FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.
10. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.

Anchor Schedule - Max O.C. Spacing
Standard Double Hung Grid, +/- 40 PSF

Height (in.)	Width (in.) 24	36	48
27	8.5	8.5	8.5
36	13.0	13.0	13.0
48	19.0	19.0	19.0
60	24.0	24.0	18.7
72	24.0	20.7	15.5
76	24.0	22.0	16.5

Anchor Schedule - Max O.C. Spacing
DP Upgrade Double Hung Grid, +50/-65 PSF

Height (in.)	Width (in.) 24	32	40
27	8.5	8.5	8.5
36	13.0	13.0	13.0
48	19.0	12.7	12.7
60	24.0	18.7	12.5
72	20.7	15.5	12.4
76	22.0	13.2	11.0

Anchor Schedule - Max O.C. Spacing
DP Upgrade Double Hung Grid, +69/-81 PSF

Height (in.)	Width (in.) 36
82	16.5

Anchor Schedule - Max O.C. Spacing
Standard Double Hung Grid, +/- 30 PSF

Height (in.)	Width (in.) 24	36	48	54
27	-	-	-	17.0
36	-	-	-	24.0
48	-	-	-	19.0
60	-	-	-	16.7
72	-	-	-	20.7
76	-	-	-	-
84	24.0	24.0	24.0	
98	24.0	24.0	21.5	

Anchor Schedule - Max O.C. Spacing
Fixed Upper Sash Double Hung Grid (INSERT AND BASE FRAME), +/- 40 PSF

Height (in.)	Width (in.) 24	36	48	54
27	8.5	8.5	8.5	8.5
36	13.0	13.0	13.0	13.0
48	19.0	19.0	19.0	12.7
60	24.0	24.0	18.7	12.5
72	24.0	20.7	15.5	15.5
76	24.0	22.0	16.5	
84	24.0	24.0	14.8	
98	24.0	21.5	17.2	

Andersen AW

100 FOURTH AVE NORTH
GAYLORD, MN 55334-9335
PH: (952) 294-5335 FX: (952) 294-5406

TITLE: DG SERIES DOUBLE HUNG WINDOW (NON-IMPACT)(NON-HVHZ) INSTALLATION NOTES, REINFORCEMENT & ANCHOR DETAILS

PREPARED BY: BUILDING DROPS, INC.

REMARKS	BY	DATE
SIZE GRID UPDATE	HR	01.26.18

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

FL#: FL27970
DATE: 02.22.18
DWG. BY: RV
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD234
SHEET: 7 OF 7

Instr #2019018435 BK: 4695 PG: 1540, Filed & Recorded: 3/19/2019 10:25 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,855.00

This instrument was prepared by:
Craig M. Herzog, CLC
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:19-16778
Consideration: $265,000.00
Documentary Stamps Paid: $1,855.00

This Warranty Deed

COPY

Made this **March 19, 2019 A.D.** By
Lloyd M. Wilson and M. Kathleen Rushin-Wilson, husband and wife hereinafter called the grantor,
to **Stephanie Dyane Hollis and Brian Wayne Bosley, wife and husband,** whose post office address
is: 57 Bay View Drive, St. Augustine, FL 32084,
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:

The North One-Half of Lots 145 and 146, Block 9, 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: 152970-0000

[***signature page to follow***]

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, 2018.**

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

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.

Signed, sealed and delivered in our presence:

[1]_____

Witness Printed Name: Nick Asselta

_____(Seal)
Lloyd M. Wilson
Address: 40 Bay View Drive, St. Augustine, FL 32084

[2]_____

Witness Printed Name BROOKE BONALL

_____(Seal)
M. Kathleen Rushin-Wilson
Address: 40 Bay View Drive, St. Augustine, FL 32084

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this March 18, 2019, by Lloyd M. Wilson and M. Kathleen Rushin-Wilson, husband and wife, who have produced DRIVER'S LICENSE(S) as identification.

NICK ASSELTA MY COMMISSION EXPIRES January 27, 2020 #FF 954705 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

_____
Notary Public
Print Name: Nick Asselta
My Commission Expires: 1/27/2020

St. Johns County, FL

Apply for Exemptions

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1529700000
Location Address	57 BAY VIEW DR SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK SUB N1/2 OF LOTS 145 & 146 BLK 9 OR4695/1540 *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	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.170
Homestead	Y

Owner Information

Owner Name	Hollis Stephanie Dyane Etal 100% Bosley Brian Wayne 100%
Mailing Address	57 BAY VIEW DR SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2023
Building Value	$242,549
Extra Features Value	$0
Total Land Value	$189,735
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$432,284**
Total Deferred	$187,560
Assessed Value	**$244,724**
Total Exemptions	$50,000
Taxable Value	**$194,724**

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	$204,435	$1,096	$158,995	$0	$0	$364,526	$237,596	$176,930	$187,596
2021	$137,000	$1,098	$98,280	$0	$0	$236,378	$230,676	$55,702	$180,676
2020	$138,851	$1,280	$87,360	$0	$0	$227,491	$227,491	$50,000	$177,491
2019	$129,087	$1,234	$87,360	$0	$0	$217,681	$183,426	$34,255	$183,426
2018	$99,843	$1,388	$65,520	$0	$0	$166,751	$166,751	$0	$166,751
2017	$62,446	$0	$65,520	$0	$0	$127,966	$123,653	$4,313	$123,653
2016	$109,906	$0	$65,520	$0	$0	$175,426	$163,688	$11,738	$163,688
2015	$94,753	$0	$54,054	$0	$0	$148,807	$148,807	$0	$148,807
2014	$90,491	$0	$54,054	$0	$0	$144,545	$144,390	$155	$144,390
2013	$77,210	$0	$54,054	$0	$0	$131,264	$131,264	$0	$131,264
2012	$78,297	$0	$54,054	$0	$0	$132,351	$132,351	$0	$132,351
2011	$80,472	$0	$54,054	$0	$0	$134,526	$134,526	$0	$134,526
2010	$81,559	$0	$60,060	$0	$0	$141,619	$141,619	$0	$141,619

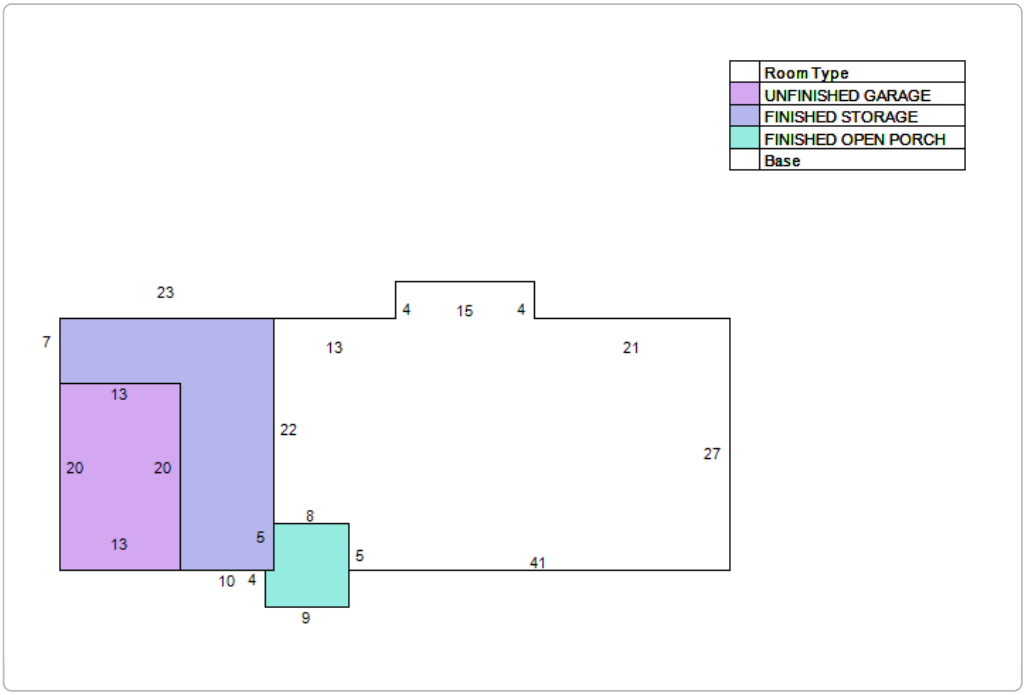
Building Information

Building 1
Year Built 1959
Actual Area 2040
Conditioned Area 1343
Use Single Family Residence
Style 01
Class N
Exterior Wall Concrete Block

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Ceramic Tile, Wood Laminate
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2

Description	Square Footage
BASE AREA	1343
FINISHED OPEN PORCH	76
FINISHED STORAGE/UTILITY	361
UNFINISHED GARAGE	260
Total SqFt	2040

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	100	60	EF	$189,735

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/19/2019	3/19/2019	$265,000.00	WARRANTY DEED	4695	1540	Q	I	WILSON LLOYD M,M KATHLEEN RUSHIN	HOLLIS STEPHANIE DYANE ETAL
	3/25/2010	$150,000.00	WARRANTY DEED	3299	732	Q	I	S TOTINO LLC	WILSON LLOYD M,M KATHLEEN RUSHIN
	2/15/2010	$106,200.00	WARRANTY DEED	3290	898	Q	I	FUENTES JORGE,KLINE JULIA(H&W)	S TOTINO LLC
5/20/2009	1/7/2009	$100.00	QUIT CLAIM DEED	3196	512	U	I	FUENTES JORGE & KLINE JULIA	S TOTINO LLC
	1/31/2006	$281,500.00	WARRANTY DEED	2640	181	Q	I	MINTZER ELLIOT N	FUENTES JORGE & KLINE JULIA (JTRS)
	10/31/2003	$179,000.00	WARRANTY DEED	2082	646	Q	I	WALLACE BERNACE A & CAROLYN P	MINTZER ELLIOT N
	3/4/2003	$85,000.00	WARRANTY DEED	1929	1977	U	I	CENTER MARION PREACHER	WALLACE BERNACE A & CAROLYN P
	8/1/1988	$0.00		791	1478	U	I		PREACHER J T ***

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 2023 Meeting



Application HP2023-0026 Address: 39 Phillips Street

1565 Woodworks, LLC – Applicant

The Elaine Straub Investment Trust – Owner

Project description: For partial demolition of a residential building constructed c. 1940 that is recorded in the Florida Master Site File and not located in a district, including proposed removal/replacement of existing west elevation siding, character defining features of the front porch, and all windows.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ03651
National Register:	N/A	Construction date:	c. 1940
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1249800000		
Agenda Item:	9(d)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the south side of Phillips Street along the block between S. Whitney and Sidney Streets, this one-story Frame Vernacular residence was constructed c. 1940 and features a front gable metal roof with gable vent and a shed roofed front porch, wood lap siding, and primarily 2/2 wood windows throughout, though vinyl 6/6 windows are found on what appears to be a rear addition to the building. The tapered round front porch columns proposed for replacement are unique and may possibly be the upper portions of wood telephone poles though they show some signs of wear and some are shimmed to maintain pressure against the porch deck for support. Posts for what appears to have been a previously existing porch railing are still extant, and the wood rails for the steps have deteriorated and are missing on one side.

The applicant is seeking partial demolition for elements of the structure as described in the Scope of Work below.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any 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 can **APPROVE** a **Certificate of Demolition** for **partial demolition** at **39 Phillips Street** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition of a residential building including:
    a. West elevation wood siding, to be replaced with new wood siding
    b. Wholesale replacement of windows with 1/1 or 2/2 vinyl windows
    c. Removal and replacement of existing wood porch posts and wood rail along porch steps

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.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other wood frame structures built during this 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 and full demolition of the structure is not proposed; however, new building elements should use inspiration of previously existing elements and the immediate context area to maintain compatibility with the remaining structure and the neighborhood.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. No historic or cultural associations are known that would qualify the structure for individual listing and, according to the Florida Master Site File, the building would not contribute to a potential historic district because It lacks historic or architectural distinction.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered 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 of Frame Vernacular structures that were constructed in the mid-20th century. 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 Lincolnville 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 but new architectural elements such as the vinyl windows will look significantly different in appearance.

10. *The justification for the proposed demolition.* The applicant seeks to renovate the structure by replacing deteriorated elements as indicated in the scope of work. The applicant provided a window condition survey describing the current materials and conditions of the windows as well as a report regarding the condition of the west elevation siding.

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 1940 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey

STAFF PHOTOGRAPHS
39 Phillips Street



North (front) Elevation

STAFF PHOTOGRAPHS
39 Phillips Street



West Elevation (siding proposed for replacement)

STAFF PHOTOGRAPHS
39 Phillips Street



West Elevation (siding proposed for replacement)

STAFF PHOTOGRAPHS
39 Phillips Street



South Elevation

STAFF PHOTOGRAPHS
39 Phillips Street



South Elevation

STAFF PHOTOGRAPHS
39 Phillips Street



East Elevation

STAFF PHOTOGRAPHS
39 Phillips Street





East Elevation

STAFF PHOTOGRAPHS
39 Phillips Street





Window Details

STAFF PHOTOGRAPHS
39 Phillips Street





Window Details

STAFF PHOTOGRAPHS
39 Phillips Street





Front Porch Details

STAFF PHOTOGRAPHS
39 Phillips Street





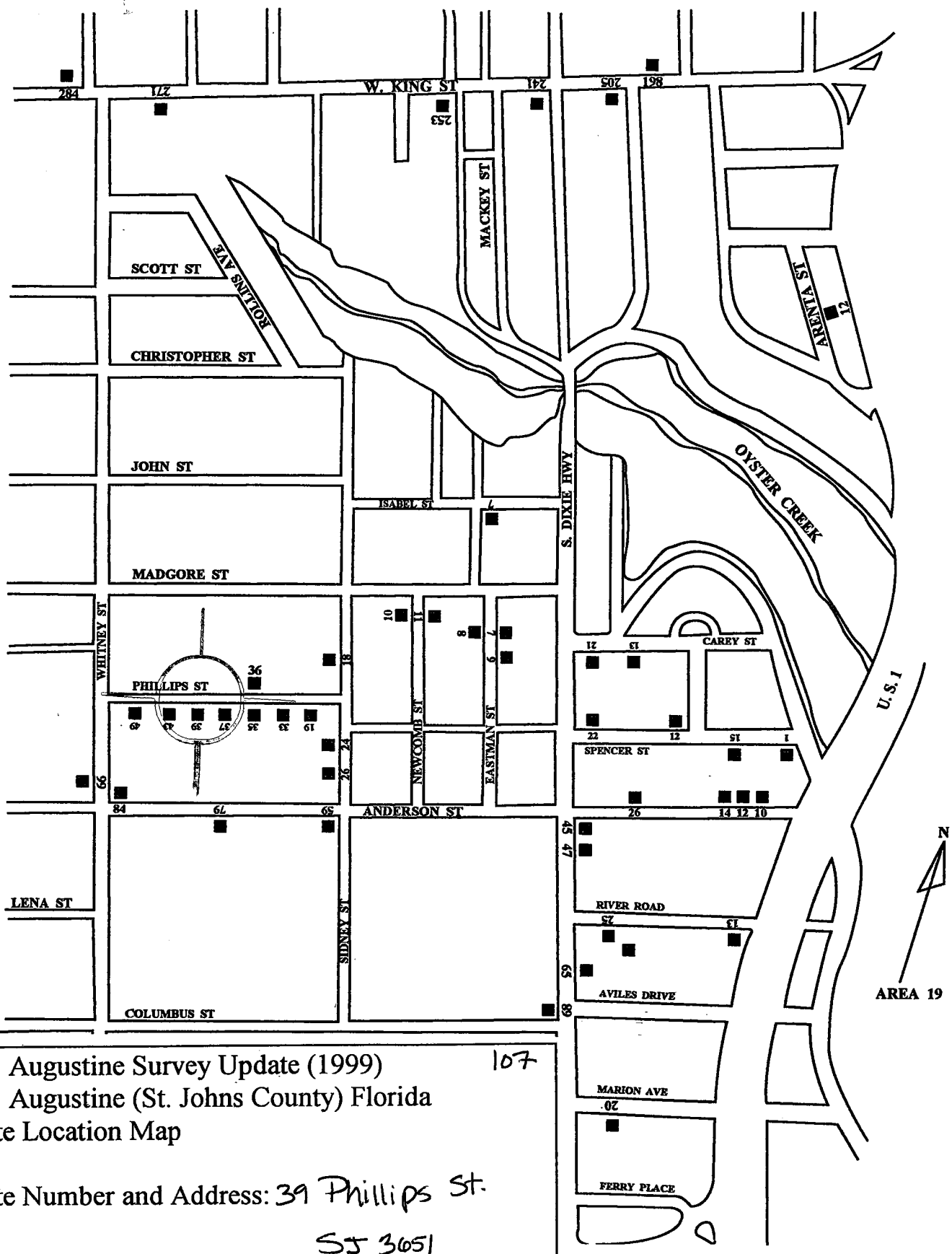
Front Porch Details

STAFF PHOTOGRAPHS
39 Phillips Street



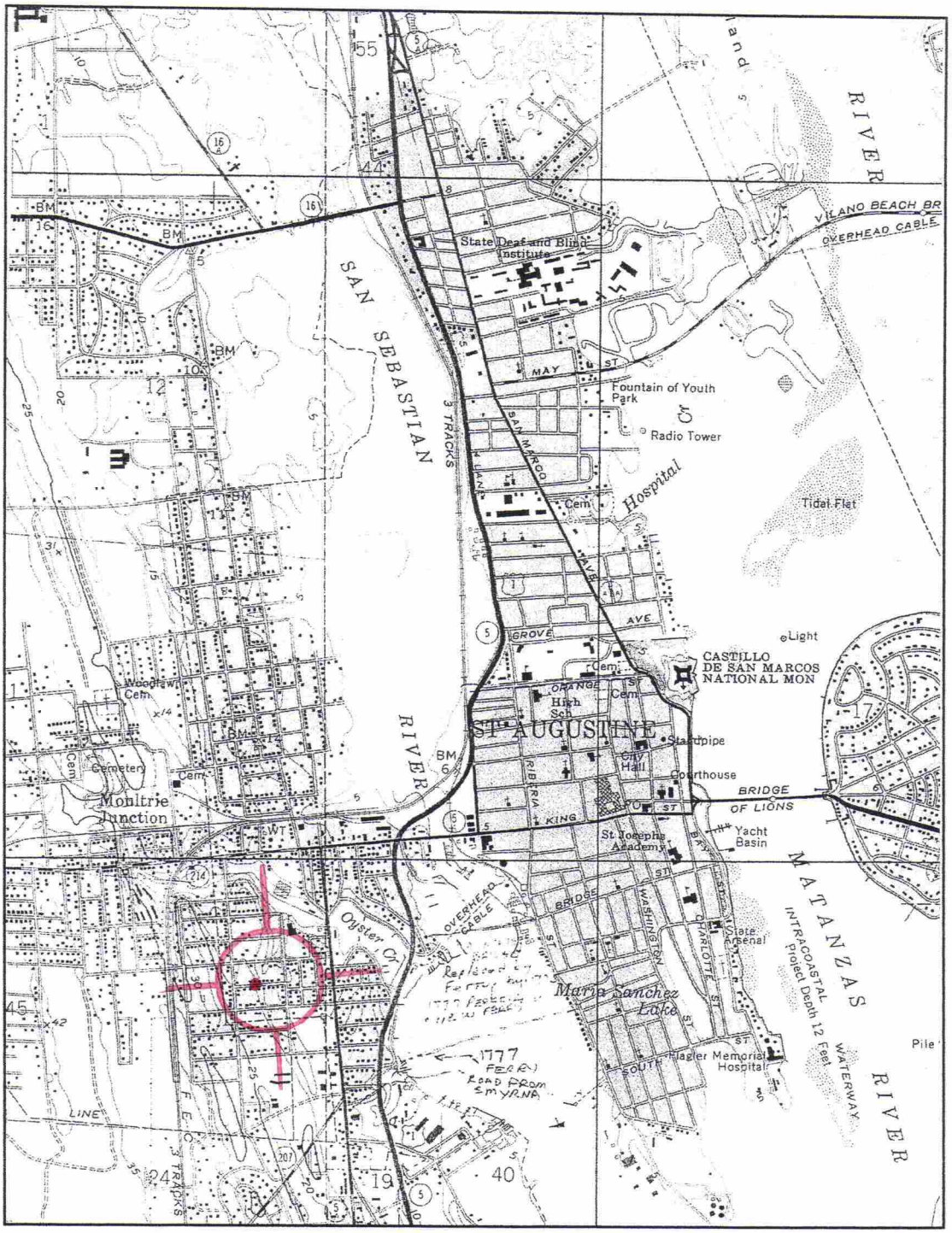


Front Porch Details



St. Augustine Survey Update (1999) 107
St. Augustine (St. Johns County) Florida
Site Location Map

Site Number and Address: 39 Phillips St.
SJ 3051



Site #: SJ3457

Address: 39 Phillips Street

St. Augustine, Florida Quad

1:24,000 Scale 1956

Photo revised 1988

107



QUADRANGLE LOCATION

GENERAL COMMENTS AND SUPPLEMENT INFORMATION

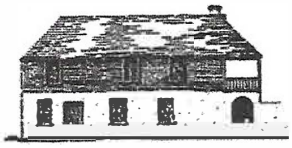
This one story residential building is located within the Huertas Grant subdivision. It does not contribute to a potential historic district and does not in any way qualify for listing in the National Register. It has no historic or architectural distinction.

A history of this part of the city and this specific subdivision can be found in Site Number 8SJ156.

Property Appraiser records suggest a construction date of 1940 . The St. Augustine City Directory provides the following information about its occupancy: Eugenia West is listed as occupant from 1947-1951.



Received 04/17/2023
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

HP2023-0026

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

Receipt No. **2613320** Meeting Date **May 18, 2023**

Advertising Costs $ _____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Amber Halcrow
   Business (if applicable) 1565 Woodworks, LLC
   Address 1093 A1A Beach Blvd #133
   City St. Augustine State FL Zip 32080
   Daytime telephone 904-907-4250 E-mail address 1565Woodworks@gmail.com

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

2. NAME OF PROPERTY OWNER Robyn Straub
   Business (if applicable) _____
   Address 37 Phillips St
   City St. Augustine State FL Zip 32080
   Daytime telephone (required) 703-963-4857 E-mail address robyn.b.straub@gmail.com

3. PROJECT STREET ADDRESS 39 Phillips St, St. Augustine, FL 32084

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 17 Block 12 Subdivision E1/2 HUERTAS GRANT Parcel Number 1249800000

5. DATE OF CONSTRUCTION Once Approved Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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Planning and Building Department

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 Amber Halcrow DATE 4/6/23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Robyn Straub DATE 4/6/23

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.

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Amber Halcrow is/are hereby authorized TO ACT ON BEHALF OF Robyn Straub, 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

Robyn Straub
Print Name of Owner

703-963-4857
Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 11th day of April, 2023

By Robyn Straub

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: HH223969

Rev:022117

AMBER HALCROW
Commission # HH 223969
Expires May 30, 2026

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

Received 04/17/2023
Planning and Building Department

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."

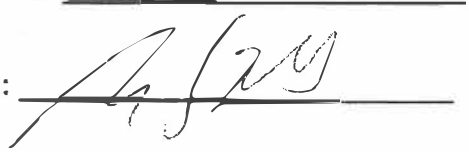
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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: 39 Phillips St, St. Augustine, FL 32084

Applicant's Name: Amber Halcrow Applicant's Signature: 

Owner's Name: Robyn Straub Owner's Signature: 


39


39




39



COA—

Applicant Name: Amber Hatcrow

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Planning and Building Department

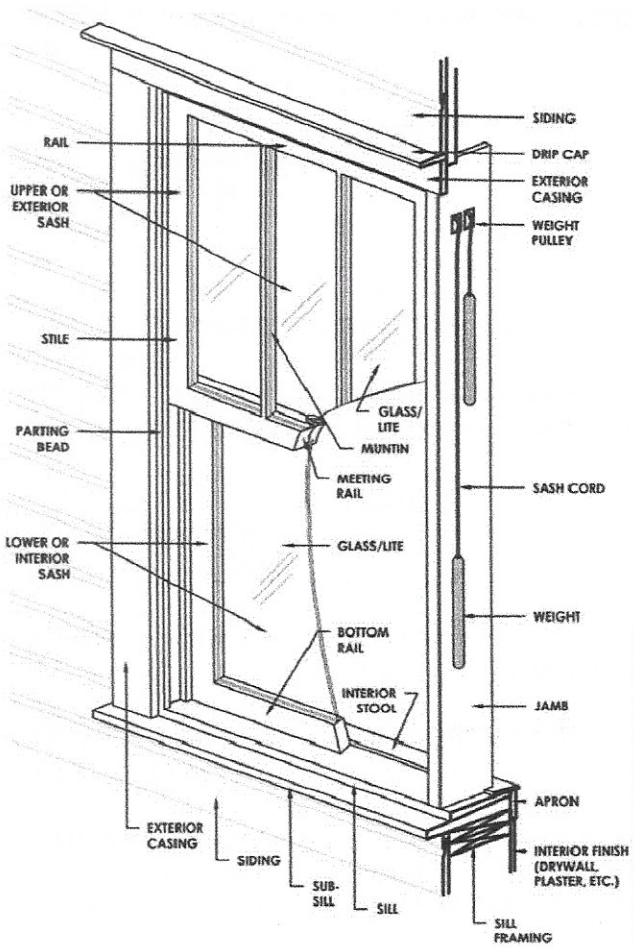
Date Received: _____

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	12
Number of Historic Windows on the Structure	9
Number of Existing Replacement/Non-Historic Windows	3
Number of Windows Completely Missing	Ø
Total Number of Windows to be Replaced	12

Received 04/17/2023
Planning and Building Department

COA—
Applicant Name: Amber Halcrow

Date Received: _____
Received by: _____

Window Survey Form—Window Condition Report

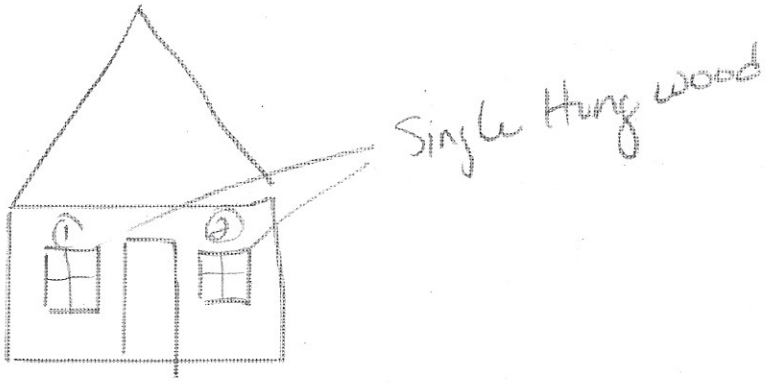
Window #	Window Condition
1	POOR, ROT
2	" "
3	" "
4	" "
5	" "
6	POOR - Rot, not Installed well
7	" "
8	" "
9	Poor - Rot
10	" "
11	" "
12	" "
13	
14	
15	
16	
17	
18	
19	
20	

Window #	Window Condition
21	
22	
23	
24	
25	
26	
27	
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35	
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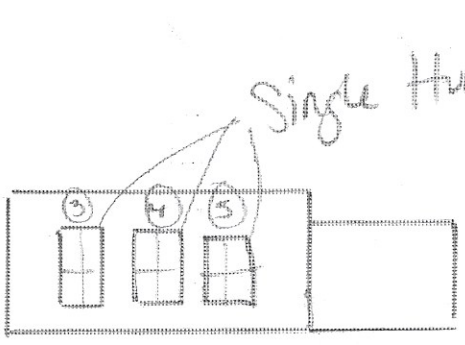
Received 04/17/2023
Planning and Building Department

39 Phillips St

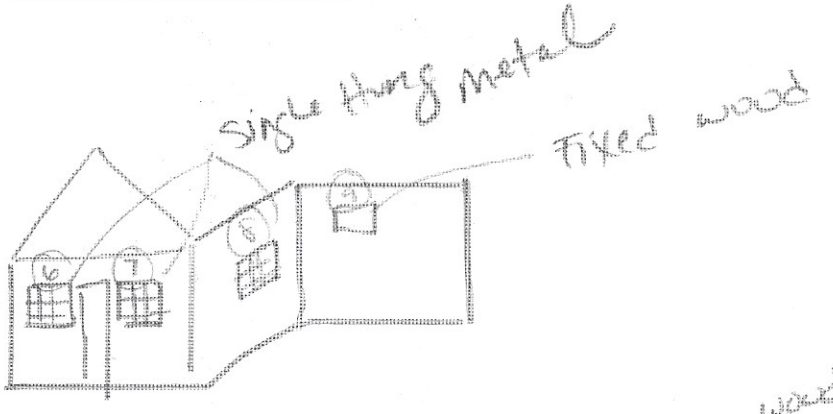
Front Elevation:



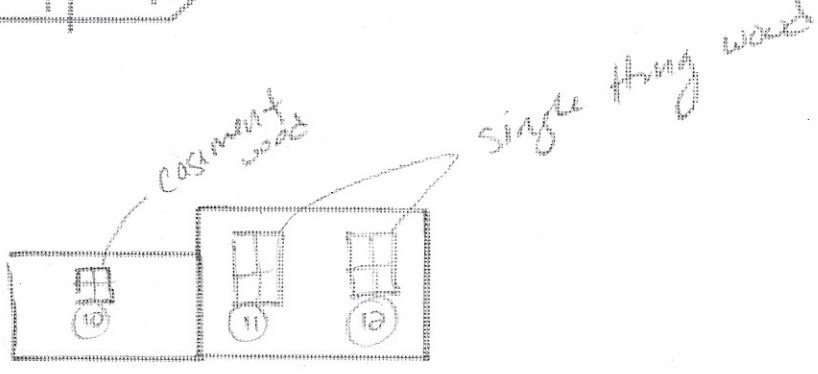
Right Elevation:



Rear Elevation:



Left Elevation:



Received 04/17/2023
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1. Wood Single Hung Wood
28" W X 54" H

2. 28" W X 54" H

3. 28" W X 54" H

4. 28" W X 54" H

5. 28" W X 54" H

6. 35" W X 35" H } Metal Casing

7. 35" W X 35" H

8. 35" W X 35" H

9. 15" W X 18" H - wood

10. 18" W X 24" H - wood

11. 28" W X 35" H - wood

12. 28" W X 35" H - wood

NICOLE "NIKKI" FRIED
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

WOOD-DESTROYING ORGANISMS INSPECTION REPORT

Rule 5E-14.142, F.A.C.
Telephone Number (850) 617-7996

SECTION 1 – GENERAL INFORMATION

Inspection Company Name: Primo Pest
Business License Number: JB306593
Company Address: 2950 Halcyon Ln Suite 201
Phone Number: (904) 267-1109
Company City, State and Zip Code: Jacksonville, FL, 32223
Date of Inspection: 08/09/2022
Inspector's Name: Brad Russell (Print Name)
ID Card Number: JE317721 (ID Card No.)
Address of Property Inspected: 39 Phillips St, St. Augustine, FL 32084
Structure(s) on Property Inspected: Single family home only
Inspection and Report requested by: Robyn Straub 703-963-4857 (Name and Contact Information)
Report Sent to Requestor and to: First Light Home Inspections LLC (Name and Contact Information if different from above)

SECTION 2 – INSPECTION FINDINGS – CONSUMERS SHOULD READ THIS SECTION CAREFULLY

THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDOs) OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE.

This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.
This property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report. Individuals licensed to perform pest control are not required, authorized or licensed to inspect or report for any fungi other than wood-destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained and qualified to render such opinions. ***A wood-destroying organism (WDO) means an arthropod or plant life which damages and can reinfest seasoned wood in a structure, namely, termites, powder post beetles, old house borers, and wood-decaying fungi.***

NOTE: This is NOT a structural damage report. It should be understood that there may be damage, including possible hidden damage present. FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOULD BE MADE TO DETERMINE THE STRUCTURAL SOUNDNESS OF THE PROPERTY.

Based on a visual inspection of accessible areas, the following findings were observed:
(See Page 2, Section 3 to determine which areas of the inspected structure(s) may have been inaccessible.)

A. ☐ **NO visible signs of WDO(s) (live, evidence or damage) observed.**

B. ☑ **VISIBLE** evidence of WDO(s) was observed as follows:

☐ **1. LIVE WDO(s):** _____
(Common Name of Organism and Location – use additional page, if needed)

☑ **2. EVIDENCE** of WDO(s) (dead wood-destroying insects or insect parts, frass, shelter tubes, exit holes, or other evidence):
Subterranean, drywood termite frass, wings and wood decay fungi damage at right windows, right siding, rear patio, front door jamb and trim, crawlspace.
(Common Name, Description and Location – Describe evidence – use additional page, if needed)

☑ **3. DAMAGE** caused by WDO(s) was observed and noted as follows
Subterranean, drywood termite frass, wings and wood decay fungi damage at right windows, right siding, rear patio, front door jamb and trim, crawlspace.
(Common Name, Description and Location of all visible damage – Describe damage – use additional page, if needed)

CONTINUED ON PAGE TWO

SECTION 3 – OBSTRUCTIONS AND INACCESSIBLE AREAS: The following areas of the structure(s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report.

In addition to those areas described in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for inaccessibility are stated below:

☑ Attic
SPECIFIC AREAS: Entire attic
REASON: No attic access

☑ Crawlspace
SPECIFIC AREAS: Sub floor and floor joist throughout (under entire structure), Entire underside of finished floorin
REASON: Ductwork & piping blocks travel & view/safe access, Subfloor blocks view of finished flooring

☑ Exterior
SPECIFIC AREAS: Areas and all wood behind exterior siding, Entire area & all wood behind vegetation
REASON: Vegetation block view/access, Exterior siding blocks view/access

☑ Interior
SPECIFIC AREAS: All areas of walls behind surface of wall coverings
REASON: Wall coverings completely block view/access of these areas, Shelves & storage block view/access

☐ Other:
SPECIFIC AREAS:
REASON:

SECTION 4 – NOTICE OF INSPECTION AND TREATMENT INFORMATION

EVIDENCE of previous treatment observed: ☐ Yes ☑ No If Yes, the structure exhibits evidence of previous treatment. List what was observed:

(State what visible evidence was observed to suggest possible previous treatment – use additional page, if needed)

NOTE: The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty or service agreement which may be in place.

A Notice of Inspection has been affixed to the structure at: Electrical panel
(State the location)

This Company has treated the structure(s) at the time of inspection ☐ Yes ☑ No

If Yes: Common name of organism treated:
(Common name of organism)

Name of Pesticide Used: Terms and Condition of Treatment:

Method of treatment: ☐ Whole structure ☐ Spot Treatment:

Specify Treatment Notice Location:

SECTION 5 – COMMENTS AND FINANCIAL DISCLOSURE

Comments: See your Home Inspection Report, See included photos, Preventative treatment is recommended, Conducive conditions such as mulch and vegetation in contact with the home., Storred lumber / wood materials in crawlspace is a conducive contion for wood destroying organisms

(Use additional pages if necessary)

Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes.

Signature of Licensee or Agent: Date: 08/09/2022

Address of Property Inspected: 39 Phillips St, St. Augustine, FL 32084 Inspection Date: 08/09/2022

PHOTOS


Drywood termite frass at front interior wall


Drywood termite frass at right interior wall


Drywood termite frass living room base molding


Drywood termite frass at living room window


Subterranean termite frass at front door


Subterranean termite frass at front door


Kick out holes at front interior wall


Subterranean termite frass at front door


Drywood termite wings living room window


Subterranean termite frass and mud tubes at living room ceiling near windows


Wood decay fungi at rear patio


Wood decay fungi and subterranean termite damage at rear patio


Wood decay fungi at right soffit


Subterranean termite damage at right window and wall


Subterranean termite damage right windows



Subterranean termite damage at right siding



Subterranean termite and wood decay fungi damage at right siding



Subterranean termite damage right window and wall



Subterranean and drywood termite damage at right exterior



Subterranean termite damage and frass at right window



Subterranean termite damage at rear patio



Subterranean termite damage at rear patio



Subterranean termite and wood decay fungi damage at rear patio



Subterranean termite and wood decay fungi at rear patio



Subterranean mud tubes and frass at rear patio



Wood decay fungi and drywood termite damage at left window



Subterranean termite frass at rear patio



Drywood termite damage right rear window.



Subterranean termite damage crawlspace



Subterranean termite damage crawlspace



Current WDO inspection sticker



Current WDO inspection sticker location

Instr #2022054307 BK: 5567 PG: 1919, Filed & Recorded: 5/31/2022 10:17 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

Prepared By:
LaVoy Newton
PO Box 1422
Bronson, Fl 32621

After Recording Return To:
The Elaine Straub Investment Trust
5516 BERKLEY MANOR LN
CHURCHTON, MD 20733-0000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

This Warranty Deed, Executed on May 31st, 2022, by **THE GRANTOR(S),**

- LaVoy G. Newton and Geraldine B. Newton, a married couple, residing at 961 E Hathaway Ave, Bronson, Levy County, Florida 32621

COPY

To hereinafter called the **Grantee**:

-The Elaine Straub Investment Trust, whose address is:
5516 BERKLEY MANOR LN
CHURCHTON, MD 20733-0000

WITNESSETH for and in consideration of the sum of: Ten Dollars ($10.00) and/or other good and valuable consideration to the above Grantee(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged. Grantor does hereby grant, bargain, sell, remise, release, convey and confirm unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land, in the City of St. Augustine, in the County of St. Johns, state of FLORIDA to wit:

Legal Description:

BEGINNING on the South line of Phillips Street at the Northeast corner of land now or formerly of Wilson, run thence East 50 feet; thence Southerly one hundred fifty-six (156) feet; thence West parallel to Phillips Street (50) feet to land now or formerly of Wilson, thence Northerly along Wilson's East line one hundred fifty-six (156) feet to the POINT OF BEGINNING, and being further described as Lot 17 of Block 12of the East half of the (1/2) of Huertas Grant, Section 45, Township 7 South, Range 29 East.

SUBJECT to covenants, restrictions, easements of record and taxes for the current year.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

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

Tax Parcel Number: **124980-0000**

Grantor Signatures:

LaVoy G. Newton Sr.
PO Box 1422
Bronson, Fl 32621

Geraldine B. Newton
PO Box 1422
Bronson, Fl 32621

COPY

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:

Amanda Hill — Witness

Thomas Furr — Witness

STATE OF FLORIDA, COUNTY OF St. Johns, ss:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 31st day of May, 2022 by LaVoy G. Newton Sr., who is personally known to me or who have produced _____ as identification.

WILLIE MAE MOORE MY COMMISSION EXPIRES MARCH 26, 2025 #H 067811 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

Willie Mae Moore
Signature of person taking acknowledgment

Willie Mae Moore
Name typed, printed, or stamped

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 31st day of May, 2022 by Geraldine B. Newton, who is personally known to me or who have produced _____ as identification.

WILLIE MAE MOORE MY COMMISSION EXPIRES MARCH 26, 2025 #H 067811 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

Willie Mae Moore
Signature of person taking acknowledgment

Willie Mae Moore
Name typed, printed, or stamped

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	1249800000
Location Address	39 PHILLIPS ST SAINT AUGUSTINE 32084-0000
Neighborhood	Madore-Columbus Street (SF) (2510)
Tax Description*	E1/2 HUERTAS GRANT SUB BLK 12 LOT 17 OR5567/1919 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Huertas Grant, East 1/2
Sec/Twp/Rng	45-7-29
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.180
Homestead	N

Owner Information

Owner Name	The Elaine Straub Investment Trust 100%
Mailing Address	5516 BERKLEY MANOR LN CHURCHTON, MD 20733-0000

Map



Valuation Information

	2023
Building Value	$80,554
Extra Features Value	$596
Total Land Value	$63,250
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$144,400**
Total Deferred	$0
Assessed Value	**$144,400**
Total Exemptions	$0
Taxable Value	**$144,400**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$59,021	$532	$49,610	$0	$0	$109,163	$68,757	$40,406	$68,757
2021	$37,276	$532	$28,875	$0	$0	$66,683	$62,506	$4,177	$62,506
2020	$39,009	$532	$28,875	$0	$0	$68,416	$56,824	$11,592	$56,824
2019	$35,364	$379	$28,600	$0	$0	$64,343	$51,658	$12,685	$51,658
2018	$30,751	$304	$23,100	$0	$0	$54,155	$46,962	$7,193	$46,962
2017	$27,956	$383	$17,600	$0	$0	$45,939	$42,693	$3,246	$42,693
2016	$27,956	$383	$14,575	$0	$0	$42,914	$38,812	$4,102	$38,812
2015	$23,763	$383	$11,138	$0	$0	$35,284	$35,284	$0	$35,284
2014	$22,365	$383	$11,138	$0	$0	$33,886	$33,886	$0	$33,886
2013	$22,365	$383	$11,138	$0	$0	$33,886	$33,886	$0	$33,886
2012	$19,734	$383	$11,138	$0	$0	$31,255	$31,255	$0	$31,255
2011	$20,227	$383	$12,375	$0	$0	$32,985	$32,985	$0	$32,985
2010	$26,874	$383	$13,750	$0	$0	$41,007	$41,007	$0	$41,007

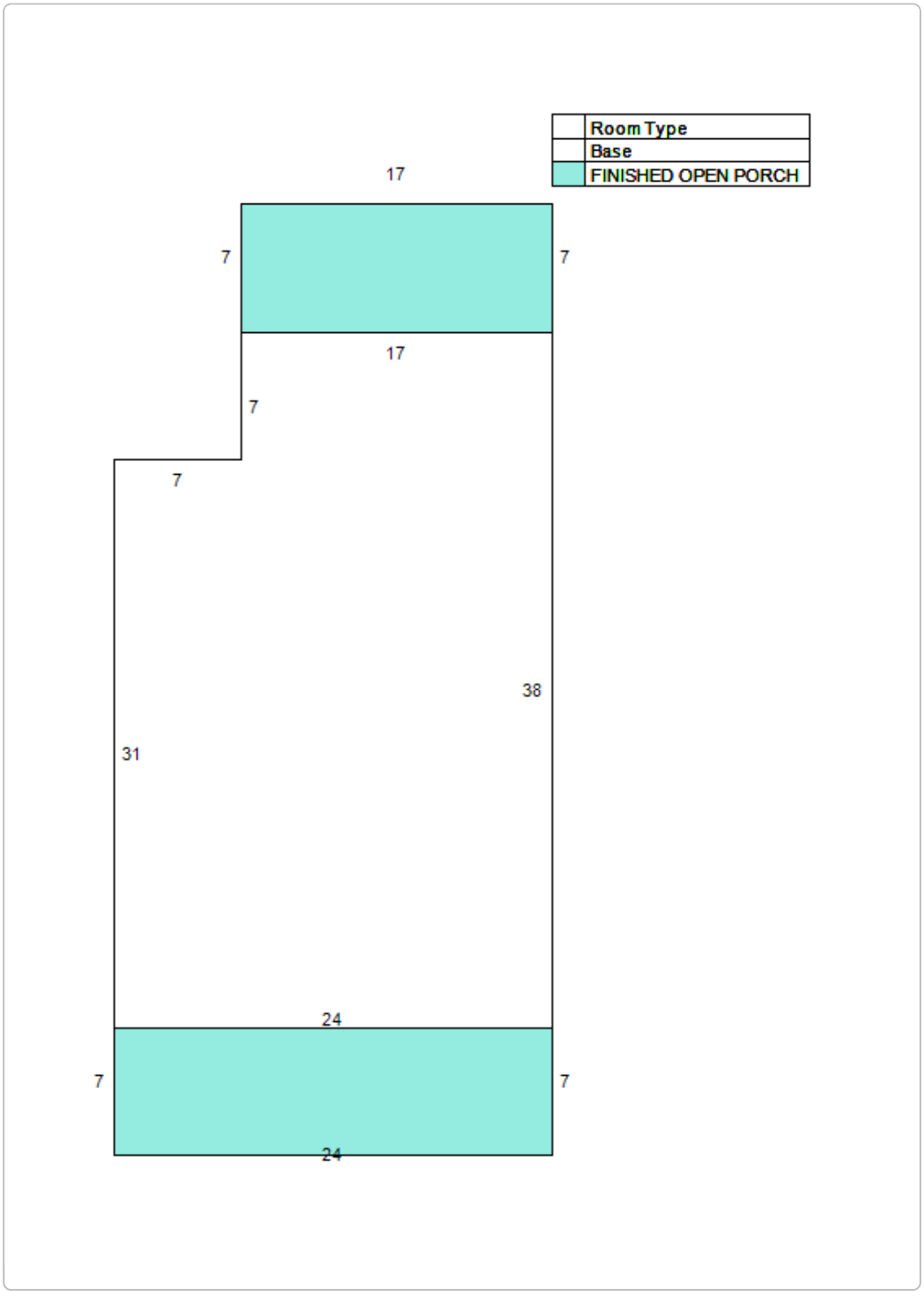
Building Information

Building 1
Year Built 1940
Actual Area 1150
Conditioned Area 863
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Minimum
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	863
FINISHED OPEN PORCH	119
FINISHED OPEN PORCH	168
Total SqFt	1150

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		540
Canopy (Mix)		56

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	160	50	EF	$63,250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/31/2022	5/31/2022	$100.00	WARRANTY DEED	5567	1919	U	I	NEWTON LA VOY,GERALDINE B	THE ELAINE STRAUB INVESTMENT TRUST
	7/1/1994	$16,000.00	WARRANTY DEED	1062	288	Q	I	BRIGGS MAHLON S & MARION	NEWTON LA VOY,GERALDINE B
	1/1/1978	$6,000.00		362	772	U	I		BRIGGS MAHLON S & MARION

No data available for the following modules: Exemption Information.

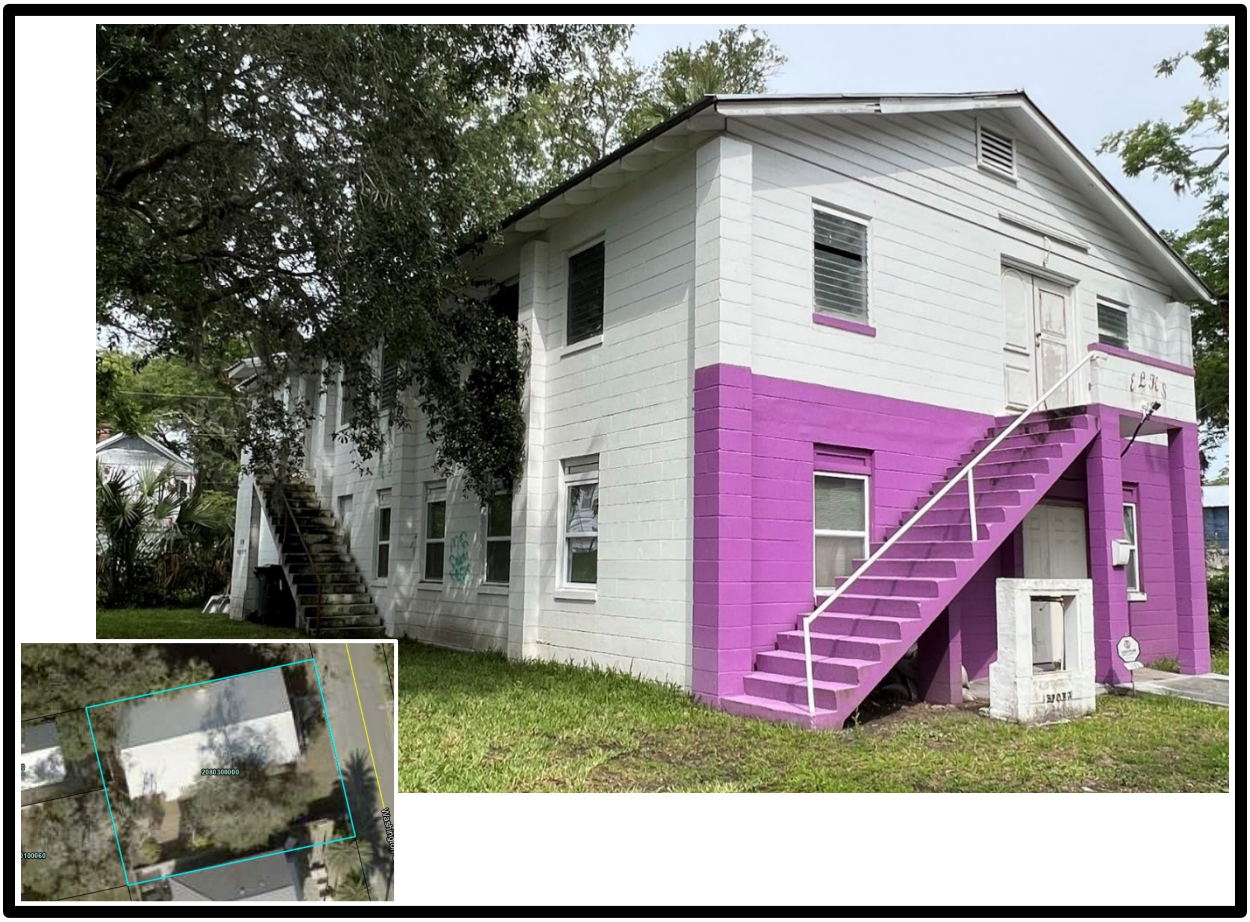
User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 4/14/2023, 11:44:13 PM

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 2023 Meeting



Application HP2023-0027 Address: 100 Washington Street

Sarah Ryan Architect – Applicant Fountain Youth Lodge #649 - Owner

Project description: For partial demolition of a building constructed c. 1958 that is recorded in the Florida Master Site File and eligible for inclusion in the Lincolnville National Register Historic District, to include modifications to the window/door fenestration and removal of the entrance and stairs on the front facade/east elevation; to remove the chimney on the north elevation; and, to cover some window openings and replace windows on the south elevation.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ03689
National Register:	Lincolnville NRHD: Eligible	Construction date:	c. 1958
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2080300000		
Agenda Item:	9(e)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the west side of Washington Street on the block between Saint Francis and De Haven Streets within the Lincolnville National Register Historic District, this Masonry Vernacular non-residential building was constructed c. 1958. While the building is not currently listed as contributing to the district, it is eligible based upon a recent survey update because of its associations with local Civil Rights activities.

Constructed as a community organization (Fountain of Youth Elks Lodge) meeting space, and still used for that purpose, the building features a low-sloped front gable metal roof with exposed rafter tails wood lap siding in the gable, a painted concrete block exterior with square columns of concrete block on the corners and at intervals along the sides and rear of the building, and a combination of vinyl replacement and jalousie windows. Two exterior concrete stairs are seen: one on the south elevation, and one on the front façade leading to an upper pair of entry doors with the landing providing cover for the paired entry doors below. The renovation plan proposed would remove or modify portion of the exterior as noted in the Summary of 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 full or partial demolition of a structure aged 50 years or older, listed on the Florida Master Site File, designated as a historical landmark (as defined by Sec. 28-87.10), or within and Historic Preservation Zoning District or National Register District 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** for **partial demolition** at **100 Washington Avenue** with the following findng:

- That partial demolition of features as proposed will not impact the architectural integrity of the structure to the extent that it may no longer be considered a building elegible as contributing to the Lincolnville National Register Historic District.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition of a commercial building including:
    a. Removal of front concrete stair
    b. Removal of windows including two first floor vinyl windows on the front elevation and second floor south-east jalousie window (glass to be repurposed for repair of remaining jalousie windows)
    c. Removal and replacement of first floor vinyl and plywood covered windows on the side elevations.
    d. Remove exterior portion of chimney stack and cap below the soffit.
    e. Replace existing metal roof with a standing seam concealed fastener metal roof

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 mass and scale along Washington Street varies, and the building, while utilitarian in appearance, is similar in mass and scale to several structures along the streetscape.

3. The impact of the loss of the structure on the streetscape. The building's typology and utilitarian design are unique since most masonry structures in the area are finished with stucco. The square columns provide an air of stripped-down Greek Revival style. While the building is not proposed for full demolition, the proposed replacement front façade will alter the building's appearance and add stronger Greek Revival style elements to an otherwise unadorned structure.

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 meet zoning requirements. The property is within Archaeology Zone IIIA and any ground disturbing activities including footer for the proposed front porch will require Archaeological Review.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File and located within the Lincolnville National Register Historic District, though the updated survey indicating its eligibility as a contributing building has not yet been approved. Although an earlier Florida Master Site File survey indicated that the building lacked architectural features and retained no historical or architectural significance that would qualify it to contribute to the Lincolnville NRHD, the 2017 survey update indicates that the structure appears to meet criteria for individual listing in the National Register due to its associations with Dr. Martin Luther King, Jr. and the Southern Christian Leadership Conference.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic but is eligible to contribute to the Lincolnville National Register Historic District and may also be eligible for individual listing in the National Register.

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 utilitarian style masonry commercial building commonly seen for use in more industrial settings.

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 not as commonly found in St. Augustine though examples are still extant in West Augustine, along Riberia Street, and the US1 commercial corridor.

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 is unique in its lack of architectural style. The HARB should determine if removal of elements, particularly the front exterior stair, and replacement as proposed would negatively impact the architectural integrity of the building.

10. ***The justification for the proposed demolition.*** The applicant is requesting this partial demolition in conjunction with renovations to the building. A Variance application was heard and subsequently approved by the Planning and Zoning Board to reduce the front setback from 15' to 8' and increase the lot coverage maximum to 43% on a RS-2 zoned lot to allow for construction of the proposed front porch. The applicant should provide further details regarding the overall project and its justification as it relates to the partial demolition and historic and architectural integrity of the building.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built by 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, though potentially eligible, but is recorded in the Florida Master Site File and located in 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. Florida Master Site File survey
3. Updated Lincolnville NRHD Survey
4. Sanborn Map

STAFF PHOTOGRAPHS
100 Washington Street



East (front) Elevation

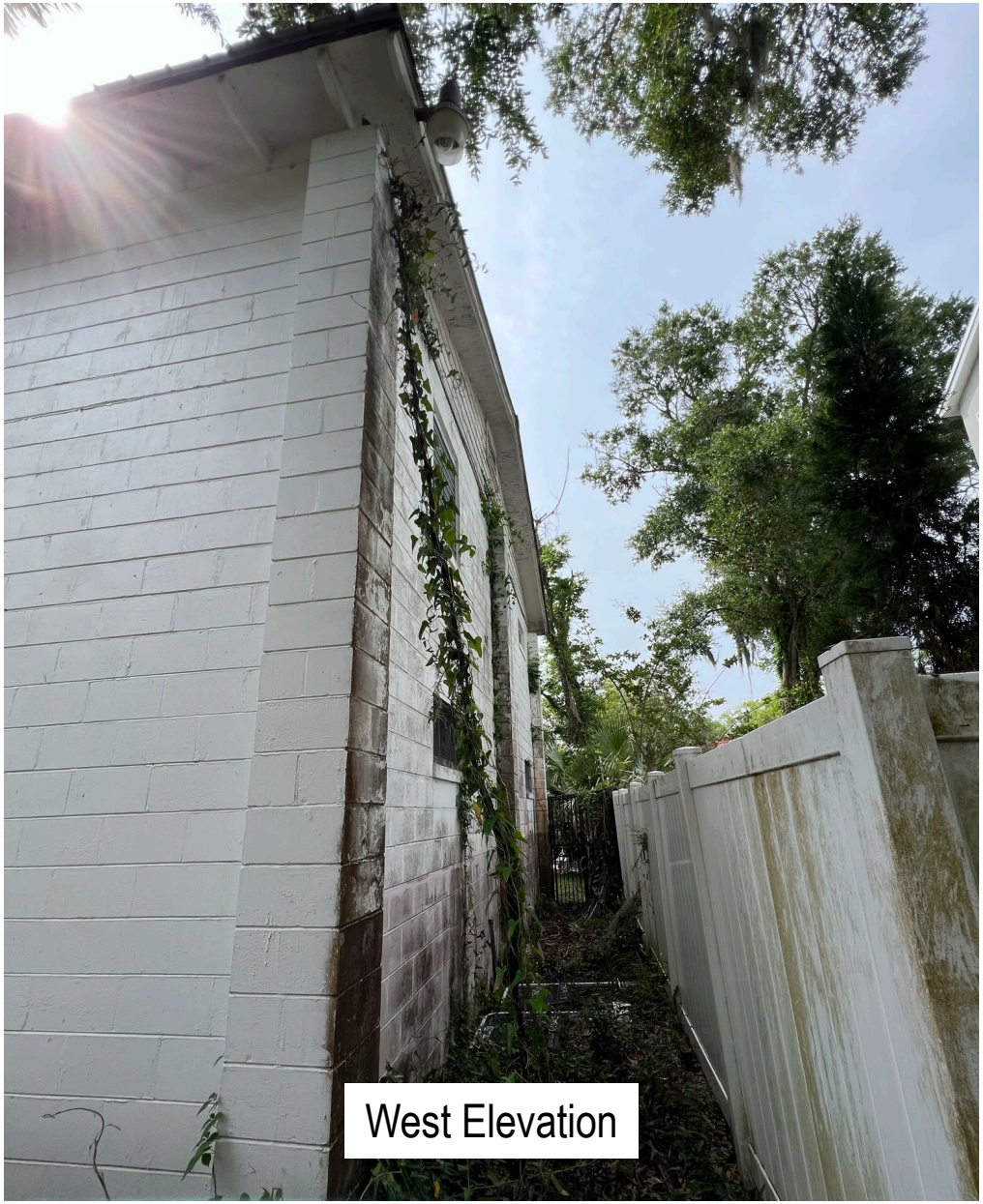


STAFF PHOTOGRAPHS
100 Washington Street



South Elevation

STAFF PHOTOGRAPHS
100 Washington Street



Staff Report pg. 9

STAFF PHOTOGRAPHS
100 Washington Street



North Elevation

STAFF PHOTOGRAPHS
100 Washington Street



Northeast Corner

STAFF PHOTOGRAPHS
100 Washington Street





Exterior Details

STAFF PHOTOGRAPHS
100 Washington Street





Front stair to be removed, replaced with two story front porch

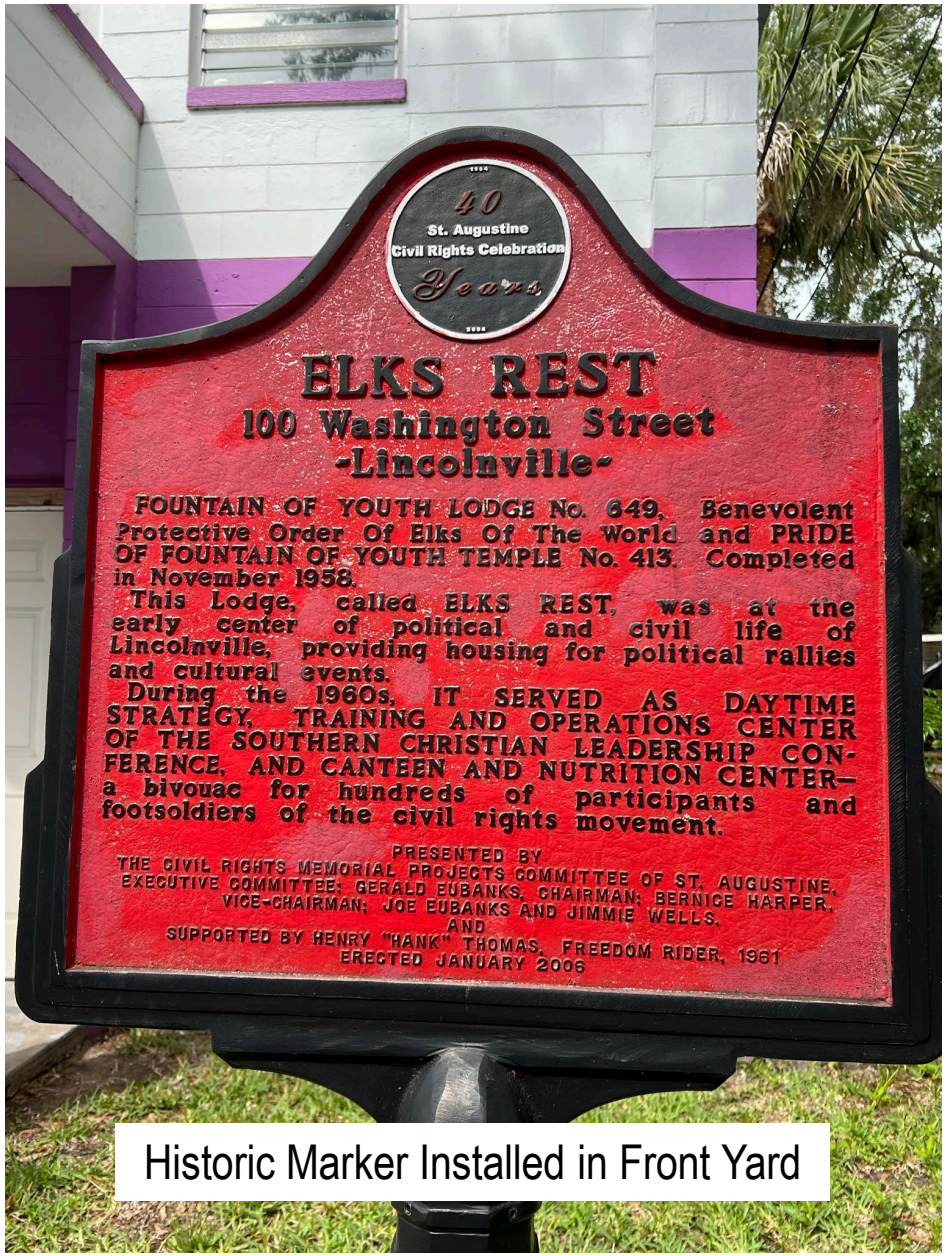
STAFF PHOTOGRAPHS
100 Washington Street



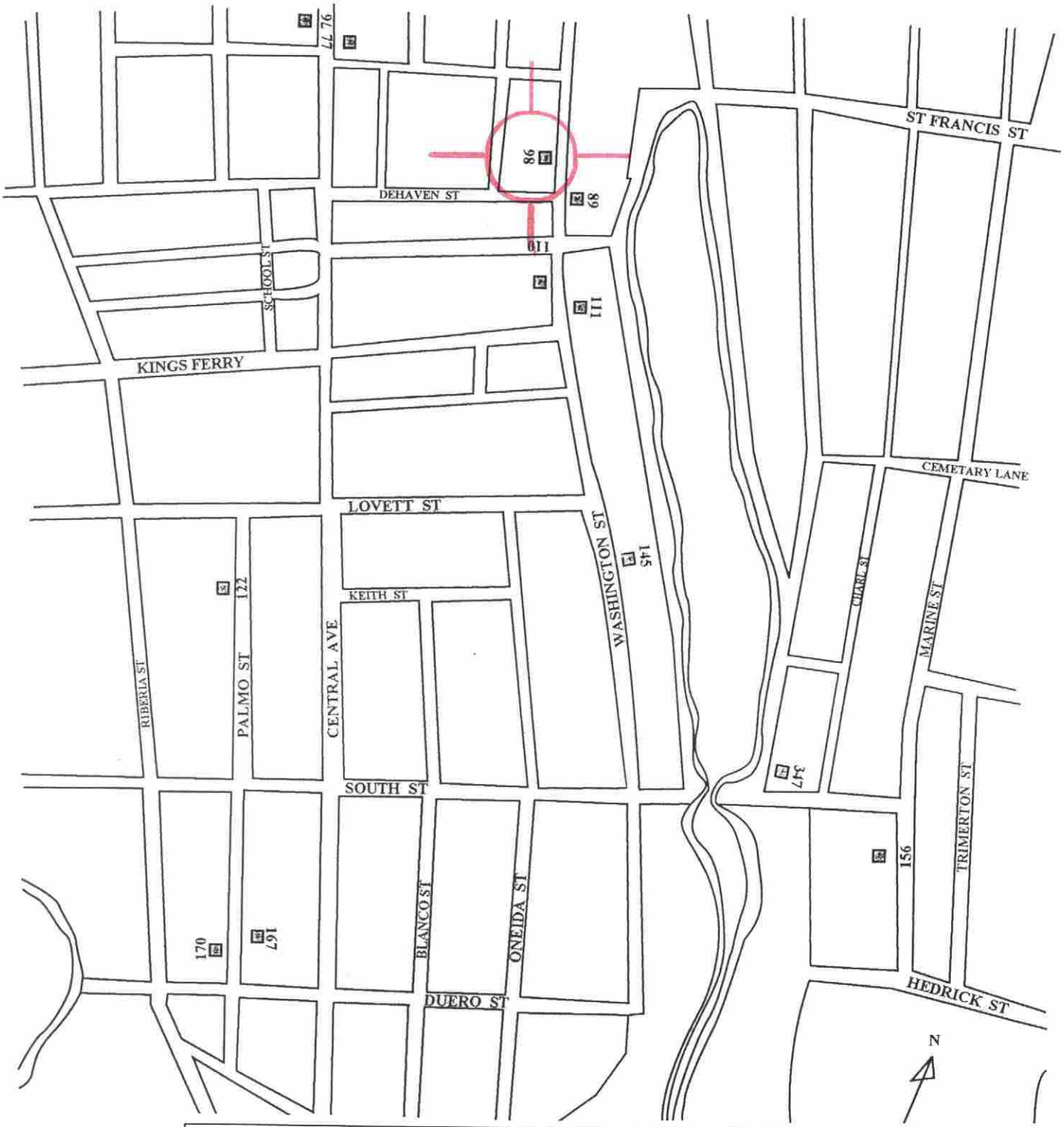


Door and Window Details

STAFF PHOTOGRAPHS
100 Washington Street



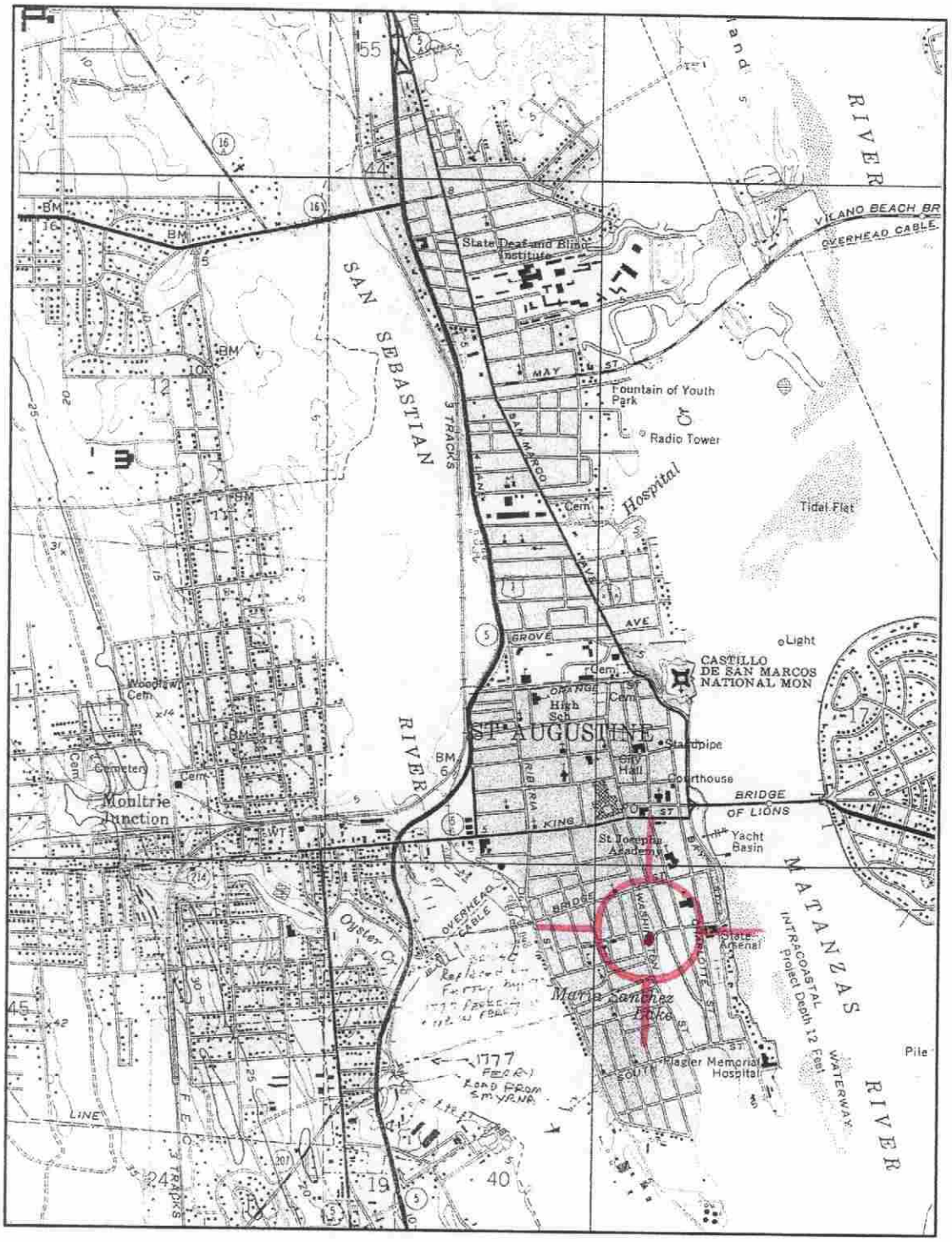
Historic Marker Installed in Front Yard



St. Augustine Survey Update (1999) Site Location Map 145
S. Augustine (St. Johns County) Florida

AREAS 15 & 16

Record Number and Address: 80 Washington St.
55 3689



Site #: SJ3689

Address: 86 Washington Street

St. Augustine, Florida Quad

1:24,000 Scale 1956

Photo revised 1988

145



QUADRANGLE LOCATION

GENERAL COMMENTS AND SUPPLEMENT INFORMATION

This one story, masonry commercial building is located within the Dumas Tract subdivision. It has no architectural features. The building is located within the Lincolnville Historic District, listed in the National Register. The building will not contribute to the district, even if the district's Period of Significance were expanded. The building has no historical or architectural significance

A history of this part of the city and this specific subdivision can be found in Site Number 8SJ2312..

Property Appraiser records suggest a construction date of 1950 . The St. Augustine City Directory provides the following information about its occupancy: 1951 lists the address as Community Theater.

SJ3689

Page 1

☒ Original
☑ Update

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

Site #8 SJ06523
Field Date 4-15-2017
Form Date 4-27-2017
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) Fountain of Youth Lodge No. 649 — **Multiple Listing** (DHR only)
Survey Project Name City of St. Augustine Civil Rights NR nomination — **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
100		Washington	Street	

Address:
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒ yes ☐ no ☐ unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 4 — **¼ section:** ☐ NW ☐ SW ☐ SE ☐ NE — **Irregular-name:**
Tax Parcel # 2080300000 — **Landgrant**
Subdivision Name DUMAS TRACT — **Block** J — **Lot** 9
UTM Coordinates: Zone ☐ 16 ☐ 17 — **Easting** ☐☐☐☐☐☐ — **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1958 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Club or Lodge building — From (year): 1958 — To (year): 2017
Current Use Club or Lodge building — From (year): — To (year): 2017
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): unknown — **Builder** (last name first): unknown
Ownership History (especially original owner, dates, profession, etc.) Built c. 1958 by Fountain of Youth Lodge No. 649. Continuous ownership.
Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown — **Describe** CCSA Demolition Ordinance

DESCRIPTION

Style Masonry Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Concrete block 2. Not applicable 3.
Roof Type(s) 1. Gable 2. Other 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. Not applicable 2.
Windows (types, materials, etc.) aluminum, jalousie

Distinguishing Architectural Features (exterior or interior ornaments) n/a

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

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 SJ06523

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. Other 2. ____

Structural System(s): 1. Concrete block 2. ____ 3. ____

Foundation Type(s): 1. Slab 2. ____

Foundation Material(s): 1. Concrete, Generic 2. ____

Main Entrance (stylistic details) centrally placed, paired doors

Porch Descriptions (types, locations, roof types, etc.) 1-bay wide entrance stoop with columns supporting 2nd floor landing leading to 2nd floor entrance.

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

Narrative Description of Resource Built c. 1958 by Fountain of Youth Lodge No. 649, during the 1960s, it served as center of political and civic life in St. Augustine and center for strategy, training and operations of the Southern Christian Leadership Conference in 1963-1964.

Archaeological Remains none observed. ☐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) Gerald Eubanks, The Dark before Dawn, from Civil Wrongs to Civil Lights, pp. 120-121.

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) site is under consideration for listing in the National Register Multiple Property nomination for Civil Rights Sites in St. Augustine. It appears to meet the criteria because of its association with Dr. Martin Luther King and the SCLC.

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

1. African American 3. ____ 5. ____
2. Social/humanitarian 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 None known Maintaining organization ____
Document description ____ File or accession #'s ____

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

RECORDER INFORMATION

Recorder Name Paul Weaver Affiliation Historic Property Associates

Recorder Contact Information (address / phone / fax / e-mail) PO Box 1002,St. Augustine, FL 32085 8245178/hpa007@aol.com

Required Attachments

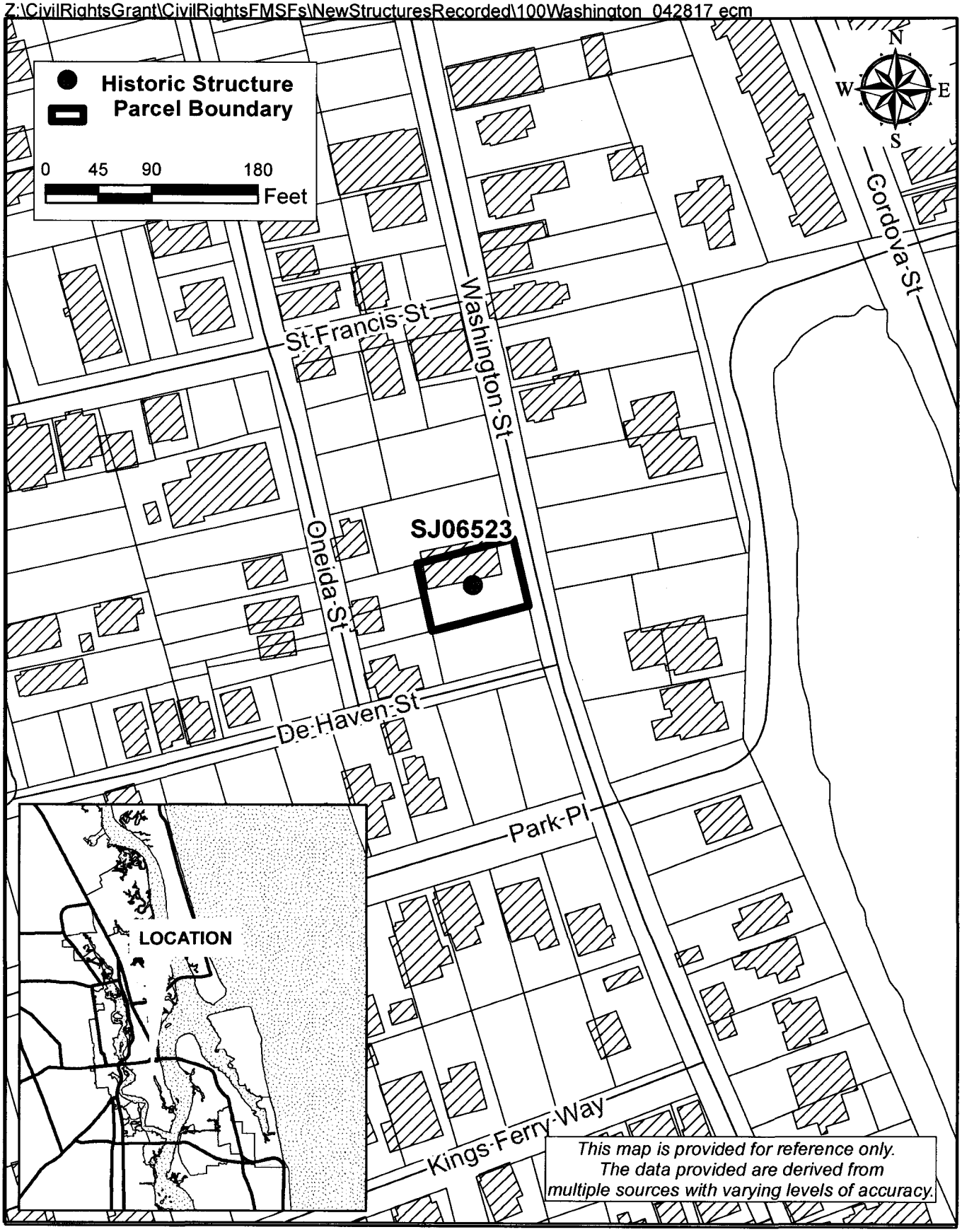
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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.

Z:\CivilRightsGrant\CivilRightsFMSFs\NewStructuresRecorded\100Washington_042817.ecm

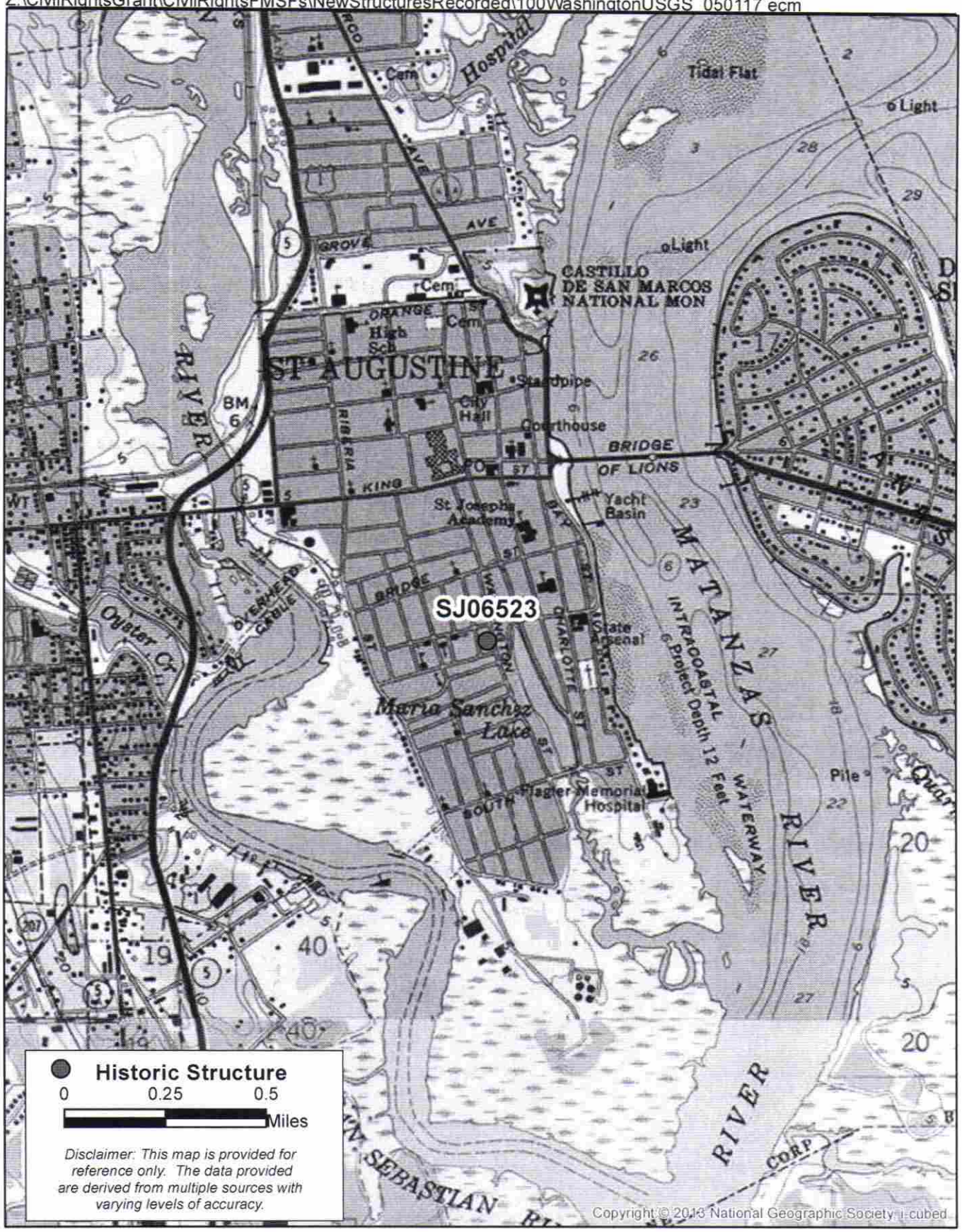


City of St. Augustine
PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

Elk's Lodge
SJ06523 Parcel ID: 2080300000
Address: 100 Washington Street

SHEET
1 of 1

Z:\CivilRightsGrant\CivilRightsFMSFs\NewStructuresRecorded\100WashingtonUSGS_050117.ecm



City of St. Augustine
PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

Elk's Lodge
SJ06523 Parcel ID: 2080300000
Address: 100 Washington Street

SHEET
1 of 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ03689
Field Date 11-19-2020
Form Date 1-7-2020
Recorder # MAP

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) Fountain of Youth Lodge No. 649 Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
100		Washington	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1992 Plat or Other Map _____
City / Town (within 3 miles) St. Augustine In City Limits? ☒yes ☐no ☐unknown County St. Johns
Township 7N Range 30W Section 18 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 2080300000 Landgrant _____
Subdivision Name Dumas Tract Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1958 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Clubhouse From (year): 1958 To (year): _____
Current Use Apartment From (year): _____ To (year): 2020
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address 86 Washington St
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature windows, entry doors
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Fountain Youth Lodge #649

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

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
Exterior Fabric(s) 1. Concrete block 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:corrugated 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

jalousie, 1/1 replacement sash, boarded openings and transoms

Distinguishing Architectural Features (exterior or interior ornaments)

symmetric facade, exterior staircase on facade, front facing gable roof w horizontal wood siding in gable end, exposed rafter tails, pilasters

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

mature trees

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ03689

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Concrete block 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Poured Concrete Footing 2. _____
Main Entrance (stylistic details)

off center multi panel contemporary doors, 2nd story paired wood doors

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

entry stoop under masonry staircase and 2nd story landing

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

This 1958 Masonry Vernacular style building is 2 stories with Concrete block exterior and a Gable roof. It appears to be in fair condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

May meet individual criteria for its association with the Civil Rights movement, although alterations are apparent; would contribute the surrounding district.

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

1. Architecture
2. African American
3. African American
4. Social/humanitarian
5. _____
6. _____

DOCUMENTATION

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

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

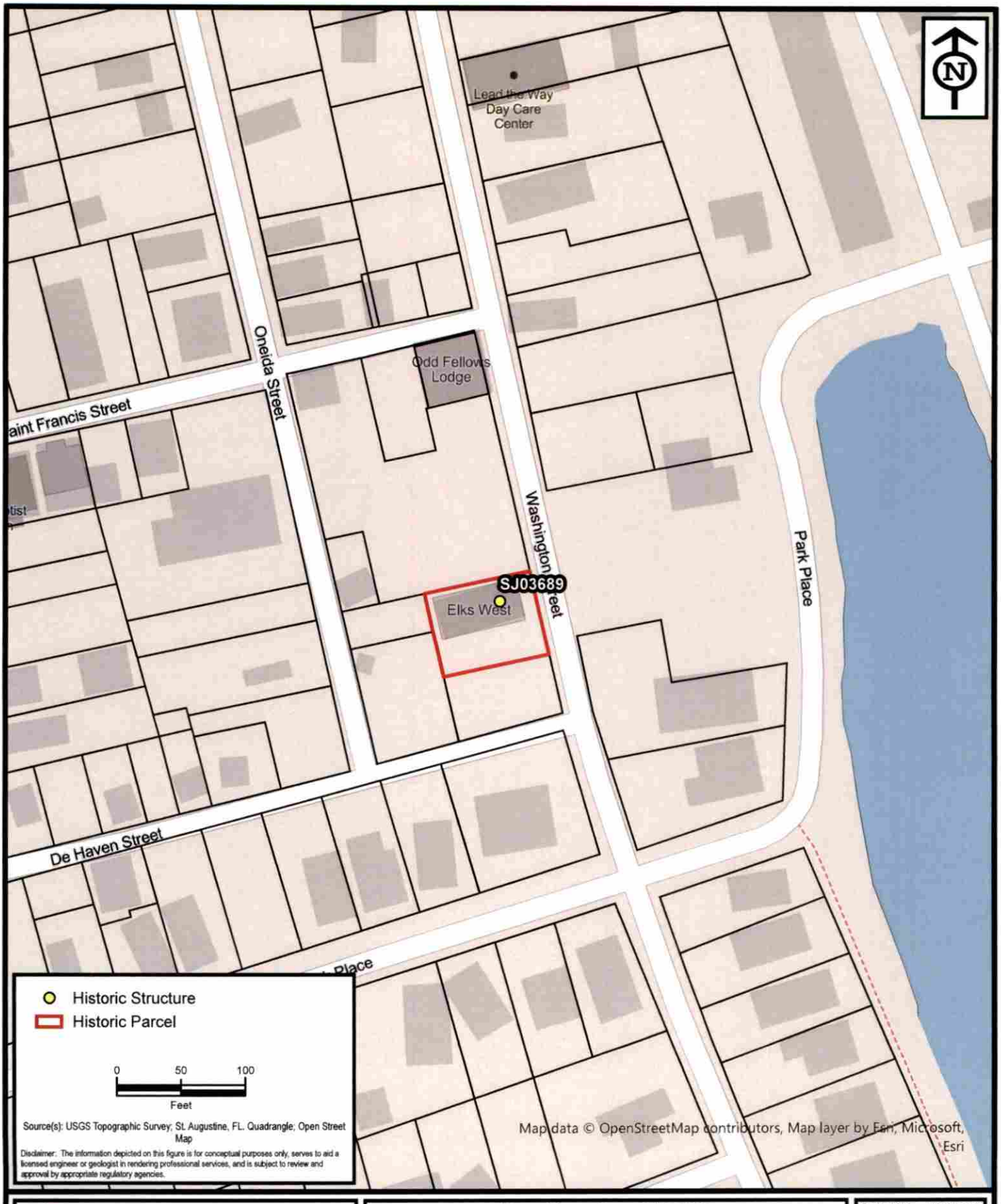
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information (address / phone / fax / e-mail) 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/:

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

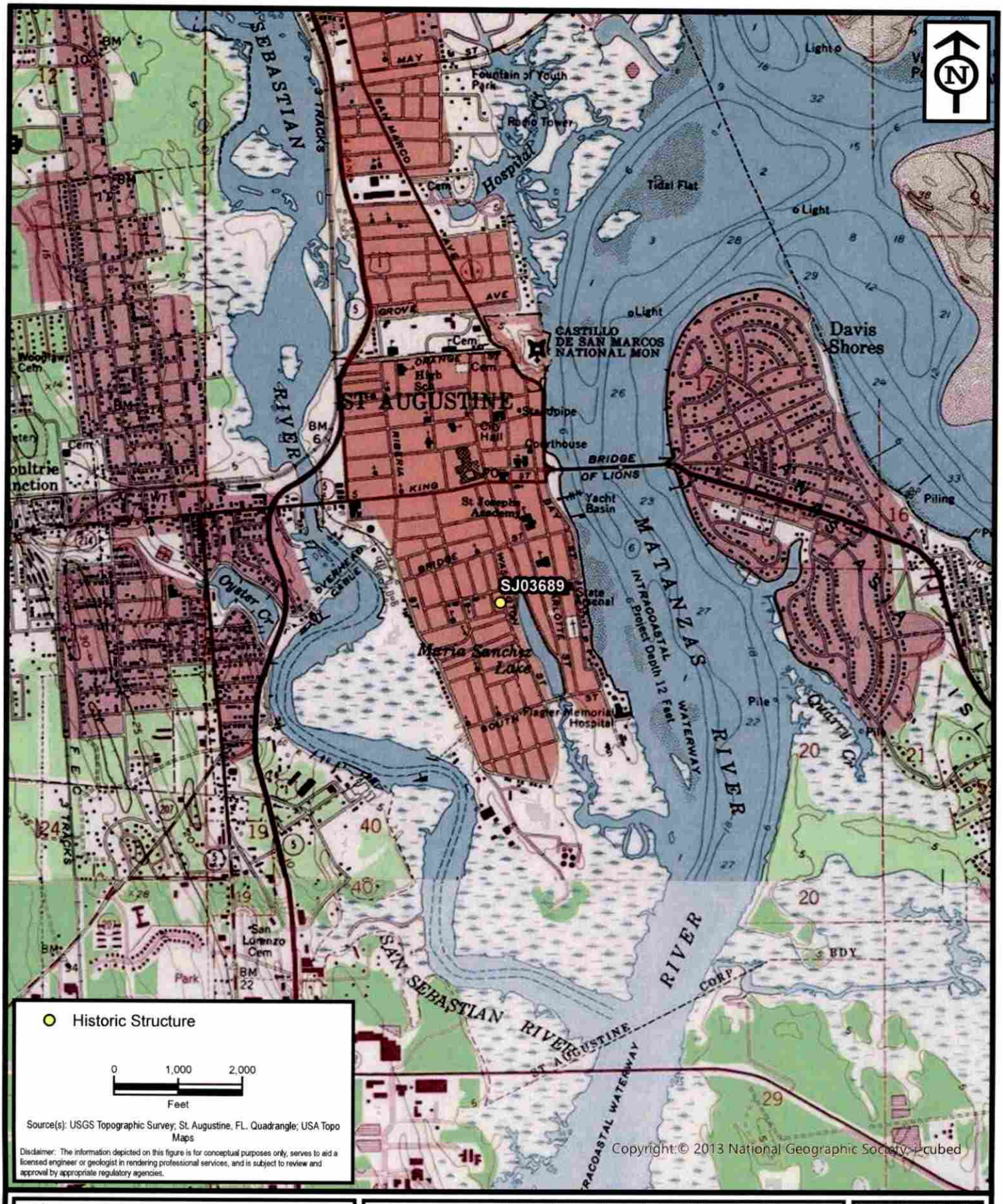
Parcel Location - SJ03689

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ03689

St. Augustine Historic Resource Mitigation & Survey Update

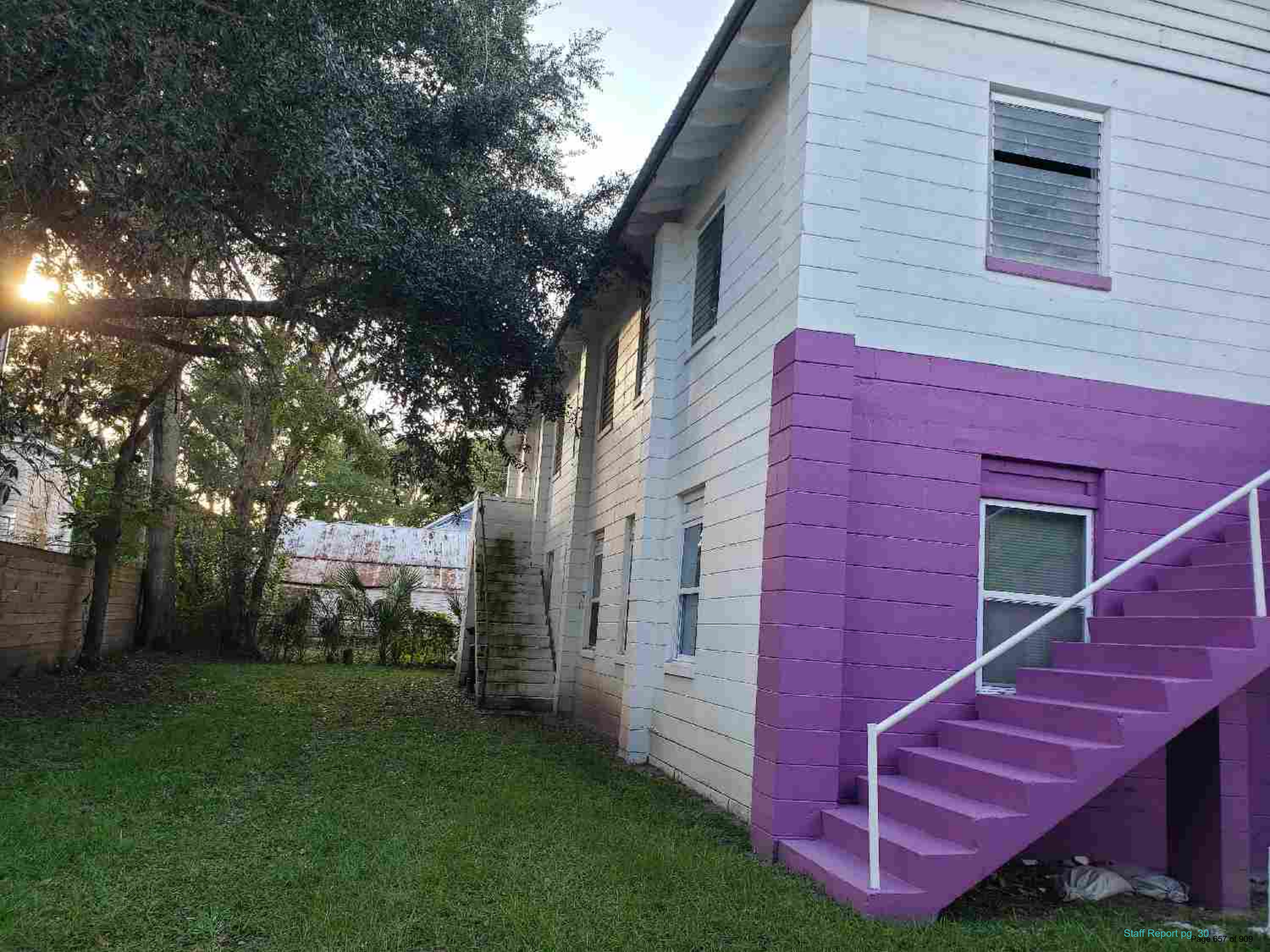
St. Johns County, Florida

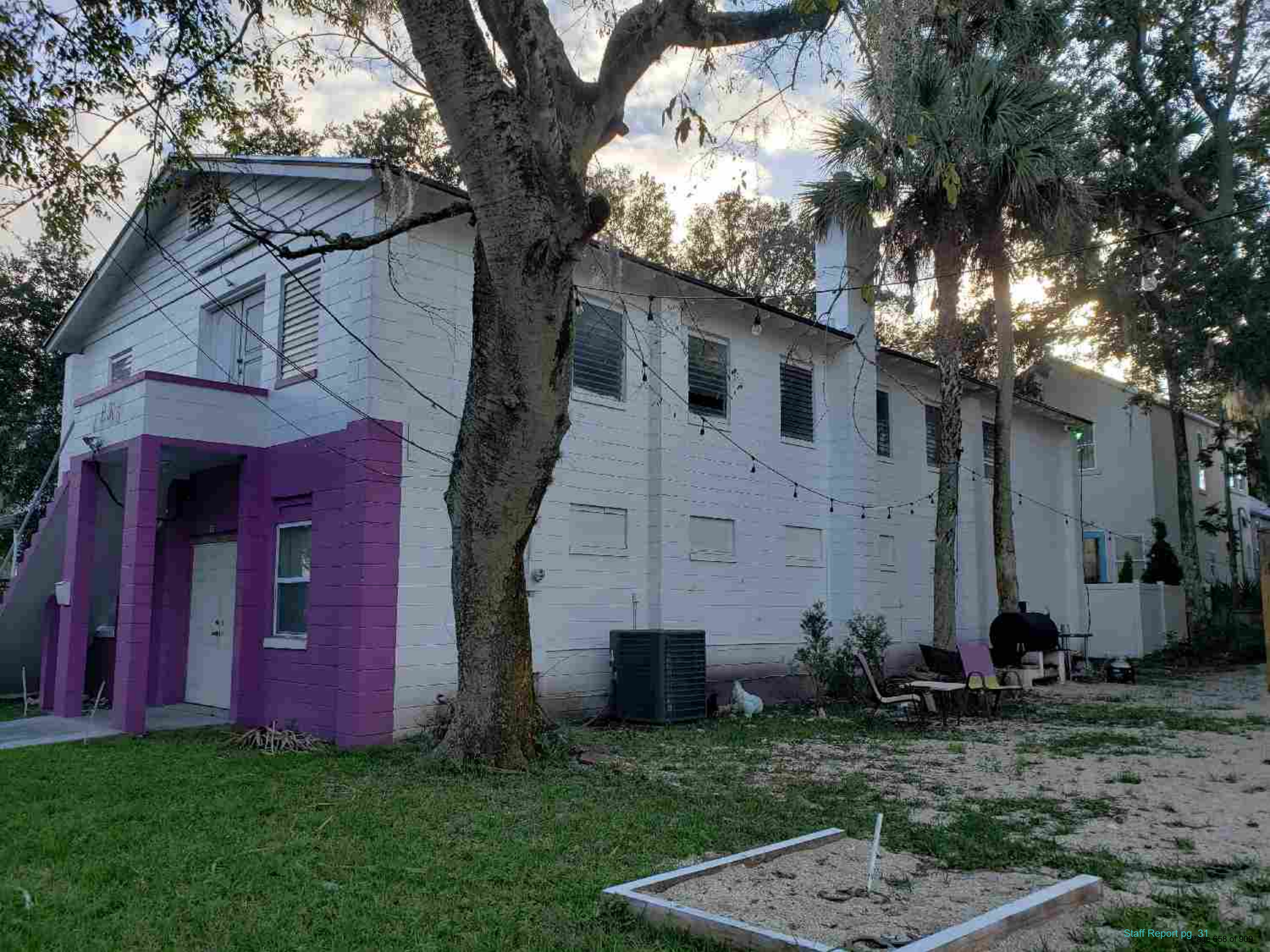
Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 1/10/2021 12:21PM




ELKS
BPOEW





40

St. Augustine
Civil Rights Celebration

Years

ELKS REST
100 Washington Street
-Lincolnville-

FOUNTAIN OF YOUTH LODGE No. 649, Benevolent Protective Order Of Elks Of The World and PRIDE OF FOUNTAIN OF YOUTH TEMPLE No. 413. Completed in November 1958.

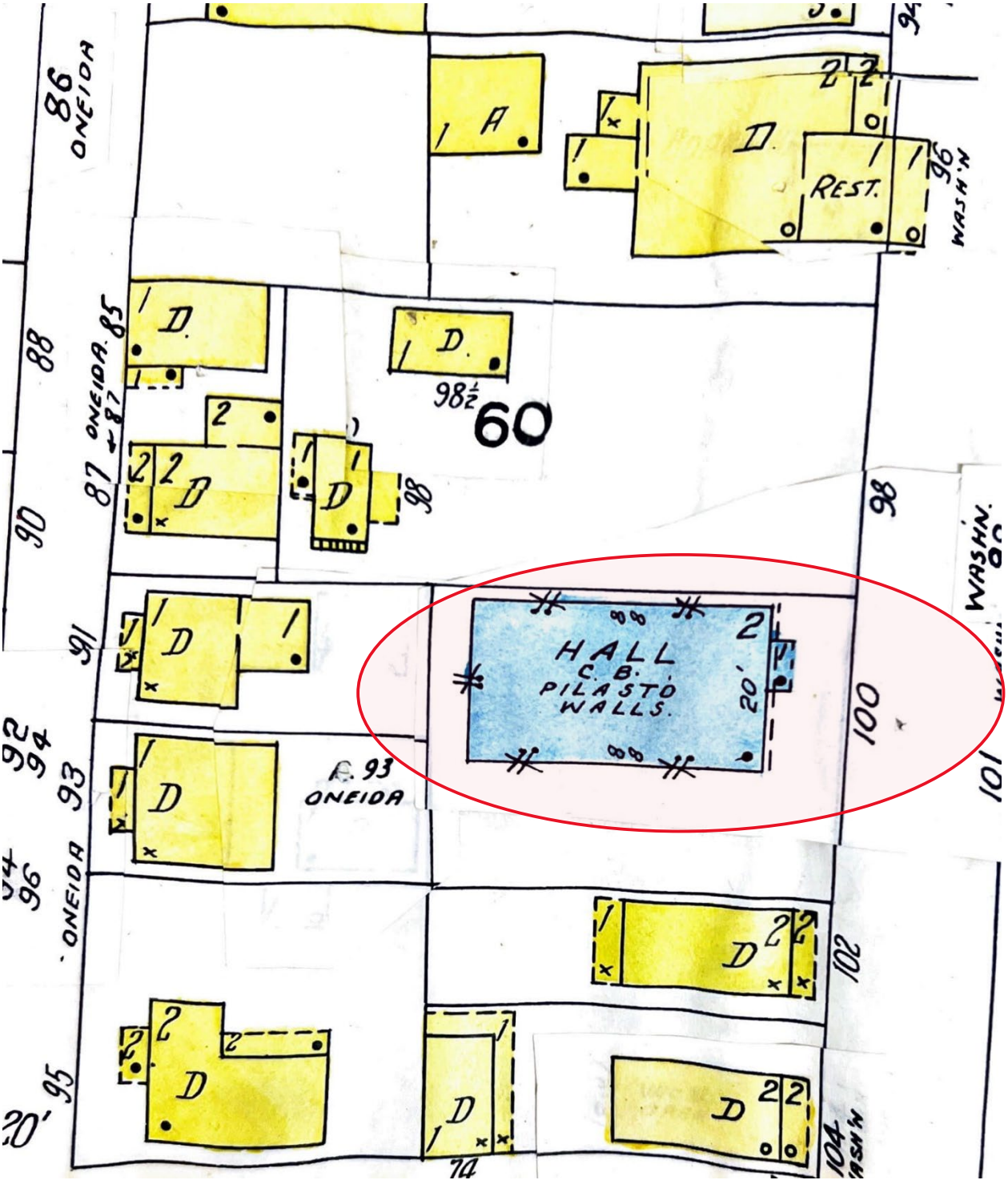
This lodge, called ELKS REST, was at the early center of political and civil life of Lincolnville, providing housing for political rallies and cultural events.

During the 1960s, IT SERVED AS DAYTIME STRATEGY, TRAINING AND OPERATIONS CENTER OF THE SOUTHERN CHRISTIAN LEADERSHIP CONFERENCE, AND CANTEEN AND NUTRITION CENTER— a bivouac for hundreds of participants and footsoldiers of the civil rights movement.

PRESENTED BY
THE CIVIL RIGHTS MEMORIAL PROJECTS COMMITTEE OF ST. AUGUSTINE.
EXECUTIVE COMMITTEE: GERALD EUBANKS, CHAIRMAN; BERNICE HARPER, VICE-CHAIRMAN; JOE EUBANKS AND JIMMIE WELLS.
AND
SUPPORTED BY HENRY "HANK" THOMAS, FREEDOM RIDER, 1961
ERECTED JANUARY 2006

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
85	SJ02320	1904	Frame Vernacular	Contributing
86	SJ02319	1930	Masonry Vernacular	Non-Contributing
87	SJ02321	1910	Folk Victorian, Frame	Contributing
88	SJ02322	1930	Masonry Vernacular	Insufficient Information
91	SJ02324	1904	Frame Vernacular	Contributing
92	SJ02325	1908	Masonry Vernacular	Contributing
100	SJ03689	1958	Masonry Vernacular	Contributing
109	SJ02332	1930	Bungalow	Contributing
111	SJ03686	1939	Frame Vernacular	Contributing
113	SJ02333	1924	Bungalow	Contributing
115	SJ02335	1930	Bungalow	Non-Contributing
119	SJ07326	1957	Masonry Vernacular	Contributing
120	SJ02454	1917	Frame Vernacular	Contributing
121	SJ07327	1928	Frame Vernacular	Contributing
123	SJ02337	1924	Frame Vernacular	Insufficient Information
128	SJ02341	1930	Frame Vernacular	Contributing
129	SJ02342	c1924	Bungalow	Contributing
130	SJ02343	c1930	Frame Vernacular	Contributing
131	SJ02344	c1917	Bungalow	Contributing
132	SJ02345	c1930	Frame Vernacular	Contributing
133	SJ02346	c1924	Frame Vernacular	Contributing
134	SJ02347	c1924	Bungalow	Contributing
135	SJ02348	c1930	Bungalow	Contributing
136	SJ02349	1930	Frame Vernacular	Contributing
137	SJ07328	1942	Minimal Traditional	Contributing
138	SJ02350	c1930	Bungalow	Contributing
139	SJ07329	1942	Frame Vernacular	Insufficient Information
140	SJ02351	c1930	Frame Vernacular	Contributing
142	SJ02352	-1930	Colonial Revival	Contributing
146	SJ02354	1894	Frame Vernacular	Contributing
146	SJ02355	c1924	Frame Vernacular	Contributing
147	SJ02356	c1924	Bungalow	Non-Contributing
148	SJ02357	1899	Frame Vernacular	Contributing
149	SJ02358	1924	Bungalow	Contributing
149	SJ07330		Frame Vernacular	Contributing
151	SJ02359	1924	Bungalow	Contributing

SANBORN MAP: 1930 UPDATED TO 1965
100 Washington Street





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. HP2023-0027

Receipt No. 2613005 Meeting Date May 18, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Sarah Ryan
   Business (if applicable) Sarah Ryan Architect
   Address 201 Owens Ave
   City St Augustine State FL Zip 32080
   Daytime telephone 904-547-9430 E-mail address sr@sarahryanarchitect.

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

2. NAME OF PROPERTY OWNER Fountain of Youth Elks Lodge
   Business (if applicable) _____
   Address 100 Washington Street
   City St Augustine State FL Zip 32080
   Daytime telephone (required) _____ E-mail address _____

3. PROJECT STREET ADDRESS 100 Washington Street, St Augustine FL 32080

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

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: please see drawings + memo

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:

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

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

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

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

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

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

PRINT APPLICANT'S NAME Sarah Ryan DATE 4-17-23

SIGNATURE OF APPLICANT S Ryan 4-18-23

PRINT 1st OWNER'S NAME BEN STEVENSON DATE 4-18-23

SIGNATURE OF 1st PROPERTY OWNER [signature]

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.

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: 100 Washington St.

Applicant's Name: Sarah Ryan Applicant's Signature: S Ryan

Owner's Name: BEN STEVENSON Owner's Signature:

Received 04/19/2023
Planning and Building Department

OWNER'S AUTHORIZATION FOR AGENT

Ben Stevenson is/are hereby authorized TO ACT ON BEHALF OF the owner(s) of those lands described within the attached application, and described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's:

(check all that apply)

- [x] Historic Architectural Review Board
- [x] Planning and Zoning Board
- [x] CRA Institutional Rehabilitation Grant
- [x] City Commission/CRA

Property located at: 100 Washington Street, St. Augustine, FL 32084

By: David N Stroman
Signature of Owner

DAVID N. STROMAN
Print Name of Owner

904-501-2259
Telephone

Sworn to and subscribed before me by means of [x] physical presence or [ ] online notarization, on this 28th day of February, 2023.

Notary Public: Jaime D. Perkins

My Commission Expires: February 3, 2024

[x] Personally known to me -**OR**- [ ] Produced identification

Type of identification produced: _____

JAIME D. PERKINS NOTARY PUBLIC MY COMMISSION EXPIRES 2-3-2024 STATE OF FLORIDA COMMISSION NUMBER GG 919137

Rev. 01/09/20

Received 04/18/2023
Planning and Building Department

SARAH RYAN
ARCHITECT

April 18th 2023

To: HARB May 2023 meeting
Attn: Julie Courtney, Historic preservation officer and HARB members

Re: 100 Washington Street – Partial demo on Fountain of Youth Elks Lodge

Dear HARB,

This application is for a partial demo at the Fountain of Youth Elks Lodge. Below are the items for partial demo:

1. Remove the front concrete stairs and first floor vinyl windows
2. Remove the second floor south-east jalousie window. The removed jalousie window glass will be repurposed to fix panes of glass damaged or missing on other jalousie windows.
3. In addition we are proposing to remove the chimney portion above the roof and cap it below the soffit. The chimney was used for a gas heater which is no longer in use.
4. The existing metal roof (installed in past 15 years) will be replaced with a standing seam concealed fastener metal roof.

The proposed front porch addition will be more compatible with the street scale and allow the Elks Lodge members to engage with the street. The current stairs are unsafe and not comfortable for the members to access the second floor. The renovated Elks lodge relocates the stairs to the interior and adds an elevator for accessibility.

Sincerely,

Sarah Ryan

Sarah Ryan, AIA, Architect

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

Received 04/14/2026
Planning and Building Department


ELKS NEST
100 Washington Street
-Llandrillo-
100
VECTOR SECURITY
IBPOEW
ELKS

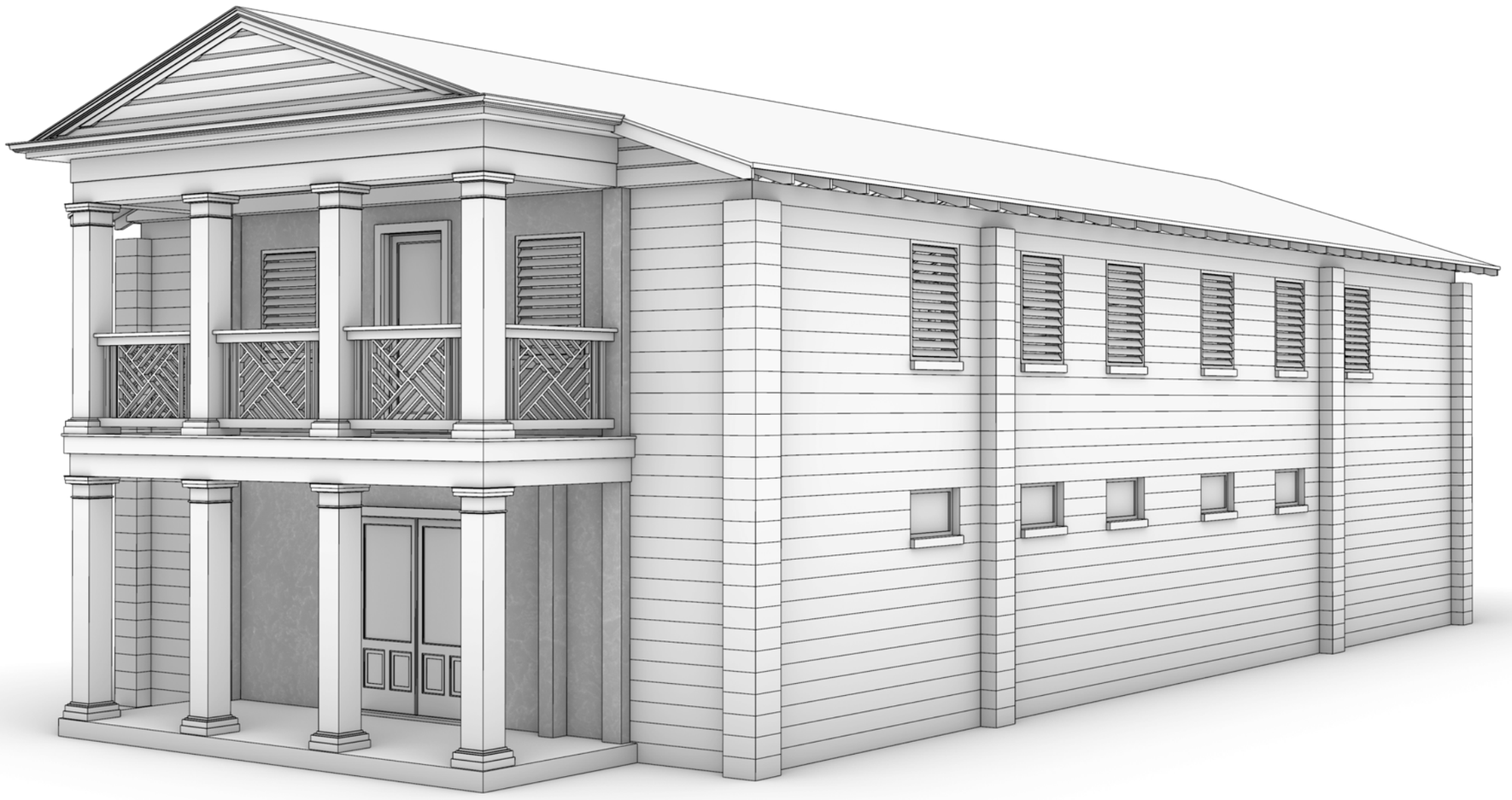
Property of Bradford County Sheriff's Office

Received 04/18/2023
Planning and Building Department

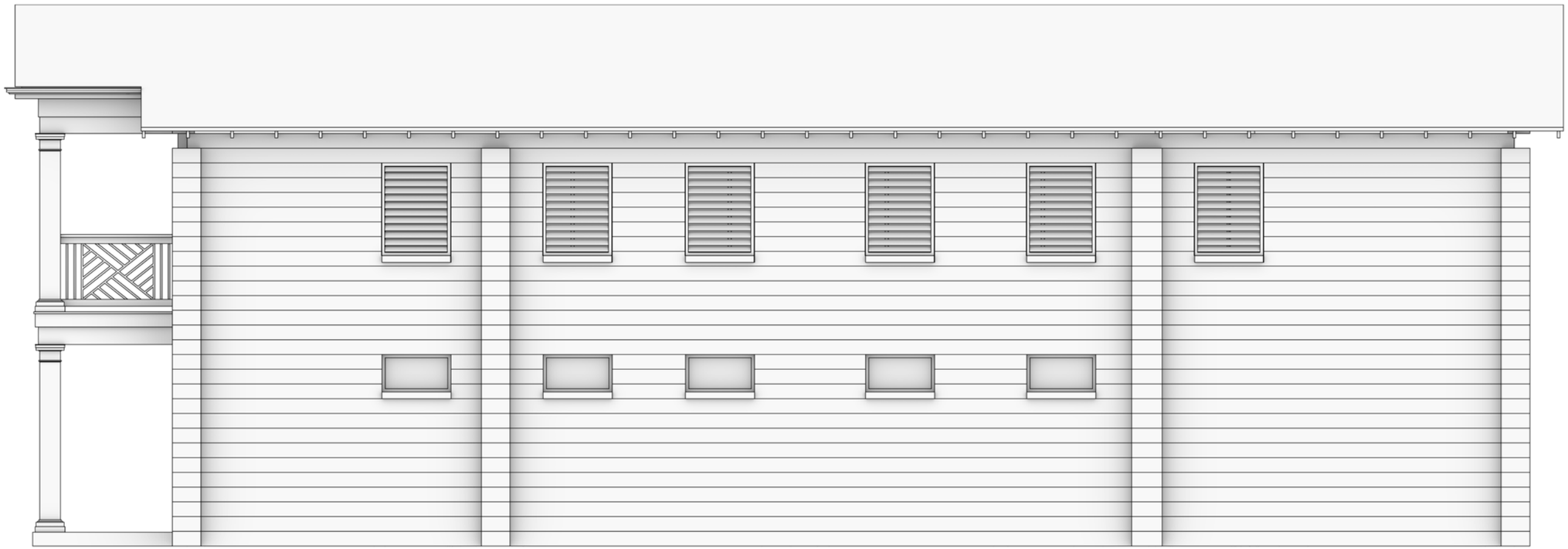
Received 04/18/2023
Planning and Building Department



Received 04/18/2023
Planning and Building Department



Received 04/18/2023
Planning and Building Department



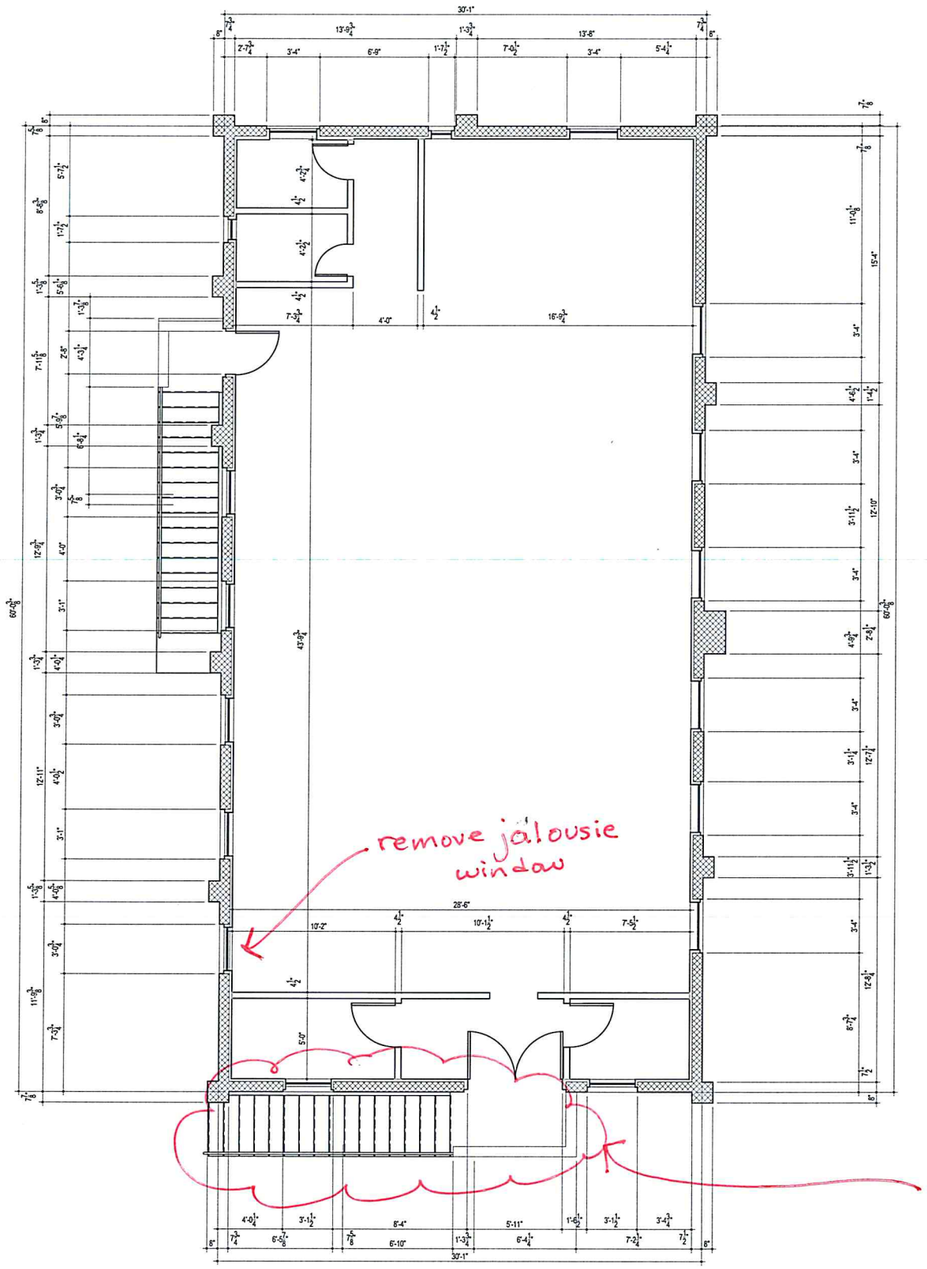
Received 04/18/2023
Planning and Building Department



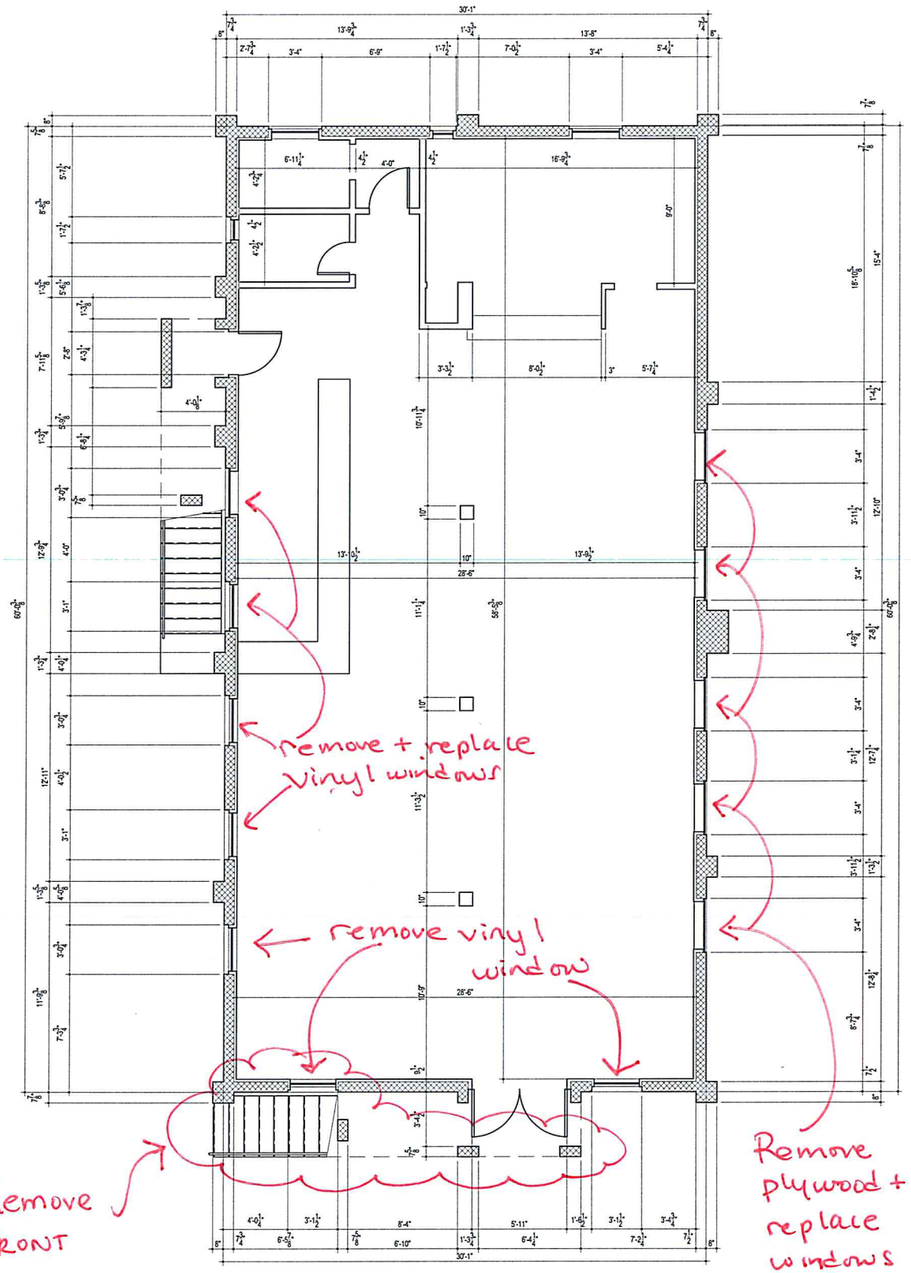
Received 04/18/2023
Planning and Building Department



Received 04/18/2023
Planning and Building Department



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



EXISTING FIRST FLOOR PLAN 1/4"=1'-0" 2

SHEET NOTES:

FOUNTAIN OF YOUTH ELKS LODGE #684

CRA CONTACT

Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

PROJECT LOCATION

100 Washington Street
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

CONTRACTOR:

MEP ENGINEER:

Powell & Hinkle Enginnering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

STRUCTURAL ENGINEER:

SWANSON STRUCTURAL, INC.
209 Bilbao Dr.
St. Augustine, FL 32086
904-685-8806

No.	Date	Description
1	02.07.23	EXISTING AND CONCEPTS
2	03.06.23	PZB submission
3	04.18.23	HARB submission

Scale AS NOTED

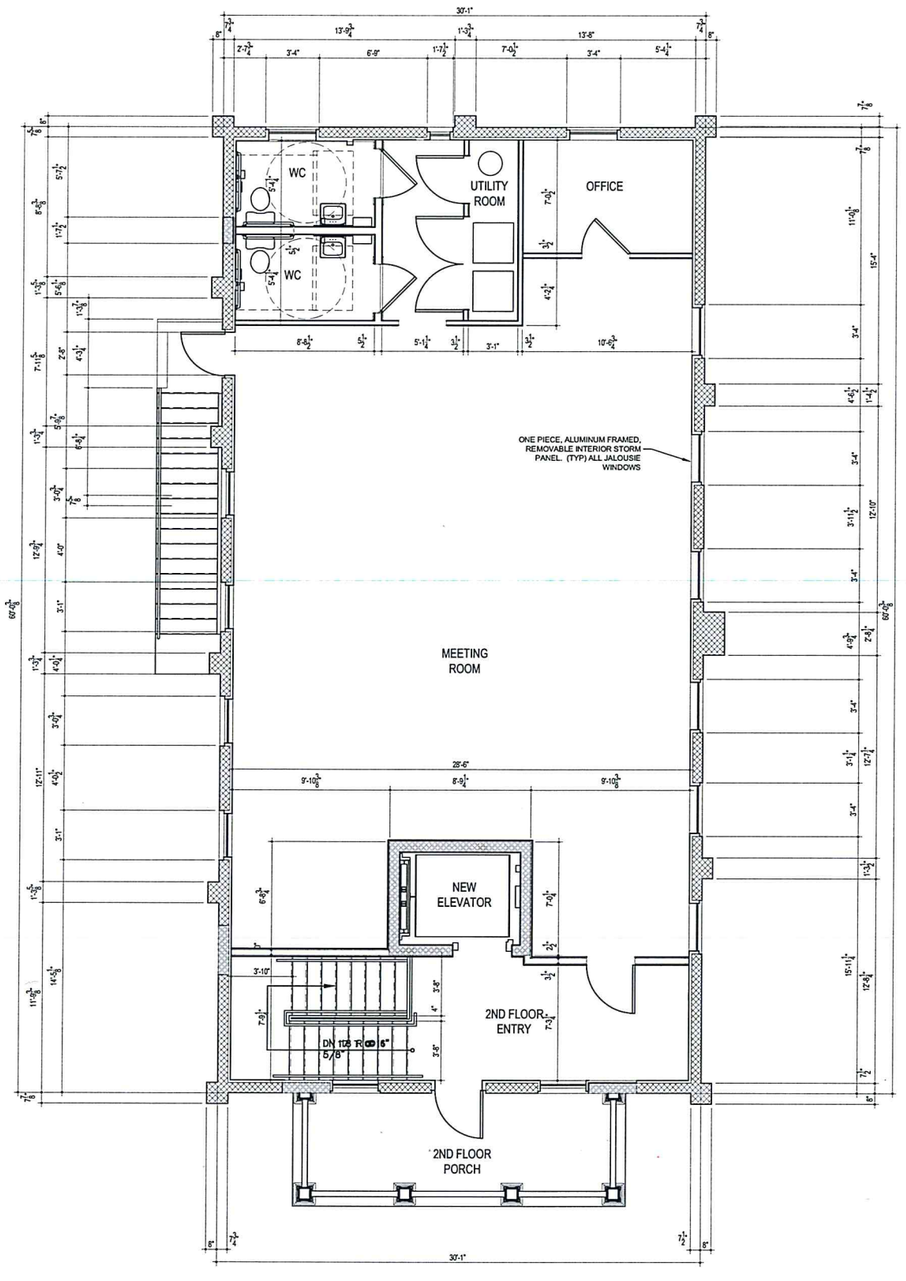
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EXISTING FLOOR PLANS

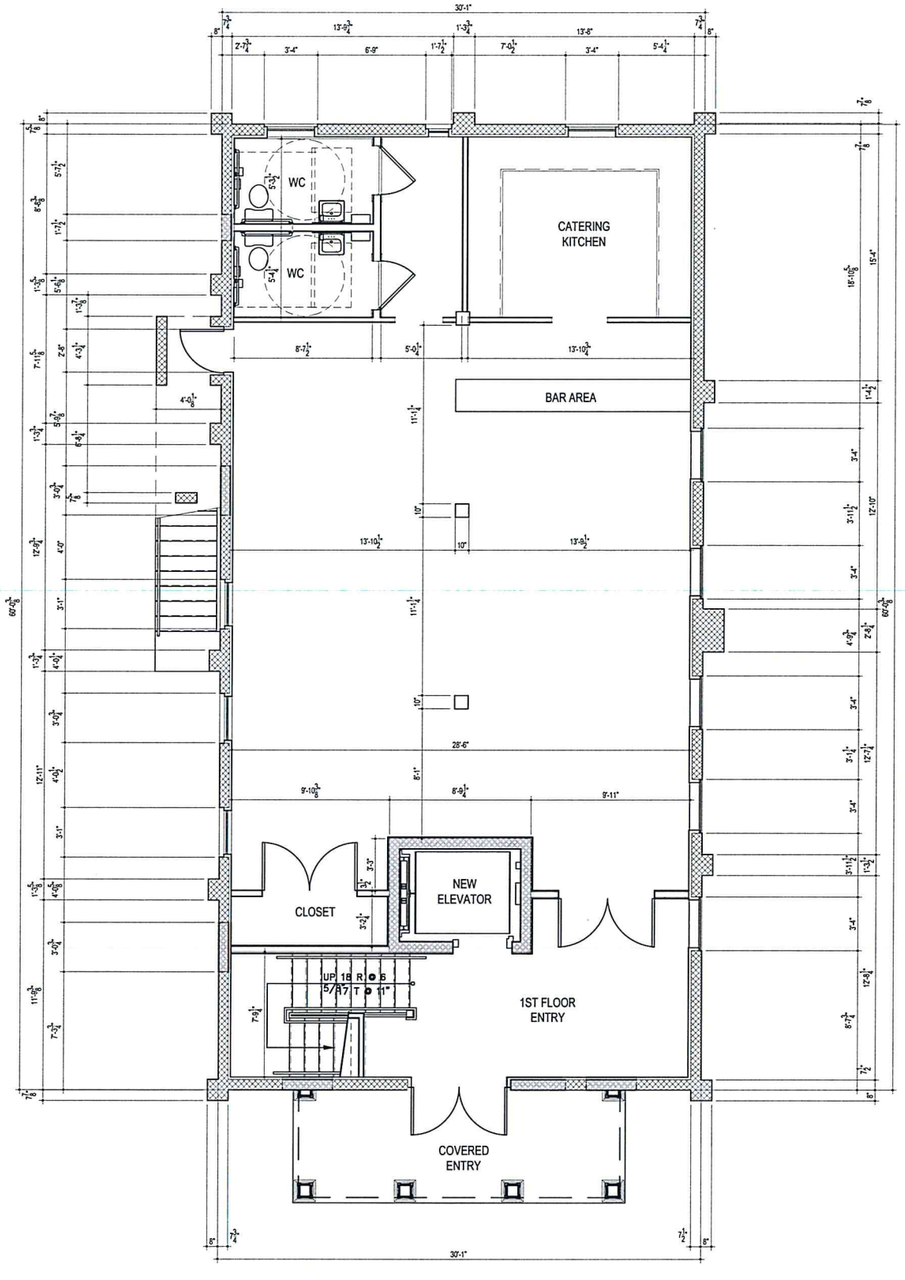
Sheet Number A1.01

NOT FOR CONSTRUCTION

Received 04/18/2023
Planning and Building Department



PROPOSED SECOND FLOOR PLAN 1/4"=1'-0" 1



PROPOSED FIRST FLOOR PLAN 1/4"=1'-0" 2

FOUNTAIN OF YOUTH ELKS LODGE #684

CRA CONTACT

Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

PROJECT LOCATION

100 Washington Street
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No.	Date	Description:
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2	03.06.23	PZB submission
3	04.18.23	HARB submission

Scale AS NOTED

Sheet title

PROPOSED PLANS

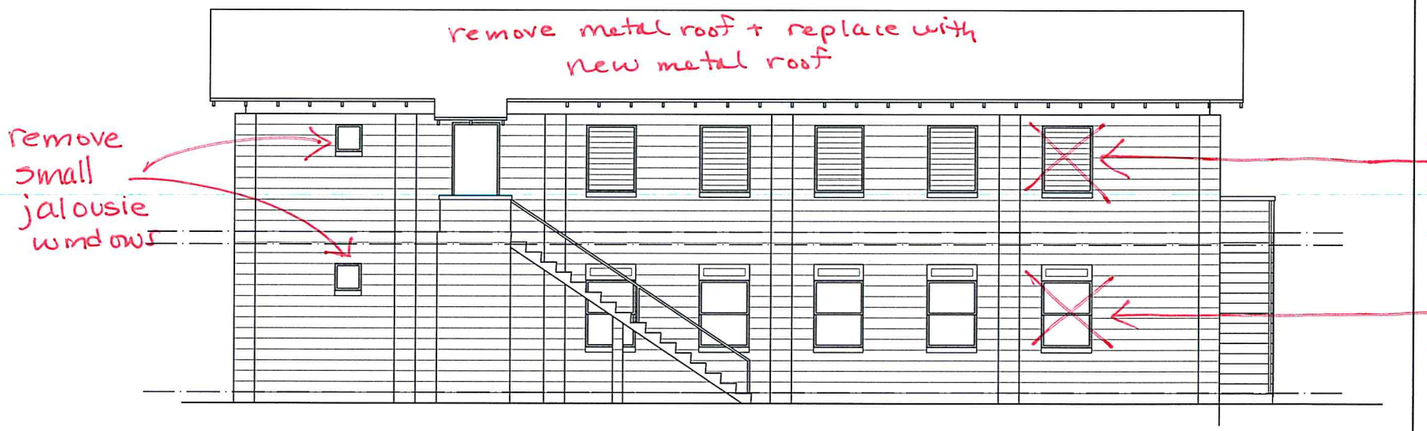
Sheet Number A1.02

NOT FOR CONSTRUCTION

Received 04/18/2023
Planning and Building Department



EXISTING RIGHT SIDE (NORTH) ELEVATION 1/4"=1'-0" 1



EXISTING LEFT SIDE (SOUTH) ELEVATION 1/4"=1'-0" 2



EXISTING REAR (WEST) ELEVATION 1/4"=1'-0" 3



EXISTING FRONT (EAST) ELEVATION 1/4"=1'-0" 4

SHEET NOTES:

FOUNTAIN OF YOUTH ELKS LODGE #684

CRA CONTACT

Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

PROJECT LOCATION

100 Washington Street
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

CONTRACTOR:

MEP ENGINEER:

Powell & Hinkle Enginnering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

STRUCTURAL ENGINEER:

SWANSON STRUCTURAL, INC.
209 Bilbao Dr.
St. Augustine, FL 32086
904-685-8806

No.	Date	Description:
1	02.07.23	EXISTING AND CONCEPTS
2	03.08.23	PZB submission
3	04.18.23	HARB submission

Scale AS NOTED

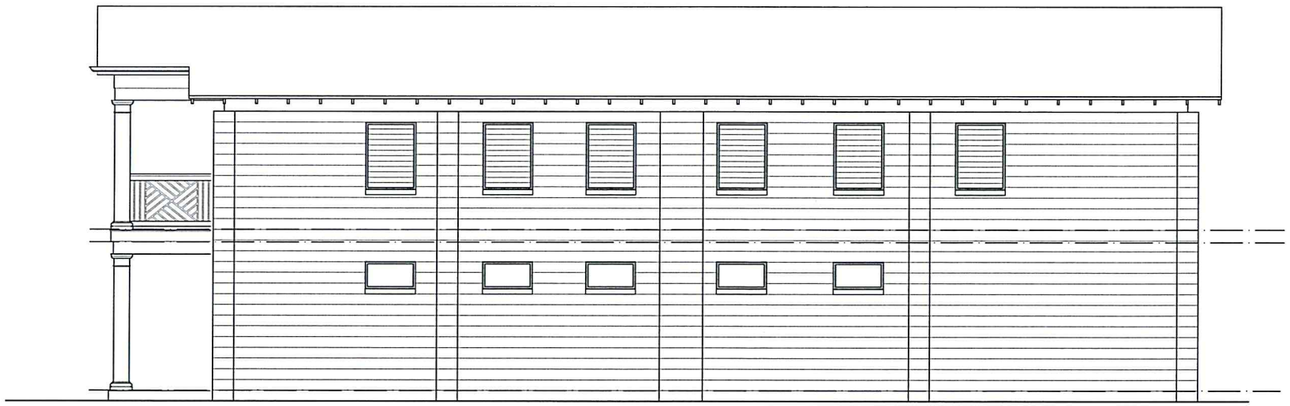
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EXISTING ELEVATIONS

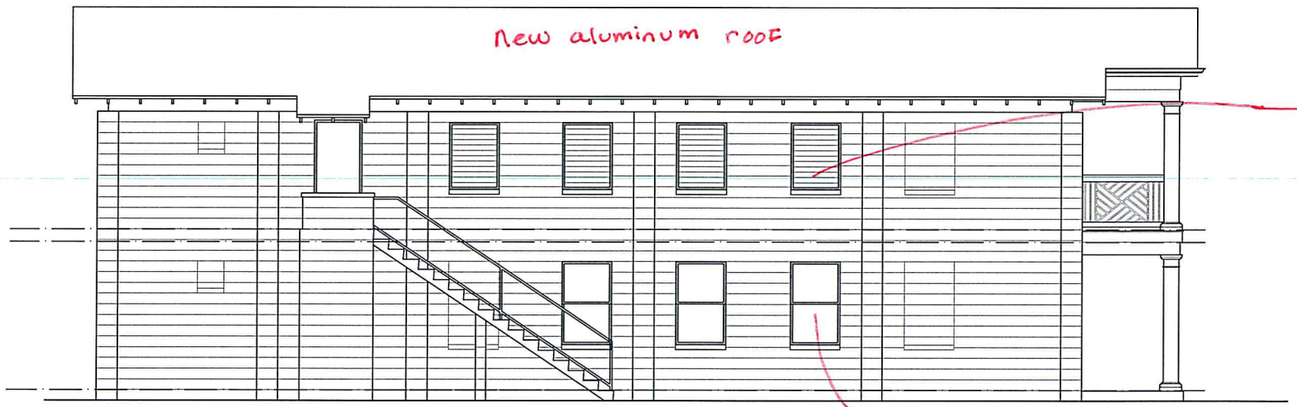
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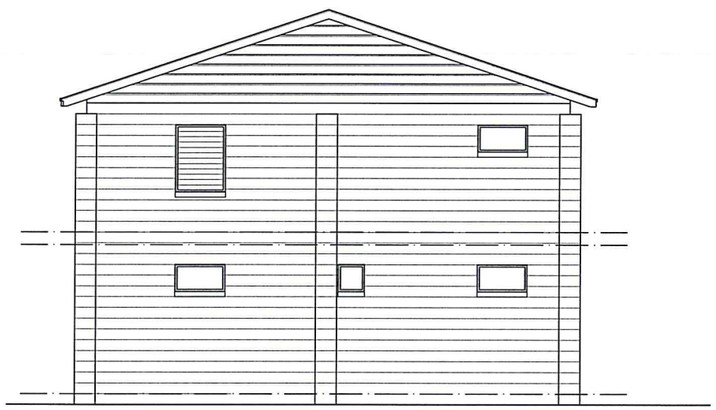
Received 04/18/2023
Planning and Building Department



PROPOSED RIGHT SIDE (NORTH) ELEVATION 1/4"=1'-0" | 1



PROPOSED LEFT SIDE (SOUTH) ELEVATION 1/4"=1'-0" | 2



PROPOSED REAR (WEST) ELEVATION 1/4"=1'-0" | 3



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

SHEET NOTES:

FOUNTAIN OF YOUTH ELKS LODGE #684

CRA CONTACT

Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

PROJECT LOCATION

100 Washington Street
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

CONTRACTOR:

MEP ENGINEER:

Powell & Hinkle Enginnering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

STRUCTURAL ENGINEER:

SWANSON STRUCTURAL, INC.
209 Bilbao Dr.
St. Augustine, FL 32086
904-685-8806

No.	Date:	Description:
1	02.07.23	EXISTING AND CONCEPTS
2	03.06.23	PZB submission
3	04.18.23	HARB submission

Scale AS NOTED

Sheet title

PROPOSED ELEVATIONS

Sheet Number A2.02

NOT FOR CONSTRUCTION

St. Johns County, FL

Apply for Exemptions

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2080300000
Location Address	100 WASHINGTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug Lincolnville Area (COM) (610.04)
Tax Description*	DUMAS TR CITY LOT 9 BLK J *The Description above is not to be used on legal documents.
Property Use Code	Clubs, Lodges or Union Halls (Owner Occupied) (7705)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.130
Homestead	N

Owner Information

Owner Name	Fountain Youth Lodge #649 100%
Mailing Address	100 WASHINGTON ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Non-Profit		$194,876

Map



Valuation Information

	2023
Building Value	$155,649
Extra Features Value	$0
Total Land Value	$83,160
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$238,809**
Total Deferred	$43,933
Assessed Value	**$194,876**
Total Exemptions	$194,876
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	$136,291	$0	$83,160	$0	$0	$219,451	$177,160	$219,451	$0
2021	$121,613	$0	$83,160	$0	$0	$204,773	$161,055	$43,718	$161,055
2020	$125,807	$0	$83,160	$0	$0	$208,967	$146,414	$62,553	$146,414
2019	$114,804	$0	$83,160	$0	$0	$197,964	$133,104	$64,860	$133,104
2018	$65,214	$0	$66,528	$0	$0	$131,742	$121,004	$10,738	$121,004
2017	$43,476	$0	$66,528	$0	$0	$110,004	$110,004	$0	$110,004
2016	$47,312	$0	$66,528	$0	$0	$113,840	$113,840	$0	$113,840
2015	$50,509	$0	$66,528	$0	$0	$117,037	$117,037	$0	$117,037
2014	$50,546	$0	$66,528	$0	$0	$117,074	$117,074	$0	$117,074
2013	$75,398	$0	$44,906	$0	$0	$120,304	$120,304	$0	$120,304
2012	$104,108	$0	$60,483	$0	$0	$164,591	$164,591	$0	$164,591
2011	$107,216	$0	$66,946	$0	$0	$174,162	$174,162	$0	$174,162
2010	$110,324	$0	$73,872	$0	$0	$184,196	$184,196	$0	$184,196

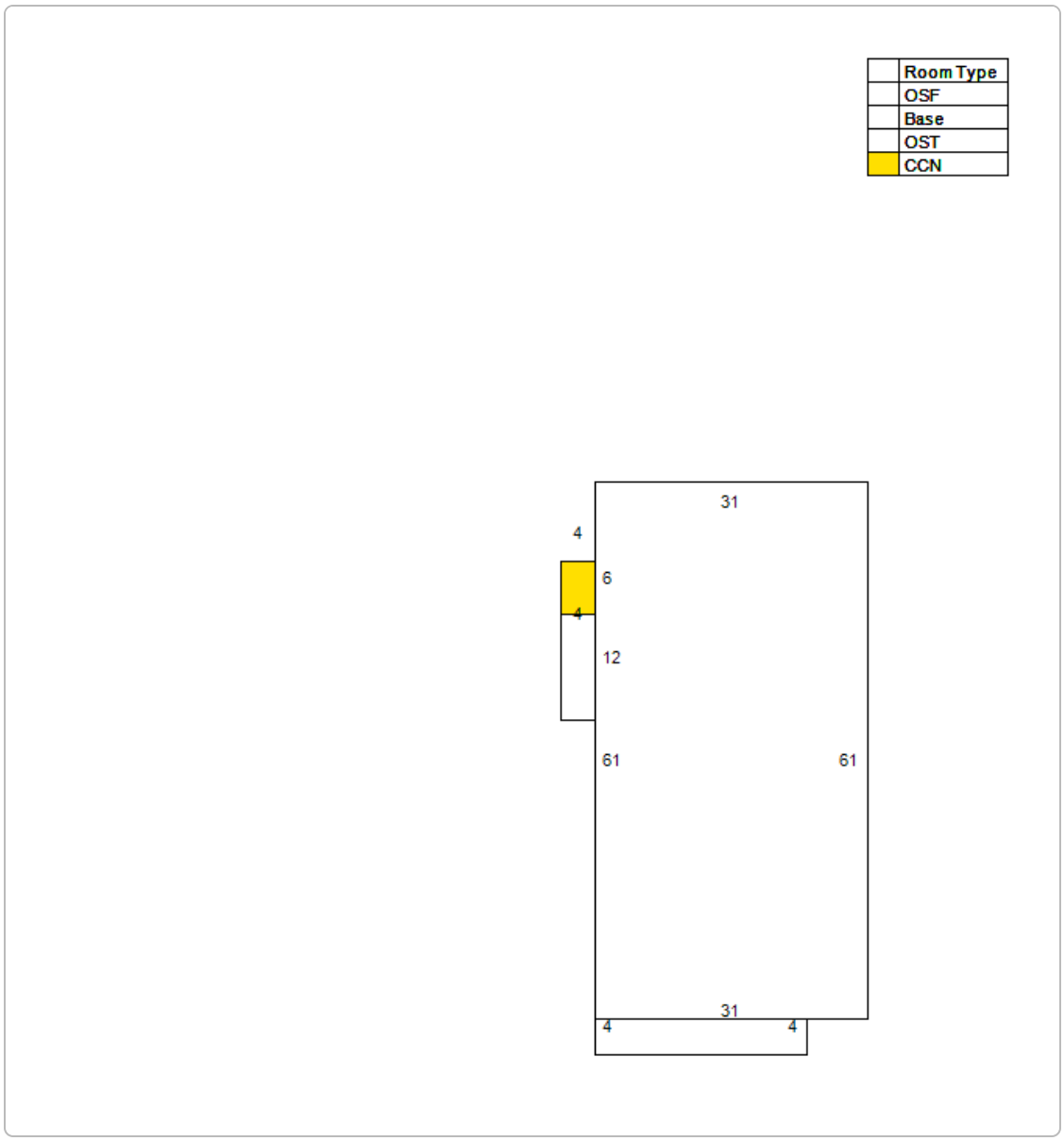
Building Information

Building	1
Year Built	1949
Actual Area	4187
Conditioned Area	3782
Use	Fellowship Halls & Lodges
Style	04
Class	N
Exterior Wall	Concrete Block
Roof Cover	Metal
Roof Structure	Wood Truss
Interior Flooring	Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
FINISHED CANOPY	24
OUTSIDE STAIRS	48
BASE AREA	3782
OUTSIDE STAIRS	96

Description	Square Footage
FINISHED CANOPY	32
OUTSIDE STAIRS - FORCED	109
OUTSIDE STAIRS - FORCED	96
Total SqFt	4187

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Clubs, Lodges or Union Halls	66	84	5544	SF	$83,160

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 4/17/2023, 11:46:59 PM



Detail by Entity Name

Florida Not For Profit Corporation
FOUNTAIN OF YOUTH LODGE #649 INC.

Filing Information

Document Number	N11000010921
FEI/EIN Number	N/A
Date Filed	11/21/2011
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/27/2020

Principal Address

100 WASHINGTON ST
ST AUGUSTINE, FL 32084

Mailing Address

100 WASHINGTON ST
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

STROMAN, George L
43 Selma Trail
Palm Coast, FL 32164

Name Changed: 10/27/2020

Address Changed: 10/27/2020

Officer/Director Detail

Name & Address

Title SRR

STROMAN, GEORGE L
43 SELMA TRAIL
PALM COAST, FL 32164

Title S

WILLIAMS, WILLIE H
P O BOX 4494
ST AUGUSTINE, FL 32085

Title Trustee

Stroman, David N, Jr.
PO BOX 3295
St. Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2021	03/25/2021
2022	03/25/2022
2023	03/07/2023

Document Images

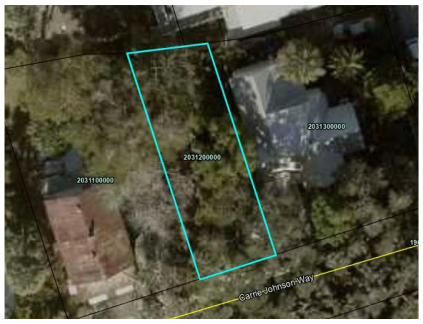
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10/27/2020 -- REINSTATEMENT	View image in PDF format
08/17/2019 -- ANNUAL REPORT	View image in PDF format
02/18/2018 -- REINSTATEMENT	View image in PDF format
04/23/2016 -- ANNUAL REPORT	View image in PDF format
08/06/2015 -- Reinstatement	View image in PDF format
11/15/2012 -- Amendment and Name Change	View image in PDF format
06/17/2012 -- ANNUAL REPORT	View image in PDF format
11/21/2011 -- Domestic Non-Profit	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 2023 Meeting





Application: HP2023-0028 Address: 112 Carrie Johnson Way (formerly Bravo Street)

John Valdes & Associates, Inc – Applicant Richard and Tina Torres – Owner

Project description: To demolish a residential building constructed ca. 1904-1910 that is recorded in the Florida Master Site file and a contributing building to the Lincolnville National Register Historic District.

Architectural Style:	Bungalow/Frame Vernacular	Florida Master Site File:	SJ00308
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1904-1910
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2031200000		
Agenda Item:	9(f)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the north side of Carrie Johnson Way, formerly Bravo Street, on the block between Sanford and Riberia Streets, this one-story Frame Vernacular residential structure, constructed between 1904 and 1910, is a contributing building in the Lincolnville National Register Historic District.

The building features a side gable roof with shed roofed front porch and exposed rafter tails, wood lap siding with novelty siding infill in some areas, 1/1 aluminum frame and vinyl windows as well as 2/2 wood windows, and concrete pier foundation. Attempts to repair deterioration and seal the building are evident on all four elevations as several of the wood windows have been boarded up or blocked from the interior and plywood has been installed over larger gaps in the exterior cladding.

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 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. As a contributing building to a NRHD, the applicant is required to provide a condition assessment report as well as evidence of undue economic hardship. A condition assessment performed by Les Thomas was provided; however, no documentation regarding economic hardship was submitted.

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 **112 Carrie Johnson Way** if the HARB finds that evidence of deteriorated structural integrity and/or undue economic hardship as provided by the applicant is sufficient to justify demolition of the National Register District contributing structure with the following conditions:

1. For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
2. To limit the time that the lot is vacant, the applicant shall submit the demolition permit application and the building permit application for a replacement structure simultaneously

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other small Frame Vernacular structures in the Lincolnville neighborhood that show evidence of deferred maintenance. Its scale is small in relation to the two-story structures immediately adjacent and most other buildings on the streetscape are of a larger scale.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The applicant expressed an intent to redevelop the site with a structure similar in scale but did not provide example drawings of the proposed replacement. 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 into account the Tree and Landscape Ordinance and meet zoning requirements. An Archaeological review will be required before demolition or new construction can occur.

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File and is listed as a contributing building in the Lincolnville National Register Historic District. There are no known historic or cultural associations that would qualify the building for listing individually.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is a contributing building to the Lincolnville National Register Historic District, though the 1980 Florida Master Site File survey denotes the structures condition as “deteriorated” and comparison of the 1980 photo to the building’s current condition indicates further deterioration.

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 Frame Vernacular structure that has seen long periods of deferred maintenance.

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

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

10. *The justification for the proposed demolition.* The applicant seeks to redevelop the property with a single family home since they feel renovation would be infeasible based upon the poor condition of the structure. A

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built by 1910 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
112 Carrie Johnson Way



South Elevation

STAFF PHOTOGRAPHS
112 Carrie Johnson Way



South Elevation

STAFF PHOTOGRAPHS
112 Carrie Johnson Way



East Elevation



STAFF PHOTOGRAPHS
112 Carrie Johnson Way



North Elevation

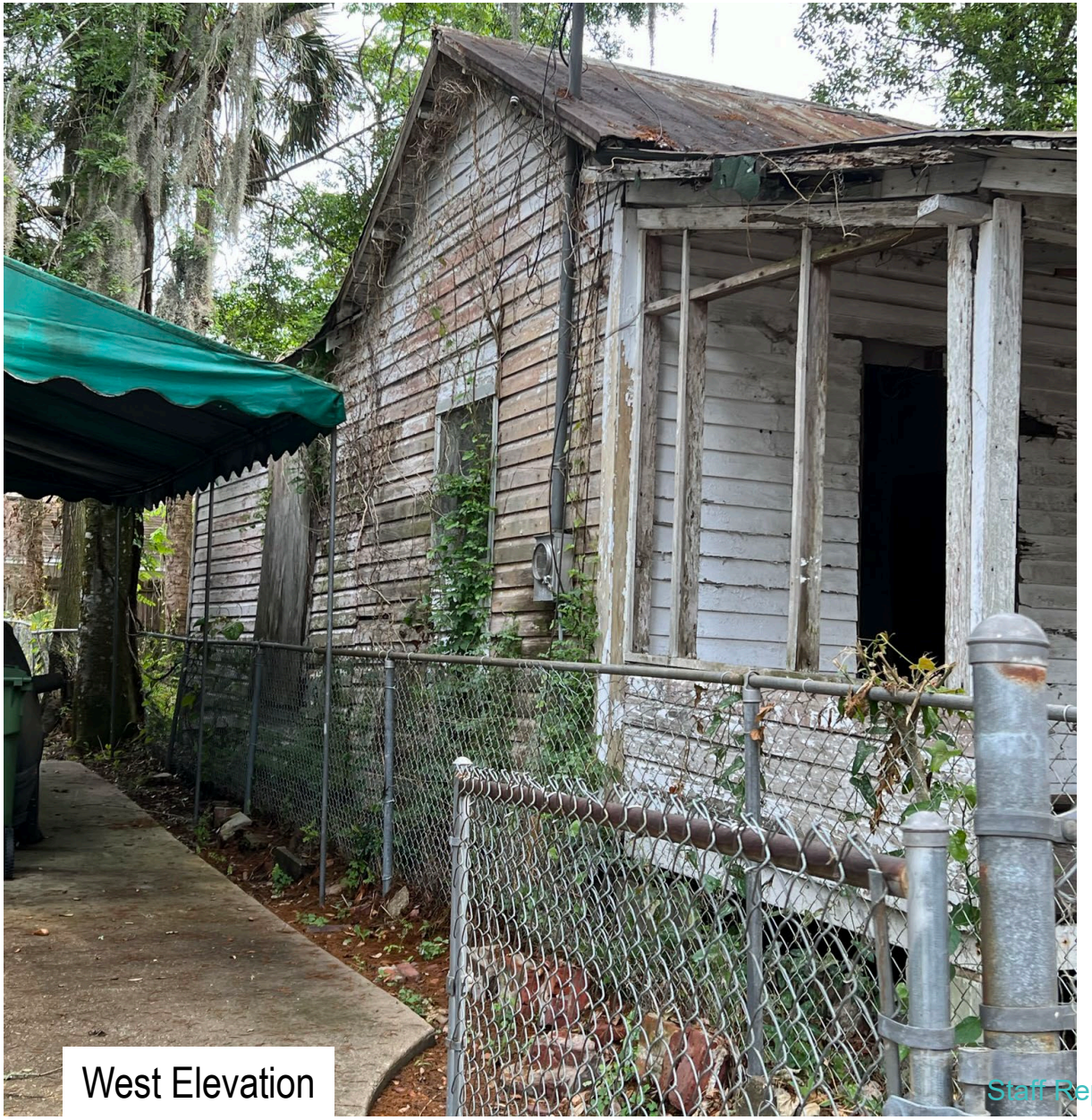


STAFF PHOTOGRAPHS
112 Carrie Johnson Way



North Elevation

STAFF PHOTOGRAPHS
112 Carrie Johnson Way



West Elevation

STAFF PHOTOGRAPHS
112 Carrie Johnson Way







Interior

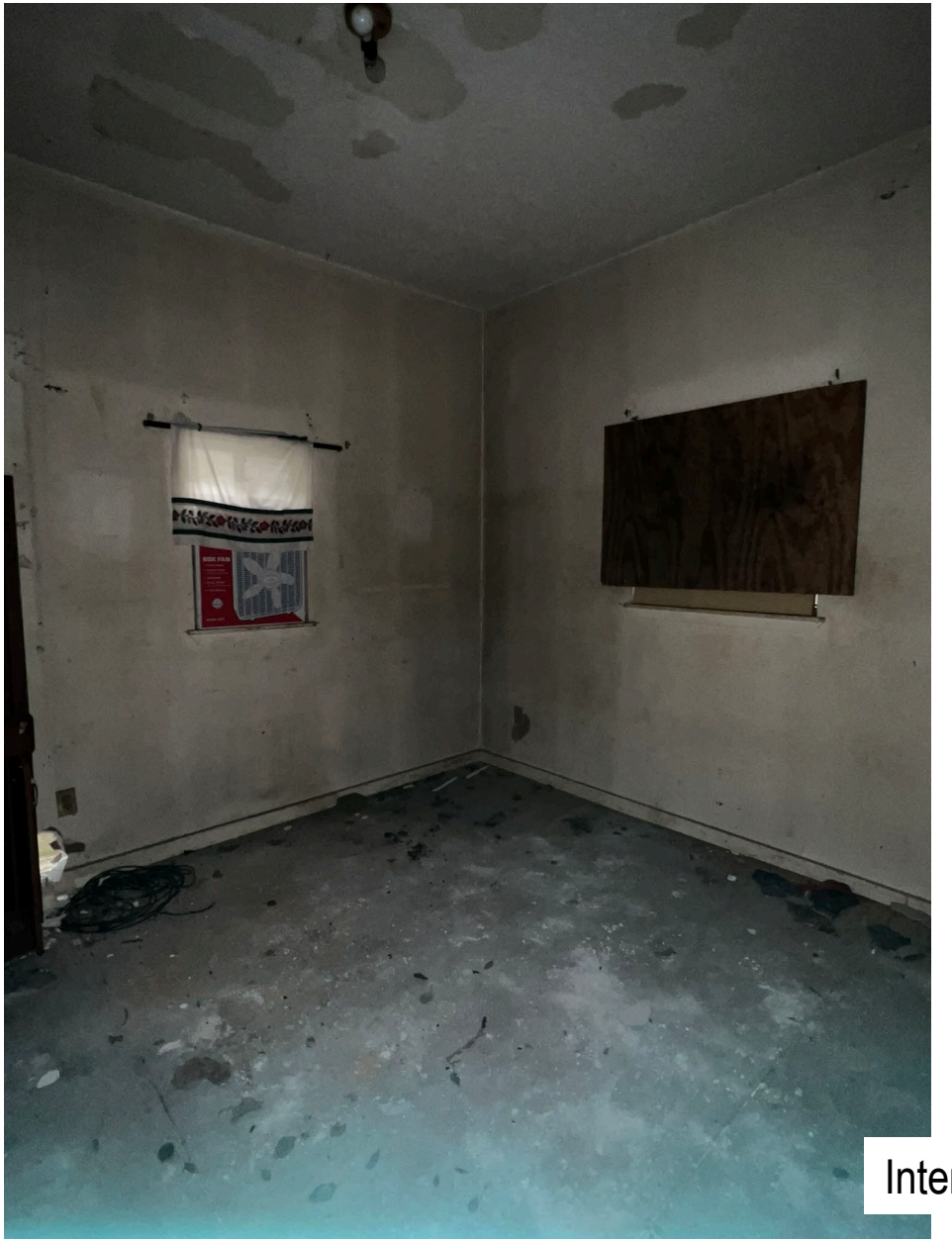
STAFF PHOTOGRAPHS
112 Carrie Johnson Way





Interior

STAFF PHOTOGRAPHS
112 Carrie Johnson Way



Interior



STAFF PHOTOGRAPHS
112 Carrie Johnson Way



Interior



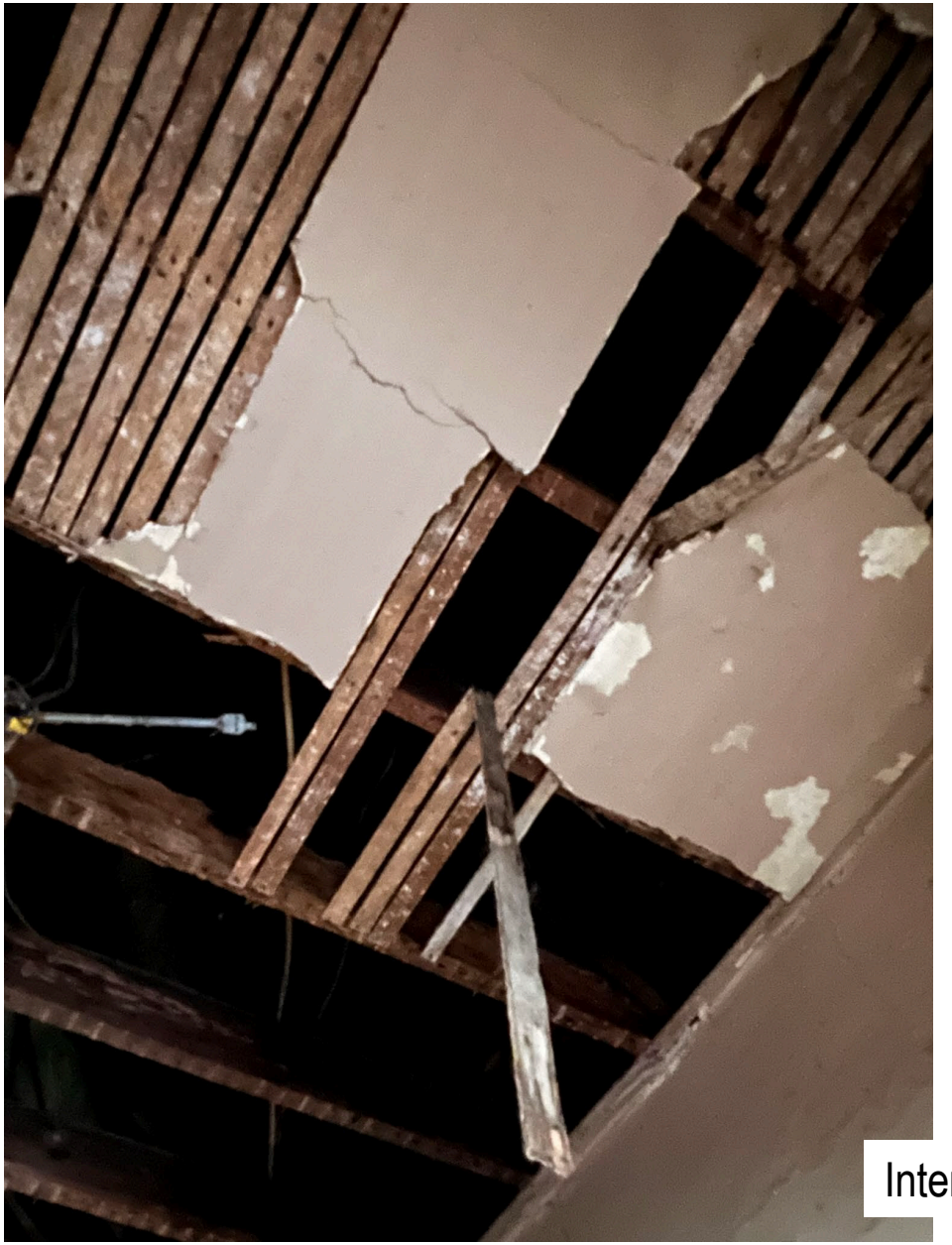
STAFF PHOTOGRAPHS
112 Carrie Johnson Way



Interior



STAFF PHOTOGRAPHS
112 Carrie Johnson Way



Interior



STAFF PHOTOGRAPHS
112 Carrie Johnson Way





Interior

STAFF PHOTOGRAPHS
112 Carrie Johnson Way



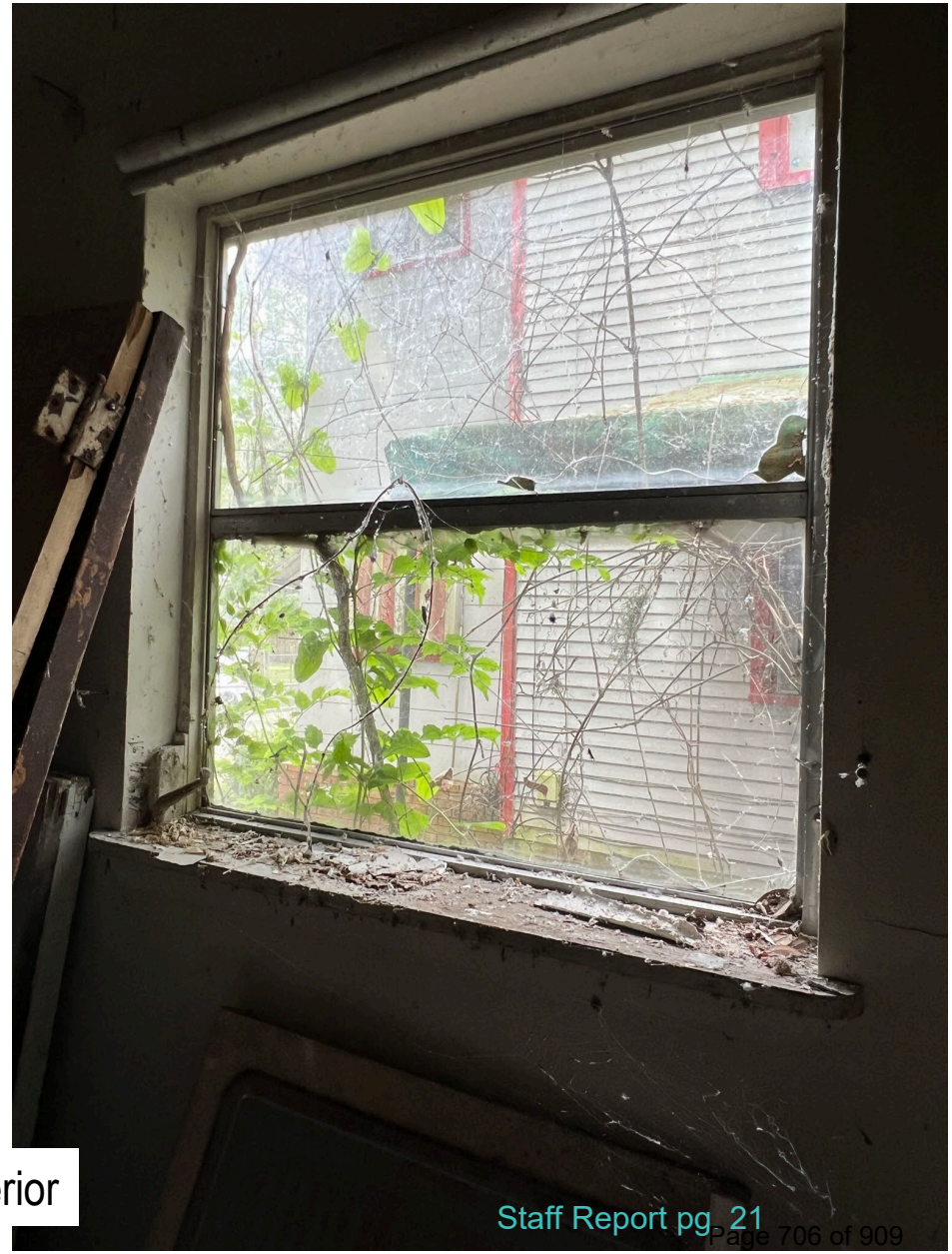
Interior



STAFF PHOTOGRAPHS
112 Carrie Johnson Way



Interior



STAFF PHOTOGRAPHS
112 Carrie Johnson Way







Interior

STAFF PHOTOGRAPHS
112 Carrie Johnson Way







Exterior Details of Damage/Repairs

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ308 1009==
Site Name: 112 Bravo Street 830== Survey Date: 7807 820==
Address: 112 Bravo Street, St. Augustine, Fla.32084 905==
Instructions for Locating:
813== County: St. Johns 808==
Location: City of St. Augustine (subdivision) 46I (block) pt. 10 (lot) 868==
868==
Owner of Site: Name: McMillar, Louise Saunder;
Address: 83 St. Francis Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: Brown, Catherine (occupant) 904==
Type of Ownership: Private 848== Zoning: CBD
NR Classification Category: Building 916== Recording Date: 832==
UTM: 17 (zone) 469350 (easting) 3306347 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist);
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:
( ) Excellent 863==
( ) Good 863==
( ) Fair 863==
(x) Deteriorated 863==

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

Threats to Site:
( ) Zoning 878==
( ) Development 878==
(x) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1910 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/1 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: One story open porch on front 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition roll, metal 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Residential/Commercial/Industrial 864==

Relationship to Surroundings: Next to store at 110 Bravo STreet 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

The one-story Bungalow style residence at 112 Bravo Street was constructed between 1904 and 1910 and is one of the later structures built in this neighborhood. It has a one-story open porch on the front.

The area roughly bounded by Central Avenue, Bridge, Riberia and Cedar Streets is one of St. Augustine's consistant late 19th century Victorian neighborhoods. It includes houses on both small and large scales, and is notable for the fact that, except along Riberia Street, there is no later development in the area to clash with the Victorian buildings. There is a problem, however, of the modernization of older buildings out of harmony with their origins. The area was adjacent to the great Victorian sawmills along Riberia Street. It provided a home for some of the pioneer Victorian builders of St. Augustine and some of the houses show their handiwork in interesting gingerbread patterns. There is a row of Victorian duplex townhouses on Weeden Street unlike anything else in the city. There is some problem of housing deterioration in the area, though several houses have also been fixed up in recent years. The division of some of the houses into apartments has created population density and parking problems. There is also traffic pressure from Bridge and Riberia Streets. It is a tree-shaded neighborhood within walking distance from downtown and with a view of the San Sebastian River.

HISTORY

This neighborhood evolved out of the late 18th century Spanish land grant to Pedro Garcia, a local tavern owner, who developed his property into one of the first commercial orange groves in Florida. The southern limit of the tract, Bridge Street, was a colonial thoroughfare leading to one of three late 18th century ferry crossings across the San Sebastian River.(1) Frederick Weeden, mayor of St. Augustine in 1835 who also served as Osceola's physician, acquired the grove in 1835 and built the family homestead in the southwest corner. Benjamin Putnam, major in the Seminole War, two-time mayor and local magistrate, bought "Weeden's Grove" in 1855, but the property was confiscated by Union occupation forces in 1863. John Hay, Abraham Lincoln's secretary and later U. S. Secretary of State, bought the tract for speculative purposes in 1864 and Henry Sanford bought it three years later. Sanford,

(over)

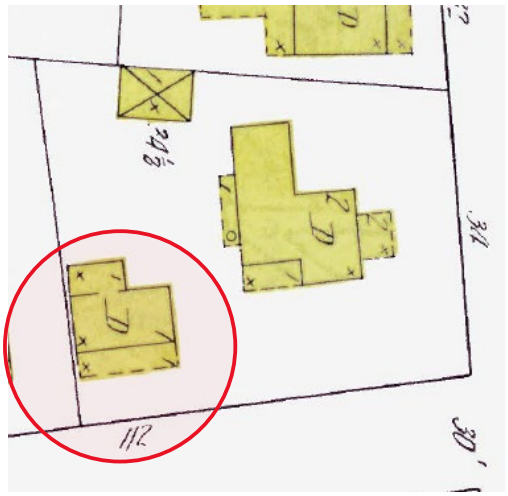
V. BIBLIOGRAPHY

1. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; Biographical File, St. Augustine Historical Society.

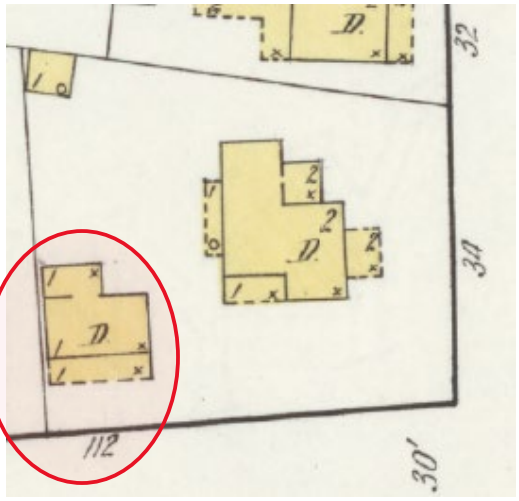
2. St. Johns County Court House, Deed Records, Book L, p. 139; Book P, pp. 441, 447, 457, 464, 476; Book R, pp. 68, 69, 75; Book S, p. 364; Book Z, p. 352; 1885 and 1894 Birds-Eye View of St. Augustine; See Dumas Tract, Blocks A-E; Biographical File, SAHS.

a former American minister to Belgium, was Florida's most prominent land developer before the arrival of Henry Flagler. He founded the central Florida community of the same name and established the British-based Florida Land and Colonization Company, Ltd., in 1880 in order to promote his extensive real estate holdings in the state. "Fountain City," as the tract was called, was developed over the next fifteen years and became one of the most densely populated late 19th century neighborhoods outside the old city area. Development along Sanford and Weeden Streets south of Bridge Street was within Dumas Tract Subdivision and was promoted by local realtor, J. H. Slater, a decade later.(2)

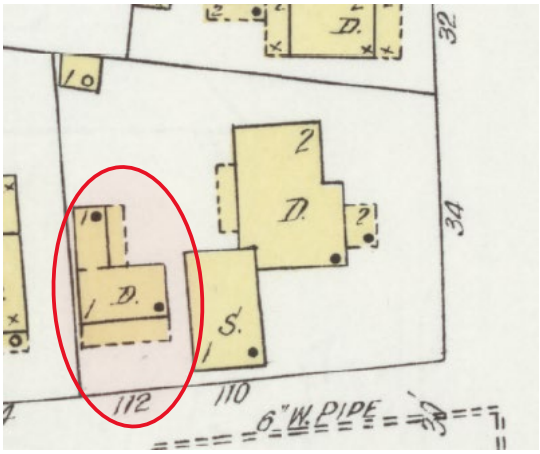
SANBORN MAPS
112 Carrie Johnson Way (formerly Bravo Street)



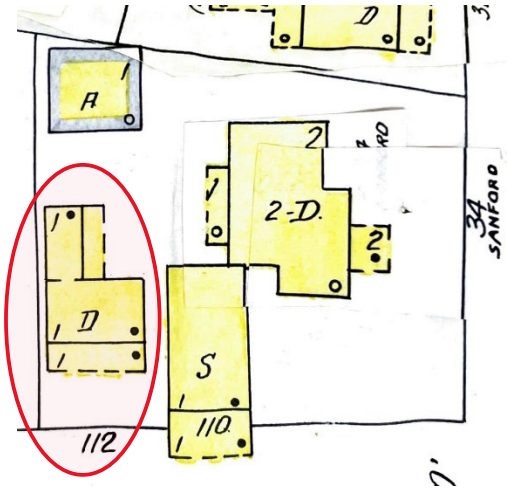
1910



1917



1924



1930 updated to 1965

112 Carrie Johnson Way (formerly Bravo Street) (c. 1904-1910)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1911-12	Mrs. S. S. Crary (wid John)		Not listed
1914-15	VACANT		
1916-17	Charles Bradford (wife: Annie)		Electrician, The Electric Shop
1920-21	Address not listed		
1922-23	Amelio Gonzalez		Cigar Maker
1924-25	Charles H. Heirs (wife:Viola)		Carpernter
1930	Morris H. Milliken (wife: Sudie)		Not Listed
1934	Anthony Andrew (wife: Lula)		Bricklayer
1940	John L. Mickler (wife: Elnora)		Shrimper
1945	Robert Sadler (wife: Leona)		Fisherman
1949	Robert Sadler (wife: Leona)		Fisherman
1955	Robert M. Saunders (wife: Louise W.)		Teacher, State School for Deaf and Blind (Atlanta Life Insurance)
1960	Address not listed		
1965	Willie J. Sparrow (wife: Carrie R)		Bell Boy, Ponce de Leon Motor Lodge
1970	Lurene Lewis		Laundry Worker
	Geneva L. Lewis		Maid at Holiday Inn
1975	Cath Brown		Laundry Worker, Ponce de Leon Lodge and Country Club
1979-80	"No Return"		
1984-85	Gina Britton		Not listed
1990	Ernest Jonest	(o)	Retired

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

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CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION

☑ CERTIFICATE OF DEMOLITION
☐ CERTIFICATE OF RELOCATION

HP2023-0028

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

Receipt No. 2614065 Meeting Date May 18, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT John Valdes
   Business (if applicable) John Valdes & Assoc., Inc
   Address _____
   City _____ State _____ Zip _____
   Daytime telephone 904-824-1597 E-mail address _____

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

2. NAME OF PROPERTY OWNER Richard and Tina Torres
   Business (if applicable) _____
   Address 104 Ocean Ter
   City Ormond Beach State FL Zip 32176
   Daytime telephone (required) 386-214-3165 E-mail address torresit@cfl.rr.com

3. PROJECT STREET ADDRESS 112 Carrie Johnson Way

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 10E W1/2 of Lot 11 Block 46-1 Subdivision OR 5385/1467 Parcel Number 203120-0000

5. DATE OF CONSTRUCTION 1935 Source: St. Johns County Prop. Appraiser website

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 and Building Department

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME John Valdes DATE 4-18-23

SIGNATURE OF APPLICANT John Valdes

PRINT 1st OWNER'S NAME Richard Torres DATE 3.20.23

SIGNATURE OF 1st PROPERTY OWNER Richard A Torres

PRINT 2nd OWNER'S NAME Tina Torres DATE 3.20.23

SIGNATURE OF 2nd PROPERTY OWNER Tina M Torres

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

John Valdes is/are hereby authorized TO ACT ON BEHALF OF Richard & Tina Torres, 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: Tina M Torres
Signature of Owner

Richard Torres Tina Torres
Print Name of Owner

386-214-3165
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes ____ No

Notary Signature: _____

My Commission expires: _____

Rev:022117

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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: 112 Carrie Johnson Way

Applicant's Name: John Valdes Applicant's Signature: _____

Owner's Name: Richard Torres Owner's Signature: Richard Torres

Received 04/18/2023
Planning and Building Department

LES THOMAS
ARCHITECT

April 17, 2023

Mr. John Valdes
John Valdes & Associates
1395 U.S. 1 South
St. Augustine, FL 32086
Via Email: john@johnvaldes.com

Re: Architectural and Structural Inspection 112 Carrie Johnson Way, St. Augustine, Florida

Dear John,

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

The structure is a one story frame vernacular residence on brick piers with a crawl space. The roof rafters are wood. The piers have failed in a couple of places and do not appear to have footings. There is no connection to the rim beam. The flooring and floor joists show complete deterioration in many areas and have collapsed in one area. The exterior walls show water and extensive termite damage and in several locations are not connected to the rim beam or the floor joists.

The roof rafters show termite and water damage from roof leaks and have been pieced together in some places and in the case of the porch have collapsed. The roof sheathing is substantially damaged and the roofing will have to be replaced. Plumbing and electrical systems seem to be non-existing.

In conclusion:
Based on the visible inspection and photos provided the structure is substantially damaged. As a registered architect in the state of Florida I have worked on and restored many historic buildings. I would recommend that this building should be demolished.

Sincerely,

Les Thomas
Architect

LT/jmc

4-18-23

32 CORDOVA ST. ■ ST. AUGUSTINE ■ FL 32084 ■ 904-824-9508 ■ FAX: 904-824-6667
EMAIL: LTA@LESTHOMASARCHITECT.COM
STATE LIC.#AR9242

Received 04/18/2023
Planning and Building Department



Received 04/18/2023
Planning and Building Department

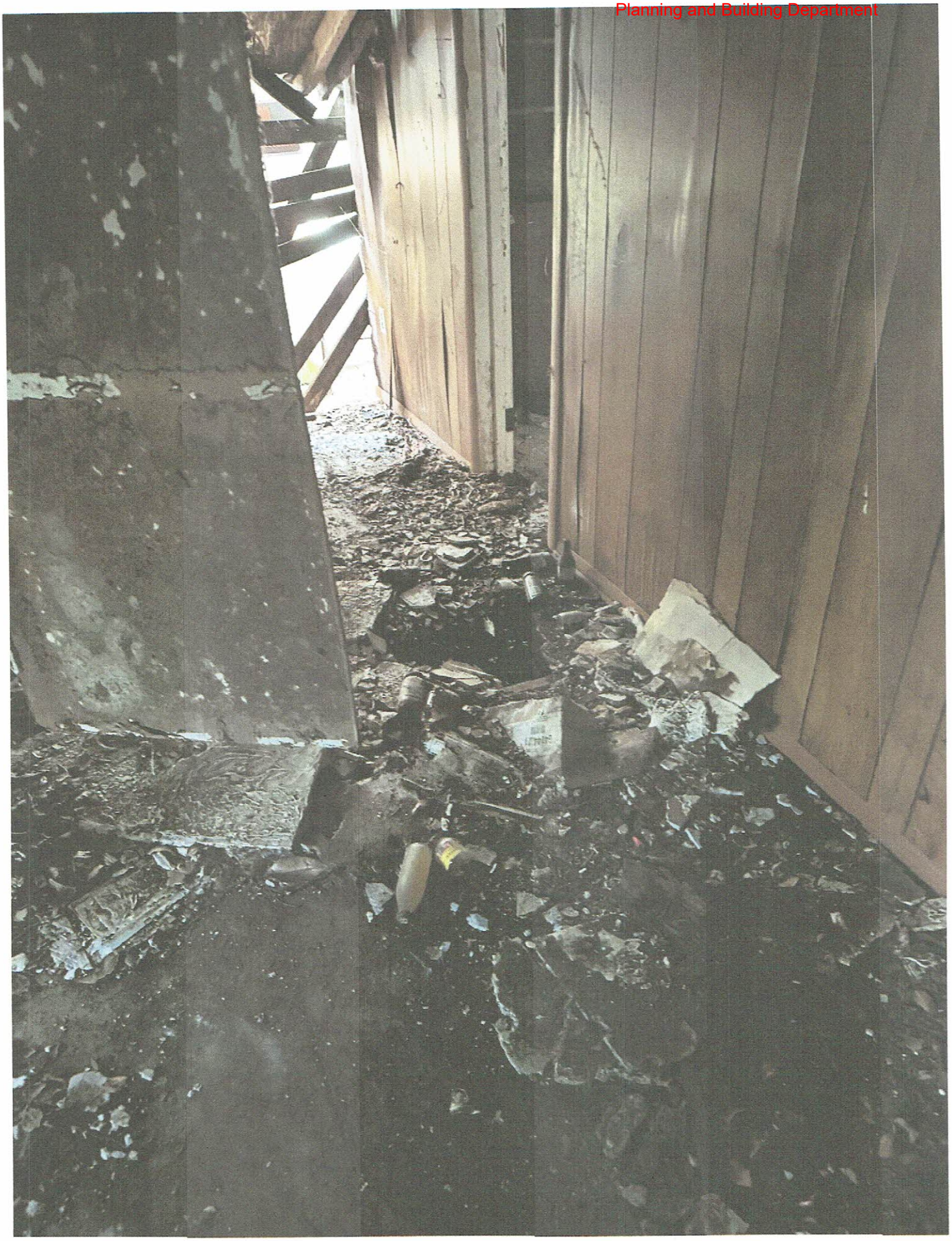




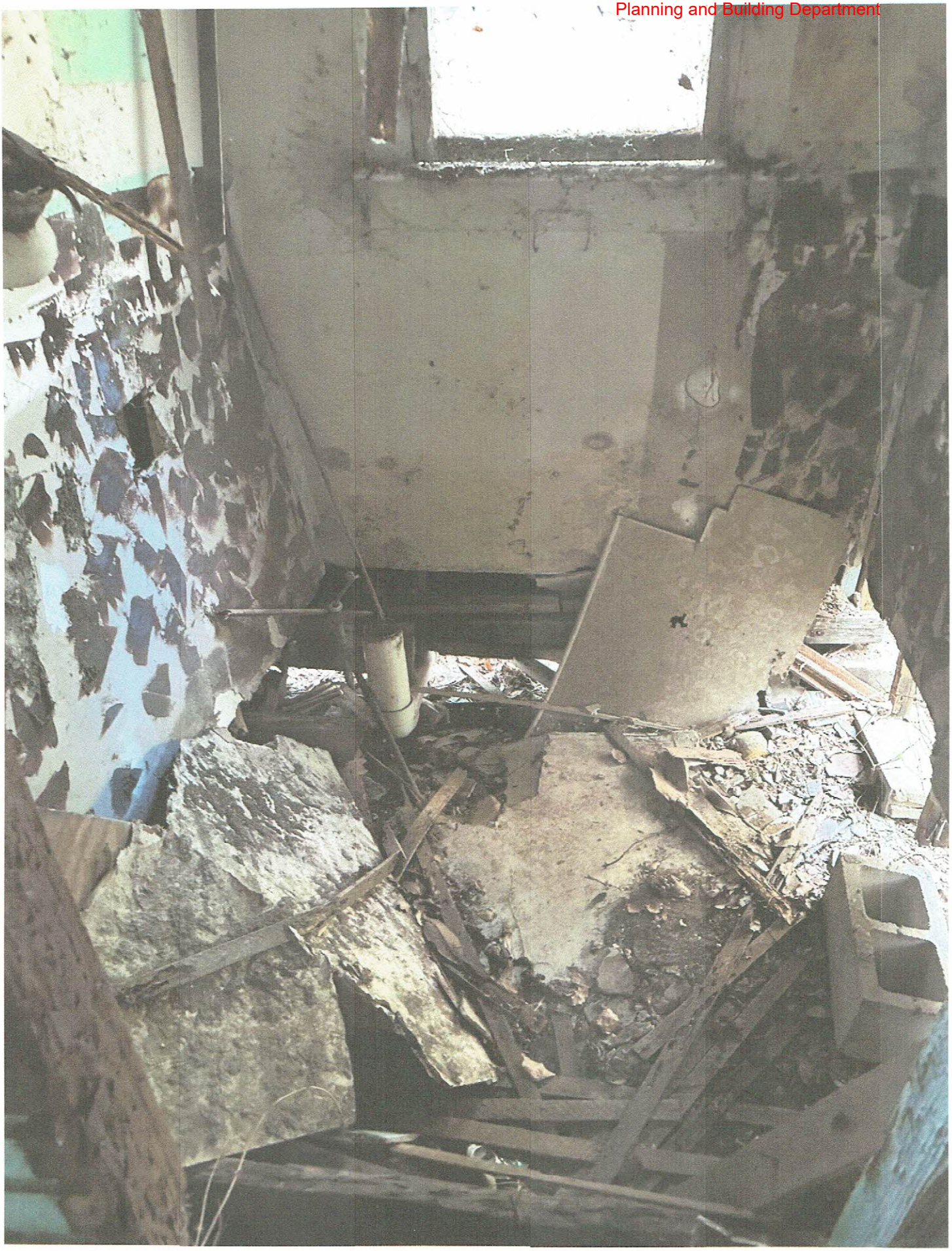
Received 04/18/2023
Planning and Building Department



Received 04/18/2023
Planning and Building Department



Received 04/18/2023
Planning and Building Department



Received 04/18/2023
Planning and Building Department



Received 04/18/2023
Planning and Building Department



Instr #2023021130 BK: 5727 PG: 436, Filed & Recorded: 3/22/2023 9:29 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,610.00

Prepared by and Return to:
Port Orange Blue Ocean Title
1665 Dunlawton Avenue, 106
Port Orange, FL, 32127
File No.: PTO-23-081

Parcel: 203120-0000

General Warranty Deed

Made this 17th of March, 2023 by, Kimberly Jimenez Member **of Kajmini LLC, a Florida Limited Liability Company** whose mailing address is 7901 4th Street North, 300, St. Petersburg, FL 33702, hereinafter called the **grantor**, to **Richard Torres and Tina Torres, a married couple**, whose mailing address is: 112 Carrie Johnson Way
St. Augustine, FL 32084, hereinafter called the grantee:

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

COPY

Witnesseth, that the **grantor**, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the **grantee**, all that certain land situate in St. Johns County, Florida, viz:

EAST 28 FEET OF LOT 10 AND THE WEST 1 FOOT OF LOT 11, BLOCK 46-I, CITY OF ST. AUGUSTINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
FORMERLY DESCRIBED AS: THE WEST TWENTY-NINE (29) FEET (MEASUREED ALONG THE NORTH LINE OF BRAVO STREET) OF THE FOLLOWING DESCRIBED PROPERTY: IN THE CIYT OF ST. AUGUSTINE, SITUATED AT THE NORTHWEST CORNER OF SANDFORD AND BRAVO STREETS, BOUNDED ON THE NORTH BY LAND FORMERLY OF ANNA G. BURT, EAST BY SANDFORD STREET ON THE SOUTH BY BRAVO STREET AND ON THE WEST BY LAND FORMERLY OF CRARY.

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 taxes for the current year.

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

Signed, sealed, and delivered in our presence:

Witness Signature
Witness Printed Name

Heather Nance
Witness Signature
Heather Nance
Witness Printed Name

Kimberly Jimenez
By: , Member

COPY

State of ~~Florida~~ Georgia GEORGIA
County of Volusia FULTON

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization 17th day of March, 2023 by Member, Kimberly Jimenez **of Kajmini LLC, a Florida Limited Liability Company** ,who is/are ☐ personally known to me or who has ☑ produced [redacted] as identification.

AJITHA MUTOOPURI NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES April 13, 2026

Notary Public Signature

AJITHA MUTOOPURI
Notary Public Printed Name

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	2031200000
Location Address	112 CARRIE JOHNSON WAY SAINT AUGUSTINE 32084-0000
Neighborhood	City of St. Augustine (610)
Tax Description*	CITY OF ST AUG E28FT OF LOT 10 & W1FT OF LOT 11 BLK 46-I OR5727/436 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.060
Homestead	N

Owner Information

Owner Name	Torres Richard,Tina 100% Torres Tina 100%
Mailing Address	112 CARRIE JOHNSON WAY SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	$13,385
Extra Features Value	$0
Total Land Value	$97,440
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$110,825**
Total Deferred	$0
Assessed Value	**$110,825**
Total Exemptions	$0
Taxable Value	**$110,825**

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	$11,377	$0	$92,165	$0	$0	$103,542	$103,542	$0	$103,542
2021	$8,291	$0	$71,318	$0	$0	$79,609	$77,455	$2,154	$77,455
2020	$7,370	$0	$64,460	$0	$0	$71,830	$70,414	$1,416	$70,414
2019	$6,077	$0	$59,660	$0	$0	$65,737	$64,013	$1,724	$64,013
2018	$6,077	$0	$52,117	$0	$0	$58,194	$58,194	$0	$58,194
2017	$6,077	$0	$52,117	$0	$0	$58,194	$58,194	$0	$58,194
2016	$6,077	$0	$47,317	$0	$0	$53,394	$38,531	$14,863	$38,531
2015	$5,469	$0	$36,345	$0	$0	$41,814	$35,028	$6,786	$35,028
2014	$4,099	$0	$32,916	$0	$0	$37,015	$31,844	$5,171	$31,844
2013	$4,099	$0	$25,510	$0	$0	$29,609	$28,949	$660	$28,949
2012	$4,099	$0	$22,218	$0	$0	$26,317	$26,317	$0	$26,317
2011	$4,099	$0	$24,687	$0	$0	$28,786	$28,786	$0	$28,786
2010	$4,099	$0	$27,430	$0	$0	$31,529	$31,529	$0	$31,529

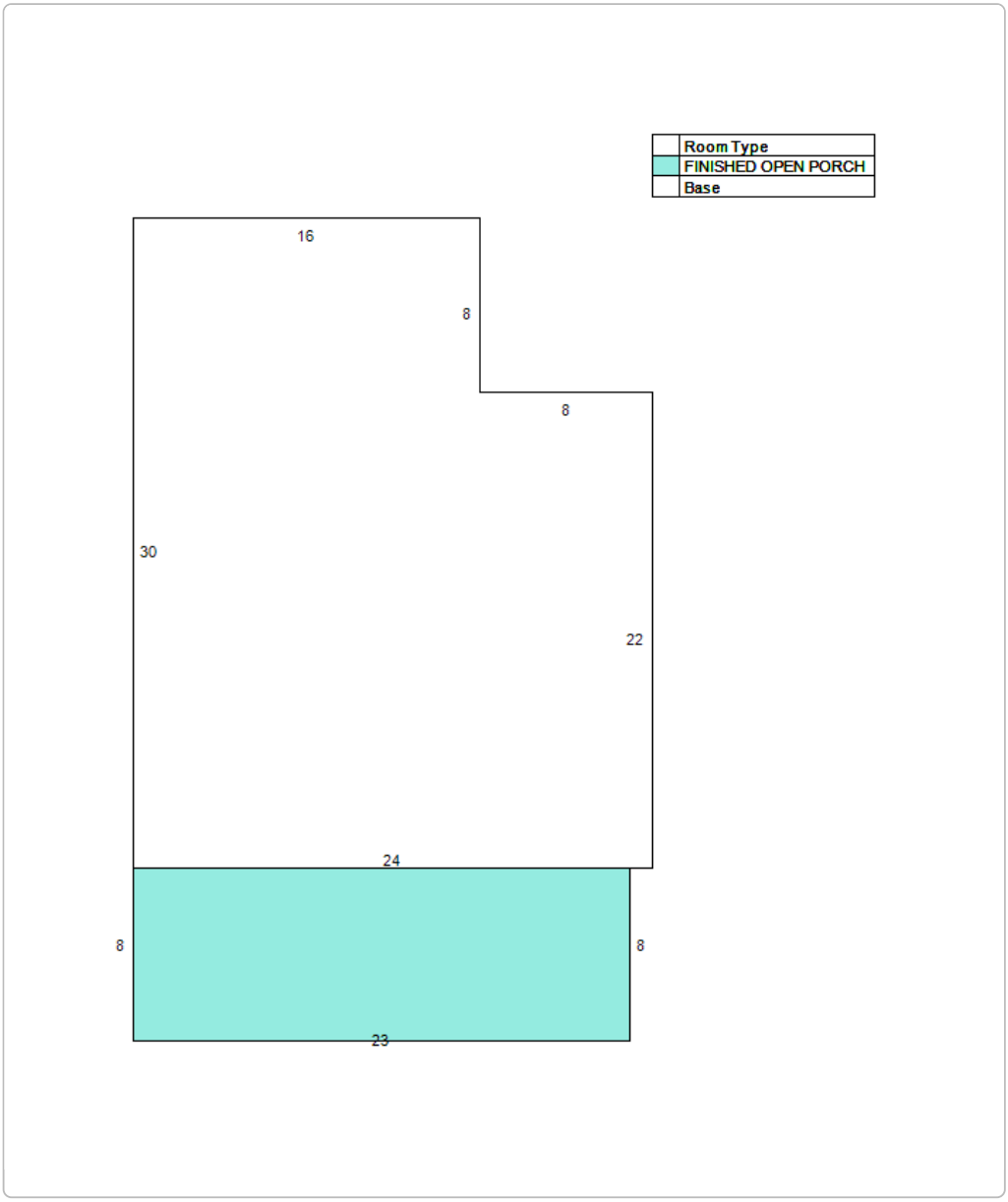
Building Information

Building 1
Year Built 1935
Actual Area 840
Conditioned Area 656
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning None
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	656
FINISHED OPEN PORCH	184
Total SqFt	840

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	28	90	28	EF	$97,440

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/22/2023	3/17/2023	$230,000.00	WARRANTY DEED	5727	436	Q	I	KAJMINI LLC	TORRES RICHARD,TINA
12/6/2021	12/6/2021	$0.00	SUMMARY ORDER ADMIN	5436	1639	U	I	HENDERSON GAILE T ESTATE	SAMPSON-WHITFIELD LEUTELIA ETAL
10/5/2021	9/30/2021	$80,000.00	WARRANTY DEED	5385	1467	U	I	BURGIS ANDRENIA ET AL	KAJMINI LLC
7/20/2020	7/18/2020	$0.00	SUMMARY ORDER ADMIN	4993	1868	U	I	WATSON-SAUNDERS ERMENIA ESTATE	BURGIS ANDRENIA ET AL
12/28/2016	12/28/2016	$100.00	QUIT CLAIM DEED	4308	18	U	I	BANKS BARBARA SAUNDER	BANKS BARBARA S ET AL
	7/12/2005	$0.00	SUMMARY ORDER ADMIN	2497	735	U	I	MC MILLER LOUISE SAUNDER EST (SJC 05-386/55)	BANKS BARBARA SAUNDER

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 4/17/2023, 11:46:59 PM

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

Detail by Entity Name

Florida Profit Corporation
JOHN VALDES & ASSOCIATES, INC.

Filing Information

Document Number	P93000026081
FEI/EIN Number	59-3176078
Date Filed	04/08/1993
State	FL
Status	ACTIVE

Principal Address

1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Changed: 02/17/2009

Mailing Address

1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Changed: 02/17/2009

Registered Agent Name & Address

VALDES, JOHN
1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Address Changed: 02/17/2009

Officer/Director Detail

Name & Address

Title DP

VALDES, JOHN O
1395 US HWY 1 S, SUITE A
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2021	02/10/2021
2022	03/03/2022
2023	03/31/2023

Document Images

03/31/2023 -- ANNUAL REPORT	View image in PDF format
03/03/2022 -- ANNUAL REPORT	View image in PDF format
02/10/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
03/07/2019 -- ANNUAL REPORT	View image in PDF format
02/16/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
03/11/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
03/26/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
01/31/2012 -- ANNUAL REPORT	View image in PDF format
03/03/2011 -- ANNUAL REPORT	View image in PDF format
03/26/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
04/14/2008 -- ANNUAL REPORT	View image in PDF format
01/26/2007 -- ANNUAL REPORT	View image in PDF format
02/07/2006 -- ANNUAL REPORT	View image in PDF format
01/22/2005 -- ANNUAL REPORT	View image in PDF format
02/12/2004 -- ANNUAL REPORT	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
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04/13/2000 -- ANNUAL REPORT	View image in PDF format
05/05/1999 -- ANNUAL REPORT	View image in PDF format
07/31/1998 -- ANNUAL REPORT	View image in PDF format
05/07/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 2023 Meeting



Application HP2023-0031 Address: 118 Lincoln Street

Direct Home Buyer 1, Inc. - Applicant and Owner

Project description: For after-the-fact full demolition of a residential building, constructed ca. 1958, that is recorded in the Florida Master Site File and is a non-contributing building in the Lincolnville National Register Historic District. (Previously heard under HP2023-0020 and denied by HARB as a partial demolition)

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:	9(g)	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 survey from October 2021, and the National Register Nomination update which has not yet been formally approved, lists the building as a contributing structure.

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 strructure 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.

The HARB heard a Certificate of Demolition application for partial demolition of the building which was denied because the board determined that the demolition which had already occurred and that which was proposed exceeded the threshold of partial demolition and impacted the buildings historic architectural integrity.

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 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), or within a Historic Preservation Zoning District or National Register District (according to the Architectural Guidelines for Historic Preservation (AGHP)) requires review and approval by the HARB. (See page 4 of this report for Code and AGHP language)

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** because it is not a local landmark or otherwise designated a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. After-the-fact demolition of a residential structure.

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 recorded in the Florida Master Site File and is located and was eligible to contribute to the Lincolnville 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 listed as contributing in the NRHD update, and therefore eligible to contribute in the Lincolnville National Register 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 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 more 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.*

Architectural Guidelines for Historic Preservation – Certificates of Demolition and Relocation (pg. 7, paragraphs 4 & 5)

Certificate of Demolitions are required on all structures within all Historic Preservation Zones and National Register Districts. All structures 50 years old or older, or listed on the Florida Master Site File, or which have been designated an historic landmark anywhere in the city also require a Certificate of Demolition.

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 in the Florida Master Site File and was surveyed as eligible to contribute to the LincoInville 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
3. Updated Lincolnville National Register Historic District Survey
4. Contributing building list from Updated Lincolnville Historic District National Register of Historic Places Continuation Sheet (Section 7, pg. 4)
5. Sanborn Map
6. Polk City Directory Research

STAFF PHOTOGRAPHS
118 Lincoln Street



South and West Elevations – Google Streetview, January 2019

STAFF PHOTOGRAPHS
118 Lincoln Street



South Elevation – Existing Condition

STAFF PHOTOGRAPHS
118 Lincoln Street



South Elevation Window Detail

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 PHOTOGRAPHS
118 Lincoln Street



Interior



STAFF PHOTOGRAPHS
118 Lincoln Street



Interior



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118 Lincoln Street



Interior



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118 Lincoln Street



Interior



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118 Lincoln Street



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118 Lincoln Street





Context Photographs

STAFF PHOTOGRAPHS
118 Lincoln Street



Context Photographs

MyFlorida.com

Division of HISTORICAL RESOURCES

Florida Master Site File

<< Previous Next >> Record 1 of 1

FMSFweb

Quick Search
(Enter SiteID or MS#)

New Search

Back to Results

Print/Save Report

View Associated Manuscript PDFs
28003

SJ7300 - 118 Lincoln Street

Historic Structure

SHPO Evaluation
Not Evaluated by SHPO

Address
118 Lincoln ST

Year Constructed
1958

Condition
Fair

Structure Uses
Private Residence (House/Cottage/Cabin)

Style
Masonry Vernacular

Stories
1

Exterior Plan
Irregular

Structural Systems
Masonry - General

Foundation Materials
Concrete Block

Exterior Fabrics
Stucco

Roof Type
Hip

Quad Map Names
ST. AUGUSTINE

City
St. Augustine

Township|Range|Section
07N | 30W | 19

Associated Manuscripts
28003

Field Visit Dates
November 2020

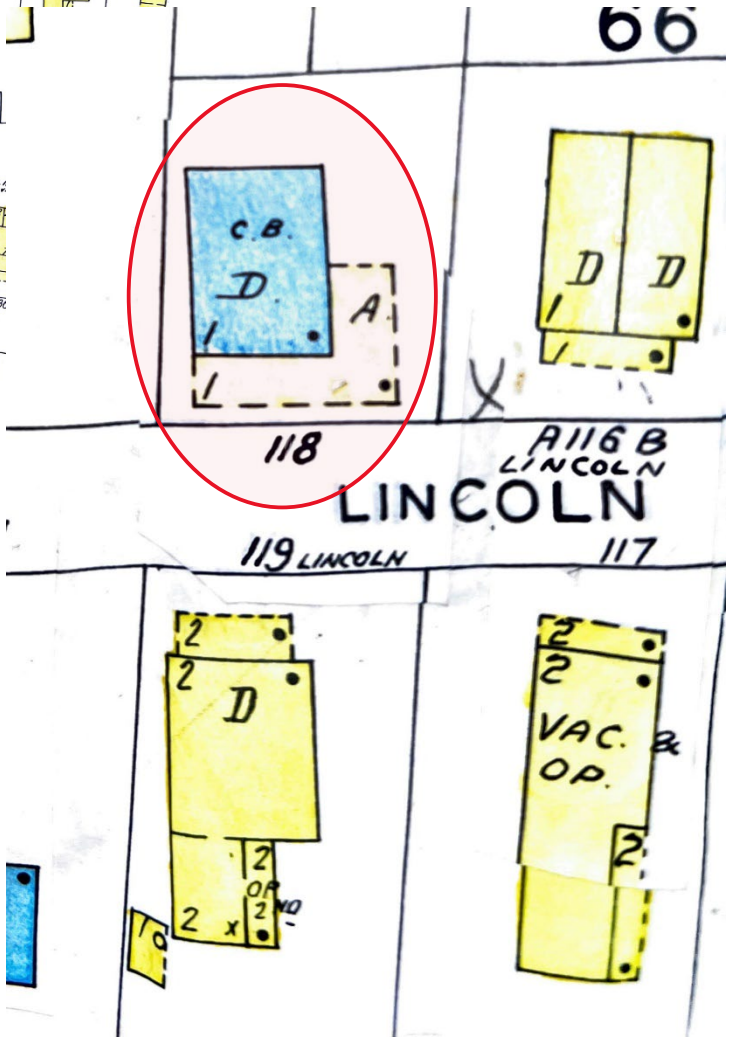
Narrative Description
This 1958 single story Masonry Vernacular style building is in fair condition, and has a Hip roof and Stucco siding.

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

Address	Year Built	Style	Use	Site ID
Lincoln Street, cont.				
81	1961	Frame Vernacular	Residential	SJ07344
82	1894	Frame Vernacular	Residential	SJ01148
83	1917	Frame Vernacular	Residential	SJ01149
84	1885	Frame Vernacular	Residential	SJ01150
87	1885	Bungalow	Residential	SJ01151
88	1910	Frame Vernacular	Residential	SJ01152
91	1885	Frame Vernacular	Residential	SJ01153
93	1894	Frame Vernacular	Residential	SJ01154
100	1885	Frame Vernacular	Residential, multi-family	SJ01155
103	1894	Frame Vernacular	Residential	SJ01156
103, Building 2	1920	Frame Vernacular	Residential	SJ01157
104	1901	Frame Vernacular	Residential	SJ01158
106	1939	Minimal Traditional	Residential	SJ01160
111	1885	Frame Vernacular	Residential	SJ01164
118	1958	Masonry Vernacular	Residential	SJ07300
123	1952	Masonry Vernacular	Residential	SJ07301
127	1900	Bungalow	Residential	SJ02474
130	1894	Frame Vernacular	Residential	SJ01167
Lovett Street				
6	1910	Frame Vernacular	Residential	SJ01198
8	1910	Frame Vernacular	Residential	SJ01199
10	1924	Frame Vernacular	Residential	SJ01201
12	1917	Frame Vernacular	Residential	SJ01202
15	1910	Frame Vernacular	Residential	SJ01203
16	1910	Frame Vernacular	Residential	SJ01205
21	1924	Frame Vernacular	Residential	SJ01196
22	1910	Frame Vernacular	Residential	SJ01194
22, Building 2	1950	Minimal Traditional	Residential	SJ07341
23	1917	Frame Vernacular	Residential	SJ01195
24	1924	Frame Vernacular	Residential	SJ01192
25	1907	Frame Vernacular	Residential	SJ01193
26	1950	Masonry Vernacular	Residential	SJ07342
27	1920	Frame Vernacular	Residential	SJ01191
29	1920	Frame Vernacular	Residential	SJ01190
37	1930	Folk Victorian	Church	SJ01207
39	1920	Frame Vernacular	Church, office	SJ01220
42	1904	Frame Vernacular	Residential	SJ01218
56	1930	Frame Vernacular	Residential, vacant	SJ01212

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

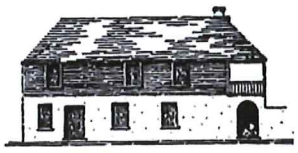
\+ First entry found for this address
(o) Owner

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

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CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION

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

~~$300.00~~ $150.00

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0031

Receipt No. 2614044 Meeting Date ~~TBD~~ May 18, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Christa Guthrie
   Business (if applicable) Direct Home Buyer 1 Inc
   Address 1093 AIA Beach Blvd # 544
   City St. Aug. Beach State FL Zip 32080
   Daytime telephone 207-415-1134 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Christa M Guthrie
   Business (if applicable) Direct Home Buyer 1 Inc
   Address 118 lincoln St.
   City St. Aug State Fl. Zip _____
   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 118 lincoln St. St. Aug

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 13 Block E Subdivision Genovar Parcel Number 2099000000

5. DATE OF CONSTRUCTION 1958 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: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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

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

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

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

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

PRINT APPLICANT'S NAME Christa M Guthrie DATE 4-21-2023

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Christa M Guthrie DATE 4-21-2023

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

MISCELLANEOUS PAYMENT RECPT#: 2614044
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 04/21/23 TIME: 15:53:09
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#:

COMMENT:

CHG: BDFEE BOARD APP & APP 150.00

AMOUNT PAID: 150.00

PAID BY: DIRECT HOME BUYER 1
PAYMENT METH: CREDIT CARD
3166

REFERENCE:

AMT TENDERED: 150.00
AMT APPLIED: 150.00
CHANGE: .00
VA

Received March 30, 2023
Planning and Building Department



Received March 30, 2023
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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

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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

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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.

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Planning and Building Department

	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									

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	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?	NO									
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?	NO									
	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									

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Planning and Building Department

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
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HOME RENOVATIONS AND ADDITIONS

118 LINCOLN ST.
ST. AUGUSTINE, FL

12/6/22

CONSTRUCTION DOCUMENTS

S&A
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For Review
12/06/2022 3:35:14 PM

PROJECT NO P22136

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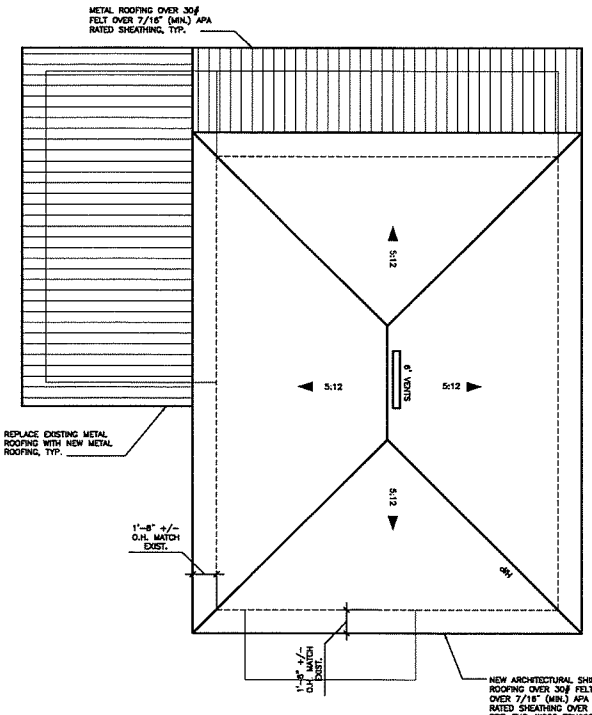
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ATTIC VENT CALCULATION

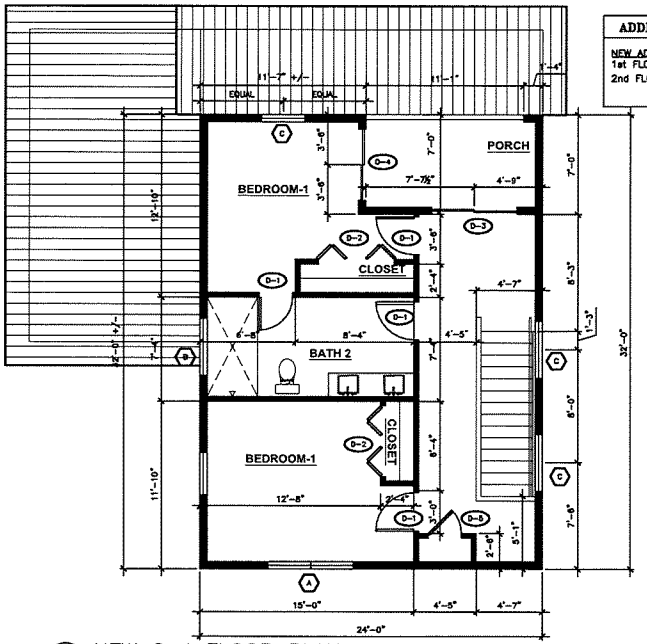
FORMULA:
1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (768 SF) X 144" = BLDG (110592 SQ. IN.)
BLDG. (110592 SQ. IN.) / 150 = 737.28 SQ. IN. OF VENT REQUIRED 737.28 SQ. IN. OF VENT REQUIRED / 2 = 368.64 SQ. IN. (50% AT RIDGE & 50% AT EAVES)

ROOFING NOTES:

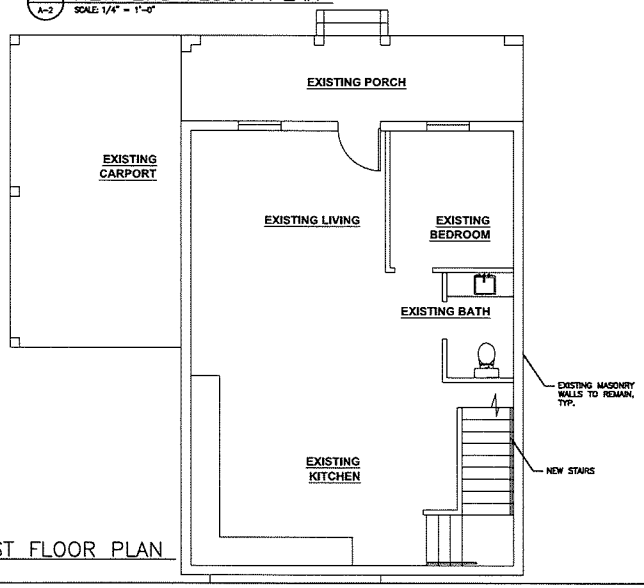
ALL METHODS OF ROOF DRAINAGE AND WATER TIGHTNESS ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO PROVIDE ROOF FLASHING, CRICKETS, DIVERTERS, GUTTERS AND DOWNSPOUTS AS NECESSARY.



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.

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HOME RENOVATION AND ADDITIONS

118 LINCOLN STREET AUGUSTINE, FL

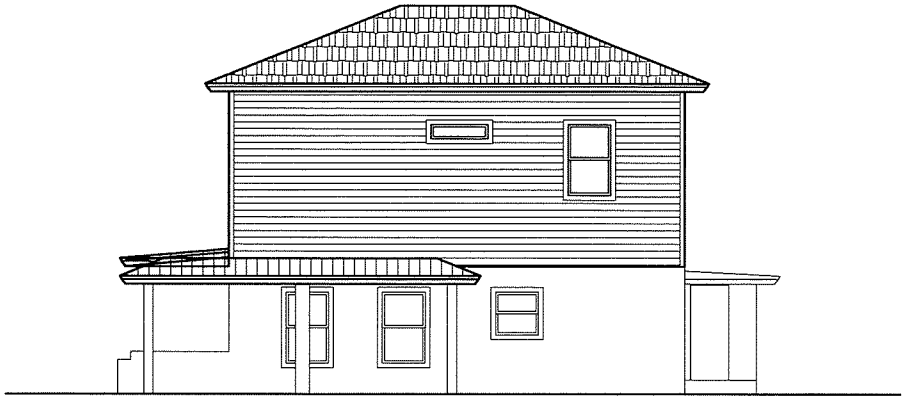
REVISIONS

DATE ISSUED 12.6.2022

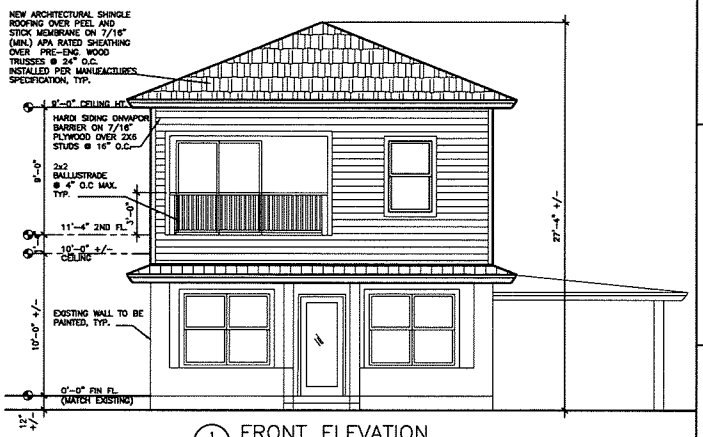
PROJECT NUMBER
P22136

SHEET TITLE
FLOOR PLANS

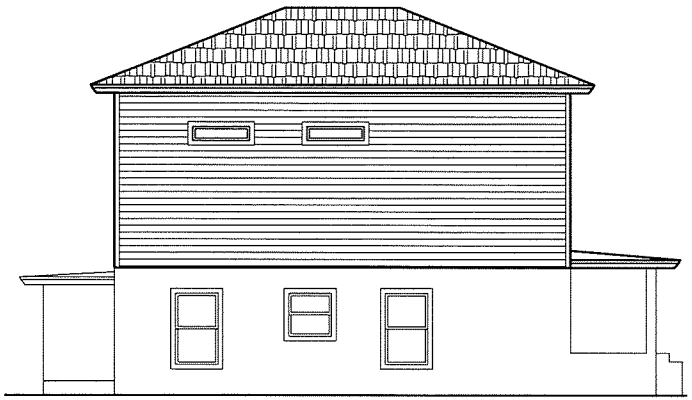
SHEET NUMBER
A-2



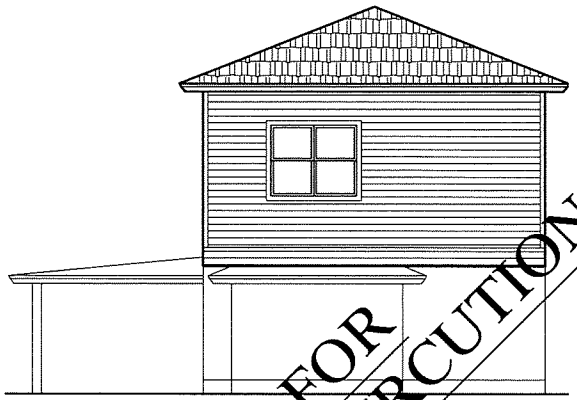
2 A-3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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"

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HOME RENOVATION AND ADDITIONS

118 LINCOLN STREET AUGUSTINE, FL

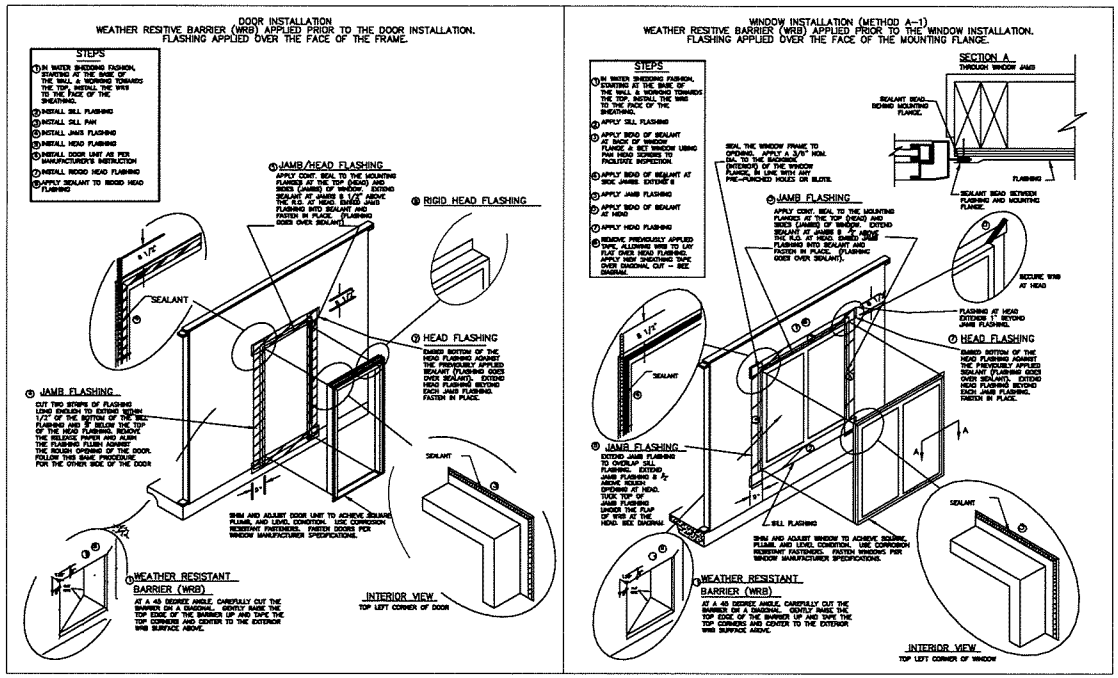
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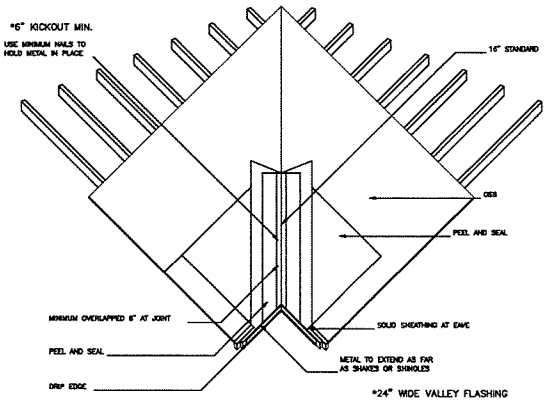
SHEET TITLE
ELEVATIONS AND ROOF PLAN

SHEET NUMBER
A-3

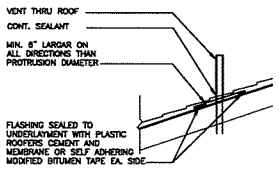


3 A-4 DOOR DETAIL, TYP.
SCALE: NTS

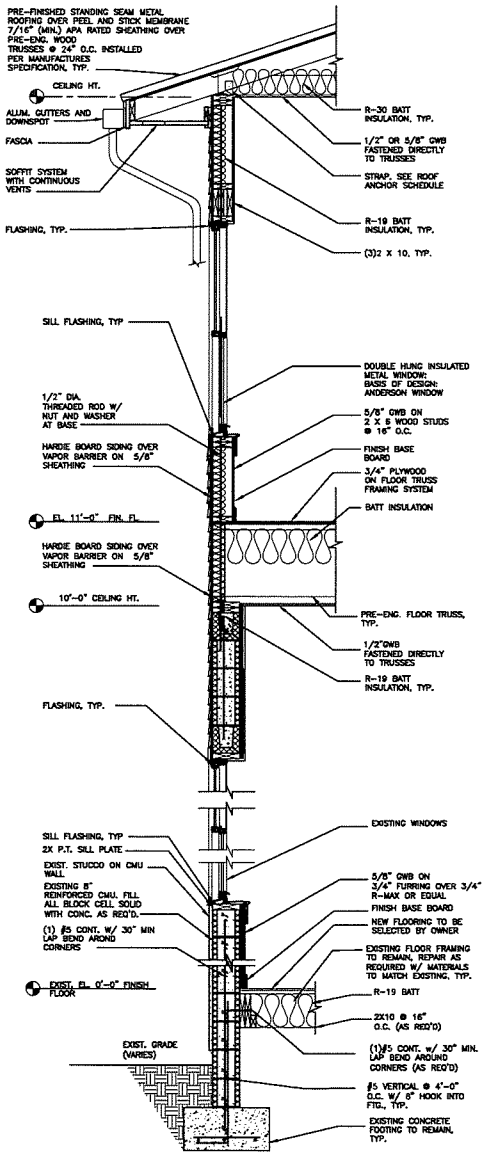
2 A-4 WINDOW DETAIL, TYP.
SCALE: NTS



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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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 CONNECTIONS 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) ¾" 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 80 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 W/O 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 SPECIFIED 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.

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HOME RENOVATION AND ADDITIONS

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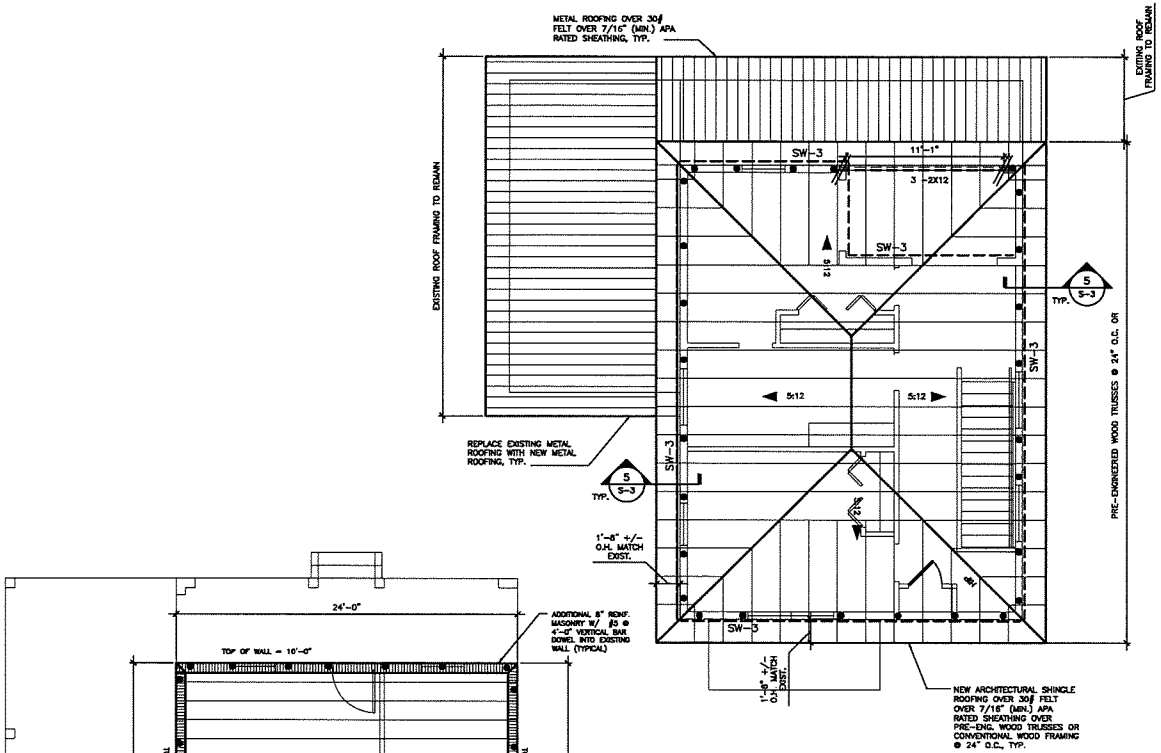
REVISIONS

DATE ISSUED 12.6.2022

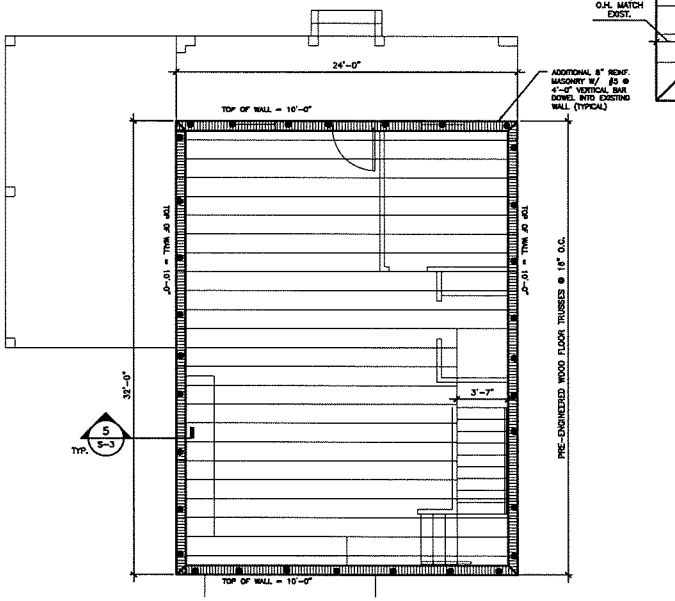
PROJECT NUMBER
P22136

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"X¼" WASHER @ 48" O.C. & ON EA. SIDE OF EA. OPENING & AT ENDS OF EA. WALL & WHERE SHOWN
- FASTEN (2) SIMPSON MSTA38 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

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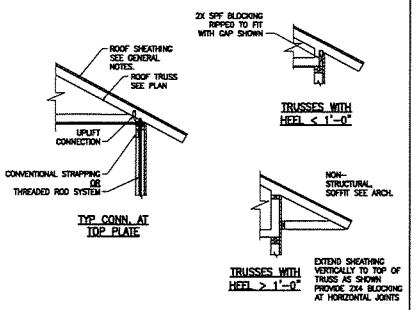
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PROJECT NUMBER
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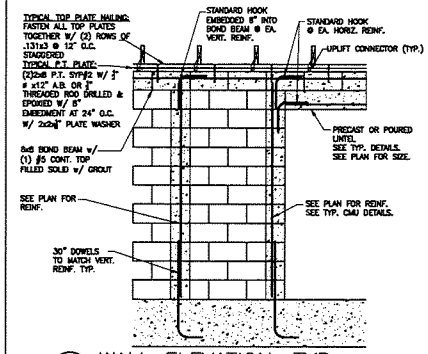
SHEET TITLE
2nd FLOOR AND ROOF FRAMING PLANS

SHEET NUMBER
S-2

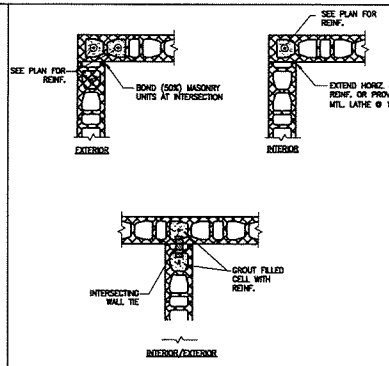


TYP CONN. AT TOP PLATE

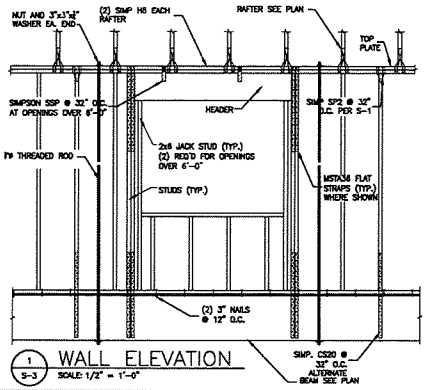
10 S-3 TURSS CONNECTION FRAMING
SCALE: 1/2" = 1'-0"



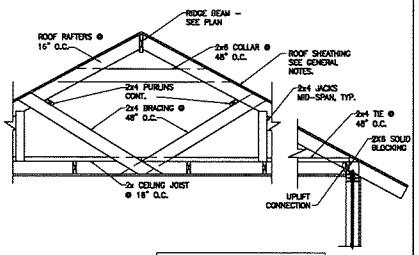
6 S-3 WALL ELEVATION, TYP.
SCALE: 1/2" = 1'-0"



4 S-3 CMU CORNER JOINTS
SCALE: 3/4" =1'-0"

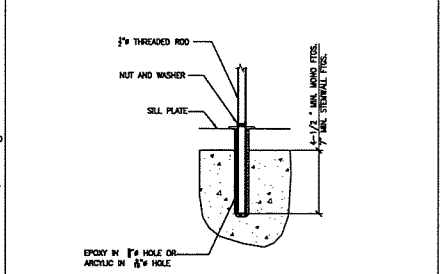


1 S-3 WALL ELEVATION
SCALE: 1/2" = 1'-0"

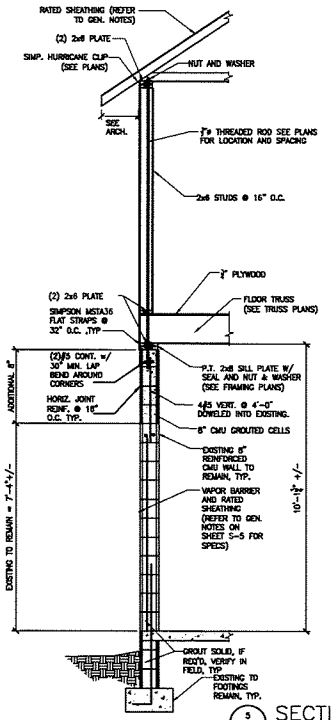


NOTE:
EITHER OPTION (PRE-ENGINEERED TRUSSES OR CONVENTIONAL FRAMING) MAY BE USED FOR THE ROOF FRAMING

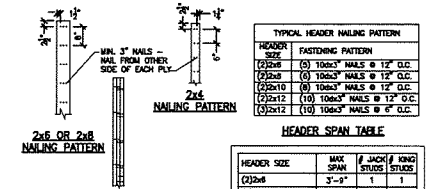
11 S-3 CONVENTIONAL ROOF FRAMING
SCALE: 1/2" = 1'-0"
(ALTERNATE)



7 S-3 THREAD ROD EMBEDMENT DETAIL
SCALE: 1/2"=1'-0"



5 S-3 SECTION
SCALE: 1/2" = 1'-0"

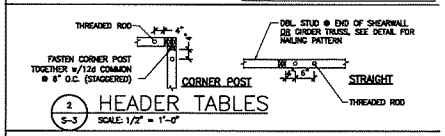


TYPICAL HEADER NAILING PATTERN

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

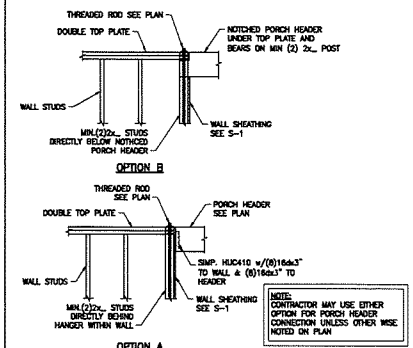
HEADER SIZE	MAX SPAN	# JACK STUDS	# KING STUDS
(2)2x6	3'-9"	1	1
(2)2x8	5'-0"	1	1
(2)2x10	6'-0"	2	1
(2)2x12	7'-0"	2	2
(3)2x12	8'-9"	3	2
(2)1¾"x11⅞" LVL	11'-0"	3	2
(2)1¾"x14" LVL	13'-0"	3	3
(2)1¾"x16" LVL	14'-9"	3	3

TYPICAL MULTI-PLY HEADER/BEAM NAILING PATTERN U.N.O.

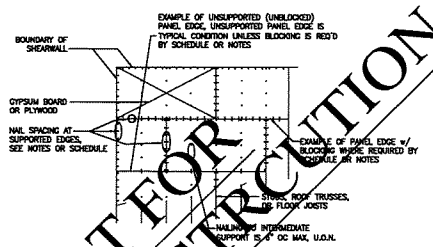
HEADER/BEAM SIZE	FASTENING PATTERN (ALTERNATE SIDES WHEN FASTENING)
◯2x6	(2) ROWS OF 10dx3" NAILS @ 8" O.C.
◯2x8	(3) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
◯2x10	(4) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
◯2x12	(4) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
◯1.75x14" LVL'S	(6) STAGGERED ROWS OF 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



8 S-3 PORCH HEADERS
SCALE: 1/2" = 1'-0"



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3 S-3 NAILING PATTERN DETAIL
SCALE: 1/2"=1'-0"

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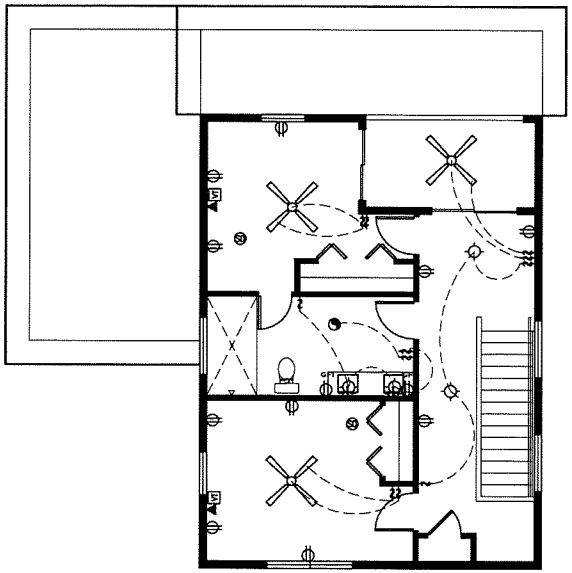
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DATE ISSUED: 12.6.2022

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
- FJ 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

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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

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**

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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)

COPY

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:

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

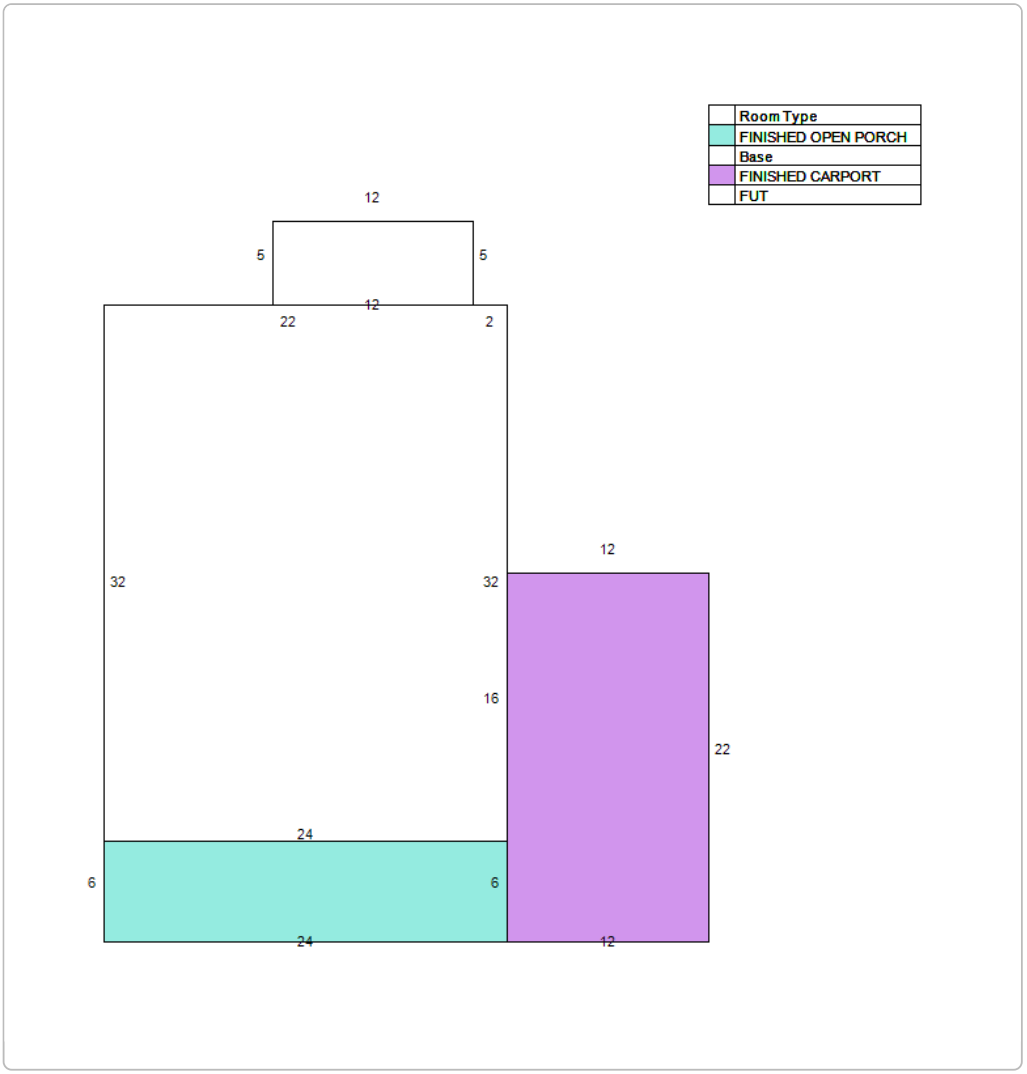
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$115,603	$0	$129,472	$0	$0	$245,075	$245,075	$0	$245,075
2021	$72,598	$0	$102,000	$0	$0	$174,598	$130,628	$43,970	$130,628
2020	$62,352	$0	$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

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: May 18, 2023

Re: Planning and Building Permits – Historic Preservation Districts

During the month of April 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

4 Artillery Lane (Updated kitchen, bathroom, painted walls and ceilings and refinished floors)

174 Avenida Menendez (Convert closet back into a bathroom)

6 Aviles Street (Demo existing interior - Complete build out for restaurant extension for Forgotten Tonic - Installing equipment, bar area, storage, shelves etc. (Walk in cooler to be installed by others))

11 Aviles Street, Unit 2D (Remove interior linings and kitchen and bath; update interior 2-bedroom unit with new kitchen and bath and update with new electrical, plumbing and HVAC)

11 Aviles Street, Unit 3A (Remove interior linings and cabinets; update interior 2-bedroom unit with new plumbing, electrical and HVAC and bring everything up to code)

11 Aviles Street, Unit 3D (Remove interior linings and kitchen; update interior 2-bedroom unit with new plumbing, electrical and HVAC and bring everything up to code)

28 Cadiz Street (Sewer replacement & partial re-pipe)

226 Charlotte Street (New fire alarm system)

25 Cordova Street (Wiring for spa installation)

25 Cuna Street (New grease trap)

21 Hypolita Street (Install new aluminum frame fabric awning; pressure test, the existing gas line for the building and for the outside lantern; install CA Fire Suppression underneath exhaust hood)

214 St George Street (FL 12772 install TPO roofing system over existing roof)

259 St George Street (Addition of 2 powder bathrooms)

297 St George Street (Add roof on outside veranda – Boral Tile FL7849, Boral Underlayment FL14317.1, CertainTeed Flintlastic FL2533)

308 St George Street (Renovate existing home and construct new 825sf addition)

DEMOLITION

515 Arricola Avenue (Demolish entire structure and driveway. Haul debris away. Approved with condition for a good-faith effort to salvage materials per the HARB order)

19 ½ S Leonardi Street (Demolition of small home on the left side of the property. Demolition was approved by HARB)

103 South Street (Demo structure as per HARB order)

SIGNS

3 Cordova Street (The Market at Ancient City: 1 new hanging sign 30"x30" 6.25sf on existing post; must provide 8-foot clearance. Using pre-approved colors, materials and fonts)

51 Cordova Street, Ste E (Get Lit Boutique: 1 new bracket/hanging sign 24"x36" 6sf, using wood/MDO material, pre-approved fonts and colors)

26 Spanish Street (RE/MAX Market Force: 1 new hanging wood sign on existing post 30"x36" 7.5sf; providing over 8' clearance. Using Classic White, Rainstorm, Rookwood Red, Rookwood Dark Red colors and pre-approved font. Repainting sign post to black)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk

For the May 18, 2023 HARB Meeting
Agenda Other Business Item 11(a): Review of FDOT project to replace the portion of the sea wall along Avenida Menendez (A1A) between the Bridge of Lions and the Castillo de San Marc

Property Owner: FDOT owns this portion of the Sea Wall

The Florida Department of Transportation (FDOT) will present two options that are being considered for the proposed sea wall replacement project, between the Bridge of Lions and the Castillo de San Marcos. The design for this project is in the early stages, and the HARB's feedback is requested. The City of St. Augustine is a Certified Local Government (CLG) and plays a role in commenting on federal and state projects where applicable. Furthermore, the City of St. Augustine Municipal Ordinance 28-89 recognizes the responsibility of the HARB to cooperate with the agencies of city, county, regional, state and federal governments in planning proposed and future projects.

Staff photos of the project area are provided in this packet, along with conceptual renderings of the two options, and a spreadsheet with recorded post hurricane high water marks.

STAFF PHOTOGRAPHS
Seawall



STAFF PHOTOGRAPHS
Seawall





STAFF PHOTOGRAPHS
Seawall





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STAFF PHOTOGRAPHS
Seawall



EXISTING DESIGN

PROPOSED WALL A

8′6″ PROPOSED TOP OF WALL ELEVATION

PROPOSED SIDEWALK TO BE LOWERED 18″

42″ SOLID WALL

PROPOSED WALL A

(IMPOSED OVER EXISTING)



Concept 1 - Solid Wall



Concept 1 - Solid Wall

Concept 1 - Solid Wall



Concept 1 - Solid Wall

DRAFT

Concept 1 - Solid Wall



Concept 1 - Solid Wall



Concept 1 - Solid Wall



Concept 1 - Solid Wall

DRAFT

Concept 1 - Solid Wall

8‘6″ PROPOSED TOP OF WALL ELEVATION

42″SOLID WALL

PROPOSED WALL A

PROPOSED WALL B

7 ' CAP
ELEVATION

18" ALUMINUM RAILING

PROPOSED SIDEWALK
TO BE LOWERED 18"

2' SOLID WALL

PROPOSED WALL B

(IMPOSED OVER EXISTING)



Concept 2 - Knee Wall with Picket Railing



Concept 2 - Knee Wall with Picket Railing



Concept 2 - Knee Wall with Picket Railing



Concept 2 - Knee Wall with Picket Railing



Concept 2 - Knee Wall with Picket Railing



Concept 2 - Knee Wall with Picket Railing



Concept 2 - Knee Wall with Picket Railing



Concept 2 - Knee Wall with Picket Railing



Concept 2 - Knee Wall with Picket Railing

18″ ALUMINUM RAILING

7′ CAP ELEVATION

PROPOSED WALL B

Post Hurricane HWM

located in City Limits

Surveyed by St. Johns County	NAVD88				
Address	Matthew	Irma	Dorian	Ian	Nicole
1 King St				6.73	6.74
117 Inlet Dr				6.75	6.76
123 Menendez Rd			4.74	6.42	6.96
125 Mary St	7.7	6.89			
127 Menendez Rd	7.19	6.78			
131 Rio Del Mar St				6.59	6.3
1452 San Juan St				7.4	
155 Washington St				4.82	6.5
1834 Shore Dr	7.43				
2 A S Roscoe Blvd		5.73			5.36
205 Anastasia Blvd	7.07	4.9		6.5	6.53
206 Murillo Ave	6.48				
211 S Roscoe Blvd	4.99				5.53
212 E Saint Johns Ave	4.92	5.91			
213 12th St	6.5			5.81	5.79
220 Estrada Ave	6.91	7.48			
244 Barrataria Dr	8.62	6.16		7.29	6.61
25 Solano Ave			4.95		
258 Tropic Way	7.19				
263 Riberia St				6.49	6.59
2733 Loja St	7.23				6.84
28 Atlantic Ave			4.69	6.14	6.39
28 Fountain of Youth Blvd				6.5	6.68
280 Palmetto Rd	7.81	4.83		6.74	5.46
281 Tropic Way		5.51			
2848 Adams Rd	4.75	5.66			
285 S Matanzas Blvd			4.82		
3001 First St	6.82			6.26	6.14
301 Trade Wind Ln	6.81				
305 Third St	5.42			5.52	4.69
306 Oglethorpe Blvd	7.08	6.79			
307 Arrendondo Ave				6.4	6.64
307 N Roscoe Blvd	5.11	5.6			
325 N Roscoe Blvd	5.18	5.61			5.15
329 N Roscoe Blvd		5.54			
329 S Roscoe Blvd		6			
331 S Roscoe Blvd	4.98				5.54
34 Granada St				6.45	5.74
38 Solano Ave				6.39	6.45
3840 Laurel St	6.78				
39 E Park Ave			4.76	4.94	6.22
44 Avenida Menendez				6.71	6.38
4401 Avenue D	7.01				

For the May 18, 2023 HARB Meeting
Agenda Other Business Item 11(b): Review of FDOT project for Lighting and Signalization (Ph IV_King Street to Castillo Drive)
Property Owner: FDOT owns State Road A1A (Avenida Menendez)

The Florida Department of Transportation (FDOT) will present plans related to a FDOT SR A1A Pedestrian Improvements project. The City of St. Augustine is a Certified Local Government (CLG) and plays a role in commenting on federal and state projects where applicable. Furthermore, the City of St. Augustine Municipal Ordinance 28-89 recognizes the responsibility of the HARB to cooperate with the agencies of city, county, regional, state and federal governments in planning proposed and future projects.

Concerns by staff are noted in the March 22, 2023 Civil Plan Comments related to staff's review of the project. Staff photos of the project area follows. More information about the project scope is provided attached excerpts of the civil plans.

As noted in the Civil Plan Comments that follows, the project should be reviewed by the HARB for the signalization alterations, additional light fixtures, and increased intensity of lighting along the local and National Register Historic Districts, as well as the Town Plan National Historic Landmark, on behalf of the Certified Local Government. There may be negative effects of the proposed project in these areas and the HARB comments should be taken into consideration.

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

CIVIL PLAN COMMENTS

Building and Planning Department – Historic Preservation Division

March 22, 2023

RE: FDOT Lighting and Signalization Alterations on Avenida Menendez (SRA1A) from King Street/Cathedral Place to Castillo Drive (FDOT FPID 443554-1-52-01 PHASE IV PLAN Review)

1. **Project Area:** The project area extends along Historic Preservation Zoning Districts 2 and 3 (HP-2 and HP-3) and terminates within boundaries of HP-5 and the San Marco Avenue Entry Corridor. Each of these have architectural design and review standards. A National Register Historic District, a National Historic landmark area with the city's greatest concentration of Colonial era buildings, and an archaeological zone are within the project area.
2. **Historic Architectural Review Board Review (HARB):** The project should be reviewed by the HARB for the signalization alterations, additional light fixtures, and increased intensity of lighting along the local and National Register Historic Districts, as well as the Town Plan National Historic Landmark, on behalf of the Certified Local Government. There may be negative effects of the proposed project in these areas and the HARB comments should be taken into consideration.
3. **Archaeological Review:** New and/or expanded ground disturbance will impact the archaeological resources of the aforementioned local and national historic districts and the Town Plan National Historic Landmark. Archaeological review may be required.
4. **Proposed lighting alterations:** The Architectural Guidelines for Historic Preservation states that lighting should be low to preserve the historic ambience and intensity must be as low as possible to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures.
    a. Light fixture specifications/elevations are needed to confirm design, material, finish color, etc.
    b. Please provide a comparison of lighting intensity of existing luminaires and the new luminaires.
    c. Lights should not glow into the sky nor disrupt the viewsheds along the San Sebastian River, Matanzas River, the Town Plan National Historic Landmark District, the Bridge of Lions, or the Castillo de San Marcos. New lighting in other areas of the city were observed and the level of lighting in those areas is not appropriate for the historic districts and viewsheds.
    d. Any cobra fixture will appear very conspicuous and not in character with the historic district or waterfront setting.
5. **Proposed signalization alterations:** The Architectural Guidelines for Historic Preservation states that modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood, and should be place in inconspicuous locations (ideally behind buildings or where it is screened). Further, this equipment should not be visible from the street and should not be located on street facades.
    a. Pole and sign specifications/elevations are needed to confirm design, material, finish color, etc.
    b. Additional mast arm poles and other poles/fixtures and signs may appear very conspicuous and not in character with the historic district or waterfront setting.

Local Design Guidelines:

Architectural Guidelines for Historic Preservation – other recommendations not listed on page 1:
Light levels should be kept low to preserve the historic ambiance. Flashing, flickering, or blinking lights are not appropriate. Soft white is the most appropriate lighting color. Heavily toned light colors are not appropriate.
Pre-1821: lighting fixtures must be simple colonial fixtures. Modern lighting fixtures are not permitted on street facades unless completely screened and are not permitted in any location where they are visible from the street.
Post-1821: lighting fixtures should be compatible with the architectural style of the primary building.

The Historic Downtown Streetscape Guidelines (revised 2013 and provides recommendations on street light fixture types and street lighting placement):
The general height of the fixtures is suggested as 12' pole height. The color of the light is also important. If LED fixtures are proposed, LED fixtures close to 2800-3000K should be utilized for a light output similar in color to an incandescent fixture.

Review at a HARB meeting:

The HARB meets at 1 pm once a month, usually on the third Thursday, and has an application deadline the month before. The application deadline and meeting schedule for HARB can be found at this link: https://fl-staugustine.civicplus.com/DocumentCenter/View/192/Board-Meeting-Schedule-PDF?bidId=
Application, presentations, and supporting materials can be emailed to harb@citystaug.com.

Thank you,
Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283

STAFF PHOTOGRAPHS
Lighting and Traffic Signalization



STAFF PHOTOGRAPHS
Lighting and Traffic Signalization



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Lighting and Traffic Signalization





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Lighting and Traffic Signalization



Photos, Page 20

Historic Architectural Review Board

May 18, 2023

Information Packet

SR A1A Pedestrian and Traffic Improvements

(FPID: 443554-1-52-01)

City of St. Augustine, Florida

Table of Contents

Appendix A Signalization Plans

Appendix B Lighting Plans

Appendix C Lighting Specifications

Appendix A Signalization Plans

CONTRACT PLANS COMPONENTS

SIGNALIZATION PLANS
LIGHTING PLANS

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION

CONTRACT PLANS

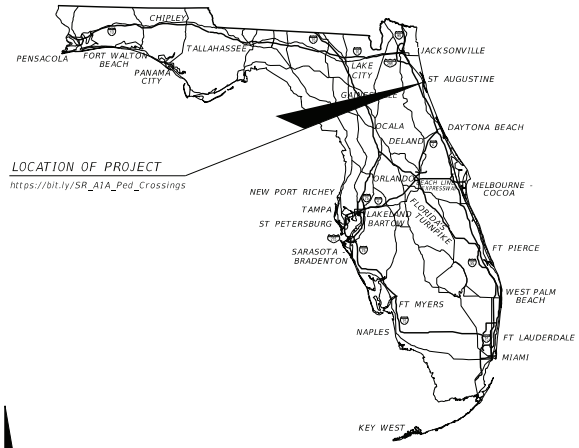
FINANCIAL PROJECT ID 443554-1-52-01

ST JOHNS COUNTY (78010027)

STATE ROAD NO. A1A (AVENIDA MENENDEZ)

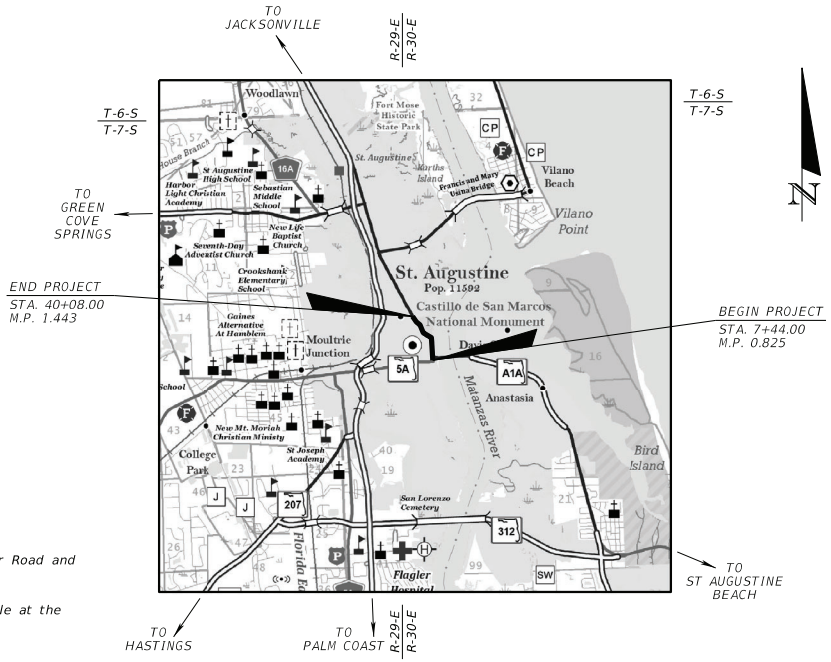
FROM KING ST TO W. CASTILLO DRIVE

SIGNALIZATION PLANS



INDEX OF SIGNALIZATION PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3 - 4	SUMMARY OF PAY ITEMS
5 - 7	TABULATION OF QUANTITIES
8 - 12	SUMMARY OF QUANTITIES
13 - 14	PROJECT CONTROL
15	GENERAL NOTES
16 - 20	SIGNALIZATION PLAN
21 - 23	TRAFFIC SIGNAL PHASING PLAN
24	SIGNALIZATION AND INTERCONNECT PLAN
25 - 26	INTERCONNECT AND POWER PLAN
27 - 29	INTERCONNECT PLAN
30 - 34	PEDESTRIAN SIGNAL DETAILS
35	GUIDE SIGN WORKSHEET
36	MAST ARM TABULATION SHEET
37	SPECIAL MAST ARM ASSEMBLIES DATA TABLE
38 - 43	ITS SPLICING DETAILS
44 - 45	REPORT OF CORE BORINGS
46 - 48	ROADWAY SPECIAL DETAILS
49 - 53	SIGNING AND PAVEMENT MARKINGS
54 - 59	TEMPORARY TRAFFIC CONTROL PLANS



GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY 2023-24 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, FY 2023-24 Standard Specifications for Road and Bridge Construction at the following website: http://www.fdot.gov/programmanagement/Implemented/SpecBooks

Any structures plans contained herein are EXEMPT from disclosure pursuant to s.119.071(3)(b), Fla. Stat. As the recipient of these records, you must maintain the EXEMPT status of these records. Please refer requestor of records to Florida Department of Transportation.

SIGNALIZATION PLANS ENGINEER OF RECORD:

WAYNE T. PETRONE, P.E. NO.: 42860
PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
(904) 265-0751
CONTRACT NO.: C-A557
VENDOR NO.: F263166179-001

FDOT PROJECT MANAGER:

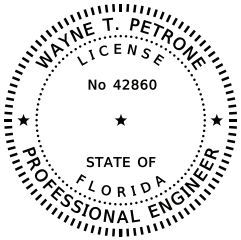
RENEE BRINKLEY

PHASE IV – 100% RESUBMITTAL
MARCH 2023

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
T2842	24	1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

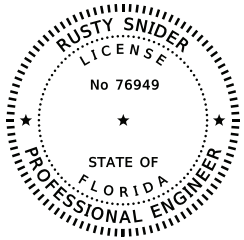
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PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3 - 4	SUMMARY OF PAY ITEMS
5 - 6	TABULATION OF QUANTITIES
15	GENERAL NOTES
16 - 20	SIGNALIZATION PLAN
24	SIGNALIZATION AND INTERCONNECT PLAN
25 - 26	INTERCONNECT AND POWER PLAN
27 - 29	INTERCONNECT PLAN
30 - 34	PEDESTRIAN SIGNAL DETAILS
35	GUIDE SIGN WORKSHEET
36	MAST ARM TABULATION SHEET
38 - 43	ITS SPLICING DETAILS



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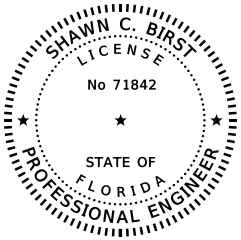
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JACKSONVILLE, FL 32246
RUSTY SNIDER, P.E. 76949

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SHEET NO.	SHEET DESCRIPTION
2	SIGNATURE SHEET
7	TABULATION OF QUANTITIES
8 - 12	SUMMARY OF QUANTITIES
13 - 14	PROJECT CONTROL
46 - 48	ROADWAY SPECIAL DETAILS
49 - 53	SIGNING AND PAVEMENT MARKINGS
54 - 59	TEMPORARY TRAFFIC CONTROL PLANS



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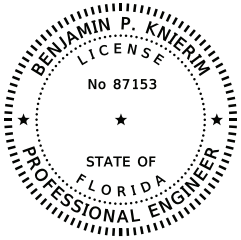
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RS&H, INC.
10748 DEERWOOD PARK BLVD. SOUTH
JACKSONVILLE, FL 32256
SHAWN C. BIRST, P.E. 71842

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO.	SHEET DESCRIPTION
2	SIGNATURE SHEET
21 - 23	TRAFFIC SIGNAL PHASING PLAN



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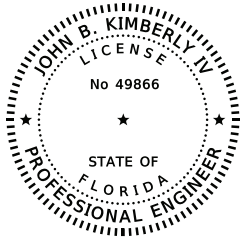
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10748 DEERWOOD PARK BLVD. SOUTH
JACKSONVILLE, FL 32256
BENJAMIN P. KNIERIM, P.E. 87153

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO.	SHEET DESCRIPTION
2	SIGNATURE SHEET
37	SPECIAL MAST ARM ASSEMBLIES DATA TABLE



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TERRACON
9655 W. FLORIDA MINING BLVD, STE 509
JACKSONVILLE, FL 32257
JOHN B. KIMBERLY IV, P.E. 49866

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO.	SHEET DESCRIPTION
2	SIGNATURE SHEET
44- 45	REPORT OF CORE BORINGS

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

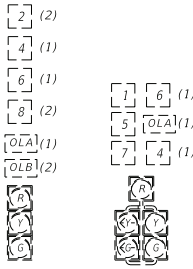
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

SIGNATURE SHEET

SHEET NO. 2

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EXISTING SIGNAL HEAD DETAILS



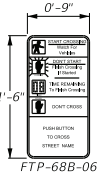
3-SECT., 1-WAY EXISTING TO REMAIN

5-SECT., 1-WAY EXISTING TO REMAIN

PEDESTRIAN HEAD DETAILS

P1	(2)
P2	(2)
P4	(2)
P6	(4)
P8	(4)

PED. SIGNAL COUNT-DOWN 1-SECT., 1-WAY 14 AS
SEE PEDESTRIAN SIGNAL DETAILS FOR ADDITIONAL INFORMATION

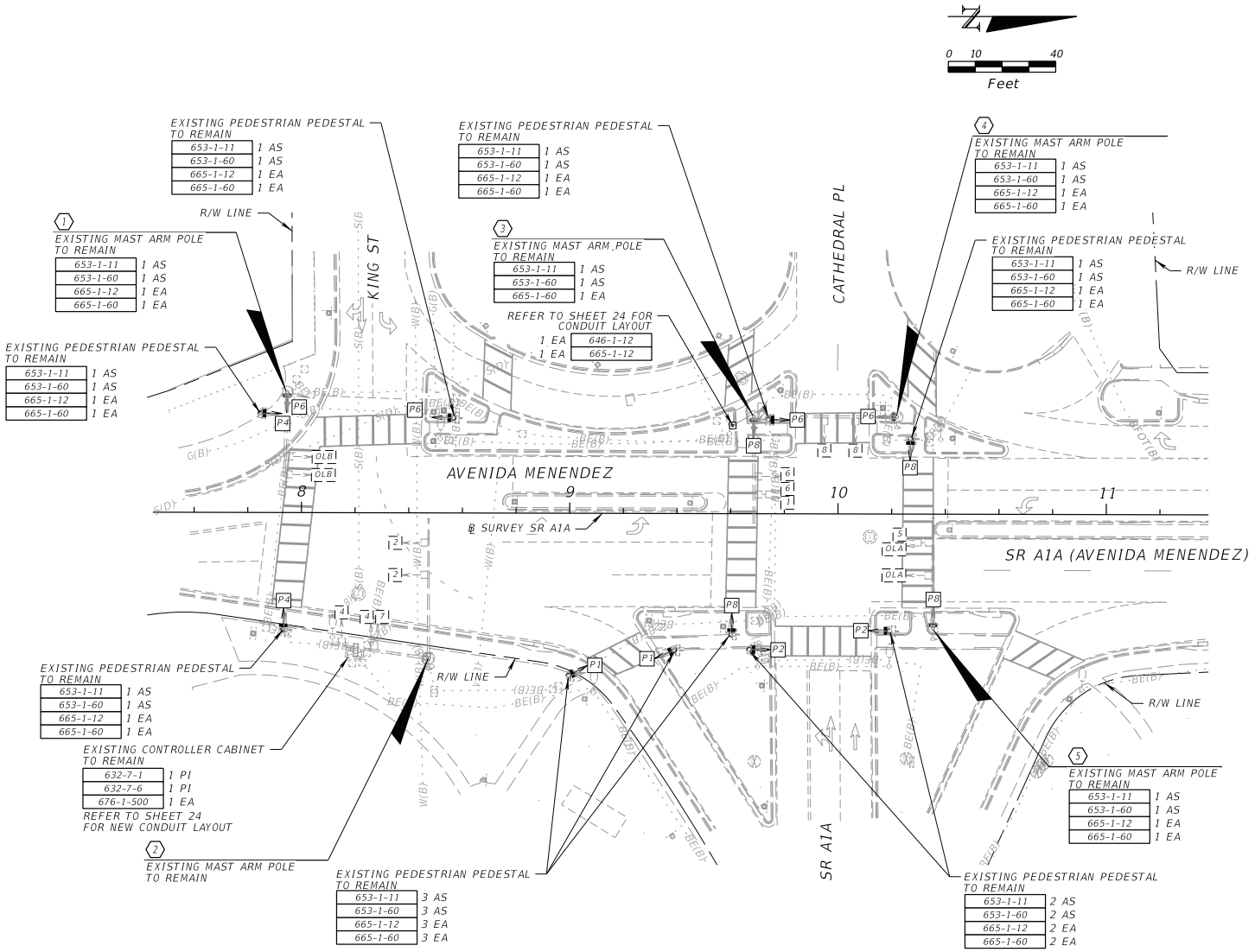


FTP-68B-06

PEDESTRIAN SIGN DETAIL
N.T.S.

STREET NAMES
SR A1A (8)
KING ST (2)
CATHEDRAL PL (2)
AVENIDA MENENDEZ (2)

NOTES:
1. EXISTING SIGNAL OPERATING PLAN TO REMAIN.
2. EXISTING SIGNAL CONTROLLER TIMINGS TO REMAIN.
3. EXISTING CONDUIT AND PULL BOXES TO REMAIN.



INTERSECTION NUMBER 78M072

INTERSECTION NUMBER 78M073

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

SIGNALIZATION PLAN

SHEET NO. 16

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SIGNAL HEAD DETAILS

2 (4)

6 (4)

3-SECT., 1-WAY

650-1-14 8 AS

PEDESTRIAN HEAD DETAILS

P8 (4)

PED. SIGNAL COUNT-DOWN 1-SECT., 1-WAY

4 AS

SEE PEDESTRIAN SIGNAL DETAILS FOR ADDITIONAL INFORMATION

STREET NAME SIGN DETAILS

(A) TURNING VEHICLES / STOP TO

R10-15L MODIFIED 30" x 30"

700-3-201 1 EA

(B) Hypolita St

90"x24" SINGLE-SIDED

700-3-202 2 EA

SIGNAL OPERATING PLAN

(SOP 17)

2 / 6 — PHASE 1 BOTH LOCATIONS

P8 — PHASE 2

0'-9"

1'-6"

FTP-68B-06

PEDESTRIAN SIGN DETAIL

N.T.S.

STREET NAMES

SR A1A (4)

0 10 40

Feet

HILTON

CONTROLLER OPERATIONS:

1. MAJOR STREET IS SR A1A, MOVEMENTS 2 AND 6. POST SPEED LIMIT 25 MPH. MINOR MOVEMENT IS PEDESTRIAN MOVEMENT P4. PEDESTRIAN SPEED 3.5 FPS.
2. CONTROLLER TO BE FDOT SOP 10 CAPABLE, INITIALLY OPERATED AS SOP 17.

INTERSECTION NUMBER 78M121

EL 4.22' (6)

POLE LOCATION = STA. 15+42.55, 38.5' LT

1 EA	649-21-1
1 AS	653-1-11
1 EA	665-1-12

REMOVE EXISTING RRFB PEDESTRIAN PEDESTAL 654-2-60 1 AS

RECONSTRUCT TYPE D CURB (1 SIGNAL, 1 LVP) 630-2-12 2 RUNS @ 10'

R/W LINE

CONST. INLET PROTECTION SYSTEM STA. 13+90.00 LT/RT

EL. 4.61

SR A1A

15 16 17 18 19 20

REMOVE EXISTING RRFB PEDESTRIAN PEDESTAL 654-2-60 2 AS

(1 SIGNAL, 1 LVP) 630-2-12 2 RUNS @ 80'

℄ SURVEY SR A1A

EL. 4.49

REMOVE EXISTING RRFB PEDESTRIAN PEDESTAL 654-2-60 1 AS

3 EA 635-2-11

POWER PULL BOX

FIBER OPTIC PULL BOX (REFER TO SHEET 22)

(LVP) 5 LF 630-2-12; 1 EA 646-1-12; 1 EA 665-1-12

R/W LINE

(1 SIGNAL, 1 LVP 4 RUNS @ 15' 630-2-12 2 SPARE)

EL 4.08' (7)

POLE LOCATION = STA. 15+52.81, 38.3' RT

(1 SIGNAL, 1 LVP, 2 SPARE) 4 RUNS @ 8'

1 PI	632-7-1
24 EA	633-2-32
2 EA	633-3-14
(24 PORTS) 1 EA	633-3-16
1 EA	649-21-1
1 AS	653-1-11
1 EA	670-5-110
1 EA	684-1-1

INTERSECTION NUMBER 78M120

HYPOLITA ST

R/W LINE

REMOVE EXISTING RRFB PEDESTRIAN PEDESTAL 654-2-60 1 AS

CONST. INLET PROTECTION SYSTEM

(1 SIGNAL, 1 LVP) 630-2-12 2 RUNS @ 6'; 646-1-11 1 EA; 653-1-11 1 AS; 665-1-12 1 EA

(1 SIGNAL, 1 LVP) 2 RUNS @ 90' 630-2-12

EL. 4.42

REMOVE EXISTING RRFB PEDESTRIAN PEDESTAL 654-2-60 2 AS

EL. 4.34

REMOVE EXISTING RRFB PEDESTRIAN PEDESTAL 654-2-60 1 AS

3 EA 635-2-11

CONST. INLET PROTECTION SYSTEM

(LVP) 5 LF 630-2-12; 1 EA 646-1-12; 1 EA 665-1-12

(1 SIGNAL, 1 LVP, 2 SPARE) 4 RUNS @ 15' 630-2-12

(REFER TO SHEET 25) FIBER OPTIC PULL BOX

POWER PULL BOX

EL 4.00' (8)

POLE LOCATION = STA. 18+86.81, 38.3' RT

(1 SIGNAL, 1 LVP, 2 SPARE) 4 RUNS @ 8'

1 PI	632-7-1
24 EA	633-2-32
2 EA	633-3-14
1 EA (24 PORTS)	633-3-16
1 EA	649-21-15
1 AS	653-1-11
1 AS	670-5-110
1 EA	684-1-1

NOTE: LVP = LOW VOLATAGE PED

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

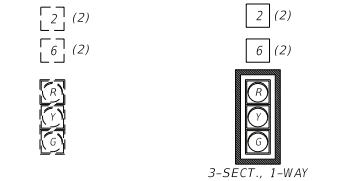
SIGNALIZATION PLAN

SHEET NO. 17

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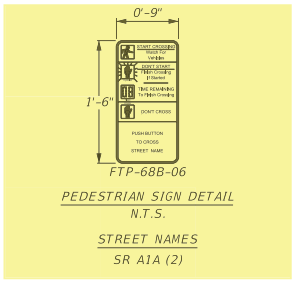
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EXISTING SIGNAL HEAD DETAILS

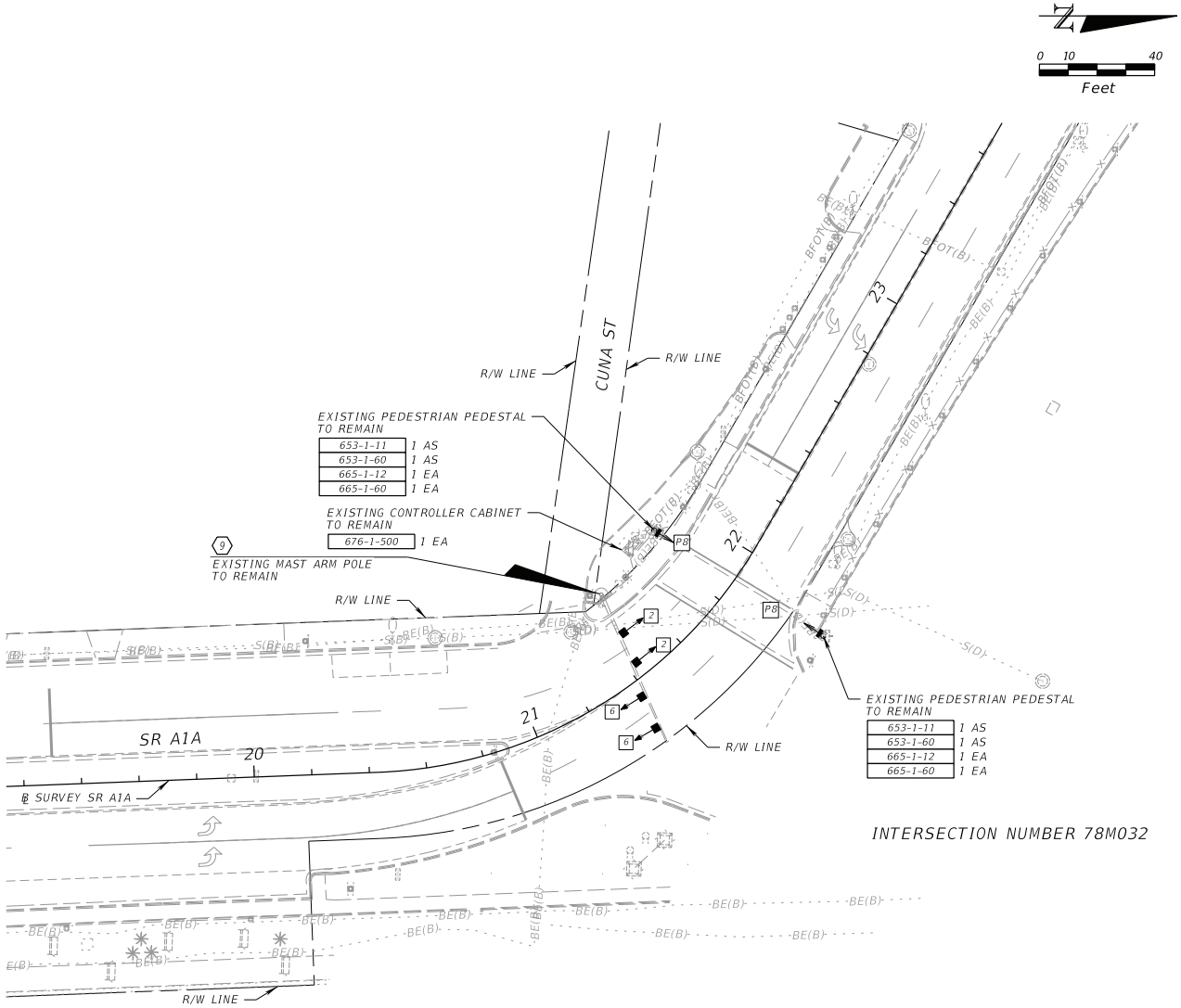


PEDESTRIAN HEAD DETAILS





NOTES:
1. EXISTING SIGNAL OPERATING PLAN TO REMAIN.
2. EXISTING SIGNAL CONTROLLER TIMINGS TO REMAIN.
3. EXISTING CONDUIT AND PULL BOXES TO REMAIN.
4. INSTALL NEW SIGNAL HEADS IN SAME LOCATION AS EXISTING SIGNAL HEADS.



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

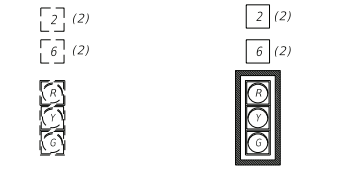
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

SIGNALIZATION PLAN

SHEET NO. 18

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EXISTING SIGNAL HEAD DETAILS

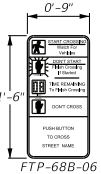


EXISTING SIGN DETAILS



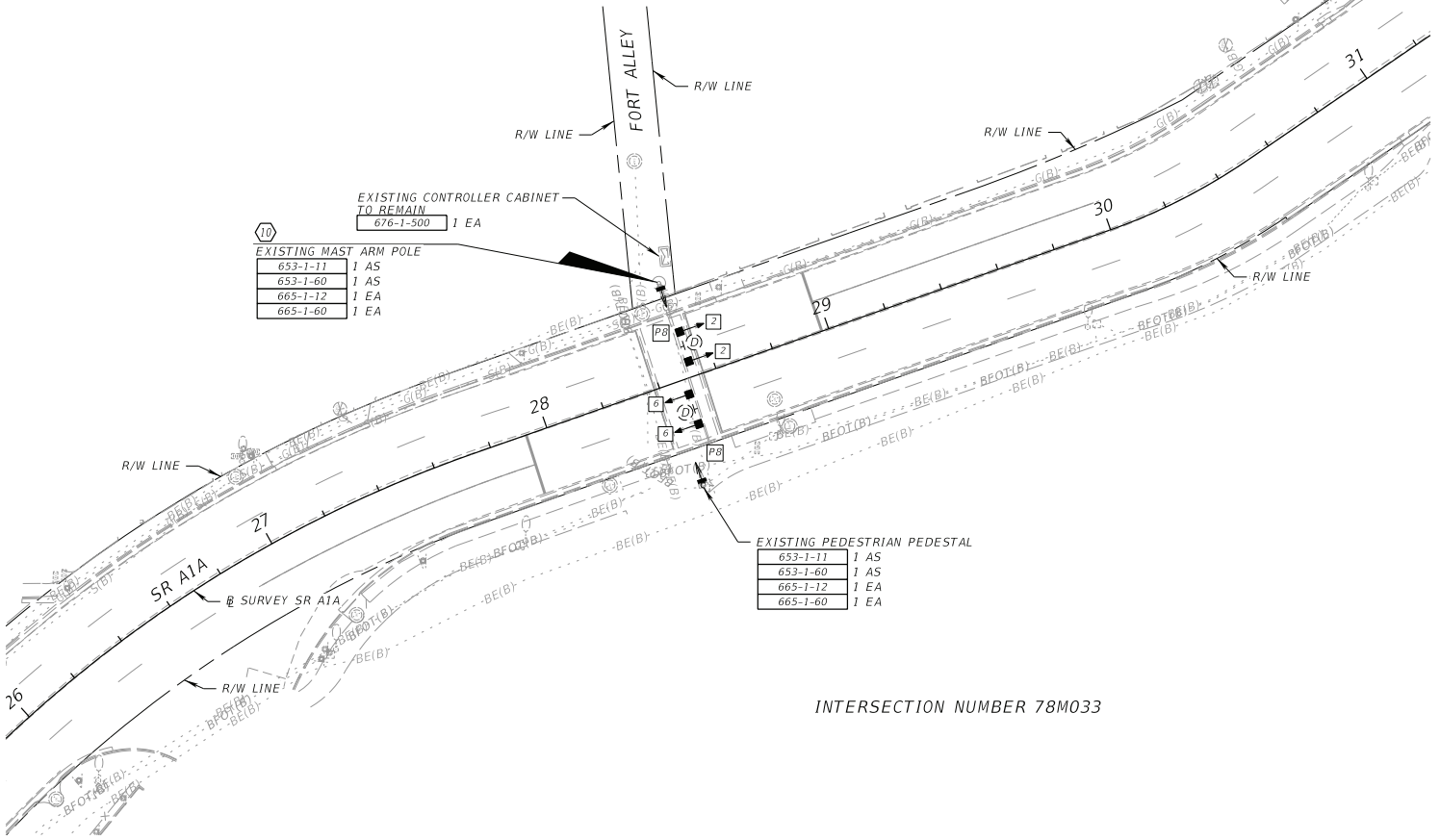
PEDESTRIAN HEAD DETAILS





PEDESTRIAN SIGN DETAIL
N.T.S.

STREET NAMES
SR A1A (2)



INTERSECTION NUMBER 78M033

NOTES:
1. EXISTING SIGNAL OPERATING PLAN TO REMAIN.
2. EXISTING SIGNAL CONTROLLER TIMINGS TO REMAIN.
3. EXISTING CONDUIT AND PULL BOXES TO REMAIN.
4. INSTALL NEW SIGNAL HEADS IN SAME LOCATION AS EXISTING SIGNAL HEADS.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

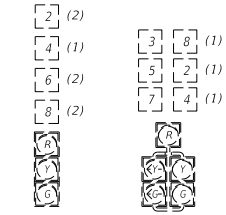
SIGNALIZATION PLAN

SHEET NO. 19

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EXISTING SIGNAL HEAD DETAILS



3-SECT., 1-WAY EXISTING TO REMAIN

5-SECT., 1-WAY EXISTING TO REMAIN

PEDESTRIAN HEAD DETAILS

P2 (2)

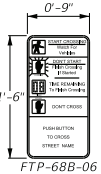
P4 (2)

P6 (2)

PED. SIGNAL COUNT-DOWN 1-SECT., 1-WAY

6 AS

SEE PEDESTRIAN SIGNAL DETAILS FOR ADDITIONAL INFORMATION



FTP-68B-06

PEDESTRIAN SIGN DETAIL

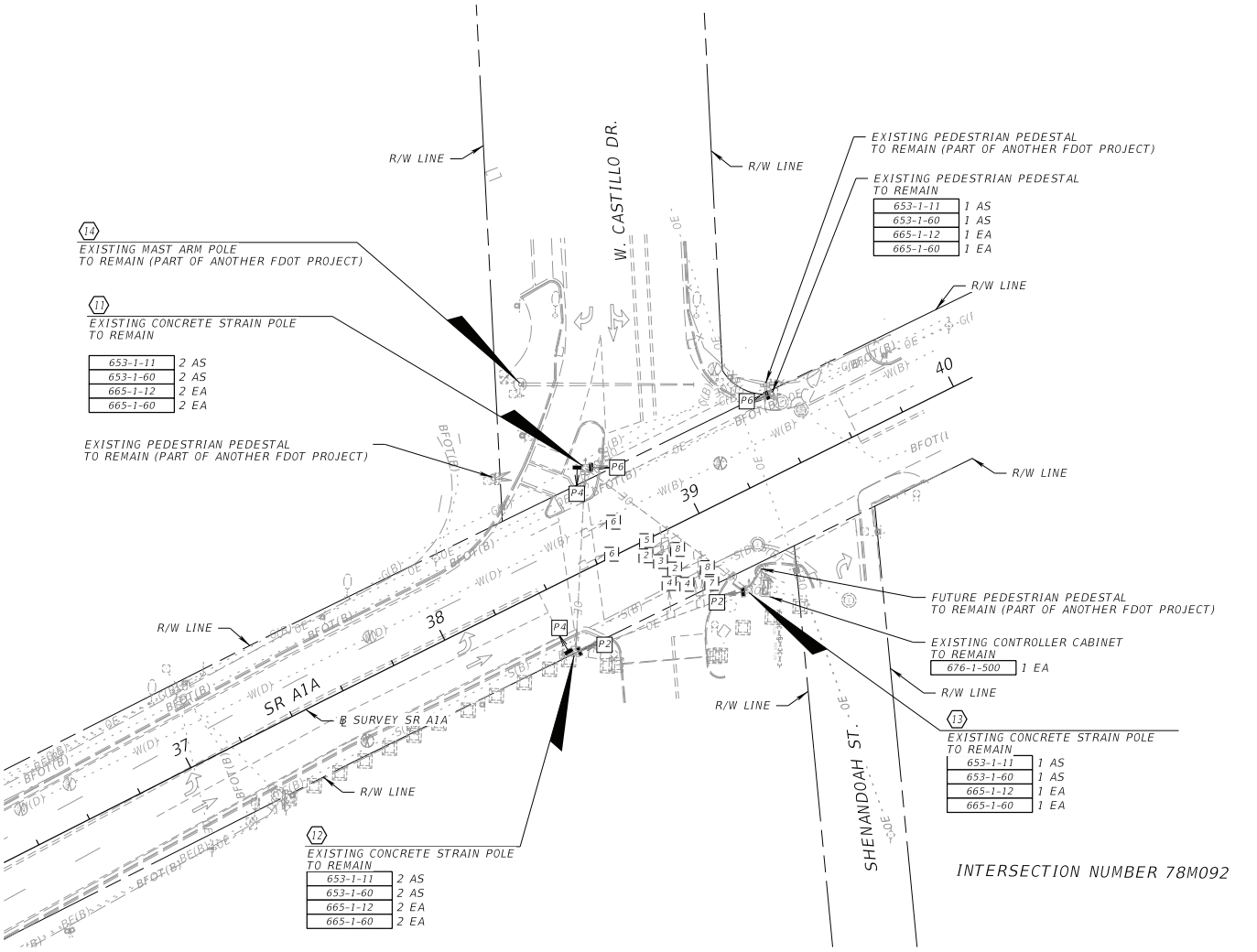
N.T.S.

STREET NAMES

SR A1A (2)
W. CASTILLO DR (2)
BUSINESS DR (2)

NOTES:

1. EXISTING SIGNAL OPERATING PLAN TO REMAIN.
2. EXISTING SIGNAL CONTROLLER TIMINGS TO REMAIN.
3. EXISTING CONDUIT AND PULL BOXES TO REMAIN.



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

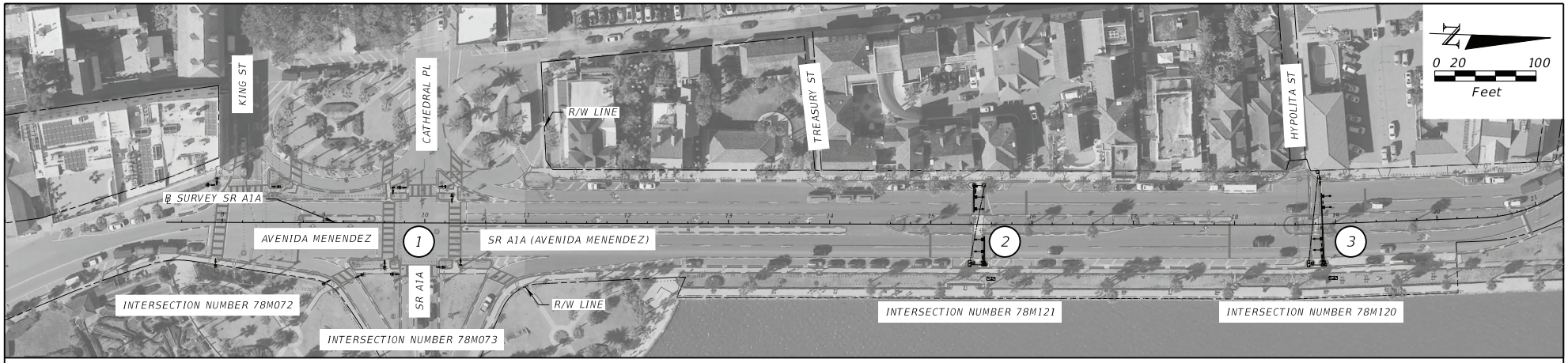
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

SIGNALIZATION PLAN

SHEET NO. 20

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Controller 1 Timings [Bridge of Lions]

Timing Function	Movement Number	1	2	3	4	5	6	7	8
	Direction	SBLT	NB		EB	NBLT	SB	EBLT	WB
Timing Function	Minimum Green	4	6		6	4	6	4	6
	Extension	4.0	3.0		3.0	3.0	3.0	3.0	5.0
	Maximum Green 1	35	25		35	10	35	30	35
	Maximum Green 2								
	Yellow Clearance	3.4	3.8		3.8	3.8	3.8	3.8	3.8
	All Red	2.0	2.3		2.3	2.0	2.3	2.3	2.3
	Pedestrian Walk	7			7		7	7	7
	Ped. Clearance	7			20		14	12	18
	Recall				MIN				MIN

NOTE: EXISTING SIGNAL CONTROLLER TIMINGS AND OPERATING PLAN TO REMAIN

Controller 2 Timings [Ped Crossing N of Treasury St]

Timing Function	Movement Number	1	2	3	4	5	6	7	8
	Direction		NB				SB		Ped
Timing Function	Minimum Green		18				18		28
	Extension								
	Maximum Green 1		30				30		32
	Maximum Green 2								
	Yellow Clearance		3.4				3.4		3.0
	All Red		2.1				2.1		1.0
	Pedestrian Walk								7
	Ped. Clearance								21
	Recall		MAX				MAX		

Controller 3 Timings [Ped Crossing N of Hypolita St]

Timing Function	Movement Number	1	2	3	4	5	6	7	8
	Direction		NB				SB		Ped
Timing Function	Minimum Green		17				17		32
	Extension								
	Maximum Green 1		30				30		36
	Maximum Green 2								
	Yellow Clearance		3.4				3.4		3.0
	All Red		3.1				3.1		1.0
	Pedestrian Walk								7
	Ped. Clearance								25
	Recall		MAX				MAX		

Coordination Timings [Ped Crossing N of Treasury St] (seconds)

Day Plan	Pattern	Time of Week	Start	Cycle Length	Splits								Offset
					Ø1	Ø2	Ø3	Ø4	Ø5	Ø6	Ø7	Ø8	
1	254	Mon-Thurs	0:00	Free									
1	1	Mon-Thurs	7:00	60		28				28		32	58
1	254	Mon-Thurs	19:30	Free									
2	254	Saturday	0:00	Free									
2	1	Saturday	9:00	60		28				28		32	58
2	254	Saturday	23:00	Free									
3	254	Sunday	0:00	Free									
3	1	Sunday	9:30	60		28				28		32	58
3	254	Sunday	19:30	Free									
4	254	Friday	0:00	Free									
4	1	Friday	7:00	60		28				28		32	58
4	254	Friday	19:30	Free									

Coordination Timings [Ped Crossing N of Hypolita St] (seconds)

Day Plan	Pattern	Time of Week	Start	Cycle Length	Splits								Offset
					Ø1	Ø2	Ø3	Ø4	Ø5	Ø6	Ø7	Ø8	
1	254	Mon-Thurs	0:00	Free									
1	1	Mon-Thurs	7:00	60		24				24		36	57
1	254	Mon-Thurs	19:30	Free									
2	254	Saturday	0:00	Free									
2	1	Saturday	9:00	60		24				24		36	57
2	254	Saturday	23:00	Free									
3	254	Sunday	0:00	Free									
3	1	Sunday	9:30	60		24				24		36	57
3	254	Sunday	19:30	Free									
4	254	Friday	0:00	Free									
4	1	Friday	7:00	60		24				24		36	57
4	254	Friday	19:30	Free									

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

SHAWN C. BIRST, P.E.
P.E. LICENSE NUMBER 71842
RS&H, INC.
10748 DEERWOOD PARK BLVD. SOUTH
JACKSONVILLE, FL 32256

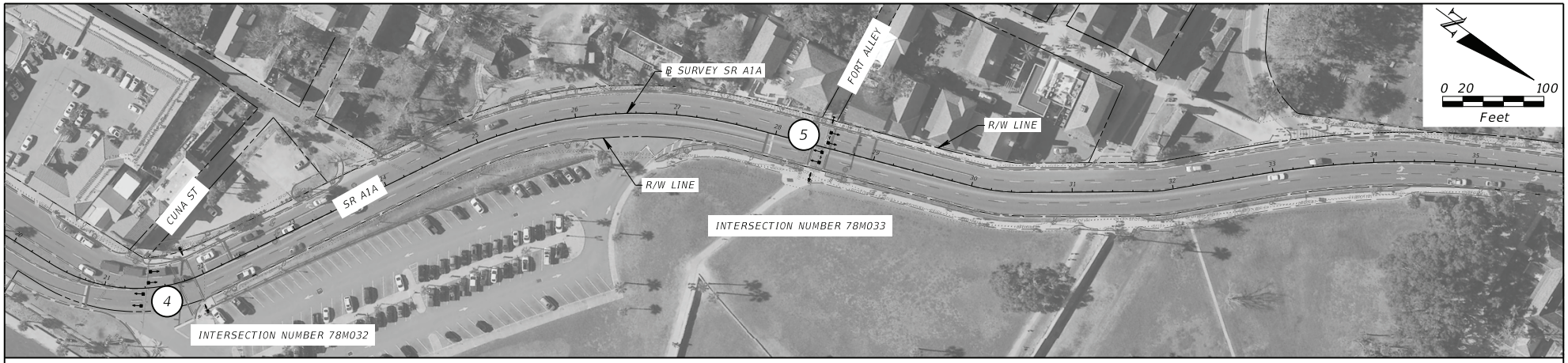
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

TRAFFIC SIGNAL PHASING PLAN (1)

SHEET NO. 21

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



Controller 4 Timings [Ped Crossing N of Cuna St]									
Timing Function									
Movement Number		1	2	3	4	5	6	7	8
Direction			NB				SB		Ped
Timing Function	Minimum Green		18				18		23
	Extension								
	Maximum Green 1		30				30		27
	Maximum Green 2								
	Yellow Clearance		3.4				3.4		3.0
	All Red		3.8				3.8		1.0
	Pedestrian Walk								7
	Ped. Clearance								16
	Recall		MAX				MAX		

Controller 5 Timings [Ped Crossing N of Fort Alley]									
Timing Function									
Movement Number		1	2	3	4	5	6	7	8
Direction			NB				SB		Ped
Timing Function	Minimum Green		18				18		21
	Extension								
	Maximum Green 1		30				30		25
	Maximum Green 2								
	Yellow Clearance		3.4				3.4		3.0
	All Red		2.3				2.3		1.0
	Pedestrian Walk								7
	Ped. Clearance								14
	Recall		MAX				MAX		

Coordination Timings [Ped Crossing N of Cuna St] (seconds)														
Day Plan	Pattern	Time of Week	Start	Cycle Length	Splits								Offset
					Ø1	Ø2	Ø3	Ø4	Ø5	Ø6	Ø7	Ø8	
1	254	Mon-Thurs	0:00	Free									
1	1	Mon-Thurs	7:00	60		33				33		27	0
1	254	Mon-Thurs	19:30	Free									
2	254	Saturday	0:00	Free									
2	1	Saturday	9:00	60		33				33		27	0
2	254	Saturday	23:00	Free									
3	254	Sunday	0:00	Free									
3	1	Sunday	9:30	60		33				33		27	0
3	254	Sunday	19:30	Free									
4	254	Friday	0:00	Free									
4	1	Friday	7:00	60		33				33		27	0
4	254	Friday	19:30	Free									

Coordination Timings [Ped Crossing N of Fort Alley] (seconds)														
Day Plan	Pattern	Time of Week	Start	Cycle Length	Splits								Offset
					Ø1	Ø2	Ø3	Ø4	Ø5	Ø6	Ø7	Ø8	
1	254	Mon-Thurs	0:00	Free									
1	1	Mon-Thurs	7:00	60		35				35		25	35
1	254	Mon-Thurs	19:30	Free									
2	254	Saturday	0:00	Free									
2	1	Saturday	9:00	60		35				35		25	35
2	254	Saturday	23:00	Free									
3	254	Sunday	0:00	Free									
3	1	Sunday	9:30	60		35				35		25	35
3	254	Sunday	19:30	Free									
4	254	Friday	0:00	Free									
4	1	Friday	7:00	60		35				35		25	35
4	254	Friday	19:30	Free									

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

SHAWN C. BIRST, P.E.
P.E. LICENSE NUMBER 71842
RS&H, INC.
10748 DEERWOOD PARK BLVD. SOUTH
JACKSONVILLE, FL 32256

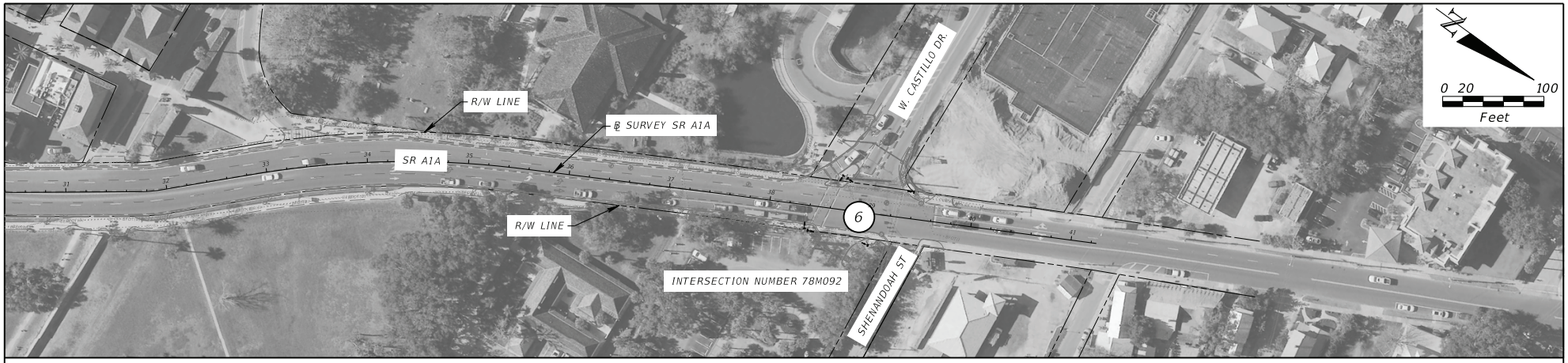
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

TRAFFIC SIGNAL PHASING PLAN (2)

SHEET NO. 22

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



Contoller 6 Timings [A1A / W. Castillo Dr.]									
Timing Function									
Movement Number		1	2	3	4	5	6	7	8
Direction			NB		EB	NBLT	SB		WB
Timing Function	Minimum Green		18		6	6	18		6
	Extension		5.0		4.0	3.0	5.0		4.0
	Maximum Green 1		60		20	20	60		25
	Maximum Green 2								
	Yellow Clearance		3.4		3.4	3.4	3.4		3.4
	All Red		2.1		2.0	2.0	2.1		2.0
	Pedestrian Walk		7		7		7		
	Ped. Clearance		17		13		17		
	Recall		MIN				MIN		

NOTE: EXISTING SIGNAL OPERATING PLAN TO REMAIN

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SHAWN C. BIRST, P.E.
P.E. LICENSE NUMBER 71842
RS&H, INC.
10748 DEERWOOD PARK BLVD. SOUTH
JACKSONVILLE, FL 32256

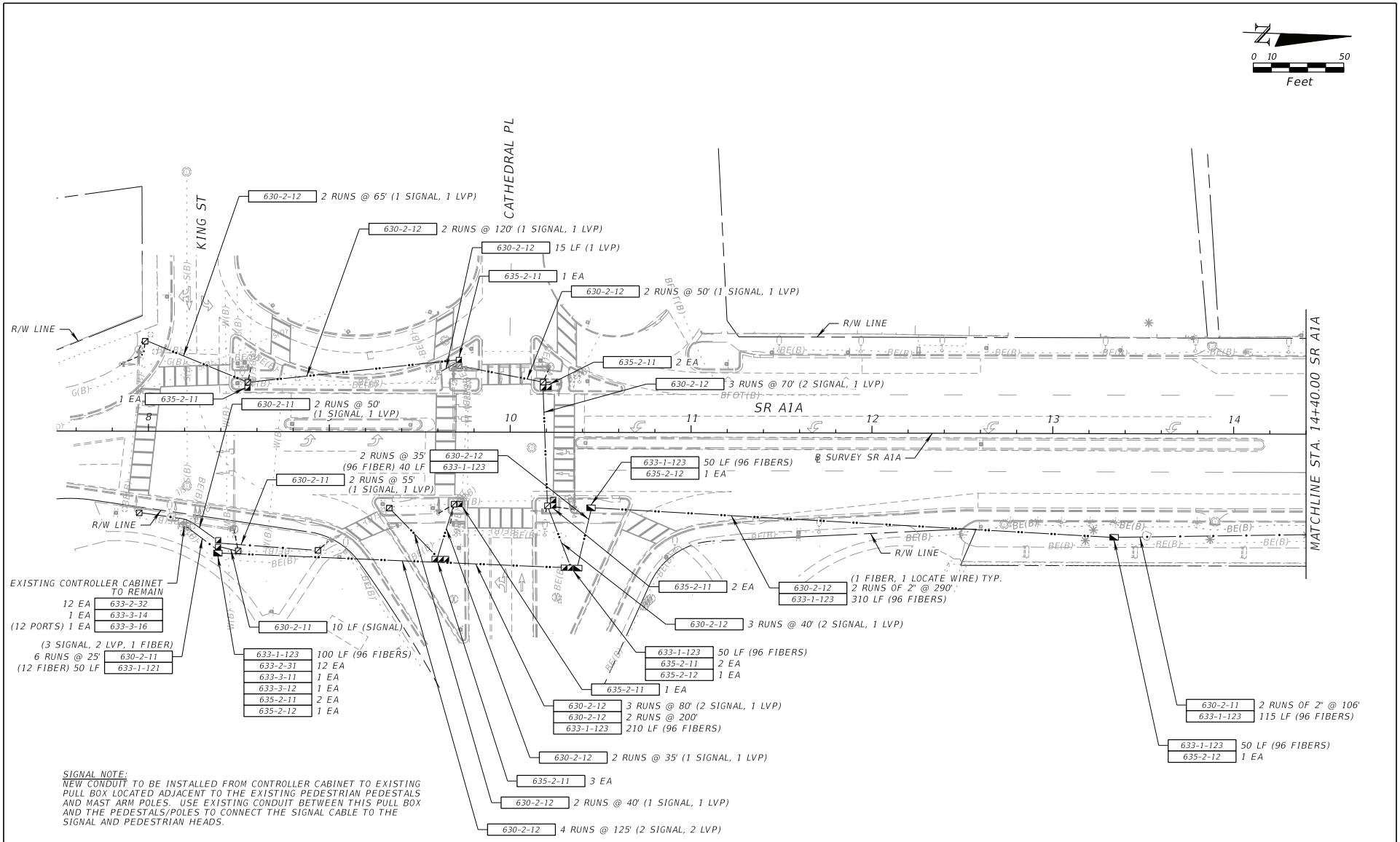
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

TRAFFIC SIGNAL PHASING PLAN (3)

SHEET NO. 23

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

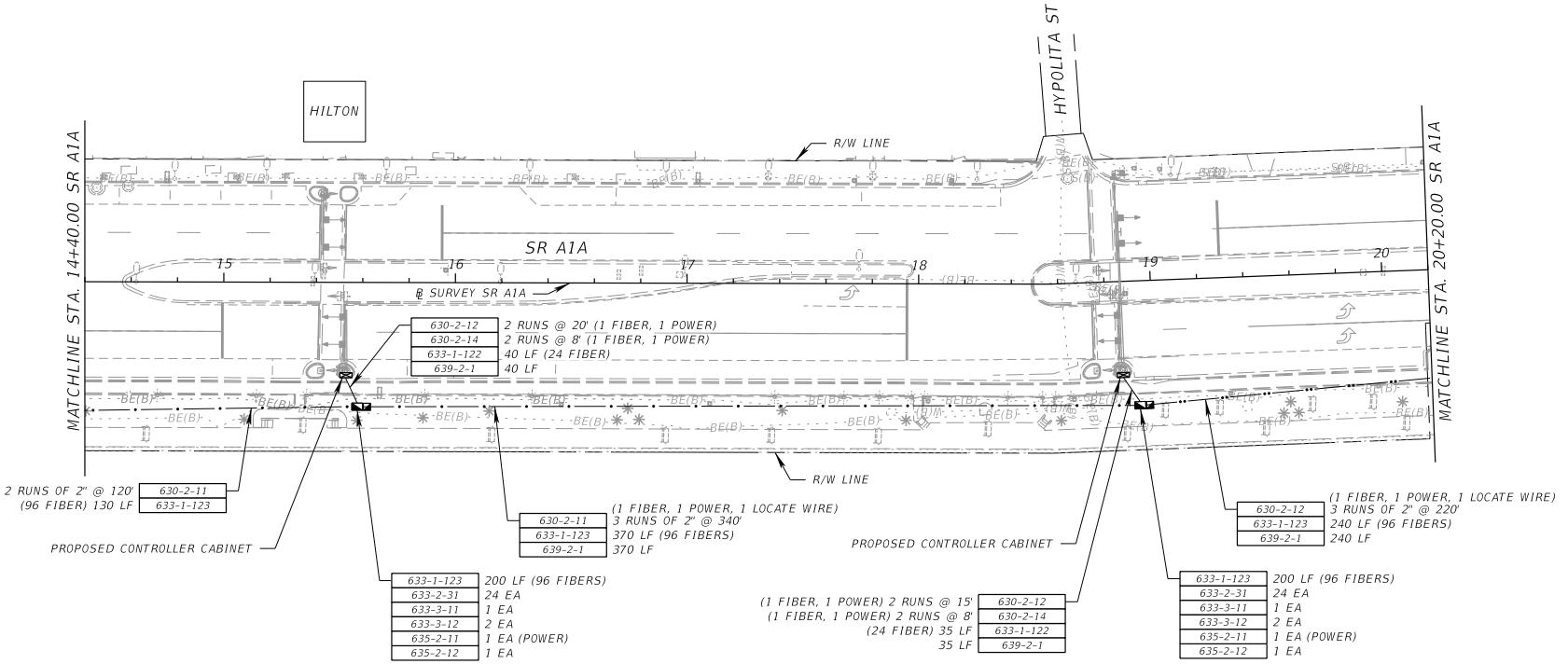
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

SIGNALIZATION AND INTERCONNECT PLAN

SHEET NO. 24

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

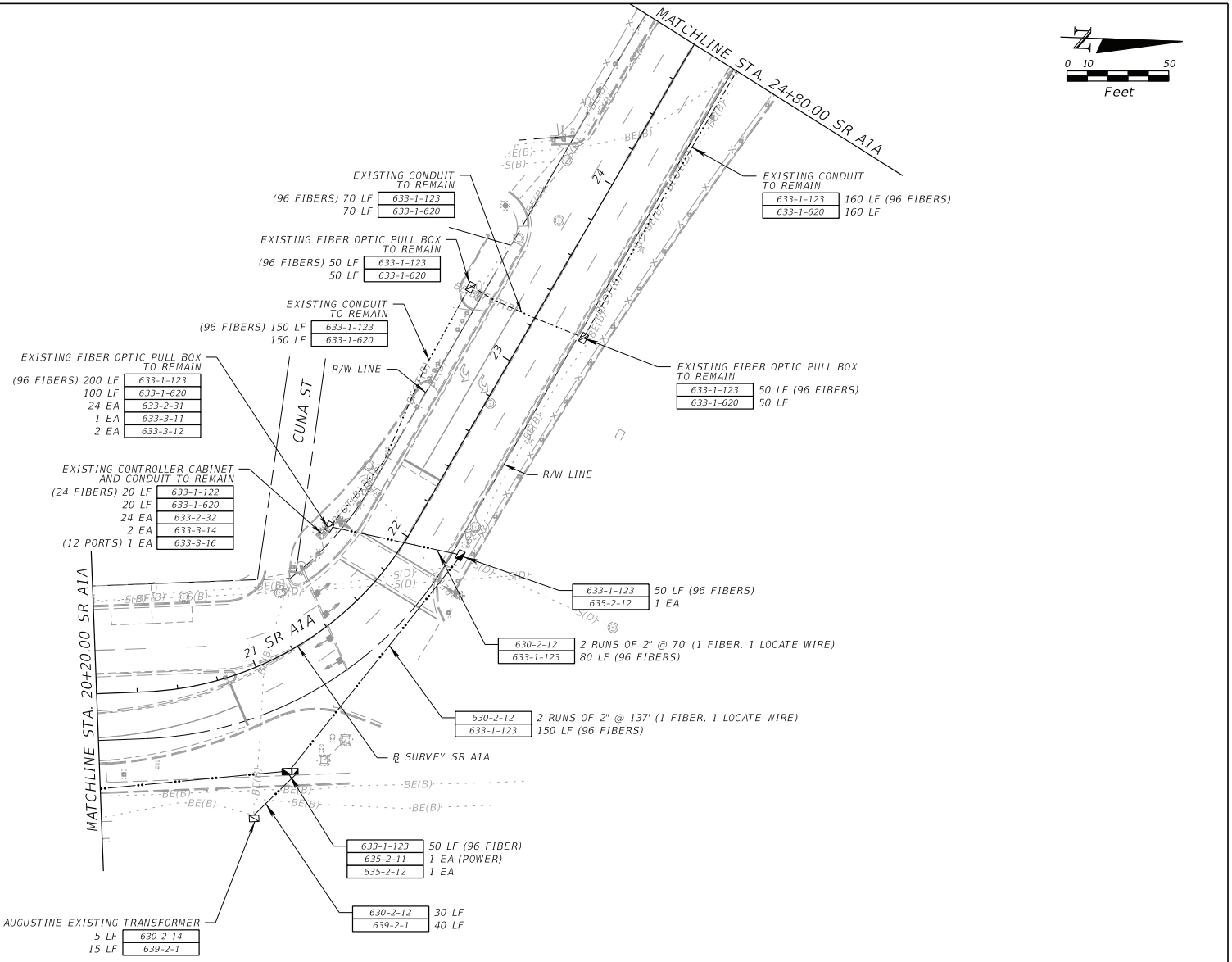
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

INTERCONNECT AND POWER PLAN

SHEET NO. 25

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

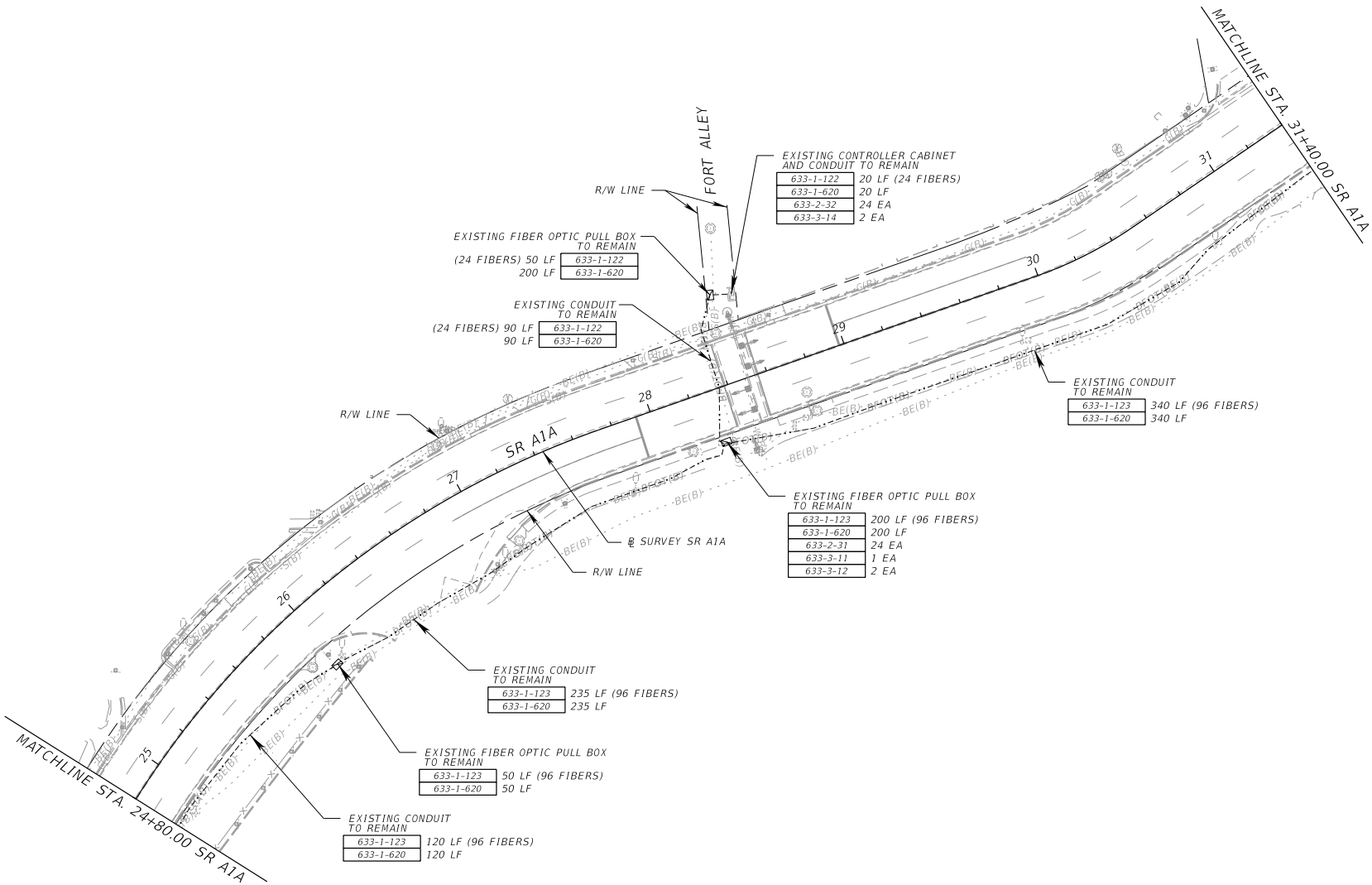
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SR A1A	ST. JOHNS	443554-1-52-01

INTERCONNECT AND POWER PLAN

SHEET NO. 26

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

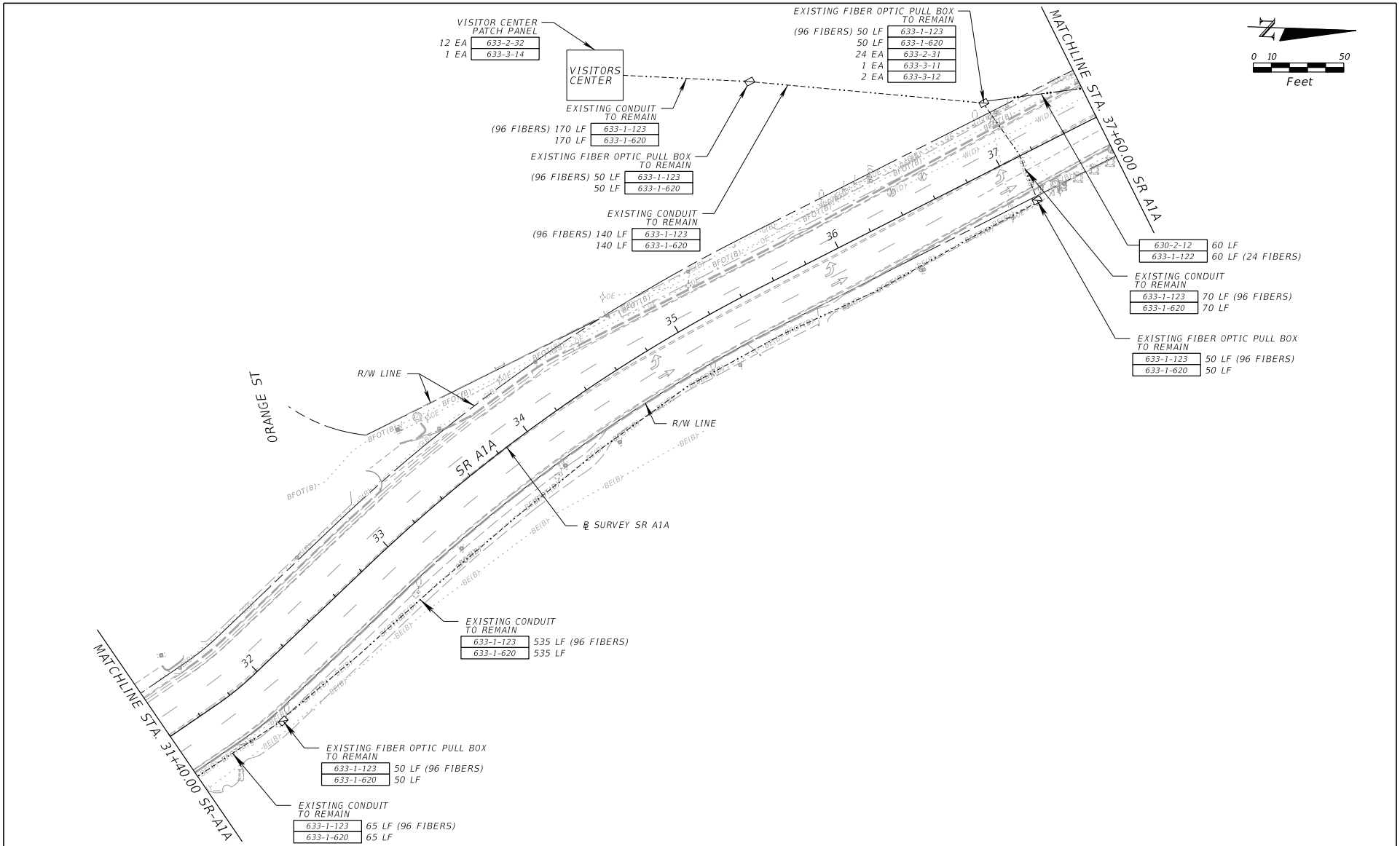
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SR A1A	ST. JOHNS	443554-1-52-01

INTERCONNECT PLAN

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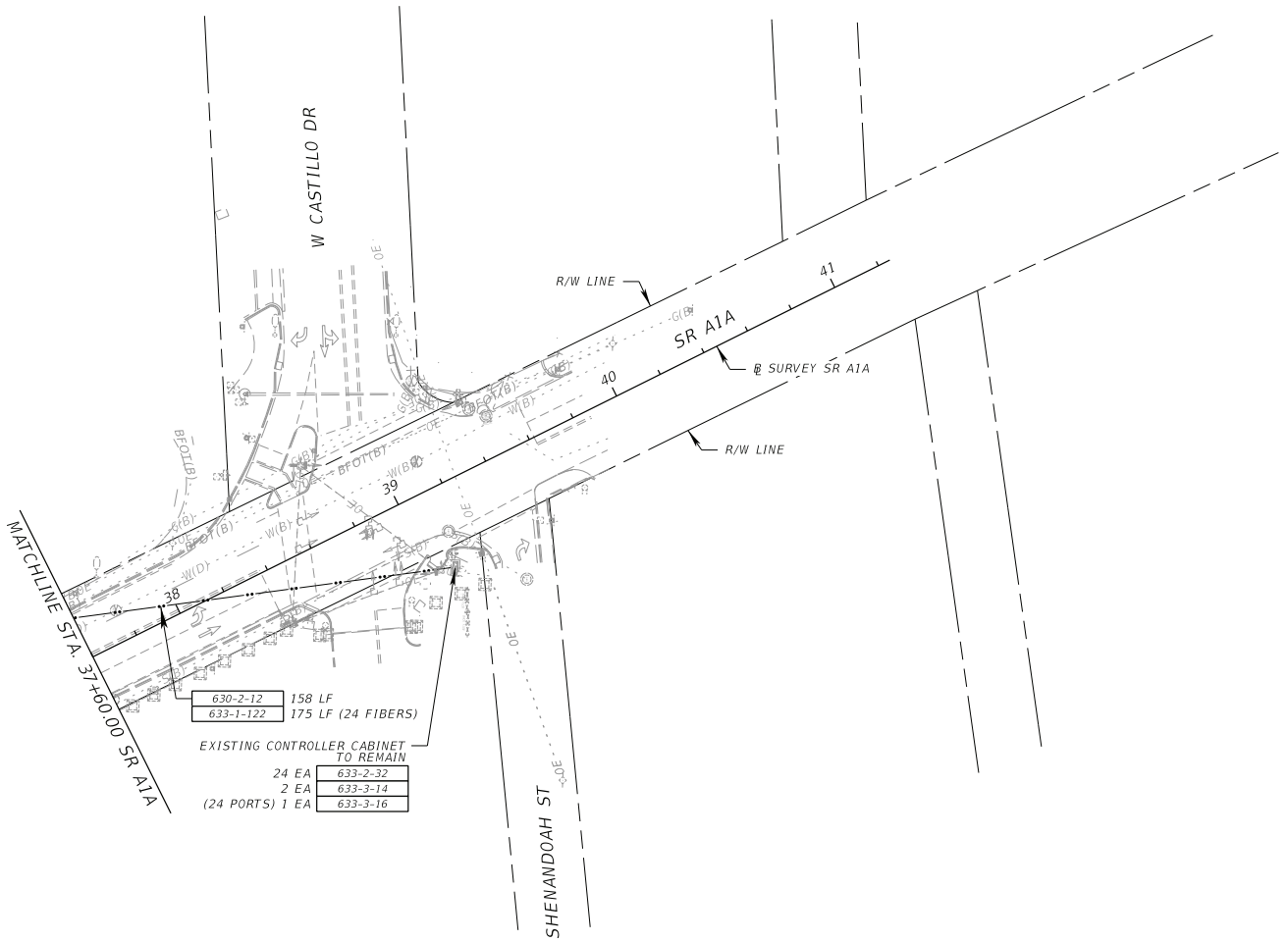
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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS				PETERS AND YAFFEE, INC. 9822 TAPESTRY PARK CIRCLE, SUITE 205 JACKSONVILLE, FL 32246 WAYNE T. PETRONE, P.E. 42860	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			INTERCONNECT PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		28
					SR A1A	ST. JOHNS	443554-1-52-01		

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

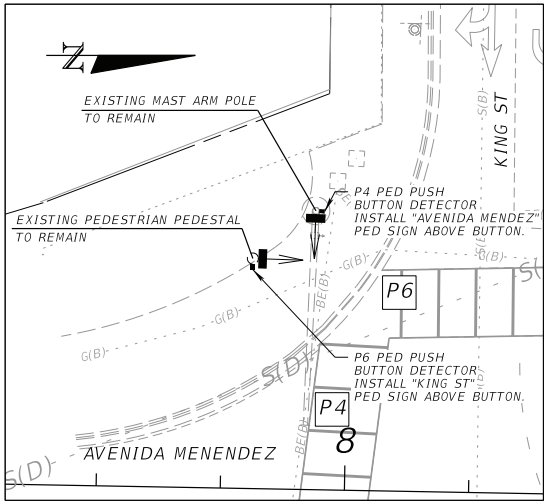
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SR A1A	ST. JOHNS	443554-1-52-01

INTERCONNECT PLAN

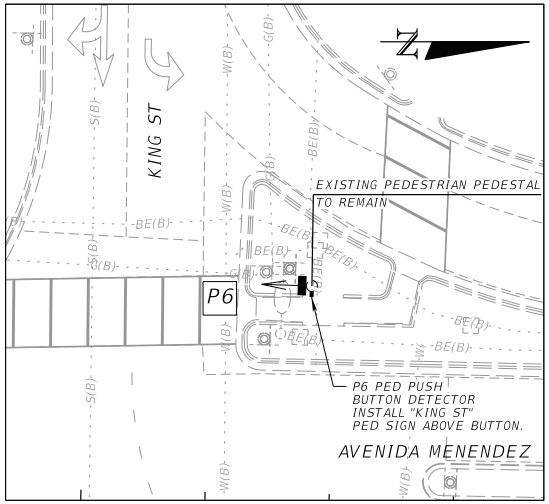
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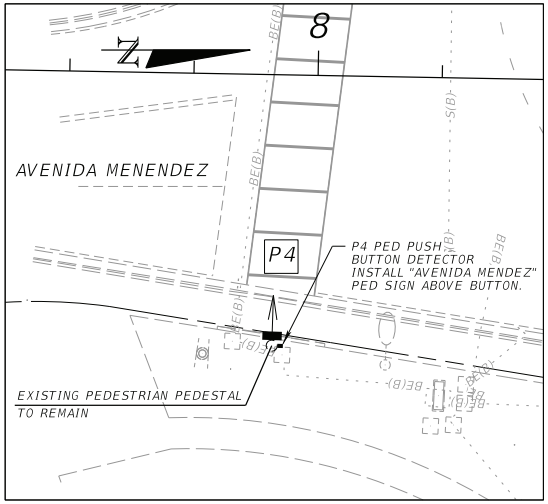
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



SOUTHWEST QUADRANT AT
KING ST AND AVENIDA MENENDEZ



NORTHWEST QUADRANT AT
KING ST AND AVENIDA MENENDEZ



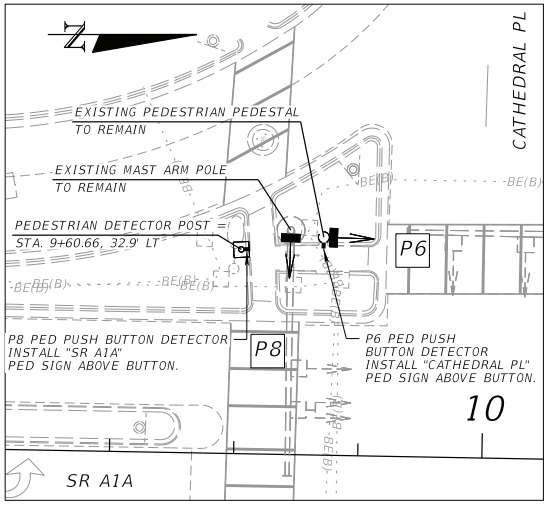
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KING ST AND AVENIDA MENENDEZ

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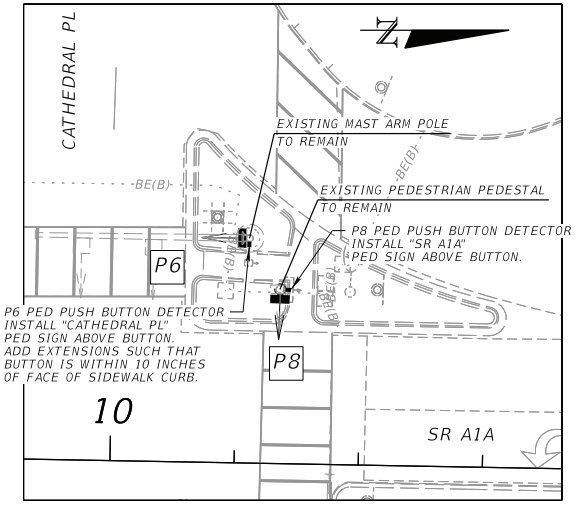
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REVISIONS				PETERS AND YAFFEE, INC. 9822 TAPESTRY PARK CIRCLE, SUITE 205 JACKSONVILLE, FL 32246 WAYNE T. PETRONE, P.E. 42860	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PEDESTRIAN SIGNAL DETAILS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
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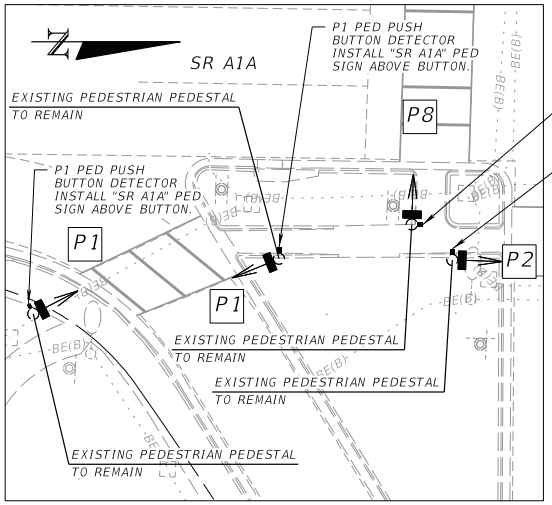
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SOUTHWEST QUADRANT AT
CATHEDRAL PL AND SR A1A

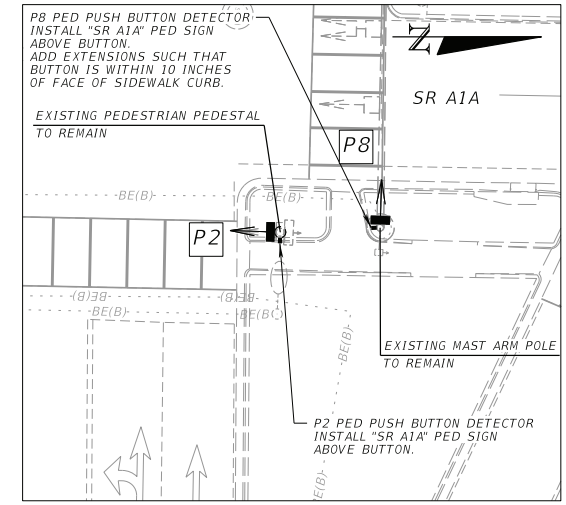


NORTHWEST QUADRANT AT
CATHEDRAL PL AND SR A1A



SOUTHEAST QUADRANT AT
CATHEDRAL PL AND SR A1A

0 5 20
Feet

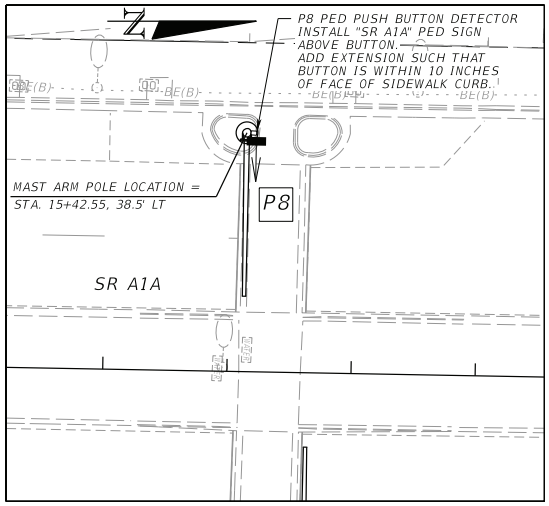


NORTHEAST QUADRANT AT
CATHEDRAL PL AND SR A1A

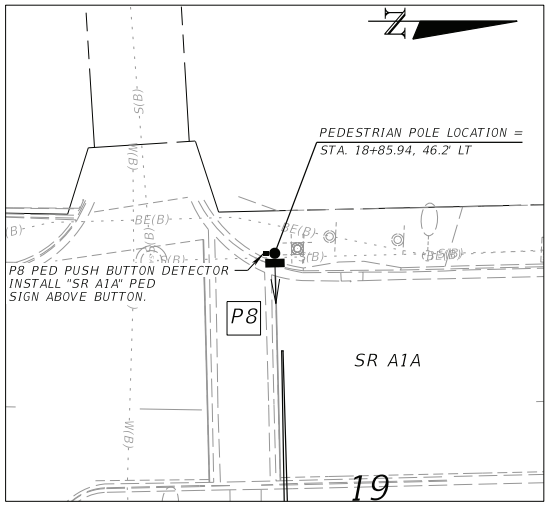
REVISIONS				PETERS AND YAFFEE, INC. 9822 TAPESTRY PARK CIRCLE, SUITE 205 JACKSONVILLE, FL 32246 WAYNE T. PETRONE, P.E. 42860	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PEDESTRIAN SIGNAL DETAILS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					SR A1A	ST. JOHNS	443554-1-52-01		31

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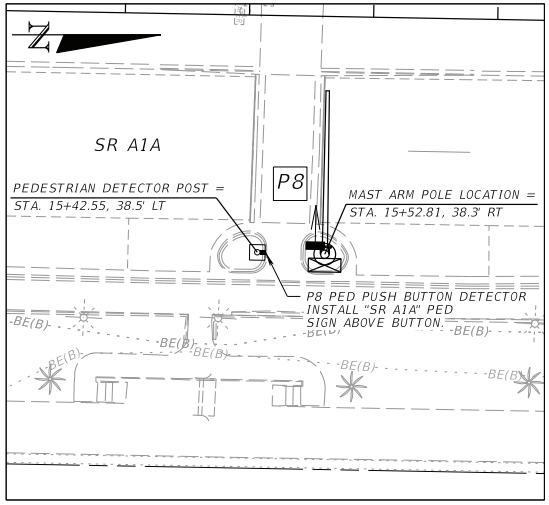
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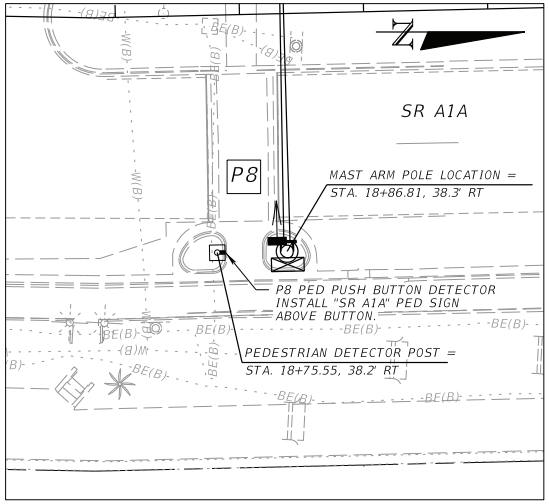
SOUTHWEST QUADRANT AT
SR A1A AND HILTON HOTEL



NORTHWEST QUADRANT AT
SR A1A AND HYPOLITA ST



SOUTHEAST QUADRANT AT
SR A1A AND HILTON HOTEL



NORTHEAST QUADRANT AT
SR A1A AND HYPOLITA ST

0 5 20
Feet

19

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

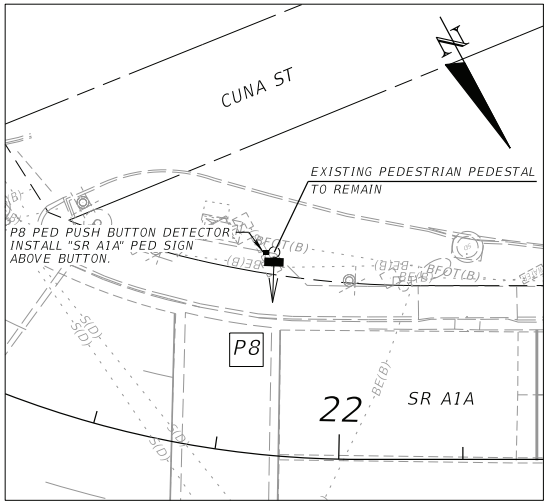
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

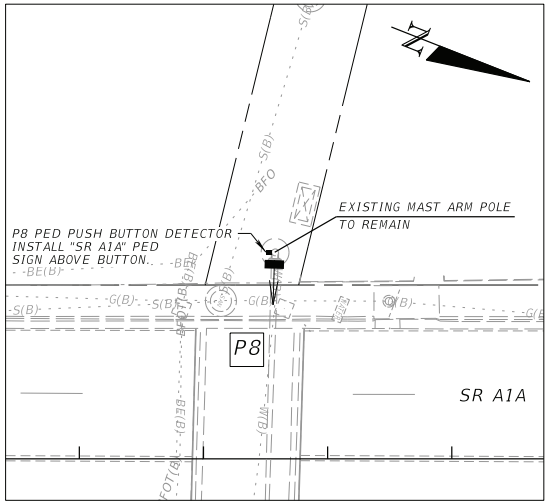
PEDESTRIAN SIGNAL DETAILS

SHEET NO. 32

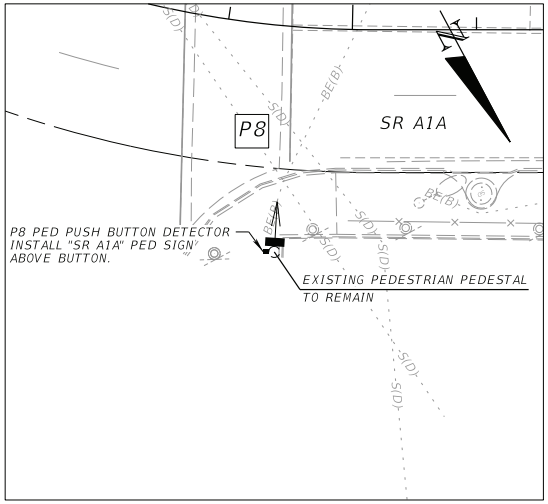
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NORTHWEST QUADRANT AT
CUNA ST AND SR A1A

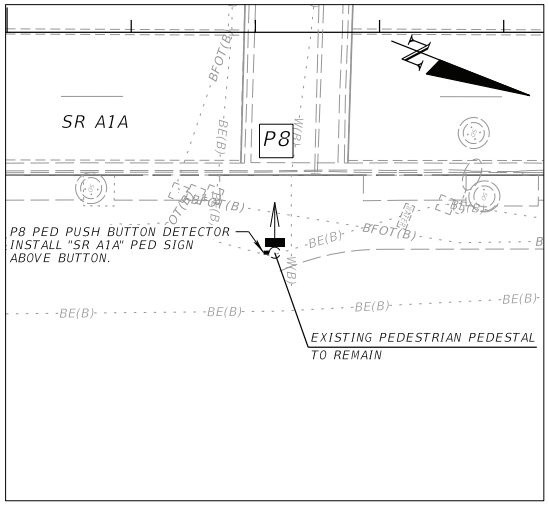


WEST SIDE AT
FORT ALLEY AND SR A1A



NORTHEAST QUADRANT AT
CUNA ST AND SR A1A

0 5 20
Feet



EAST SIDE AT
FORT ALLEY AND SR A1A

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WAYNE T. PETRONE, P.E. 42860

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

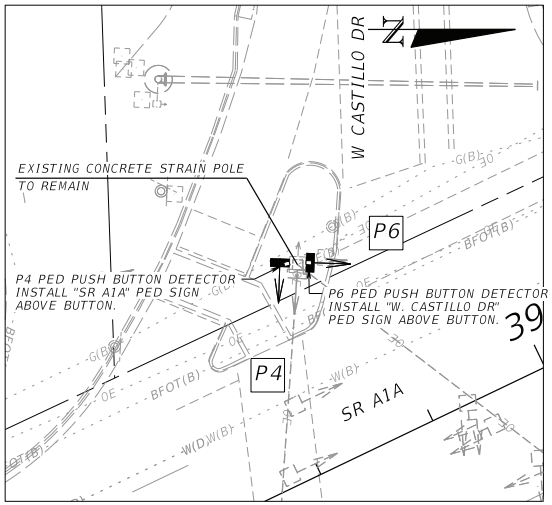
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

PEDESTRIAN SIGNAL DETAILS

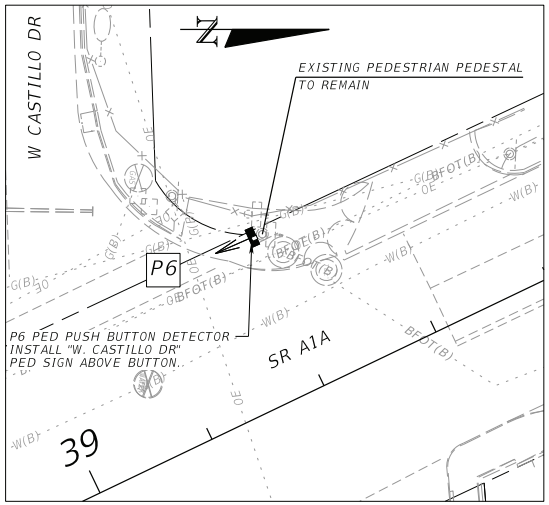
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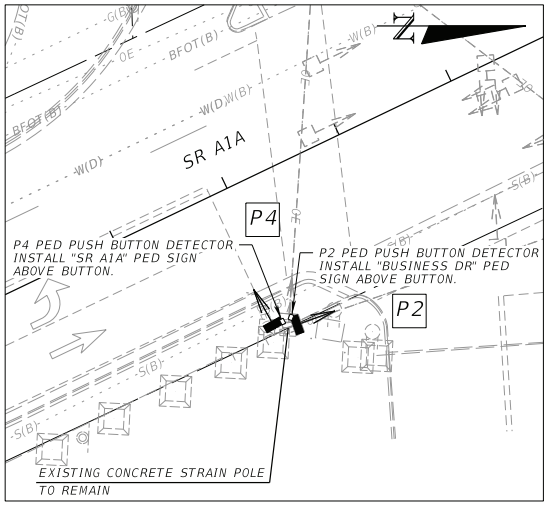
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



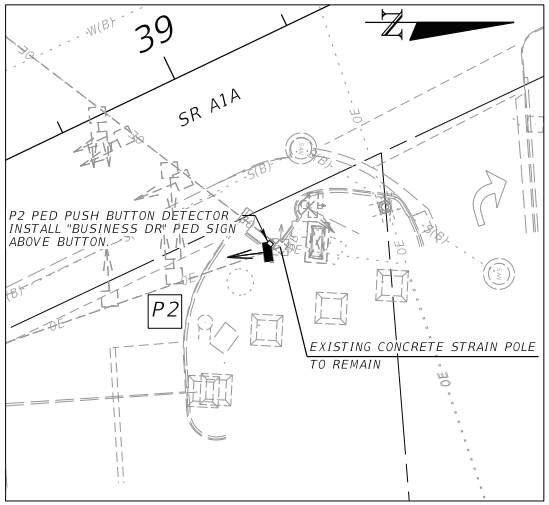
SOUTHWEST QUADRANT AT
W CASTILLO DR AND SR A1A



NORTHWEST QUADRANT AT
W CASTILLO DR AND SR A1A



SOUTHEAST QUADRANT AT
W CASTILLO DR AND SR A1A



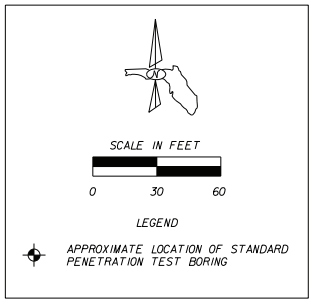
NORTHEAST QUADRANT AT
W CASTILLO DR AND SR A1A

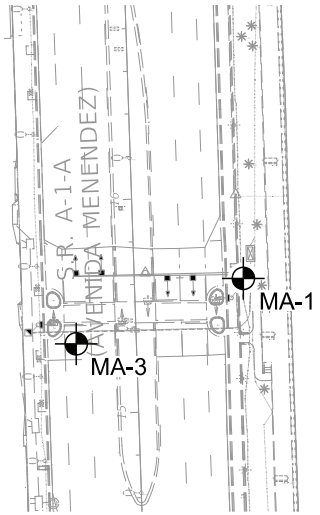
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Feet

REVISIONS				PETERS AND YAFFEE, INC. 9822 TAPESTRY PARK CIRCLE, SUITE 205 JACKSONVILLE, FL 32246 WAYNE T. PETRONE, P.E. 42860	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PEDESTRIAN SIGNAL DETAILS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					SR A1A	ST. JOHNS	443554-1-52-01		34

jcatagan 2/7/2023 12:08:52 PM Default c:\pw_work\rsh_pw\pw_user\d0291714\SSDTSG05.dgn

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LEGEND

SAND — SILTY SAND

(SP) UNIFIED SOIL CLASSIFICATION GROUP SYMBOL

8-11-11 ENCOUNTERED GROUNDWATER LEVEL (DATE OF READING)

ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER LEVEL

W=0 / -200=0 NATURAL MOISTURE CONTENT (%) / FINES PASSING No. 200 SIEVE (%)

N STANDARD PENETRATION RESISTANCE IN BLOWS PER FOOT UNLESS OTHERWISE NOTED

AUTOMATIC HAMMER

STANDARD PENETRATION TEST DATA

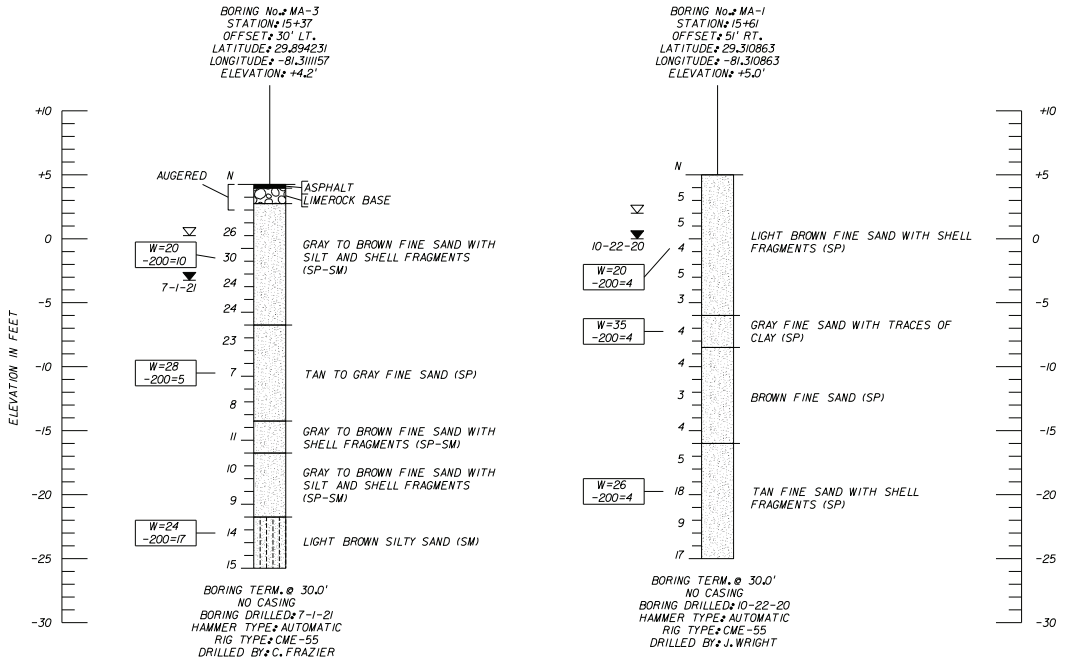
SPOON INSIDE DIA.	1 3/8 In.
SPOON OUTSIDE DIA.	2 In.
ASTM STANDARD DROP AUTOMATIC HAMMER	
AVG. HAMMER DROP	30 In.
HAMMER WEIGHT	140 lbs.

GRANULAR MATERIALS

RELATIVE DENSITY	SPT (BLOWS/FOOT)
VERY LOOSE	LESS THAN 3
LOOSE	3-8
MEDIUM DENSE	8-24
DENSE	24-40
VERY DENSE	GREATER THAN 40

SILTS AND CLAYS

CONSISTENCY	SPT (BLOWS/FOOT)
VERY SOFT	LESS THAN 1
SOFT	1-3
FIRM	3-6
STIFF	6-12
VERY STIFF	12-24
HARD	GREATER THAN 24



NOTES:

1) LAYER BOUNDARIES ARE APPROXIMATE AND REPRESENT SOIL LAYERS AT EACH TEST HOLE LOCATION ONLY. SUBSURFACE VARIATIONS BETWEEN BORINGS SHOULD BE ANTICIPATED.

2) BORING LOCATIONS AND GROUND SURFACE ELEVATIONS WERE PROVIDED BY OTHERS.

ENVIRONMENTAL CLASSIFICATION:

SUPERSTRUCTURE: EXTREMELY AGGRESSIVE

SUBSTRUCTURE:

STEEL: EXTREMELY AGGRESSIVE

CONCRETE: EXTREMELY AGGRESSIVE

(STRUCTURE WITHIN 2,500 FT OF WATER WITH CL >6,000 ppm)

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

JOHN B. KIMBERLY IV, P.E.
P.E. LICENSE NUMBER 49866
TERRACON
9655 W. FLORIDA MINING BLVD, STE 509
JACKSONVILLE, FLORIDA 32257

DRAWN BY: MG 5-13-21
CHECKED BY: TH 5-13-21
DESIGNED BY:
CHECKED BY:

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR AIA	ST. JOHNS	443554-1-52-01

SHEET TITLE: REPORT OF CORE BORINGS

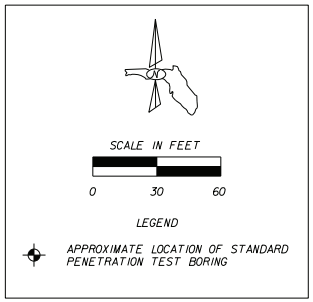
REF. DWG. NO.:

PROJECT NAME: SR AIA ST. AUGUSTINE - MAST ARMS
SR AIA FROM KING STREET TO CASTILLO DRIVE

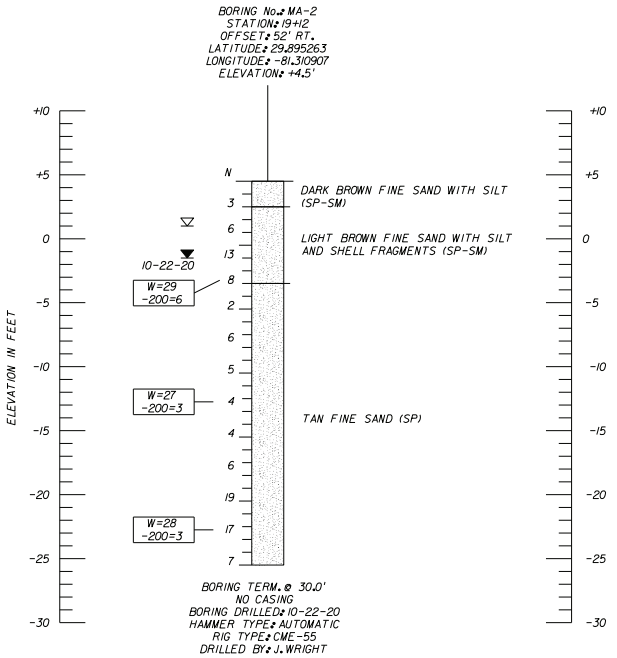
SHEET NO.: 44

TERRACON Project No.: EQI95II0A

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LEGEND

- SAND
- (SP) UNIFIED SOIL CLASSIFICATION GROUP SYMBOL
- 8-11-11 ENCOUNTERED GROUNDWATER LEVEL (DATE OF READING)
- ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER LEVEL
- W=0 / -200=0 NATURAL MOISTURE CONTENT (%) / FINES PASSING No. 200 SIEVE (%)
- N STANDARD PENETRATION RESISTANCE IN BLOWS PER FOOT UNLESS OTHERWISE NOTED

AUTOMATIC HAMMER

STANDARD PENETRATION TEST DATA

SPOON INSIDE DIA.	1 3/8 In.
SPOON OUTSIDE DIA.	2 In.
ASTM STANDARD DROP AUTOMATIC HAMMER	
AVG. HAMMER DROP	30 In.
HAMMER WEIGHT	140 lbs.

GRANULAR MATERIALS

RELATIVE DENSITY	SPT (BLOWS/FOOT)
VERY LOOSE	LESS THAN 3
LOOSE	3-8
MEDIUM DENSE	8-24
DENSE	24-40
VERY DENSE	GREATER THAN 40

SILTS AND CLAYS

CONSISTENCY	SPT (BLOWS/FOOT)
VERY SOFT	LESS THAN 1
SOFT	1-3
FIRM	3-6
STIFF	6-12
VERY STIFF	12-24
HARD	GREATER THAN 24

NOTES:

1) LAYER BOUNDARIES ARE APPROXIMATE AND REPRESENT SOIL LAYERS AT EACH TEST HOLE LOCATION ONLY. SUBSURFACE VARIATIONS BETWEEN BORINGS SHOULD BE ANTICIPATED.

2) BORING LOCATIONS AND GROUND SURFACE ELEVATIONS WERE PROVIDED BY OTHERS.

ENVIRONMENTAL CLASSIFICATION:

SUPERSTRUCTURE: EXTREMELY AGGRESSIVE

SUBSTRUCTURE:

STEEL: EXTREMELY AGGRESSIVE

CONCRETE: EXTREMELY AGGRESSIVE

(STRUCTURE WITHIN 2,500 FT OF WATER WITH CL >6,000 ppm)

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

JOHN B. KIMBERLY IV, P.E.
P.E. LICENSE NUMBER 49866
TERRACON
9655 W. FLORIDA MINING BLVD, STE 509
JACKSONVILLE, FLORIDA 32257

DRAWN BY: MG 5-13-21
CHECKED BY: TH 5-13-21
DESIGNED BY:
CHECKED BY:

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR AIA	ST. JOHNS	443554-1-52-01

SHEET TITLE: REPORT OF CORE BORINGS

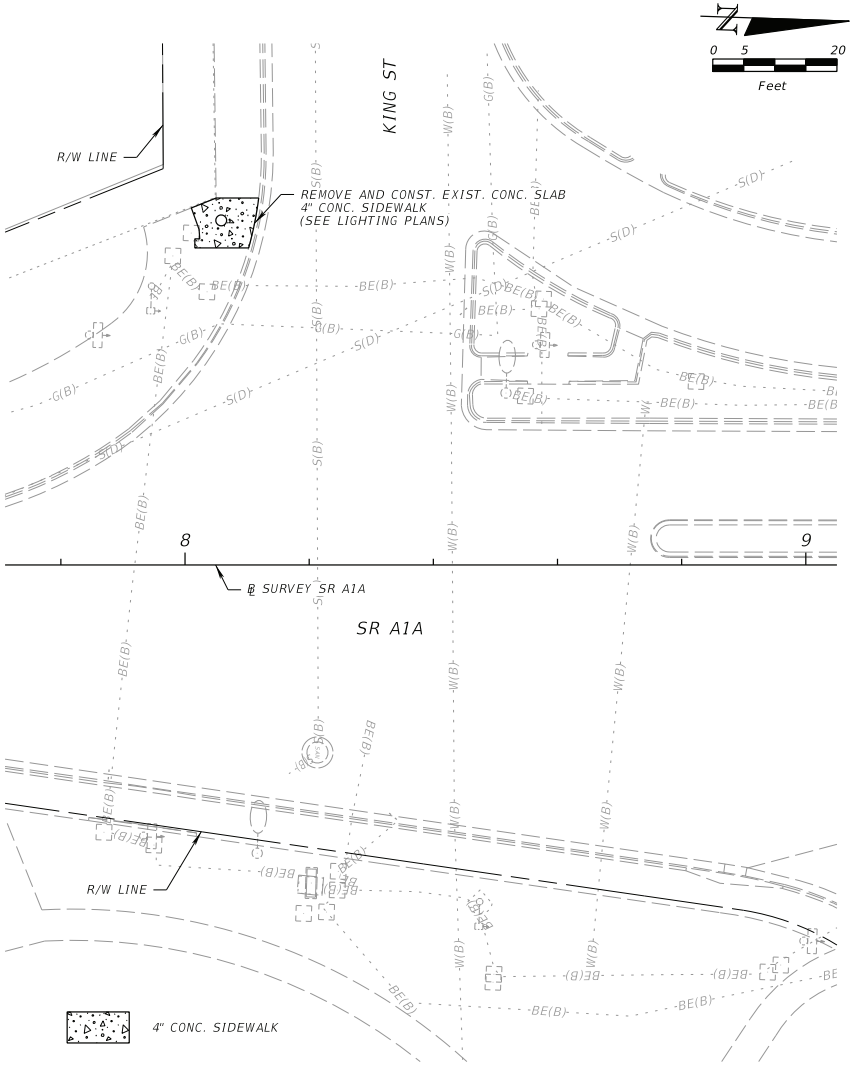
REF. DWG. NO.:

PROJECT NAME: SR AIA ST. AUGUSTINE - MAST ARMS
SR AIA FROM KING STREET TO CASTILLO DRIVE

SHEET NO.: 45

TERRACON Project No.: EQI95II0A

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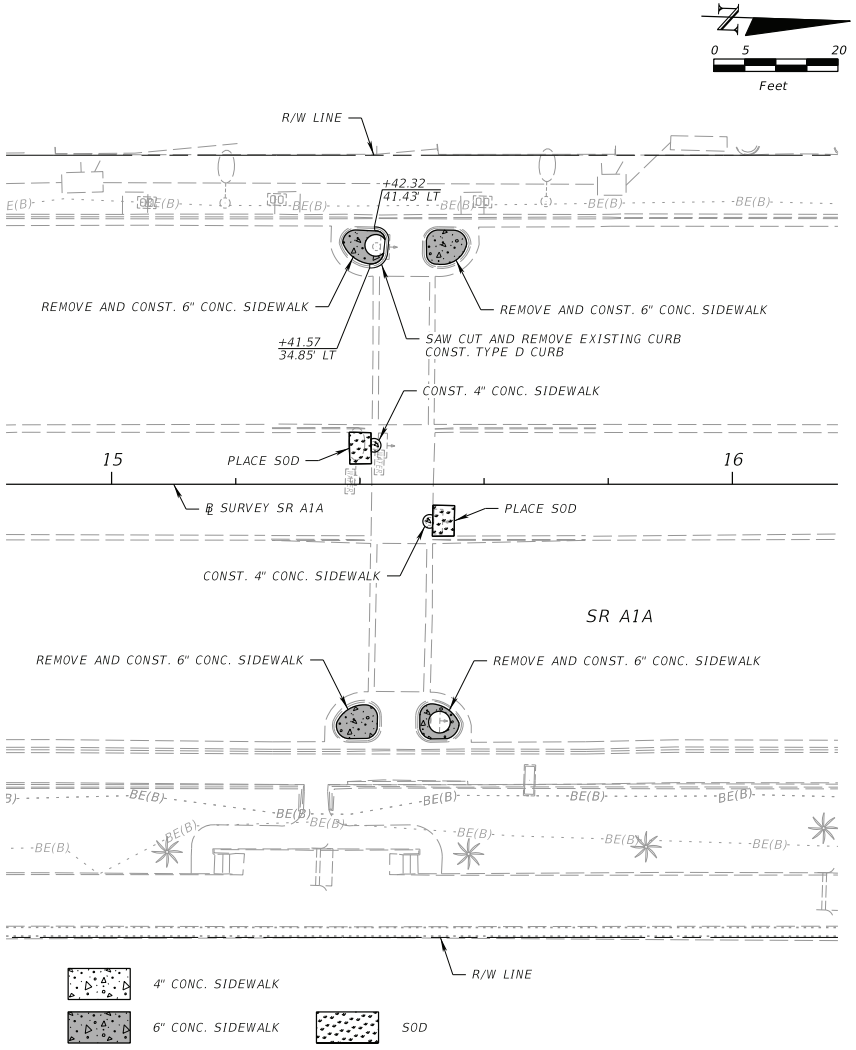


SIDEWALK REPLACEMENT DETAIL #1

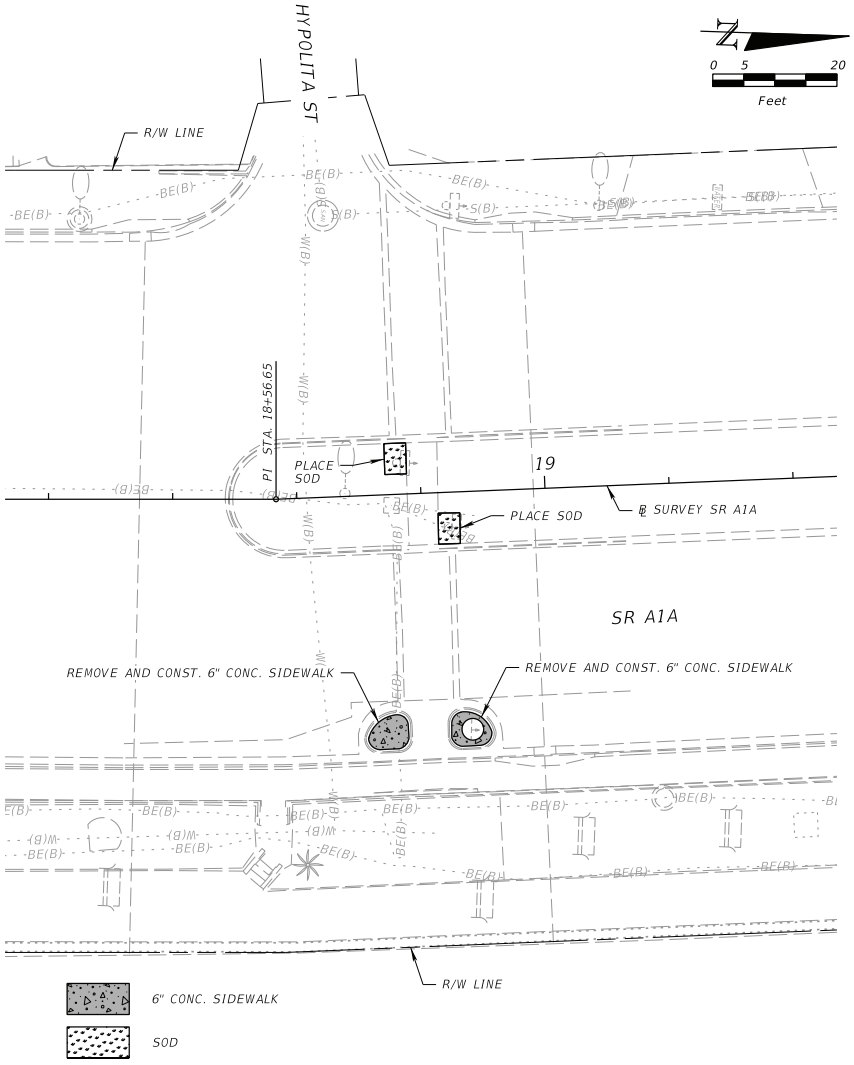
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REVISIONS				PETERS AND YAFFEE, INC. 9822 TAPESTRY PARK CIRCLE, SUITE 205 JACKSONVILLE, FL 32246 RUSTY SNIDER, P.E. 76949	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY SPECIAL DETAILS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		46
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SIDEWALK REPLACEMENT DETAIL #2

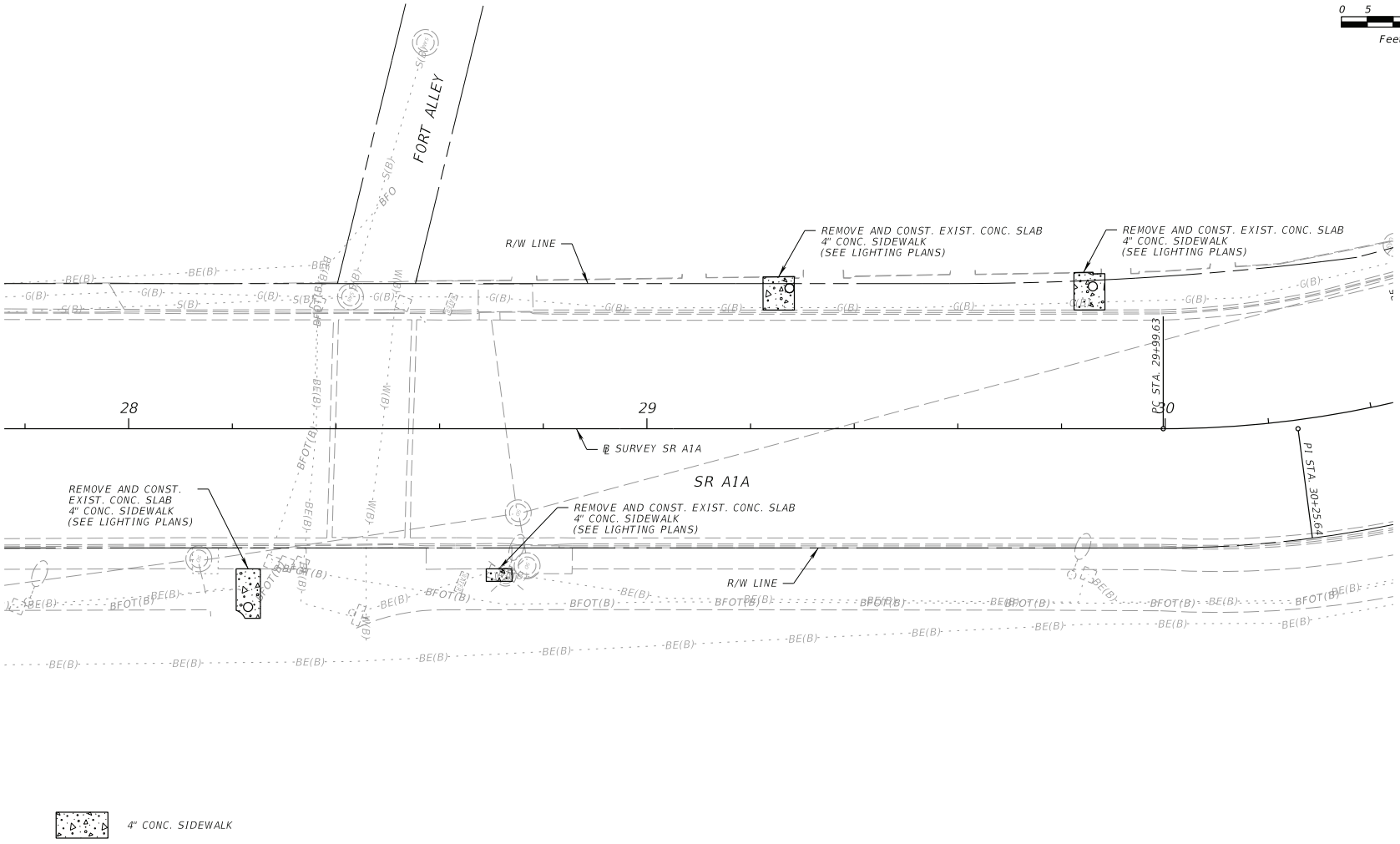


SIDEWALK REPLACEMENT DETAIL #3

REVISIONS				PETERS AND YAFFEE, INC. 9822 TAPESTRY PARK CIRCLE, SUITE 205 JACKSONVILLE, FL 32246 RUSTY SNIDER, P.E. 76949	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY SPECIAL DETAILS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
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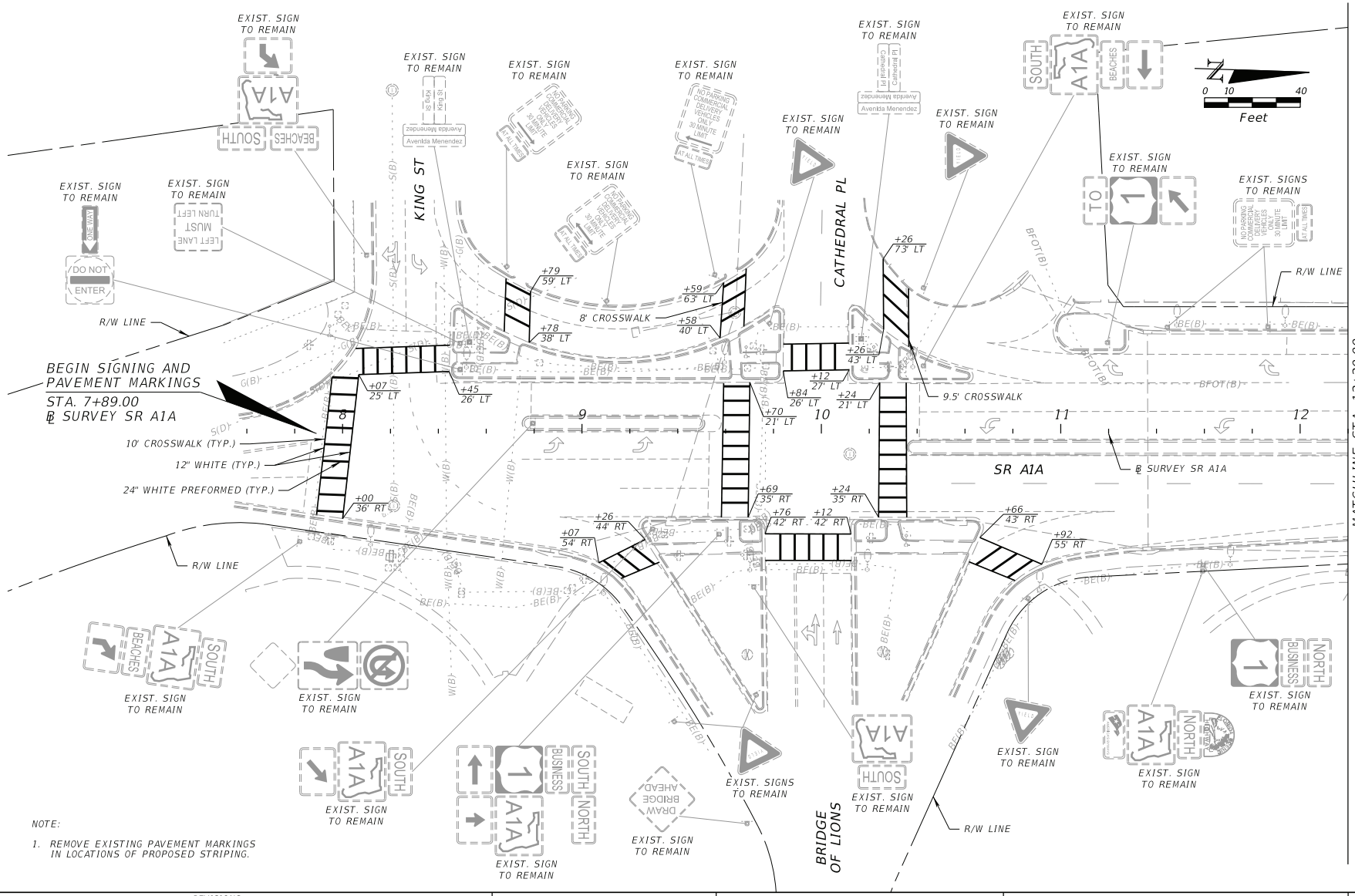


SIDEWALK REPLACEMENT DETAIL #4

REVISIONS				PETERS AND YAFFEE, INC. 9822 TAPESTRY PARK CIRCLE, SUITE 205 JACKSONVILLE, FL 32246 RUSTY SNIDER, P.E. 76949	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY SPECIAL DETAILS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
RUSTY SNIDER, P.E. 76949

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

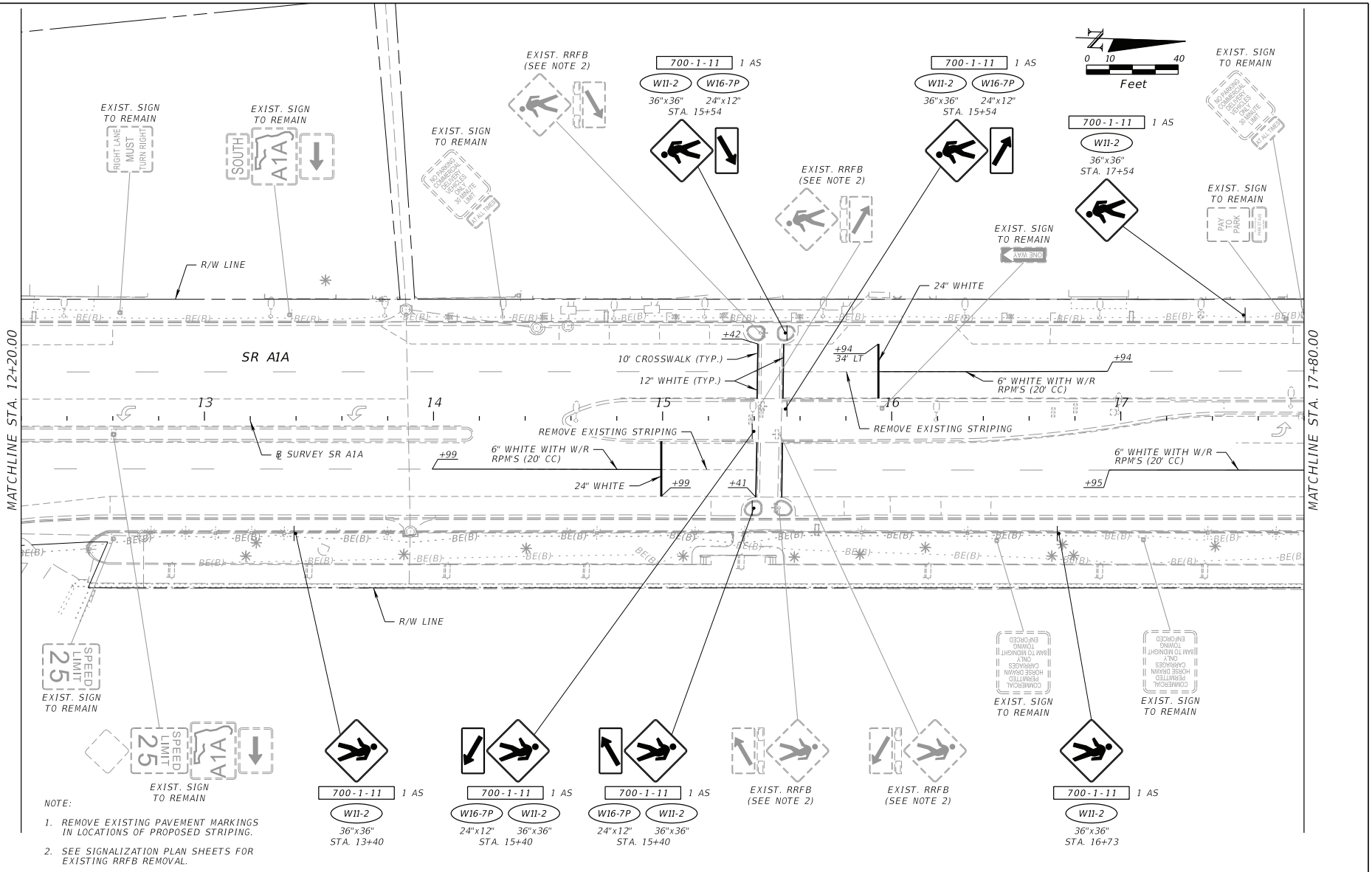
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

SIGNING AND PAVEMENT MARKINGS

SHEET NO. 49

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
RUSTY SNIDER, P.E. 76949

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

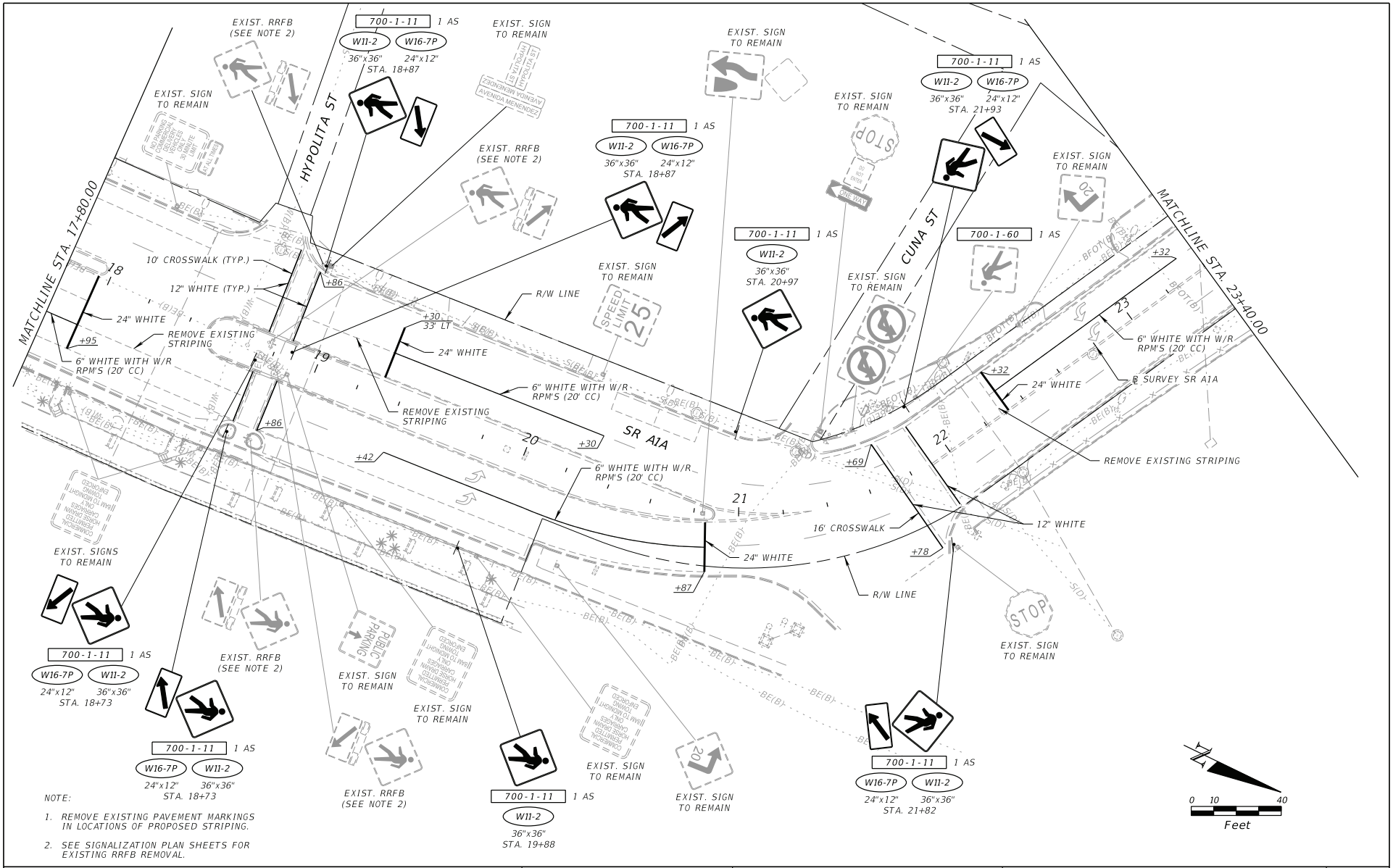
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SR A1A	ST. JOHNS	443554-1-52-01

SIGNING AND PAVEMENT MARKINGS

SHEET NO. 50

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NOTE:

1. REMOVE EXISTING PAVEMENT MARKINGS IN LOCATIONS OF PROPOSED STRIPING.
2. SEE SIGNALIZATION PLAN SHEETS FOR EXISTING RRFB REMOVAL.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
RUSTY SNIDER, P.E. 76949

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

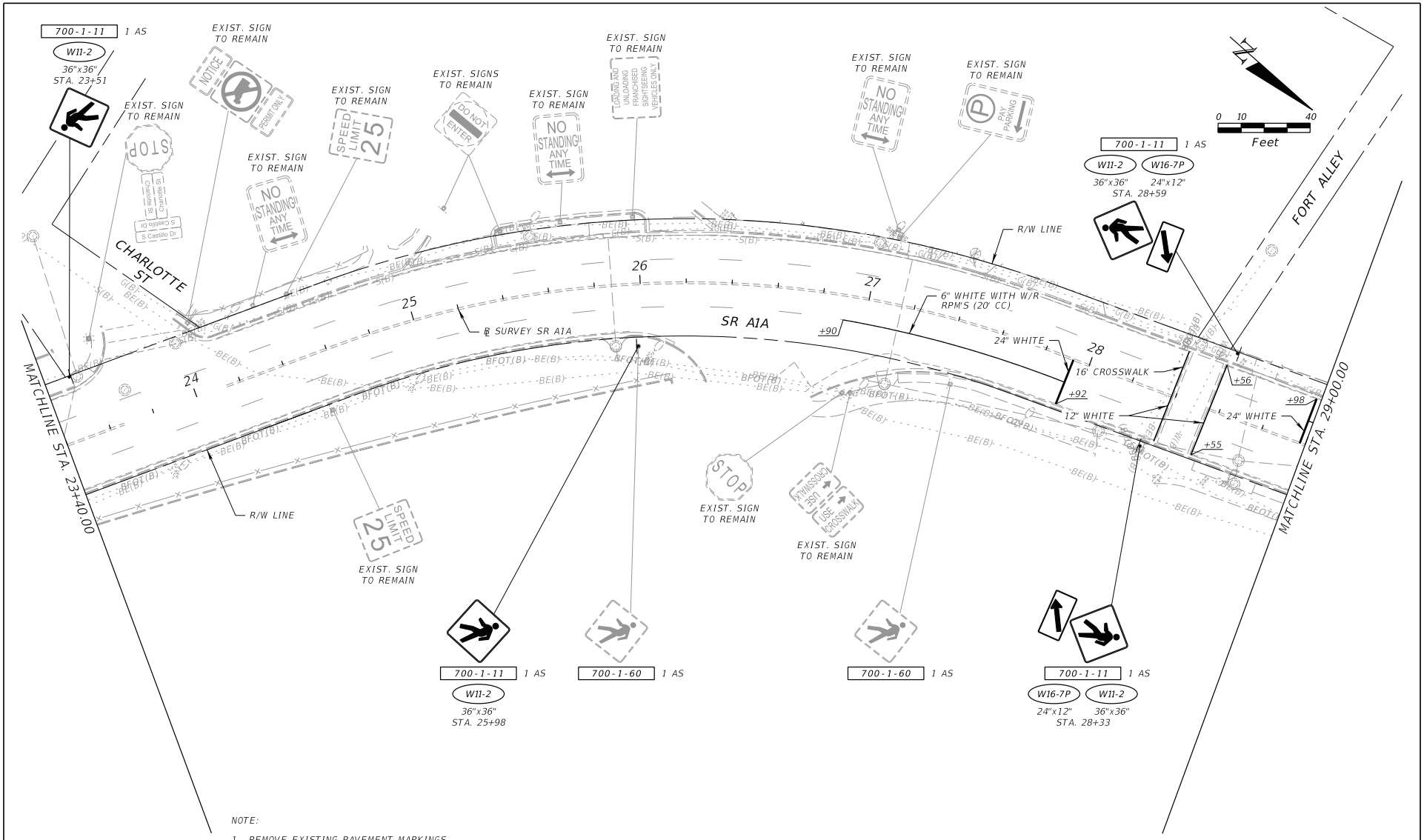
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SR AIA	ST. JOHNS	443554-1-52-01

SIGNING AND PAVEMENT MARKINGS

SHEET NO. 51

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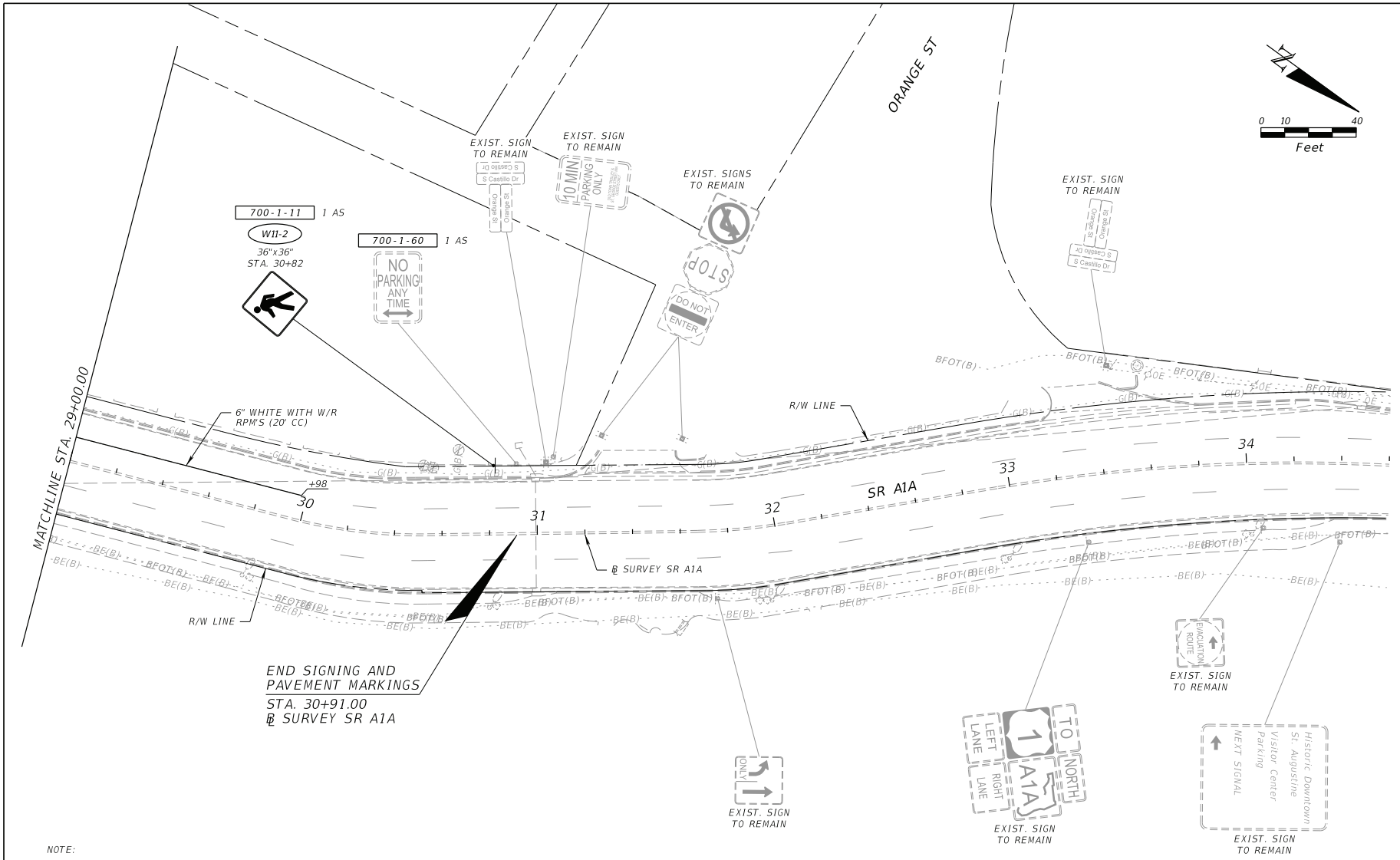
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REVISIONS				PETERS AND YAFFEE, INC. 9822 TAPESTRY PARK CIRCLE, SUITE 205 JACKSONVILLE, FL 32246 RUSTY SNIDER, P.E. 76949	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SIGNING AND PAVEMENT MARKINGS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					SR A1A	ST. JOHNS	443554-1-52-01		52

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NOTE:

1. REMOVE EXISTING PAVEMENT MARKINGS IN LOCATIONS OF PROPOSED STRIPING.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
RUSTY SNIDER, P.E. 76949

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

SIGNING AND PAVEMENT MARKINGS

SHEET NO. 53

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Appendix B Lighting Plans

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION

CONTRACT PLANS

FINANCIAL PROJECT ID 443554-1-52-01

ST. JOHNS COUNTY (78010027)

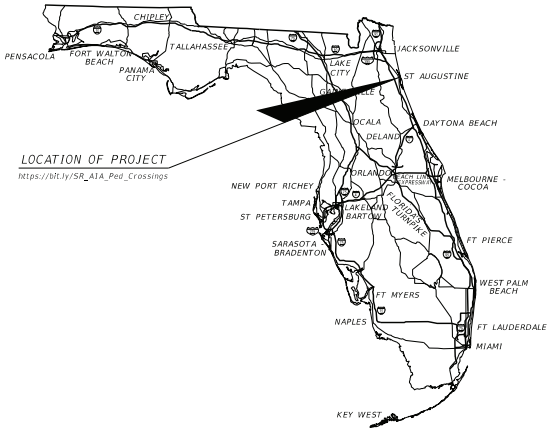
STATE ROAD NO. A1A (AVENIDA MENENDEZ)

FROM KING ST TO W. CASTILLO DRIVE

LIGHTING PLANS

INDEX OF LIGHTING PLANS

SHEET NO.	SHEET DESCRIPTION
L-1	KEY SHEET
L-2	TABULATION OF QUANTITIES
L-3	GENERAL NOTES
L-4 - L-5	LIGHTING DATA TABLE
L-6	LEGEND
L-7 - L-12	LIGHTING PLAN



WHITNEY N. ANDERSON
LICENSE
No 86622
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LIGHTING PLANS ENGINEER OF RECORD:

WHITNEY N. ANDERSON, P.E. NO.: 86622
PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
(904) 265-0751
CONTRACT NO.: C-A557
VENDOR NO.: F263166179-001

FDOT PROJECT MANAGER:

RENEE BRINKLEY

PHASE IV – RESUBMITTAL
MARCH 2023

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
T2842	24	L-1

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CONVENTIONAL
SIGNALIZED INTERSECTION LIGHTING RETROFIT
SR A1A (AVENIDA MENENDEZ)

AVG. INITIAL INTENSITY (VERTICAL) 1.5 FOOT CANDLES (STD.)/1.0 FOOT CANDLES (MIN.)
WIND SPEED 140 MPH

LEGEND

SYMBOLS	DESCRIPTION
	EXISTING LIGHT POLE AND LUMINAIRE TO REMAIN
	EXISTING LIGHT POLE AND LUMINAIRE TO BE RELOCATED
	150 WATT. 16,000 LUMEN HPS LUMINAIRE WITH POLE MOUNTING HEIGHT 15 FEET WITH A 2.5 FOOT ARM. INCLUDES LUMINAIRE AND WIRING FOR TYPE V DISTRIBUTION. THE BASIS OF DESIGN USED WAS: MANUFACTURER: HANOVER LANTERN, MODEL: 3730BP WITH PRISMATIC PANELS, PHOTOMETRIC CURVE: TYPE V. LUMINAIRE WIRED FOR MIN 120 VOLT OPERATION.
	150 WATT. 16,000 LUMEN HPS LUMINAIRE WITH POLE MOUNTING HEIGHT 15/16 FEET WITH A 2.5/0 FOOT ARM. INCLUDES LUMINAIRE AND WIRING FOR TYPE V DISTRIBUTION. THE BASIS OF DESIGN USED WAS: MANUFACTURER: HANOVER LANTERN, MODEL: 3730BP WITH PRISMATIC PANELS, PHOTOMETRIC CURVE: TYPE V. LUMINAIRE WIRED FOR MIN 120 VOLT OPERATION.
	150 WATT. 16,000 LUMEN HPS LUMINAIRE WITH POLE TOP MOUNTING HEIGHT 15 FEET. INCLUDES LUMINAIRE AND WIRING FOR VERTICAL TYPE III DISTRIBUTION. THE BASIS OF DESIGN USED WAS: MANUFACTURER: SIGNIFY HADCO, MODEL: V092-15S3VR3, PHOTOMETRIC CURVE: TYPE III. LUMINAIRE WIRED FOR MIN 120 VOLT OPERATION.
	150 WATT. 16,000 LUMEN HPS LUMINAIRE WITH POLE TOP MOUNTING HEIGHT 12 FEET. INCLUDES LUMINAIRE AND WIRING FOR VERTICAL TYPE III DISTRIBUTION. THE BASIS OF DESIGN USED WAS: MANUFACTURER: SIGNIFY HADCO, MODEL: V092-15S3VR3, PHOTOMETRIC CURVE: TYPE III. LUMINAIRE WIRED FOR MIN 120 VOLT OPERATION.
	150 WATT. 16,000 LUMEN HPS LUMINAIRE WITH POLE TOP MOUNTING HEIGHT 15 FEET. INCLUDES LUMINAIRE, POLE, AND WIRING FOR VERTICAL TYPE III DISTRIBUTION. THE BASIS OF DESIGN USED WAS: MANUFACTURER: SIGNIFY HADCO, MODEL: V092-15S3VR3, PHOTOMETRIC CURVE: TYPE III. LUMINAIRE WIRED FOR MIN 120 VOLT OPERATION.
	150 WATT. 16,000 LUMEN HPS LUMINAIRE WITH POLE TOP MOUNTING HEIGHT 12 FEET. INCLUDES LUMINAIRE, POLE, AND WIRING FOR VERTICAL TYPE III DISTRIBUTION. THE BASIS OF DESIGN USED WAS: MANUFACTURER: SIGNIFY HADCO, MODEL: V092-15S3VR3, PHOTOMETRIC CURVE: TYPE III. LUMINAIRE WIRED FOR MIN 120 VOLT OPERATION.

CONVENTIONAL
MIDBLOCK CROSSWALK - LOW AMBIANCE
SR A1A (AVENIDA MENENDEZ)

AVG. INITIAL INTENSITY (VERTICAL) 1.5 FOOT CANDLES
WIND SPEED 140 MPH

LEGEND

SYMBOLS	DESCRIPTION
	150 WATT. 16,000 LUMEN HPS LUMINAIRE WITH POLE TOP MOUNTING HEIGHT 20 FEET. INCLUDES LUMINAIRE AND WIRING FOR HORIZONTAL TYPE III DISTRIBUTION. THE BASIS OF DESIGN USED WAS: MANUFACTURER: SIGNIFY HADCO, MODEL: V092-15S3HT3, PHOTOMETRIC CURVE: TYPE III. LUMINAIRE WIRED FOR MIN 120 VOLT OPERATION.
	150 WATT. 16,000 LUMEN HPS LUMINAIRE WITH POLE TOP MOUNTING HEIGHT 15 FEET. INCLUDES LUMINAIRE AND WIRING FOR HORIZONTAL TYPE III DISTRIBUTION. THE BASIS OF DESIGN USED WAS: MANUFACTURER: SIGNIFY HADCO, MODEL: V092-15S3HT3, PHOTOMETRIC CURVE: TYPE III. LUMINAIRE WIRED FOR MIN 120 VOLT OPERATION.
	150 WATT. 16,000 LUMEN HPS LUMINAIRE WITH POLE TOP MOUNTING HEIGHT 12 FEET. INCLUDES LUMINAIRE AND WIRING FOR HORIZONTAL TYPE III DISTRIBUTION. THE BASIS OF DESIGN USED WAS: MANUFACTURER: SIGNIFY HADCO, MODEL: V092-15S3HT3, PHOTOMETRIC CURVE: TYPE III. LUMINAIRE WIRED FOR MIN 120 VOLT OPERATION.
	150 WATT. 16,000 LUMEN HPS LUMINAIRE WITH POLE TOP MOUNTING HEIGHT 12 FEET. INCLUDES LUMINAIRE, POLE, AND WIRING FOR HORIZONTAL TYPE III DISTRIBUTION. THE BASIS OF DESIGN USED WAS: MANUFACTURER: SIGNIFY HADCO, MODEL: V092-15S3HT3, PHOTOMETRIC CURVE: TYPE III. LUMINAIRE WIRED FOR MIN 120 VOLT OPERATION.
	204 WATT. 25,421 LUMEN LED LUMINAIRE. LIGHT COLOR: 4000K. POLE MOUNTING HEIGHT 20 FEET WITH A 10 FOOT ARM. INCLUDES LUMINAIRE, ARM, AND WIRING FOR TYPE IV DISTRIBUTION. THE BASIS OF DESIGN USED WAS: MANUFACTURER: AMERICAN ELECTRIC LIGHTING, MODEL: ATB2 60BLEDE10 XXXXX R4 4K/5K, PHOTOMETRIC CURVE: TYPE IV. LUMINAIRE WIRED FOR MIN 120 VOLT OPERATION.
	204 WATT. 25,421 LUMEN LED LUMINAIRE. LIGHT COLOR: 4000K. POLE MOUNTING HEIGHT 20 FEET WITH A 10 FOOT ARM. INCLUDES LUMINAIRE AND WIRING FOR TYPE IV DISTRIBUTION. THE BASIS OF DESIGN USED WAS: MANUFACTURER: AMERICAN ELECTRIC LIGHTING, MODEL: ATB2 60BLEDE10 XXXXX R4 4K/5K, PHOTOMETRIC CURVE: TYPE IV. LUMINAIRE WIRED FOR MIN 120 VOLT OPERATION.
	OPEN TRENCH CONDUIT
	DIRECTIONAL BORE CONDUIT
	ABOVEGROUND CONDUIT
	PULL AND SPLICE BOX, 13" X 24" COVER SIZE

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WHITNEY N. ANDERSON, P.E. 86622

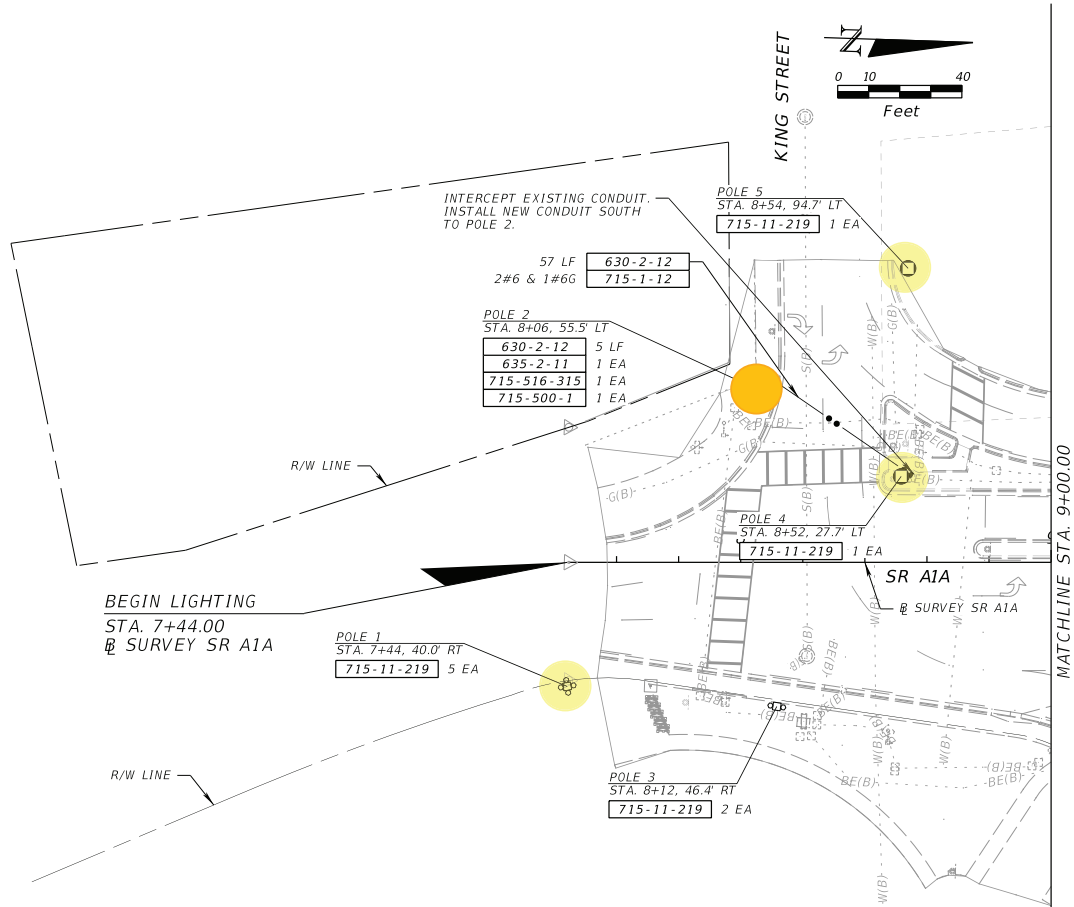
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

LEGEND

SHEET NO. L-6

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NOTE: DO NOT CUT, TRIM, OR PRUNE ANY EXISTING PALM TREES ON THIS CORRIDOR.

LEGEND

- New Light Pole
- Replace Light Pole

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WHITNEY N. ANDERSON, P.E. 86622

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

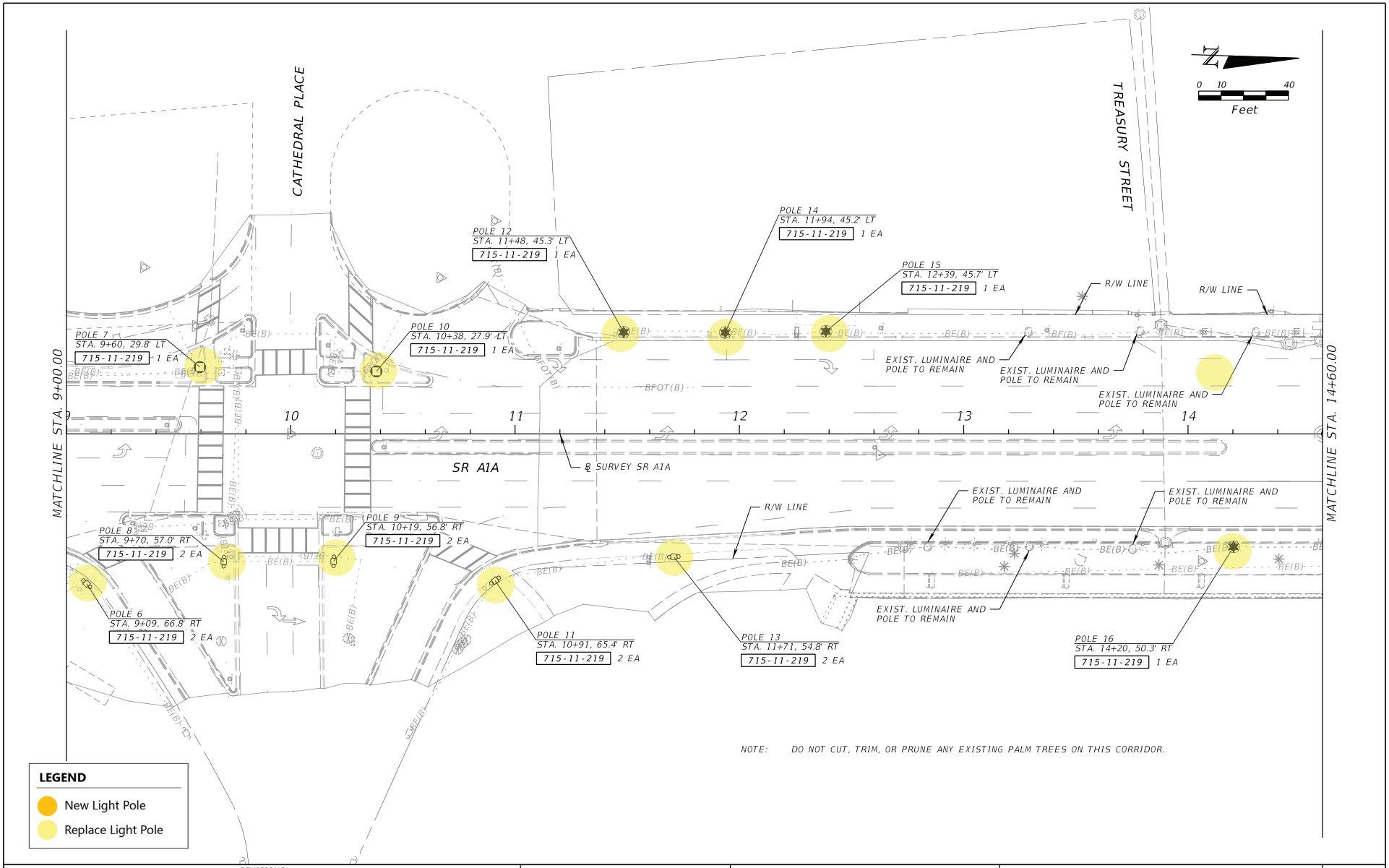
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SR A1A	ST. JOHNS	443554-1-52-01

LIGHTING PLAN

SHEET NO. L-7

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NOTE: DO NOT CUT, TRIM, OR PRUNE ANY EXISTING PALM TREES ON THIS CORRIDOR.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
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JACKSONVILLE, FL 32246
WHITNEY N. ANDERSON, P.E. 86622

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

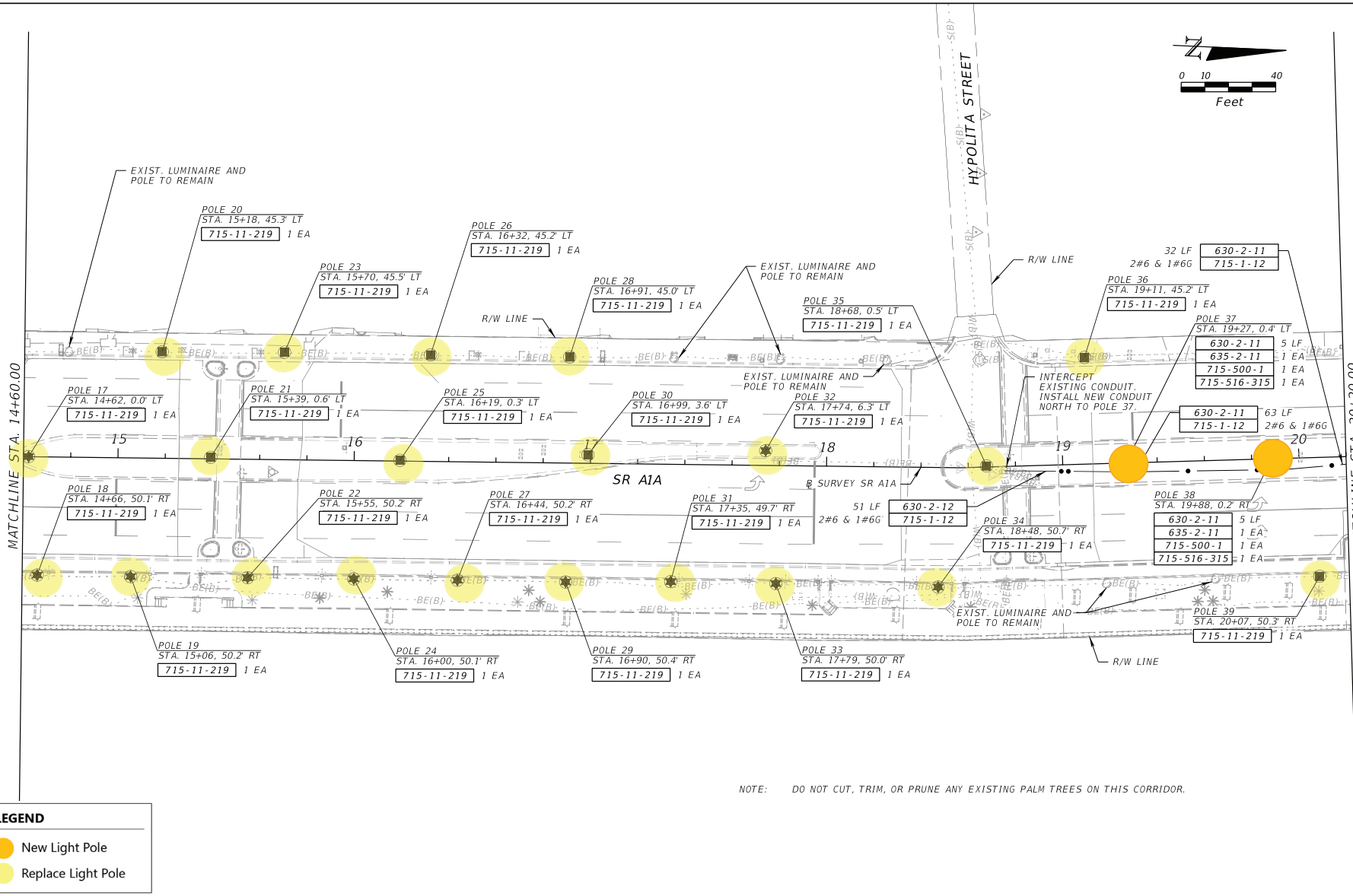
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

LIGHTING PLAN

SHEET NO. L-8

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REVISIONS			
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PETERS AND YAFFEE, INC.
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JACKSONVILLE, FL 32246
WHITNEY N. ANDERSON, P.E. 86622

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

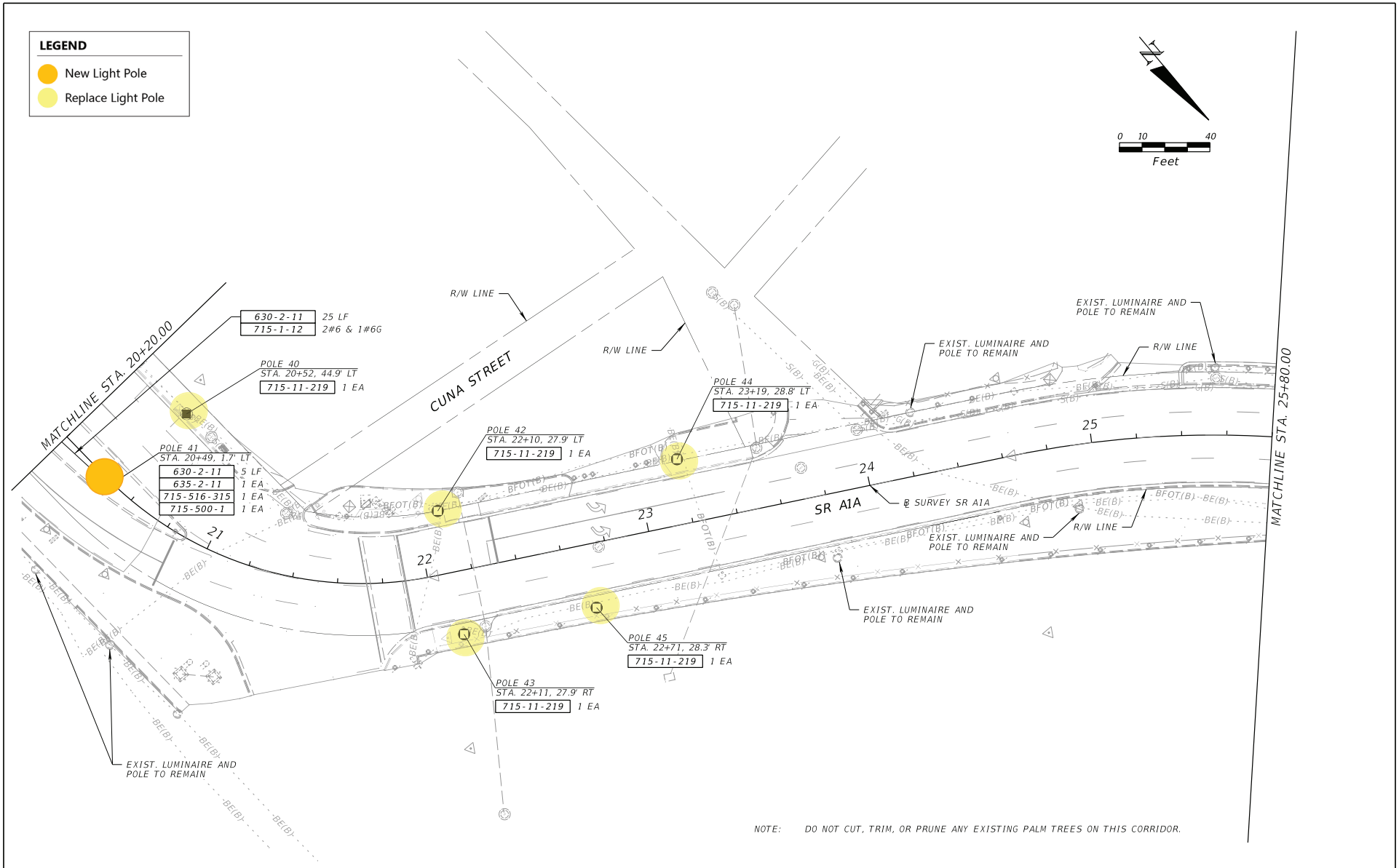
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

LIGHTING PLAN

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NOTE: DO NOT CUT, TRIM, OR PRUNE ANY EXISTING PALM TREES ON THIS CORRIDOR.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
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JACKSONVILLE, FL 32246
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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

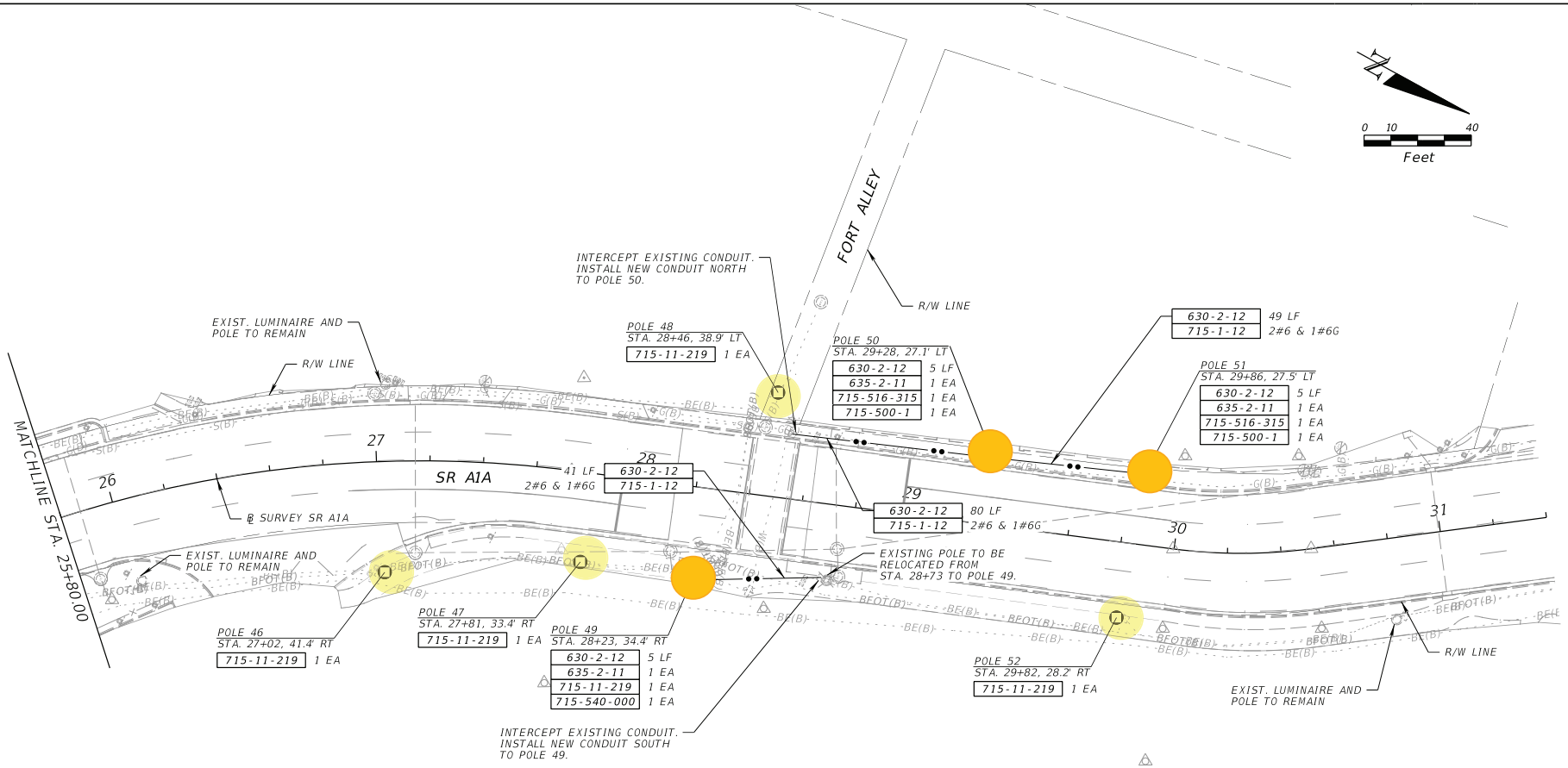
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

LIGHTING PLAN

SHEET NO. L-10

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LEGEND

- New Light Pole
- Replace Light Pole

NOTES: ALL EXISTING LIGHT POLES BETWEEN STA. 31+40 AND 37+00 ARE TO REMAIN AS EXISTING.

DO NOT CUT, TRIM, OR PRUNE ANY EXISTING PALM TREES ON THIS CORRIDOR.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PETERS AND YAFFEE, INC.
9822 TAPESTRY PARK CIRCLE, SUITE 205
JACKSONVILLE, FL 32246
WHITNEY N. ANDERSON, P.E. 86622

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

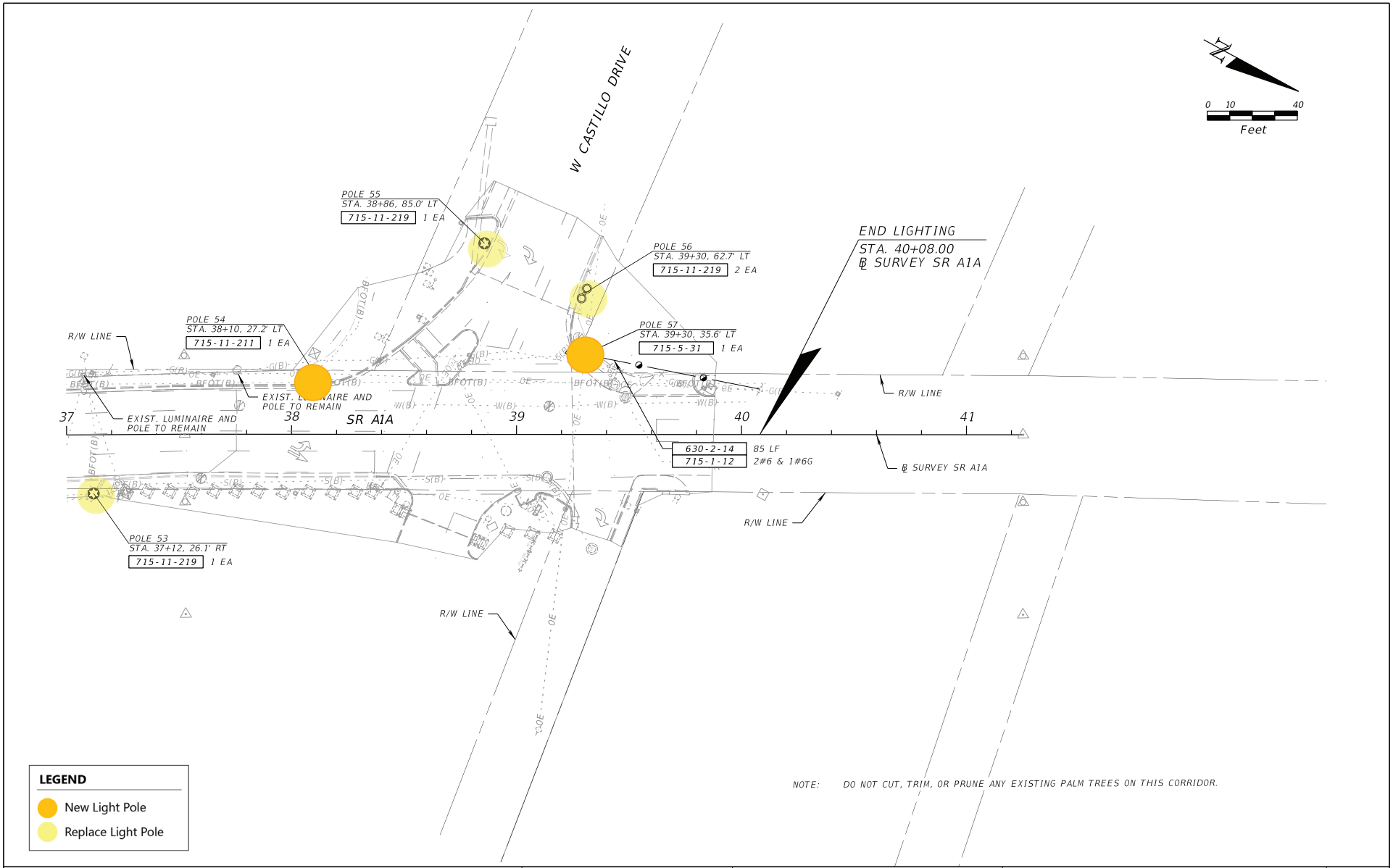
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SR A1A	ST. JOHNS	443554-1-52-01

LIGHTING PLAN

SHEET NO. L-11

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JACKSONVILLE, FL 32246
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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	443554-1-52-01

LIGHTING PLAN

SHEET NO. L-12

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Appendix C Lighting Specifications

BATTERY PARK

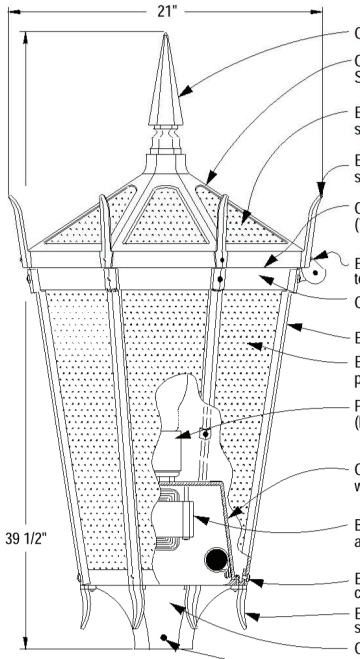
3730BP - 3733BP - 3737BP - 3738BP
3830BP - 3833BP - 3837BP - 3838BP

Sitescape®
SITE • ROADWAY • AREA LIGHTING

SPECIFICATIONS

MODEL No. shown **3838BP**

E.P.A. - 2.65
Max. Wt. 46 lbs



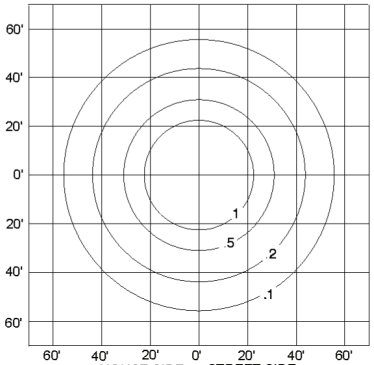
- Cast aluminum octagon top spike.
- Cast aluminum octagon roof. Hinged for easy access. Secures with one 5/16-18 s.st'l. R.H.M.S.
- Eight Prismatic polycarbonate roof panels. Completely sealed from inside with silicone sealant.
- Eight cast aluminum top spikes, secured with R.H.M.S.
- Continuous foam rubber gasket between roof and cage. (To prevent insects from entering cage.)
- Eight 8-32 R.H.M.S. secure cast aluminum cage legs to top cage ring.
- Cast aluminum hinged octagon top cage ring.
- Eight cast aluminum cage legs.
- Eight prismatic polycarbonate cage panels secured with screws & clips.
- Porcelain 4kv mogul base socket. (Lamp not supplied.) (Medium base 4kv socket available, contact factory.)
- Cast aluminum ballast housing secures to cage bottom w/two 1/4-20 R.H.M.S.
- Ballast and related components are factory installed, prewired and tested. All electrical components-UL listed.
- Eight 1/4-20 brass R.H.M.S. secure cage legs to cast aluminum cage bottom.
- Eight cast aluminum bottom spikes secure to cage bottom with 8-32 R.H.M.S.
- Cast aluminum cage bottom/post fitter combination. Fits 3" O.D. post or tenon.
- Four 5/15-18 s.st'l. Allen HD. set screws secure fixture to 3" O.D. post or tenon.

PHOTOMETRIC DATA

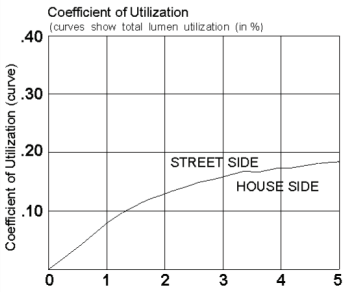
Symmetric Distribution

Fixture: 3830BP
Lamp: 150w H.P.S.
Lamp Lumens: 16,000

Optics: Type V
Mounting Height: 12'
Panels: Prismatic polycarbonate



RATIO= Distance along / Mounting height



Mounting height multiplier for isolux.

Mtg.Ht.(ft.)	10'	11'	12'	13'	14'
Correction factor	1.4	1.2	1.0	.86	.73

FEATURES

SOURCES: *(factory installed, prewired and tested).*
INC.-(incandescent) 250 watt max.
S-(high pressure sodium) 35-50-70-100-150-250 watt.
MH-(metal halide) 50-70-100-150-250 watt.

FINISHES:
All Hanover Lantern finishes available

PANELS:
CA-Clear acrylic.
CP-Clear polycarbonate, UV stabilized.
OA-Opal acrylic.
OP-Opal polycarbonate, UV stabilized.
PP-Prismatic polycarbonate, UV stabilized.

VOLTAGES:
120-208-240-277-QUAD *(contact factory for availability)*

REFRACTORS:
No. **96**-6" borosilicate glass, type III distribution. (3700 series only)
No. **97**-6" borosilicate glass, type V distribution. (3700 series only)
No. **81**-6" borosilicate glass, type V distribution. (3800 series only)
No. **82**-6" borosilicate glass, type III distribution. (3800 series only)
No. **83**-8" borosilicate glass, type V distribution. (3800 series only)
No. **84**-8" borosilicate glass, type II distribution. (3800 series only)

PHOTO CONTROL: *(optional)* factory installed.
No. **10**-120 volt only.
No. **11**-208 to 277 volt. *(Must be installed in post only).*

ORDERING GUIDE

To ensure prompt and efficient processing of your order, please follow the sequence listed in the example below.

① SOURCE:
INC.-incandescent
S-high pressure sodium
MH-metal halide

② MODEL NO.:
3730BP **3830BP**
3733BP **3833BP**
3737BP **3837BP**
3738BP **3838BP**

③ FINISH:

④ PANELS:
CA-Clear acrylic
CP-Clear polycarbonate
OA-Opal acrylic
OP-Opal polycarbonate
PP-Prismatic polycarbonate

⑤ WATTAGE:
S-35-50-70-100-150-250
MH-50-70-100-150-250

⑥ VOLTAGE
120v.-208v.-240v.-277v.

⑦ REFRACTORS: *(optional)*
96-6" glass type III
97-6" glass type V
81-6" glass type V
82-6" glass type III
83-8" glass type V
84-8" glass type III

⑧ PHOTO CONTROL: *(optional)*
10-120 volt only.
11-208/277 volt.

①	②	③	④	⑤	⑥	⑦	⑧
S	3830BP	BLK	CP	100	120	83	10

425 East Middle Street
Hanover, PA 17331
717-632-6464
hanoverlantern.com

Hanover® LANTERN
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Project:

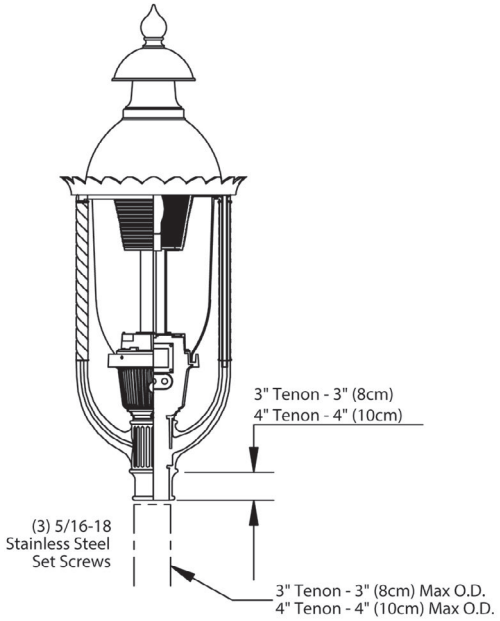
Location:

Cat.No:

Type:

Lamps: Qty:

Notes:



Ordering Guide

Example: V092 A R3 N D 70S E 3

Product Code	V092	Old Boston	
Finish	A	Black	
	B	White	
	G	Verde	
	H	Bronze	
	J	Green	
Optics	R3	Type III Refractor Bowl	
	R5	Type V Refractor Bowl	
	T3	Type III Cutoff	
	T5	Type V Cutoff	
Photo Control	N	None	
	B	Button Eye Photo Control	
	R	Twist-lock Receptacle	*1
Socket	D	Medium	
	G	Mogul	
Wattage	70S	70W HPS	
	100S	100W HPS	
	150S	150W HPS	
	70H	70W MH	*2
	100H	100W MH	*2
	150H	150W MH	
Voltage	E	120V	
	F	208V	
	G	240V	
	H	277V	
	K	347V	*3
Fixture Mounting	3	3" Tenon	
	4	4" Tenon	

*1 Not available with 250W MH (250H) or 347V (K).
*2 Available in Medium base (D) socket only.
*3 Not available with twist-lock receptacle (R).

Specifications

HOUSING:
360 low-copper die-cast aluminum alloy . 356 HM high-strength, low-copper, proprietary cast aluminum alloy . 0.090" thick spun aluminum . Tool-less lamp access. Hinged roof with stainless steel thumb screw. Twistlock ballast assembly with quick disconnects for easy maintenance. The optional photo control eye or twist-lock receptacle is located in the ballast enclosure for easy access via a removable door. All non-ferrous fasteners prevent corrosion and ensure longer life. Slip Fitter Dimensions: 3" I.D. x 3" deep or 4"I.D x 4"deep.

FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.

OPTICAL ASSEMBLY:
U.V. stabilized, injection molded, clear acrylic globe. Type III Refractor Bowl. Type V Refractor Bowl. Heat-resistant, low expansion borosilicate glass refractor bowl. Type III Cutoff. Type V Cutoff. Type III (precision formed, segmented specular aluminum internal cutoff reflector with horizontal lamp mounting). Type V (specular aluminum internal cutoff reflector with horizontal lamp mounting). Decorative frosted glass chimney.

LAMPING:
70W-150W HPS Mogul base: ED23.5. MH Mogul base: ED28. MH and HPS Medium base: E17.

V092 Old Boston

MH/HPS Post top

Specifications

ELECTRICAL ASSEMBLY:
Twistlock Ballast Assembly with Quick Disconnects for easy maintenance. Ballasts are HPF core and coil. 4kv rated porcelain mini-can base. Nickel-plated screw shell with center contact. 4kv rated mogul base porcelain socket. Nickel-plated screw shell with center contact.

BALLAST:
All HID ballasts are core and coil and regulated with power factors better than 90% (HPF). Ballast provides +/- 5% lamp power regulation with +/- 10% input voltage regulation. Ballasts are factory pre-wired and tested. Metal halide ballasts are capable of starting at -20° F or -30° C and HPS at -40°F or -40°C. NOTE: All ballasts are EISA / Title 20 / Title 24 compliant where applicable.

CERTIFICATIONS:
ETL Listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.

WARRANTY:
Three-year limited warranty.

Height :
48 1/2" (123cm)

Width:
18" (46cm)

Max. EPA:
2.24 sq. ft.

Max. Weight:
33 lbs

IESNA Classifications:
Semi Cutoff: Refractor Bowl

IESNA Classifications:
Cutoff: Cutoff Optics

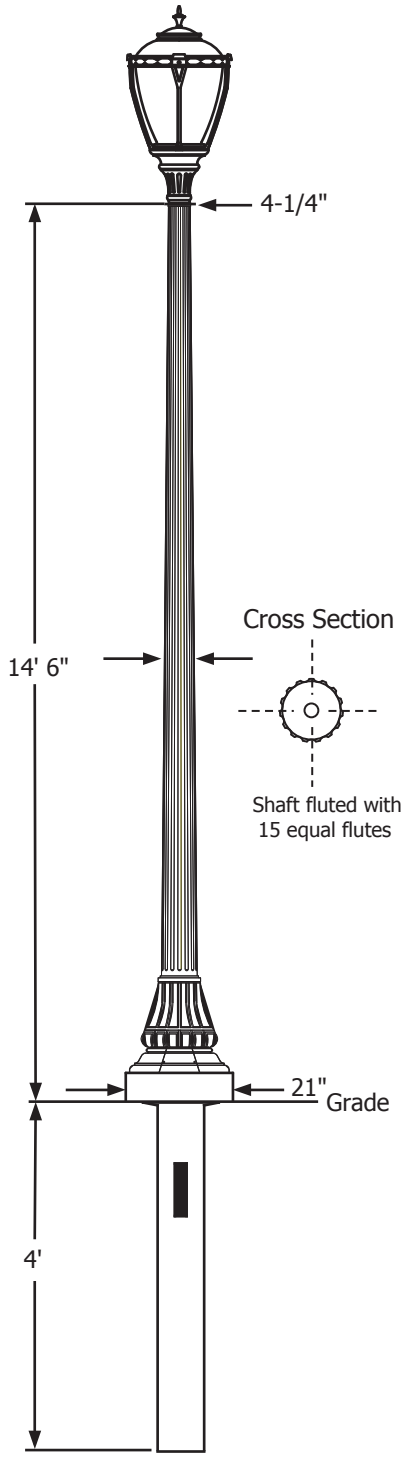
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200 Franklin Square Drive,
Somerset, NJ 08873
Telephone 855-486-2216

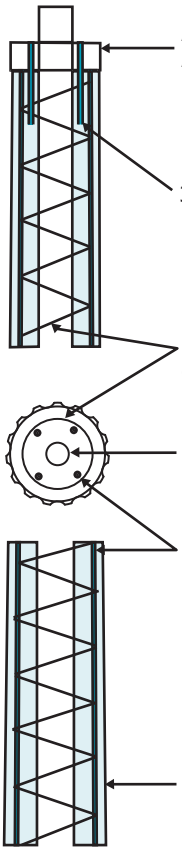
Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

1800 Series

Spun Decorative, 15 Flutes



Typical Structural Detail



Pole Dimensions

Pole No.	Above Ground Height	Burial Depth	Tip Diameter	Base Diameter	Est. Pole Weight (lbs.)
D1815	14' 6"	4'	4-1/4"	21"	1,100
A1815	14' 6"	----	4-1/4"	21"	850

Anchor Base units are available upon request. Standard bolt circle is 25".

Pole Code

Standard Code: **D1815 - SG - EA - 3T**

Mounting Type	Series + Height Above Ground	Color	Finish	Sealer	Options
(D) Direct Burial (A) Anchor Base	1815	(SG) Sky Gray (SP) Salt & Pepper (CB) Charcoal Black (MS) Midnight Sky Black (EB) Eclipse Black (RG) Red Granite (AR) Antique Red (RR) Rustic Red (SR) Sedona Red (TC) Terra Cotta (KG) Kelly Green (BZ) Bronze	(E) Etched	(A) Acrylic (W) Waterseal	(B) Banner Arm (I) Threaded Insert (O) Outlet (T) Tenon

TRADITIONAL CONCRETE, INC.
Street Light Poles
P.O. Box 157
W142 N9110 Fountain Blvd.
Menomonee Falls, WI 53052-0157
(888) 719-7599
(262) 250-7598 fax
info@concretepoles.com
www.concretepoles.com

RESOLUTION NO. 2023-14

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA SUPPORTING SURVEY GRANT OF $50,000 IN THE FY2025 SMALL MATCHING GRANT CYCLE FOR THE ST. AUGUSTINE SURVEY UPDATE PART 6 TO SURVEY ARCHITECTURE FROM THE RECENT PAST

WHEREAS, the Florida Division of Historical Resources provides Small Matching Grants to provide funding to assist local, regional and state-wide efforts to preserve significant historic and archaeological resources, and to promote knowledge and appreciation of the history of Florida; and

WHEREAS, Survey projects that identify, document, and evaluate historic or archaeological resources within historic or archaeological districts or areas being investigated for the potential of becoming historic districts or zones, or updating previous surveys are a type of project funded through the Small Matching Grants; and

WHEREAS, the FY2025 Small Matching Grant Application period is open from April 1, 2023 and closes June 1, 2023; and

WHEREAS, the City of St. Augustine is a Certified Local Government and therefore eligible to apply for federally funded projects with no match requirement; and

WHEREAS, the Small Matching Grant Guidelines for FY2025 states that Small Matching Grants may provide a maximum grant award amount of $50,000; and

WHEREAS, the city has been incrementally updating the historic resource inventory over the last fifteen years and this survey represents buildings of the city's recent past that have not been surveyed since 1980 or not surveyed; and

WHEREAS, the survey area includes properties outside of the local historic preservation zoning districts and National Register Historic Districts where a local landmark program could provide preservation incentives not otherwise available; and

WHEREAS, the Historic Preservation Master Plan, adopted in 2018, recommends prioritizing and documenting historic resources, including from the recent past, to promote preservation and identify threatened resources, and to conduct education and outreach programs; and

WHEREAS, the proposed grant project contributes to the historic preservation goals of the City of St. Augustine;

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

Section 1. Support. The City of St. Augustine hereby fully supports a $50,000 Small Matching grant application in the Certified Local Government category to the Florida Division of Historical Resources for the St. Augustine Survey Update Part 6 to Survey Architecture From the Recent Past, in accordance with the FY2025 Small Matching Historic Preservation Grants, Formal Solicitation and Applications, April 1, 2023 – June 1, 2023.

PASSED AND ADOPTED by the City Commission for the City of St. Augustine, Florida this 22nd day of May, 2023.

ATTEST:

_____
Nancy Sikes-Kline, Mayor-Commissioner

_____
Darlene Galambos, City Clerk
(SEAL)

RESOLUTION NO. 2023-15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA SUPPORTING HERITAGE EDUCATION PROJECT GRANT OF $50,000 IN THE FY2025 SMALL MATCHING GRANT CYCLE TO HIGHLIGHT ST. AUGUSTINE ARCHITECTURE LEADING UP TO AND FROM THE RECENT PAST

WHEREAS, the Florida Division of Historical Resources provides Small Matching Grants to provide funding to assist local, regional and state-wide efforts to preserve significant historic and archaeological resources, and to promote knowledge and appreciation of the history of Florida; and

WHEREAS, Heritage Education projects that increase public understanding and awareness of the history of Florida and the importance of its historical and archaeological resources and their preservation are a category funded through the Small Matching Grants; and

WHEREAS, the FY2025 Small Matching Grant Application period is open from April 1, 2023 and closes June 1, 2023; and

WHEREAS, the City of St. Augustine is a Certified Local Government and therefore eligible to apply for federally and state funded projects with no match requirement; and

WHEREAS, the Small Matching Grant Guidelines for FY2025 states that Small Matching Grants may provide a maximum grant award amount of $50,000; and

WHEREAS, the City has been incrementally updating the historic resource inventory over the last fifteen years and this heritage education project will build upon the documentation compiled in past surveys to highlight the more significant structures that led up to and were constructed during the recent past, with public workshops to be held during the project to engage the community and printed, digital, and website resources created; and

WHEREAS, the Historic Preservation Master Plan, adopted in 2018, recommends prioritizing the documentation and preservation of historic resources, including from the recent past specifically, to promote preservation and identify threatened resources, and to conduct education and outreach programs; and

WHEREAS, the proposed heritage education grant project contributes to the historic preservation goals of the City of St. Augustine;

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

Section 1. Support. The City of St. Augustine hereby fully supports a $50,000 Small Matching grant application in the Certified Local Government category to the Florida Division of Historical Resources for a Heritage Education Project to Highlight St. Augustine Architecture Leading Up to and From the Recent Past, in accordance with the FY2025 Small Matching Historic Preservation Grants, Formal Solicitation and Applications, April 1, 2023 – June 1, 2023.

PASSED AND ADOPTED by the City Commission for the City of St. Augustine, Florida this 22nd day of May, 2023.

ATTEST:

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Nancy Sikes-Kline, Mayor-Commissioner

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Darlene Galambos, City Clerk
(SEAL)