CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, MAY 16, 2024 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) March 21, 2024 Regular Meeting
4. Modification and approval of Agenda

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

a) HP2023-0031

Rcz LLC - Applicant and Owner
118 Lincoln Street
To consider a one-year extension request for a Certificate of Demolition allowing demolition of a residential building, constructed ca. 1958, that is recorded in the Florida Master Site File and is a non-contributing building to the Lincolnville National Register Historic District, originally approved on May 18, 2023.

6. Certificate of Appropriateness

a) HP2024-0017

A.D. Davis Construction Corp. - Applicant
Edmiston Family Trust - Owner
17 Cordova Street
For after-the-fact approval and continued replacement of second-story wood windows with aluminum-clad windows of the same design.

b) HP2024-0022

Les Thomas Architect - Applicant
Ocean Breezes Real Estate, LLC - Owner
50 Marine Street
To install a new paver patio and construct a pergola at the rear of the building; and, to construct a new low wall along the front property line.

7. Certificate of Demolition and Partial Demolition

   a) HP2024-0018 — Kenan Wang - Applicant
   Lindsey M. Davis & Michael P. Casto - Owner
   12 Palmetto Avenue
   To demolish a residential building constructed c. 1917-1924 that is recorded in the Florida Master Site File and not located in a district.

   b) HP2024-0023 — Lighthouse Roofing L.L.C. - Applicant
   Leonard Masters & Norman E. Masters Jr. - Owner
   26 Fullerwood Drive
   To partially demolish a residential building constructed c. 1950, that is recorded in the Florida Master Site File and a contributing building to the Fullerwood Park National Register Historic District, including replacement of existing diamond pattern asbestos roof shingles with shingles in a different design and material and permanent removal of existing barrel roof ridge details.

   c) HP2024-0024 — Gerard P. & Delia M. O'Hare - Applicant and Owner
   50 Weeden Street
   To partially demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including removal and replacement of an existing rear addition, wholesale replacement of wood windows with new in a different design and material, and other modifications to the existing fenestration related to building renovations and construction of a new garage.

8. Certificate of Appropriateness – City Project

   a) HP2024-0020 — City of St. Augustine - Applicant
   St. Johns County School Board - Owner
   40 Orange Street
   To make modifications to existing sidewalks and dirt paths around the Visitor Information Center's circular driveway.

9. Planning and Building Staff Communications

   a) Staff Approved Permits Report

10. Other Business - Happy Preservation Month!

11. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
March 21, 2024

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, March 21, 2024, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:
Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach

City Staff:
Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

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2. General Public Comments for Items not on the Agenda

BJ Kalaidi asked how many contributing buildings were left in the Lincolnville area. She said that it seemed that there had been so many demolitions in the area that the city was on the verge of losing the Historic designation.

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the January 18, 2024 minutes as presented. The motion was SECONDED by Mr. Beach.

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

MOTION

Mr. Benoit MOVED to APPROVE the February 15, 2024 minutes as presented. The motion was seconded by Mr. Beach.

VOTE ON MOTION:
AYES: Benoit, Beach, Weaver, MacDonald, Duncan
NAYES:
MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

MOTION

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

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

5. Public Comments related to Expedited Hearing items:

None

6. Continued Items from Previous Meetings

6. (a) HP2023-0062 – RKS Construction & Design, Inc. – Applicant BCS Acquisition Group, LLC – Owner 56 Carrera Street

Continued from September 21,2023

For after the fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation.

Item was heard after item 8.b.

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 Demolition at 56 Carrera Street:

1. CONTINUE the application to allow that applicant time to provide additional information including replacement window and door specifications for the front elevation.

2. APPROVE the application with proposed mitigation of the front elevation with the following conditions and findings:

a. Conditions:

i. That specifications for the doors provided by the applicant during the meeting are sufficient and consistent with the architectural design of the building; AND,

ii. Any future window replacement being considered is addressed or additional HARB review may be required; AND,

iii. Documentation is/will be provided to ensure that the proposed windows will be installed within the window openings in a manner that matches or is compatible with the previously existing windows.

b. Findings:

i. That the proposed mitigation for the front elevation windows and doors as well as the replacement of windows on other elevations is consistent with the previous condition of the building, or compatible with its architectural style; AND,

ii. Mitigation, along with existing replacement windows on secondary elevations, if not being modified, will not impact the architectural integrity of the building in such a way that it may no longer be considered a contributing building to the Model Land Company National Register Historic District in a future update.

Ms. Duncan suggested moving this item to later in the meeting since the applicant was not present.

There was Board consensus to move the item to later in the meeting.

Josh Strickland reviewed the new information for the Board.

Ms. Duncan asked for clarification for the window. She wanted to know if the muntins were going to be raised.

Mr. Strickland advised that the photograph shown was a sample and did have raised muntins, however he would be using one over one windows, so there would be no muntins.

Ex Parte Communication:

(None)

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

The Board discussed:

- Anderson wood clad would be a good selection for the replacement
- Every window would be one over one on the entire house

- Double door on the front porch would be like the original, fiberglass instead of a wood door
- Fiberglass was okay
- Front door was the original door that had been restored
- Anderson had a few color selections that would be more appropriate
- The screens would be held in place with clips
- Would not support a vinyl window for this project
- Windows on the side elevations would be the same

Ms. Courtney gave clarification to the Board that there were still historic windows in the house that would remain.

Discussion continued:

Mr. Strickland explained that he would have the glass reglazed and would trim the window so that it would look more like historic windows, one over one with no muntins.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0062 with the following conditions: 1. The ten wood windows that make up the second-floor old sun porch would be replaced with wood windows; 2. The old railings would be redone and reextended up as they were before; 3. The two over two sashes would be replaced with one over one PGT sashes; 4. The double doors on the front porch would be reduced in size to match the original size, they would be solid panel doors of fiberglass; 5. The front door would be restored and reinstalled; and 6. Wood screens would be installed on the front and sides. The motion was SECONDED by Mr. MacDonald.

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

7. Certificates of Appropriateness

7. (a) HP2024-0009 – Scott DeGregorio – Applicant Macguire Land Corp. – Owner 275 St George Street

For after the fact work including reconstruction of a previously existing second story porch and enclosure of a previously existing window on the west elevation.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE an after-the-fact Certificate of Appropriateness at 275 St. George Street if the HARB finds that the alterations do not significantly alter the architectural and historic character of the non-contributing building and the reconstructed second-story porch meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design

Scott DeGregorio reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

Mr. Weaver described the building as an ancillary building with no architectural significance. He felt that the proposed work was acceptable.
Mr. Beach noted the cantilevered style of the porch and agreed with Mr. Weaver's characterization. He asked Mr. DeGregorio to give some history of the project and how it came to the Board.

Mr. DeGregorio explained to the Board that the project had started as simple repair work but as it progressed, because of the deterioration of the structure, they had decided to replace the entire original porch.

Ms. Duncan confirmed that the railing would be reinstalled on the porch. She advised the applicant that when there was a change in the scope of a project it was important to return to staff and advise them of the change.

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0009 275 St. George Street for after the fact work including reconstruction of a previously existing second story porch and enclosure of a previously existing window on the west elevation. The motion was SECONDED by Mr. Beach.

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

8. Certificates of Demolition and Partial Demolition

8. (a) HP2024-0013 – Sarah Ryan Architect – Applicant Greater St. Mary's Missionary Baptist Church Inc – Owner 69 Washington Street

For partial demolition of an institutional building, constructed c. 1920 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District, including replacement of doors and windows with fenestration changes on the west, north, and south elevations.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for Partial Demolition at 69 Washington Street if the HARB finds that the proposed design modifications and replacement of features, including historic materials as well as compatible substitute materials, maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope.

Sarah Ryan reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

- Water was coming into the structure through windows
- No major water proofing would be done inside
- Elevated window would be paired with door dams
- Basement space was used as a common room
- History of the church was important
- Canopies above the doors looked forced
- Door did not match the window above
- Awning was added for protection
- Anything attached to the building should be whimsical and light
- The church was associated with Dr. King
- Very supportive of the project
- There was a grant in place for the work
- Canopy over the doors seemed inappropriate
- How frequently did flooding occur
- There was a pumping system in place
- The windows were very deteriorated, however not character defining
- Stucco product would be similar
- Bars on the windows were being removed

MOTION

Mr. Beach MOVED to APPROVE application HP2024-0013 69 Washington Street based on solid basement front doors, no awning, raising the basement windows as designed, infilling the base of the windowsill with a material that matches the surrounding existing material, and floodproofing it as prescribed. The motion was SECONDED by Mr. Weaver.

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

8. (b) HP2024-0014 – Millard Builders Inc. – Applicant Josephine Amato – Owner 181 Blanco Avenue

For partial demolition of a residential building constructed c. 1910-1917 that is recorded in the Florida Master Site File and a contributing building to the LincoInville National Register Historic District, including after the fact removal of front and rear porches and proposed wholesale replacement windows and siding with new.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for Partial Demolition at 181 Blanco Street if the HARB find that the proposed partial demolition and replacement features, including historic materials as well as compatible substitute materials, maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope.

Alec Millard reviewed the application.

The Board presented their Ex Parte Communication

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

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

The Board discussed:

- Removal of the asbestos cement shingle was a positive step
- Some of the elevations appeared to be in fairly good shape
- Salvage as much wood as possible and reuse in a less conspicuous area

Mr. Millard advised the Board that all of the windows were damaged and were not able to be salvaged. He said that the siding was worse in some areas than others.

Mr. Weaver said that once the fifty percent threshold was reached, wholesale replacement was acceptable.

- Front area had been opened up and looked nice
- House would be lifted
- Sheeting would be added, and house would be insulated properly
- Match the window details as they were currently, including the trim
- Roofing would remain as is
- Decking material for the front porch would not be tongue and groove
- Supportive of the project
- There was sufficient evidence that the siding was not salvageable
- Would use 2x4 window corners to have the same reveal
- Maintain the 32-inch width window opening
- Wood rot was evident on the house
- Advantage of removing the wood would be having an underlayment on the house for protection
- Should HARB review applications in the historic districts before permitting process starts

- The Development Review Committee was available for applicants
- Lincolnville was under a different review authority because of the location
- The structure was noted as a contributing structure in the Lincolnville area
- As long as the mass of the building remained the building would still be considered contributing per the National Park Service.
- Replacement windows would have exterior muntins

MOTION

Mr. Benoit MOVED to APPROVE application HP2024-0014 with the following conditions and/or confirmations. 1. The replacement siding would be the Hardy Lap Siding; 2. The lap reveal would be such that it match the existing reveal; 3. The trim around the windows and the corner trim would be 2 by material to the same width of the existing casings to provide the same reveal that was there originally; 4. The gable end facing the street would be restored or replaced with wood cedar shakes; 5. The house would be elevated per the plans provided; and 6. The applicant will confirm the window proportions existing versus what is provided in the window sheet. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Benoit, Beach, Weaver, Duncan
NAYES: MacDonald
MOTION CARRIED[1]

9. Planning and Building Staff Communications

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

Ms. Courtney addressed the upcoming changes that would be occurring in the permitting process due to the changes in the state statutes.

Mr. Benoit asked how the staff wanted to address violations that were observed informally in the future, as they seemed to be cumbersome after the fact, when they did come before the Board.

Ms. Courtney said that there was no code enforcement officer specifically tasked with identifying violations, however reported violations could potentially become a code enforcement issue.

Mr. MacDonald said that when he saw a flagrant issue he sends an email to report the problem. He agreed that after the fact was more difficult to work through, however he added, that if these issues were not dealt with, there would be more in the future.

Mr. Benoit asked how the Board could help to develop a better line of communication between city planning and the homeowner or contractor. He said that the portal was an option but did not always give the updated information needed.

Ms. Duncan felt that the system would be less cumbersome if there was a way to have a conversation with an official.

Mr. Benoit and Ms. Duncan thanked the Board for the opportunity to serve.

Ms. Courtney thanked Mr. Benoit and Ms. Duncan for their service.

10. Other Business

Mr. Weaver nominated Mr. MacDonald as Chairperson and Mr. Beach as Vice Chair for the Board.

There was consensus among the Board for Mr. Weavers nominations.

[1] Break 2:40 to 2:51

11. Next Scheduled Meeting Date(s):

a) **April 18, 2024**

12. Adjournment

There being no further business, the meeting was adjourned at 3:51P.M.[2]

_____

Catherine Duncan, Chairperson

DRAFT

[2] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board (HARB)

DATE: May 16, 2024

RE: Agenda item 5(a) – Certificate of Demolition HP2023-0031 (Approved at the May 18, 2023 Regular HARB meeting)

This Certificate of Demolition (COD) application (HP2023-0031) was heard by the Historic Architectural Review Board (HARB) at the May 18, 2023 meeting to review 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. The board had previously denied a COD for Partial Demolition at this address finding that the already-completed demolition, done without a permit, removed an excess of the building's character-defining architectural features, including the entire roof, and would constitute full demolition.

Sec. 28-82 of the St. Augustine Code of Ordinances provides a property owner the ability to request a one (1) year extension from the HARB submitted in writing to the Planning and Building Department no later than 30 days prior to the expiration date as detailed on the HARB order.

The current owner, RCZ, LLC, who purchased the property in February of this year, is requesting a 1-year extension to the approved Certificate of Demolition to allow them additional time to plan the project and meet the HARB condition, as stated on the order, that the demolition and new construction permits be submitted simultaneously.

This request (see attached) was submitted on April 12, 2024, prior to the April 18th deadline for the extension request, and was placed on the next available agenda that would allow adequate time for required noticing.

Staff has provided the following supplemental documents for the Board's consideration:

- Original HARB Order
- Pertinent minutes from the May 18, 2023 meeting
- 118 Lincoln Street Staff Report from the May 18, 2023 meeting
- Excerpts from the Application Packet submitted for the May 18, 2023 meeting

We are available to answer any questions regarding this application.

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

Candice Seymour

From: RCZLLC <rczrideman@gmail.com>
Sent: Friday, April 12, 2024 5:56 AM
To: Candice Seymour
Subject: Re: Demo permit extension

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Good morning Candice,
Please place me on the HARB agenda for May 16th as, ideally, we desire to extend the COD for the 1 year period.

Is there anything I must bring or present to the board?

Thank you kindly,

Ron

Dr. Ronald L. Rideman
914-325-7139

On Tue, Apr 9, 2024 at 1:46 PM Candice Seymour <cseymour@citystaug.com> wrote:

> Hi Ron,
>
> Thank you, I received both e-mails. Just to clarify:
>
> I can only administratively extend the application for 6 months. If you want to extend the application for a full year, you would need to request to be placed on the next available Historic Architectural Review Board (HARB) agenda, which would be May 16th.
>
> Please clarify which type of extension you would like, and I will move forward with processing from there.
>
> Have a great afternoon!

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: RCZLLC <rczrideman@gmail.com>
Sent: Tuesday, April 9, 2024 1:22 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: Demo permit extension

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Hi Candice,

Just sent the LLC Articles of Organization & attached here is a copy of the warranty deed.

Please extend the COD for the term permitted.

914-325-7139

On Wed, Mar 27, 2024 at 12:46 PM Candice Seymour <cseymour@citystaug.com> wrote:

Good morning, Ron.

We received your extension request and questions. There are two parts to the demolition process for this structure, so I will try to break it down:

The first requirement for demolition is a Certificate of Demolition (COD) which was granted for this property by the Historic Architectural Review Board (HARB) on May 18, 2023. The COD is valid for one year from approval and you have two options for extension but can choose *only one:*

1. The owner of the property described in the certificate of demolition may request an administrative six-month extension from the planning and building director. The request for administrative extension must be filed in writing with the planning and building department during regular office hours no later than thirty (30) days before the expiration of the certificate of demolition. The administrative extension is a ministerial act and shall be available for one extension only; OR,
2. In the alternative, the owner of the property described in the certificate of demolition may request a one-year extension from the board. The request for board extension must be filed in writing with the planning and building department during regular office hours no later than thirty (30) days before the expiration of the certificate of demolition. The application for board extension shall be heard at the next available board meeting. A board extension cannot be applied for property that has already been granted an administrative extension.

Once an extension is granted (either administratively for 6 months or by HARB for 1 year), the application becomes ineligible for future extensions. So, by April 17th we would need a written request for extension of either 6 months (for administrative approval) or 1 year (to be approved by the HARB). If an extension is granted, the COD would run with the property and could be transferred to a new owner; however, once that extension expires, no other extension can be granted and the owner would have to reapply to HARB for a new COD.

The second requirement for demolition is a Building Permit for the demolition. The building permit will only be issued if the property has a valid COD. Once issued, the permit is valid for six (6) months from the issue date. If an inspection is scheduled and passed, then the permit is valid six (6) months from the date of the passed inspection. A failed inspection will not extend the expiration date of a permit.

I hope this answers your questions. You can reply to this email with a clearer extension request for your COD (either 6 months or 1 year). The 1-year extension request will require approval at a HARB meeting and may take longer to acquire but would give you the additional time you appear to be requesting.

Feel free to reach out with any additional questions.

Candice Seymour

Historic Preservation Planner

City of St. Augustine

cseymour@citystaug.com

904-209-4326

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From: RCZLLC <rczrideman@gmail.com>
Sent: Wednesday, March 27, 2024 6:29 AM
To: Harb <harb@citystaug.com>
Subject: Demo permit extension

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Dear Candice or other concerned Planner,

Recently my sons & I purchased the property located at 118 Lincoln Street in Lincolnville and respectfully request an extension of the demolition certificate issued to the previous owners of the property.

Three questions also come to mind:

1. What is the process to secure a one year long demolition permit?

2. If the current or re-issued demo permit expires can it be further extended?

3. If we sell the property “as is” can the demo permit again be transferred?

At the present time my sons & I are unsure if we will use the current structure in building of a new home on the property, demolish it, or sell as is with the existing structure. The extension provides us with the time needed to deliberate.

Thank you for your assistance in this matter.

Ron

Dr. Ronald L. Rideman
914-325-7139

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

May 18, 2023

Direct Home Buyer 1, Inc.
1093 A1A Beach Blvd #544
St Augustine, FL 32080

Re: Certificate of Demolition – 118 Lincoln Street – HP2023-0031

Dear Direct Home Buyer 1, Inc,

On May 18, 2023, the Historic Architectural Review Board (HARB) met and discussed your application 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).

Specifically, based upon evidence presented, the HARB **APPROVED** your application as described in the attached copy of the executed Order.

A Certificate of Demolition is valid for a period of one (1) year from the date of approval. Failure to exercise the Certificate of Demolition by commencement of the use or action approved shall render the Certificate of Demolition invalid, unless an extension has been applied for and approved not less than thirty (30) days prior to the one (1) year expiration date. A Certificate of Demolition shall become effective on the thirty-first (31st) day following the date of the rendered order.

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

Sincerely,

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.:	HP2023-0031
Applicant:	Direct Home Buyer 1, Inc.
Owner:	Direct Home Buyer 1, Inc.
Address:	118 Lincoln Street
Parcel Number:	2099000000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 18, 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 May 18, 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 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).

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.
- The building is beyond and is at-present a non-contributing building
- w/ the condition that the demolition & building permits be submitted
- simultaneously.
-

DONE AND ORDERED, at a public hearing on the 18th day of May, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0031

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 18th day of May, 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.

MOTION CARRIED UNANIMOUSLY[5]

9. (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).

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board may 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.

Christa Guthrie reviewed the application.

Ex Parte Communication:

(None)

30 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 Board was allowed to deny an after-the-fact demolition. She said this was in Lincolnville and asked how many buildings were being removed from the district.

Charles Pappas said it seemed that the Code Enforcement Board did not understand how HARB worked. He said the building was so far gone it was difficult for them to know what could be done. He said he just wanted to let the Board know this case was difficult for them to understand the authority of both Boards.

Public hearing was closed.

The Board discussed:

- Noncontributing structure and felt if it would have been reviewed by HARB as shown in the 2019 street view felt it would have been approved if non-contributing
- Structure was constructed in 1959 but was outside the period of significances
- Questioned if outside the period of significances how the structure would be an eligible contributing structure

Ms. Courtney said there was an update in 2021 of the National Register districts; however, the update had not been official formalized. She said once the home had reach fifty years old it was considered a contributing structure.

Mr. Benoit asked if any building over fifty years old in Lincolnville automatically become eligible. He asked what was seen in the building that was considered architecturally significant.

Ms. Courtney said it was based on the architectural integrity and this building had been reviewed but it was not eligible due to the age but was in eligible in 2021. She said the period of significances was reviewed and in Lincolnville it started in 1800's and with the 1991 nomination it ended in 1941. She said that period was updated in 2021 and expanded to around 1970's.

Mr. Benoit asked if the property flooded during the recent hurricanes.

Ms. Courtney replied it was possible, but the applicant may have better information.

Ms. Guthrie said the home was purchased in distress during a foreclosure, and not much information was provided. She said she

[5] Mr. Weaver left after item 9(f)

spoke with the City and it was not deemed historic; however, she learned today that it was eligible to be historic. She said it was bought as it was and none of that information was provided.
Board discussion:

- Would have been in favor of the demolition not knowing it could be a contributing structure
- Thought the issue was the home was not fifty years old when the update was done and felt it could have been contributing
- New buildings being built were completely different from the one-story buildings that were in Lincolnville
- Application had been reviewed by Code Enforcement, but was unsure what to do next with the home
- Home needed to be brought to code and did not see much architectural merit

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0031 finding that the building was and is beyond repair and at present was not a contributing building with the constraint that the demolition permit be issued with the submittal of building plans for a building permit. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Benoit, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[6]

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

11. Other Business

11. (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

Ms. Courtney introduced the topic to the Board and noted FDOT would be providing a presentation.

Michael Brock FDOT, reviewed the project scope with the Board and said they were here providing the Board with more information and to gather feedback.

Board discussion:

- Questioned the life span of the new wall and were there opportunities to assist with future resiliency issues
- North of the Bridge of Lions by the fort was the weak point
- Elevation to the south of the bridge was at seven feet, but liked that eight feet six inches would provide protection again some water events like Hurricane Matthew
- Having the taller wall would not allow for the view of the water from the road
- Questioned why the sidewalks would be lowered if the taller wall were used
- Asked if partial demolition would be required for character defining features, such as the chains and bollards along the bayfront

Applicant response:

- Typical structure had about a 75-year life expectancy
- Construction funding was not obtained yet
- Was working with the National Park Service to try and rebuild that location to provide protection
- Was the way to get rid of the older wall as the new wall would be built in front

[6] Break from 6:02p.m.-6:18p.m.

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 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
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

Memo Packet pg. 19
Staff Report pg. 8

STAFF PHOTOGRAPHS
118 Lincoln Street

South Elevation Window Detail

Memo Packet pg. 20
Staff Report pg. 9

STAFF PHOTOGRAPHS
118 Lincoln Street

East Elevation

STAFF PHOTOGRAPHS
118 Lincoln Street

Carport

STAFF PHOTOGRAPHS
118 Lincoln Street

North Elevation

STAFF PHOTOGRAPHS
118 Lincoln Street

West Elevation

STAFF PHOTOGRAPHS
118 Lincoln Street

Interior

STAFF PHOTOGRAPHS
118 Lincoln Street

Interior

STAFF PHOTOGRAPHS
118 Lincoln Street

Interior

STAFF PHOTOGRAPHS
118 Lincoln Street

Interior

STAFF PHOTOGRAPHS
118 Lincoln Street

Interior

STAFF PHOTOGRAPHS
118 Lincoln Street

Context Photographs

STAFF PHOTOGRAPHS
118 Lincoln Street

Context Photographs

Memo Packet pg. 31
Staff Report pg. 20

<< Previous Next >> Record 1 of 1

FMSFweb

Quick Search
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New Search
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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

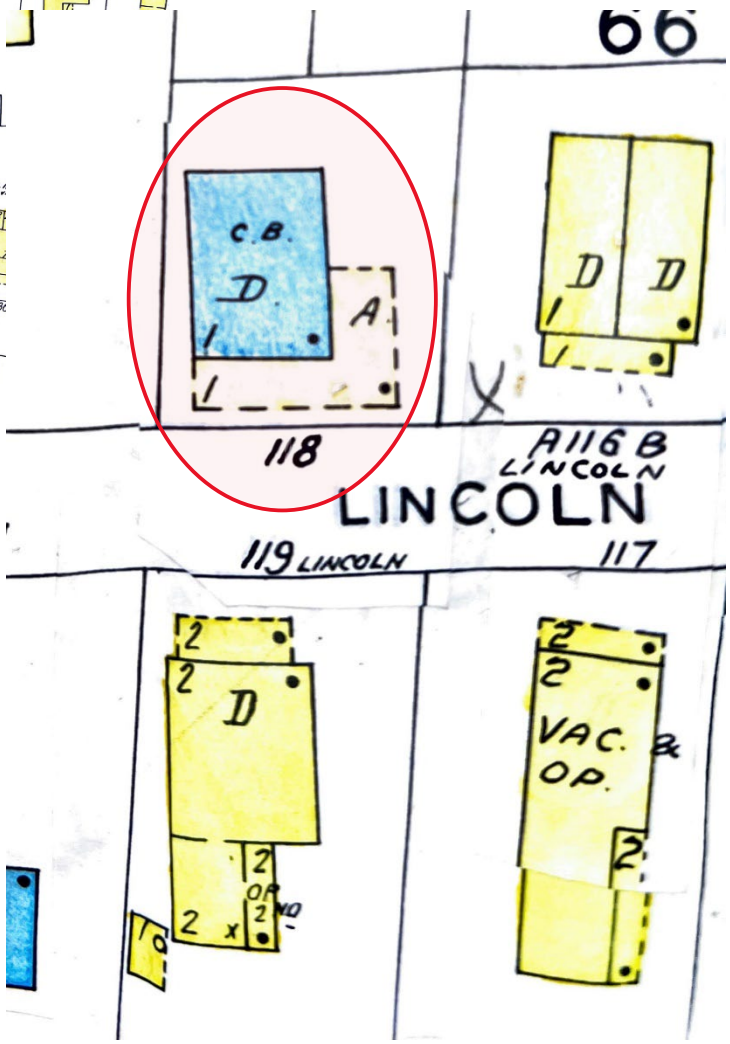
Field Visit Dates
November 2020

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.

Received March 30, 2023
Planning and Building Department

Received March 30, 2023
Planning and Building Department

Received March 30, 2023
Planning and Building Department

Received March 30, 2023
Planning and Building Department

Received March 30, 2023
Planning and Building Department

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Planning and Building Department

Received March 30, 2023
Planning and Building Department

Received March 30, 2023
Planning and Building Department

DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET

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

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

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

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

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

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

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

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

Received March 30, 2023
Planning and Building Department

THIS PAGE IS FOR BOARD REFERENCE ONLY

QUESTIONS FOR HARB CONSIDERATION:

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

BASED ON THE EVIDENCE PROVIDED:

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

Received March 30, 2023
Planning and Building Department

HISTORIC BUILDING CONDITION ASSESSMENT REPORT

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

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

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

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

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

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

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

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

Received March 30, 2023
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	metal 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									

Received March 30, 2023
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%
	7C. Attached features including porches, chimneys, garages, additions: Describe the presence of any attached features, material, location, condition	Chimney WAS Previous covered up. Not in use CARPort			✓					✓	✓
	Ability to be repaired?										
	8C. Are there any missing exterior features?	ND									
INTERIOR ELEMENTS	**1D. Interior walls, floors, ceilings:** Describe the materials, finish details, decorative elements and trim; identify signs of deficiencies, condition, location, extent of damage	ALL FRAming HAS Termite DAMAGE			✓						✓
	Ability to be repaired?	ND									
	2D. Fireplaces, decorative features, original equipment/furnishings/storage carpentry, doors, hardware, stairs, etc.	NO									
	Ability to be repaired?	—									
	3D. Other interior elements investigated	—									
	Ability to be repaired?	—									
	4D. Are there any missing interior elements?	—									
	4E. Status of mechanical, electrical, plumbing, HVAC systems:	ALL needs To be Replaced			✓						✓
	Are units serviceable?										
HAZARDS	**1E. Identify threats from the natural environment or the immediate surroundings**	NO									
	2E. Identify any other hazards	NO									

Received March 30, 2023
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

Instr #2024008989 BK: 5896 PG: 54, Filed & Recorded: 2/5/2024 4:02 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,547.00

Prepared by and return to:
Duane C. Romanello, P.A.
1919 Blanding Boulevard
Jacksonville, FL 32210
(904) 384-1441
File Number: **24-0073**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **2nd day of February 2024** between **Direct Home Buyer 1, Inc., a Florida Corporation** whose post office address is **1093 A1A Beach Blvd, #544, Saint Augustine, FL 32080**, grantor, and **RCZ, LLC, a Florida Limited Liability Company** whose post office address is **2236 Shore Drive, Saint Augustine, FL 32086**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Johns County, Florida** to-wit:

Lot 13 Block E Genovar Addition to City of St. Augustine, according to the Official Map of said City, filed in the Office of Clerk of the Circuit Court, St. Johns County, Florida.

Parcel 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 **12/31/2023**.

SIGNATURE PAGE WARRANTY DEED DIRECT HOME BUYER 1, INC.

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
Address: 1919 Blanding Blvd
Jacksonville, FL 32210

Witness Signature:
Printed Name: Jolyana Rosa
Address: 1919 Blanding Blvd
Jacksonville, FL 32210

Direct Home Buyer 1, Inc.
a Florida Corporation

By: Christa M. Jackson
Its: President

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 2nd day of February 2024 by Christa M. Jackson, President of Direct Home Buyer 1, Inc. who [✓] is personally known or [ ] has produced a driver's license as identification.

[Seal]

LISA POUTRE
Commission # HH 371366
Expires April 13, 2027

Notary Public Signature:
Print Name: Lisa Poutre
My Commission Expires:

Electronic Articles of Organization
For
Florida Limited Liability Company

L23000434648
FILED 8:00 AM
September 18, 2023
Sec. Of State
klovelace

Article I

The name of the Limited Liability Company is:

RCZ, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

2236 SHORE DRIVE
ST AUGUSTINE, FL. 32086

The mailing address of the Limited Liability Company is:

2236 SHORE DRIVE
ST AUGUSTINE, FL. 32086

Article III

Other provisions, if any:

ALL LAWFUL ACTIVITY

Article IV

The name and Florida street address of the registered agent is:

LAFLEUR LAW FIRM
100 ISLAND COTTAGE WAY
ST AUGUSTINE, FL. 32080

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: NINA M LAFLEUR

L23000434648
FILED 8:00 AM
September 18, 2023
Sec. Of State
klovelace

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
RONALD L RIDEMAN
2236 SHORE DRIVE
ST AUGUSTINE, FL. 32086

Title: MGR
CHASE RIDEMAN
2236 SHORE DRIVE
ST AUGUSTINE, FL. 32086

Title: MGR
ZACHARY RIDEMAN
2236 SHORE DRIVE
ST AUGUSTINE, FL. 32086

Article VI

The effective date for this Limited Liability Company shall be:

09/15/2023

Signature of member or an authorized representative

Electronic Signature: NINA M LAFLEUR

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 16, 2024 Meeting

Application HP2024-0017 Address: 17 Cordova Street

Applicant: A.D. Davis Construction Corp.

Property Owner: Edmiston Family Trust

Project description: For after-the-fact approval and continued replacement of second-story wood windows with aluminum-clad windows of the same design.

Architectural Style:	Spanish Colonial Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	1989
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1978600000		
Agenda Item:	6(a)	Previous Action(s):	2003-1194 1988-0006

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of Cordova Street on the block between Tolomato Lane and Cuna Street in the Historic Preservation-Three (HP-3) zoning district.
2. The applicant is requesting approval for after-the-fact replacement of 9 original second-story wood windows, completed in 2020, with Kolbe Ultra Series aluminum clad windows in the same design. The applicant also seeks approval for continued use of Kolbe Ultra Series windows for second-story window replacement on the building. Currently, one additional second-story window is proposed for replacement.
3. The HARB previously approved construction of this Colonial Spanish Interpretation structure in 1988 with wood windows in 12/12, 6/6, and 9/6 lite patterns.
4. Following administrative review and approval by staff, a permit was issued at this address in 2020 for replacement of the 9 second-story windows on the non-historic building. The approval was based upon the applicant's affirmative response to staff's request for confirmation that all wood windows (interior and exterior) with no aluminum cladding were proposed. After a final building inspection for the work verified the use of aluminum clad windows, the applicant was informed in November 2020 and January 2021 that HARB approval would be needed (related correspondence is attached for the Board's reference). The 2020 building permit is currently expired, having never passed a final inspection due to the use of aluminum clad windows without HARB approval.
5. A recently submitted permit for additional window replacement flagged the previous permit and the applicant was again advised that HARB approval is required for windows of a material other than wood since the building is located in the HP-3 zoning district.
6. The Architectural Guidelines for Historic Preservation (AGHP) states that, generally, windows should be wood; however, under certain circumstances, metal and aluminum sash windows may be used if they duplicate the design, size and overall appearance of wood and are painted to appear as wood. Repair and regular maintenance are recommended over replacement for historic wood windows.
7. The applicant has provided photographs of the existing replacement Ultra windows and the original 1988 wood windows for the Board's consideration.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness for after-the-fact and continued replacement of second-story windows at **17 Cordova Street** if the HARB finds that the proposed aluminum clad windows meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary replacement that duplicates the design, size and overall appearance of the original wood windows on the non-historic structure.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace 8 ground-floor windows with Kolbe Heritage Series Wood Windows with muntin patterns to match existing (can be administratively approved).
2. After-the-fact replacement of 9 second-story wood windows with Kolbe Ultra Series Aluminum-Clad windows (2018-2020, see attached email thread)
3. Replacement of 1 second-story wood window with a Kolbe Ultra Series Aluminum-Clad window
4. Future replacement of second-story wood windows with Kolbe Ultra Series Aluminum clad windows (8 second-story wood windows not currently proposed for replacement; would require a separate building permit application if approved)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 6, 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**
9. **Compatible Contemporary Design for New Alterations and Additions**

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Design and install new windows, shutters and balconies when the historic windows, shutters and balconies are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.

Don't...

- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

Pre-1821

Windows on British Period and Second Spanish Period buildings may be nine-over-nine, nine-over-six or six-over-six wood double hung sash. A common arrangement is nine-over-six on the ground floor and six-over-six on upper floors. Window and pane proportions must follow the historic models. Rejas are not appropriate.

Post-1821

St. Augustine Colonial Revival windows may be double hung sash twelve-over-twelve, six-over-six, two-over-two, fixed multi-pane, or less commonly, sixteen-over-sixteen, nine-over-nine, nine-over-six or eight-over-eight. Fixed sheet (plate glass) windows are often used on commercial buildings. Attic louvers, sidelights, fanlights, transoms, metal jalousies and moveable blinds are occasionally used. Windows are sometimes covered with iron grillwork or rejas. Functional exterior wood shutters are common. Wood or iron balconies are common.

Generally Post-1821 windows should be wood. Under certain circumstances, metal and aluminum sash windows may be used if they duplicate the design, size and overall appearance of wood and are painted to appear as wood. Windows with an unpainted metal sash and sliding glass doors are generally not appropriate. Storm or screen windows may be appropriate if they do not alter, damage or obscure window frames and features. On significant facades, wood shutters must be used; on other facades, non-wood shutters may be used.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. E-mail Thread from Building Permit Staff Review Comments and Applicant Responses

STAFF PHOTOGRAPHS
17 Cordova Street

Front (West) Elevation

Staff Report pg. 6

STAFF PHOTOGRAPHS
17 Cordova Street

South Elevation

STAFF PHOTOGRAPHS
17 Cordova Street

Ultra aluminum clad window (left) and original wood window (right)

STAFF PHOTOGRAPHS
17 Cordova Street

East Elevation

Staff Report pg. 9

STAFF PHOTOGRAPHS
17 Cordova Street

North Elevation

Staff Report pg. 10

STAFF PHOTOGRAPHS
17 Cordova Street

North Elevation

Staff Report pg. 11

STAFF PHOTOGRAPHS
17 Cordova Street

North Elevation

Staff Report pg. 12

STAFF PHOTOGRAPHS
17 Cordova Street

Ultra Window on Second Story

Wood Window on First Floor

From: Julie Courtney
To: Mike Davis
Cc: Jenny Wolfe; Shelley Clayton ; Randy Hurry
Subject: RE: 17 Cordova Street - replacement windows
Date: Thursday, January 28, 2021 10:10:00 AM
Attachments: image003.png
image004.png
image005.png

Hello Mr. Davis,
I took some time this week to review again with Jenny Wolfe, Historic Preservation Officer, everything submitted with the permit application for 17 Cordova Street (2020-0881) and all of the past email correspondence I had with you to address our staff questions on the windows that were proposed. I made it very clear in asking if the proposed windows were all wood on exterior and interior, with no aluminum cladding, and your answer was that they would were wood as required by the City code. The window permit application said to replace 10 windows like for like and the previously existing windows appeared to be all wood. Our staff can not administratively approve aluminum clad windows in the local Historic Preservation Zoning Districts. Since HARB approval is needed if aluminum clad windows are proposed in the HP-3 Historic Preservation Zoning District, that is why I was very clear in my verifying questions emailed to you in July as to whether any aluminum clad windows were proposed for this project before approving the permit application during the architectural review. Finaling out this permit can not be done unless we are provided the documentation that was requested, as explained in my November 3rd email below.

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

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

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: Mike Davis <mikedavis@addavis.com>
Sent: Monday, January 25, 2021 2:57 PM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: RE: 17 Cordova Street - replacement windows

Julie,

I'm confused. We used the same windows on Hanke Hall 63 Cordova. The same windows were used by a different contractor on the Flagler College Communications building @ 31 Cordova. It is the window that the supplier sent the specs for City approval. The windows were ordered after the City approval.

Mike Davis

A. D. Davis Construction Corp.
3940 Lewis Speedway
Suite 2201
St. Augustine, FL 32084
Phone: 904-824-3533
Fax: 904-823-9846

email: mikedavis@addavis.com
web site: www.addavis.com

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Tuesday, November 3, 2020 11:34 AM
To: Mike Davis <mikedavis@addavis.com>
Cc: Shelley Clayton <sclayton@citystaug.com>; Randy Hurry <rhurry@citystaug.com>; Jennifer Wolfe <jwolfe@citystaug.com>
Subject: 17 Cordova Street - replacement windows

Hello Mr. Davis,
On October 22, when our building inspector Randy Hurry went to 17 Cordova Street to do the final inspection for the windows replaced under permit application 2020-0881, he was told that wood windows were used on the ground level and aluminum clad windows on the second floor. Randy did not sign off on the final inspection at that time because he was aware that all wood windows are required in the local historic preservation zoning districts, unless otherwise approved. We are aware that the request was made again for the final inspection to be done today of the replacement windows. Finaling out this permit can not be done unless you can provide us evidence that the windows replaced also had aluminum clad sashes or HARB approval is given if the originals were not aluminum clad.

At the time of the permit application, it was specifically asked if aluminum clad window replacements were proposed. In the reply information provided to us with your attached answers and in the emails below, it was not stated that aluminum clad windows would be used for the replacements. When asked for more information on the replacements proposed, you provided photos, including of the previously existing second floor window that shows typical construction and weathering indicative of a wood sash window. Based on this and the answers provided, I signed off

on the permit application for the architecture review with the assumption that the replacement would match the previously existing, which I believed was wood.

17 Cordova Street is located in the HP-3 local historic preservation zoning district. For properties within the local HP zoning districts, any exterior alterations are subject to the Architectural Guidelines for Historic Preservation (AGHP) which may include required approvals by the Historic Architectural Review Board (HARB) through a public hearing. Certain work can be administratively approved if it meets criteria under the AGHP's Pre-Approved Guidelines that are listed on page 9-10 (https://www.citystaug.com/DocumentCenter/View/153/Architectural-Guidelines-for-Historic-Preservation-PDF). If proposed replacement windows match the existing, are identical in size and going in the same locations, using the same materials, have exterior muntins with a profile, the same glazing pattern, and is to be finished with the same paint color or using a pre-approved paint color, than it is likely that we can administratively approve. However, I can not administratively approve if you are replacing a window with wood sashes with a window with aluminum clad sashes.

If this is the case, HARB approval will be needed through an after-the-fact Certificate of Appropriateness application (https://www.citystaug.com/DocumentCenter/View/149/Certificate-and-Opinion-of-Appropriateness-Application-PDF?bidId=). HARB meets once a month, typically on the third Thursday, with a deadline for applications the third Friday of the month before. Please refer to the HARB schedule at this link for future deadlines/meeting dates: https://fl-staugustine.civicplus.com/DocumentCenter/View/192/2020-Board-Meeting-Schedule-PDF?bidId=

Thank you,

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

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

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From: Mike Davis <mikedavis@addavis.com>
Sent: Wednesday, July 22, 2020 4:55 PM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: RE: 17 Cordova

Some of the windows are on the south and west elevation. The Owner wants to replace them all over a few years. We built the building in 1988. Those are the original windows. We have rebuilt some parts of the windows over the years. The last time we worked on patching the windows was in 2018.
The newer windows do not last as long as the older windows. The wood in the new windows is new growth wood and it doesn't last as long as the wood from thirty years ago.

Mike Davis

A. D. Davis Construction Corp.
3940 Lewis Speedway
Suite 2201
St. Augustine, FL 32084
Phone: 904-824-3533
Fax: 904-823-9846

email: mikedavis@addavis.com
web site: www.addavis.com

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Wednesday, July 22, 2020 4:40 PM
To: Mike Davis <mikedavis@addavis.com>
Cc: Shelley Clayton <sclayton@citystaug.com>
Subject: RE: 17 Cordova

Mr. Davis,
Thank you for that clarifying information. The photos are great as well.

- Could you please confirm which elevations the new windows will be going on?
- Are you replacing any of the existing 12-over-12 windows on the first level or just the existing 9-over-6 with the 9-over-6?

(I apologize I said the windows were 8-over-8. I guess I was looking close-up on GoogleMaps and should have zoomed out again.)

They look like great windows. Would you mind sharing how long they lasted before they needed replaced? We get questions a lot about the durability of an all-wood window.

Thanks again,
Julie Courtney
Historic Preservation Planner
Planning & Building Department

From: Mike Davis <mikedavis@addavis.com>
Sent: Wednesday, July 22, 2020 4:16 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Shelley Clayton <sclayton@citystaug.com>
Subject: RE: 17 Cordova

The windows will have a nine over six pattern on the first floor and a six over six pattern on the second floor with external muttons.

I have attached pictures of the existing and new windows.

Let me know if you need anything else.

Mike Davis

A. D. Davis Construction Corp.
3940 Lewis Speedway
Suite 2201
St. Augustine, FL 32084
Phone: 904-824-3533
Fax: 904-823-9846

email: mikedavis@addavis.com
web site: www.addavis.com

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Tuesday, July 21, 2020 4:34 PM
To: Mike Davis <mikedavis@addavis.com>
Cc: Shelley Clayton <sclayton@citystaug.com>
Subject: RE: 17 Cordova

Mr. Davis,
I apologize, I should have copied Shelley Clayton on my last email. Please see my email below.

Thank you,
Julie Courtney

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

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

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From: Julie Courtney
Sent: Tuesday, July 21, 2020 4:25 PM
To: Mike Davis <mikedavis@addavis.com>
Subject: RE: 17 Cordova

Hello Mr. Davis,
I will just need the question in the first bullet point answered with more detail about the proposed window's muntins in your letter:

- if the new windows will have muntins to create the eight-over-eight pattern of the existing window sashes, and if those muntins will be on the exterior with a profile or flat, or only in the interior.

Thank you for sending the other clarifying information,
Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

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

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From: Mike Davis <mikedavis@addavis.com>

Sent: Tuesday, July 21, 2020 4:17 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Shelley Clayton <sclayton@citystaug.com>
Subject: 17 Cordova

Julie,
I have attached my response to the questions. Please let me know if you have any other questions.

Mike Davis

A. D. Davis Construction Corp.
3940 Lewis Speedway
Suite 2201
St. Augustine, FL 32084
Phone: 904-824-3533
Fax: 904-823-9846

email: mikedavis@addavis.com
web site: www.addavis.com

PHONE 904-824-3533
FAX 904-823-9846
EMAIL INFO@ADDAVIS.COM
WEBSITE ADDAVIS.COM

A.D. DAVIS CONSTRUCTION
Since 1954
General Contractors
CBC057112
CBC1261639

3940 LEWIS SPEEDWAY, SUITE 2201
ST. AUGUSTINE, FL 32084

July 21, 2020

Ms. Julie Courtney
Historic Preservation Planner
Planning & Building Department
City of St. Augustine

My answers are highlighted below

PLAN COMMENTS

Building and Planning Department – Historic Preservation Div
RE: 17 Cordova Street (Permit Application 2020-0881)

Please be aware that this building is within the HP-3 zoning district and St. Augustine Town Plan National Register Historic District. The window spec sheets submitted with the recent permit application did not provide details on the following, so confirmation is needed:

• if the new windows will have muntins to create the eight-over-eight pattern of the existing window sashes, and if those muntins will be on the exterior with a profile or flat, or only in the interior.
The new windows match the existing windows in size and style.
• if the window sashes will be all wood – on exterior and interior, with no aluminum cladding.
The new windows match the existing windows. The new windows are made of wood as required by the City code.
• what color will the windows be painted?
The new windows will match the existing exterior window color.

Sincerely,

Michael A. Davis
President

A. D. Davis Construction Corp

Restoring the Past and Building for the Future

City of St. Augustine

PLAN COMMENTS
Building and Planning Department – Historic Preservation Division

July 21, 2020

RE: 17 Cordova Street (Permit Application 2020-0881)

Please be aware that this building is within the HP-3 zoning district and St. Augustine Town Plan National Register Historic District. The window spec sheets submitted with the recent permit application did not provide details on the following, so confirmation is needed:

- if the new windows will have muntins to create the eight-over-eight pattern of the existing window sashes, and if those muntins will be on the exterior with a profile or flat, or only in the interior.
- if the window sashes will be all wood – on exterior and interior, with no aluminum cladding.
- what color will the windows be painted?

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0017 **Meeting Date: Thursday, May 16, 2024**

1. NAME OF APPLICANT: Michael Davis
   Business (if applicable):
   Address: 3940 Lewis Speedway
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9046691522 E-Mail Address: mikedavis@addavis.com

2. NAME OF PROPERTY OWNER: Greer Edmiston
   Business (if applicable):
   Address: 17 Cordova Street
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9043476800 E-Mail Address: mail@edmcpas.com

3. PROJECT LOCATION: 17 Cordova St, Saint Augustine, Florida, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE BLK 16 LOTS 8 9 & PT OF 20 110.2FT ON CORDOVA ST & 15FT ON SPANISH ST OR780/0424 &834/555 & 1752/1326 & 3111/273(WILL) & 3282/234(TR/D)

5. SCOPE OF WORK: For after-the-fact approval and continued replacement of second-story wood windows with aluminum-clad windows of the same design.

Information attached by applicant includes:

- Application Agreement
- Scope of Work
- Window Assessment Form
- Site Plan
- Existing Photographs
- Product Specifications
- Additional Information

HARB APPLICATION AGREEMENT

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 17 Cordova Street, St. Augustine, FL 32084

Applicant's Name: Michael Davis Applicant's Signature:

Owner's Name: Edmiston Family Trust Owner's Signature:

Owner's Name: _____ Owner's Signature: _____

Owner's Name: _____ Owner's Signature: _____

(Can add additional signature page if needed)

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 04/11/2024
Planning and Building Department

PHONE 904/824-3533
FAX 904/823-9846
EMAIL INFO@ADDAVIS.COM
WEBSITE ADDAVIS.COM

A.D. DAVIS CONSTRUCTION
Since 1954
General Contractors
CBC057112

3940 LEWIS SPEEDWAY, SUITE 2201
ST. AUGUSTINE, FL 32084

April 02, 2024

City of St. Augustine
Historic Architectural Review Board
75 King Street
St. Augustine, FL 32084

Re: 17 Cordova Street – Window replacement
Building Permits #20200881 & #20240469

To Whom it May Concern:

This letter is intended to address the replacement windows involved in the two above stated Building Permits for Edmiston and Edmiston, P.A. (herby referred to as "Owner"), located at 17 Cordova Street, St. Augustine, Florida (hereby referred to as "building").

The building, located on Cordova Street at the intersection of Saragossa Street, is zoned HP-3 and was originally built by A.D. Davis Construction Corp. in 1989. The original architecture of the building includes 34 total window units, 16 on the first floor and 18 on the second floor. In the original build, all windows were wood composition and met all requirements as listed in the *Architectural Guidelines for Historic Preservation.*

In order to upkeep the building's appearance and integrity, A.D. Davis Construction Corp. has been contracted several times by the owner(s) to perform routine maintenance tasks. This includes repainting the building, repairing wood siding and trim and the repair or replacement of failing window units. A.D. Davis has always approached each project on the building with the highest respect for the building's location in the Historic Preservation District and has always performed each maintenance task with the intentions of upholding all significant attributes and appearances of the building. While many of the repairs made to the wooden windows do tend to protect the building for an additional year or two, it is typically only a matter of time before these windows fail completely and require a full replacement. In accordance with guidelines on Pg.181-182 of the *Architectural Guidelines for Historic Preservation,* we have found that the **Kolbe® "Heritage" Series** window is a suitable replacement. **Kolbe® "Heritage" Series** matches the original window(s) in composition, glazing style, muntin configuration, etc. These windows however are still prone to the same failures over time due to excessive moisture, causing wood rot, deterioration, and other significant repairs. The second-story windows are especially susceptible to water damage. Second-story windows are expensive to continuously repair and/or replace as they require the use of elevated work platforms to access, adding an additional cost to the labor. In an effort to help the owners avoid these costly window replacements each time, A.D. Davis proposes a substitute for the windows NOT directly located on the first floor or street level.

Kolbe® "Ultra" Series is an aluminum clad window that is identical to the wooden **"Heritage" Series** in all other regards. These are the same style and series of aluminum clad **Kolbe®** windows that have been approved and installed in upper level walls on other projects located on Cordova Street; most notably being Flagler College's Pollard Hall (31 Cordova Street, built by Di Mare Construction in 2014) and Flagler College's Hanke Hall (63 Cordova Street, built by A.D. Davis Construction Corp. in 2012). Both of those buildings, although zoned as PUD, are surrounded by Historic Preservation Districts (HP-2 and HP-3) and have taken all considerations to maintain an abidance to the guidelines in the *Architectural Guidelines for Historic Preservation.* Aluminum-clad windows have proven to withstand severe weather conditions better than wood and require much less maintenance over time, keeping the buildings well preserved. As with all projects, A.D. Davis Construction Corp. aims to maintain building integrity as well as appearance. (Please refer to the attached photos for examples)

A.D. Davis Construction Corp. would like to request of the Historic Architectural Review Board the following:

1. Certificate of Appropriateness granted for the **Kolbe® "Ultra" Series** windows installed in the second-story window replacement under Building Permit #20200881
2. Certificate of Appropriateness granted for the proposed use of **Kolbe® "Ultra" Series** windows for all additional second-story window replacements on the building located at 17 Cordova Street

A.D. Davis Construction Corp. takes pride offering a product that will not only stand the test of time, but upholds its historical appearance and integrity. Your consideration of this matter is greatly appreciated.

Respectfully Submitted,

Michael A. Davis, President
A.D. Davis Construction Corporation

Received 04/11/2024
Planning and Building Department

Property Address: 17 Cordova Street
Applicant Name:

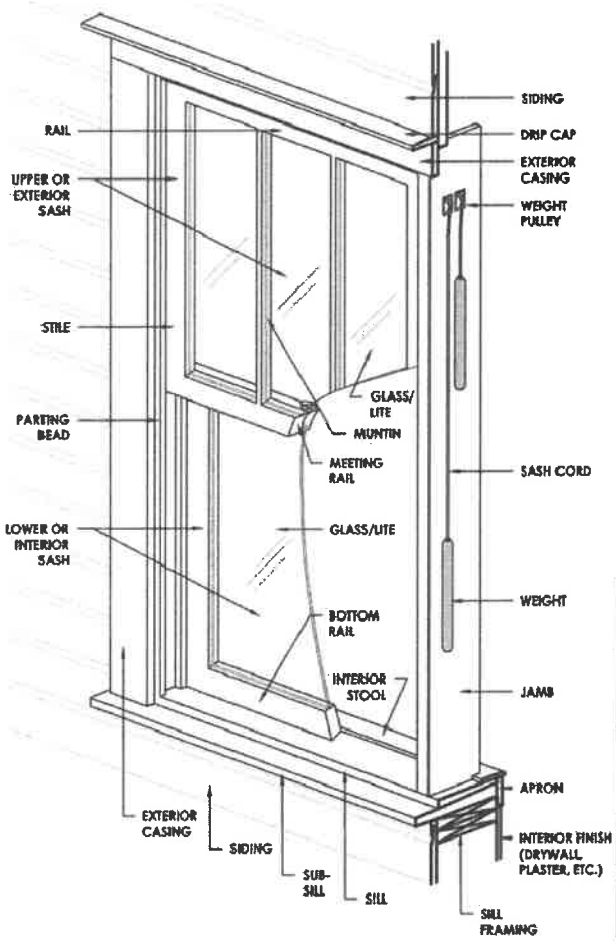
Assessment Date: 04/11/2024
Assessed by:

Window Assessment Form

For Historic Preservation Division - Planning & Building Department/ Historic Architectural Review Board Review

Submitted	Basic Requirements for Review
☑	1. Photographs or drawing of each overall elevation (side) of the exterior, with all the window openings on each elevation numbered.
☑	2. Photographs of each window opening *numbered* corresponding to submittal under #1.
☑	3. Condition Evaluation of each window (see page 2).
☑	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), size, etc. If different for certain openings, specify these details for each kind.
☑	5. Proposed window product brochure/information that includes the company's depiction or photograph (not installation or wind load information sheets) of actual windows. We need to know what they look like on the exterior.
☐	6. Elevation drawings that show proposed alterations to window openings (if applicable)
☑	7. Photos detailing window frame and face and side of trim
☐	May include additional documentation as needed for your report: Other _____

ALL* window openings** on the structure should be assigned a ***number and ***described*** under the same number on page 2 of this sheet, and **a numbered photo of each** provided. Even windows not being replaced should be assigned a number. Please note which windows are not being proposed for replacement by its corresponding window number on the second page.



Windows in ***pairs*** *or* ***groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included. Denote if numbered windows are door sidelights or transoms associated with a door.

For each window numbered on page 2, describe the window type, material, and include the different issues/conditions of *each* in detail, referring to the specific parts of the window (see diagram to the left).

Photographs should be provided of each overall elevation/side of the building and each overall window from the exterior. Interior views of windows may also be provided. *Additional close-up photographs*, showing visible evidence of the window's condition, **MUST** be provided to better document problem areas. **Photos should be numbered and labeled.**

The review and recommendation is based on deterioration or damage to the window unit and associated trim. Broken glass or windows that are painted shut are not necessarily grounds for approving replacement.

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

Total Number of Window Openings on the Structure	34
Number of Historic Windows on the Structure	16
Number of Existing Replacement/Non-Historic Windows	18
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	9

Received 04/11/2024
Planning and Building Department

Property Address: 17 Cordova Street, St. Augustine FL 32084
Applicant Name: Michael Davis (A.D. Davis Construction Corp.)

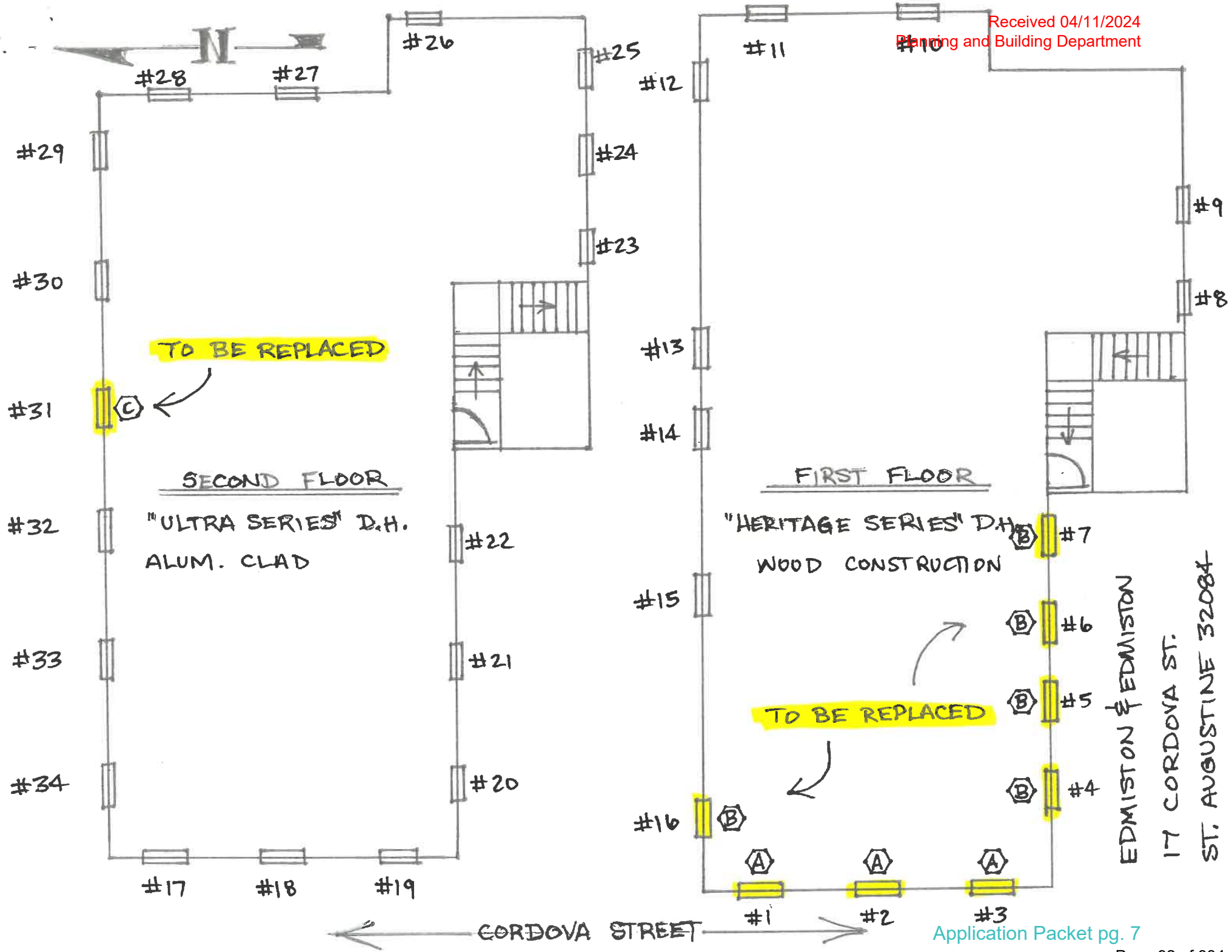
Assessment Date: 04/01/2024
Assessed by: J.D. Black (A.D. Davis Construction Corp.)

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	Sash and muntins deteriorating. Minor wood rot throughout. Sill damage - Wood window
2	Sash and muntins deteriorating. Minor wood rot throughout. Sill damage. Sun damaged - Wood window
3	Sash and muntins deteriorating. Minor wood rot throughout. Sill damage - Wood window
4	Wood int./ext. due to leaking unit. Deterioration in upper sash rail. Sill damage - Wood window
5	Window leaks and is rotting sill. Muntins are deteriorating and pulling apart. Sub Sill damage - Wood window
6	Wood rot and deterioration/damage to sash and muntins - Wood windows
7	Wood rot and deterioration/damage to sash and muntins - Wood window
8	Previously replaced (2020) Kolbe "Heritage" Series - Wood window
9	Previously replaced (2020) Kolbe "Heritage" Series - Wood window
10	Shows wear, but no replacement at this time Wood window
11	Shows wear, but no replacement at this time Wood window
12	Previously replaced (2018) Kolbe "Heritage" Series - wood window
13	Shows wear, but no replacement at this time Wood window
14	Previously replaced (2020) Kolbe "Heritage" Series - wood window
15	Shows wear, but no replacement at this time Wood window
16	Moisture damage to wood sash causing deterioration - wood window
17	Previously replaced (2020) Kolbe "Ultra" Series - Alum. clad
18	Previously replaced (2020) Kolbe "Ultra" Series Alum. clad
19	Previously replaced (2020) Kolbe "Ultra" Series - Alum. Clad
20	Previously replaced (2020) Kolbe "Ultra" Series - Alum. Clad

Window #	List and Describe Window Condition
21	Shows wear, but no replacement at this time Wood window
22	Shows wear, but no replacement at this time Wood window
23	Previously replaced (2020) Kolbe "Ultra" Series - Alum Clad
24	Previously replaced (2018) Kolbe "Ultra" Series - Alumm. Clad
25	Shows wear, but no replacement at this time Wood window
26	Shows wear, but no replacement at this time Wood window
27	Shows wear, but no replacement at this time Wood window
28	Shows wear, but no replacement at this time Wood window
29	Shows wear, but no replacement at this time Wood window
30	Shows wear, but no replacement at this time Wood window
31	Wood sash and muntin components are showing rot and deterioration - wood window
32	Previously replaced (2020) Kolbe "Ultra" Series - Alum Clad
33	Previously replaced (2020) Kolbe "Ultra" Series - Alum Clad
34	Previously replaced (2018) Kolbe "Ultra" Series - Alum clad
35	
36	
37	
38	
39	
40	

Received 04/11/2024
Planning and Building Department



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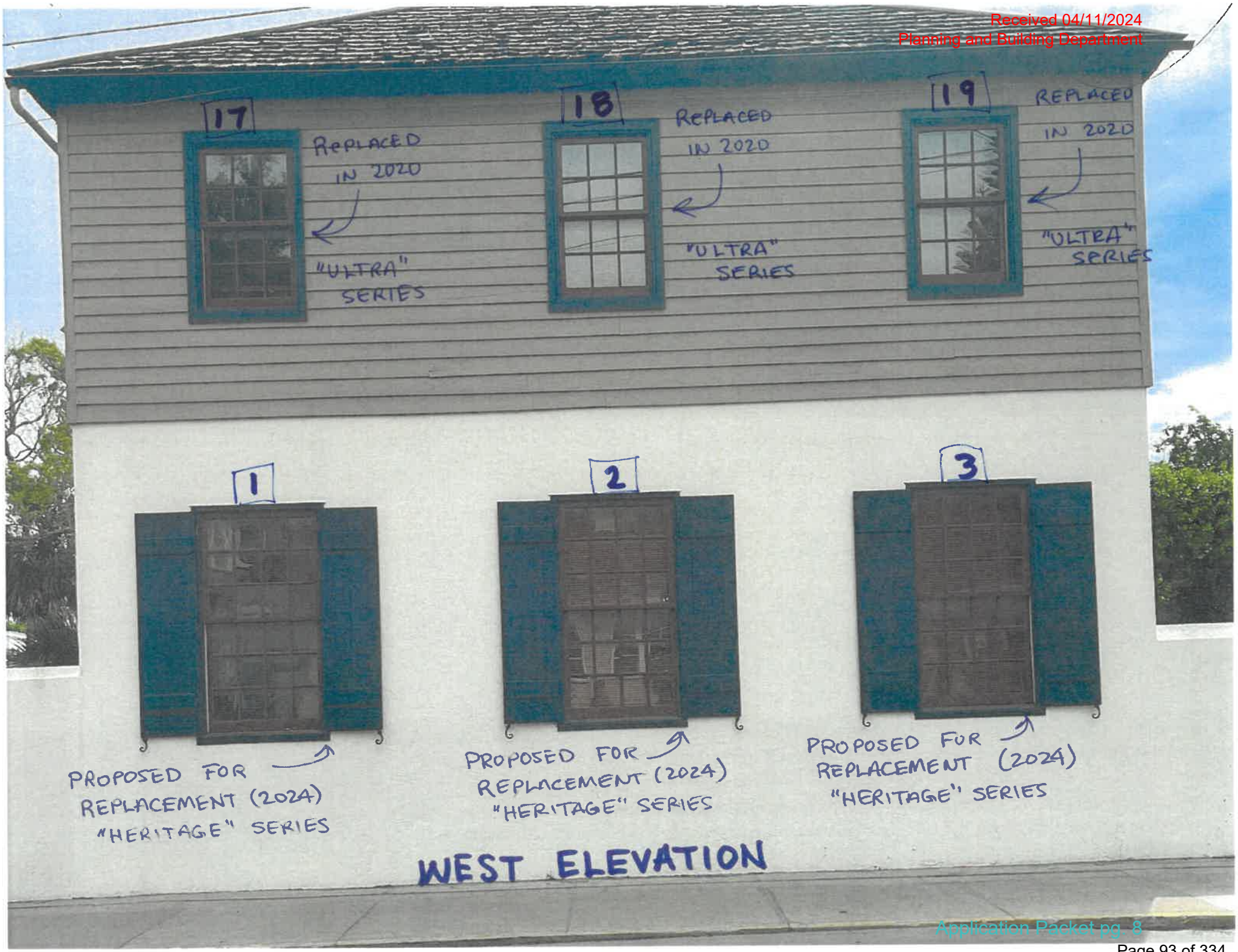

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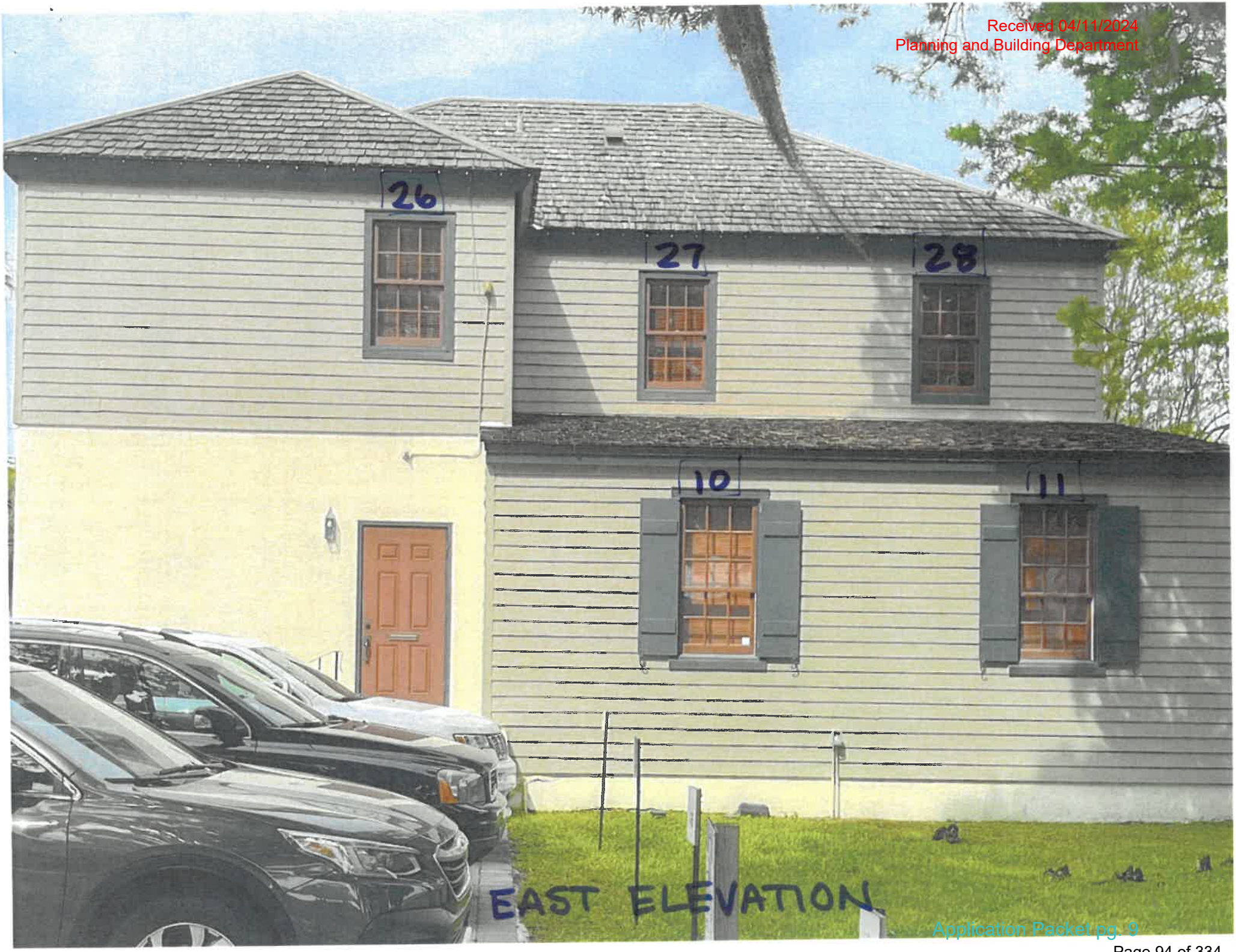
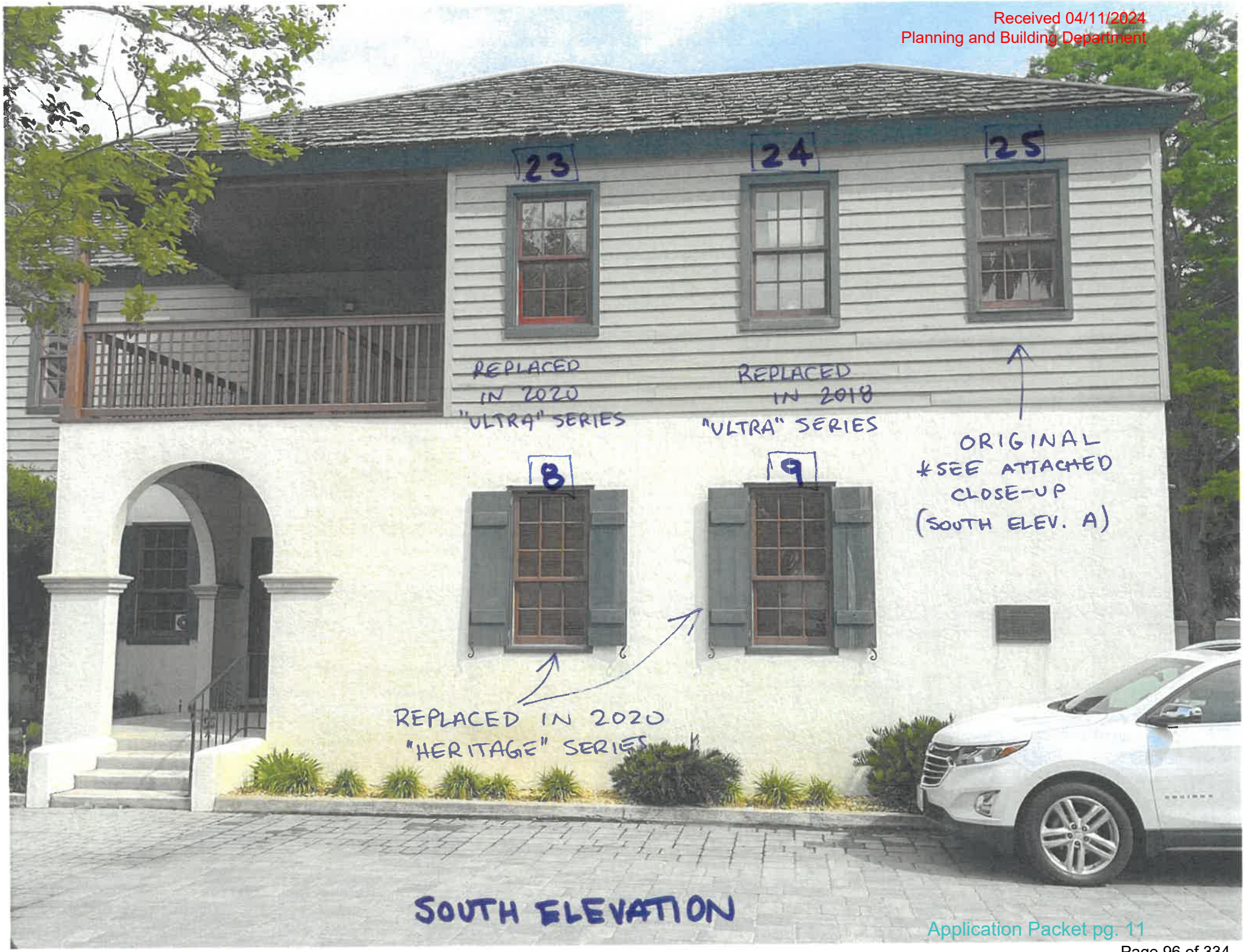


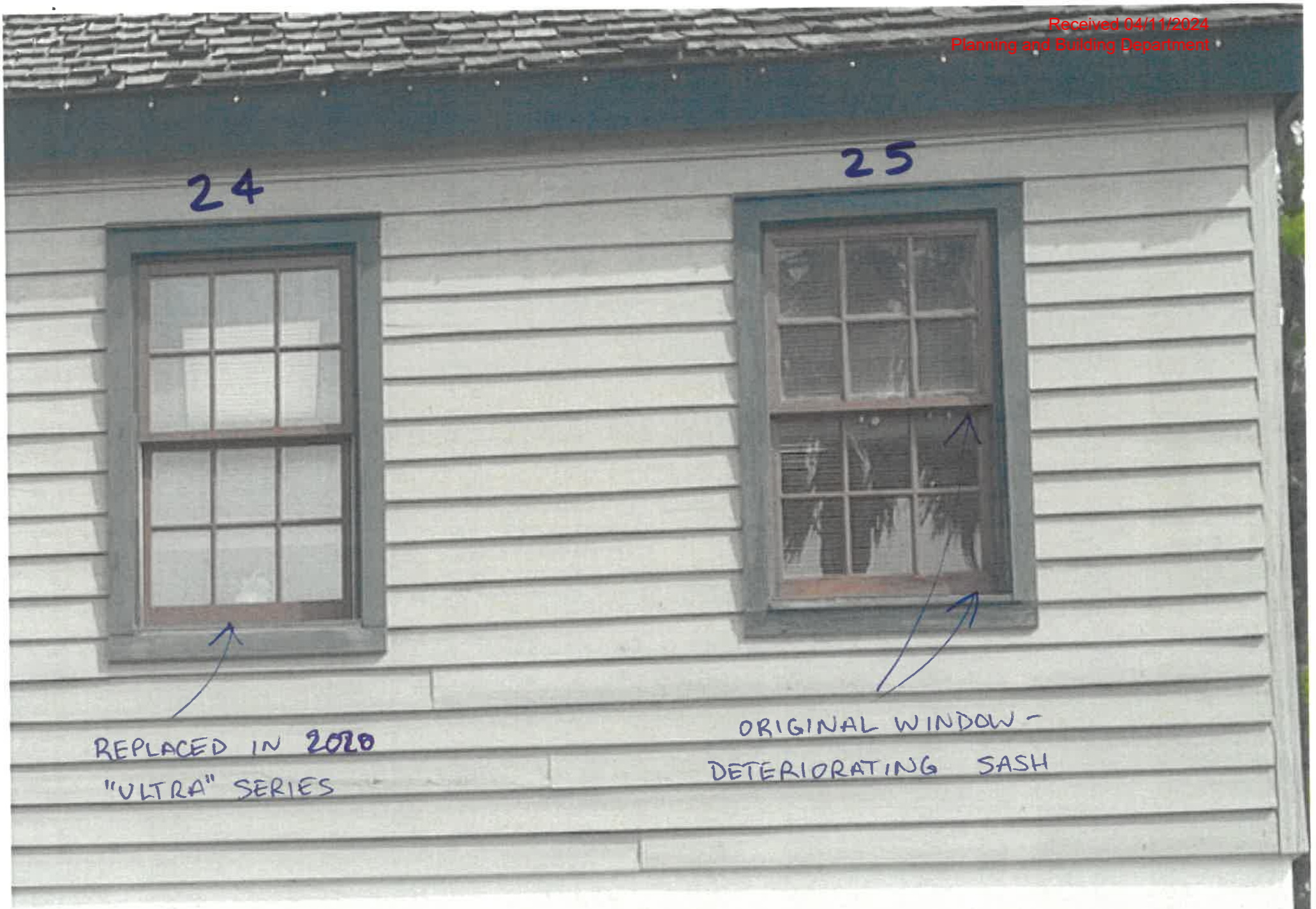
SOUTH ELEVATION

Received 04/11/2024
Planning and Building Department



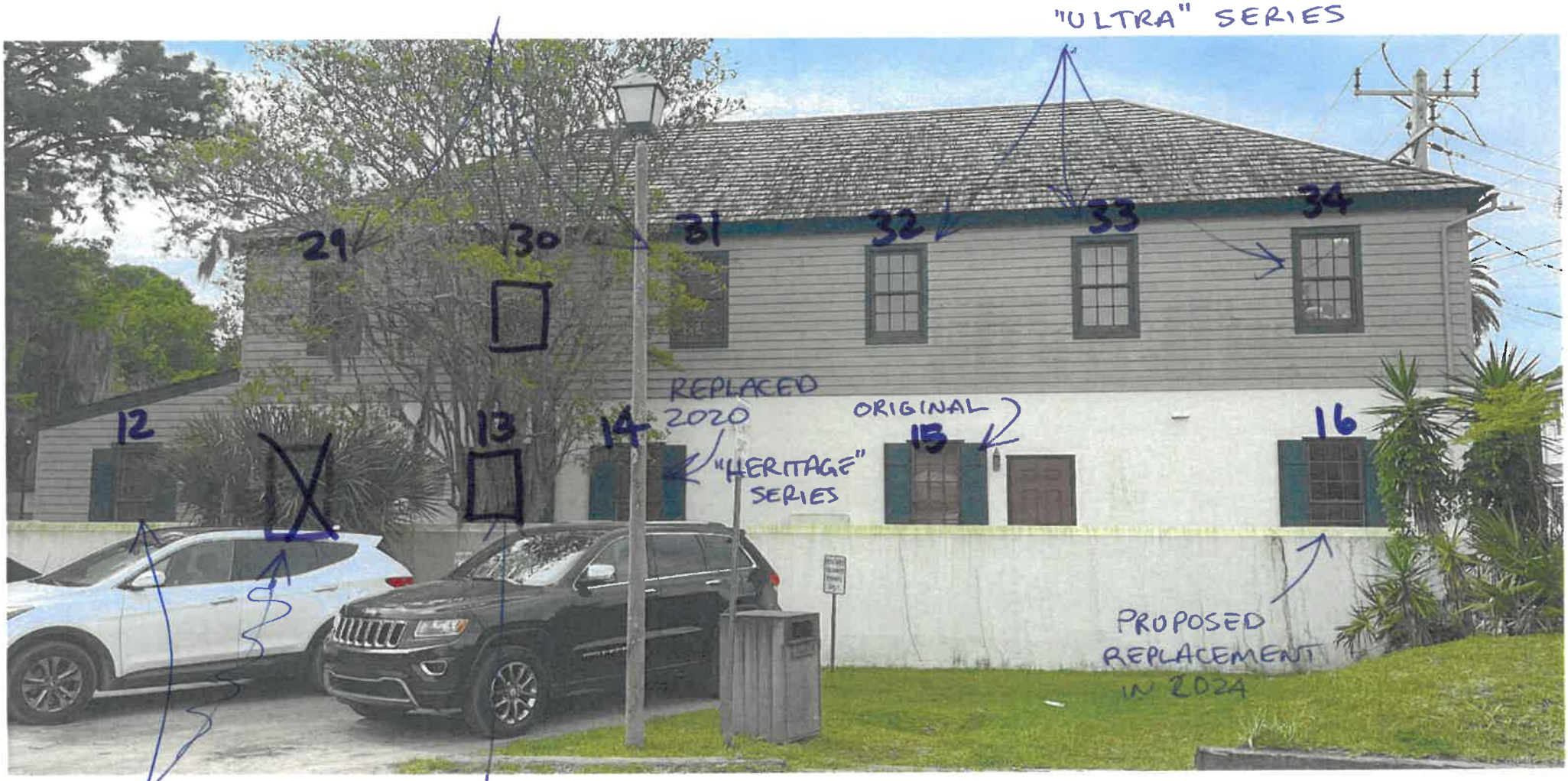
SOUTH ELEVATION

Received 04/11/2024
Planning and Building Department



SOUTH ELEVATION A
CLOSE-UP

Received 04/11/2024
Planning and Building Department



NORTH ELEVATION

Received 04/11/2024
Planning and Building Department

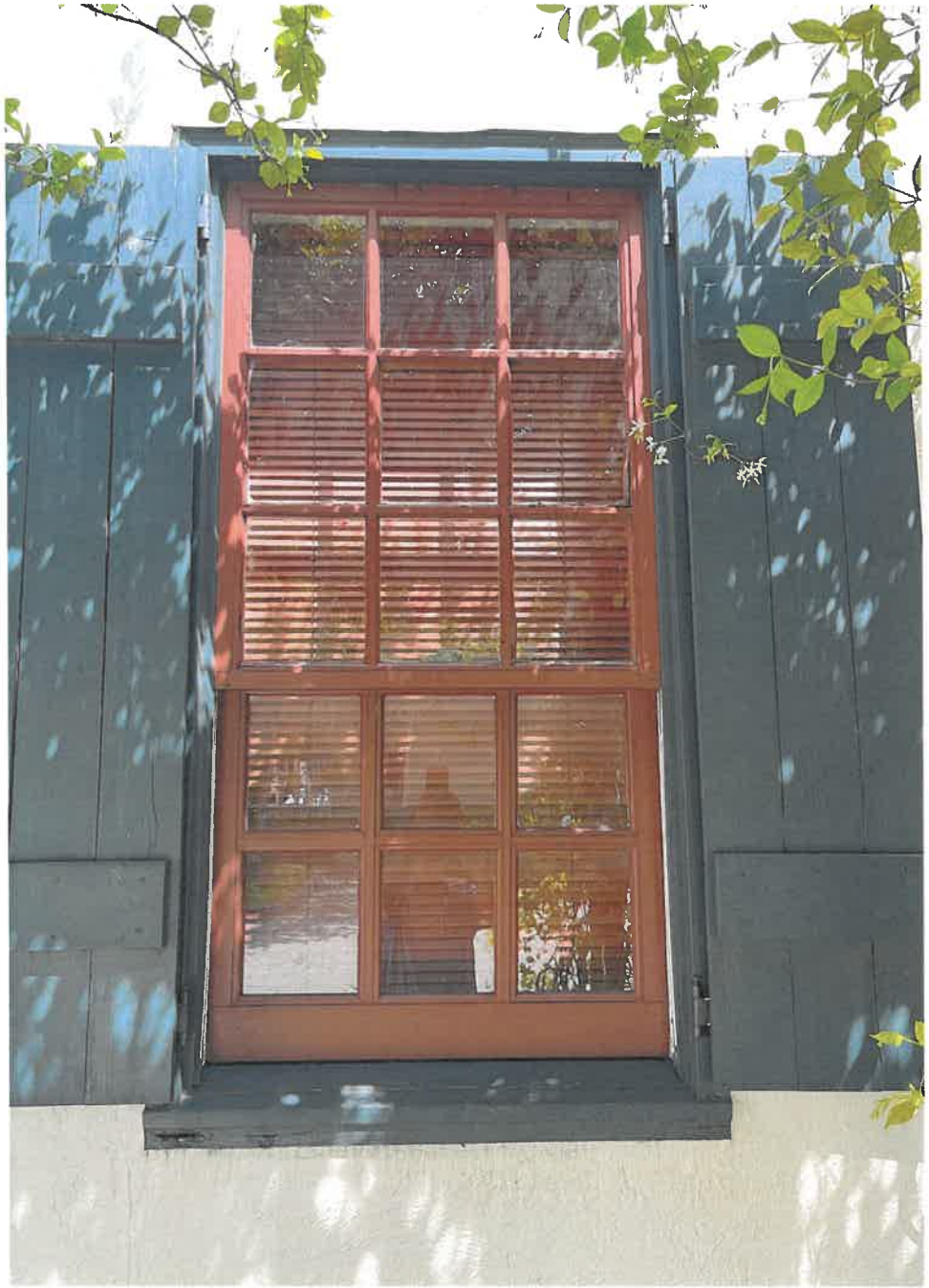
#1 - WEST ELEVATION - FIRST FLOOR

#16 - NORTH ELEVATION - FIRST FLOOR

Received 04/11/2024
Planning and Building Department

#2- WEST ELEVATION - FIRST FLOOR

#3- WEST ELEVATION- FIRST FLOOR



#5 - SOUTH ELEVATION - FIRST FLOOR

#4 - SOUTH ELEVATION - FIRST FLOOR

#7- SOUTH ELEVATION- FIRST FLOOR

#6- SOUTH ELEVATION— FIRST FLOOR

#31 – NORTH ELEVATION – SECOND FLOOR

Received 04/11/2024
Planning and Building Department

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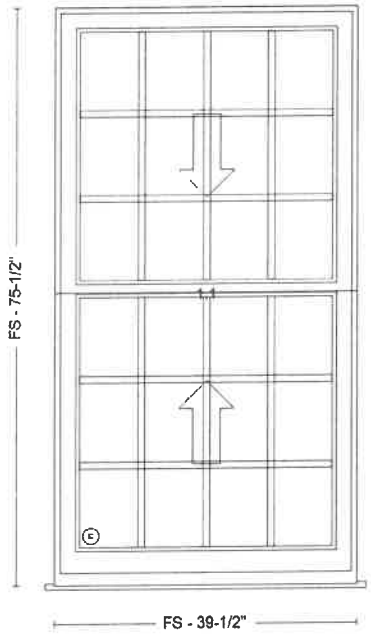
Date:	Jamb (Incl BM):
Installer:	Head Filler:
Trim: Maintain New	Sill Filler:
BM:	☐ Loose Trim
Box:	
Comments:	



A x 3

WEST ELEVATION – FIRST FLOOR

FS: 39-1/2" X 75-1/2"
RO: 40" X 76-1/16"
UD: 39-1/2" X 76"

Heritage Rectangle Double Hung
WDH (Assy 1)

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CUSTOMER: MANNING BLDG SPLY/ST AUGUSTINE	LINE: 001-1	QUANTITY: 3
PRINTED BY: JOHN MASON	LABEL: Down	
PROJECT: AD DAVIS EDMISTON #2		
QUOTE 1267147: AD DAVIS/EDMISTON	PK VERSION: 780	
PRINTED: 3/22/2024 4:22 PM		

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Planning and Building Department

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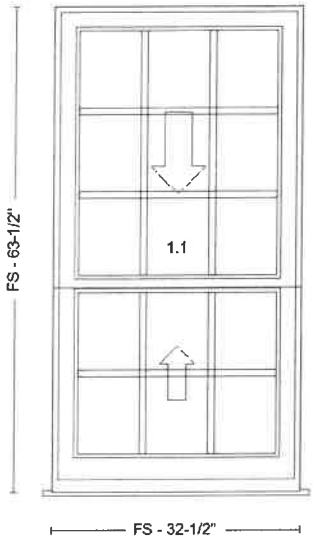
Trim: Maintain New	Sill Filler:
BM:	☐ Loose Trim
Box:	
Comments:	



B X 5

SOUTH / NORTH ELEVATION — FIRST FLOOR

FS: 32-1/2" X 63-1/2"
RO: 33" X 64-1/16"
UD: 32-1/2" X 64"

Heritage Rectangle Double Hung
WDH (Assy 1)

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CUSTOMER: MANNING BLDG SPLY/ST AUGUSTINE	LINE: 002-1	QUANTITY: 5
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PROJECT: AD DAVIS EDMISTON #2		
QUOTE 1267147: AD DAVIS/EDMISTON	PK VERSION: 780	
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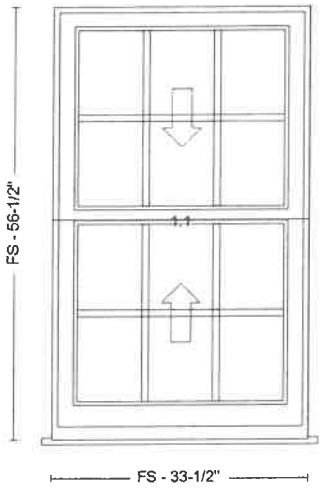
Date:	Jamb (Incl BM):
Installer:	Head Filler:
Trim: Maintain New	Sill Filler:
BM:	☐ Loose Trim
Box:	
Comments:	



C X 1

NORTH ELEVATION - SECOND FLOOR

FS: 33-1/2" X 56-1/2"
RO: 34" X 57-1/16"
UD: 33-1/2" X 57-1/8"

Ultra Rectangle Double Hung
UDH (Assy 1)

NOT FOR PRODUCTION USE

CUSTOMER: MANNING BLDG SPLY/ST AUGUSTINE	LINE: 003-1	QUANTITY: 1
PRINTED BY: JOHN MASON	LABEL: Upper	
PROJECT: AD DAVIS EDMISTON #2		
QUOTE 1267147: AD DAVIS/EDMISTON	PK VERSION: 780	
PRINTED: 3/22/2024 4:22 PM		

Received 04/11/2024
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Line	Label	UOM	Quantity	Unit Price	Extended Price
001	Down	EA	(3)	$2,669.43	$8,008.29

PERFORMANCE: Standard Performance, Job Specification PG Rating Entry: Do Not Specify

UNIT - Heritage Rectangle Double Hung - Complete Unit, Traditional, Wood Sash, Basic Jamb Profile: Square, Even Split, 7/8" Performance Divided Lites, Second Bar Size: 0", Bar Profile - Exterior: Beveled, Bar Profile - Interior: Ovolo, Black Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Black Spacer, Glass Preserve / Neat+ Coating: Glass Preserve without Neat+ Coating, Ovolo Glazing Bead

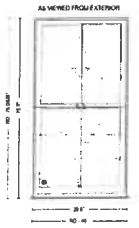
HARDWARE-ACCESSORIES: Clay (Rustic) Hardware, Amount of Check Rail Locks: 2, No Sash Plough, Bottom Sash Lift Handle(s): Curved Style, Sash Lift Handle Color: Clay (Rustic), Sash Lift Handle Quantity: 2 Per Bottom Sash, Jambliner: Beige

CASING-JAMBS-TRIM: Standard Sill Nosing , Apply Exterior Casing/Accessories, Back Priming of Frame: Primed Latex, 4 9/16" Jambs, 6 5/16" Clips

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Unfinished Interior Frame, Unfinished Interior Sash, Standard Fingerjoints

MANUFACTURER NOTES:
Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.,
Number of installation clips applied is configured for a DP20 installation design pressure. Kolbe also recommends adding an additional 1/2" to the standard rough opening.

A



x 3

Scaled to Fit

Rough Opening:
40" X 76 1/16"
Frame Size:
39 1/2" X 75 1/2"
Unit Dimension:
39 1/2" X 76"

Line	Label	UOM	Quantity	Unit Price	Extended Price
002	Down	EA	(5)	$2,088.64	$10,443.20

PERFORMANCE: Standard Performance, Job Specification PG Rating Entry: Do Not Specify

UNIT - Heritage Rectangle Double Hung - Complete Unit, Traditional, Wood Sash, Basic Jamb Profile: Square, Custom Split, 40% Bottom Glass Percentage, 7/8" Performance Divided Lites, Second Bar Size: 0", Bar Profile - Exterior: Beveled, Bar Profile - Interior: Ovolo, Black Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Black Spacer, Glass Preserve / Neat+ Coating: Glass Preserve without Neat+ Coating, Ovolo Glazing Bead

HARDWARE-ACCESSORIES: Clay (Rustic) Hardware, Amount of Check Rail Locks: 1, No Sash Plough, Bottom Sash Lift Handle(s): Curved Style, Sash Lift Handle Color: Clay (Rustic), Sash Lift Handle Quantity: 2 Per Bottom Sash, Jambliner: Beige

CASING-JAMBS-TRIM: Standard Sill Nosing , Apply Exterior Casing/Accessories, Back Priming of Frame: Primed Latex, 4 9/16" Jambs, 6 5/16" Clips

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Primed Latex, Unfinished Interior Frame, Unfinished Interior Sash, Standard Fingerjoints

MANUFACTURER NOTES:
Number of installation clips applied is configured for a DP20 installation design pressure. Kolbe also recommends adding an additional 1/2" to the standard rough opening.

B

x 5

Scaled to Fit

Rough Opening:
33" X 64 1/16"
Frame Size:
32 1/2" X 63 1/2"
Unit Dimension:
32 1/2" X 64"

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003 Upper | EA | (1) | $2,080.77 | $2,080.77

C

X 1

Scaled to Fit

Rough Opening:
34" X 57 1/16"
Frame Size:
33 1/2" X 56 1/2"
Unit Dimension:
33 1/2" X 57 1/8"

PERFORMANCE: Standard Performance

UNIT - Ultra Rectangle Double Hung - Complete Unit, Sterling, Vintage: #1117, Extruded Sash, Basic Jamb Profile: Square, Even Split, 7/8" Performance Divided Lites, Second Bar Size: 0", Bar Profile - Exterior: Beveled, Bar Profile - Interior: Ovolo, Black Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E, Black Spacer, Glass Preserve / Neat+ Coating: Glass Preserve without Neat+ Coating, Ovolo Glazing Bead

HARDWARE-ACCESSORIES: Lock Style: Signature, Clay (Rustic) Hardware, Bottom Sash Lift Handle(s): Curved Style, Sash Lift Handle Color: Clay (Rustic), Sash Lift Handle Quantity: 2 Per Bottom Sash, Jambliner: Black

CASING-JAMBS-TRIM: Standard Sill Nosing (BU824) , Apply Exterior Casing/Accessories, Nailing Fin, Back Priming of Frame: Primed Latex, 4 9/16" Jambs

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: 70% Fluoropolymer, Exterior Sash Finish: 70% Fluoropolymer, Match All Exterior Colors, Chutney Exterior, Unfinished Interior Frame, Unfinished Interior Sash, Jambliner Cover: Wood Wrapped, Vertical Weatherstrip Color: Black, Standard Fingerjoints

MANUFACTURER NOTES:
Please be aware Retractable Screens and Sash Lifts (supplied by Kolbe or by others) when used together will interfere with unit/screen operation.

KOLBE WINDOWS & DOORS

ULTRA SERIES

PERFORMANCE DIVIDED LITE AND GLAZING BEAD OPTIONS - ALL ULTRA PRODUCTS EXCEPT TERRASPAN DOORS

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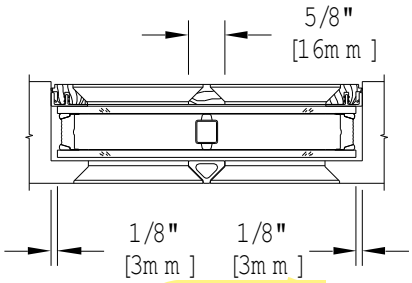
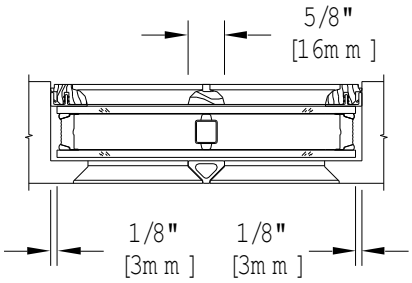
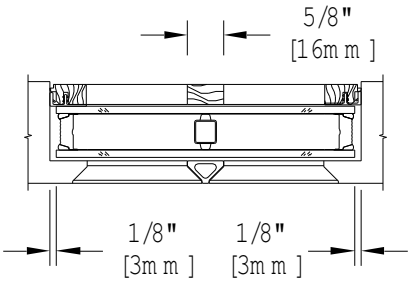
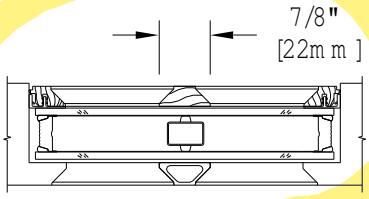
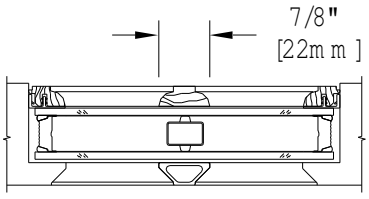
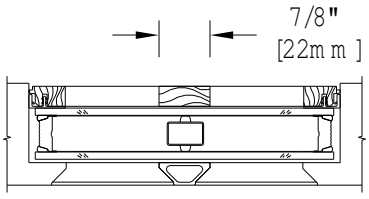
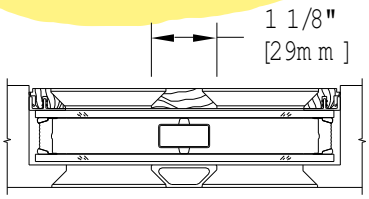
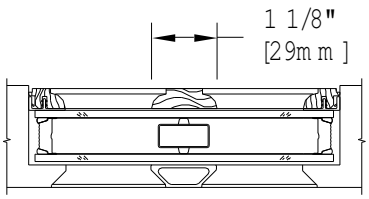
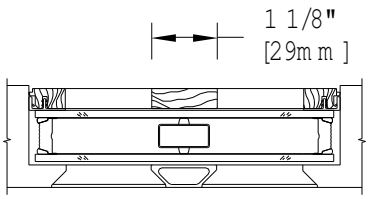
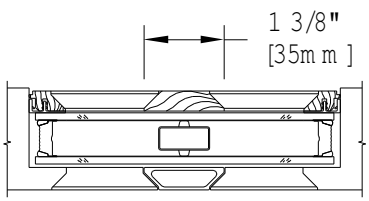
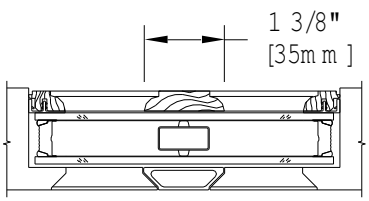
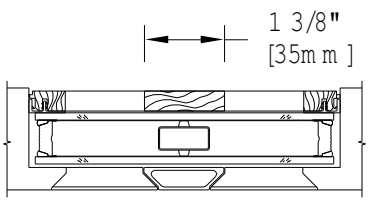
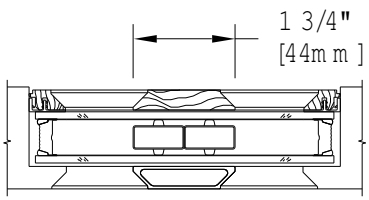
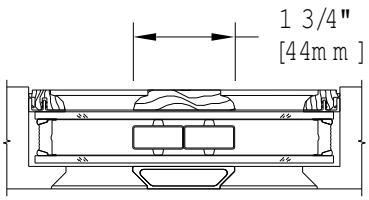
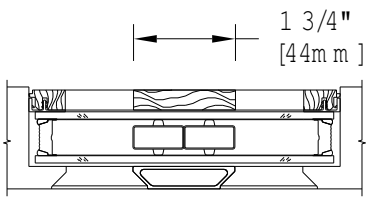
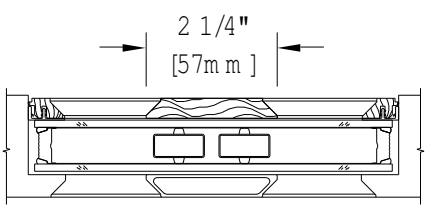
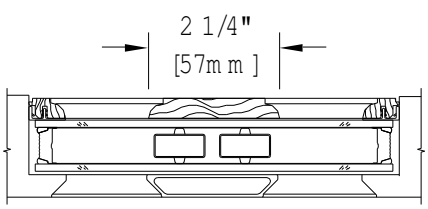
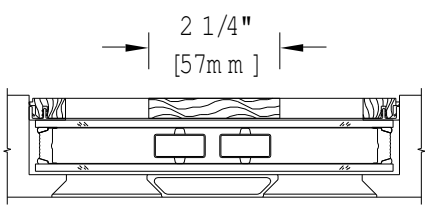
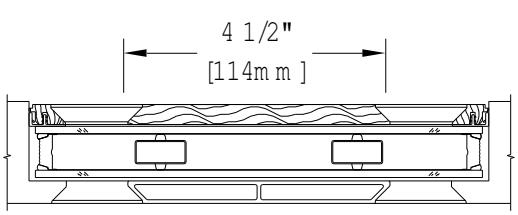
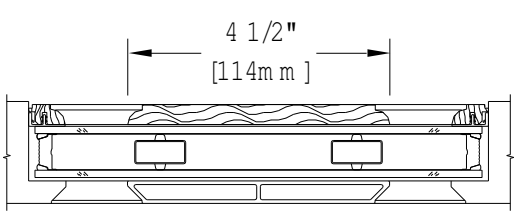
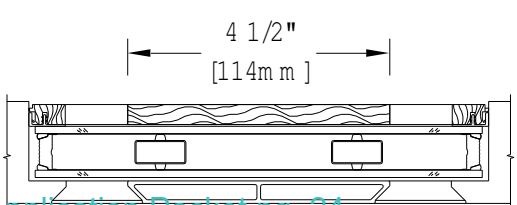
DOUBLE PANE GLASS

Beveled	Ovolo	Square
		
		
		
		
		
		
		

KOLBE WINDOWS & DOORS

HERITAGE SERIES

PERFORMANCE DIVIDED LITE AND GLAZING BEAD OPTIONS - ALL HERITAGE PRODUCTS

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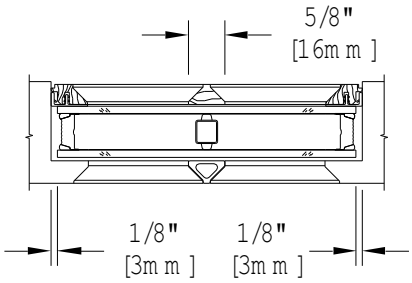
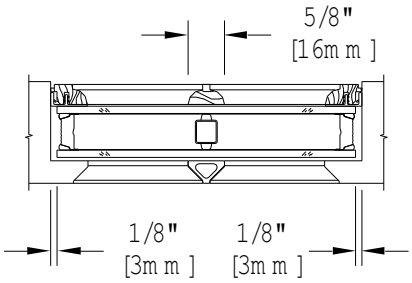
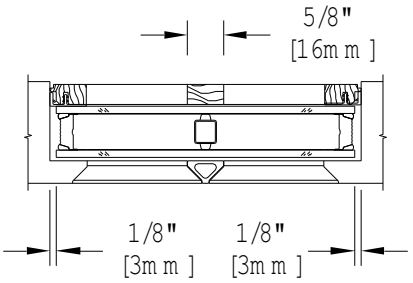
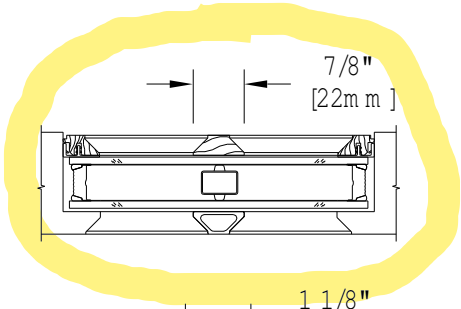
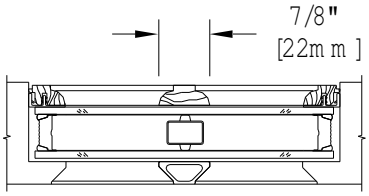
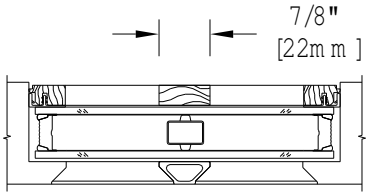
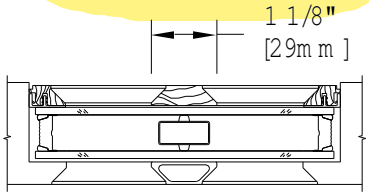
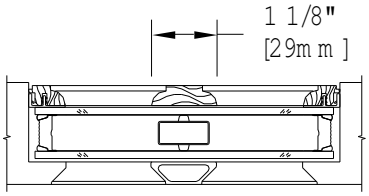
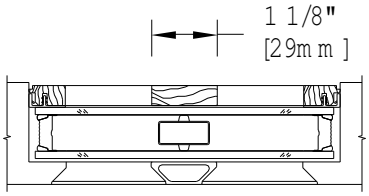
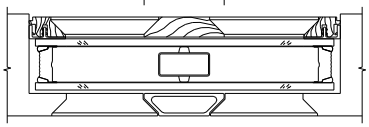
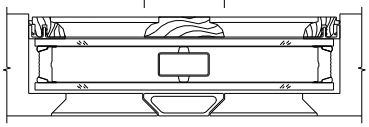
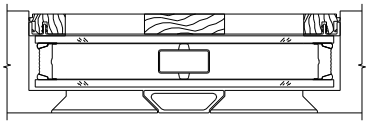
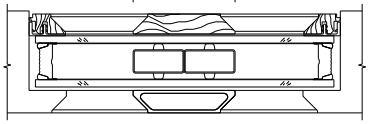
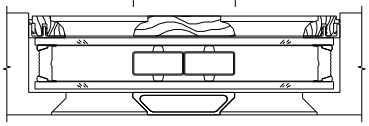
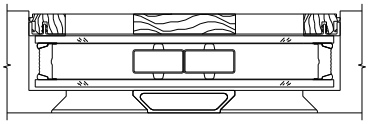
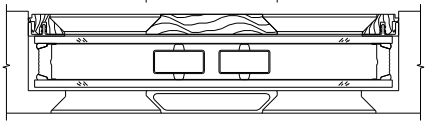
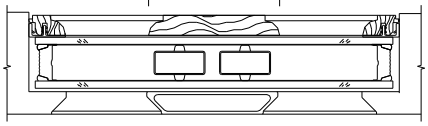
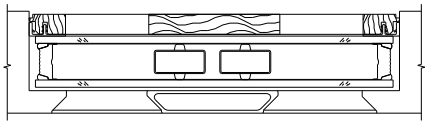
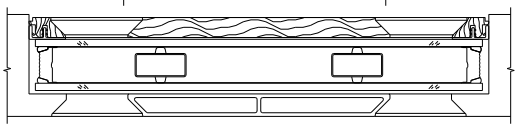
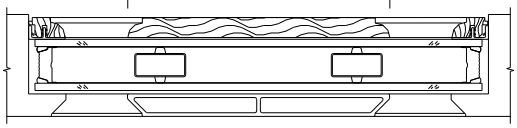
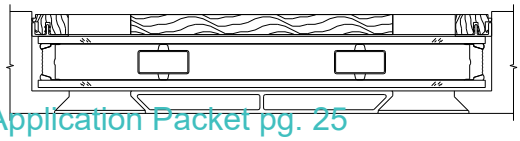
Planning and Building Department

DOUBLE PANE GLASS

Beveled	Ovolo	Square
5/8" [16mm]  1/8" [3mm] 1/8" [3mm]	5/8" [16mm]  1/8" [3mm] 1/8" [3mm]	5/8" [16mm]  1/8" [3mm] 1/8" [3mm]
7/8" [22mm] 	7/8" [22mm] 	7/8" [22mm] 
1 1/8" [29mm] 	1 1/8" [29mm] 	1 1/8" [29mm] 
1 3/8" [35mm] 	1 3/8" [35mm] 	1 3/8" [35mm] 
1 3/4" [44mm] 	1 3/4" [44mm] 	1 3/4" [44mm] 
2 1/4" [57mm] 	2 1/4" [57mm] 	2 1/4" [57mm] 
4 1/2" [114mm] 	4 1/2" [114mm] 	4 1/2" [114mm] 

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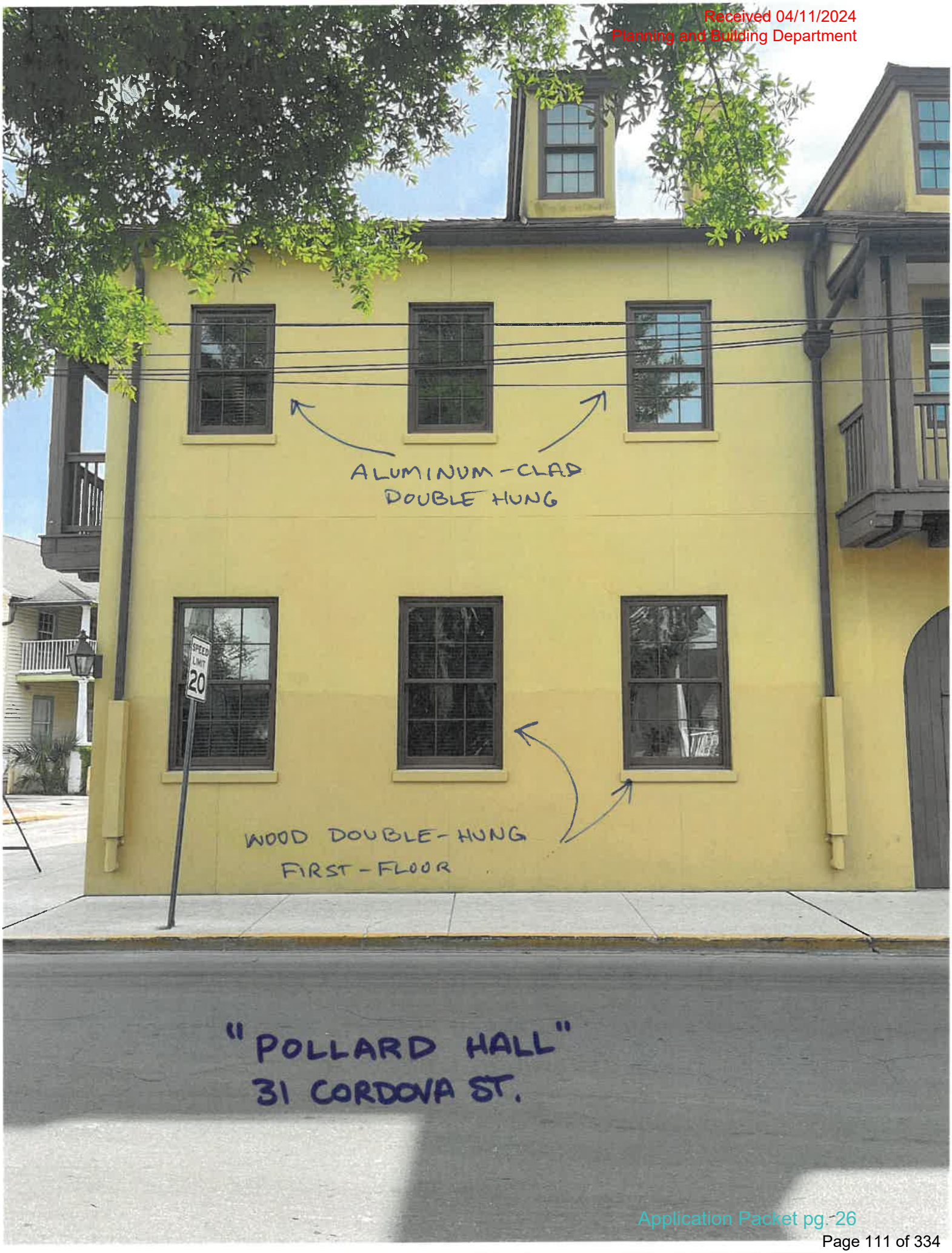

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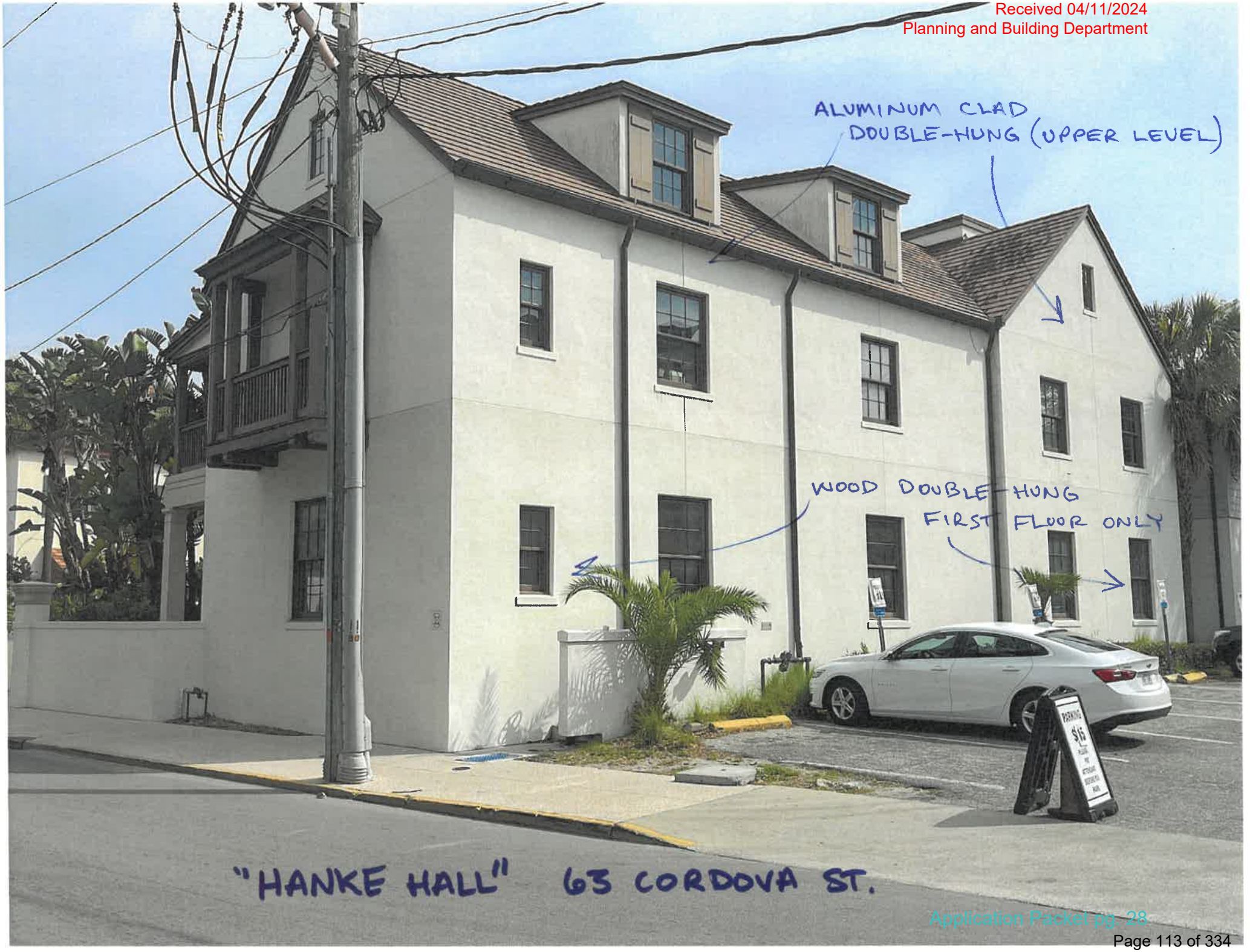

Received 04/11/2024
Planning and Building Department

Public Records of
St. Johns County, FL
Clerk# 02-025363
O.R. 1752 PG 1326
03:57PM 04/30/2002
REC $9.00 SUR $1.50
Doc Stamps $0.70

(2)

THIS INSTRUMENT PREPARED WITHOUT
OPINION OF TITLE BY:
TRACY WILSON UPCHURCH
UPCHURCH, BAILEY & UPCHURCH, P.A.
P.O. DRAWER 3007
ST. AUGUSTINE, FLORIDA 32085-3007

WARRANTY DEED

THIS INDENTURE, made this 25th day of APRIL, 2002, between **WILLIAM C. EDMISTON, JR.,** conveying his one-half undivided interest, Grantor, and **WILLIAM C. EDMISTON, JR.** and **MARGARET ANN EDMISTON**, as Trustees of the **William C. Edmiston, Jr. Revocable Trust created under agreement dated April 3, 2002,** whose post office address is 36 St. Augustine Blvd., St. Augustine, FL 32084, of the County of St. Johns, Grantees.

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees and Grantees' heirs and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, to-wit:

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

Parcel Identification # 0197860-0000

SUBJECT TO: Taxes for the year 2002 and subsequent years.

COPY

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

FURTHER, the Trustee named hereunder, and its successors and assigns, are hereby vested with the full power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described above.

FURTHER, this conveyance is exempt from the imposition of Florida Documentary Stamps pursuant to the Florida Administrative Code, 12B-4.013(32)(i).

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

Signed, sealed and delivered
in the presence of:

Witness: Jessica McCrea

Witness: FRANCIS T. DUFF

William C Edmiston
WILLIAM C. EDMISTON, JR.
36 St. Augustine Blvd.
St. Augustine, FL 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 25th day of April, 2002, by **WILLIAM C. EDMISTON, JR.,** who did not take an oath and who: (notary must check applicable box)

✓ is personally known to me.
___ produced current driver's license(s) as identification.
___ produced _____ as identification.

{SEAL}

Sandra H. Kerr
Signature of Notary
Sandra H. Kerr
Name of Notary Typed, Printed or Stamped
Commission Number: CC978918
My Commission Expires: 11/01/2004

Sandra H Kerr
My Commission CC978918
Expires November 01, 2004

b

EXHIBIT "A"

A Parcel of land in Block 16, City of St. Augustine, St. Johns County, Florida, containing 18,817 square feet more or less and being more fully described as follows:

BEGINNING at the Southwest corner of Lot 9 of said Block 16 at the Southwest corner of that land described in Parcel one of Official Records Book 164, page 68, Public Records of Said County; thence North 3 degrees 46 minutes 37 seconds West, on the East line of Cordova Street, 57.86 feet to an angle point in said line of Street; thence North 3 degrees 11 minutes 30 seconds West, on said East line of street, 52.29 feet to the Southwest corner of Lot 7 of Said Block 16; thence North 85 degrees 04 minutes 30 seconds East, on the South Line of Said Lot 7, a distance of 123.93 feet to the Southeast corner of Said Lot 7; thence North 75 degrees 31 minutes 14 seconds East 46.05 feet to a point which lies North 14 degrees 42 minutes 30 seconds West 15.00 feet from the Northwest corner of that land described in Official Records Book 65, page 479, Public Records of Said County; thence North 81 degrees 49 minutes 11 seconds East, parallel with the North Line of said land described in Official Records Book 65, page 479, a distance of 72.30 feet; thence South 14 degrees 42 minutes 30 seconds East, on the West line of Spanish Street, 15.00 feet; thence South 81 degrees 49 minutes 11 seconds West, on said North line of land described in Official Records Book 65, page 479, a distance of 72.30 feet; thence South 8 degrees 35 minutes 49 seconds East, on the West Line of said land described in Official Records Book 65, page 479, a distance of 39.70 feet; thence South 82 degrees 04 minutes 26 seconds West, on the North line of the south 47 feet 9 inches of Lot 20 of said Block 16, a distance of 21.54 feet; thence South 2 degrees 39 minutes 19 seconds East, on the East line of Parcel Two of said land described in Official Records Book 164, page 68, a distance of 58.20 feet; thence South 83 degrees 33 minutes 10 seconds West, on the South line of Parcels two and one of said land described in Official Records Book 164, page 68, a distance of 153.41 feet to the Point of Beginning.

Public Records of St. Johns County, FL Clerk # 2010004311, O.R. 3282 PG 234,
01/29/2010 at 10:41 AM REC. $13.00 SUR. $14.00 Doc. D $.70

This instrument prepared with no
opinion of title given or requested
by: Michael A. Siragusa
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
File # 5-08-236

TRUSTEES' DEED

THIS TRUSTEES' DEED, made this 27th day of JANUARY, 2010, by and between:

MARGARET ANN EDMISTON AND MARGARET GREER EDMISTON, AS TRUSTEES OF THE WILLIAM C. EDMISTON, JR. REVOCABLE TRUST CREATED UNDER AGREEMENT DATED APRIL 3, 2002
whose post office address is c/o 36 St. Augustine Boulevard, St. Augustine, Florida 32080
(the "Grantors"); and

MARGARET ANN EDMISTON AND MARGARET GREER EDMISTON, AS TRUSTEES OF THE "EDMISTON FAMILY TRUST" CREATED UNDER ARTICLE 4 OF THE "WILLIAM C. EDMISTON, JR. REVOCABLE TRUST" DATED APRIL 3, 2002
whose post office address is c/o 17 Cordova Street, St. Augustine, Florida 32084
(the "Grantees").

COPY

WITNESSETH, that said Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the Grantors' entire interest in following described land lying and being in St. Johns County, Florida, to-wit:

See Exhibit "A" attached and by this reference made a part hereof (the "Property").

Subject to: taxes for the year 2010 and subsequent; and all covenants, restrictions and easements of record, if any.

Subject to: a life estate in Parcel 1 previously reserved for Margaret Ann Edmiston, individually.

SCRIVENER'S NOTE: This transfer not subject to Florida documentary stamp tax pursuant to Rule 12B-4.013(29)(e), F.A.C., as a deed from a trustee to a beneficiary which does not exceed the beneficiary's beneficial ownership interest as a trust beneficiary immediately before this conveyance.

And said Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

And said Grantors do hereby fully warrant that William C. Edmiston, Jr. died on February 12, 2008,

and Margaret Greer Edmiston is the duly nominated and acting successor Co-Trustee.

The Trustee named herein is hereby fully vested with the power and authority to protect, conserve, sell, lease, encumber, and otherwise manage and dispose of the real property described herein pursuant to Section 689.071 of the Florida Statutes. In the event either Margaret Ann Edmiston or Margaret Greer Edmiston should die, become incompetent, or otherwise fail to serve for any reason whatsoever, then the Trust names Elizabeth Warren Edmiston and Ann Hilliard Edmiston, or either of them, to act as the Successor Trustee, with all the powers and authority granted to the original Trustee.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered
in the presence of:

E Catalina Usina-Morse
Witness E. Catalina Usina-Morse
(print name)

Margaret Ann Edmiston
Margaret Ann Edmiston, as Trustee of
the William C. Edmiston, Jr. Revocable Trust
created under agreement dated April 3, 2002

Susanne S Driscoll
Witness SUSANNE S DRISCOLL
(print name)

Margaret S. Edmiston
Margaret ~~Greer~~ Edmiston, as Trustee of
the William C. Edmiston, Jr. Revocable Trust
created under agreement dated April 3, 2002

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 27th day of JANUARY, 2010, by Margaret Ann Edmiston and Margaret Greer Edmiston, who: (notary must check applicable box)

✓ are personally known to me.
___ produced current driver's license(s) as identification.

(Seal)

Bonnie Fausey
Signature of Notary

NOTARY PUBLIC-STATE OF FLORIDA
Bonnie Fausey
Commission #DD796939
Expires: JULY 28, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

Exhibit A
(WILLIAM C. EDMISTON, JR. REVOCABLE TRUST)

Parcel 1 – 36 N. Saint Augustine Blvd.

Lot 16 and 17, Block 1, DAVIS SHORES, a subdivision of the City of St. Augustine, Florida, according to plat thereof on file in the office of the clerk of the circuit court for St. Johns County, Florida.

Also Lots 11 and 12, of Block 6 of AVISTA SUBDIVISION, according to plat thereof recorded in Map Book 7, Page 7, of the Public Records of St. Johns County, Florida.

Parcel Identification #: 213520-0000

Parcel 2 – 17 Cordova Street

A Parcel of land in Block 16, City of St. Augustine, St. Johns County, Florida, containing 18,817 square feet more or less and being more fully described as follows:

BEGINNING at the Southwest corner of Lot 9 of said Block 16 at the Southwest corner of that land described in Parcel one of Official Records Book 164, page 68, Public Records of Said County; thence North 3 degrees 46 minutes 37 seconds West, on the East line of Cordova Street, 57.86 feet to an angle point in said line of Street; thence North 3 degrees 11 minutes 30 seconds West, on said East line of street, 52.29 feet to the Southwest corner of Lot 7 of Said Block 16; thence North 85 degrees 04 minutes 30 seconds East, on the South Line of Said Lot 7, a distance of 123.93 feet to the Southeast corner of Said Lot 7; thence North 75 degrees 31 minutes 14 seconds East 46.05 feet to a point which lies North 14 degrees 42 minutes 30 seconds West 15.00 feet from the Northwest corner of that land described in Official Records Book 65, page 479 , Public Records of Said County; thence North 81 degrees 49 minutes 11 seconds East, parallel with the North Line of said land described in Official Records Book 65, page 479, a distance of 72.30 feet; thence South 14 degrees 42 minutes 30 seconds East, on the West line of Spanish Street, 15.00 feet; thence south 81 degrees 49 minutes; 11 seconds West, on said North line of land described in Official Records Book 65, page 479, a distance of 72.30 feet; thence South 8 degrees 35 minutes 49 seconds East, on the West Line of said land described in Official Records Book 65, page 479, a distance of 39.70 feet; thence South 82 degrees 04 minutes 26 seconds West, on the North line of the south 47 feet 9 inches of Lot 20 of said Block 16, a distance of 21.54 feet; thence South 2 degrees 39 minutes 19 seconds East, on the East line of Parcel Two of said land described in Official Records Book 164, page 68, a distance of 58.20 feet; thence south 83 degrees 33 minutes 10 seconds West, on the South line of Parcels two and one of said land described in Official Records Book 164, page 68, a distance of 153.41 feet to the Point of Beginning.

Parcel Identification # 197860-0000

COPY

89 24818

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
UPCHURCH, BAILEY & UPCHURCH, P.A.
780 NORTH PONCE DE LEON BLVD.
ST. AUGUSTINE, FLORIDA 32084

WARRANTY DEED

THIS INDENTURE, made this 9th day of October, 1989, between W. C. EDMISTON, JR., conveying an undivided one-half (1/2) interest, Grantor, and MARGARET ANN EDMISTON, whose post office address is 36 North St. Augustine Boulevard, St. Augustine, Florida 32084, and whose social security numbers is 230-50-5354, Grantee. This Deed shall create a tenancy in common as to the Grantor and Grantee.

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, an undivided one-half (1/2) interest in the following described land situate, lying and being in St. Johns County, Florida, to-wit:

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

Parcel Identification Number: 0197860-0000

COPY

SUBJECT TO: Taxes for the year 1989 and subsequent years.

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

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

Signed, sealed and delivered
in the presence of:

Vicky Smith

Francis Y Duff

W.C. EDMISTON, JR.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me personally appeared W.C. EDMISTON, JR., to me known to be the person described in and who executed the foregoing instrument as Grantor, and he acknowledged before me that he executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of October, 1989.

Margaret Edmiston

Notary Public
State of Florida
My Commission Expires: 1-4-92

MARGARET G. EDMISTON NOTARY PUBLIC STATE OF FLORIDA

Doocumentary Tax Pd. $ .55
$ 0 Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: amm D.C.

EXHIBIT "A"

A Parcel of land in Block 16, City of St. Augustine, St. Johns County, Florida, containing 18,817 square feet more or less and being more fully described as follows:

BEGINNING at the Southwest corner of Lot 9 of said Block 16 at the Southwest corner of that land described in Parcel one of Official Records Book 164, page 68, Public Records of Said County; thence North 3 degrees 46 minutes 37 seconds West, on the East line of Cordova Street, 57.86 feet to an angle point in said line of Street; thence North 3 degrees 11 minutes 30 seconds West, on said East line of street, 52.29 feet to the Southwest corner of Lot 7 of Said Block 16; thence North 85 degrees 04 minutes 30 seconds East, on the South Line of Said Lot 7, a distance of 123.93 feet to the Southeast corner of Said Lot 7; thence North 75 degrees 31 minutes 14 seconds East 46.05 feet to a point which lies North 14 degrees 42 minutes 30 seconds West 15.00 feet from the Northwest corner of that land described in Official Records Book 65, page 479, Public Records of Said County; thence North 81 degrees 49 minutes 11 seconds East, parallel with the North Line of said land described in Official Records Book 65, page 479, a distance of 72.30 feet; thence South 14 degrees 42 minutes 30 seconds East, on the West line of Spanish Street, 15.00 feet; thence South 81 degrees 49 minutes 11 seconds West, on said North line of land described in Official Records Book 65, page 479, a distance of 72.30 feet; thence South 8 degrees 35 minutes 49 seconds East, on the West Line of said land described in Official Records Book 65, page 479, a distance of 39.70 feet; thence South 82 degrees 04 minutes 26 seconds West, on the North line of the south 47 feet 9 inches of Lot 20 of said Block 16, a distance of 21.54 feet; thence South 2 degrees 39 minutes 19 seconds East, on the East line of Parcel Two of said land described in Official Records Book 164, page 68, a distance of 58.20 feet; thence South 83 degrees 33 minutes 10 seconds West, on the South line of Parcels two and one of said land described in Official Records Book 164, page 68, a distance of 153.41 feet to the Point of Beginning.

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

89 OCT 12 AM 10:01

CLERK OF CIRCUIT COURT

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
Upchurch, Bailey and Upchurch, P.A.
501 First Union Bank Building
St. Augustine, Florida 32084

88 9733

O.R. 780 PG 0424

WARRANTY DEED

THIS INDENTURE, made this 20 day of April, 1988, between Edmiston & Edmiston, Certified Public Accountants, P.A., a Florida professional association, Grantor, and W. C. Edmiston, Jr. whose post office address is 36 St. Augustine, Boulevard, St. Augustine, 32084, of the County of St. Johns and State of Florida, Grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, to-wit:

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

THIS WARRANTY DEED IS BEING EXECUTED AND DELIVERED IN EXCHANGE FOR LIKE KIND REAL PROPERTY CONVEYED THIS DATE BY GRANTEE TO GRANTOR.

SUBJECT TO: Taxes for the year 1988 and subsequent years.

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

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its President and its corporate seal to be affixed all on the day and year first above written.

Signed, sealed and delivered
in the presence of:

John D. Bailey Jr.

Kathryn Greene

Edmiston & Edmiston, P.A., a Florida corporation

By: _____, Its President

STATE OF FLORIDA

COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me personally appeared W.C. Edmiston, Jr., as President of Edmiston & Edmiston, Certified Public Accountants, P.A., a Florida professional association, to me known to be the person described in and who executed the foregoing instrument as such officer, and he acknowledged before me that he executed the same for the uses and purposes therein expressed and same is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of April, 1988.

John D. Bailey Jr.
Notary Public, State of Florida
My Commission Expires: 9/25/90

Documentary Tax Pd. $ 742.50

$ 0 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns County By: _____ D.C.

COPY

A Parcel of land in Block 16, City of St. Augustine, St. Johns County, Florida, containing 18,817 square feet more or less and being more fully described as follows:

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FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

1988 APR 22 PM 1:09

CLERK OF CIRCUIT COURT

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1978600000
Location	17 CORDOVA ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug W of St George (COM) (610.06)
Tax Description*	CITY OF ST AUGUSTINE BLK 16 LOTS 8 9 & PT OF 20 110.2FT ON CORDOVA ST & 15FT ON SPANISH ST OR780/0424 &834/555 & 1752/1326 & 3111/273(WILL) & 3282/234(TR/D) *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (Multi-Story) (Owner Occupied) (1805)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.410
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Edmiston Family Trust 100% Edmiston Margaret Ann Trustee 0% Edmiston Margaret Greer Trustee 0%
Mailing Address	17 CORDOVA ST SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2024
Building Value	$407,221
Extra Features Value	$19,938
Total Land Value	$714,360
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,141,519**
Total Deferred	$382,632
Assessed Value	**$758,887**
Total Exemptions	$0
Taxable Value	**$758,887**

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

Historical Assessment Information

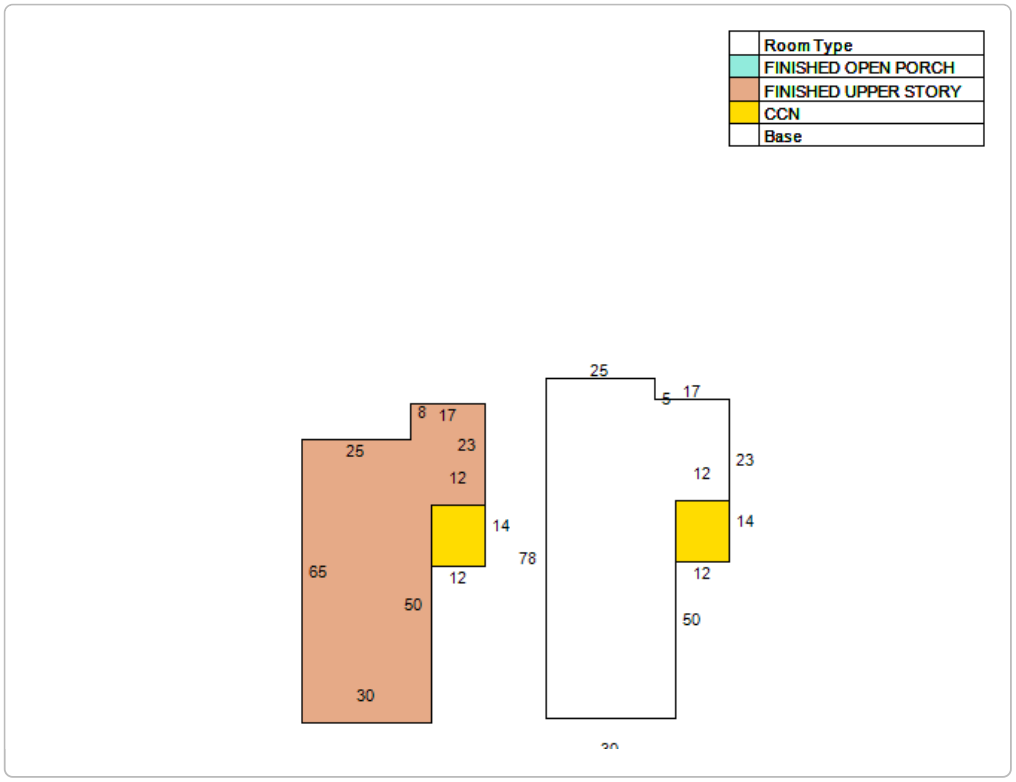
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$384,504	$21,118	$714,360	$0	$0	$1,119,982	$689,897	$430,085	$689,897
2022	$216,104	$20,465	$393,665	$0	$0	$630,234	$630,234	$0	$630,234
2021	$206,435	$20,527	$393,665	$0	$0	$620,627	$620,627	$0	$620,627
2020	$209,616	$20,728	$393,665	$0	$0	$624,009	$580,360	$43,649	$580,360
2019	$261,293	$20,928	$524,205	$0	$0	$527,600	$527,600	$0	$527,600
2018	$167,487	$21,129	$331,233	$0	$0	$519,849	$514,910	$4,939	$514,910
2017	$198,450	$15,686	$331,233	$0	$0	$468,100	$468,100	$0	$468,100
2016	$125,685	$16,113	$331,233	$0	$0	$473,031	$473,031	$0	$473,031
2015	$132,300	$16,314	$301,125	$0	$0	$449,739	$439,302	$10,437	$439,302
2014	$81,726	$16,514	$301,125	$0	$0	$399,365	$399,365	$0	$399,365
2013	$85,618	$16,715	$301,125	$0	$0	$403,458	$403,458	$0	$403,458

Building Information

Building	1	**Roof Cover**	Wood Shingle
Building Value	$407,221	**Roof Structure**	Wood Truss
Year Built	1989	**Interior Flooring**	Carpet
Actual Area	5529	**Interior Wall**	Drywall
Conditioned Area	4857	**Heating Type**	Air Duct
Use	Office Class C	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco, Wood	**Baths**	

Description	Square Footage
BASE AREA	2591
FINISHED CANOPY	168
FINISHED CANOPY	168
FINISHED UPPER STORY	2266
FINISHED OPEN PORCH	336
Total SqFt	5529

Sketch Information



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		12404
Masonry Wall (Mix)		4147
Masonry Wall (Mix)		3387

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings Multi-Story	0	0	17859	SF	$714,360

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/27/2010	$100.00	TRUSTEES DEED	3282	234	U	I	EDMISTON MARGARET ANN ETAL TRUSTEES/WM C EDMISTON	EDMISTON FAMILY TRUST
	2/12/2008	$0.00	WILL	3111	273	U	I	EDMISTON WILLIAM C JR (DECD)	
	4/25/2002	$100.00	WARRANTY DEED	1752	1328	U	I	EDMISTON MARGARET ANN	EDMISTON WILLIAM C JR & MARGARET ANN TRUSTEES
	4/25/2002	$100.00	WARRANTY DEED	1752	1326	U	I	EDMISTON WILLIAM C JR	EDMISTON WILLIAM C JR & MARGARET ANN TRUSTEES
	10/1/1989	$0.00		834	555	U	I		EDMISTON W C JR,MARGARET ANN
	4/1/1988	$0.00		780	424	U	I		
	8/1/1986	$135,000.00		713	1960	Q	V		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 4/12/2024, 8:49:59 AM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Profit Corporation
A.D. DAVIS CONSTRUCTION CORP.

Filing Information

Document Number	P05000167668
FEI/EIN Number	20-4029771
Date Filed	12/28/2005
Effective Date	01/01/2006
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	02/20/2006
Event Effective Date	NONE

Principal Address

3940 LEWIS SPEEDWAY
2201
SAINT AUGUSTINE, FL 32084

Changed: 02/10/2009

Mailing Address

3940 LEWIS SPEEDWAY
2201
SAINT AUGUSTINE, FL 32084

Changed: 02/10/2009

Registered Agent Name & Address

SIRAGUSA, MICHAEL AESQ
780 N PONCE DE LEON BLVD
ST. AUGUSTINE, FL 32084

Name Changed: 02/05/2010

Address Changed: 02/05/2010

Officer/Director Detail

Name & Address

Title PSTD

DAVIS, MICHAEL A
23 PARK TERRACE DRIVE
ST AUGUSTINE, FL 32080

Title VP, Director

DAVIS, REESE A
222 SEGOVIA ROAD
ST. AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2021	02/01/2021
2022	02/25/2022
2023	03/07/2023

Document Images

03/07/2023 -- ANNUAL REPORT	View image in PDF format
02/25/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
02/06/2019 -- ANNUAL REPORT	View image in PDF format
02/28/2018 -- ANNUAL REPORT	View image in PDF format
02/15/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
02/04/2015 -- ANNUAL REPORT	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/14/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
03/31/2011 -- ANNUAL REPORT	View image in PDF format
02/05/2010 -- ANNUAL REPORT	View image in PDF format
02/10/2009 -- ANNUAL REPORT	View image in PDF format
04/02/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
02/20/2006 -- Name Change	View image in PDF format
12/28/2005 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 16, 2024 Meeting

Application HP2024-0022 Address: 50 Marine Street

Applicant: Les Thomas, Architect

Property Owner: Ocean Breezes Real Estate, LLC

Project description: To install a new paver patio and construct a pergola at the rear of the building; and, to construct a new low wall along the front property line.

Architectural Style:	Spanish Colonial Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	1975
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1988700000		
Agenda Item:	6(b)	Previous Action(s):	COA HP2022-0044 COA HP2022-0073 COA HP2023-0010 COA HP2023-0018

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Marine Street between Bridge and St. Francis Streets. The residence, constructed in 1975 according to the St. Johns County Property Appraiser, does not contribute to the St. Augustine National Register Historic District. Because of its location in the Historic Preservation 1 (HP-1) zoning district, HARB review is required for the proposed alterations to the building and site to ensure compatibility with the AGHP.
2. A Certificate of Appropriateness for renovations and additions at the property was heard by the HARB in August of 2022 with subsequent modifications in November 2022 and March 2023. The applicant is now requesting to construct a pergola over a brick-paved patio at the rear of the residence and construct a low masonry wall along the front property line. The applicant provided a photograph of a similar knee wall on the property, though it is unclear when that wall was removed.
3. The Architectural Guidelines for Historic Preservation (AGHP) recommends 4' as the minimum height for post-1821 walls, 5-1/2' for First and Second Spanish period walls/fences, and a 6' minimum height for British period fences and walls. The proposed knee-wall is 2' 8" high at the columns with only 2' tall spans. No clear justification was given for construction of the wall or its proposed height. The AGHP discourages constructing walls that obscure architectural features of a building; however, property walls at the height minimums recommended above were a common feature of Colonial Era buildings. A wall at the recommended 4' height or higher would block visibility of, and from, the existing low front porch. Front property walls are sometimes used for flood mitigation; however, with the open knee-wall design, this would be less applicable. There is no sidewalk along this portion of Marine Street and a knee-wall such as the one proposed could deter pedestrians from walking on private property.
4. The proposed rear pergola is tucked behind the residential building and covers a brick patio visible on previously approved site plans. The AGHP recommends that trellises be constructed of simple, round posts and poles. The proposed pergola utilizes chamfered wood posts and beams with decorative ends; however, its proposed height is subordinate to the existing residence and the structure cannot be seen from the street due to its location and the previously approved masonry walls and gate. The Building Official may require additional cross bracing members not shown on the proposed drawings which will increase the pergola's massing.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **50 Marine Street** the HARB makes the following findings:

1. The proposed masonry wall and pergola meet the Secretary of the Interior's Standards for Rehabilitation #9 because:
    a. The masonry wall, as proposed or modified at the Board's recommendation, is a compatible contemporary feature designed to limit obscuring visibility of and from the property.
    b. Impacts of the proposed pergola are mitigated because it would not be visible from the street.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Brick paved patio (previously approved)
2. New wood pergola:
    a. ~13’ x 17’
    b. 7’ 6” tall to base of beams
    c. 6 x 6 chamfered posts
    d. 2 x 8 beams
    e. 2 x 8 rafters
3. New front property wall:
    a. Masonry with cap
    b. 50’ 6” long
    c. 2’ 8” maximum height
    d. Applicant should confirm finish(es) and color(s)

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.

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

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

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

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

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

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

Post-1821

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

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

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

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

Parking, Landscaping and Site Features

Do...

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

Don't...

- 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.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

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

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.

Post-1821

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.

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

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
50 Marine Street

Front (east) elevation

Staff Report pg. 7

STAFF PHOTOGRAPHS
50 Marine Street

Northeast elevation

STAFF PHOTOGRAPHS
50 Marine Street

Southeast elevation

Staff Report pg. 9

STAFF PHOTOGRAPHS
50 Marine Street

Proposed Pergola Location

Staff Report pg. 10

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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._____

Receipt No._____ Meeting Date: _____

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

1. NAME OF APPLICANT LES THOMAS
   Business (if applicable) LES THOMAS Architect
   Address 32 CORDOVA ST.
   City ST. AUG. State FL Zip Code 32084
   Daytime telephone 904 824 9508 E-mail Address LESTHOMAS ARCHITECT @ GMAIL.COM
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Rebecca Smith
   Business (if applicable) —
   Address 54 MARINE ST.
   City ST. AUG State FL Zip Code 32084
   Daytime telephone (required) 570-721-0545 E-mail address ROCKINSXTREME@GMAIL.COM
3. PROJECT STREET ADDRESS 50 MARINE ST
4. LEGAL DESCRIPTION: Lot 25 Block 27 Subdivision City of St Aug
5. EXISTING USE Residential PROPOSED USE RESIDENTIAL
6. PROPOSED PROJECT WORK

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

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

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

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☑ New awning/canopy NEW PERGOLA
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☑ New fence/wall/gate NEW WALL
- ☐ 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 WOOD PERGOLA @ PATIO AND WALL ALONG FRONT PROPERTY LINE

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 4-15-24
PRINT OWNER'S NAME Rebecca Smith
SIGNATURE OF OWNER _____ DATE 4-13-24

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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HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 50 MARINE ST

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

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

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0022

50 MARINE ST, 32084

Checklist Item	Checklist Item Description	Status	Comments
FENCES/WALLS/GATES - Drawing of proposed fence/wall/gate	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section	Need	Drawing is sufficient. Is wall to be stucco finished to match the other walls? The finish is not clearly marked on the plans.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	Please specify brick pattern and clarify that it will be clay brick pavers.

Other Details Necessary for Review

N/A

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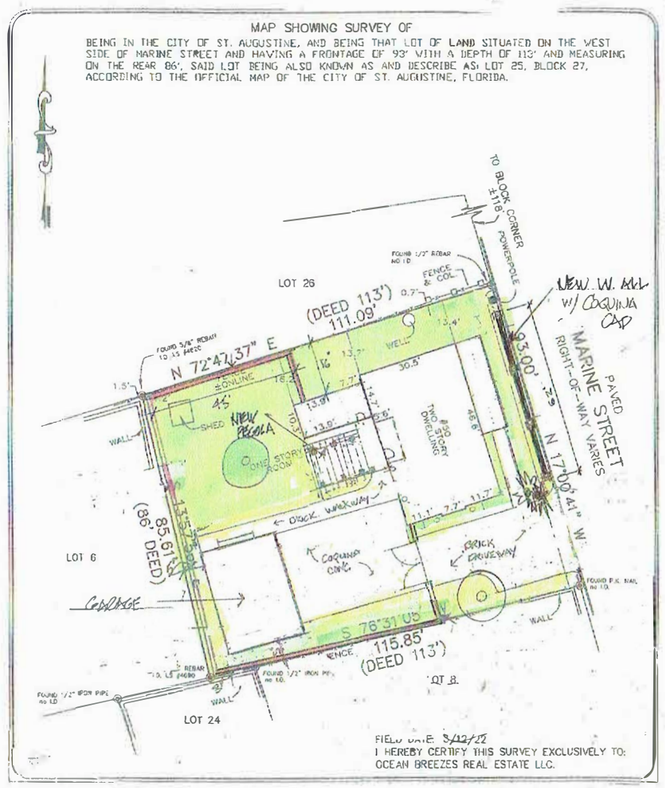
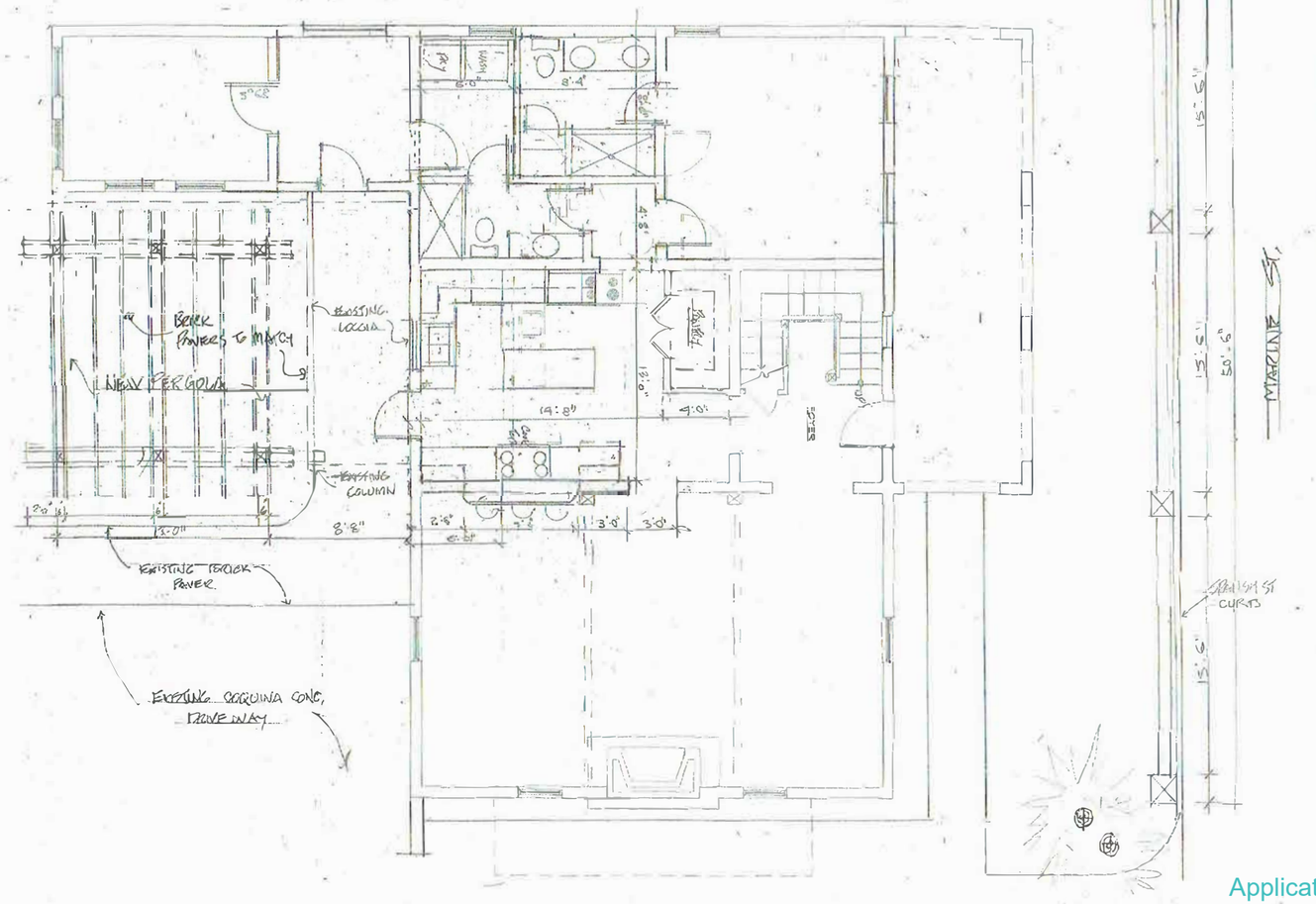


SITE PLAN 1"=20'



50 Marine Street
Building Renovation
St. Augustine, Florida 32084

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date: 4-15-24
Scale: AS NOTED
Drawn:
File: 50 MARINE

SHEET
A-1

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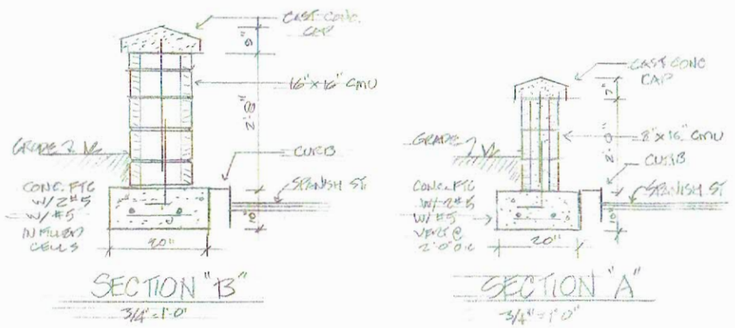
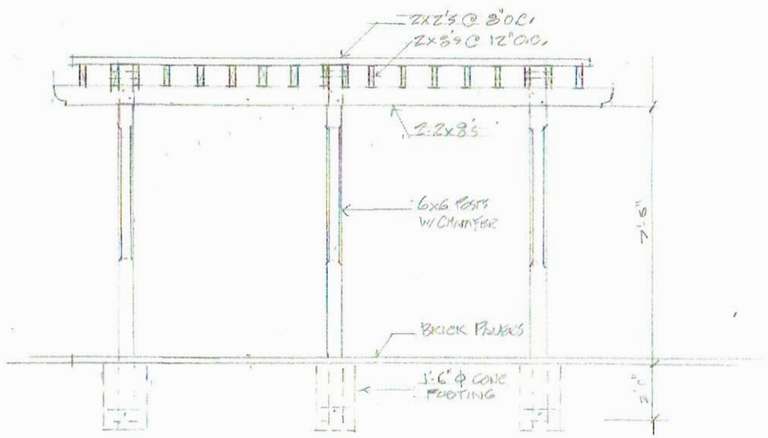


NEW WALL

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

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



NEW PERGOLA 1/2"=1'-0"

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date: 4-15-24
Scale: AS NOTED
Drawn:
File: 50 MARINE

SHEET
A2

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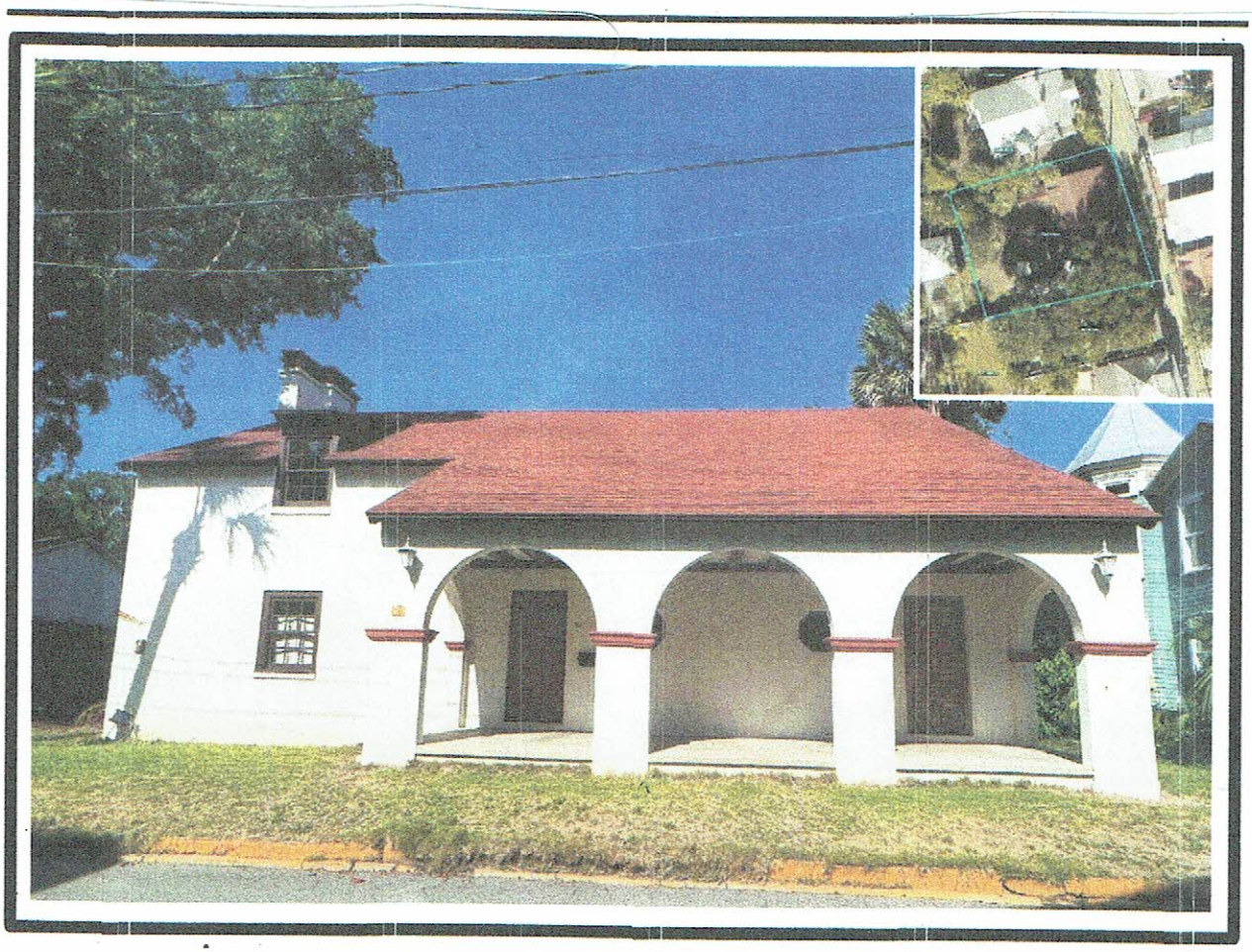

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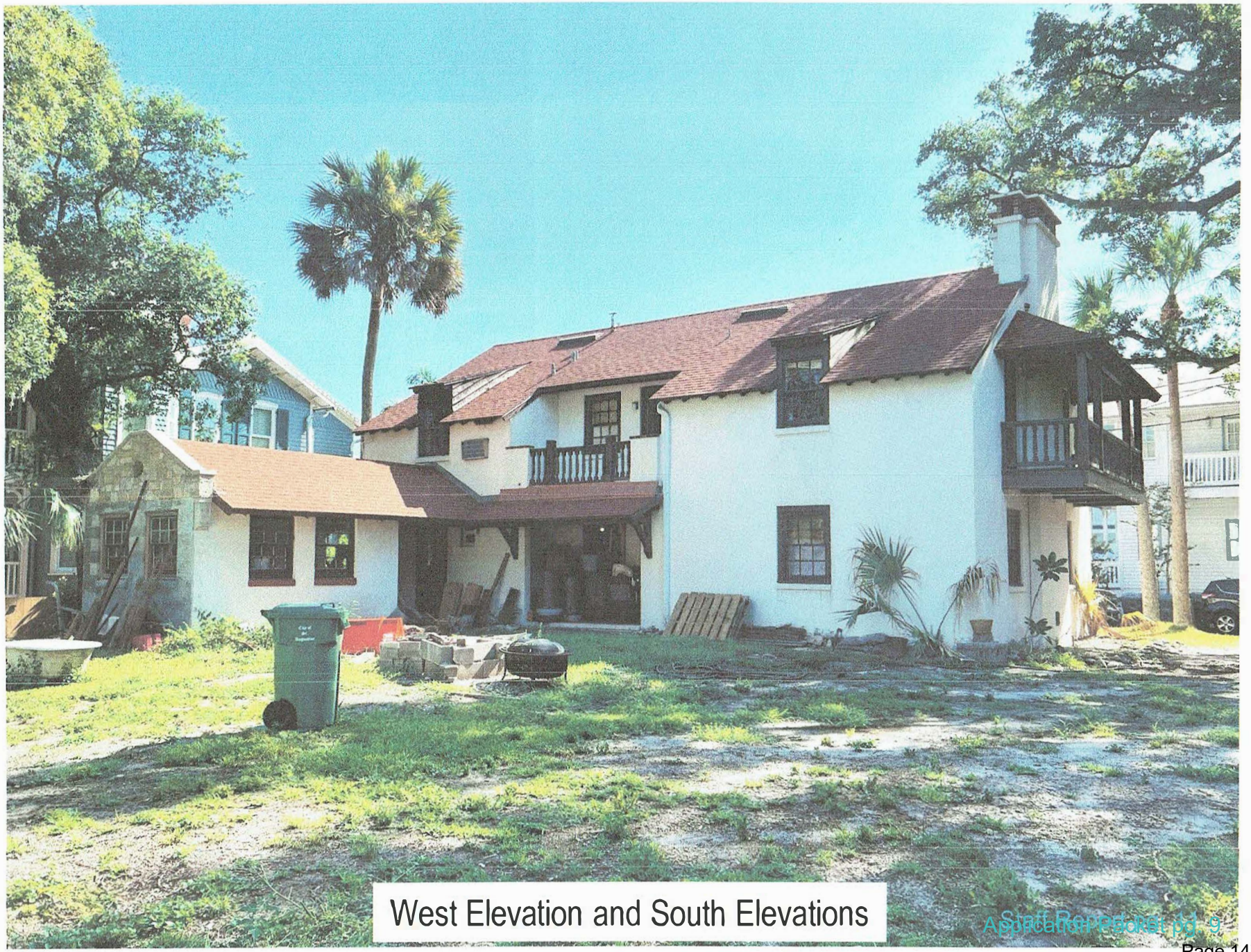
STAFF PHOTOGRAPHS
50 Marine Street



West Elevation and South Elevations

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This Wall WAS
Previously there

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

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

Parcel ID: 198870-0000

Warranty Deed

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

COPY

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

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

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

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

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

*Singular and plural are interchangeable, as context requires.

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

Cameron D. Moyer

WITNESSES

Witness:

Witness:

COPY

State of Florida
County of Saint Johns

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

[Seal]

Notary Public:
My commission expires: Jan 22, 2024

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

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1988700000
Location Address	50 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 25 BLK 27 OR5337/985 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.230
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

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

Map

Valuation Information

	2024
Building Value	$176,154
Extra Features Value	$28,153
Total Land Value	$632,925
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$837,232**
Total Deferred	$123,376
Assessed Value	**$713,856**
Total Exemptions	$0
Taxable Value	**$713,856**

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

Historical Assessment Information

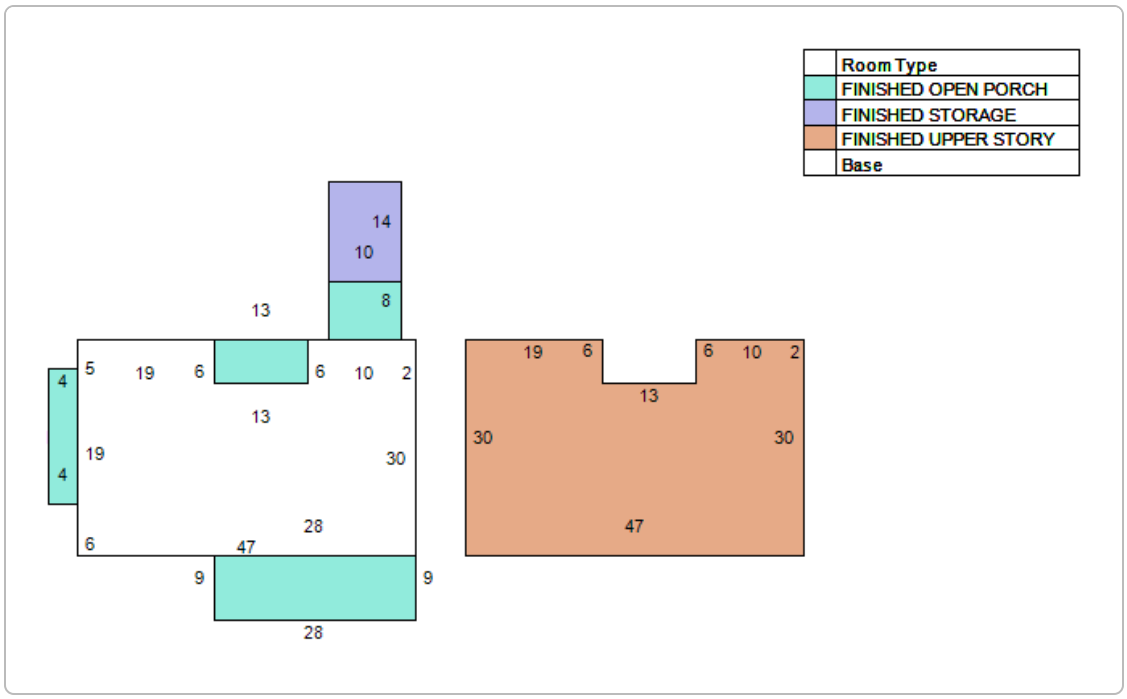
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$170,143	$0	$632,925	$0	$0	$803,068	$623,366	$179,702	$623,366
2022	$223,222	$0	$449,770	$0	$0	$672,992	$672,992	$0	$672,992
2021	$167,084	$0	$401,580	$0	$0	$568,664	$322,742	$295,922	$272,742
2020	$184,984	$0	$336,105	$0	$0	$521,089	$318,286	$252,803	$268,286
2019	$178,029	$0	$336,105	$0	$0	$514,134	$311,130	$253,004	$261,130
2018	$184,503	$0	$336,105	$0	$0	$520,608	$305,329	$265,279	$255,329
2017	$190,976	$0	$336,105	$0	$0	$527,081	$299,049	$278,032	$249,049
2016	$194,213	$0	$305,550	$0	$0	$499,763	$292,898	$256,865	$242,898
2015	$96,138	$0	$235,710	$0	$0	$331,848	$290,862	$90,986	$240,862
2014	$76,415	$0	$212,139	$0	$0	$288,554	$288,554	$50,000	$238,554
2013	$80,782	$0	$212,139	$0	$0	$292,921	$292,921	$50,000	$242,921

Building Information

Building	1
Building Value	$176,154
Year Built	1975
Actual Area	3368
Conditioned Area	2664
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	None
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	1332
FINISHED UPPER STORY	1332
FINISHED STORAGE/UTILITY	140
FINISHED OPEN PORCH	80
FINISHED OPEN PORCH	76
FINISHED OPEN PORCH	252
FINISHED OPEN PORCH	78
FINISHED OPEN PORCH	78
Total SqFt	3368

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		28153

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	90	113	90	EF	$632,925

Sale Information

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

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 4/22/2024, 2:32:54 AM

Contact Us

Developed by Schneider GEOSPATIAL

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

Detail by Entity Name

Florida Limited Liability Company
OCEAN BREEZES REAL ESTATE,LLC

Filing Information

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

Principal Address

56 MARINE STREET
ST AUGUSTINE, FL 32084

Mailing Address

56 MARINE STREET
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title AMBR

SMITH, REBECCA
56 MARINE STREET
ST AUGUSTINE, FL 32084

Title AMBR

SMITH, KEVIN
56 MARINE STREET
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	03/10/2022

2023	03/18/2023

Document Images

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 16, 2024 Meeting

Application HP2024-0018 Address: 12 Palmetto Avenue

Kenan Wang – Applicant Lindsey M. Davis & Michael P. Casto - Owner

Project description: To demolish a residential building constructed c. 1917-1924 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01613
National Register:	N/A	Construction date:	c. 1917-1924
Archaeology Zone:	IIIB	Zoning District:	RS-2
Parcel number:	1577900000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located in the Lighthouse Park neighborhood, this Frame Vernacular residence, constructed between 1917 and 1924 according to the Florida Master Site File, is one of the older buildings in this area. The Frame Vernacular residence features a low sloping asphalt shingle roof, asbestos siding, 1/1, 2/2 horizontal, fixed-pane, and 6/6 DHS wood windows, and a small exterior brick chimney on the north elevation. From the interior, it is evident that the original front porch was enclosed.

Polk City Directory research lists the first recorded property owner, from 1930-1951, as Fred M. Chauvin, a meat cutter. Other owners of the building included Clark H. Buell, a bridge engineer for the Florida East Coast Railway, Joseph C VanBuskirk, Howard W. Joy, a security guard for Flagler Hospital, Mike Casto, an appliance salesman, and his wife Cathleen Casto, an office manager/secretary.

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 and listed on the Florida Master Site File 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 take the following actions for a **Certificate of Demolition** at **12 Palmetto Avenue**:

1. **CONTINUE** the application and direct staff to provide a follow up report at a subsequent meeting to explore if there is sufficient integrity and significance to warrant local landmark designation, which would make the building eligible for preservation incentives;
2. **APPROVE** the application because the structure is not a local landmark or otherwise designated as a historic building, and the board finds that the structure is not a candidate for local landmark designation, that there is no economic hardship, and that the building's demolition does not impact the architectural/historical initegrity of the city;
3. If approving, the HARB can consider the following conditions:
    a. For exterior and interior salvagable historic materials to be salvaged, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
    b. Archival documentation per Section 28-89(2)d6: In accordance with Sec. 28-89(2)d6 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.

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 to several one-story wood frame structures along the streetscape built around the same time.

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 one of the earlier houses built in the Lighthouse Park neighborhood.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The applicant submitted preliminary construction plans for a new residential building. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans must consider the Tree and Landscape and Archaeological Ordinances and meet zoning requirements.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. No historic or cultural associations are known that would qualify the building for listing individually although it could contribute to a district if one were created.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation but could contribute to a district if one were created.

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 one-story wood frame building that has been altered over time. The 1924 and 1930 (updated to 1965) Sanborn Maps indicate additions over time.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Lighthouse Park, 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 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. The property owner discussed reports that indicate deterioration of the foundation piers as well as termite damage; however, this information was not provided to staff by the drafting of this report.

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 1924 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 and noted as potentially contributing to a district if one were created.

Although the property is not located within a historic district, and is in close proximity to the coast, HARB approval is still required because the subject property does not meet the criteria defined in FL SS 553.79 as a privately owned single-family residential structure located within a coastal high-hazard area, moderate flood zone, or special flood hazard area according to a Flood Insurance Rate Map as issued by FEMA with a finished floor elevation at or below base flood elevation as established by local ordinance.

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
4. Polk City Directory Research

STAFF PHOTOGRAPHS
12 Palmetto Avenue

Front (east) Elevation

Staff Report pg. 7

STAFF PHOTOGRAPHS
12 Palmetto Avenue

Northeast Elevation

STAFF PHOTOGRAPHS
12 Palmetto Avenue

Southeast Elevation

STAFF PHOTOGRAPHS
12 Palmetto Avenue

Southwest Elevation

Staff Report pg. 10

STAFF PHOTOGRAPHS
12 Palmetto Avenue

West Elevation

STAFF PHOTOGRAPHS
12 Palmetto Avenue

West Elevation

STAFF PHOTOGRAPHS
12 Palmetto Avenue

Interior Photographs

Staff Report pg. 13

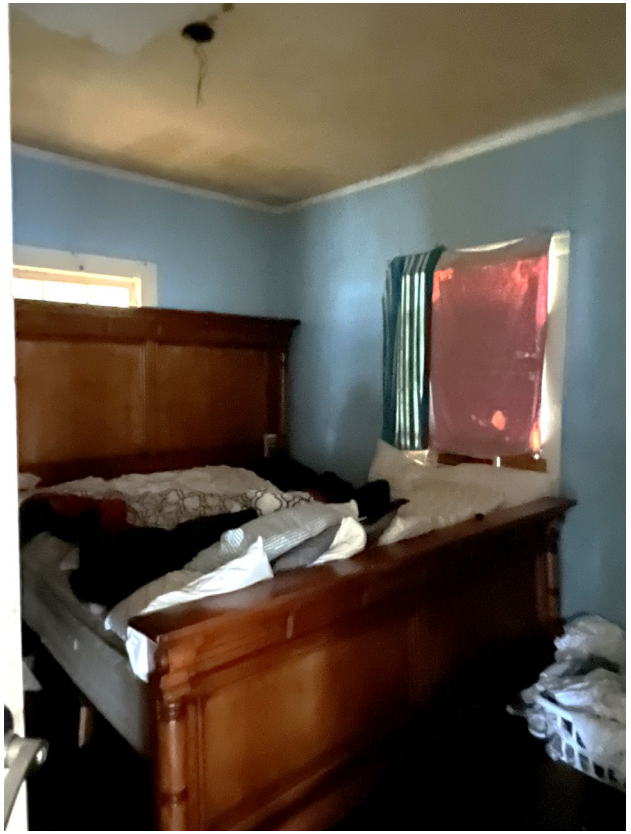
STAFF PHOTOGRAPHS
12 Palmetto Avenue

Interior Photographs

STAFF PHOTOGRAPHS
12 Palmetto Avenue

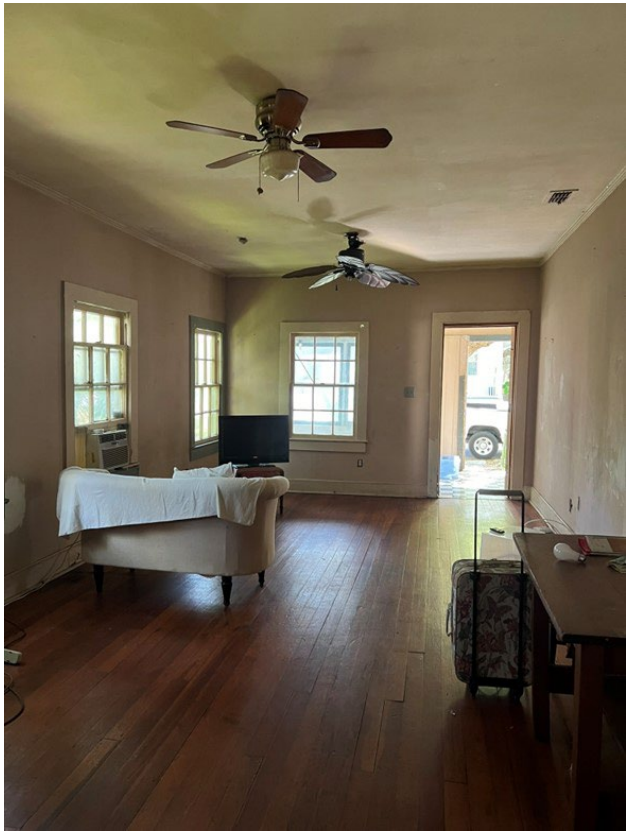
Interior Photographs

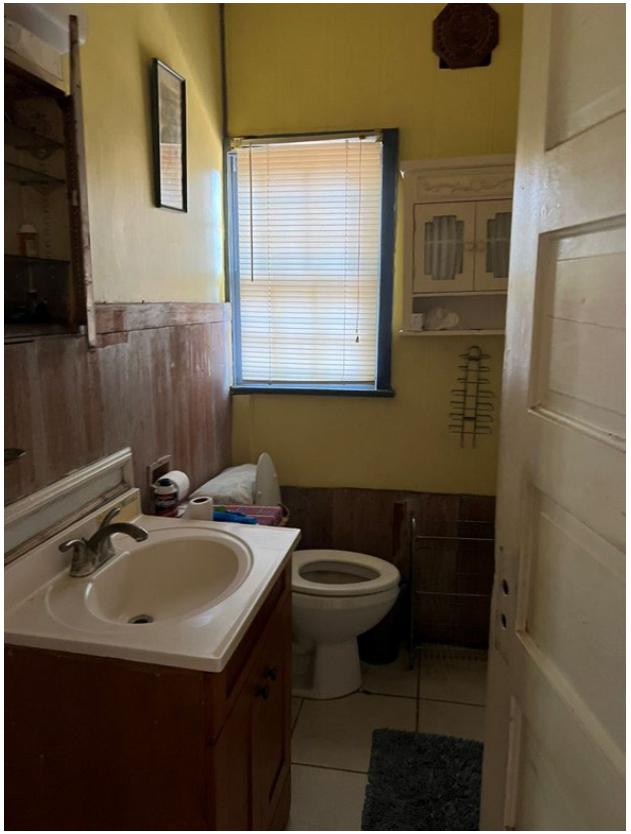
STAFF PHOTOGRAPHS
12 Palmetto Avenue



Interior Photographs

STAFF PHOTOGRAPHS
12 Palmetto Avenue





Interior Photographs

STAFF PHOTOGRAPHS
12 Palmetto Avenue

Context Photographs

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1613 1009==

Site Name: 12 Palmetto 830== Survey Date: 7908 820==

Address: 12 Palmetto, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Carvers (subdivision) 22 (block) 1 (lot) 868==

868==

Owner of Site: Name: Casto, Michael P. and Cathleen C. and Phyllis M. Kukawski;

Address: 12 Palmetto
St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: (zone) (easting) (northing) 890== Location: T07S (T) R30E (R) S16 (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: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Asbestos shingles, plywood 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6, metal awning 942==

Foundation: Concrete block wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: 942==

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

Chimney Location: End, exterior, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: On corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 12 Palmetto Avenue was constructed between 1917 and 1924.

Lighthouse Park, on northeast Anastasia Island just inside the city limits, is St. Augustine's oldest beach area, dating from the early years of the Flagler era. Webb's St. Augustine Directory in 1886 predicted: "at no distant day elegant villas, the winter homes of the beau monde of the north, will dot the bluffs of this sea girt isle which gems the bosom of the sea". This is some of the highest land in the city, atop a coquina ledge whose outcroppings can be seen at the waterfront. The Lighthouse located here is one of St. Augustine's tallest structures and also its oldest surviving brick building. The waterfront and inlet here have changed greatly over the years, with hurricanes, dredging, etc., so that the original waterfront property is no longer necessarily so. Previously marshy land to the north and west was filled in the 1920's to create Davis Shores, a neighborhood that eventually surrounded the Lighthouse Park area. There are some interesting surviving Victorian beach cottages in Lighthouse Park, particularly the Octagon House (62 Lighthouse Avenue) and Castle Betsworth (46 White Street). Development continued in the 20th century with many bungalow-influenced houses as well as more modern styles. Some streets in the area are still unpaved, lending a rustic air to what has actually become a contiguous neighborhood to the rest of the city. The area includes the Lighthouse reservation, the former U. S. Navy Wireless Station, a park, tennis courts, and public boat ramp.

HISTORY

The neighborhoods collectively known as Lighthouse Park evolved out of a 1793 Spanish land grant to Lorenzo Rodriguez, a naval captain, who cultivated the estate, "Buena Vista," for several decades. The grant, extending just west of the 18th century stone watchtower to the creek bordering the coquina quarries, encompassed most of the high dunes and partially wooded areas at the northern end of Anastasia Island. In 1871, five acres of the tract was sold to the U. S. Government which built the extant Lighthouse and Lighthouse keeper's house shortly thereafter.(1) The re-

(over)

V. BIBLIOGRAPHY

1. Works Projects Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), IV, 251; St. Johns County Courthouse, Deed Records, Book M, p. 338; Book T, p. 305.

2. Deed Records, Book Q, pp. 276, 332; Book S, p. 193; Book T, p. 419; Book V, p. 332; Book Y, pp. 81, 111, 113, 136, 261; Book BB, p. 15; Book EE, p. 566; Book FF, p. 603; Book GG, p. 92; Map Book 1, pp. 19, 58.

3. Map Book 3, p. 48; Tatler, February 6, 1892, p. 13; St. Johns Weekly, April 24, 1886, p. 3; 1894 Birds-Eye View; Sanborn Fire Insurance Map, 1917, 1924, 1930.

mainder of the Rodriguez tract was acquired in 1872 by James Renwick, noted architect who designed St. Patricks Cathedral, the Smithsonian Institution building, and the tower on the St. Augustine Cathedral. Renwick sold the property to a family relation, William Aspinwall whose executors began selling the estate between 1879 and 1886. Paul Capo Subdivision developed out of the sale to W. S. M. Pinkham in 1879. Pinkham, mayor of St. Augustine between 1889 and 1897, later superintendent of the county public school system and also proprietor of The Ocean View Hotel, sold the property in 1882 to Paul Capo, a city councilman and owner of the popular bayfront bathhouse. Capo subdivided this high ground west of the Lighthouse in 1886. Moses Bean, a New Englander, purchased the largest section of the Aspinwall estate by the same year and quickly platted it as Anastasia or Carvers Subdivision. Dr. Charles Carver, a local dentist and promoter of the Oldest House, was a business partner of Bean's as was Col. Milo S. Cartter.(2) Extensive residential development was hampered by transportation difficulties across Matanzas Bay, although ferry and railway service in the late 1880's and a wooden bridge a decade later facilitated communication between "the new city of Anastasia" and The Ancient City, and brought tourists to explore the attractions, including the Alligator Farm, on the island. Residential construction commenced in the mid-1880's with most early development, including the Clapp Octagon House, taking place north of the Lighthouse on White Street and Lighthouse Avenue in Carvers Subdivision. Development proceeded much more slowly in the Paul Capo and Aviles Terrace Subdivisions. Keegan's Addition developed from land of the U. S. Navy Wireless Station which was declared surplus after World War II. In general, Lighthouse Park is essentially a 20th century neighborhood as over three-quarters of the houses were built between 1910 and 1930. North Anastasia Island was included within the expanded corporate limits of St. Augustine in 1923.(3)

Page 1

☐ Original
☒ Update

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

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

Site #8 SJ01613
Field Date 6-19-2015
Form Date 6-19-2015
Recorder #

Site Name(s) (address if none) 12 Palmetto Avenue — Multiple Listing (DHR only)
Survey Project Name Architectural Survey of Anastasia Is. Structures — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	12		Palmetto	Avenue	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 58 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 1577900000 — Landgrant
Subdivision Name Carvers — Block 22 — Lot 1
UTM Coordinates: Zone ☐16 ☐17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1928 ☐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 front porch/entry
Additions: ☐yes ☐no ☒unknown — Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.) Casto, Michael P and Cathleen Casto
Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Shingles-asbestos 2. Wood siding 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) single and paired 1/1 DHS wood with wood trim
Distinguishing Architectural Features (exterior or interior ornaments) simple plan with hip roof and enclosed front porch, symmetrical front facade
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) mature tree canopy , fenced yard, concrete walkway

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01613

DESCRIPTION (continued)

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

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

Foundation Type(s): 1. Continuous 2. _____

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

Main Entrance (stylistic details) single contemporary 6-panel door building out

Porch Descriptions (types, locations, roof types, etc.) enclosed front porch

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

Narrative Description of Resource See original form for history and significance

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☒other methods (describe) Windshield Survey

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

(address / phone / fax / e-mail)

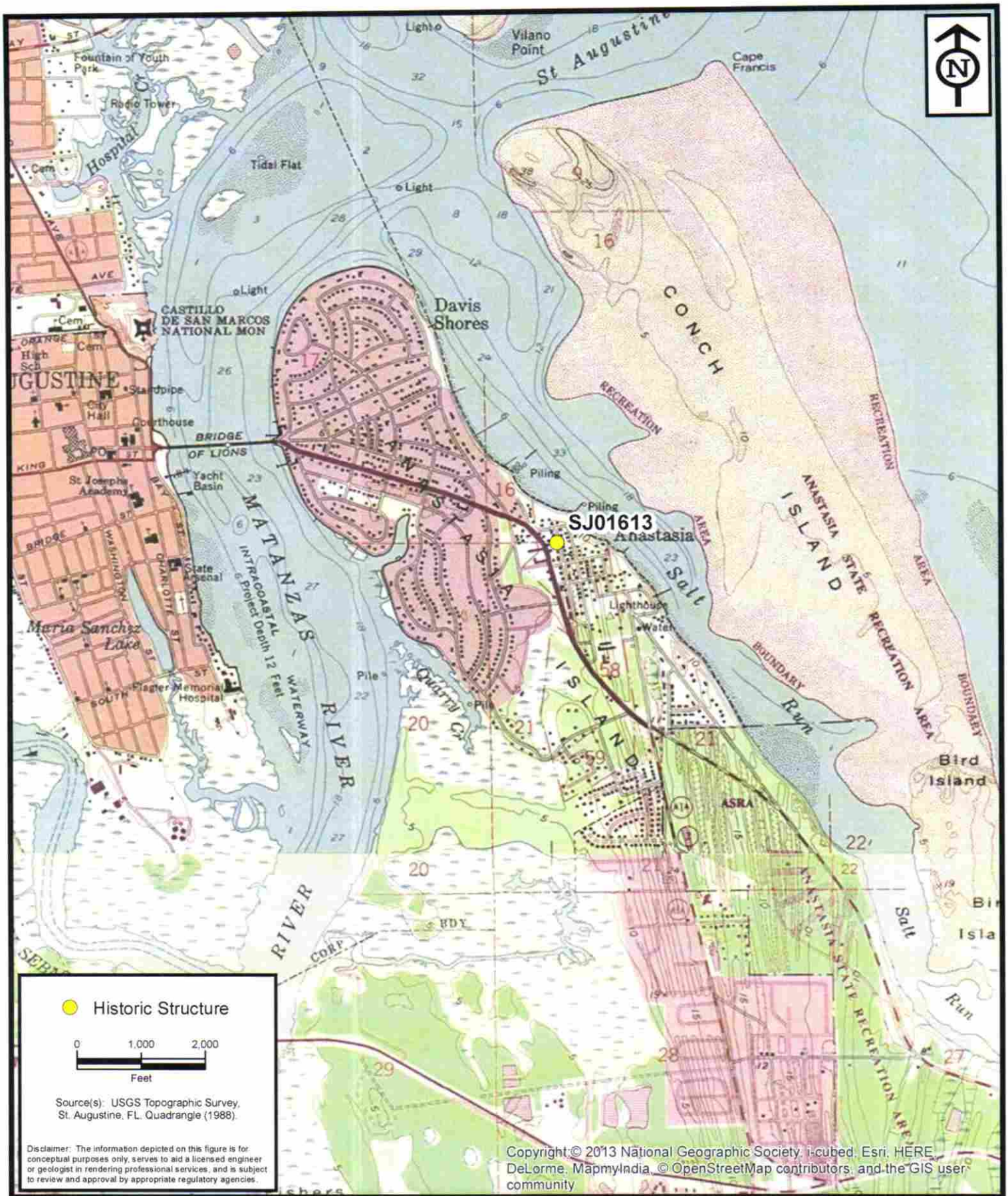
Required Attachments

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 - SJ01613

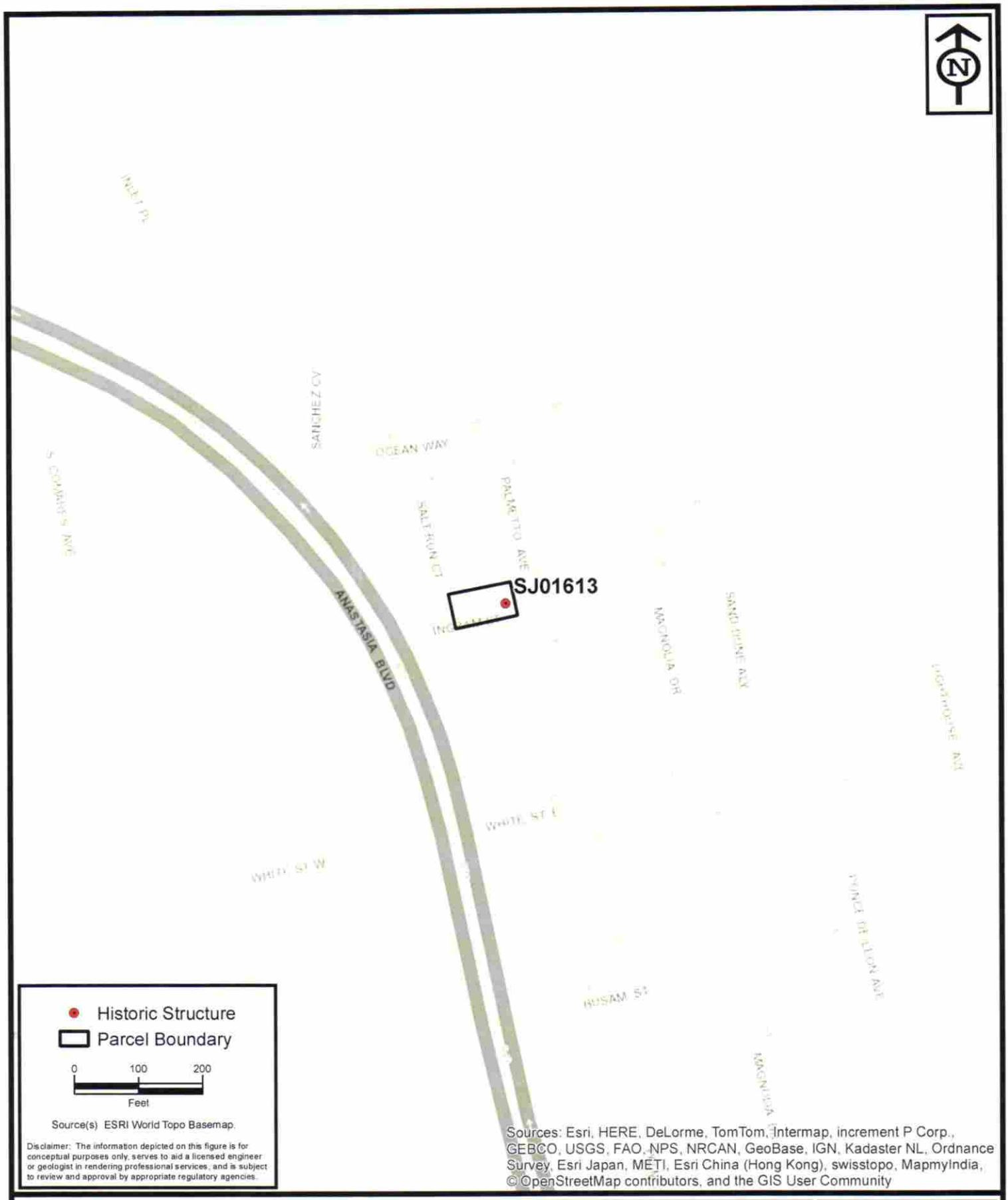
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF_Previously_Recorded\Location\Project Location_SJ01613.mxd Date: 6/10/2015 5:14:57 PM

Staff Report pg. 25



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

Parcel Location - SJ01613

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

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

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF_Previously_Recorded\Site\Parcel Location_SJ01613.mxd Date: 6/10/2015 6:35:16 PM

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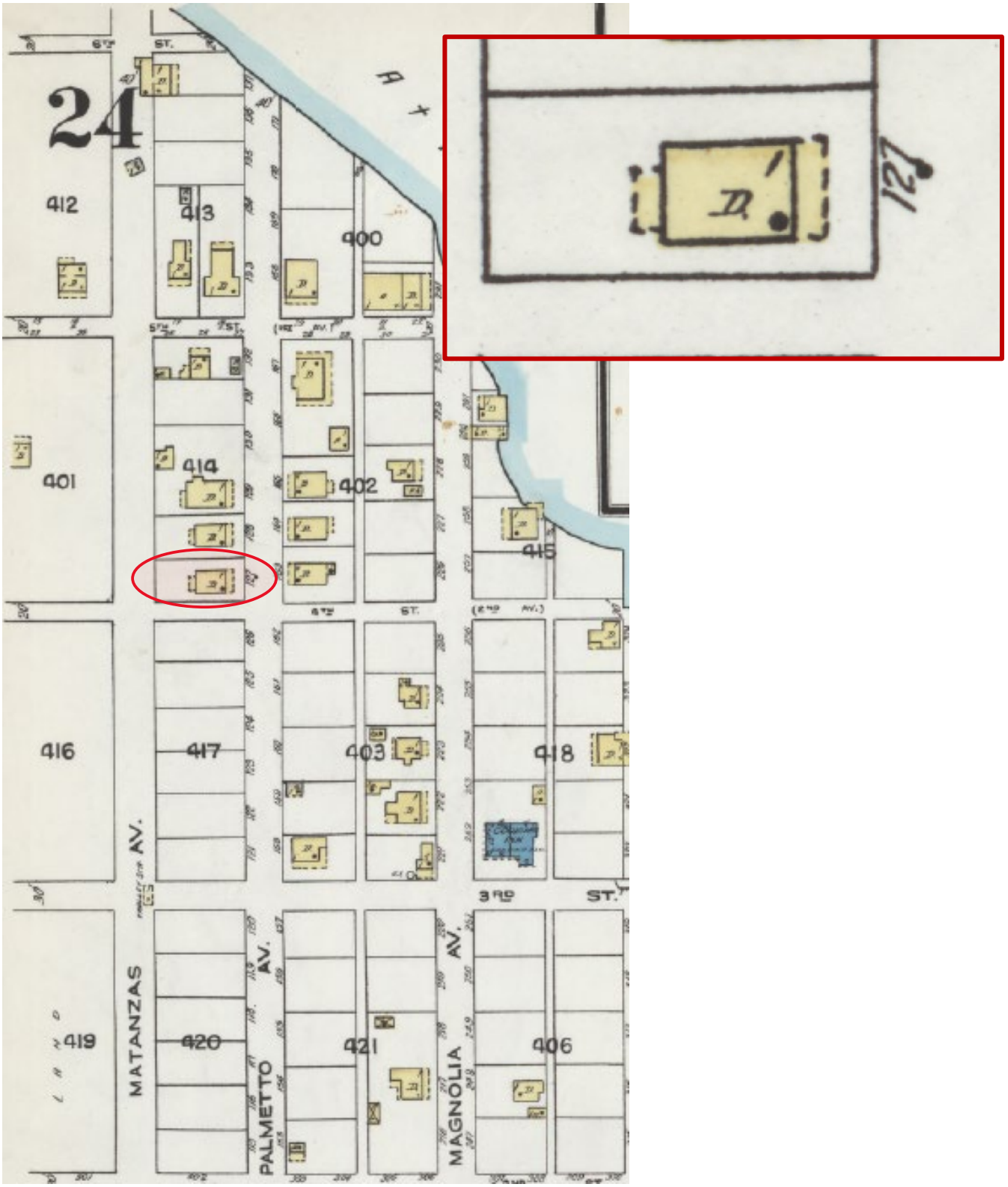
KODAK

12

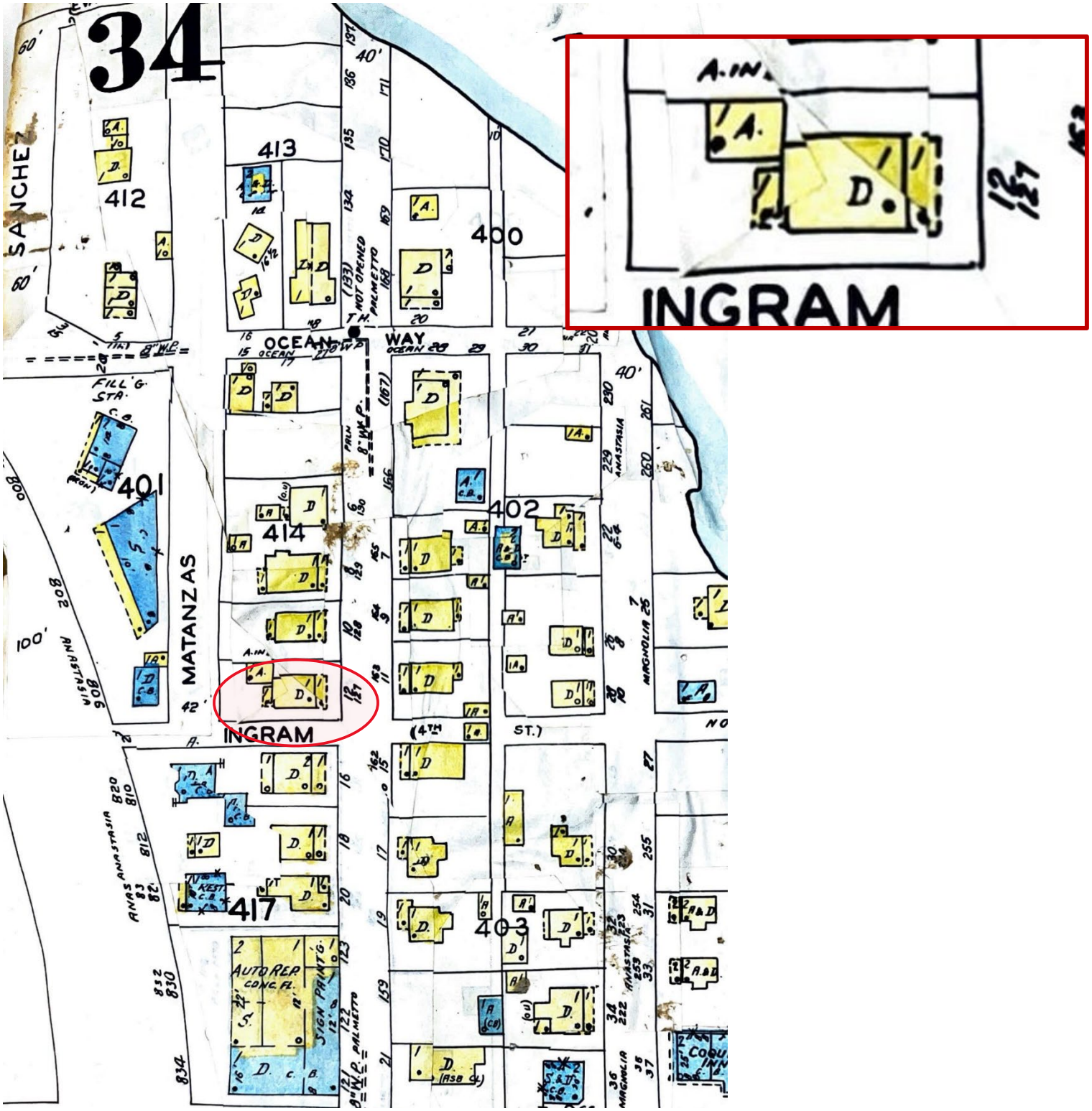
Staff Report pg. 29

SANBORN MAPS
12 Palmetto Avenue



1924

SANBORN MAPS
12 Palmetto Avenue



1930 Updated to 1965

12 Palmetto Avenue (c. 1917-1924)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1934	Fred M. Chauvin (wife: Dora)		Meat Cutter
1937	Fred M. Chauvin (wife: Dora)		Meats, 38 Granada Street
	Frederick Chauvin		Student
1940	Fred M. Chauvin (wife: Dora)	(o)	Department Manager, Saul A Snyder
	Frederick G. Chauvin		Apprentice, The Pellicer Press
1945	Fred M. Chauvin (wife: Dora)	(o)	Senior Meat Cutter, Saul A. Snyder (Cashier, Saul A. Snyder)
1951	Fred M. Chauvin (wife: Vera C.)	(o)	Not Listed
	Mrs. Dora M. Chauvin		Cashier
1955	Clark H. Buell (wife: Harriet L.)	(o)	Engineer of Bridges, FEC
1960	Clark H. Buell (wife: Harriet L)	(o)	Bridge Engineer, FEC
1965	Joseph C. VanBuskirk (wife: Mae L.)	(o)	Not listed
1970	Mrs. Mae VanBuskirk	(o)	Widow, Joseph C.
1975	Howard W. Joy (wife: Opal W.)	(o)	Security Guard, Flagler Hospital
1979-80	Mike Casto (wife: Cathy D.)	(o)	Helper, Casto Appliances (Office Manager, Sander Welding Supply)
1984-85	Mike Casto (wife: Cathleen D.)	(o)	Salesman, Casto Appliances (Lighthouse Executive Secretary Service)

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0018 **Meeting Date: Thursday, May 16, 2024**

1. NAME OF APPLICANT: Kenan Wang
   Business (if applicable):
   Address: 2748 US 1 South
   City: Saint Augustine State: FL Zip Code: 32086
   Daytime Telephone: 904-540-2126 E-Mail Address: kenanwang22@gmail.com

2. NAME OF PROPERTY OWNER: Lindsey Davis
   Business (if applicable):
   Address: 115 Shores Blvd
   City: Saint Augustine State: FL Zip Code: 32086
   Daytime Telephone: 9046153899 E-Mail Address: L.DAVIS09@YAHOO.COM

3. PROJECT LOCATION: 12 Palmetto Ave, Saint Augustine, Florida, 32080

4. LEGAL DESCRIPTION: 1-58 CARVERS ANASTASIA LOT 1 BLK 22 OR328/336 & 740/100 & 5857/1954(H/R) & 5908/1005

5. SCOPE OF WORK: To demolish a residential building constructed c. 1917-1924 that is recorded in the Florida Master Site File and not located in a district.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Additional Information
- Proposed Replacement Building/Feature Drawings

HARB APPLICATION AGREEMENT

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 12 Palmetto Ave, St. Augustine, FL 32080

Applicant's Name: Kenan Wang Applicant's Signature: **Signature:** Kenan Wang **Email:** kenanwang22@gmail.com

Owner's Name: Lindsey Davis Owner's Signature: **Signature:** Lindsey Davis Lindsey Davis (Apr 10, 2024 09:31 EDT) **Email:** l.davis09@yahoo.com

Owner's Name: Matt Stevens Owner's Signature: **Signature:** Matt Stevens (Apr 10, 2024 09:22 EDT) **Email:** mdscigars@yahoo.com

Owner's Name: _____ Owner's Signature: _____

(Can add additional signature page if needed)

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.

12

12

Received 4/8/2026
Planning and Building Department

12

12

Received 04/10/2024
Planning and Building Department

Received 04/10/2024
Planning and Building Department

Received 04/10/2024
Planning and Building Department

Received 04/10/2024
Planning and Building Department

Received 04/10/2024
Planning and Building Department

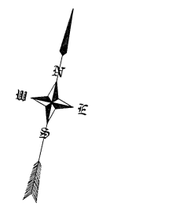
LEGEND

	= SITE BENCHMARK	FFE	= FINISHED FLOOR ELEVATION
	= FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION	STY	= STORY
PP	= POWER POLE	BRL	= BUILDING RESTRICTION LINE (SETBACK) LINE
(10.0)	= EXISTING ELEVATION	R/W	= RIGHT-OF-WAY LINE
	= EXISTING DRAINAGE FLOW	BOC	= BACK OF CURB
	= EXISTING TREE	EODR	= EDGE OF DIRT ROAD
	= EXISTING GROUND ELEVATIONS	EOP	= EDGE OF PAVEMENT
	= CHAIN LINK FENCE	PG	= PAGE
		RBL	= REFERENCE BEARING LINE
	= BUILDING	(M)	= FIELD MEASURED VALUE
	= CONCRETE	(P)	= PLAT CALL
	= COVERED		
	= WOOD DECK		

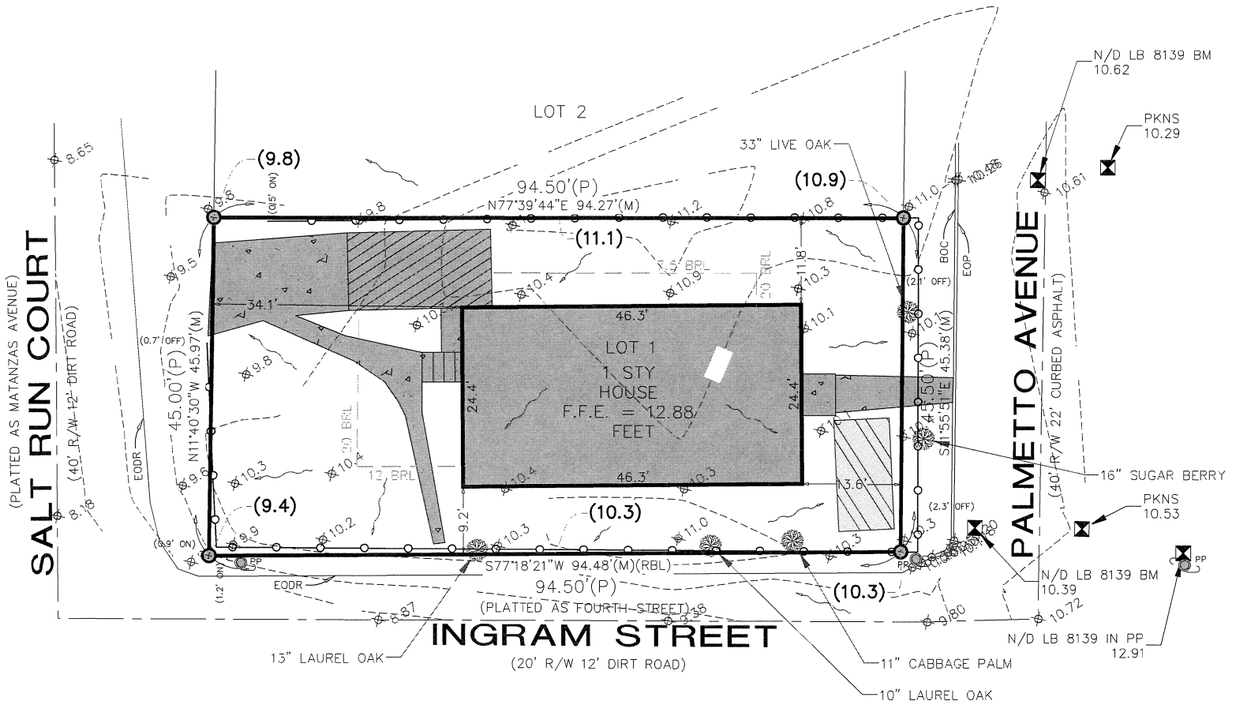
SURVEYOR'S NOTES:

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: BOUNDARY TOPO AND TREE
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Building Dimensions and their ties to adjacent property or other lines are made from **exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted**. Ties to structures are made by perpendicular measurement from nearest property or other line.
15. The Linear Closure of this survey exceeds 1:10,000.
16. Elevations if shown are based on the North American Vertical Datum of 1988.
17. **Current FEMA F.I.R. Maps show property in FLOOD ZONE "___", according to flood insurance rate map panel: #12109C0318J, EFFECTIVE ON 12/07/2018**

ZONING INFORMATION
SA FROM PROPERTY APPRAISER'S WEBSITE
- **FRONT 20'**
- **SIDE 7.5'**
- **REAR 20'**
- **SIDE FRONT 12'**



GRAPHIC SCALE
0 20 30
(IN FEET)
1 inch = 20 ft.



LOT DIMENSION TABLE	
	AREA (SQ.FT.)
LOT SIZE	4,310.5

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE (F.A.C.), IN ACCORDANCE WITH CHAPTER 5J-17.051, FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

Brandon D. Shugart
STATE OF
State of Florida Professional Surveyor and Mapper
FLORIDA
License No. 7009
PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Brandon Shugart
Date: 2024.03.20 11:29:46 -04'00'

Signature Jat

Brandon D. Shugart, PSM #7009
surveying@imecivil.com

LEGAL DESCRIPTION

LOT ONE OF BLOCK 22 OF ANASTASIA IN ST. JOHNS COUNTY, FLORIDA, AS PER MAP ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA, ON MAP BOOK 1, PAGE 58.

MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC
1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

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Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:

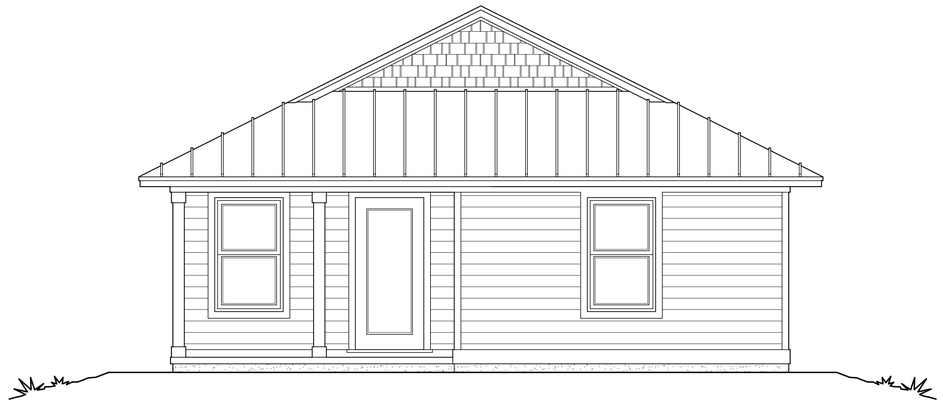
FOR: **KE NAN WANG**

AT: 12 PALMETTO AVENUE
SAINT AUGUSTINE, FL 32080

Drawn By:	**SI**	**Scale 1" = 20 Feet**	
Field Survey Date:	**03/15/2024**	**Drawing/File #:030524.9**	
FB/PG:	**122/9**	**Plot Date: 03/20/24**	

Additional Information/Certifications:
XXXXX

Received 04/10/2024
Planning and Building Department



KNanSeries 'New Hampshire'
FOR
Jaxden Properties, LLC

LOT #7, 3510 DATURA STREET
ST. AUGUSTINE, FLORIDA 32084

ABBREVIATIONS

ABV.	= ABOVE
A.F.F.	= ABOVE FINISHED FLOOR
AHU	= AIR HANDLING UNIT
BD.	= BOARD
B.F.	= BI-FOLD
BLK.	= BLOCK
BM.	= BEAM
BRG.	= BEARING
C.J.	= CONTROL JOINT
CL. OR ℄	= CENTER LINE
CLG.	= CEILING
C.O.	= CASED OPENING
COL.	= COLUMN
CONC.	= CONCRETE
CONT.	= CONTINUOUS
C.M.U.	= CONCRETE MASONRY UNIT
C.T.	= CERAMIC TILE
C.U.	= CONDENSING UNIT
DBL.	= DOUBLE
DEG.	= DEGREE
DET.	= DETAIL
D.J.	= DOUBLE JOIST
DN.	= DOWN
DR.	= DOOR
DTL.	= DETAIL
EA.	= EACH
EQ.	= EQUAL
EXP. JT.	= EXPANSION JOINT
EXT.	= EXTERIOR
FBGLS.	= FIBERGLASS
FD.	= FLOOR DRAIN
F.F.	= FINISHED FLOOR ELEVATION
FIN.	= FINISH
FLR.	= FLOOR
FT.	= FOOT
FTG.	= FOOTING
GALV.	= GALVANIZED
GRDR.	= GIRDER
GS.	= GANG STUDS
H.B.	= HOSE BIB
INT.	= INTERIOR
JST.	= JOIST
MAX.	= MAXIMUM
MIL.	= MILLIMETER
MIN.	= MINIMUM
MTL.	= METAL
O.C.	= ON CENTER
PKT.	= POCKET
PLT.	= PLATE
POLY.	= POLYSTYRENE
P.T.	= PRESSURE TREATED
PW.	= PLYWOOD
REBAR	= REINFORCING STEEL BAR
REF'G.	= REFRIGERATOR
REIN.	= REINFORCED
RFTRS.	= RAFTERS
R/S	= ROD & SHELF
RTN.	= RETURN
5 R.	= (5) RISERS
1RIS	= 1 ROD 1 SHELF
SGD.	= SLIDING GLASS DOOR
SHTG.	= SHEATHING
SHW.	= SHOWER
SQ. FT.	= SQUARE FEET
S.S.	= STAINLESS STEEL
STL.	= STEEL
5 S.	= (5) SHELVES
T.O.B.	= TOP OF CONC. BEAM
T.O.W.	= TOP OF FRAME WALL
T/S	= TUB & SHOWER
T.W.	= TREATED WOOD
TYP.	= TYPICAL
U.O.N.	= UNLESS OTHERWISE NOTED
VB.	= VAPOR BARRIER
WD.	= WOOD
W.I.C.	= WALK IN CLOSET
W/	= WITH
W/O	= WITHOUT
W.W.M.	= WELDED WIRE MESH
∠	= ANGLE

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ROBERT ZUZU / DESIGN
Design/Drafting
Email: Robert2.FCD@gmail.com
Telephone : (904) 669-5976

K.NAN CONSTRUCTION
State Lic# CRC1333072
Email: KeNanWang22@gmail.com
Telephone : (904) 540-2126

AREA CALCULATIONS

LIVABLE AREAS:	
LIVING AREA	1,106
TOTAL LIVABLE	1,106
GARAGE/STORAGE:	
GARAGE (IF ANY)	N/A
STORAGE (IF ANY)	151
TOTAL STORAGE	151
COVERED AREAS:	
FRONT PORCH	74
REAR PORCH	88
TOTAL COVERED AREAS	162
THERMAL ENVELOPE VOLUME (TOTAL CUBIC FEET)	8,848
FOOTPRINT, TOTAL SQ. FT.	1,283

DRAWING SET INDEX

COVER PAGE	CVR
SITE PLAN	A1
NOTATIONAL & DIMENSIONAL FLOOR PLANS	A2
ELEVATIONS	A3
BUILDING SECTION	A4
ROOF PLAN	A5
ELECTRICAL PLAN / FLASHING & WATER- PROOFING INFORMATION	A6
-	-
-	-
-	-
-	-

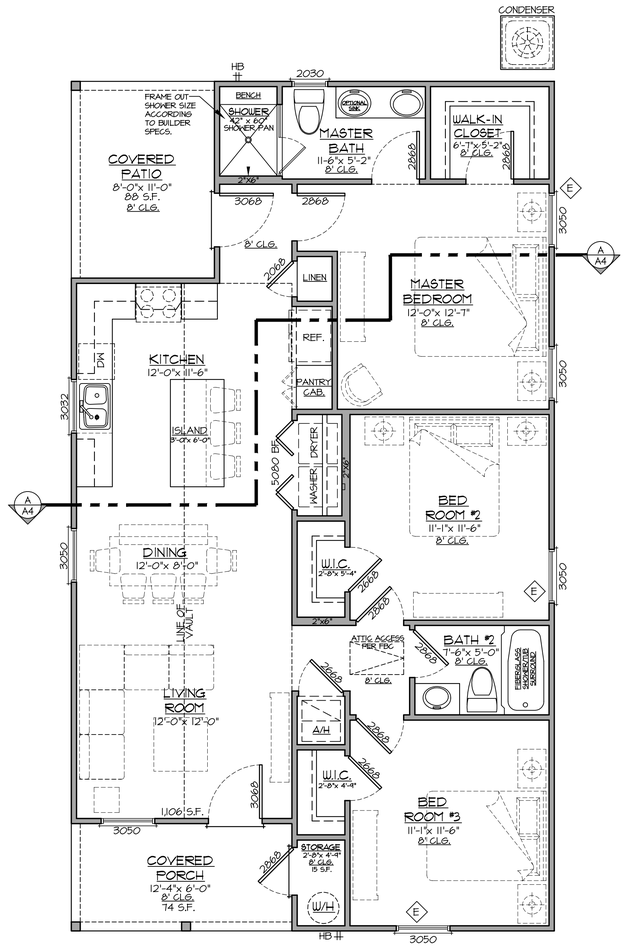
PROJECT NAME:
KNanSeries 'New Hampshire' Model, Home For:
JAXDEN PROPERTIES, LLC
3510 DATURA STREET
ST. AUGUSTINE, FL 32084
LOT 7, BLOCK 4, OF ALCAZAR GAEDENS SUBDIVISION, UNIT ONE
3510 DATURA STREET
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA 32084

SCALE FACTOR: 48
DESIGNER: RZ
DRAFTER: -
REVISIONS:
TYPE- DATE

PROJECT # 24-102
DATE: January 29 2024
SHEET# CVR
OF 7

FINAL/PERMIT, January 29 2024

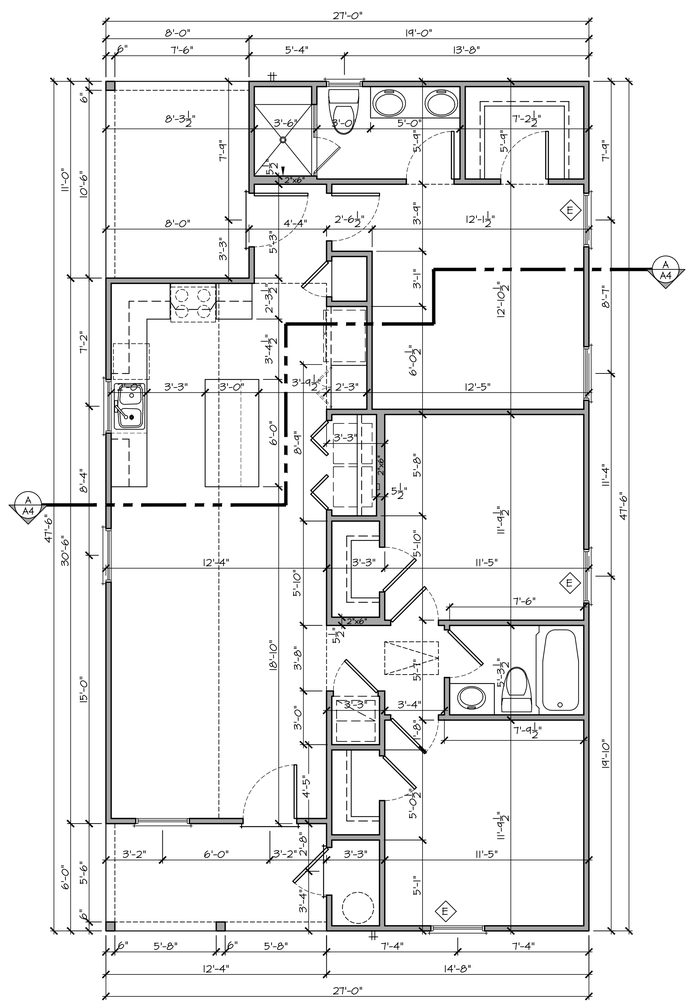
Received 04/10/2024
Planning and Building Department



FLOOR PLAN — NOTATIONAL

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

1,106 S.F. CONDITIONED
1,283 S.F. TOTAL UNDER ROOF



FLOOR PLAN — DIMENSIONAL

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

1,106 S.F. CONDITIONED
1,283 S.F. TOTAL UNDER ROOF

FLOOR PLAN NOTES

1. ALL UNDIMENSIONED PARTITIONS (##) ARE 3 1/2" OR 5 1/2" ROUGH.
2. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
3. PROVIDE MINIMUM 2-2x12's w/ 1/2" PLYWOOD FLITCH PLATE AT ALL EXTERIOR WALL OPENINGS AND INTERIOR BEARING WALL OPENINGS UNLESS OTHERWISE NOTED.
4. 3-2x4's MIN. AT EACH END OF ALL BEAMS AND GIRDER TRUSSES UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS AND/OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF CMU UNLESS OTHERWISE NOTED. (SEE DIMENSION NOTE ON THIS SHEET)
6. ALL TRUSSES OR RAFTERS TO BEAR ON INTERIOR BEARING WALLS, EXTERIOR WALLS, BEAMS OR GIRDERS.
7. STRUCTURAL ENGINEER TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL FRAMING MEMBERS.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH, SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
9. BALLOON FRAME ALL EXTERIOR WALLS (ABOVE 8'-1") TO UNDERSIDE OF ROOF SHEATHING - PROVIDE FIRESTOPPING EVERY 8'-0" VERTICALLY IN WALLS > 8'-1".
10. ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.
12. FOR ADDITIONAL NOTES SEE GENERAL NOTES ON COVER SHEET & DETAILS.
13. WINDOW HEAD HEIGHT SHALL BE AS SHOWN ON ELEVATIONS (U.N.O.).
14. HANDRAIL TO BE 36" A.F.F.
15. ATTIC ACCESS (24"x48" U.N.O.)
16. PLUMBING ACCESS (12"x12").

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PROJECT NAME:
KNanSeries 'New Hampshire' Model, Home For:
JAXDEN PROPERTIES, LLC

3510 DATURA STREET
ST. AUGUSTINE, FL 32084

LOT 7, BLOCK 4, OF ALCAZAR GAEDENS SUBDIVISION, UNIT ONE
3510 DATURA STREET
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA 32084

PROJECT #	24-102
DATE:	January 29 2024
SHEET#	A2
SCALE FACTOR:	48
DESIGNER:	RZ
DRAFTER:	-
REVISIONS:	TYPE - DATE

OF 7

DRAWING NOTES:

1) ALL DIMENSIONS ARE TO FACE OF STUD, BEAM, COLUMN, OR MASONRY EXCEPT EXTERIOR FRAMED WALLS WHICH INCLUDE 1/2" SHEATHING MATERIAL UNLESS OTHERWISE NOTED.
2) ALL FURNISHINGS ARE SHOWN AS AN AIDE TO OWNER ONLY AND ARE NOT A PART OF THE CONSTRUCTION CONTRACT.
3) ALL HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION BETWEEN 1 1/4"-2" AND SHALL BE MOUNTED 34"-38" ABOVE TREAD. HANDRAIL SHALL EXTEND 12" PAST TOP OF RUN & ONE TREAD LENGTH PAST BOTTOM OF RUN. ALL RAILINGS SHALL RETURN TO WALL OR NEWEL POST. ALL GUARDRAILS SHALL BE 42" ABOVE LANDING. ALL RAILS SHALL BE SPACED SO THAT A 4" SPHERE CAN NOT PASS THROUGH ANY OPENING. (2017 FBC, SECTION-R311.7)
4) (E) ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE A MINIMUM CLEAR OPENING OF 20" WIDE, 24" HIGH AND MIN. AREA OF 5.7 SQ. FT. MAXIMUM HEIGHT FROM FLOOR NOT GREATER THAN 44" (2017 FBC, SECTION-1030)

FINAL/PERMIT, January 29, 2024

Received 04/10/2024
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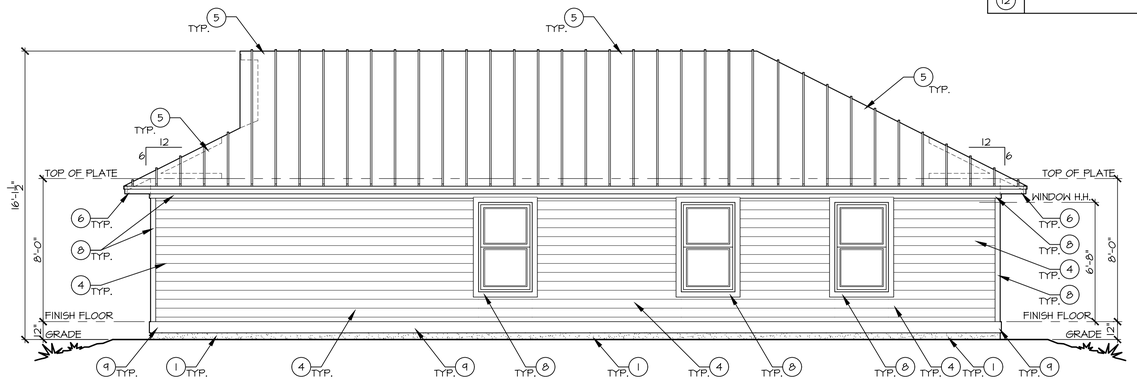
FINISH LEGEND:

ELEVATION KEYNOTES

MARK	DESCRIPTION
1	ACRYLIC PAINTED CONCRETE STEM WALL SYSTEM, PER STRUCTURAL.
2	"HARDIE" SHAKE SIDING W/ "TYVEK" OR EQ. WEATHER RESISTANT BARRIER ON SHEATHING OVER 2x4 WALL OR GABLE ROOF TRUSS
3	- NOT USED -
4	"HARDIE" LAP SIDING W/ "TYVEK" OR EQ. WEATHER RESISTANT BARRIER ON SHEATHING OVER 2x4 EXTERIOR WALLS
5	GALVALUME METAL ROOF W/ PEEL & STICK BITUMINOUS MEMBRANE ON PRE-ENGINEERED ROOF TRUSSES
6	SOFFITS & FASCIA TO BE VINYL, ALUMINUM OR HARDIE, TO BE SELECTED BY OWNER/BUILDER
7	PRESSURE TREATED 6"x6" POST PER STRUCTURAL, WRAPPED WITH HARDIE TRIM, PER OWNER/BUILDER
8	HARDIE TRIM AND OR FRIEZE BOARD PER OWNER/BUILDER
9	5/4x8 HARDIE BOARD, WATER TABLE W/ METAL FLASHING PER OWNER/BUILDER
10	-
11	-
12	-

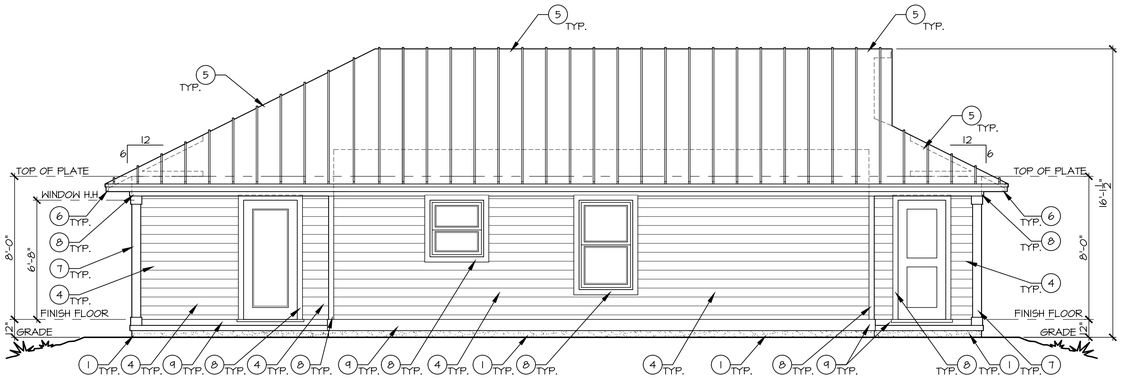
FRONT ELEVATION

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



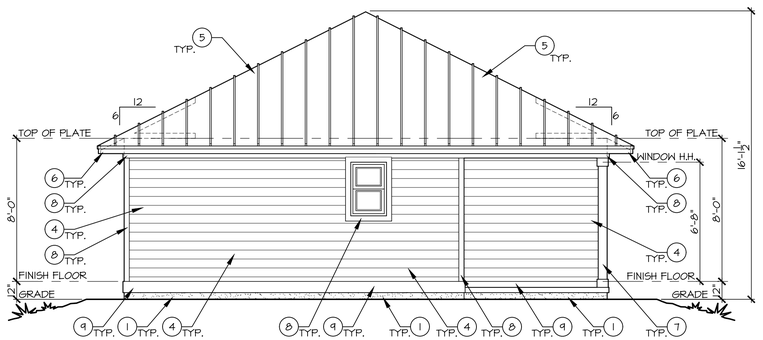
RIGHT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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

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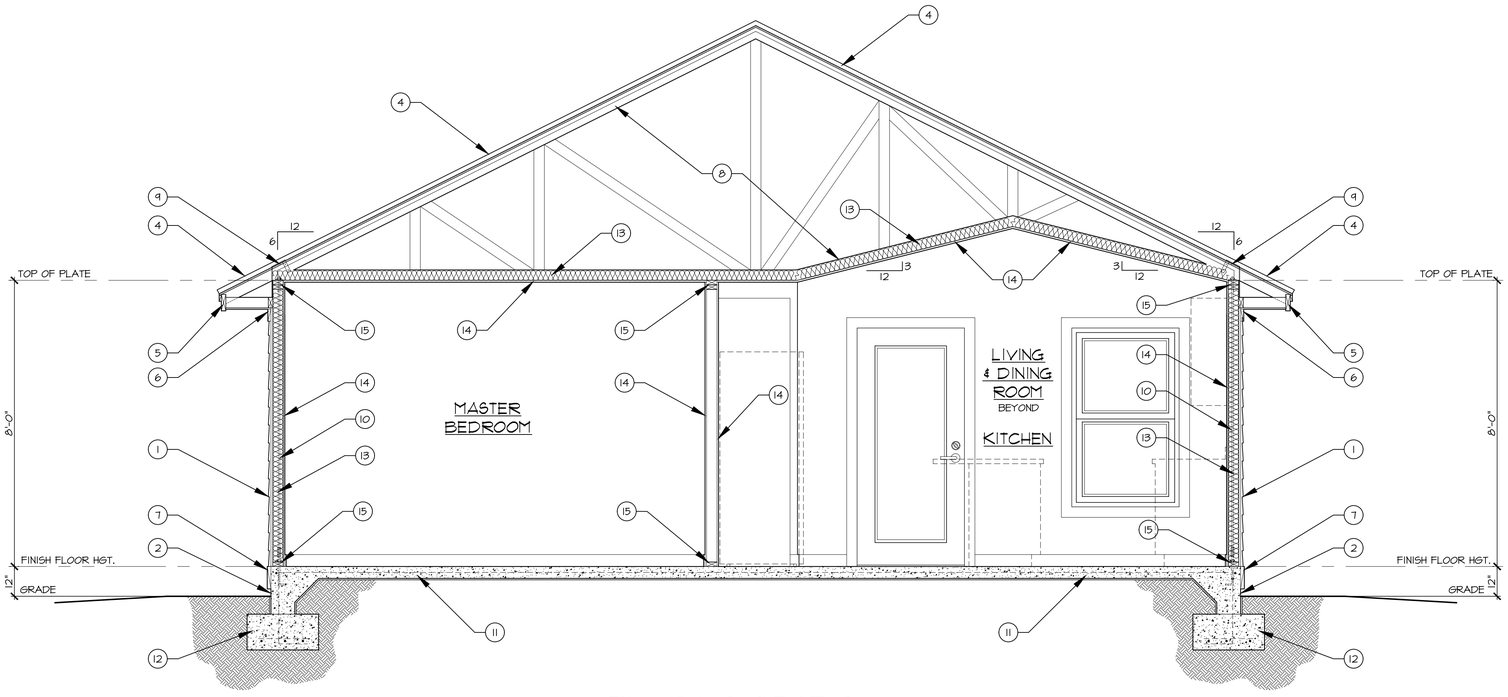
PROJECT #	24-102
DATE:	January 29 2024
SHEET #	A3
SCALE FACTOR:	46
DESIGNER:	RZ
DRAFTER:	-
REVISIONS:	TYPE - DATE

OF 7

FINAL/PERMIT, January 29 2024

Received 04/10/2024
Planning and Building Department



BUILDING SECTION 'A'

THIS IS ONLY A REPRESENTATION.....PLEASE REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS.

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

SECTION KEYNOTES

MARK	DESCRIPTION (SOME MAY NOT BE USED)
1	"HARDIE" LAP SIDING W/ "TYVEK" OR EQ. WEATHER RESISTANT BARRIER ON SHEATHING OVER 2x4 EXTERIOR WALLS
2	PAINTED CONCRETE STEM WALL PER STRUCTURAL.
3	"HARDIE" SHAKE SIDING W/ "TYVEK" OR EQ. WEATHER RESISTANT BARRIER ON SHEATHING OVER GABLE END ROOF TRUSS
4	GALVALUME METAL ROOF W/ PEEL & STICK BITUMINOUS MEMBRANE ON PRE-ENGINEERED ROOF TRUSSES
5	SOFFITS & FASCIA TO BE VINYL, ALUMINUM OR HARDIE, TO BE SELECTED BY BUILDER/OWNER
6	HARDIE TRIM AND OR FRIEZE BOARD PER OWNER/BUILDER
7	5/4x8 HARDIE BOARD, WATER TABLE W/ METAL FLASHING PER OWNER/BUILDER
8	PRE-FABRICATED ROOF TRUSSES PER TRUSS MANUFACTURERS CALCULATIONS.
9	HURRICANE ANCHOR/STRAP PER STRUCTURAL
10	THREADED ROD OR QUICK-TIE HOLD DOWNS PER STRUCTURAL
11	CONCRETE SLAB PER STRUCTURAL
12	CONCRETE FOOTING PER STRUCTURAL
13	BATT INSULATION, "R30" @ ROOF & FLOOR SYSTEMS, "R19" @ 6" EXTERIOR WALLS, "R13" @ 4" EXTERIOR WALLS, PER OWNER BUILDER.
14	GYPSUM BOARD - 5/8" ON CEILINGS 1/2" ON WALLS & 1/2 MOISTURE RESISTANT BOARD AT WET LOCATIONS.
15	P.T. 2x BASE PLATE, TOP PLATE OR DOUBLE TOP PLATE PER STRUCTURAL.
16	-NOT USED-

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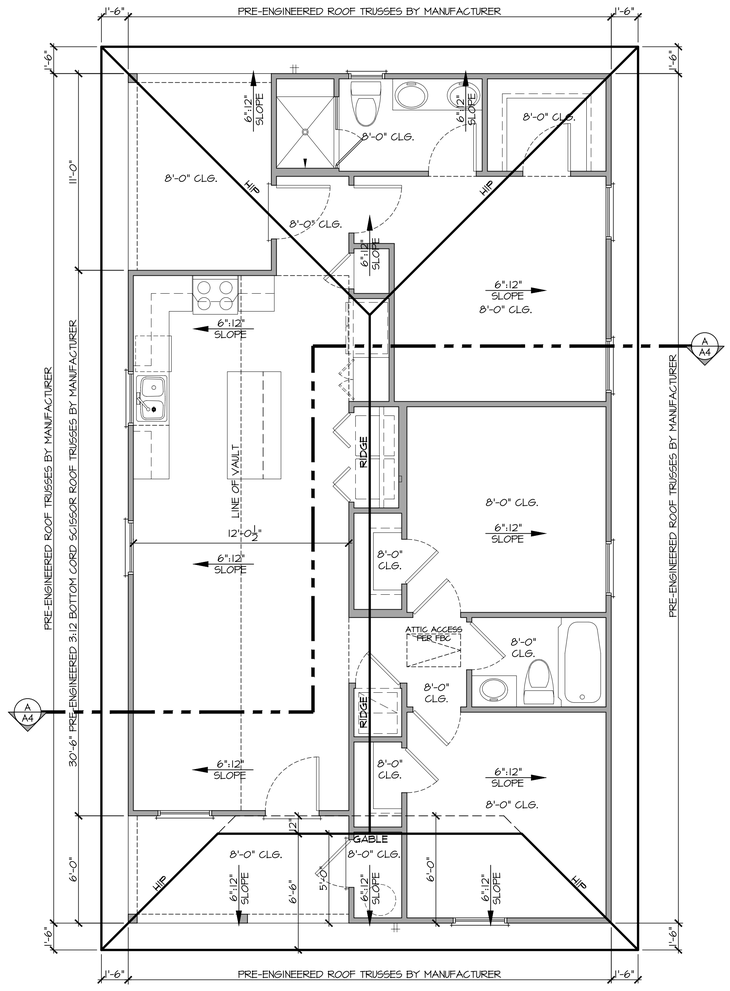
PROJECT #	24-102
DATE: January 29 2024	
SHEET#	A4
SCALE FACTOR:	24
DESIGNER:	RZ
DRAFTER:	-
REVISIONS:	TYPE- DATE
	0F 7

FINAL/PERMIT, January 29 2024

Received 04/10/2024
Planning and Building Department



ROOF PLAN

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

FRAMING NOTES:

1) ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER'S REGISTERED ENGINEER. ALL HANGERS AND ANCHORS SHALL BE SPECIFIED BY A REGISTERED ENGINEER.
2) PRE-ENGINEERED TRUSSES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND TO BE DESIGNED FOR APPROPRIATE BEARING AND UPLIFT LOADS. SUPPLIER TO GIVE END REACTION FOR HURRICANE CLIP DESIGN. HURRICANE CLIPS TO BE NAILED TO BOTH TOP PLATES.
3) TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS AND SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
4) SEE ELEVATIONS FOR ROOF PITCHES.
5) TOP PLATE HEIGHTS MAY VARY. SEE BUILDING SECTIONS, AND WALL SECTIONS FOR BEARING HEIGHTS.
6) TRUSS SPACING SHALL BE AT 24" o.c. UNLESS OTHERWISE NOTED. HAND FRAMING SHALL BE AT 16" o.c. UNLESS OTHERWISE NOTED.
7) SECURE EACH TRUSS AT EACH END WITH HURRICANE CLIPS OR STRAPS (SEE SCHEDULE).
8) ROOF SHEATHING SHALL BE 1/2" CDX EXTERIOR PLYWOOD OR BETTER, (OPTION 1/2" ASPENITE).
9) ROOF SHEATHING TO BE NAILED TO EACH FRAMING MEMBER WITH 8d COMMON NAILS AT 6" o.c.
10) OVERHANGS MAY VARY, SEE ROOF FRAMING PLAN, TRUSS ELEVATIONS, AND EXTERIOR ELEVATIONS.
11) FRAME WALLS UP TO THE UNDERSIDE OF ROOF TRUSSES AT ALL NONBEARING WALLS AND AT VOLUME CEILING AREAS UNLESS INDICATED OTHERWISE.
12) ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FINISH FLOOR TO CEILINGS IN VOLUME CEILING AREAS.
15) USE #2 SOUTHERN YELLOW PINE FOR ALL EXTERIOR AND FOR ALL INTERIOR WALL FRAMING. (OPTION: #2 SPRUCE MAY BE USED FOR STUDS 10 FEET OR LESS IN LENGTH FOR 2x6 STUDS, AND 9 FEET OR LESS FOR 2x4 STUDS, UNLESS NOTED OTHERWISE.
16) WALL SHEATHING TO BE NAILED TO EACH FRAMING MEMBER WITH 8d COMMON NAILS AS FOLLOWS:

TOP PLATE	EACH OF THE TWO MEMBERS TO HAVE NAILS AT 4" CENTERS FOR A TOTAL OF 6 NAILS PER LINEAR FEET OF TOP PLATE.
STUD	4" o.c.
SOLE PLATE	4" o.c.
SILL PLATE	4" o.c.
HEADER	TWO ROWS OF NAILS AT 4" o.c.
RIM JOIST	TWO ROWS OF NAILS AT 4" o.c.

GENERAL FRAMING NOTES:

1) FRAMING PLAN IS DIAGRAMMATIC AND TO BE USED AS A GUIDE FOR THE MANUFACTURER. MOST OF THE FRAMING PLAN IS A PRE-ENGINEERED SYSTEM TO BE PREPARED BY THE MANUFACTURER. THEREFORE, ACTUAL LAYOUT AND DETAILS TO FOLLOW MANUFACTURER'S DRAWINGS. DISCREPANCIES FROM PLAN SHOWN SHALL BE NOTED TO THE DESIGNER/BUILDER.
2) PROVIDE LATERAL SUPPORT, EG. SOLID BLOCKING, CROSS BRACING FOR FRAMING AT ALL ENDS AND BEARING POINTS. IN ADDITION, FOR ALL PRE-ENGINEERED SYSTEMS, PROVIDE BRACING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3) USE #2 SOUTHERN YELLOW PINE OR #2 FIR WITH MINIMUM BENDING STRENGTH (Fb) OF 2,400
4) COORDINATE MECHANICAL DUCT LAYOUT AND TRUSS LAYOUT WITH MECHANICAL DRAWINGS OR CONTRACTOR AND TRUSS MANUFACTURERS ACTUAL TRUSS LAYOUT PLAN.

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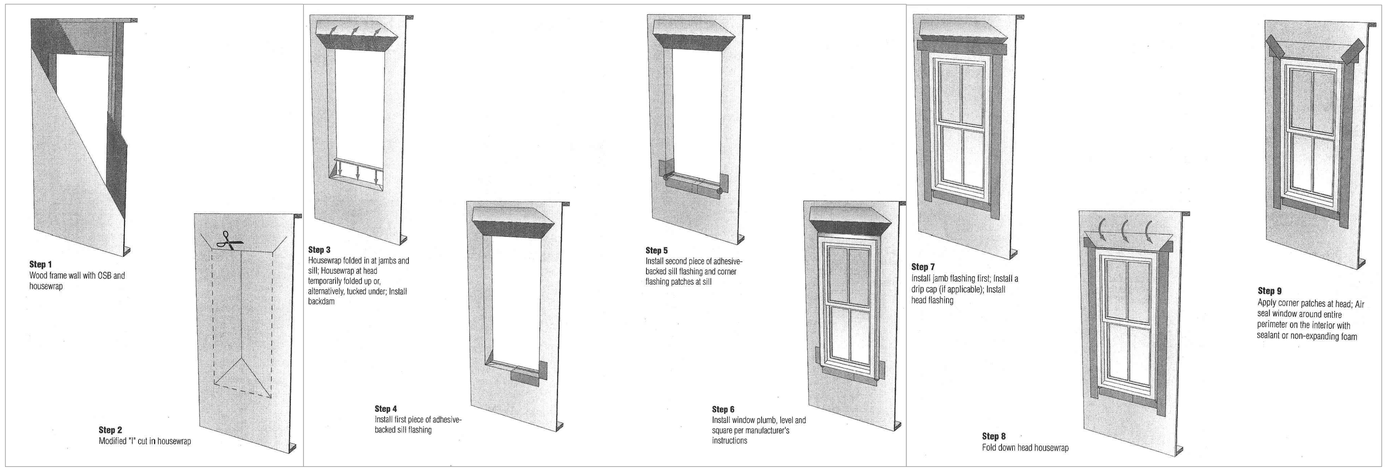
PROJECT #	24-102
DATE:	January 29 2024
SHEET#	A5
SCALE FACTOR:	48
DESIGNER:	RZ
DRAFTER:	-
REVISIONS:	TYPE- DATE

OF 7

FINAL/PERMIT, January 29 2024

Received 04/10/2024
Planning and Building Department



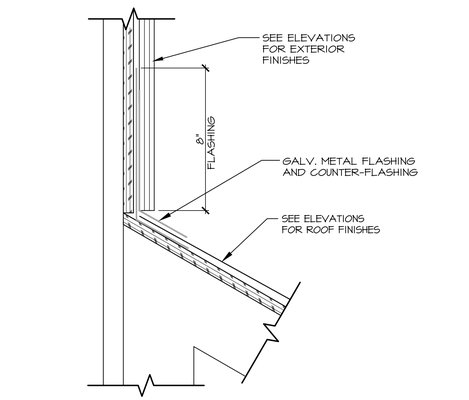
INSTALLING WINDOW W/ HOUSEWRAP ON OSB OR PLYWOOD

FLASHING GENERAL NOTE: (ALL FLASHING PER. FBC R703.4.1, R903.2.1 AND R905.2.8)

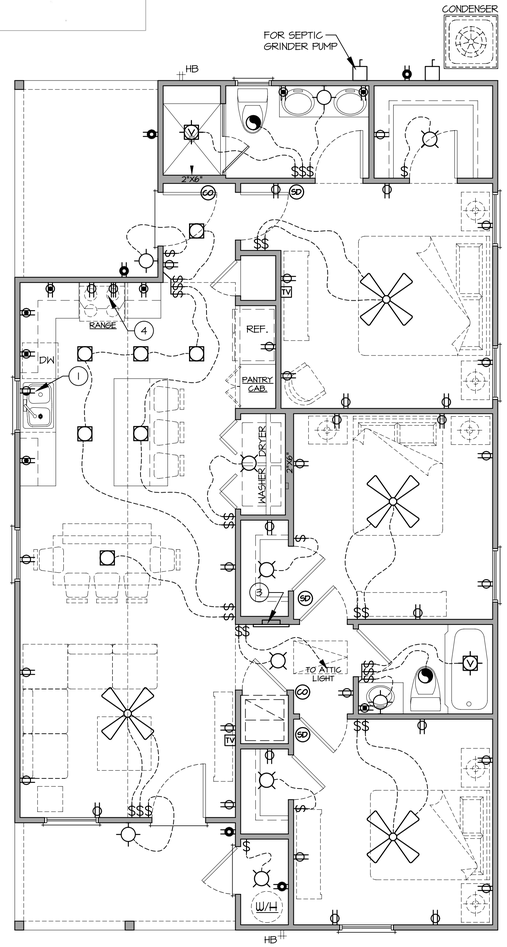
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSIONRESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
   - 1.1 THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATERRESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
   - 1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
   - 1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
   - 1.4. IN ACCORDANCE WITH FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 OR FMA/AAMA/WDMA 400.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

ALL FLASHING AND SEALANTS SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. SEALANTS SHALL COMPLY WITH AAMA- 808.3, AND MUST BE COMPATIBLE WITH BASE MATERIALS.
RATIONALE: THIS CHANGE CLARIFIES FLASHING REQUIREMENTS AND WILL RESULTING IN UNIFORM ENFORCEMENT AND BETTER CONSTRUCTION PRACTICES, THUS RESULTING IN LESS LEAKING DOORS AND WINDOWS.



A TYPICAL FLASHING DETAIL
NTS



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

ELECTRICAL SYMBOLS

- RECESSED CAN LIGHT
- "VAPOR PROOF" FAN & LIGHT W/ TIMER
- EXTERIOR RECESSED CAN LIGHT
- STD. CEILING MOUNT LIGHT, ('W'=WALL WASHER, 'HL'=HEAT LAMP)
- STD. WALL MOUNT LIGHT
- STD. PENDANT LIGHT
- CARRIAGE LIGHT
- FLOURESCENT CHANNEL
- EXTERIOR FLOOD LIGHT
- STD. SWITCH @ +48" U.N.O.
- 3 WAY SWITCH @ +48" U.N.O.
- STD. DUPLEX OUTLET @ 15" U.N.O.
- STD. 220v OUTLET
- STD. FLOOR OUTLET
- GROUND FAULT INTERRUPTER RECEPTACLE
- WATER PROOF GROUND FAULT INTERRUPTER RECEPTACLE
- CEILING FAN (WHEN SHOWN W/ 1 SWITCH = FAN, W/ 2 SWITCHES = FAN W/ LIGHT)
- TELEVISION CABLE OUTLET
- TELEPHONE
- DATA LINE
- FIBER-OPTIC CABLE
- EXHAUST FAN, MIN 5 AIR CHANGES PER HOUR, 75 C.F.M.
- FUSED MECHANICAL DISCONNECT SWITCH
- CHIMES
- SMOKE DETECTOR, INSTALL MIN. 36" AWAY FROM RETURN AIR
- CARBON DETECTOR, INSTALL MIN. 36" AWAY FROM RETURN AIR
- CARBON/SMOKE DETECTOR COMBO , INSTALL MIN. 36" AWAY FROM RETURN AIR
- THERMOSTAT
- GARAGE DOOR OPENER
- ELECTRICAL PANEL

ELECTRICAL KEYNOTES

MARK	DESCRIPTION
1	20 AMP CIRCUIT BREAKER OUTLET - 1 LEG SWITCHED AT DISPOSAL 1 LEG HOT AT DISHWASHER
2	CEILING OUTLET FOR AUTOMATIC GARAGE DOOR OPENER
3	ELECTRICAL PANEL LOCATION PER FLORIDA POWER & LIGHT.
4	PRE-WIRE FOR MICROWAVE AND OR VENT & LIGHT PER SPECIFICATIONS
5	SUPPLY 120V FLOOR OUTLETS WITH 1" CONDUIT. BOX SHALL BE LISTED FOR FLOOR INSTALLATION VERIFY LOCATION WITH OWNER
6	-

GENERAL ELECTRICAL NOTES:

1) ALL KITCHEN COUNTER TOP RECEPTACLES TO BE AT +42" A.F.F. U.N.O. TO BOTTOM OF OUTLET.
2) ALL BATHROOM COUNTER TOP RECEPTACLES TO BE AT +36" A.F.F. U.N.O. TO BOTTOM OF OUTLET
3) CEILING FANS OR LIGHTS INSTALLED UNDER COVERS MUST BE LISTED FOR DAMP LOCATIONS. LIGHTS NOT UNDER COVER MUST BE LISTED FOR WET LOCATIONS.
4) SUPPLY ONLY CAT 5 PHONE WIRES & RG-6 VIDEO CABLE. WIRES AND CABLES TO BE HOME RUN TO A CENTRAL BOX.
5) ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS.
6) ALL RECEPTACLES IN ALL ROOMS SHALL BE ARC FAULT CIRCUIT-INTERRUPTER PROTECTED.....FBC-R E3901.12
7) ALL RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES.....(E4002.14)
8) ELECTRICAL SERVICE TO BE DETERMINED BY A LICENSED FLORIDA ELECTRICIAN. PANEL LOCATION TO BE DETERMINED BY BUILDER & ELECTRICIAN.
9) CO DETECTORS TO BE LOCATED WITHIN 10' OF EACH BEDROOM AND IN ANY ENCLOSED ROOM WHERE COMBUSTION FUELS ARE LOCATED. (PER FBC SECTION 908)

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ROBERT ZUZU / DESIGN
Design/Drafting
Email: Robertz2.FCD@gmail.com
Telephone : (904) 669-5976

K.NAN CONSTRUCTION
State Lic# CRC1333072
Email: KeNanWang22@gmail.com
Telephone : (904) 540-2126

PROJECT NAME:
KNanSeries 'New Hampshire' Model, Home For:
JAXDEN PROPERTIES, LLC

3510 DATURA STREET
ST. AUGUSTINE, FL 32084
LOT 7, BLOCK 4, OF ALCAZAR GAEDENS SUBDIVISION, UNIT ONE
3510 DATURA STREET
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA 32084

PROJECT #	24-102
DATE:	January 29 2024
SHEET#	A6
SCALE FACTOR:	48
DESIGNER:	RZ
DRAFTER:	-
REVISIONS:	TYPE - DATE

OF 7

FINAL/PERMIT, January 29, 2024

OFF. REC 328 PAGE 336 (1)

WARRANTY DEED
DREW'S FORM 01 (REV.)

77 2128

DREW'S Legal Blanks, P. O. Box 270, Jacksonville, Fla. 32201

This Warranty Deed *Made the* 1st *day of* March *A. D. 19* 77 *by*

HOWARD W. JOY and OPAL I. JOY, his wife,

hereinafter called the grantor, to MICHAEL P. CASTO and CATHLEEN C. CASTO, his wife, and PHYLLIS M. KUHOWSKI as joint tenants with right of survivorship,

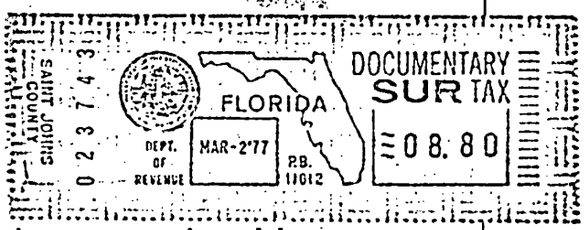
whose postoffice address is hereinafter called the grantee: 12 Palmetto Avenue, St. Augustine, Florida 32084

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

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

Lot One (1) of Block Twenty-two (22) of ANASTASIA in St. Johns County, Florida, as per map on file in the Office of the Clerk of the Circuit Court in and for St. Johns County, Florida, in Map Book 1, page 58.

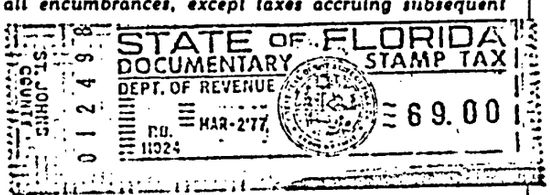
SUBJECT to that certain mortgage executed by Howard W. Joy and Opal I. Joy, his wife, to Security First Federal Savings and Loan Association, dated March 1, 1977, which mortgage is recorded in Official Records Book 328, page 266, of the public records of St. Johns County, Florida. Grantees do hereby assume and agree to pay as a part of the purchase price of the above described lands said mortgage and the note secured thereby and Grantees do covenant and agree to comply with and abide by each and every of the terms and conditions of said mortgage and the note secured thereby.



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, 1976.*



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:

Howard W. Joy (L.S.)
(Howard W. Joy)

Opal I. Joy (L.S.)
(Opal I. Joy)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Howard W. Joy and Opal I. Joy, his wife,

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

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of March, A. D. 1977.

Notary Public, State of Florida at Large
My commission expires: 11-16-78

SPACE BELOW FOR RECORDERS USE

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.
MAR 2 2 41 PM '77
CLERK CIRCUIT COURT

This Instrument Was Prepared By:
Richard O. Watson, Attorney
69 St. George Street, St. Augustine, Fla.

COPY

TC 5844-M
WARRANTY DEED
INDIVID. TO INDIVID

87 8581

O.R. 740 PG 0100

RAMCO FORM 01

This Warranty Deed *Made the* 30th *day of* March *A. D. 19* 87 *by*

PHYLLIS M. KUKOWSKI, a single person,

hereinafter called the grantor, to

MICHAEL P. CASTO and CATHLEEN C. CASTO

whose postoffice address is 12 Palmetto Ave. St. Augustine, Fl.
hereinafter called the grantee:

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

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

Lot One (1) of Block Twenty-Two (22) of ANASTASIA in St. Johns County, Florida, as per map on file in the office of the Clerk of the Circuit Court in and for St. Johns County, Florida, in Map Book 1, page 58.

THE ABOVE-NAMES GRANTOR BEING ONE AND THE SAME PERSON AS PHYLLIS M. KUHOWSKI, ONE OF THE GRANTEES IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 328, PAGE 336, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

COPY

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

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

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December* 31, 1986.

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:

Ella Carrie Lucas
Witness

Gail H. Harrington
Witness

Phyllis M. Kukowski L.S.
Phyllis M. Kuhowski L.S.
(Phyllis M. Kukowski, a/k/a Phyllis M. Kuhowski)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Phyllis M. Kukowski, a/k/a Phyllis M. Kuhowski, a single person,

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

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of April, A. D. 19 87.

[SEAL]

Gail H. Harrington
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC-STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 23, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

This Instrument prepared by:

Address

SPACE BELOW FOR RECORDERS USE

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS CO., FLA.

1987 APR -1 PM 3:09

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

PREPARED BY: L. P. Riskus, Title Co. of St. Augustine, Inc.
90 Cedar St., St. Augustine, Florida 32084, as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by this office.

Instr #2024015656 BK: 5908 PG: 1005, Filed & Recorded: 3/1/2024 4:40 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50 Doc. D $962.50

Prepared by and return to:
Kimberlee Collins
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080
(904) 471-2553
File No 2024-8221

Parcel Identification No 157790-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **1st day of March, 2024** between **Jane Marie Kukowski Edwards a/k/a Jane Marie Edwards, a single woman, conveying her ½ undivided interest**, whose post office address is **15 Palmetto Avenue, St. Augustine, FL 32080**, of the County of St. Johns, State of Florida, Grantor, to **Lindsey M. Davis, an unmarried woman, as to a ½ undivided interest**, whose post office address is **5134 Shore Drive, St. Augustine, FL 32086,** of the County of St. Johns, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of ONE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (137,500.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

Lot 1, Block 22, Anastasia, according to the map or plat thereof, as recorded in Map Book 1, Page 58, of the Public Records of St. Johns County, Florida.

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 person's homestead, which is located at: 15 Palmetto Avenue, St. Augustine, FL 32080

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

Subject to taxes for 2023 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:

Jane Marie Kukowski Edwards a/k/a Jane Marie Edwards

WITNESS
PRINT NAME: Kim Collins

2225 A1A South, Ste C8
St. Augustine, FL 32080
WITNESS 1 ADDRESS

WITNESS
PRINT NAME: Kayla Beaver

2225 A1A South, Ste C8
St. Augustine, FL 32080
WITNESS 2 ADDRESS

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 1st day of March, 2024, by Jane Marie Kukowski Edwards a/k/a Jane Marie Edwards.

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

KIMBERLEE COLLINS
Notary Public - State of Florida
Commission # HH 375698
My Comm. Expires Jun 14, 2027
Bonded through National Notary Assn.

Personally Known:_____ OR Produced Identification:____x_____
Type of Identification
Produced:_a valid driver's license_

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1577900000
Location Address	12 PALMETTO AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Carvers (713)
Tax Description*	1-58 CARVERS ANASTASIA LOT 1 BLK 22 OR328/336 & 740/100 & 5857/1954(H/R) & 5908/1005 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Anastasia, Map Of
Sec/Twp/Rng	58-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.120
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Casto Michael P Et AL 50% Davis Lindsey M 50%
Mailing Address	12 PALMETTO AVE SAINT AUGUSTINE, FL 32080-4606

Map

Valuation Information

	2024
Building Value	$66,237
Extra Features Value	$1,680
Total Land Value	$163,760
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$231,677**
Total Deferred	$0
Assessed Value	**$231,677**
Total Exemptions	$0
Taxable Value	**$231,677**

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
2023	$67,617	$1,680	$163,760	$0	$0	$233,057	$126,164	$142,461	$90,596
2022	$53,987	$1,368	$132,973	$0	$0	$188,328	$116,892	$105,968	$82,360
2021	$36,488	$1,368	$112,585	$0	$0	$150,441	$108,399	$75,568	$74,873
2020	$36,984	$1,368	$101,326	$0	$0	$139,678	$136,133	$3,545	$136,133
2019	$34,439	$401	$101,326	$0	$0	$136,166	$123,757	$12,409	$123,757
2018	$35,844	$401	$100,303	$0	$0	$136,548	$112,506	$24,042	$112,506
2017	$34,098	$768	$82,904	$0	$0	$117,770	$102,278	$15,492	$102,278
2016	$34,950	$768	$82,904	$0	$0	$118,622	$92,980	$25,642	$92,980
2015	$31,976	$768	$71,645	$0	$0	$104,389	$84,527	$19,862	$84,527
2014	$27,654	$768	$59,977	$0	$0	$88,399	$76,843	$11,556	$76,843
2013	$23,557	$768	$46,058	$0	$0	$70,383	$69,857	$526	$69,857

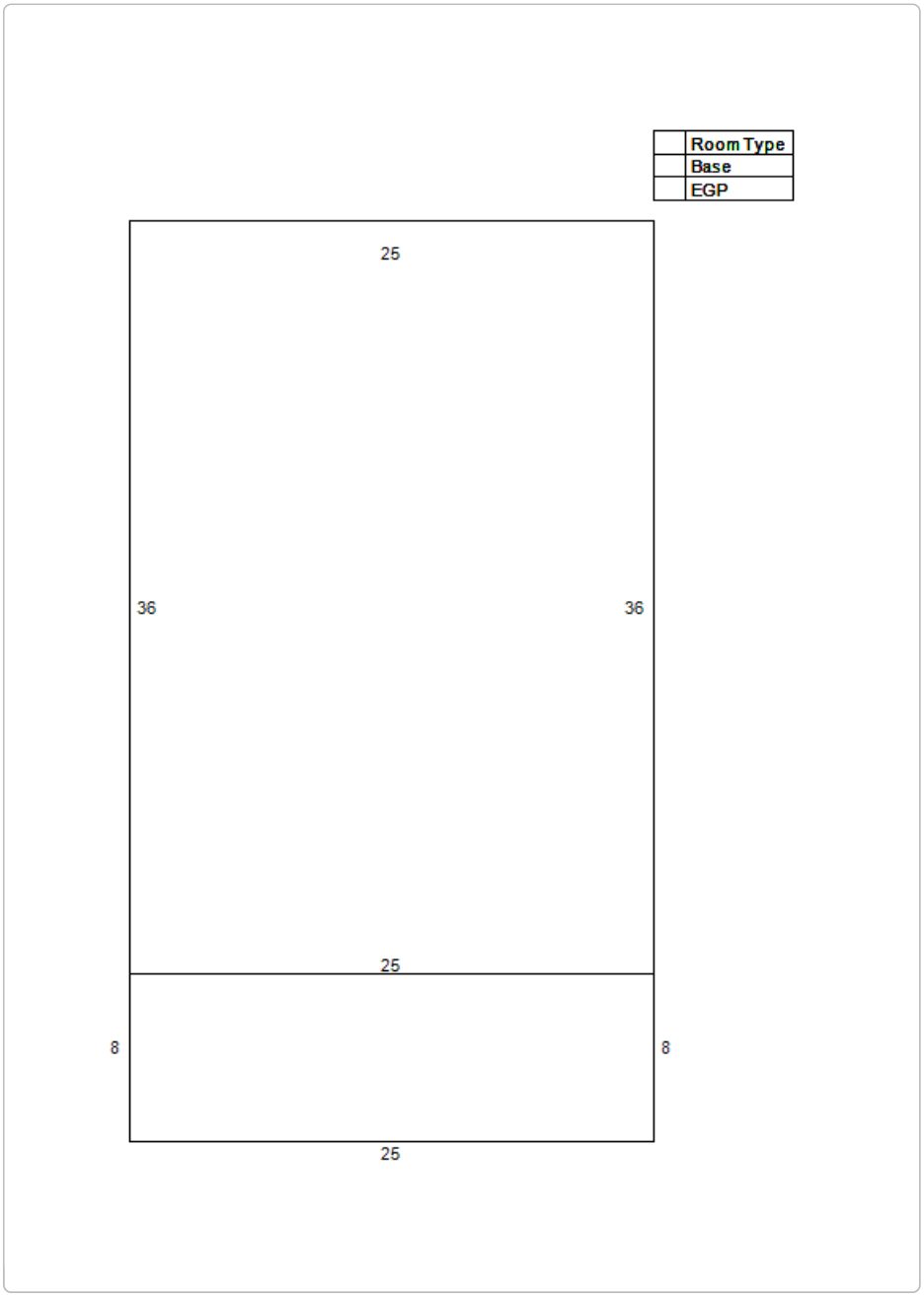
Building Information

Building 1
Building Value $66,237
Year Built 1928
Actual Area 1100
Conditioned Area 900
Use Single Family Residence
Style 01
Exterior Wall Cement Fiber

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
UNFINISHED ENCLOSED PORCH	200
BASE AREA	900
Total SqFt	1100

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		1680

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	46	94	46	EF	$163,760

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/1/2000	3/1/2024	$137,500.00	WARRANTY DEED	5908	1005	U	I	EDWARDS JANE MARIE KUKOWSKI	DAVIS LINDSEY M
6/21/2023	11/15/2023	$0.00	ORDER DET HX REAL P	5857	1954	U	I	CASTO CATHLEEN CORA CONROY ESTATE	EDWARDS JANE MARIE KUKOWSKI
	3/1/1987	$0.00		740	100	U	I		CASTO MICHAEL P,CATHLEEN C
	1/1/1977	$23,000.00		328	336	U	I		

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 4/12/2024, 8:49:59 AM

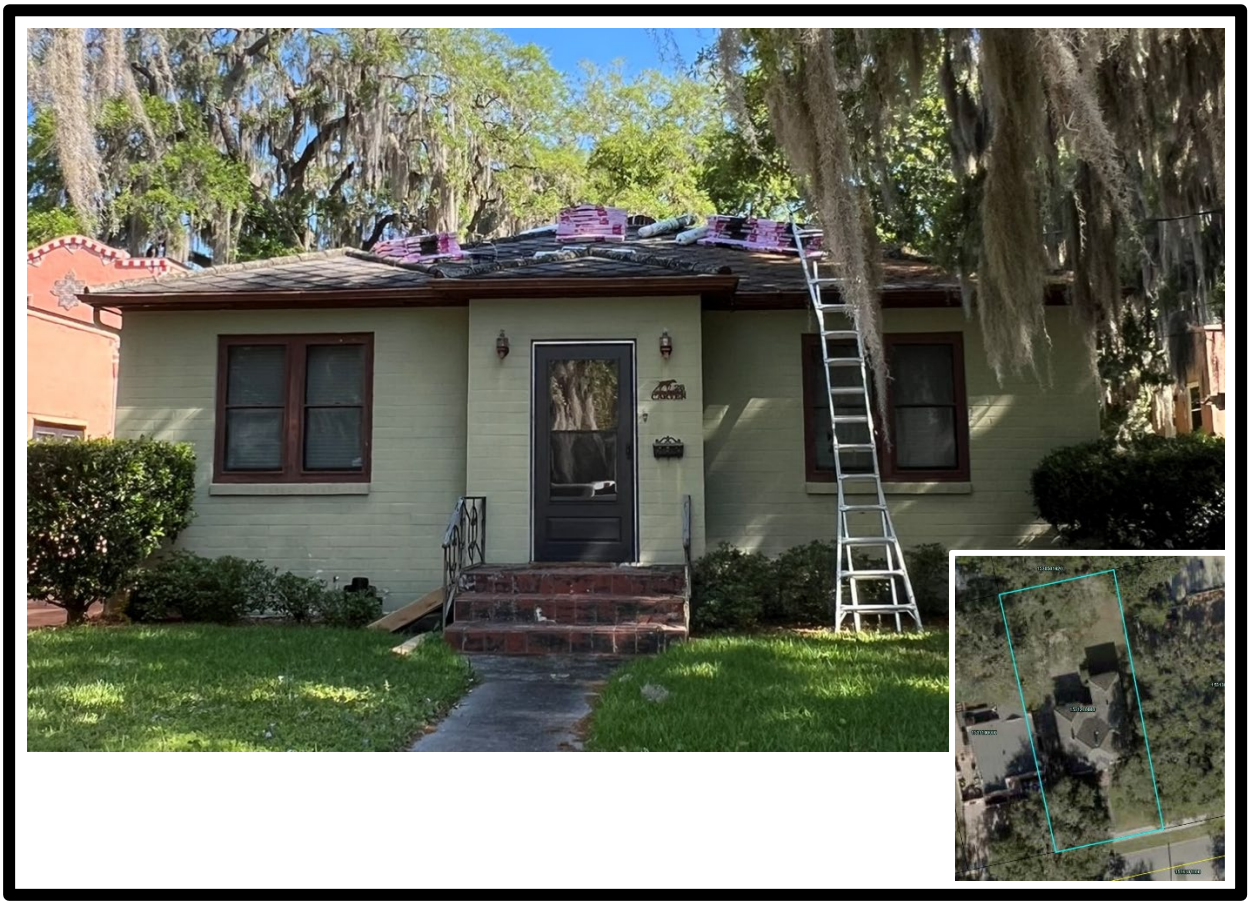
Contact Us

Developed by Schneider GEOSPATIAL

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 16, 2024 Meeting



Application HP2024-0023 Address: 26 Fullerwood Drive

Lighthouse Roofing L.L.C. – Applicant

Leonard Masters & Norman E. Masters – Owner

Project description: To partially demolish a residential building constructed c. 1950, that is recorded in the Florida Master Site File and a contributing building to the Fullerwood Park National Register Historic District, including replacement of existing diamond pattern asbestos roof shingles with shingles in a different design and material and permanent removal of existing barrel roof ridge details.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ05145
National Register:	Fullerwood Park NRHD: Contributing	Construction date:	c. 1950
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	1531200000		
Agenda Item:	7(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This property is located on the north side of Fullerwood Drive on the block between Douglas and Rainey Avenues. The masonry Vernacular building, constructed c. 1950, features a diamond pattern asbestos tile hipped roof in an irregular configuration with barrel ridge and hip details.

The applicant is seeking approval to replace the existing asbestos roof with a new asphalt shingle roof which requires removal of the barreled ridges and hips that contribute to the architectural character of the structure.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Partial demolition of exterior character-defining elements, including the roof, of a contributing structure to a National Register Historic District requires review and approval by the HARB when the replacement design is not the same as original or 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 **APPROVE** a **Certificate of Demolition for Partial Demolition** at **26 Fullerwood Drive** if the Board makes the following findings:

1. Permanent removal of the roof material, including the barrel ridges and hips, will not compromise the overall historic character and integrity of the structure.
2. The proposed substitute materials and design are compatible with the historic structure's building envelope.
3. Alterations as proposed would not impact the building's ability to be considered a contributing structure to the National Register Historic District in a future update.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition of roof covering to include:
    a. Diamond pattern asbestos shingles
    b. Barrel style ridges and hips
    c. Turbine vent
    d. Existing gutters
2. Replacement of features to include:
    a. Architectural shingles in dark grey color
    b. Regular ridges and hips
    c. Off-ridge vents
    d. No gutter replacement proposed with this project, but possibly in the future

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. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building is designated as contributing to the Fullerwood Park National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The Fullerwood Neighborhood contains a myriad or architectural styles, some ornate and others simplistic. The existing roof with diamond pattern shingles and barrel ridges and hips adds ornament to an otherwise plain Masonry Vernacular structure and would be considered a character defining architectural element.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The building is similar in mass and scale to other residences built around the same time. The barrel ridges and hips give a diluted Spanish Revival feel to the building that is echoed in other structures of the style throughout the district and is possibly a reference to the City's Spanish Colonial heritage. The barrel feature is prominent on the roof from ground level and can even be distinguished in aerial photographs of the building.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. The existing asbestos diamond shingle roof covering is proposed to be removed and replaced with an asphalt architectural shingle in color Williamsburg Gray, similar to the color of the existing shingles. The barrel ridges and hips would require removal replacement with a compatible asphalt ridge covering that will not retain the barrel design, and the turbine vent will be removed and replaced with low-profile off ridge vents situated on the rear slope of the roof. The existing brick chimney will remain with additional flashing where it meets the roof.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although it contributes to its district.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. The barrel ridge and hip design of the roof are a unique detail found sporadically in several of the city's National Register Historic Districts and may be a reference to the city's Spanish Colonial roots.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. The barrel roof ridge and hip detail is common on Spanish Revival style buildings among others. The diamond asbestos shingle roof was a common material for roofs around the time the subject structure was built, favored for its longevity and fire-resistant properties.

9. ***Whether or not the structure, or the architectural elements being removed, are 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 Park and North City neighborhoods. Asbestos shingle roofs in general are dwindling throughout the city due to deterioration, damage, insurance requirements, and concerns for the safety of retaining asbestos products on historic houses.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** Asbestos roofing is no longer in production. Generally, staff and the Board have approved architectural shingles to replace asbestos roof coverings with the understanding that there are limited or no options available to match the diamond pattern commonly seen with asbestos shingles; however, there is no architectural shingle equivalent to replace the barrel ridge and hip features extant on the building. Composite slate/tile products may replicate the look of the barrel ridges but are incompatible with the asphalt shingle proposed. Full roof replacement with a composite product, while more appropriate to the architectural style of the building, may be cost prohibitive.

11. ***The justification for the proposed partial demolition.*** The applicant has noted that the existing asbestos roof covering has deteriorated and become brittle, necessitating replacement.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR PARTIAL DEMOLITION APPROVAL:

Eligibility for Partial Demolition Review (Section 28-27(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review of all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval.

Regulated Structures not eligible for administrative approval (Section 28-2 – Definitions, CoSA Code of Ordinances)

Architectural feature limited review consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing, not match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

Partial demolition a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

Criteria for Regulated Structures (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

~~~~~

The building was built by 1950, 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 listed as a contributing building in the Fullerwood Park National Register Historic District. The replacement roof covering proposed does not use in-kind features or materials or match architectural elements of those existing.

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
26 Fullerwood Drive

Front (south) Elevation

Staff Report pg. 7

STAFF PHOTOGRAPHS
26 Fullerwood Drive

Front (south) Elevation

Staff Report pg. 8

STAFF PHOTOGRAPHS
26 Fullerwood Drive

North Elevation

Northeast Elevation

STAFF PHOTOGRAPHS
26 Fullerwood Drive

Southeast Elevation

Staff Report pg. 10

STAFF PHOTOGRAPHS
26 Fullerwood Drive

Roof Details

Staff Report pg. 11

STAFF PHOTOGRAPHS
26 Fullerwood Drive

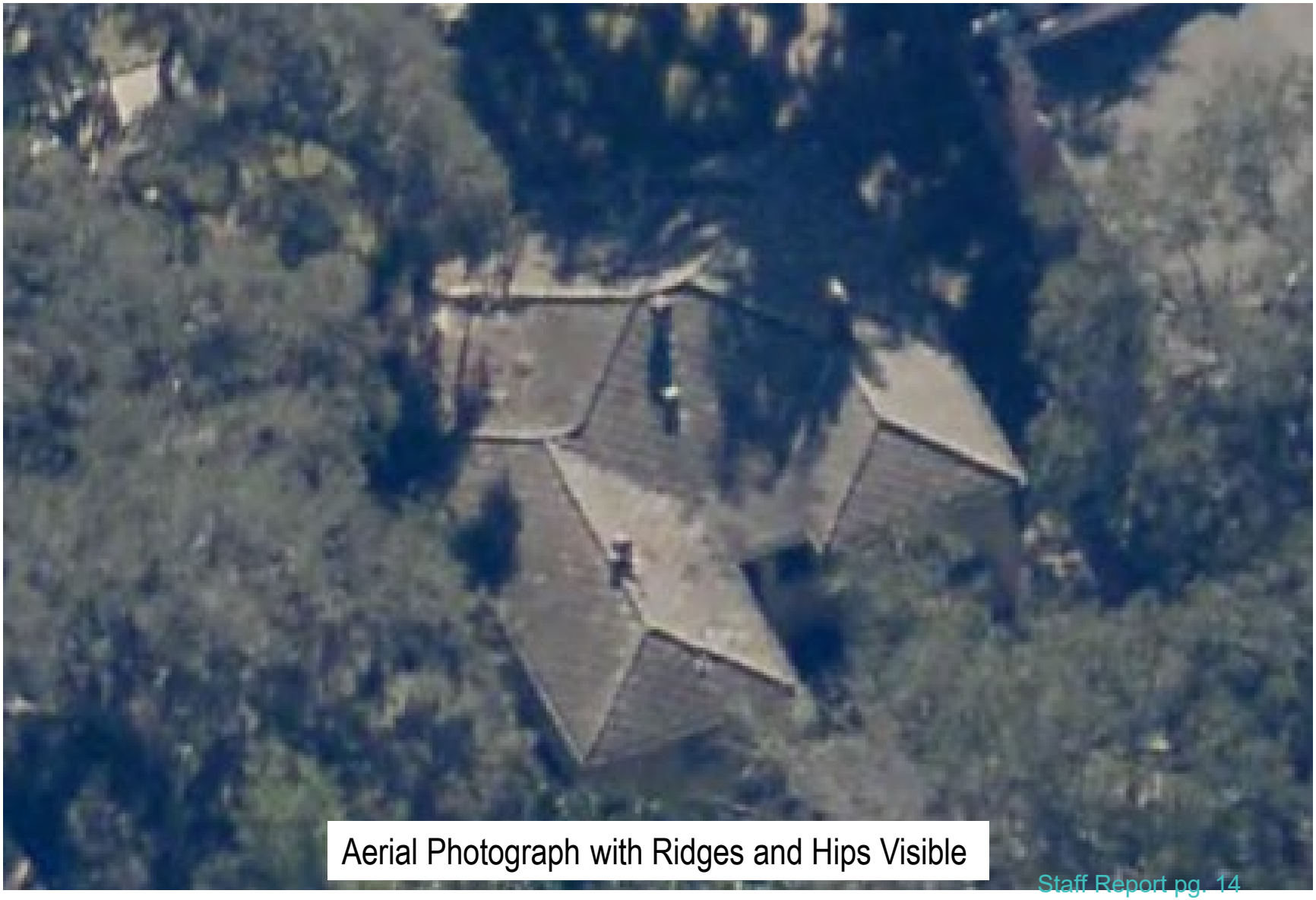
Roof Details

STAFF PHOTOGRAPHS
26 Fullerwood Drive

Proposed Replacement Vent

Gutter Detail

STAFF PHOTOGRAPHS
26 Fullerwood Drive



Aerial Photograph with Ridges and Hips Visible

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STAFF PHOTOGRAPHS
26 Fullerwood Drive

Context Photographs

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SJ05145
Recorder #
Field Date 8/15/2006
Form Date 9/18/2006
FormNo 200608
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 26 Fullerwood Drive
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name North City 2006 Suvey
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
26		Fullerwood	Drive	

Cross Streets (nearest/ between) Douglas/Rainey
City / Town (within 3 miles) St. Augustine
In Current City Limits? YES
County St. Johns
Tax Parcel #(s)
Subdivision Name Fullerwood Park Sub.
Block 9
Lot 170-171
Ownership Private Individual
Name of Public Tract (e.g., park) N/A
Route to (especially if no street address) N/A

MAPPING

USGS 7.5' Map Name
Publication Date
>> ST. AUGUSTINE;1988
Township: Range: Section: 1/4 section:
>> 7S ;30E ;7;UNSP
Irregular Section Name: N/A
Landgrant N/A
UTM: Zone Easting Northing
Plat or Other Map (map's name, location) St. Augustine

DESCRIPTION

Style Masonry Vernacular
Other Style N/A
Exterior Plan Irregular
Other Exterior Plan N/A
Number of Stories 1
Structural System(s)
>> Masonry - General
Other Structural System(s) N/A
Foundation Type(s)
>> Continuous
Other Foundation Types N/A
Foundation Material(s)
>> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s)
>> Block-concrete
Other Exterior Fabric(s) N/A
Roof Type(s)
>> Hip
Other Roof Type(s) N/A
Roof Material(s)
>> Shingle, unspecified
Other Roof Material(s) Asbestos Shingle
Roof Secondary Structure(s) (dormers etc)
>> Not applicable
Other Roof Secondary Structure(s)
Number of Chimneys 0
Chimney Material
Other Chimney Material(s) N/A
Chimney Location(s)

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HISTORICAL STRUCTURE FORM

8SJ05145

DESCRIPTION (continued)

Window Descriptions Sash, 1/1-Light

Main Entrance Description (stylistic details) Central Pavilion

Porches: #open 1 #closed _____ #incised _____ Location(s) Front (South)

Porch Roof Types(s) Hip

Exterior Ornament None

Interior Plan Unknown Other Interior Plan N/A

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1950

Architect (last name first): Unknown Builder (last name first): Unknown

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Unspecified;;;			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Residence--private;1950;

Other Structure Uses Continuation Sheet

Ownership History (especially original owner, dates, profession, etc.) Continuation Sheet

RESEARCH METHODS

Research Methods _____ >> Examine local property records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible N/A

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____ >> Community planning & development

Other Historical Associations See continuation sheet

Explanation of Evaluation (required) See continuation sheet

HISTORICAL STRUCTURE FORM

8SJ05145

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Marder, Walt

Recorder Address / Phone P.O. Box 1002, St. Augustine, Florida 32085, 904-824-5178

Recorder Affiliation Historic Property Associates Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? YES

****** MASTER SITE FILE USE ONLY ******

SHPO's Evaluation of Resource

Date

Cultural Resource Type:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

Supplement Information Status: FMSF Staffer:

Supplement File Status: Computer Entry Date:

Form Comments: _____

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED (2) LARGE SCALE STREET OR PLAT MAP (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

SJ05145-

Supplementary Printout

> **USGS map name/year of publication or revision:**
ST. AUGUSTINE;1988

> **Township/Range/Section/Qtr:**
7S ;30E ;7;UNSP

> **Structural system(s):**
Masonry - General

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Block-concrete

> **Roof types:**
Hip

> **Roof materials:**
Shingle, unspecified

> **Roof secondary structures (dormers etc):**
Not applicable

> **Change status/year changed/date noted/nature:**
Unspecified;;;

> **Original, intermediate, present uses/year started/year ended:**
Residence--private;1950;

> **Research methods:**
Examine local property records

> **Area(s) of historical significance:**
Community planning & development

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**

RN: 47 SJ5145/26 Fullerwood Dr.: Continuation Sheet/Supplemental Information

GENERAL COMMENTS AND SUPPLEMENTAL INFORMATION

Fullerwood Park Subdivision borders the Florida School for the Deaf and Blind on the north. It encompassed parts of the Indian village and Canary Island settlement at Macaris and a subsequent British period plantation. It evolved from two Spanish land grants . From 1844 until 1869 it formed the northern part of the plantation of Florida Supreme Court Justice Thomas Douglas. In 1869 Charlotte B. Hildreth of Massachusetts purchased a portion of the plantation . C.M. Fuller was the developer of both Fullerwood Park and Nelmar Terrace subdivisions. By 1914, Fuller's partner, Frank E. Wood, had acquired the northern parts of the Douglas plantation and the Genopoly Tract and subdivided the land into Fullerwood Park Subdivision, a combination of the developer's names. Although the developers immediately began selling lots, most housing construction occurred during the Florida Boom years of the 1920s. . Little building activity occurred in the subdivision during the Depression/New Deal and World War II eras. In the post war era builders introduced new styles, materials and methods of construction. Slab foundations on grade, concrete block wall systems, jalousie and metal awning windows, Johns-Mannville asbestos cement siding and roof shingles became common place.

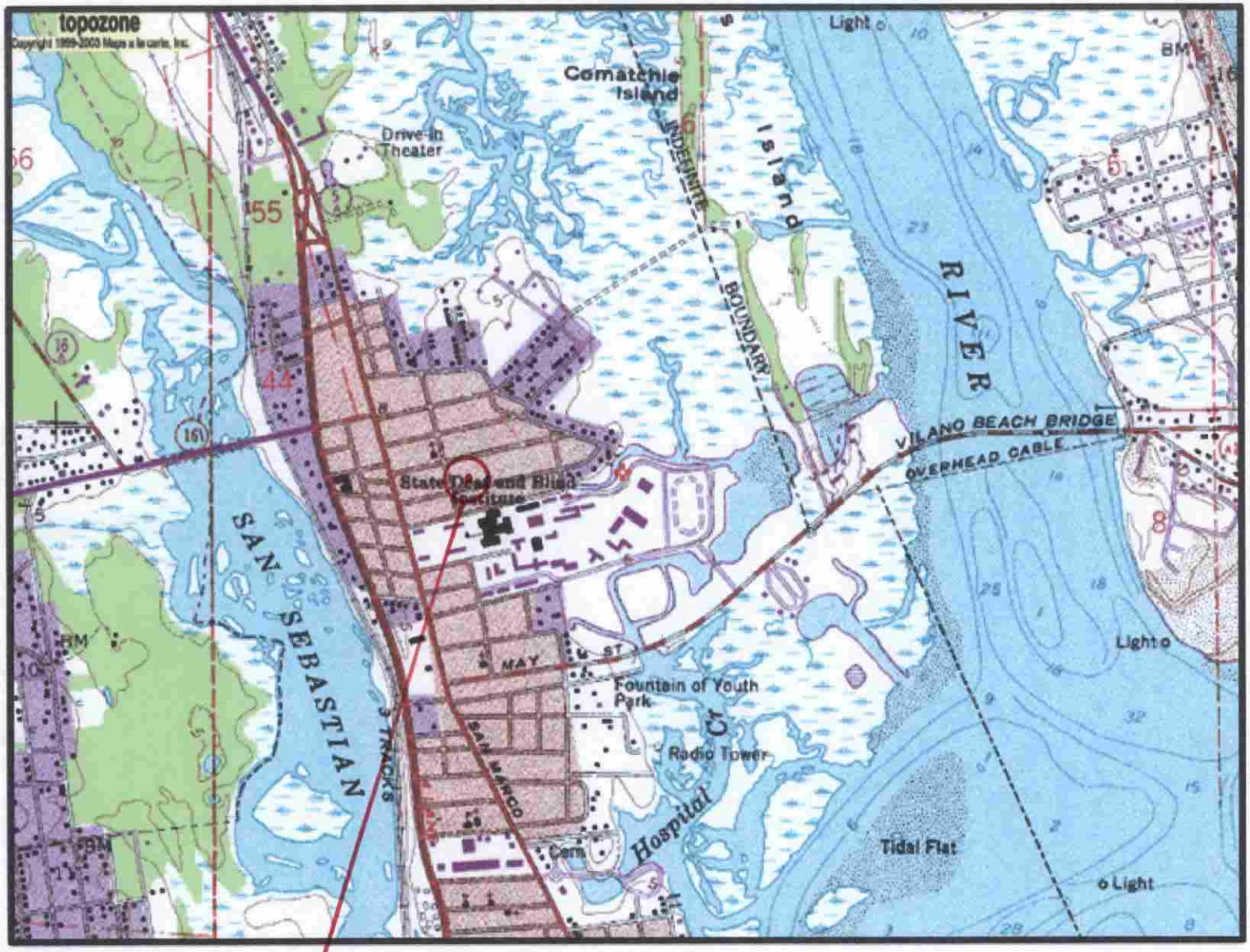
This one-story residential building is located within the Fullerwood Park Subdivision. It embodies the post-World War II development and architecture of the subdivision. It is an example of masonry vernacular construction. In Florida, most masonry vernacular buildings constructed before 1920 were brick. Since World War II concrete block has been the leading material used in Florida. During the 1930s Masonry Vernacular buildings, influenced by the International and Modernistic styles and the increased use of reinforced concrete construction techniques, took on an increasing variety of forms. The mainly residential Masonry Vernacular buildings found in St. Augustine's post-World War II neighborhoods are usually one story in height and generally constructed of concrete block and less often of brick. They generally have a low pitched hip, gable or flat roof and a narrow porch or stoop.

The building's architectural features include a continuous concrete foundation, a concrete block
structural system and exterior finish, a gently pitched hip roof finished with asbestos cement shingles, a centrally placed entrance stoop and 1/1 light sash windows.

Property Appraiser records suggest a construction date of 1950. The building appears on the 1953 Sanborn Fire Insurance update. The 1957 St. Augustine City Directory indicates the owner was likely Leonard M. Carter.

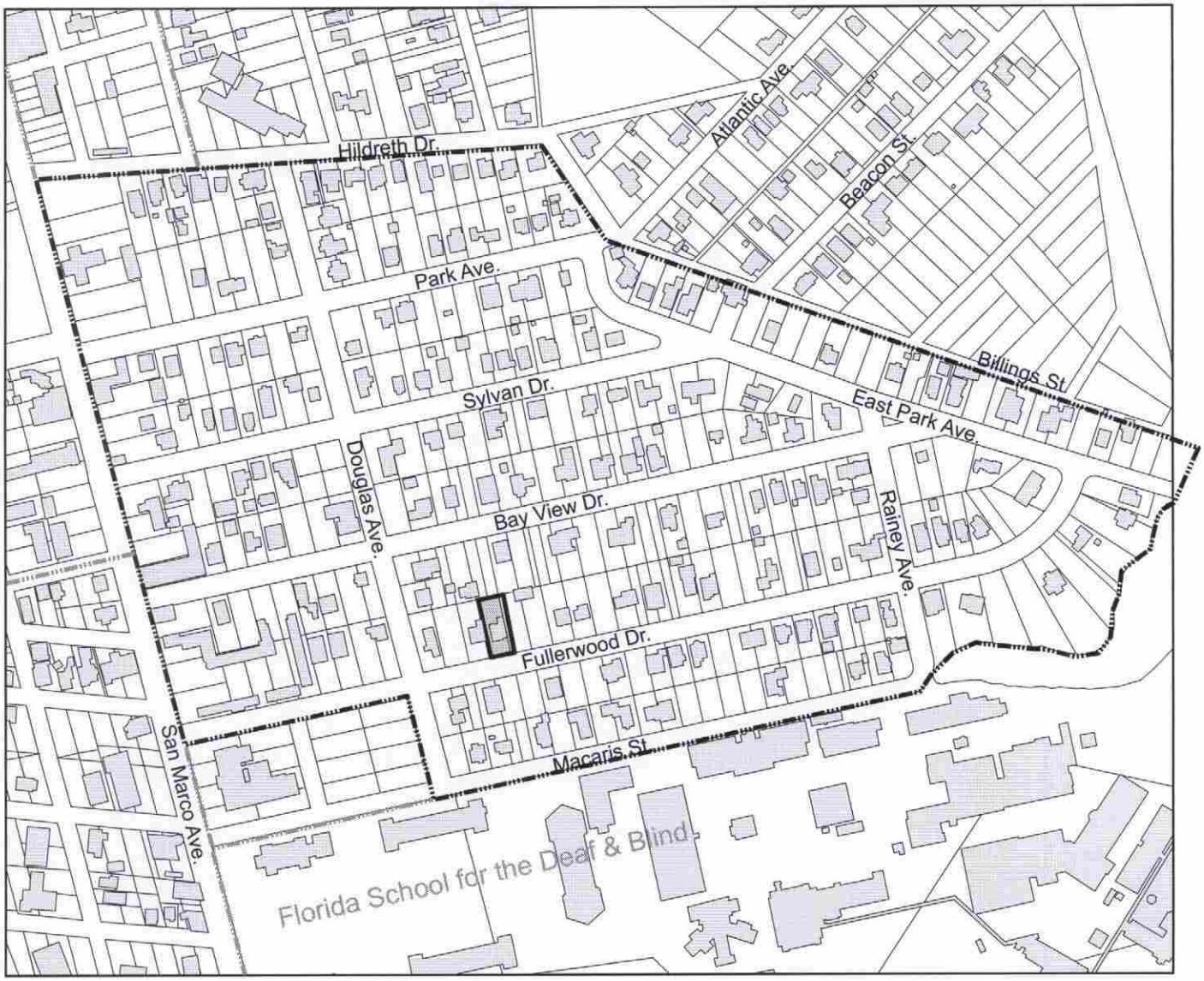
The building is not individually eligible for National Register designation but is located in and contributes to the Fullerwood Park Historic District which is proposed for listing as a district in the National Register.

NORTH CITY SITE MAP



FMSF NO: SJ5145
ADDRESS: 26 FULLERWOOD DRIVE

FMSF #: 8 sj 5145



North City Historic Architectural Survey
St. Augustine, Florida
Spring 2006

0 125 250 500 Feet

N W E S

Fullerwood Park Subdivision

26 Fullerwood Drive

Lot 170 and west 10 feet of Lot 171, Block 9

= Subdivision Boundary = Subject Property = Building Footprint

This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Classifications depicted are for convenience only and should be confirmed by the Planning & Building Department of the City of St. Augustine prior to legal use.

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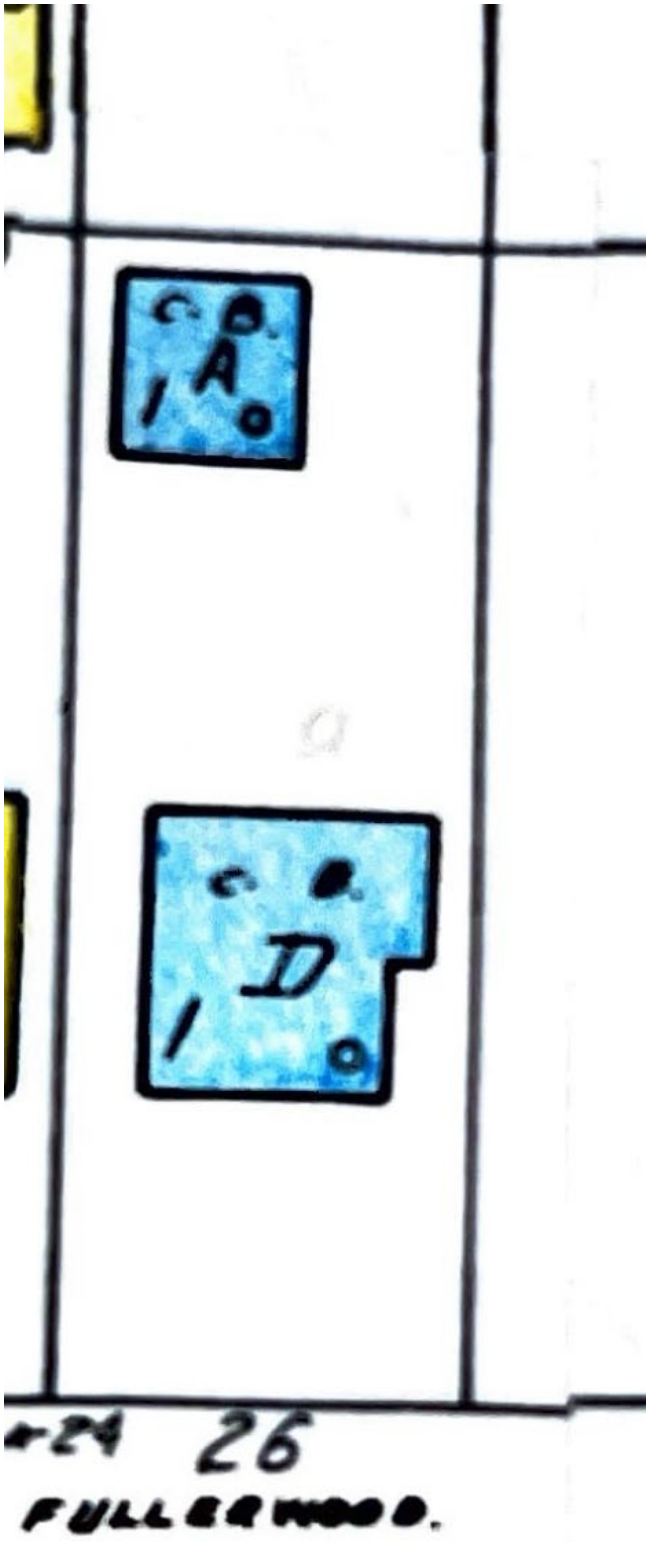
1930 SANBORN MAP UPDATED TO 1965
26 Fullerwood Drive



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0023 **Meeting Date: Thursday, May 16, 2024**

1. NAME OF APPLICANT: Lucas Anthony Bond
   Business (if applicable):
   Address: 850a Anastasia Blvd
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: (904) 930-1983 E-Mail Address: luke@lighthouseroofer.com

2. NAME OF PROPERTY OWNER: Leonard Masters
   Business (if applicable):
   Address: 26 Fullerwood Drive
   City: Saint Augustine State: FL Zip Code: 32080
   Daytime Telephone: (912) 690-1014 E-Mail Address: renaemasters@yahoo.com

3. PROJECT LOCATION: 26 FULLERWOOD DR, 32084

4. LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK LOT 170 & W10FT OF LOT 171 BLK 9OR5001/759(S/A) & 5449/1241(Q/C)

5. SCOPE OF WORK: To partially demolish a residential building constructed c. 1950, that is recorded in the Florida Master Site File and a contributing building to the Fullerwood Park National Register Historic District, including replacement of existing diamond pattern asbestos roof shingles with shingles in a different design and material and permanent removal of existing barrel roof ridge details.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Proposed Shingle Style and Color

Received April 22, 2024
Planning and Building Department

HARB APPLICATION AGREEMENT

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 26 Fullerwood Drive, Saint Augustine, FL 32084

Applicant's Name: Lucas Anthony Bond Applicant's Signature: Luke Bond

Owner's Name: Leonard C. Masters Owner's Signature: Leonard C. Masters

Owner's Name: Norman E. Masters Owner's Signature: Norman E. Masters

Owner's Name: _____ Owner's Signature: _____

(Can add additional signature page if needed)

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 April 22, 2024
Planning and Building Department

2023
SHINGLE COLOR OF THE YEAR
t Plum
Onyx Black
Quarry Gray
Shasta White
Teak
Terra Cotta
2024
SHINGLE COLOR OF THE YEAR
Williamsburg Gray

Instr #2021137408 BK: 5449 PG: 1241, Filed & Recorded: 12/20/2021 3:24 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

This Instrument Prepared By and Return to:
Dennis R. DeLoach, Jr.
Deloach, Hofstra & Cavonis, P.A.
8640 Seminole Blvd.
Seminole, FL 33772
(727) 397-5571

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 13th day of December, 2021, by THELMA JOAN MASTERS BERGER, a married woman (hereinafter referred to as "Grantor"), to LEONARD C. MASTERS, a married man, whose mailing address is 5918 Brannens Bridge Road, Sylvania, GA 30467 and NORMAN E. MASTERS, JR., a married man, whose mailing address is 3703 Bramble Road, Jacksonville, FL 32210, as tenants in common (hereinafter referred to as "Grantee").

WITNESSETH, That Grantor, for and in consideration of the sum of ten dollars ($10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

Property Address: 26 Fullerwood Drive, St. Augustine, FL 32084

Legal Description: Lot One Hundred Seventy (170) and the West Ten (10) feet of Lot One Hundred Seventy-One (171) of Block Nine (9) of Fullerwood Park, according to plat thereof recorded in Plat Book 2, Page 18, of the Public Records of St. Johns County, Florida

Parcel No: 1531200000

Subject to the easements, limitations, restrictions, and zoning regulations of record.

Subject to the ad valorem taxes for the year of 2021, and all subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the Grantor forever.

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

The purpose of this Quit-Claim Deed is to complete the division of real property among the heirs of ANITA CARTER MASTERS, Deceased as probated in St. Johns County, Florida, File #CP20-456.

Under the laws and Constitution of the State of Florida, the Property is not the homestead of the Grantor, nor the homestead of any person to whom the Grantor owes a legal duty of support, nor is the Property contiguous to the homestead of the Grantor. The Grantor resides at 102 Benson Drive, Statesboro, GA 30458.

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

Signed, sealed and delivered
in the presence of:

Sandra Archer
(Witness Signature)

Sandra Archer
(Print name)

Amanda Jones
(Witness Signature)

Amanda Jones
(Print name)

Thelma Joan Masters Berger (SEAL)
THELMA JOAN MASTERS BERGER

Address: 102 Benson Drive
Statesboro, GA 30458

MYLA MITCHELL NOTARY PUBLIC SOUTH CAROLINA
My Comm. Expires December 18, 2024

COPY

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

The foregoing instrument was acknowledged before me, by means of ✓ physical presence or _____ online notarization, this 13th day of December, 2021, by THELMA JOAN MASTERS BERGER, who is personally known to me or who has produced N/A as identification.

Myla Mitchell
(Signature of Notary)
Myla Mitchell
(Name of notary, printed or stamped)

e/jai/real estate/berger,Thelma/QC Deed 12.10.21

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1531200000
Location	26 FULLERWOOD DR
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK LOT 170 & W10FT OF LOT 171 BLK 9 OR5001/759(S/A) & 5449/1241(Q/C) *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	18.872
Acreage	0.190
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

Owner Information

Owner Name	Masters Norman E Jr Etal 50% Masters Leonard C 50%
Mailing Address	5918 BRANNENS BRIDGE RD SYLVANIA, GA 30467-0000

Map

Valuation Information

	2024
Building Value	$164,704
Extra Features Value	$9,875
Total Land Value	$189,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$363,579**
Total Deferred	$49,142
Assessed Value	**$314,437**
Total Exemptions	$0
Taxable Value	**$314,437**

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

Historical Assessment Information

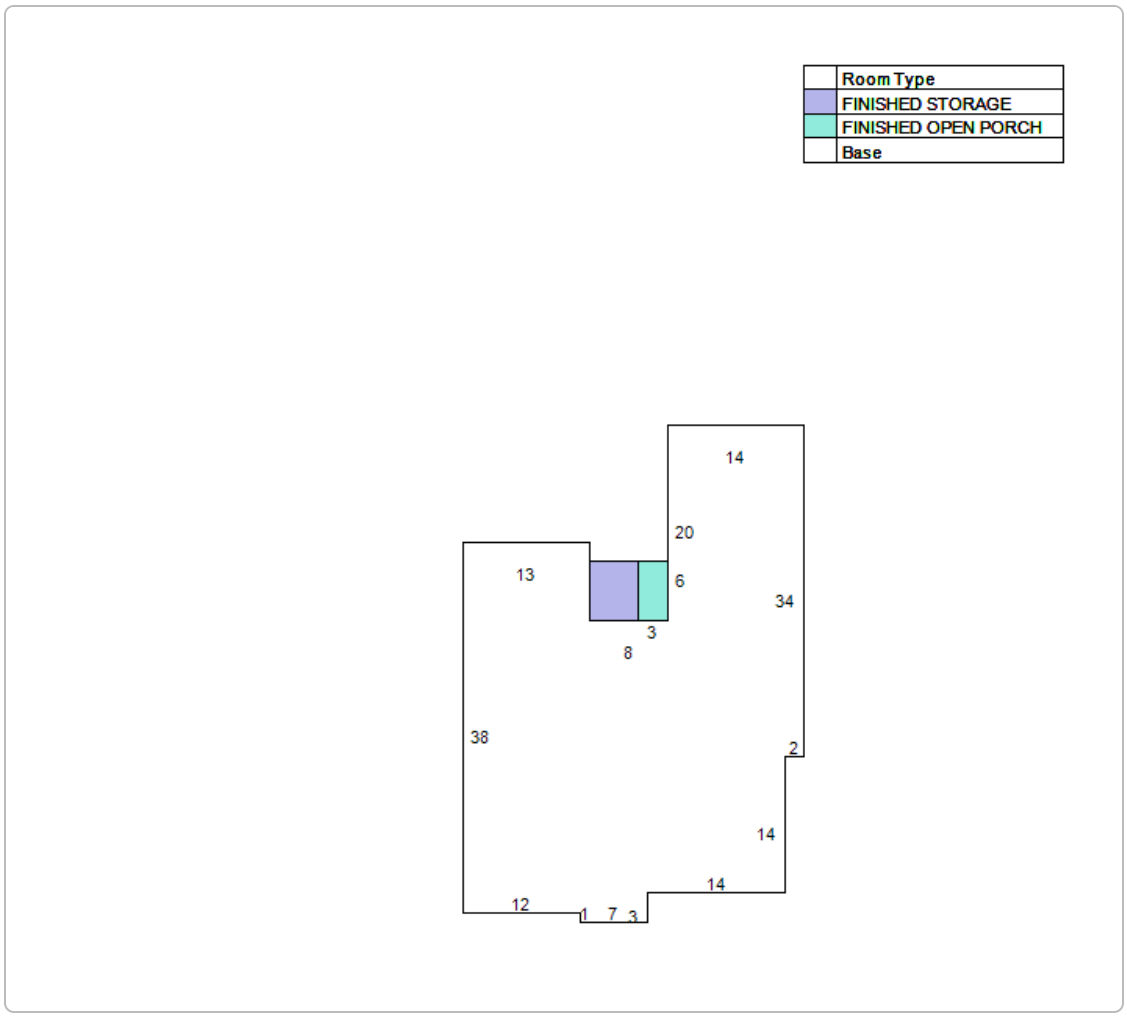
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$162,504	$10,396	$218,925	$0	$0	$391,825	$285,852	$105,973	$285,852
2022	$167,707	$12,520	$183,456	$0	$0	$363,683	$259,865	$103,818	$259,865
2021	$110,321	$12,520	$113,400	$0	$0	$236,241	$236,241	$0	$236,241
2020	$111,874	$12,520	$100,800	$0	$0	$225,194	$223,736	$1,458	$223,736
2019	$105,000	$2,714	$100,800	$0	$0	$208,514	$203,396	$5,118	$203,396
2018	$106,478	$2,827	$75,600	$0	$0	$184,905	$184,905	$0	$184,905
2017	$99,299	$2,941	$75,600	$0	$0	$177,840	$174,942	$2,898	$174,942
2016	$100,641	$3,053	$75,600	$0	$0	$179,294	$159,038	$20,256	$159,038
2015	$85,337	$3,166	$62,370	$0	$0	$150,873	$144,580	$6,293	$144,580
2014	$66,578	$2,488	$62,370	$0	$0	$131,436	$131,436	$0	$131,436
2013	$56,958	$2,601	$62,370	$0	$0	$121,929	$121,929	$0	$121,929

Building Information

Building	1
Building Value	$164,704
Year Built	1950
Actual Area	1429
Conditioned Area	1381
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Block
Roof Cover	Cement Fiber Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	1381
FINISHED OPEN PORCH	18
FINISHED STORAGE/UTILITY	30
Total SqFt	1429

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		9426
Storage Building (Mix)		449

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	140	60	EF	$189,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/20/2021	12/13/2021	$100.00	QUIT CLAIM DEED	5449	1241	U	I	BERGER THELMA JOAN MASTERS	MASTERS NORMAN E JR ETAL
7/29/2020	7/28/2020	$0.00	SUMMARY ORDER ADMIN	5001	759	U	I	MASTERS ANITA CARTER ESTATE	BERGER THELMA JOAN MASTERS ET AL
	1/27/1994	$0.00	WARRANTY DEED	1034	1097	U	I	MASTERS ANITA CARTER	MASTERS NORMAN E,ANITA CARTER
	4/1/1986	$0.00		703	1231	U	I		MASTERS ANITA CARTER

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 4/22/2024, 2:32:54 AM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Limited Liability Company
LIGHTHOUSE ROOFING L.L.C.

Filing Information

Document Number	L21000463325
FEI/EIN Number	35-2734972
Date Filed	10/25/2021
Effective Date	01/01/2022
State	FL
Status	ACTIVE

Principal Address

850a Anastasia Blvd
SAINT AUGUSTINE, FL 32080

Changed: 04/17/2023

Mailing Address

850a Anastasia Blvd
SAINT AUGUSTINE, FL 32080

Changed: 04/17/2023

Registered Agent Name & Address

BOND, LUCAS A
850a Anastasia Blvd
SAINT AUGUSTINE, FL 32080

Address Changed: 01/27/2024

Authorized Person(s) Detail

Name & Address

Title MGR

BOND, LUCAS A
980 N ORANGE ST
ST AUGUSTINE, FL 32084 UN

Annual Reports

Report Year	Filed Date

2023	04/17/2023
2024	01/27/2024

Document Images

01/27/2024 -- ANNUAL REPORT	View image in PDF format
04/17/2023 -- ANNUAL REPORT	View image in PDF format
10/25/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 16, 2024 Meeting

Application HP2024-0024 Address: 50 Weeden Street

Gerard P. & Delia M. O'Hare – Applicant and Owner

Project description: To partially demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including removal and replacement of an existing rear addition, wholesale replacement of wood windows with new in a different design and material, and other modifications to the existing fenestration related to building renovations and construction of a new garage.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02394
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1904-1910
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2064700000		
Agenda Item:	7(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the southwest corner of Weeden and Bridge Streets, this two-story Frame Vernacular residence, which has been altered over time, currently features a hipped metal roof, stucco and brick veneer exterior cladding 2/2 and 1/1 wood DHS, and 1/1 aluminum windows. The one-story enclosed front porch has a hipped metal roof with awning windows and a concrete side entry stair. A shed roofed addition is seen at the rear of the building. Sanborn fire insurance maps indicate that the rear addition is an enclosed two-story rear porch, and the original roof material was shingle (likely wood). The 1980 Florida Master Site File (FMSF) form suggests the original wood siding is under the existing stucco and brick veneer. The 1980 Florida Master Site File photo shows diamond asbestos shingles and a chimney that is no longer extant. Asphalt shingle roofing, with no chimney, is seen in Google Street View photographs from 2007 through 2022. The existing metal roof was permitted with no indication of Historic Preservation Staff review and installed in 2023.

The applicant is seeking partial demolition approval for modification to the existing fenestration which includes wholesale replacement of existing windows, and, removal and replacement of an existing rear addition. While these alterations are part of a larger renovation project which includes construction of a new detached garage, deck, 2nd story covered porch, and breezeway connector, the HARB has design purview over only the replacement window and replacement addition designs with specific focus on design compatibility.

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 designated as contributing to a National Register Historic District that cannot be administratively approved 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 take the following actions for a **Certificate of Demolition for Partial Demolition** at **50 Weeden Street:**

1. **APPROVE** if the HARB makes the following findings:
    a. Removal and replacement of the historic windows and addition will not compromise the overall historic character and integrity of the structure
    b. Replacement materials, designs, and fenestration changes as proposed or modified by the HARB, are compatible with the historic structure's building envelope and maintain the historic character and integrity of the structure.
2. **CONTINUE** the application to make modifications to the proposed design/material that will reduce impacts to the historic character and integrity of the structure.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Removal of existing wood windows
        i. Replacement with Anderson 100 series Fibrex single-hung 2/2 with 3/4" exterior muntins
        ii. Fenestration changes with addition of new doors on the south elevation and relocation of a stained-glass window on the existing addition to a new opening of the 1st floor of the north elevation
    b. Removal of existing rear addition 20' x 8' rear addition
        i. Replacement with 24' x 12' addition
2. New Construction (Not reviewed with this application)
    a. New two-story garage
    b. New 1st floor covered deck with connector to new garage

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. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building is designated as contributing to the Lincolnville National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The building is similar in mass and scale to several two-story Frame Vernacular buildings along the streetscape. Existing window fenestration is irregular and appears to have been altered over time, particularly on the front and north elevations. The original wood windows show signs of deterioration and deferred maintenance. The existing rear addition is heavily screened from view along Bridge Street by existing landscaping.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. Removal and replacement of the existing wood windows would strip original fabric from the building but may be mitigated by appropriate replacement design. Removal and replacement of the existing rear addition as proposed will increase the mass of the building from Bridge Street but could be mitigated with landscaping similar to what is existing.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. All existing windows, except for one stained glass window on the rear addition which is proposed to be relocated to a new window opening, will be replaced with Anderson 100 series single-hung composite windows with a 2/2 raised muntin pattern similar in design to the original wood windows. The existing shed-roofed addition is proposed for replacement with an addition that would modify the existing hipped roof by extending the ridge and terminating in a new gable end finished with Hardie Siding. The HARB may suggest a more appropriate addition design subordinate to the existing historic structure as recommended by the Secretary of the Interior's Standards (SOIS) for Rehabilitation. For the new construction not being reviewed by the HARB, 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 consider the Tree and Landscape and Archaeological Ordinances and meet zoning requirements.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although it contributes to its district.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. Loss of the original windows may be mitigated by appropriately designed replacements. The greater impact to the structure is the proposed new addition which extends the existing walls and roof, and alters the rear roof line. Based on the SOIS, additions should be carefully designed to ensure they do not appear as original to the historic structure but will compliment the existing architectural style of the building.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. The building is an example of a Frame Vernacular structure that has been altered over time. The adjacent residence at 52 Weeden Street, with its similar footprint and hipped roof, may offer an example of what the subject building may have looked like before it was altered with stucco and brick veneer.

9. ***Whether or not the structure, or the architectural elements being removed, are 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 Neighborhood but also throughout the city.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

11. ***The justification for the proposed partial demolition.*** The applicant's intent is to renovate the building, which has been vacant for some time.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR PARTIAL DEMOLITION APPROVAL:

Eligibility for Partial Demolition Review (Section 28-27(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review of all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval.

Regulated Structures not eligible for administrative approval (Section 28-2 – Definitions, CoSA Code of Ordinances)

Architectural feature limited review consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing, not match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

Partial demolition a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

Criteria for Regulated Structures (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

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The building was built by 1910, 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 listed as a contributing building in the Lincolnville National Register Historic District. The replacement windows do not use in-kind materials and the addition dooes not use in-kind features or materials or match architectural elements of those previously existing.

The requirements have been sufficiently met.
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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
50 Weeden Street

Front (East) Elevation

Staff Report pg. 8

STAFF PHOTOGRAPHS
50 Weeden Street

Northeast Elevation

STAFF PHOTOGRAPHS
50 Weeden Street

North Elevation (seen from Bridge Street)

STAFF PHOTOGRAPHS
50 Weeden Street

Southeast Elevation

STAFF PHOTOGRAPHS
50 Weeden Street

South Elevation

Staff Report pg. 12

STAFF PHOTOGRAPHS
50 Weeden Street

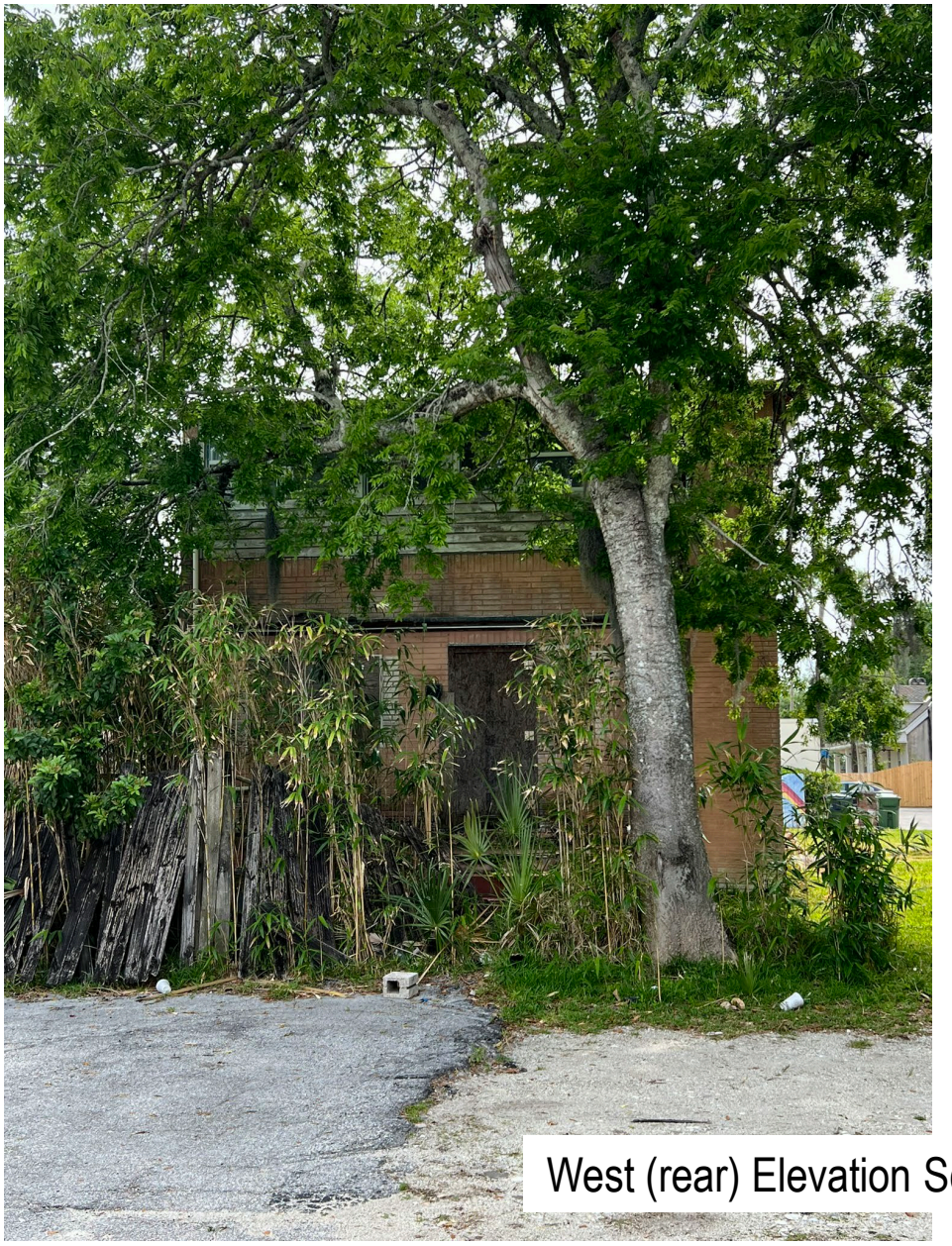
South Elevation

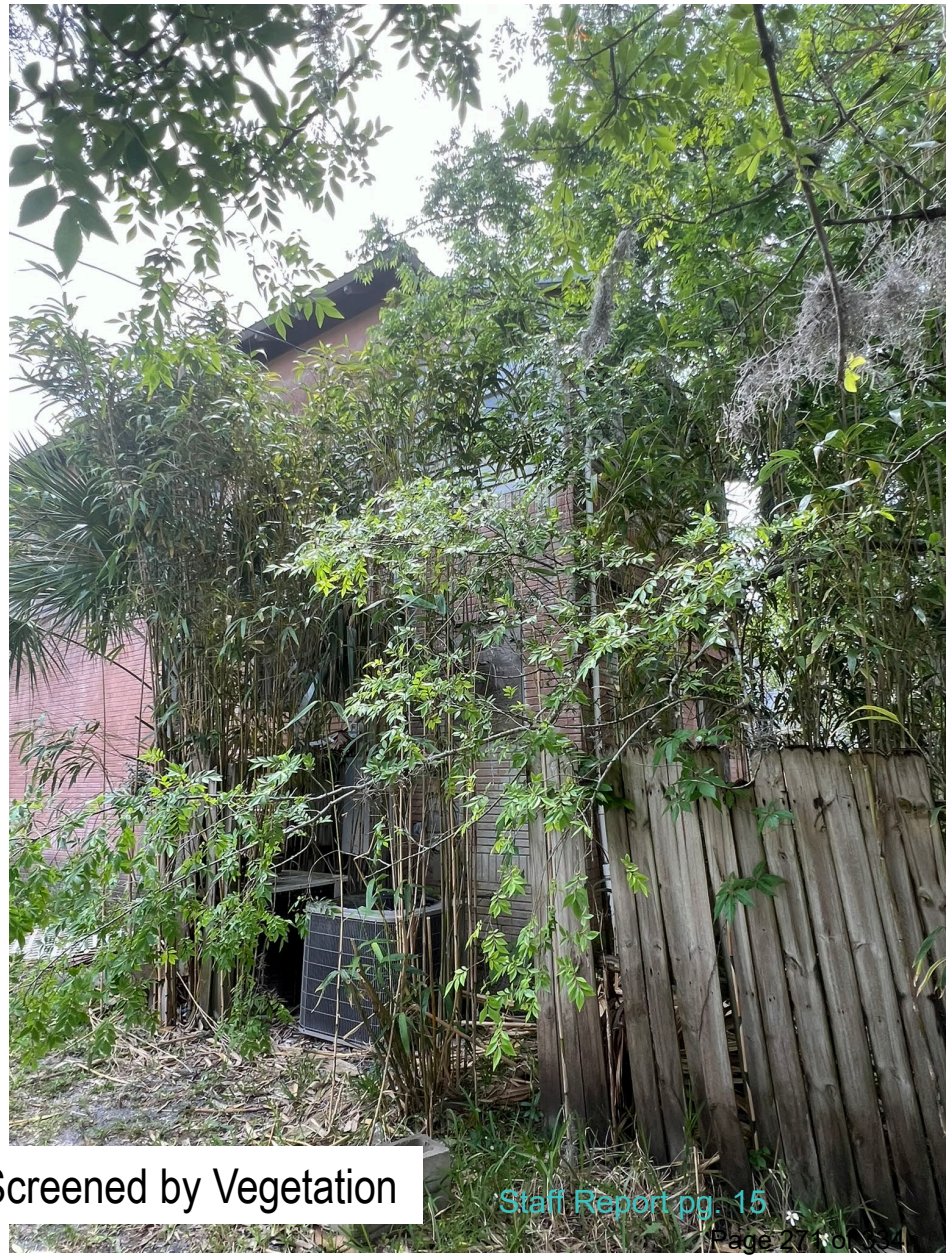
Staff Report pg. 13

STAFF PHOTOGRAPHS
50 Weeden Street

West (rear) Elevation

STAFF PHOTOGRAPHS
50 Weeden Street





West (rear) Elevation Screened by Vegetation

STAFF PHOTOGRAPHS
50 Weeden Street

Window Details

STAFF PHOTOGRAPHS
50 Weeden Street

Window Details

STAFF PHOTOGRAPHS
50 Weeden Street

Window Details

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ2394 1009==

Site Name: 50 Weeden Street 830== Survey Date: 7812 820==

Address: 50 Weeden Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) A (block) Pt.1 (ex. W. 80') (lot) 868==

Meets list 573X8 868==

Owner of Site: Name: Daniele, Elvira DeGrande;

Address: P.O. Drawer 469

St. Augustine, Fla. 32084 902==

Occupant or Manager: Daniele, Elvira F., Mrs. 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 369318 (easting) 3306202 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco, brick veneer 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: 942==

Foundation: 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip, porch 942==

Porches & Balconies: One story enclosed porch on front with metal awning windows 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/industrial/commercial 864==

Relationship to Surroundings: On corner lot. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Real Estate, Engineering, Maritime, Politics/Government 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 50 Weeden Street was constructed between 1904 and 1910. In the past, this house has been confused with another old house at 124 Bridge Street, also known as "50 Weeden" Street. The original wood siding has been covered over with stucco finish and brick veneer. It has a one-story porch on the front enclosed with metal awning windows.

The western part of Dumas Tract was a late Victorian development on previous orange grove lands. In the late 19th century streets were cut through the area and a number of large houses were built along Central, Bridge, Sanford and Weeden Streets. It is a fairly consistent Victorian neighborhood, within walking distance of downtown. Among buildings in the area of particular interest are the old orange grove house at 115 Bridge Street, which is partly built of coquina; and the former St. Benedict School, which is one of the oldest brick buildings in town. There is an infill of smaller homes in the area from a later period of development, particularly along Riberia Street. The area is threatened generally with traffic problems along Riberia, Bridge and Central. There is also a problem of housing deterioration--though this is a neighborhood where many older homes have been fixed up in recent years.

HISTORY

In the mid-18th century, the western section of Dumas Tract Subdivision was the location of a redoubt and one of the three late colonial San Sebastian River ferry crossings, both sites being at the end of present-day Bridge Street. The area also is in the vicinity of the 18th century Indian village of Palica. The section formed by Central Avenue, Riberia, Bridge and DeHaven Streets corresponds with the early 19th century Spanish land grants of Juan Bousquet, a Spaniard and one of the royal physicians, and Gaspar Papy, a Greek and prosperous merchant who came to St. Augustine in 1777 from the ill-fated New Smyrna colony. Both men developed some of the first commercial orange groves in Florida on their properties.[1] Peter Sken Smith, St. Augustine's most ambitious land speculator in the Territorial period, purchased both tracts in 1838, renaming the groves Yallaha, the Seminole word for orange, and subdividing the land the same

[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; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; St. Johns County Courthouse, Deed Records, Book K, p. 34; Book B and L, p. 75.

2. Deed Records, Book N, pp. 131, 543; Book O, p. 244; Book P, pp. 43, 48; Book Z, pp. 48, 114, 182; Book NN, p. 110; Book OO, p. 291; Misc. Book E, p. 474; Map Book 1, p. 96.

3. HPI Research File.

year. His scheme failed and in 1845 Yallaha was sold to Rose B. Dumas, wife of Peter Dumas, then county clerk and one of the leaders of the Florida Radical Republicans after the Civil War. The Dumas' soon built their extant plantation home, which at 115 Bridge Street is the oldest structure in the southwest peninsula and one of the few surviving pre-Civil War buildings in the city. In 1890, their daughter, Stella, sold Block D to the Catholic Church which within the next twenty-five years constructed a school and church complex for the Black Catholics of Lincolnville. With the exception of several lots along Central Avenue and the family homestead, Stella Dumas sold the estate in 1895 to J. H. Slater, a local real estate developer, who subdivided the grove the same year. Development proceeded rapidly along Sanford and Weeden Streets, the later having been extended south of Bridge Street, and the area became a White neighborhood for Florida East Coast Railway workers, merchants, and building contractors. Construction along Riberia occurred in the 1920's when the area was becoming a Black neighborhood.[2] Weeden Street was named after Dr. Frederick Weedon, mayor of St. Augustine in 1855, Osceole's physician and decapitator of the Seminole Chief. Sanford Street was named after General Henry S. Sanford, founder of the Central Florida city bearing the family surname, Florida's biggest land developer before Flagler, and, through his Florida Land and Colonization Company, a real estate promoter in the area north of Dumas Tract.[3]

The 1905 Map Supplement shows that in 1905, the property at 50 Weeden Street was still vacant and belonging to John H. Slater. In 1911-12, it was owned by Heth Canfield, president of the St. Augustine Improvement Company, one of the major land developers in the southeastern section of the city. Canfield was chairman of the City Council [1898], president of H. Canfield and Sons Company [1899-1913], and secretary of the Board of Trade [1907-1912]. As well as being an architect and builder, he also specialized in house-moving and the manufacturer of windows and door screens at his lumber mill on Riberia Street. After his death, Thomas and Roy Canfield managed the lumber company until the 1920's when it became the Bond-Howell Lumber Company.[4]

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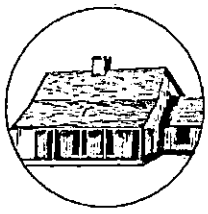
4. C. D. Manucy, R. Ranson, "Supplement to Official City Map", [St. Augustine, 1905], p. 44. St. Augustine City Directory, 1885, 1899, 1904, 1907, 1911-12, 1914-15, 1924-25; W. S. Webb, Webb's Historical, Industrial, and Biographical Florida [New York, 1886]; Tatler, April 2, 1898, p. 13; St. Johns County Illustrated, ca. 1908.

☐ Original
☒ Update



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

Site# SJ02394
Field Date 10-30-2020
Form Date 1-1-2020
Recorder # SEM

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) 50 Weeden Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
50		Weeden	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 18W — Section 128 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2064700000 — 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: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1910 — To (year): _____
Current Use: Abandoned/Vacant — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature: encl porch, some windows
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature: rear addn, front porch may be addn
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

O'Hare Gerard P,Delia Mc Kain

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Rectangular — Number of Stories: 2
Exterior Fabric(s): 1. Stucco 2. Brick 3. _____
Roof Type(s): 1. Hip 2. _____ 3. _____
Roof Material(s): 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension 2. shed extension
Windows (types, materials, etc.)

wood single 2/2 sash & 2 light awning, metal grouped 4 light awning & 1/1 sash, some boarded up

Distinguishing Architectural Features (exterior or interior ornaments)

2 story hip roof w exposed rafter tails, brick exterior 1st story & stucco 2nd story

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

overgrown yard, corner 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 SJ02394

DESCRIPTION (continued)

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

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

Foundation Type(s): 1. Continuous 2. _____

Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details)

boarded up, on side of enclosed entry porch

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

hip roof, single story, entry, partial width, encl with brick & metal 4 light awning windows, accessed via poured concrete steps w curved stucco sidewalls w urns

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

Narrative Description of Resource

This 1910 Frame Vernacular style building is 2 stories with Stucco exterior and a Hip roof. It appears to be in deteriorated condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

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

1. Architecture 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.

Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/: (address / phone / fax / e-mail)

Required Attachments

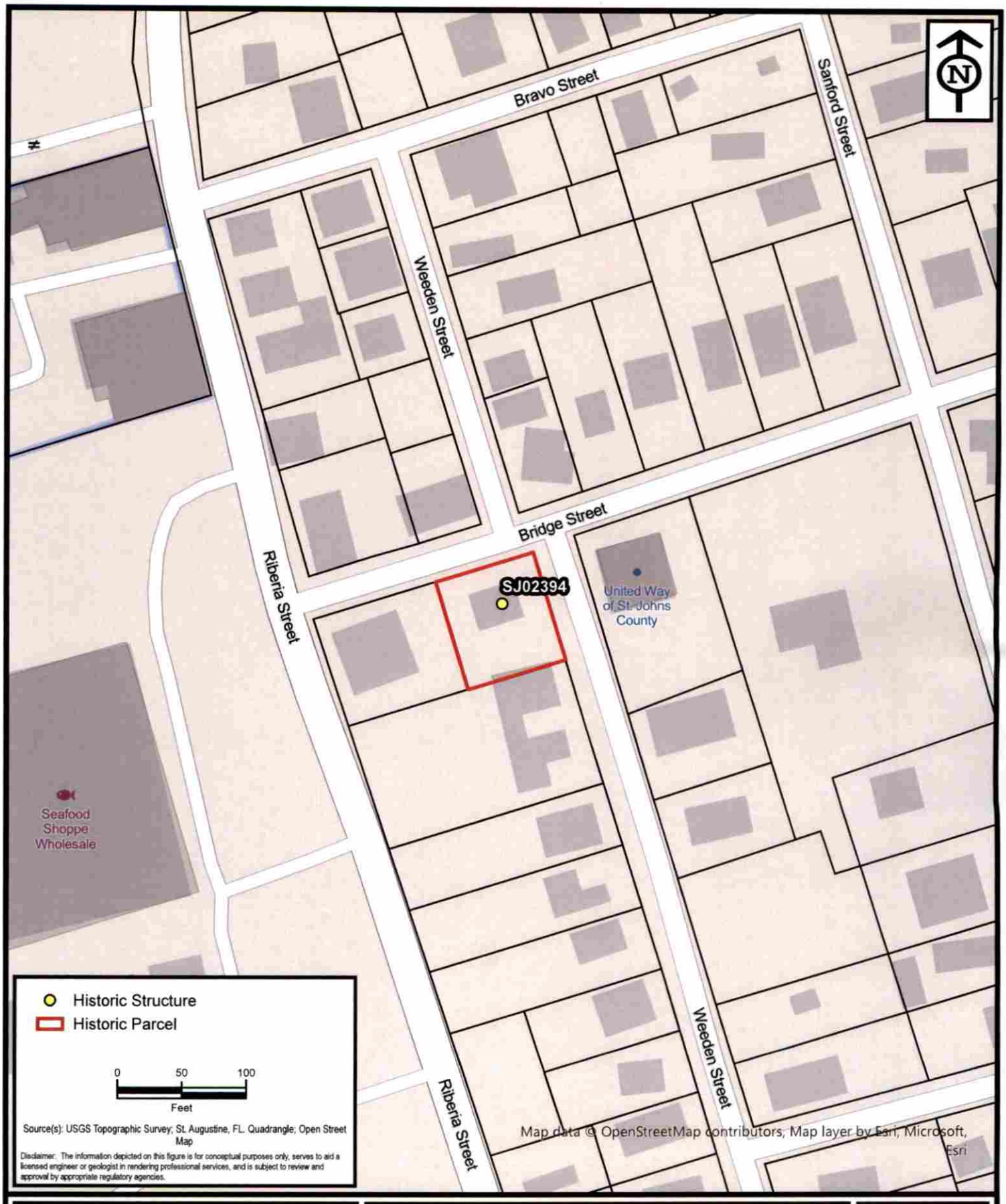
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

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

❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Staff Report pg. 24



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

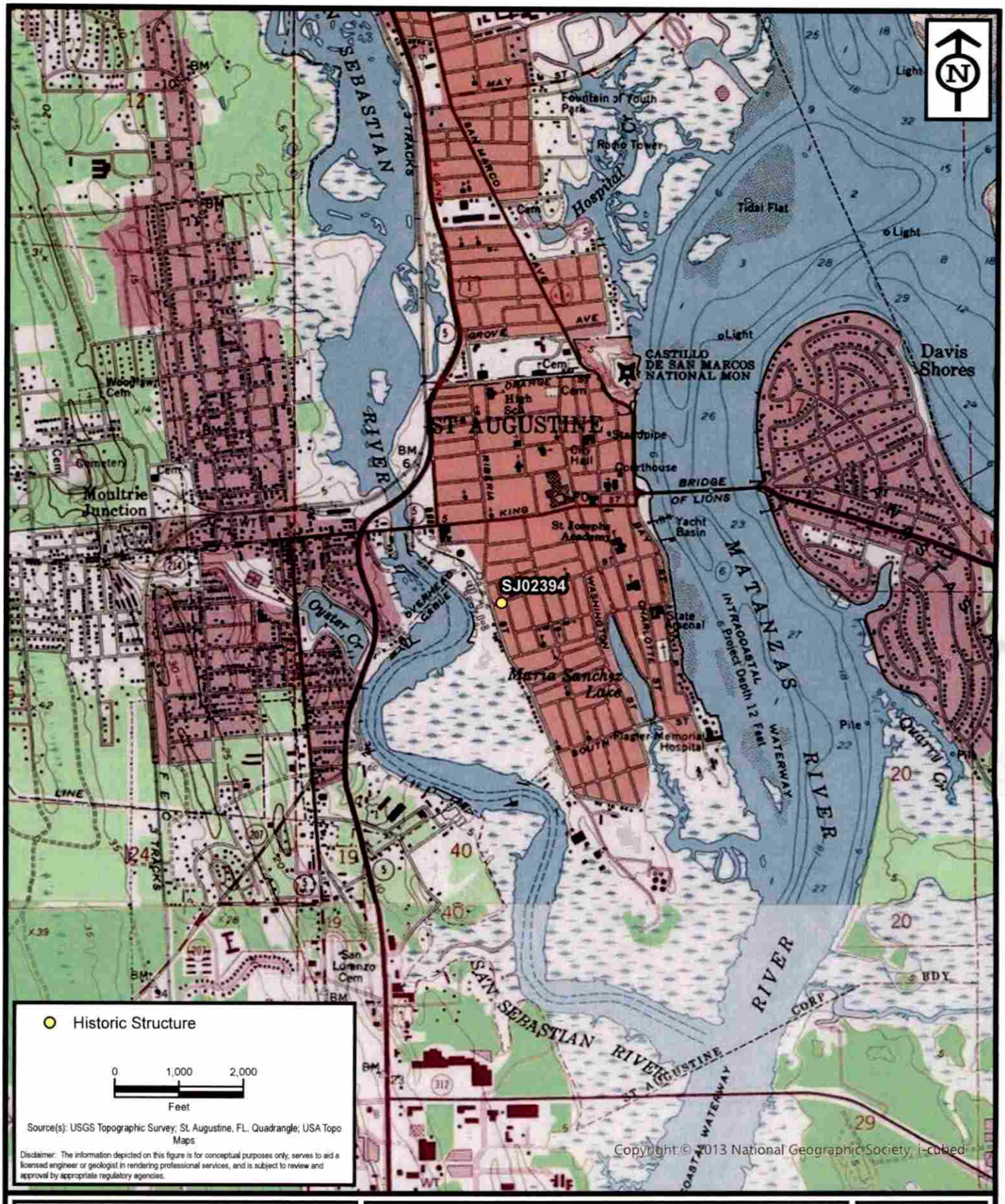
Parcel Location - SJ02394

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 1/10/2021 12:21 PM



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St. Augustine Historic Resource Mitigation & Survey Update

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Project No.	HK207093
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Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 1/10/2021 12:21 PM

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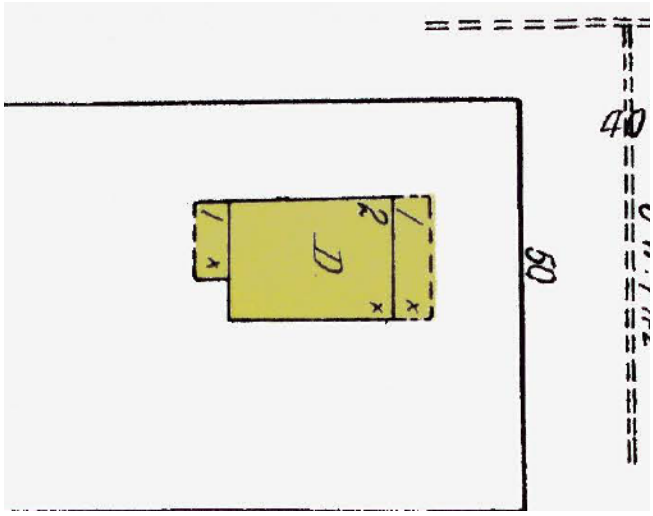
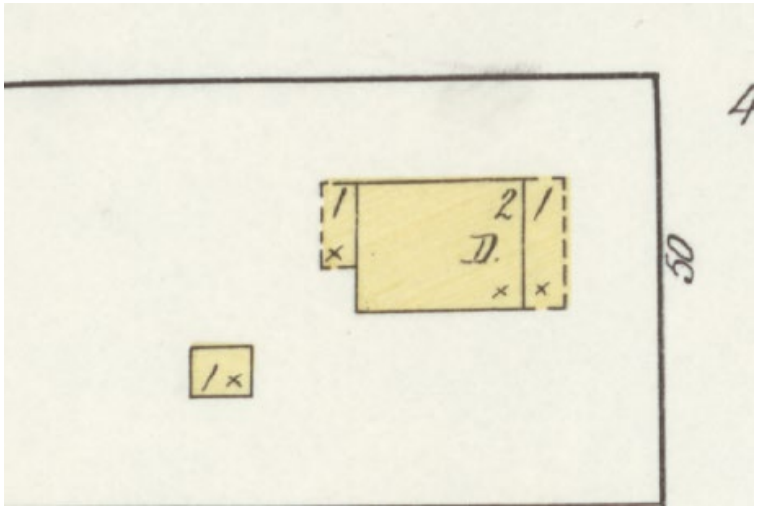
→29

Staff Report pg. 30

SANBORN MAPS
50 Weeden Street



1910



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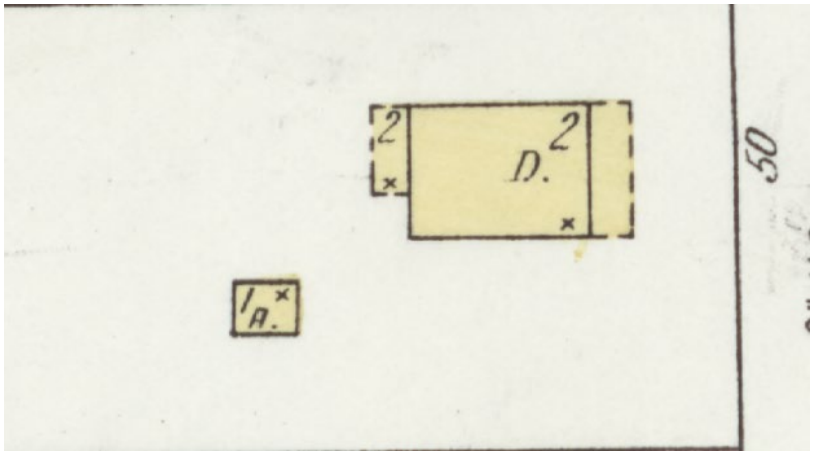
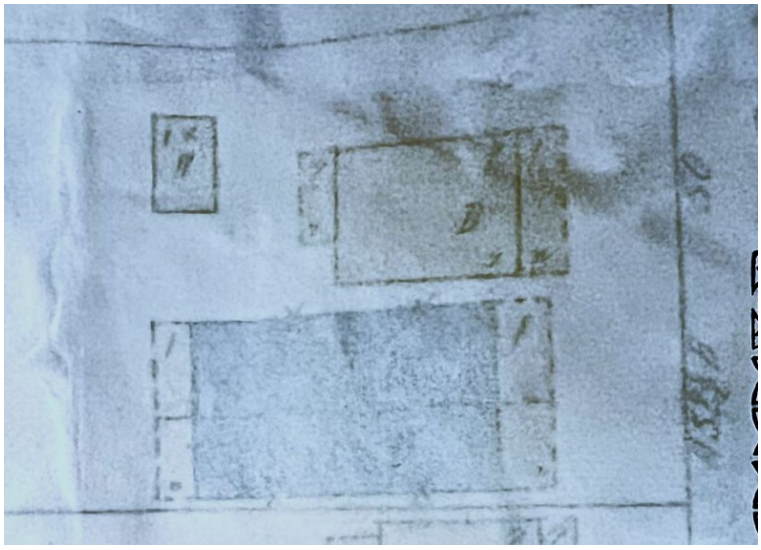
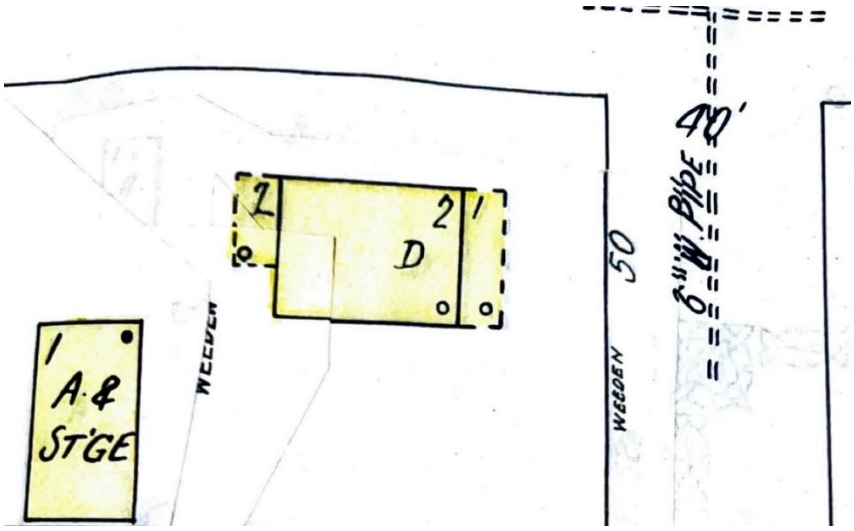


1924

SANBORN MAPS
50 Weeden Street



1930



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0024 **Meeting Date:**

1. NAME OF APPLICANT: Gerard O'Hare
   Business (if applicable):
   Address: 50 Weeden Street
   City: saint augustine State: fl Zip Code: 32086
   Daytime Telephone: 904 808 2686 E-Mail Address: gowithit1@protonmail.com

2. NAME OF PROPERTY OWNER: gerard ohare
   Business (if applicable):
   Address: 115 martin road
   City: saint augustine State: FL Zip Code: 32086
   Daytime Telephone: 904 8082686 E-Mail Address: gowithit1@protonmail.com

3. PROJECT LOCATION: 50 WEEDEN ST, 32084

4. LEGAL DESCRIPTION: DUMAS TR CITY BLK A E79FT OF LOT 1 OR3977/1482

5. SCOPE OF WORK: To partially demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including removal and replacement of an existing rear addition, wholesale replacement of wood windows with new in a different design and material, and other modifications to the existing fenestration related to building renovations and construction of a new garage.

Information attached by applicant includes:

- Application Agreement
- Window Assessment Form
- Existing Photographs
- Proposed Floor Plans
- Proposed Elevation Drawings
- Replacement Window Specifications

Received 04/22/2024
Planning and Building Department

HARB APPLICATION AGREEMENT

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 50 weeden street

Applicant's Name: gerard ohare Applicant's Signature: gerard ohare

Owner's Name: gerard ohare Owner's Signature: gerard ohare

Owner's Name: delia ohare Owner's Signature: delia ohare

Owner's Name: _____ Owner's Signature: _____

(Can add additional signature page if needed)

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.

Property Address:
Applicant Name:

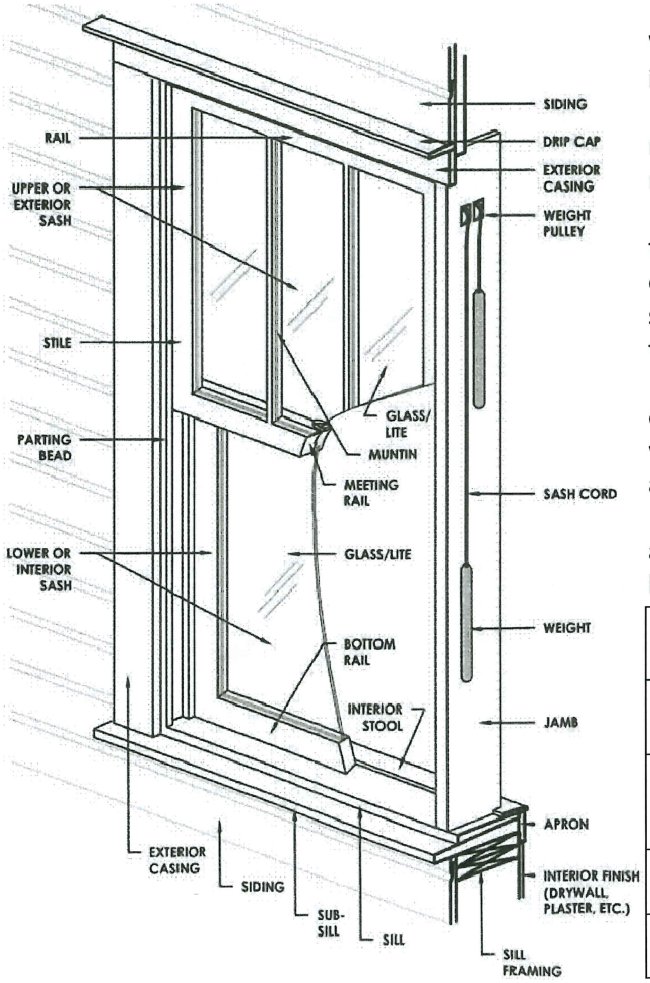
Assessment Date: Received May 6, 2024
Assessed by: Planning and Building Department

Window Assessment Form

For Historic Preservation Division - Planning & Building Department/ Historic Architectural Review Board Review

Submitted	Basic Requirements for Review
☑	1. Photographs or drawing of each overall elevation (side) of the exterior, with all the window openings on each elevation numbered.
☑	2. Photographs of each window opening *numbered* corresponding to submittal under #1.
☑	3. Condition Evaluation of each window (see page 2).
☑	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), size, etc. If different for certain openings, specify these details for each kind.
☑	5. Proposed window product brochure/information that includes the company's depiction or photograph (not installation or wind load information sheets) of actual windows. We need to know what they look like on the exterior.
☑	6. Elevation drawings that show proposed alterations to window openings (if applicable)
☑	7. Photos detailing window frame and face and side of trim
☐	May include additional documentation as needed for your report: Other _____

ALL* window openings** on the structure should be assigned a ***number and ***described*** under the same number on page 2 of this sheet, and **a numbered photo of each** provided. Even windows not being replaced should be assigned a number. Please note which windows are not being proposed for replacement by its corresponding window number on the second page.



Windows in ***pairs or groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included. Denote if numbered windows are door sidelights or transoms associated with a door.

For each window numbered on page 2, describe the window type, material, and include the different issues/conditions of *each* in detail, referring to the specific parts of the window (see diagram to the left).

Photographs should be provided of each overall elevation/side of the building and each overall window from the exterior. Interior views of windows may also be provided. *Additional close-up photographs*, showing visible evidence of the window's condition, **MUST** be provided to better document problem areas. **Photos should be numbered and labeled.**

The review and recommendation is based on deterioration or damage to the window unit and associated trim. Broken glass or windows that are painted shut are not necessarily grounds for approving replacement.

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

Total Number of Window Openings on the Structure	20
Number of Historic Windows on the Structure	11
Number of Existing Replacement/Non-Historic Windows	9
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	20

Received May 6, 2024
Planning and Building Department

Property Address:
Applicant Name:

Assessment Date:
Assessed by:

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	FIRST FLOOR FRONT ELEVATION ALUMINUM LOUVERED, POOR CONDITION. REPLACE WITH 30X56 DBL FIBREX-
2	" " " WOOD 30X56 DBL
3	2ND FLOOR FRONT ELEVATION TERMITE DAMAGE, METAL CASINGS REPLACE WITH 30X56 FIBREX/WOOD
4	" " "
5	" " "
6	FIRST FLOOR SOUTH ELEVATION LOUVERED, POOR CONDITION, REPLACE W/ SINGLE 30X56 FIBREX/WOOD
7	FIRST FLOOR SOUTH ELEVATION, LOUVERED " " "
8	FIRST FLOOR S. ELEVATION HIDDEN ON BLUE PRINT BY GARAGE TERMITE DAMAGE. REPLACE W/ 30X56 FIBREX WOOD
9	FIRST FLOOR S. ELEVATION, TERMITE DAMAGE. REPLACE W/ 30X80 DOOR
10	FIRST FLOOR S-ELEVATION, BROKEN & TERMITE DAMAGE. REPLACE W/ KITCHEN WINDOW 30X30 FIBREX & WOOD
11	2ND FLOOR S-ELEVATION TERMITE DAMAGE. REPLACE W/ 30X56 FIBREX & WOOD
12	" " "
13	" " "
* 14	2ND FLOOR S. ELEVATION 30X56 DBL FIBREX/WOOD NEW
* 15	FIRST FLOOR S. ELEVATION 30X56 DBL FIBREX/WOOD NEW
16	2ND FLOOR ELEVATION TERMITE DAMAGE. REPLACE W/ 30X56 FIBREX/WOOD
17	" " "
18	FIRST FLOOR NORTH ELEVATION ALUMINUM. REPLACE W/ 30X56 FIBREX/WOOD
* 19	2ND FLOOR NEW CONSTRUCTION BATHROOM TRANSOM 40X16 NEW
* 20	2ND FLOOR N. ELEVATION 30X56 DBL NEW FIBREX/WOOD

Window #	List and Describe Window Condition
21	SMALL STAINED GLASS ON NORTH ELEVATION RE-LOCATE TO N. ELEVATION POWDER ROOM WOOD
* 22	FIRST FLOOR REAR ELEVATION NEW CONSTRUCTION 30X50 FIBREX/WOOD
* 23	" " " NEW
* 24	" " " NEW
* 25	2ND FLOOR REAR ELEVATION NEW CONSTRUCTION 30X56 FIBREX/WOOD
* 26	" " " NEW CONSTRUCTION
27	
28	
29	
30	
31	PAGE (7) SHOWS ALTERNATE OPTION 30X56 WINDOWS SINGLE
32	6 OF THEM TO REPLACE 30X56 DBL 14, 15, & 20
33	
34	
35	
36	
37	
38	
39	
40	

HIDDEN ON BLUE PRINT BY GARAGE

HIDDEN BY BLUEPRINT

* NEW CONSTRUCTION

Received May 6, 2024
Planning and Building Department

(2)

50 WEEDEN ST SOUTH ELEVATION

REAR & SOUTH ELEVATION
NEW CONSTRUCTION

SOUTH ELEVATION
FRONT SIDE
OBSCURED BY
TREES.
(see page 1 detail)

18
ALUMINUM
WINDOW
3056

WILL BE (21)
STAINED
GLASS
ORIGINAL
WINDOW
IN OLD BACK
EXTENSION.
PROPOSED PLAN
TO RELOCATE,
REPAIR &
USE IN FIRST
FLOOR POWDER
ROOM
16X22

Received May 6, 2024
Planning and Building Department

(1)

50 WEEDEN ST
FRONT ELEVATION

2ND FLOOR FRONT ELEVATION
3 WINDOWS 30 x 56

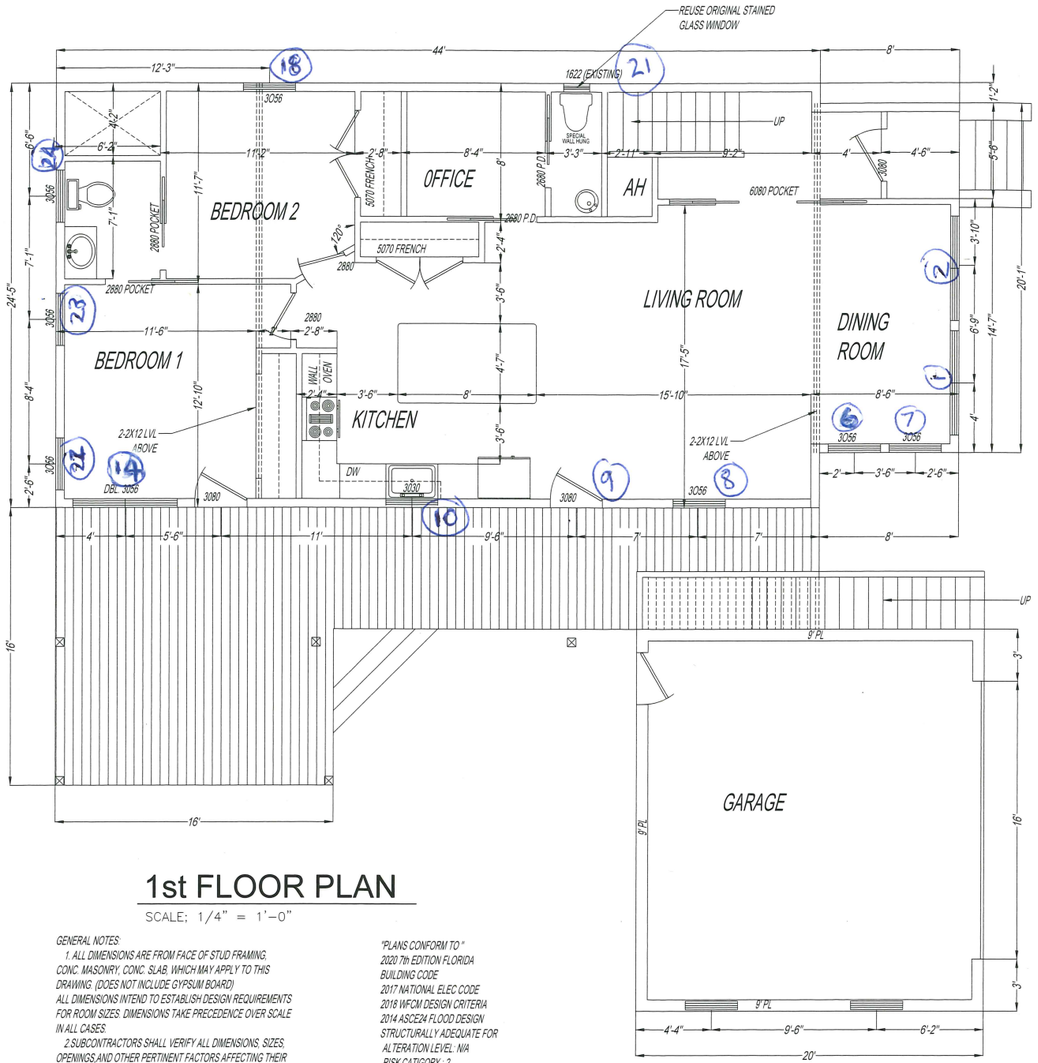
FRONT ELEVATION
WINDOWS DBL HUNG 72 X 56
LINE 4

(6)

INTERIOR.

FRONT SIDE WINDOWS 30 x 56 (2)
SOUTH ELEVATION WINDOWS
(OBSTRUCTED BY GARAGE IN BLUE PRINT)

Received May 6, 2024
Planning and Building Department



1st FLOOR PLAN

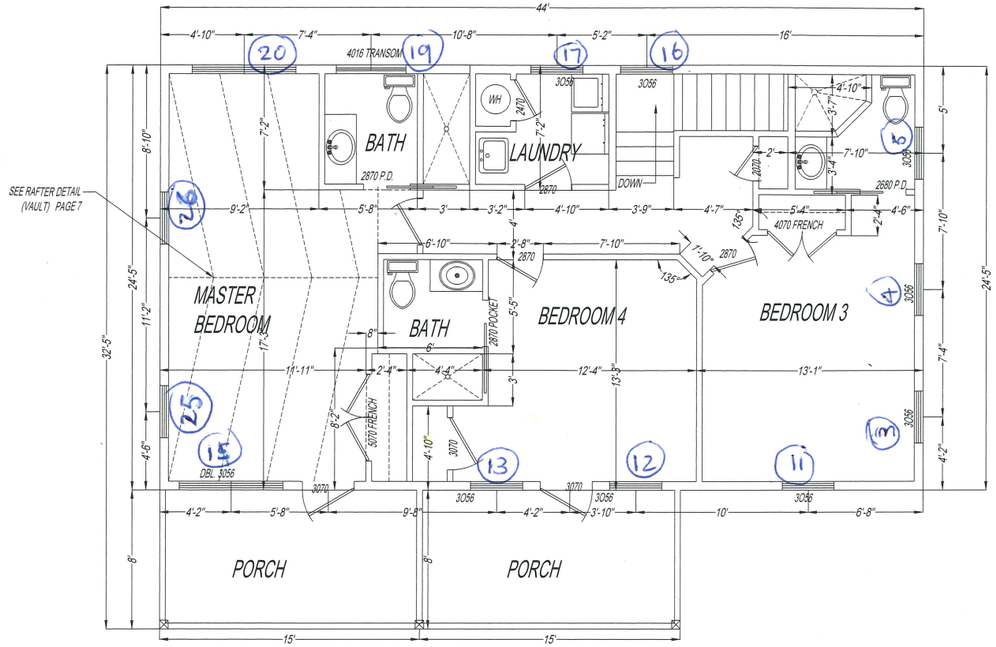
SCALE; 1/4" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF STUD FRAMING, CONC. MASONRY, CONC. SLAB, WHICH MAY APPLY TO THIS DRAWING. (DOES NOT INCLUDE GYPSUM BOARD)
ALL DIMENSIONS INTEND TO ESTABLISH DESIGN REQUIREMENTS FOR ROOM SIZES. DIMENSIONS TAKE PRECEDENCE OVER SCALE IN ALL CASES.
2. SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, SIZES, OPENINGS AND OTHER PERTINENT FACTORS AFFECTING THEIR WORK PRIOR TO FINAL INSTALLATION.
3. PROVIDE MIN. 4" CLEARANCE AT MECHANICAL QUIPTMENT.
4. ALL WINDOWS AND DOORS TO BE FLASHED AS PER THE FLASHING MATERIAL MANUFACTURER RECOMENDATIONS.
5. ALL BEDROOMS TO MEET EGRESS
6. TUB, TUBISHOWER, AND SHOWER ENCLOSURES SHALL HAVE DURAROCK OR HARDI BACKER TYPE SURFACE UP A MIN. OF 72" ABOVE FINISHED FLOOR.
7. SMOKE/CARBON MONOXIDE DETECTORS SHALL BE CONNECTED TO 110V AC ELECTRICAL SERVICE
8. EXHAUST FANS, RANGE HOODS, AND DRYER VENTS SHALL BE DUCTED TO EXTERIOR IN ACCORDANCE WITH ALL CURRENT CODES
9. ALL EXTERIOR BEARING WALLS TO BE MIN 2X4 #2 SPRUCEPINE, OR FIR 16" OC TYPICAL UNLESS OTHERWISE NOTED
10. EPOXY MAT BE USED IF J-BOLT OR DOWN ROD IS MISSING
11. SOILS BEARING DESIGN CAPACITY 2000 psf

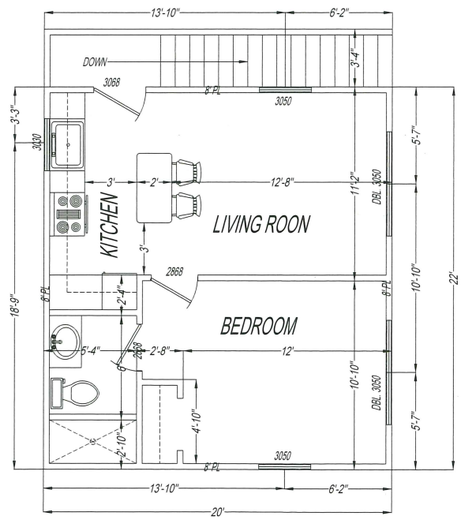
ELECTRICAL ARC FAULT CIRCUIT INTERRUPTER PROTECTIONS SHALL BE IN ALL DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS ETC AS REQUIRED BY THE LATEST EDITION OF THE NEC.
GROUND FAULT CIRCUIT INTERRUPTER PROTECTION TO BE IN ALL ROOMS IN ACCORDANCE WITH LATEST EDITION OF NEC

"PLANS CONFORM TO"
2020 7th EDITION FLORIDA BUILDING CODE
2017 NATIONAL ELEC CODE
2018 WFCM DESIGN CRITERIA
2014 ASCE24 FLOOD DESIGN
STRUCTURALLY ADEQUATE FOR
ALTERATION LEVEL: N/A
RISK CATIGORY: 2
WIND VELOCITY (MPH): 130
EXPOSURE CATIGORY: D
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB



2nd FLOOR PLAN

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



GARAGE 2nd FLOOR

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

REVISED BY:	DATE:

65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA
32084
904-814-7633
C.A. #20799

J. LEE
CONSTRUCTION
BUILDING CONTRACTOR
904-669-0284 LIC #BL-5612/ HI-4814

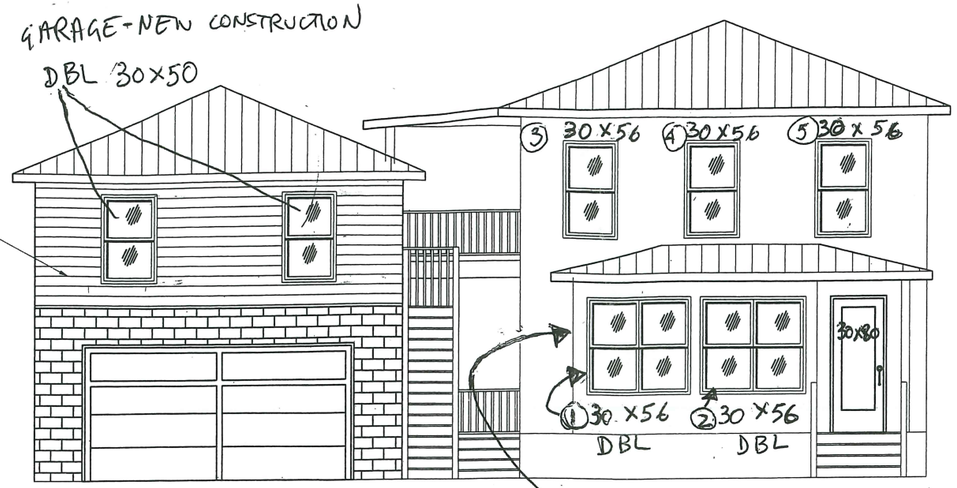
PROPOSED MODIFICATIONS FOR
GERALD O'HARE & DELIA McKAIN O'HARE
50 WEEDEN STREET
ST. AUGUSTINE FL. 32084

DRAWN BY:	JML
DATE:	08/18/2023
SCALE:	1/4" = 1'-0"
PROJECT:	
APPROVED BY:	
DATE APPROVED:	

SHEET NUMBER: 3of9

Received May 6, 2024
Planning and Building Department

GARAGE-NEW CONSTRUCTION
DBL 30X50



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

6 & 7 FRONT SIDE SOUTH ELEVATION
WINDOWS 30X56 X 2
HIDDEN IN SOUTH ELEVATION BY GARAGE

GENERAL NOTES:
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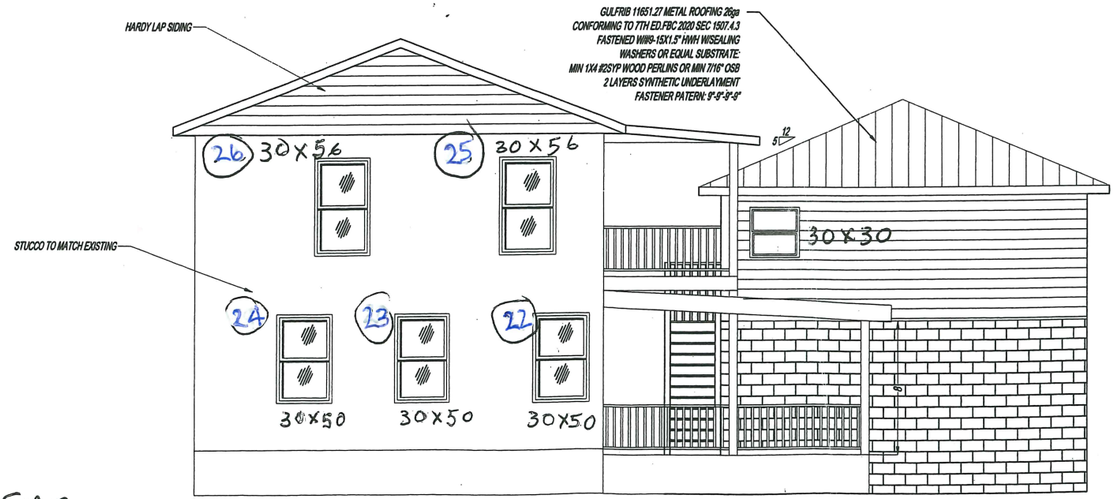


REAR ELEVATION
NEW CONSTRUCTION

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

REVISED BY:	DATE:

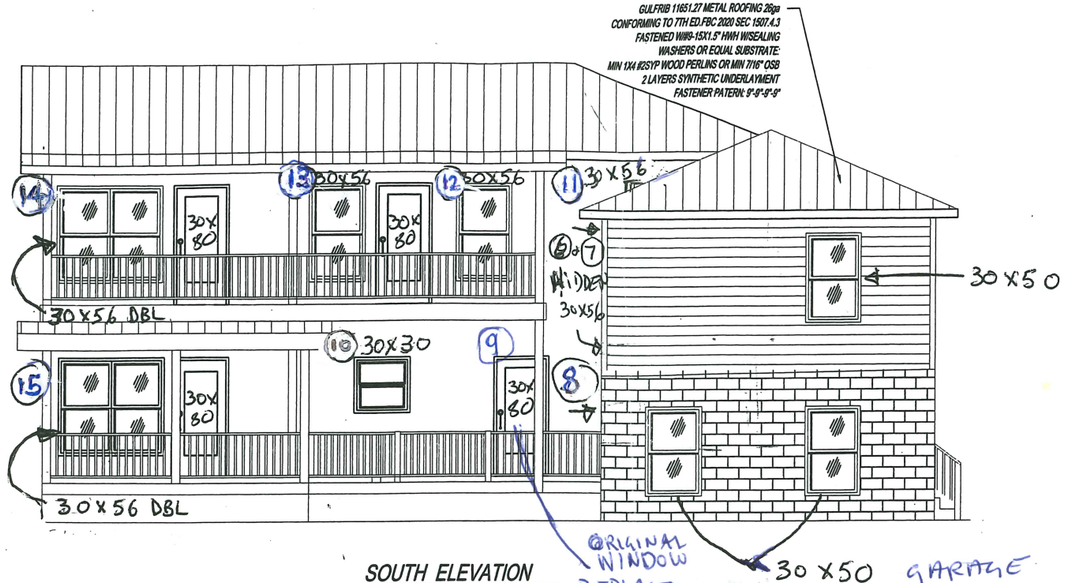
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA
32084
904-814-7633
C.A. #30778
RGM Engineering, Inc.

J. LEE CONSTRUCTION
BUILDING CONTRACTOR
LIC #BL-5612/ HI-4814
904-669-0284

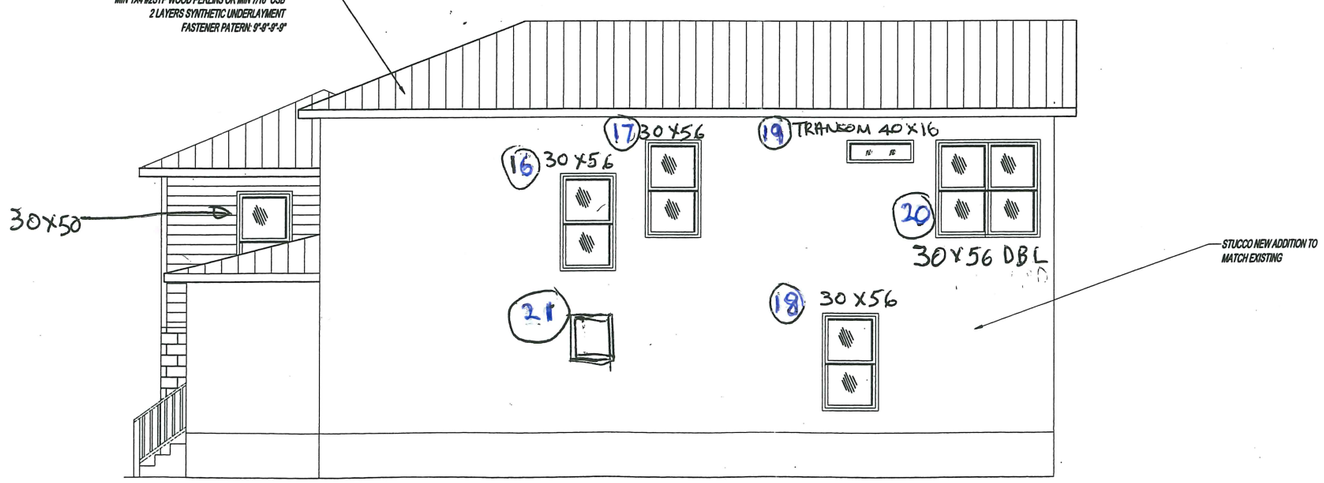
PROPOSED MODIFICATIONS FOR
GERALD O'HARE & DELIA McKAIN O'HARE
50 WEEDEN STREET
ST. AUGUSTINE FL. 32084

DRAWN BY: JML
DATE: 11/11/2022
SCALE: 1/4" = 1'-0"
PROJECT:
APPROVED BY:
DATE APPROVED:
SHEET NUMBER: 4of9

Received May 6, 2024
Planning and Building Department



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



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

GENERAL NOTES:
1. ALL DIMENSIONS ARE FROM FACE OF STUD FRAMING, CONC. MASONRY, CONC. SLAB, WHICH MAY APPLY TO THIS DRAWING. (DOES NOT INCLUDE GYPSUM BOARD)
ALL DIMENSIONS INTEND TO ESTABLISH DESIGN REQUIREMENTS FOR ROOM SIZES. DIMENSIONS TAKE PRECEDENCE OVER SCALE IN ALL CASES.
2.SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, SIZES, OPENINGS,AND OTHER PERTINENT FACTORS AFFECTING THEIR WORK PRIOR TO FINAL INSTALLATION.
3. PROVIDE MIN. 4" CLEARANCE AT MECHANICAL QUIPTMENT
4. ALL WINDOWS AND DOORS TO BE FLASHED AS PER THE FLASHING MATERIAL MANUFACTURER RECOMENDATIONS.
5. ALL BEDROOMS TO MEET EGRESS
6. TUB, TUBISHOWER, AND SHOWER ENCLOSURES SHALL HAVE DURAROCK OR HARDI BACKER TYPE SURFACE UP A MIN. OF 72" ABOVE FINISHED FLOOR.
7. SMOKE/CARBON MONOXIDE DETECTORS SHALL BE CONNECTED TO 110V AC ELECTRICAL SERVICE
8. EXHAUST FANS, RANGE HOODS, AND DRYER VENTS SHALL BE DUCTED TO EXTERIOR IN ACCORDANCE WITH ALL CURRENT CODES
9. ALL EXTERIOR BEARING WALLS TO BE MIN 2X4 #2 SPRUCEPINE, OR FIR 16" OC TYPICAL UNLESS OTHERWISE NOTED
10. EPOXY MAT BE USED IF J-BOLT OR DOWN ROD IS MISSING
11. SOILS BEARING DESIGN CAPACITY 2000 psf

ELECTRICAL ARC FAULT CIRCUIT INTERRUPTER PROTECTIONS SHALL BE IN ALL DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS ETC AS REQUIRED BY THE LATEST EDITION OF THE NEC.
GROUND FAULT CIRCUIT INTERRUPTER PROTECTION TO BE IN ALL ROOMS IN ACCORDANCE WITH LATEST EDITION OF NEC

"PLANS CONFORM TO "
2020 7th EDITION FLORIDA BUILDING CODE
2017 NATIONAL ELEC CODE
2018 WFCM DESIGN CRITERIA
2014 ASCE/M FLOOD DESIGN
STRUCTURALLY ADEQUATE FOR
ALTERATION LEVEL: N/A
RISK CATIGORY : 2
WIND VELOCITY (MPH) : 130
EXPOSURE CATIGORY: D
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

REVISED BY:	DATE:

65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA
32084
904-814-7833
C.A. #30799

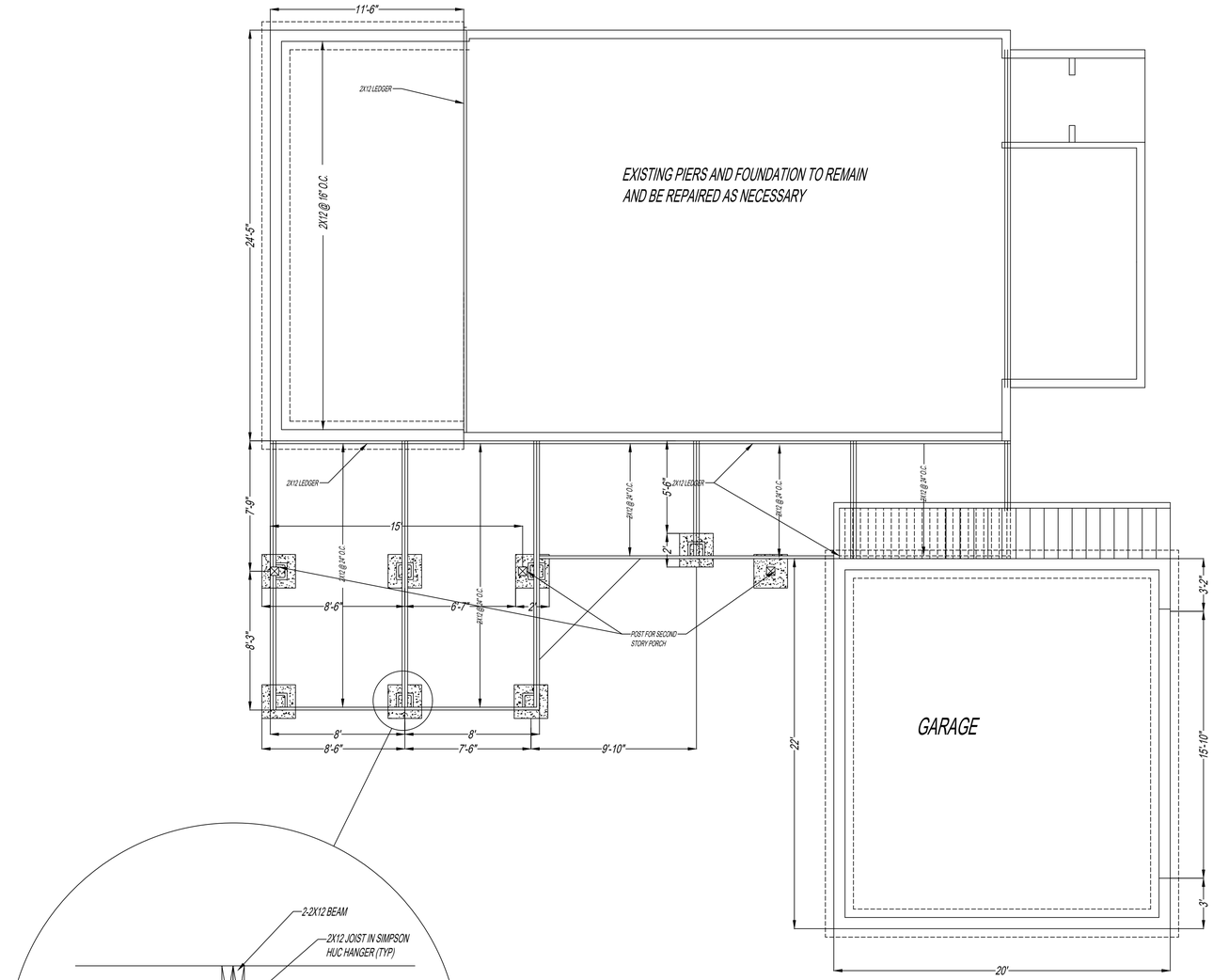
RGM Engineering, Inc.

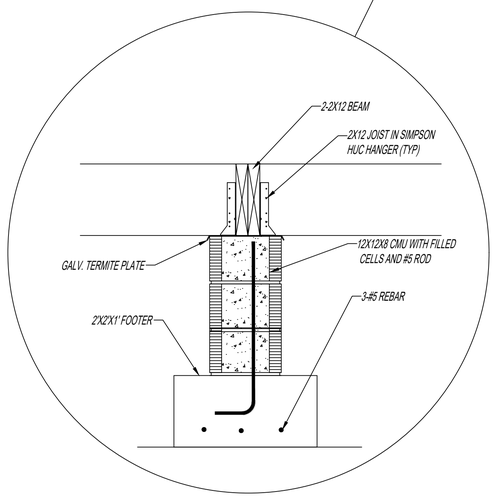
TBL Construction
BUILDING CONTRACTOR
904-814-7891
TBLServices@gmail.com LIC.#RB0030805

PROPOSED MODIFICATIONS FOR
GERALD O'HARE & DELIA McKAIN O'HARE
50 WEEDEN STREET
ST. AUGUSTINE FL. 32084

DRAWN BY: JML
DATE: 11/11/2022
SCALE: 1/4" = 1'-0"
PROJECT:
APPROVED BY:
DATE APPROVED:
SHEET NUMBER: 5of9

Received May 6, 2024
Planning and Building Department





FOUNDATION PLAN

SCALE; 1/4" = 1'–0"

"PLANS CONFORM TO "
2020 7th EDITION FLORIDA
BUILDING CODE
2017 NATIONAL ELEC CODE
2018 WFCM DESIGN CRITERIA
2014 ASCE24 FLOOD DESIGN
STRUCTURALLY ADEQUATE FOR
ALTERATION LEVEL: N/A
RISK CATIGORY : 2
WIND VELOCITY (MPH) : 130
EXPOSURE CATIGORY: C
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

GENERAL NOTES:
1. ALL DIMENSIONS ARE FROM FACE OF STUD FRAMING, CONC. MASONRY, CONC. SLAB, WHICH MAY APPLY TO THIS DRAWING. (DOES NOT INCLUDE GYPSUM BOARD) ALL DIMENSIONS INTEND TO ESTABLISH DESIGN REQUIREMENTS FOR ROOM SIZES. DIMENSIONS TAKE PRECEDENCE OVER SCALE IN ALL CASES.
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3. PROVIDE MIN. 4" CLEARANCE AT MECHANICAL QUIPTMENT
4. ALL WINDOWS AND DOORS TO BE FLASHED AS PER THE FLASHING MATERIAL MANUFACTURER RECOMMENDATIONS.
5. ALL BEDROOMS TO MEET EGRESS
6. TUB, TUB/SHOWER, AND SHOWER ENCLOSURES SHALL HAVE DURAROCK OR HARDI BACKER TYPE SURFACE UP A MIN. OF 72" ABOVE FINISHED FLOOR.
7. SMOKE/CARBON MONOXIDE DETECTORS SHALL BE CONNECTED TO 110V AC ELECTRICAL SERVICE
8. EXHAUST FANS, RANGE HOODS, AND DRYER VENTS SHALL BE DUCTED TO EXTERIOR IN ACCORDANCE WITH ALL CURRENT CODES
9. ALL EXTERIOR BEARING WALLS TO BE MIN 2X4 #2 SPRUCE PINE, OR FIR 16" OC TYPICAL UNLESS OTHERWISE NOTED
10. EPOXY MAT BE USED IF J-BOLT OR DOWN ROD IS MISSING
11. SOILS BEARING DESIGN CAPACITY 2000 psf

ELECTRICAL ARC FAULT CIRCUIT INTERRUPTER PROTECTIONS SHALL BE IN ALL DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS ETC AS REQUIRED BY THE LATEST EDITION OF THE NEC.
GROUND FAULT CIRCUIT INTERRUPTER PROTECTION TO BE IN ALL ROOMS IN ACCORDANCE WITH LATEST EDITION OF NEC

REVISED BY:	DATE:

65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA
32084
904-814-7633
C.A. #30799

RG Engineering, Inc.

J. LEE
CONSTRUCTION
BUILDING CONTRACTOR
904-669-0284 LIC #BL-56121/HI-4814

PROPOSED MODIFICATIONS FOR
GERALD O'HARE & DELIA McKAIN O'HARE
50 WEEDEN STREET
ST. AUGUSTINE FL. 32084

DRAWN BY:	JML
DATE:	08/18/2023
SCALE:	1/4" = 1'–0"
PROJECT:	
APPROVED BY:	
DATE APPROVED:	

SHEET NUMBER:
9of9

Received May 6, 2024
Planning and Building Department

"PLANS CONFORM TO "
2020 7th EDITION FLORIDA
BUILDING CODE
2011 NATIONAL ELEC CODE
2015 WFCM DESIGN CRITERIA
2014 ASCE24 FLOOD DESIGN
STRUCTURALLY ADEQUATE FOR
ALTERATION LEVEL: N/A
RISK CATIGORY : 2
WIND VELOCITY (MPH) : 140
EXPOSURE CATIGORY: C
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

GENERAL NOTES:
1. ALL DIMENSIONS ARE FROM FACE OF STUD FRAMING, CONC. MASONRY, CONC. SLAB, WHICH MAY APPLY TO THIS DRAWING. (DOES NOT INCLUDE GYPSUM BOARD)
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9. ALL EXTERIOR BEARING WALLSTO BE MIN 2X4 #2 SPRUCEPINE, OR FIR 16" OC TYPICAL UNLESS OTHERWISE NOTED
10. EPOXY MAT BE USED IF J-BOLT OR DOWN ROD IS MISSING
11. SOILS BEARING DESIGN CAPACITY 2000 psf

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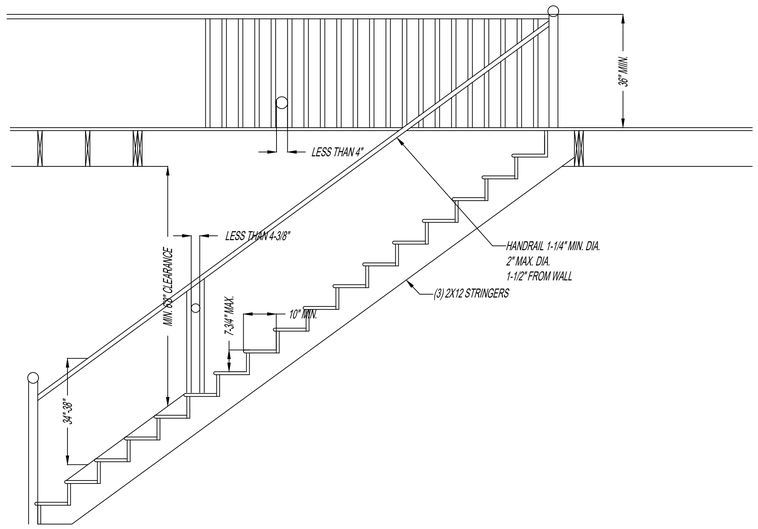
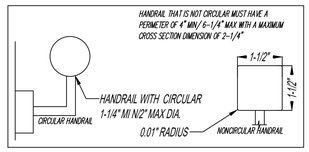
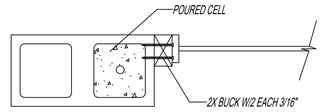
GROUND FAULT CIRCUIT INTERRUPTER PROTECTION TO BE IN ALL ROOMS IN ACCORDANCE WITH LATEST EDITION OF NEC



THE RISE AND OF RUN OF STEPS SHALL BE UNIFORM IN SIZE AND SHAPE AND THE VARIATION CANNOT EXCEED $\frac{3}{8}$" IN THE TOTAL RUN.

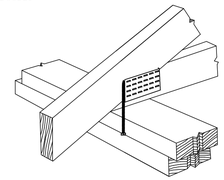


STAIR DETAIL: N. T. S.

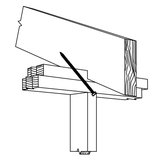


SECTION VIEW
N.T.S.

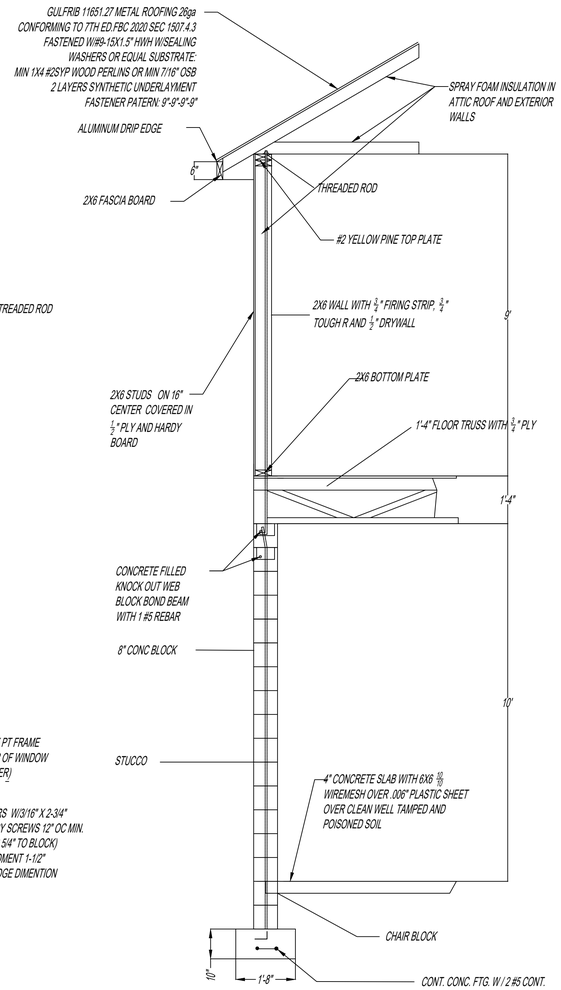
NOTE:
ALL STRAPS ANCHORS AND BASES ARE TO BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS AND STATE AND LOCAL CODES



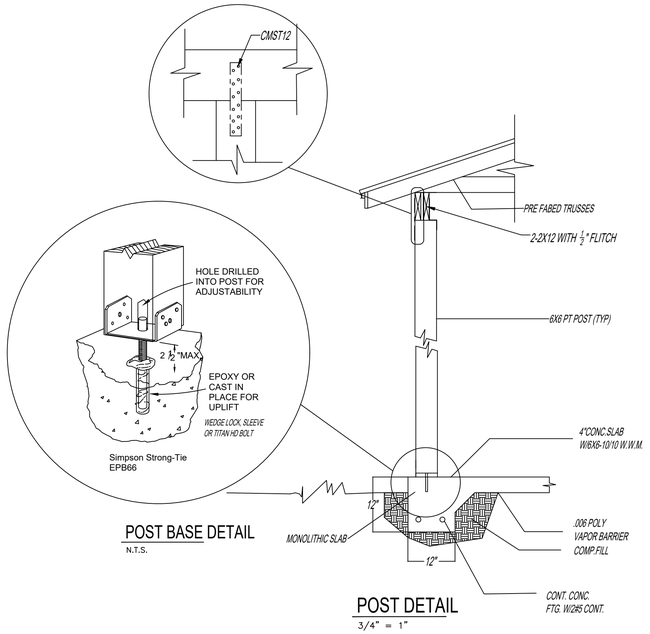
TIMBER SCREW DETAIL
N.T.S.



TIMBER SCREW @ STUD
N.T.S.

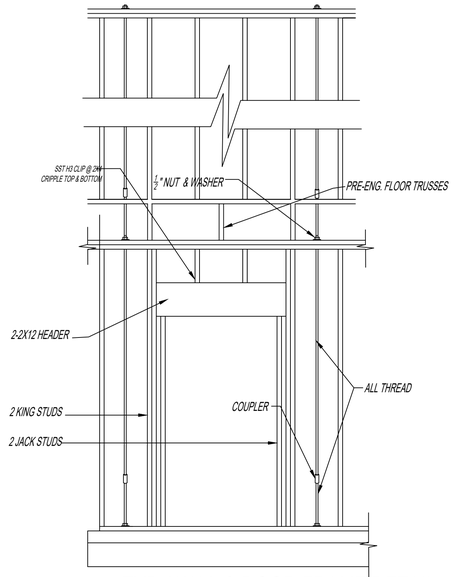


TYP. WALL DETAIL
SCALE: 1/4"=1'-0"

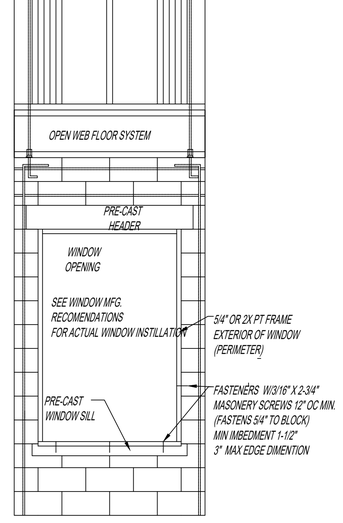


POST BASE DETAIL
N.T.S.

POST DETAIL
3/4" = 1"



TYP .WALL & DOOR FRAME DETAIL
SCALE: 1/2"=1'-0"



TYP. WINDOW DOOR BUCK DETAIL
SCALE: 1/4"=1'-0"

REVISED BY:	DATE:

65 LEWIS BLVD
ST. AUGUSTINE, FLORIDA 32084
904-814-7533
C.A. #30199

RGM Engineering, Inc.

J. LEE
CONSTRUCTION
BUILDING CONTRACTOR
LIC.#BL-56121/ HI-4814
904-669-0284

PROPOSED MODIFICATIONS FOR
GERALD O'HARE & DELIA McKAIN O'HARE
50 WEEDEN STREET
ST. AUGUSTINE FL. 32084

DRAWN BY: JML
DATE: 06/16/21
SCALE: 1/4" =1'-0"
PROJECT:
APPROVED BY:
DATE APPROVED:

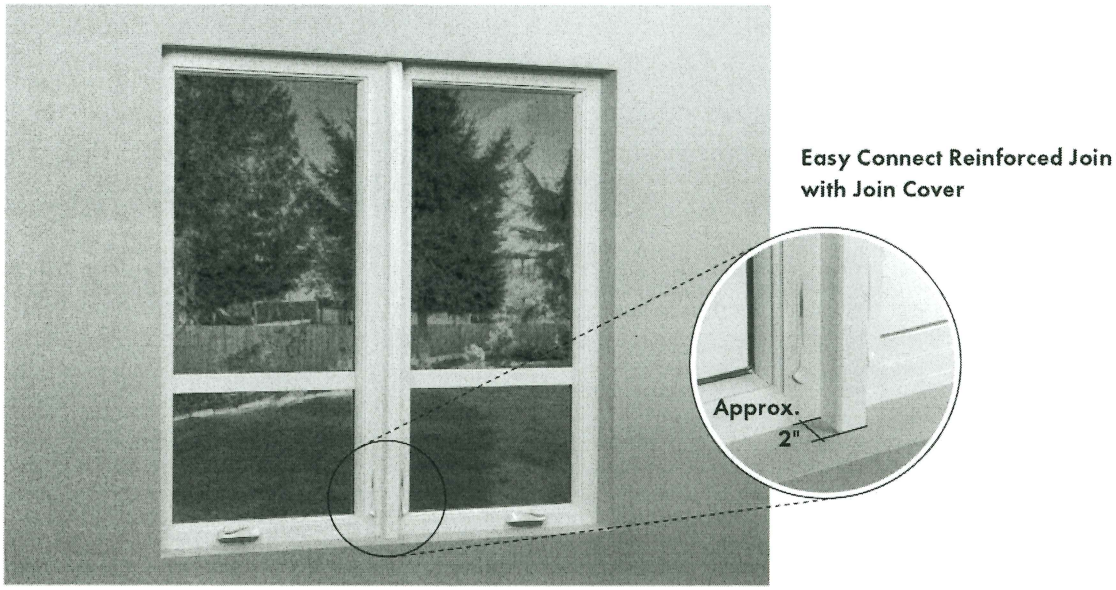
SHEET NUMBER: 6of9

Received May 6, 2024
CITY
Planning and Building Department

ANDERSEN™
WINDOWS & DOORS

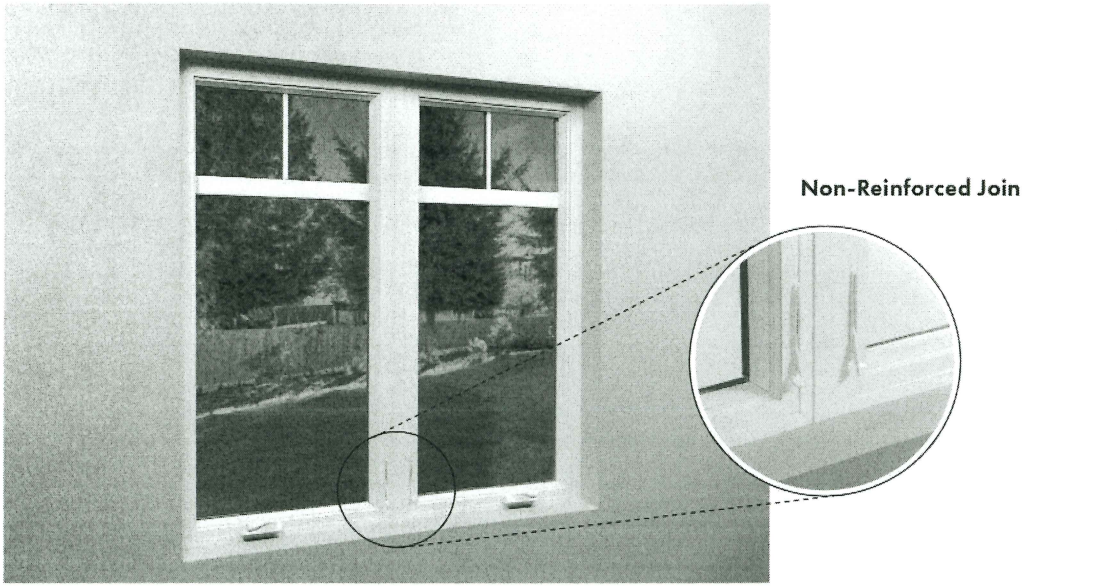
100 SERIES JOINING
JOINING COMPARISON

EASY CONNECT REINFORCED JOINING SYSTEM



Easy Connect Reinforced Join with Join Cover

NON-REINFORCED JOINING SYSTEM



Non-Reinforced Join

For more information, visit **andersenwindows.com/joining**

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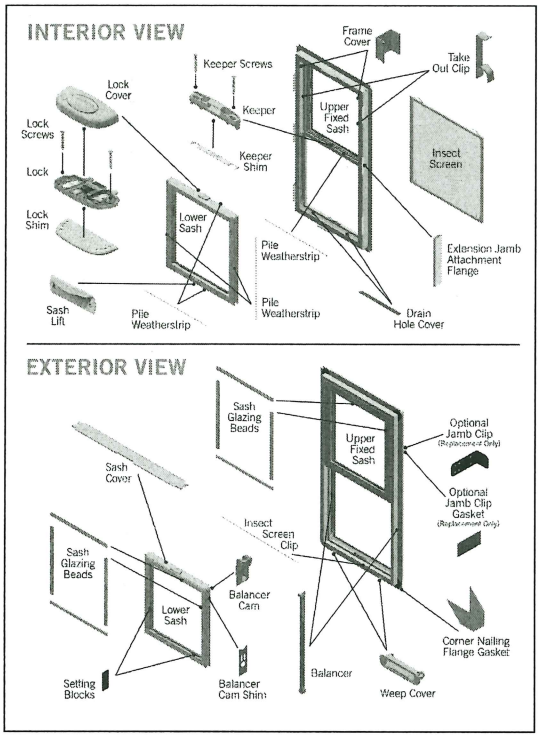
Received May 6, 2024
Planning and Building Department

Jun 1, 2023 · Knowledge

TITLE	ARTICLE NUMBER
100 Series Single-Hung Window Exploded View	000006648

DETAILS

Below is an exploded view of a 100 Series Single-Hung window along with a YouTube video to help identify parts of the unit.



IDENTIFYING THE PARTS OF ANDERSEN® 100 SERIES SINGLE-HUNG WINDOW

Received May 6, 2024
Planning and Building Department

The Home Depot Special Order Quote

Customer Agreement #: H6334-375901
Printed Date: 4/25/2024

Customer:	DELIA OHARE
Address:	1005 BELLA VISTA BLVD SAINT AUGUSTINE, FL 32084
Phone 1:	412-999-5895
Phone 2:	
Phone 3:	
Email:	BORRILLOS@OUTLOOK.COM

Store:	6334
Associate:	FRANK
Address:	1750 Us Hwy 1 South Saint Augustine, FL 32084
Phone:	(904)824-3657

Pre-Savings Total:	$35,369.56
Total Savings:	($5,301.03)
Pre-Tax Price:	$30,068.53

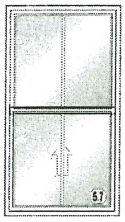
Price Valid Through:
4/28/2024

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

FRONT, NORTH, SOUTH & REAR ELEVATION
WINDOWS 3, 4, 5, 6, 7, 8, 11, 12, 13
100-1 16, 17, 18, 25, 26

ANDERSEN WINDOWS & DOORS

Catalog Version 247



RO Size = 36" x 66"
Unit Size = 35 1/2" x 65 1/2"
30 x 56

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	100 Series Single-Hung Equal Sash, Fixed/Active, 35.5 x 65.5, Dark Bronze w/Dark Bronze Sash / Frame: Dark Bronze Dark Bronze, Auto Lock Hardware	$886.60	$753.72	14	($1,860.32)	$10,552.08
	Unit 100 Total:	**$886.60**	**$753.72**		**($1,860.32)**	**$10,552.08**

Begin Line 100 Description

---- Line 100-1 ----

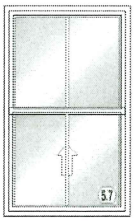
100 Series Single-Hung
Overall Rough Opening = 36" x 66"
Overall Unit = 35 1/2" x 65 1/2"
Installation Zip Code = 32084
U.S. ENERGY STAR® Climate Zone = Southern
Enhanced Performance = Yes - PG50
Search by Unit Code = No
Standard Width = 100SHS30XX - RO: 36" | UNIT: 35 1/2"
Standard Height = XX56 - RO: 66" | UNIT: 65 1/2"
Frame Width = 35 1/2
Frame Height = 65 1/2
Unit Code = 100SHS3056
Frame Option = 1 3/8" Setback
Venting / Handing = Fixed/Active
Drywall Access = No
Exterior Frame Color = Dark Bronze
Exterior Sash / Panel Color = Dark Bronze
Interior Frame Finish Color = Dark Bronze
Interior Sash / Panel Finish Color = Dark Bronze
Glass Construction Type = Dual Pane
Glass Option = Low-E
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Glass / Grille Spacer Color = Stainless
Full Divided Light (FDL)
Specified Equal Light
Grille Pattern = Specified Equal Light
Simulated Check Rail = No
Grille Bar Width = 3/4"
Exterior Grille Color = Dark Bronze
Interior Grille Color = Dark Bronze
2W1H
Hardware Style = Auto Lock
Lock Hardware Style = Andersen 100 Series
Number of Sash Locks = 1
Lock Hardware Color/Finish = Dark Bronze
Window Opening Control Device = No
Insect Screen Type = Half Screen
Insect Screen Material = Fiberglass
Insect Screen Color = Dark Bronze
Installation Material Options = No
Re-Order Item = No
Room Location =
Unit U-Factor = 0.31
Unit Solar Heat Gain Coefficient (SHGC) = 0.28
Unit CPD Number = AND-N-80-02080-00001
U.S. ENERGY STAR® Certified = No
Clear Opening Width = 32
Clear Opening Height = 29.0625
Clear Opening Area = 6.45
SKU = 1008729623
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 01/31/2024
SKU Description = S/O 100S SINGLEHUNG/GLIDING WINDOW

3

Received May 6, 2024
Planning and Building Department

End Line 100 Description

FIRST FLOOR REAR ELEVATION # 22, 23, 24



RO Size = 36" x 60"
Unit Size = 35 1/2" x 59 1/2"

Catalog Version 247

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	100 Series Single-Hung Equal Sash, Fixed/Active, 35.5 x 59.5, Dark Bronze w/Dark Bronze Sash / Frame: Dark Bronze Dark Bronze, Auto Lock Hardware	$851.51	$723.89	3	($382.86)	$2,171.67
	Unit 200 Total:	**$851.51**	**$723.89**		**($382.86)**	**$2,171.67**

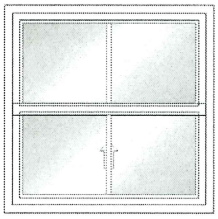
Begin Line 200 Description

---- Line 200-1 ----

100 Series Single-Hung
Overall Rough Opening = 36" x 60"
Overall Unit = 35 1/2" x 59 1/2"
Installation Zip Code = 32084
U.S. ENERGY STAR® Climate Zone = Southern
Enhanced Performance = Yes - PG50
Search by Unit Code = No
Standard Width = 100SHS30XX - RO: 36" | UNIT: 35 1/2"
Standard Height = XX50 - RO: 60" | UNIT: 59 1/2"
Frame Width = 35 1/2
Frame Height = 59 1/2
Unit Code = 100SHS3050
Frame Option = 1 3/8" Setback
Venting / Handing = Fixed/Active
Drywall Access = No
Exterior Frame Color = Dark Bronze
Exterior Sash / Panel Color = Dark Bronze
Interior Frame Finish Color = Dark Bronze
Interior Sash / Panel Finish Color = Dark Bronze
Glass Construction Type = Dual Pane
Glass Option = Low-E
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Glass / Grille Spacer Color = Stainless
Full Divided Light (FDL)
Specified Equal Light
Grille Pattern = Specified Equal Light
Simulated Check Rail = No
Grille Bar Width = 3/4"
Exterior Grille Color = Dark Bronze
Interior Grille Color = Dark Bronze
2W1H
Hardware Style = Auto Lock
Lock Hardware Style = Andersen 100 Series
Number of Sash Locks = 1
Lock Hardware Color/Finish = Dark Bronze
Window Opening Control Device = No
Insect Screen Type = Half Screen
Insect Screen Material = Fiberglass
Insect Screen Color = Dark Bronze
Installation Material Options = No
Re-Order Item = No
Room Location =
Unit U-Factor = 0.31
Unit Solar Heat Gain Coefficient (SHGC) = 0.28
Unit CPD Number = AND-N-80-02080-00001
U.S. ENERGY STAR® Certified = No
Clear Opening Width = 32
Clear Opening Height = 26.0625
Clear Opening Area = 5.79
SKU = 1008729623
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 01/31/2024
SKU Description = S/O 100S SINGLEHUNG/GLIDING WINDOW

End Line 200 Description

FIRST FLOOR KITCHEN SOUTH ELEVATION # 10



RO Size = 36" x 36"
Unit Size = 35 1/2" x 35 1/2"

Catalog Version 247

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	100 Series Single-Hung Equal Sash, Fixed/Active, 35.5 x 35.5, Dark Bronze w/Dark Bronze Sash / Frame: Dark Bronze Dark Bronze, Auto Lock Hardware	$710.83	$604.30	1	($106.53)	$604.30
	Unit 300 Total:	**$710.83**	**$604.30**		**($106.53)**	**$604.30**

Begin Line 300 Description

---- Line 300-1 ----

(4)

Received May 6, 2024
Planning and Building Department

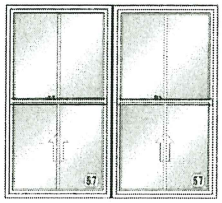
100 Series Single-Hung
Parts and Accessory Group = Joining Components
Joining Component Type = Non-Reinforced Joining Kit
Joining Parts = Vertical Joining Kit
Accessory Length = 5' 5 1/2"
Frame Option = 1 3/8" Setback

Exterior Frame Color = Dark Bronze
Interior Frame Finish Color = Dark Bronze
Interior Sash / Panel Finish Color = Dark Bronze
Re-Order Item = No
Room Location = Double window
SKU = 288537

Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 01/31/2024
SKU Description = S/O AW 100 SERIES WINDOW

End Line 600 Description

FRONT, SOUTH & NORTH ELEVATION
1, 2, 14, 15, & 20



RO Size = 72" x 66"
Unit Size = 71 1/4" x 65 1/4"

Catalog Version 247

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
700-1	100 Series Single-Hung Equal Sash, Active (All), Fixed/Active, Rough Opening 72 x 66, 71.25 x 65.25, Dark Bronze w/Dark Bronze Sash / Frame: Dark Bronze Dark Bronze, Auto Lock Hardware	$1,961.37	$1,667.41	5	($1,469.80)	$8,337.05
	Unit 700 Total:	**$1,961.37**	**$1,667.41**		**($1,469.80)**	**$8,337.05**

Begin Line 700 Description

---- Line 700-1 ----

100 Series Single-Hung
Overall Joined Rough Opening = 72" x 66"
Overall Joined Unit = 71 1/4" x 65 1/4"
Installation Zip Code = 32084
U.S. ENERGY STAR® Climate Zone = Southern
Enhanced Performance = Yes - PG50
Search by Unit Code = No
Frame Width = 35 3/8
Frame Height = 65 1/4
Frame Option = 1 3/8" Setback
Combination Operation / Venting = Active (All)
Venting / Handing = Fixed/Active
Drywall Access = No
Exterior Frame Color = Dark Bronze
Exterior Sash / Panel Color = Dark Bronze
Interior Frame Finish Color = Dark Bronze
Interior Sash / Panel Finish Color = Dark Bronze
Glass Construction Type = Dual Pane
Glass Option = Low-E
High Altitude Breather Tubes = No
Glass Strength = Standard

Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Glass / Grille Spacer Color = Stainless
Full Divided Light (FDL)
Specified Equal Light
Grille Pattern = Specified Equal Light
Simulated Check Rail = No
Grille Bar Width = 3/4"
Exterior Grille Color = Dark Bronze
Interior Grille Color = Dark Bronze
2W1H
Hardware Style = Auto Lock
Lock Hardware Style = Andersen 100 Series
Number of Sash Locks = 1
Lock Hardware Color/Finish = Dark Bronze
Window Opening Control Device = No
Insect Screen Type = Half Screen
Insect Screen Material = Fiberglass
Insect Screen Color = Dark Bronze
Joining Option = Nonreinforced Join - Factory Assembled

Installation Material Options = No
Re-Order Item = No
Room Location = Double window
Unit U-Factor = 0.31
Unit Solar Heat Gain Coefficient (SHGC) = 0.28
Unit CPD Number = AND-N-80-02080-00001
U.S. ENERGY STAR® Certified = No
Clear Opening Width = 31.875
Clear Opening Height = 28.914
Clear Opening Area = 6.4002
Drip Cap Part Number = 9020502
Vertical
Factory
0.5" thick, 65.25" length
SKU = 1008729623
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 01/31/2024
SKU Description = S/O 100S SINGLEHUNG/GLIDING WINDOW

End Line 700 Description

NEW CONSTRUCTION
BATHROOM TRANSOM
19

RO Size = 48" x 18"
Unit Size = 47 1/2" x 17 1/2"

40 x 16

Catalog Version 247

5

Received May 6, 2024
Planning and Building Department

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
800-1	100 Series Picture/Transom-PWTR, Fixed, 47.5 x 17.5, Dark Bronze / Frame: Dark Bronze	$471.13	$400.52	1	($70.61)	$400.52
	Unit 800 Total:	**$471.13**	**$400.52**		**($70.61)**	**$400.52**

Begin Line 800 Description

TRANSOM - 40x16

---- Line 800-1 ----

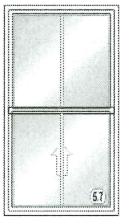
100 Series Picture/Transom-PWTR
Overall Rough Opening = 48" x 18"
Overall Unit = 47 1/2" x 17 1/2"
Installation Zip Code = 32084
U.S. ENERGY STAR® Climate Zone = Southern
Enhanced Performance = Yes - PG50
Search by Unit Code = No
Standard Width = 100REC40XX - RO: 48" | UNIT: 47 1/2"
Standard Height = XX16 - RO: 18" | UNIT: 17 1/2"
Frame Width = 47 1/2
Frame Height = 17 1/2
Unit Code = 100REC4016
Frame Option = 1 3/8" Setback
Venting / Handing = Fixed
Exterior Frame Color = Dark Bronze
Interior Frame Finish Color = Dark Bronze
Glass Construction Type = Dual Pane
Glass Option = Low-E
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Glass / Grille Spacer Color = Stainless
None
Installation Material Options = No
Re-Order Item = No
Room Location = Fixed Window
Unit U-Factor = 0.27
Unit Solar Heat Gain Coefficient (SHGC) = 0.32
Unit CPD Number = AND-N-82-10578-00001
U.S. ENERGY STAR® Certified = No
SKU = 1008729625
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 01/31/2024
SKU Description = S/O 100S PICTURE WINDOW

End Line 800 Description

Received May 6, 2024
Planning and Building Department

End Line 400 Description

ALTERNATE SIX SINGE 30x56 WINDOWS TO REPLACE 14, 15 + 20



RO Size = 36" x 66"
Unit Size = 35 1/2" x 65 1/2"

Catalog Version 247

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
500-1	100 Series Single-Hung Equal Sash, Fixed/Active, 35.5 x 65.5, Dark Bronze w/Dark Bronze Sash / Frame: Dark Bronze Dark Bronze, Auto Lock Hardware	$886.60	$753.72	6	($797.28)	$4,522.32
	Unit 500 Total:	**$886.60**	**$753.72**		**($797.28)**	**$4,522.32**

Begin Line 500 Description

---- Line 500-1 ----

100 Series Single-Hung
Overall Rough Opening = 36" x 66"
Overall Unit = 35 1/2" x 65 1/2"
Installation Zip Code = 32084
U.S. ENERGY STAR® Climate Zone = Southern
Enhanced Performance = Yes - PG50
Search by Unit Code = No
Standard Width = 100SHS30XX - RO: 36" | UNIT: 35 1/2"
Standard Height = XX56 - RO: 66" | UNIT: 65 1/2"
Frame Width = 35 1/2
Frame Height = 65 1/2
Unit Code = 100SHS3056
Frame Option = 1 3/8" Setback
Venting / Handing = Fixed/Active
Drywall Access = No
Exterior Frame Color = Dark Bronze
Exterior Sash / Panel Color = Dark Bronze
Interior Frame Finish Color = Dark Bronze
Interior Sash / Panel Finish Color = Dark Bronze
Glass Construction Type = Dual Pane
Glass Option = Low-E
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Glass / Grille Spacer Color = Stainless
Full Divided Light (FDL)
Specified Equal Light
Grille Pattern = Specified Equal Light
Simulated Check Rail = No
Grille Bar Width = 3/4"
Exterior Grille Color = Dark Bronze
Interior Grille Color = Dark Bronze
2W1H
Hardware Style = Auto Lock
Lock Hardware Style = Andersen 100 Series
Number of Sash Locks = 1
Lock Hardware Color/Finish = Dark Bronze
Window Opening Control Device = No
Insect Screen Type = Half Screen
Insect Screen Material = Fiberglass
Insect Screen Color = Dark Bronze
Installation Material Options = No
Re-Order Item = No
Room Location = Double window
Unit U-Factor = 0.31
Unit Solar Heat Gain Coefficient (SHGC) = 0.28
Unit CPD Number = AND-N-80-02080-00001
U.S. ENERGY STAR® Certified = No
Clear Opening Width = 32
Clear Opening Height = 29.0625
Clear Opening Area = 6.45
SKU = 1008729623
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 01/31/2024
SKU Description = S/O 100S SINGLEHUNG/GLIDING WINDOW

End Line 500 Description

N/A

Catalog Version 247

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
600-1	Joining Component: Non-Reinforced Joining Kit Vertical Joining Kit 5' 5 1/2" 100SHS Dark Bronze, Dark Bronze Version:01/31/2024	$57.16	$48.59	3	($25.71)	$145.77
	Unit 600 Total:	**$57.16**	**$48.59**		**($25.71)**	**$145.77**

Begin Line 600 Description

---- Line 600-1 ----

7

Instr #2015022755 BK: 4014 PG: 1850, Filed & Recorded: 4/17/2015 9:41 AM #Pgs:2
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,050.00

Prepared by:
Jessica L. Peel
Olde Towne Title & Guaranty Agency, LLC
93 Orange Street, Suite A
St. Augustine, Florida 32084

File Number: 15-5032

General Warranty Deed

COPY

Made this March 12, 2015 A.D. By **KIG Group, LLC, a Florida Limited Liability Company**, 5545 A1A South, St. Augustine, FL 32080, hereinafter called the grantor, to **Gerard P. O'Hare and Delia McKain O'Hare, husband and wife**, whose post office address is: 1005 Bella Vista Blvd., 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 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 75 FEET OF LOT 1, BLOCK A, OF THE DUMAS TRACT, ACCORDING TO THE OFFICIAL MAP OF ST. AUGUSTINE, ALSO DESCRIBED AS BEING THE EAST 75 FEET OF LOT 1, BLOCK 3, OF THE J.H. SLATER SUBDIVISION OF DUMAS HOMESTEAD, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN MAP BOOK 1, PAGE 96

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.

Parcel ID Number: **206470-0000**

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, 2014.

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

Prepared by:
Jessica L. Peel
Olde Towne Title & Guaranty Agency, LLC
93 Orange Street, Suite A
St. Augustine, Florida 32084

File Number: 15-5032

Signed, sealed and delivered in our presence:

Witness Printed Name Victoria Sicurezza

KIG Group, LLC, a Florida limited liability company

_____(Seal)
by **Gregory Ulmer as Managing Member and authorized signator of Island Property Group, LLC, a Florida limited liability company, the Managing Member and authorized signator of KIG Group, LLC, a Florida limited liability company**
Address: 144 Ferrol Road, St. Augustine, FL 32084

Witness Printed Name Jessica Peel

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 12th day of March, 2015, by by **Gregory Ulmer as Managing Member and authorized signator of Island Property Group, LLC, a Florida limited liability company, the Managing Member and authorized signator of KIG Group, LLC, a Florida limited liability company**, who is/are personally known to me or who has produced a driver's license as identification.

Notary Public
Print Name: _____

My Commission Expires: _____

JESSICA PEEL
MY COMMISSION EXPIRES
September 11, 2017
#FF 025558
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

COPY

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2064700000
Location Address	50 WEEDEN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TR CITY BLK A E79FT OF LOT 1 OR3977/1482 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.160
Homestead	Y

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Owner Information

Owner Name	O'hare Gerard P,Delia Mc Kain 100% O'hare Delia Mc Kain 100%
Mailing Address	50 WEEDEN ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2024
Building Value	$190,249
Extra Features Value	$0
Total Land Value	$309,285
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$499,534**
Total Deferred	$22,946
Assessed Value	**$476,588**
Total Exemptions	$72,946
Taxable Value	**$426,588**

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

Historical Assessment Information

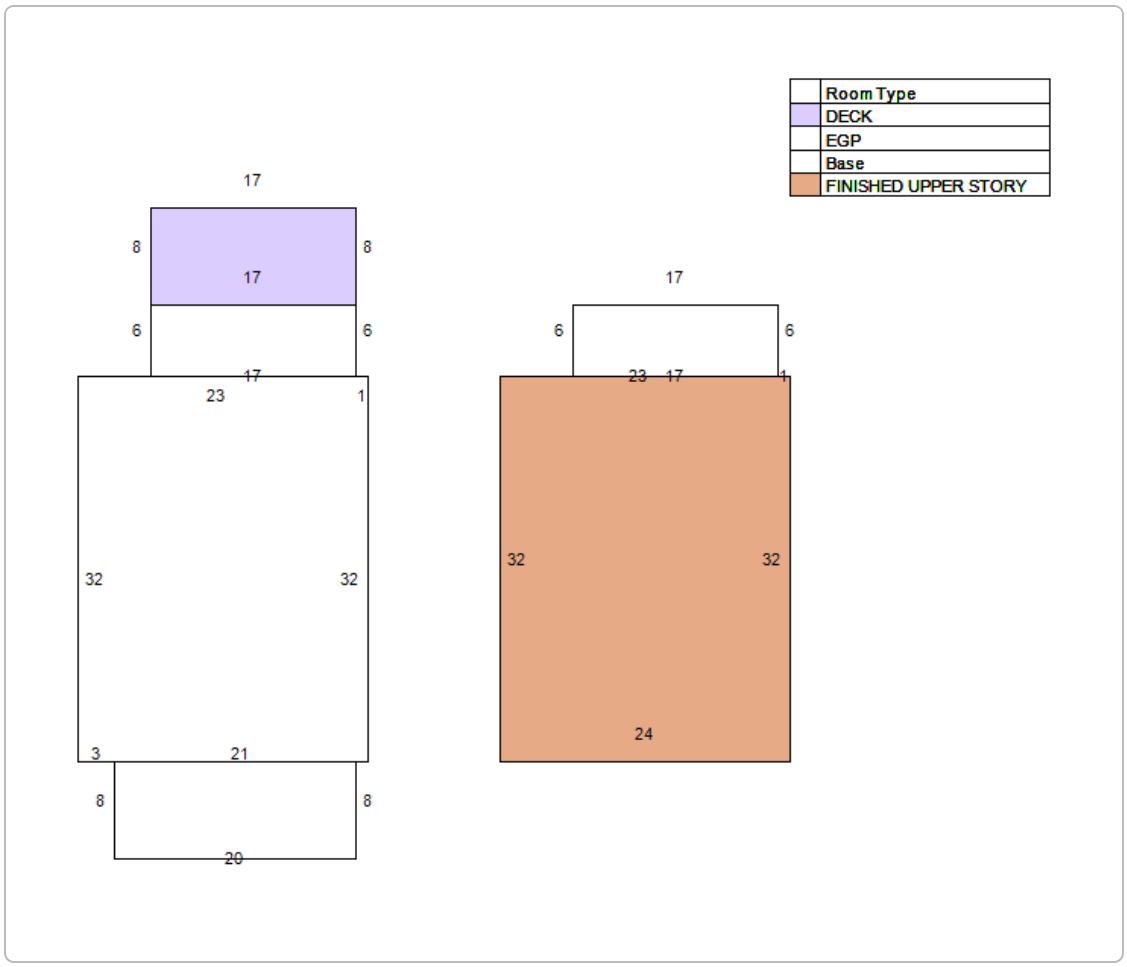
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$176,279	$0	$274,920	$0	$0	$451,199	$427,840	$23,359	$427,840
2022	$138,768	$0	$250,177	$0	$0	$388,945	$388,945	$0	$388,945
2021	$92,213	$0	$178,698	$0	$0	$270,911	$225,020	$95,891	$175,020
2020	$80,418	$0	$178,698	$0	$0	$259,116	$221,913	$87,203	$171,913
2019	$67,912	$0	$178,698	$0	$0	$246,610	$246,610	$0	$246,610
2018	$69,446	$0	$164,952	$0	$0	$234,398	$234,398	$0	$234,398
2017	$70,893	$463	$148,457	$0	$0	$219,813	$219,813	$0	$219,813
2016	$73,787	$463	$128,869	$0	$0	$203,119	$203,119	$0	$203,119
2015	$76,680	$463	$103,095	$0	$0	$180,238	$76,954	$180,238	$0
2014	$69,309	$536	$82,476	$0	$0	$152,321	$76,343	$152,321	$0
2013	$51,008	$298	$63,919	$0	$0	$115,225	$75,215	$115,225	$0

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$190,249	**Roof Structure**	Gable Hip
Year Built	1910	**Interior Flooring**	Pine Wood
Actual Area	2036	**Interior Wall**	Drywall
Conditioned Area	1536	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Stucco	**Baths**	

Description	Square Footage
FINISHED UPPER STORY	768
BASE AREA	768
UNFINISHED ENCLOSED PORCH	102
FINISHED DECK	136
UNFINISHED ENCLOSED PORCH	160
UNFINISHED ENCLOSED PORCH	102
Total SqFt	2036

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	79	86	79	EF	$309,285

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/17/2015	3/12/2015	$150,000.00	WARRANTY DEED	4014	1850	U	I	KIG GROUP LLC	O'HARE GERARD P,DELIA MC KAIN
1/20/2015	1/8/2015	$125,000.00	WARRANTY DEED	3977	1482	U	I	BROWN BERYL L	KIG GROUP LLC
	1/25/1996	$62,700.00	WARRANTY DEED	1152	1225	Q	I	HOOLEY CHRISTOPHER B & HELEN JANE E	BROWN BERYL L
	6/1/1989	$55,500.00		824	1217	Q	I	DEBOW CHRISTOPHER	HOOLEY CHRISTOPHER B,HELEN JANE E
	5/1/1988	$0.00		784	789	U	I	DEBOW CHRISTOPHER ALLEN,MARY DELORES	DEBOW CHRISTOPHER
	5/1/1982	$38,000.00		537	87	U	I	DIGRANDE SALVADOR J	DEBOW CHRISTOPHER ALLEN,MARY DELORES
	4/1/1982	$0.00		537	86	U	I	DANIELE ELVIRA DIGRANDE	DIGRANDE SALVADOR J

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 4/22/2024, 2:32:54 AM

Contact Us

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 16, 2024 Meeting

Application HP2024-0020 Address: 40 Orange Street

Applicant: City of St. Augustine

Property Owner: St. Johns County School Board

Project description: To make modifications to existing sidewalks and dirt paths around the Visitor Information Center's circular driveway.

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	N/A
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1961600000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property, located on the north side of Orange Street between Castillo Drive and Cordova Street and immediately south of the Huguenot Cemetery, currently features a reconstructed portion of the Cubo Defense Line. Formerly, the property was addressed 24 Orange Street and was home to the Dismukes Clinic building which has since been moved to its current location along the northern property line of Francis Field. Prior to development of the nearby Municipal Parking Garage, the property was the site of a bus drop-off area. The adjacent Visitor Information Center (VIC), formerly the St. Augustine Civic Center, was constructed c. 1935. Both the VIC building and Huguenot Cemetery are individually designated on the National Register of Historic Places.
2. Currently, a wide, informal, beaten dirt path, established over time by consistent pedestrian use to/from the VIC and parking garage (often called a "desire path") runs between Orange Street and the VIC's Circular Driveway. The City is requesting approval to pave this path for safety and aesthetic purposes.
3. The Architectural Guidelines for Historic Preservation (AGHP) states that appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. The proposed coquina concrete meets AGHP requirements and matches the material of the 10' wide VIC sidewalk to which this path connects but will be subordinate in scale with a 6' width.
4. The property is located within Archaeological Zone IA and near the Huguenot Cemetery. Public Works staff has determined that ground-disturbing impacts are likely to be limited; however, Archaeology staff should be consulted before and during work to ensure compliance with the city's Archaeology Ordinance.

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

SUMMARY SCOPE OF WORK:

1. Pave existing "desire path:"
    a. Coquina concrete material to match existing sidewalks
    b. 116' long
    c. 6' wide
    d. To tie into existing picnic table pads on north end

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 8, and 9 apply.
2. Retention of Distinguishing Architectural Character
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Parking, Landscaping, and Site Features

Do...
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- 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.
- 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.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- 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.

Pre-1821 & Post-1821
Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
40 Orange Street

Facing North

Staff Report pg. 5

STAFF PHOTOGRAPHS
40 Orange Street

Facing North

STAFF PHOTOGRAPHS
40 Orange Street

Facing North

STAFF PHOTOGRAPHS
40 Orange Street

Facing East

Staff Report pg. 8

STAFF PHOTOGRAPHS
40 Orange Street

Facing East

Facing North

STAFF PHOTOGRAPHS
40 Orange Street

Facing East

Staff Report pg. 10

STAFF PHOTOGRAPHS
40 Orange Street

Facing Southeast

Facing Northeast

STAFF PHOTOGRAPHS
40 Orange Street

Staff Report pg. 12

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0020 **Meeting Date: Thursday, May 16, 2024**

1. NAME OF APPLICANT: City of St. Augustine
   Business (if applicable):
   Address: PO Box 210
   City: St. Augustine State: FL Zip Code: 32085
   Daytime Telephone: 904-209-4326 E-Mail Address: harb@citystaug.com

2. NAME OF PROPERTY OWNER: St. Johns County School Board
   Business (if applicable):
   Address: 40 Orange Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 904-547-7500 E-Mail Address: harb@citystaug.com

3. PROJECT LOCATION: 40 Orange St, Saint Augustine, Florida, 32084

4. LEGAL DESCRIPTION: (1) CITY OF ST AUG OLD MOAT PROPERTY SCHOOL LOT N OF ORANGE STREET (EX 40 FT STREET SHOWN IN OR69/213) (EX PT LYING W OF US 1 NOT IN HISTORIC CRA) DB14/424 (2) SAN MARCO TRACT CITY E200 OF W262 OF S70FT OF LOT 1 DB180/20

5. SCOPE OF WORK: To make modifications to existing sidewalks and dirt paths around the Visitor Information Center's circular driveway.

Information attached by applicant includes:

- Application Agreement
- Scope of Work
- Site Plan
- Aerial Views

HARB APPLICATION AGREEMENT

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 40 Orange Street

Applicant's Name: City of St. Augustine Applicant's Signature: Dal Bush

Owner's Name: SJC School Board Owner's Signature: Jim Foster

Owner's Name: _____ Owner's Signature: _____

Owner's Name: _____ Owner's Signature: _____

(Can add additional signature page if needed)

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.

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0020

40 Orange St, Saint Augustine, Florida, 32084

Checklist Item	Checklist Item Description	Status	Comments
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Scaled site plan	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)	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	

Other Details Necessary for Review

N/A

Candice Seymour

From: Stephen Slaughter
Sent: Friday, May 3, 2024 1:39 PM
To: Julie Courtney; Candice Seymour
Cc: Isaac Kiltz; Mark Hartley
Subject: RE: VIC Sidewalk Proposal Overview

Please see below our write up. Let us know if there is anything else. Thank you,

A desire path has been identified at the Visitor Information Center. The path is well worn and connects the VIC to Orange Street. The city has received a request to improve this path. The Utilities & Public Works department would like to improve this desire path and install a coquina concrete sidewalk for our visitors to traverse.
The proposed sidewalk would be approximately 116-feet long and 6-feet wide. For comparison, the adjoining sidewalk to the north is 10-feet wide. City staff observed visitors' behavior and believe a six feet wide sidewalk will satisfy this demand. The proposed sidewalk will be 4-inches thick. The wear path sits below the existing and adjacent sidewalks, allowing for the proposed sidewalk to be installed with little (less than 3-inches) to no excavation.
The proposed sidewalk will not be straight but curve naturally with the worn path. The north end of the sidewalk will flare out connecting the westside of the existing picnic tables to the existing sidewalk, minimizing trip hazards in this area.
Please see attached map displaying visual description and location of the proposed sidewalk.

Stephen L. Slaughter, P.E.
Director, Utilities & Public Works

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

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Tuesday, April 30, 2024 12:12 PM
To: Stephen Slaughter <sslaughter@citystaug.com>; Candice Seymour <cseymour@citystaug.com>
Cc: Isaac Kiltz <ikiltz@citystaug.com>
Subject: RE: VIC Sidewalk Proposal Overview

Hello Stephen and Isaac,
We would just need dimensions (including the proposed width of the actual walkway and ideally the apron of the area adjacent to the picnic tables either on the sketch or listed on a description with the proposed material and any other details/elements that would be included with a project scope.

Thanks,

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

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

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From: Stephen Slaughter <sslaughter@citystaug.com>
Sent: Tuesday, April 30, 2024 12:00 PM
To: Candice Seymour <cseymour@citystaug.com>; Julie Courtney <jcourtney@citystaug.com>
Cc: Isaac Kiltz <ikiltz@citystaug.com>
Subject: FW: VIC Sidewalk Proposal Overview

Candice, Julie,

Please see attached sketch to go with the HARB packet. I'll stop by to discuss presenting to HARB

Stephen L. Slaughter, P.E.
Director, Utilities & Public Works

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From: Isaac Kiltz <ikiltz@citystaug.com>
Sent: Tuesday, April 30, 2024 9:52 AM
To: Stephen Slaughter <sslaughter@citystaug.com>
Subject: VIC Sidewalk Proposal Overview

Stephen,

Attached is the second rendering to the sidewalk proposal.

With Gratitude,
Isaac Kiltz
Engineer I
City of St. Augustine | Utilities
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.201.2839 | Fax: 904.309.4286
Email: ikiltz@citystaug.com
Web: www.CityStAug.com

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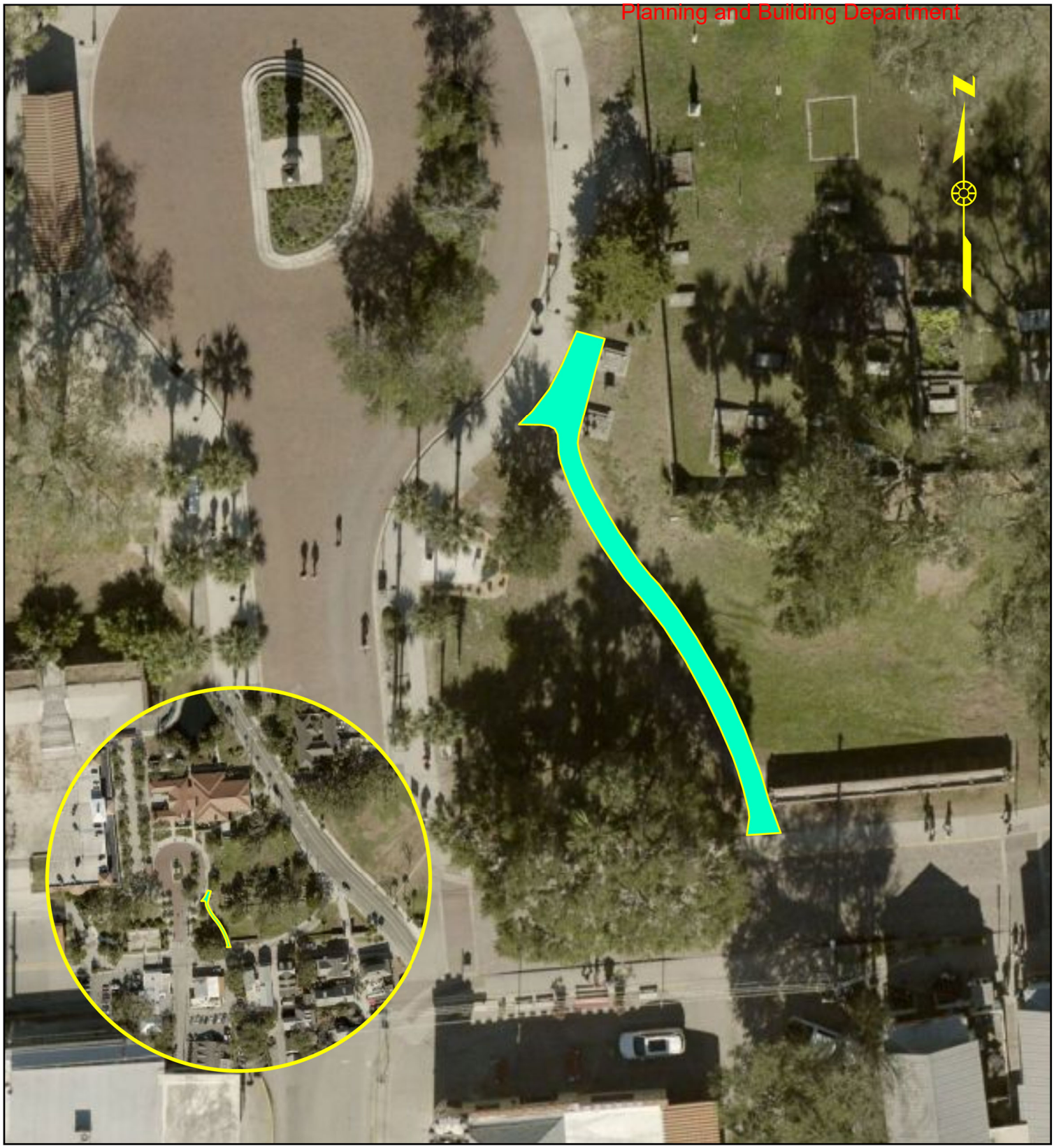
Received April 30, 2024
Planning and Building Department



Feet
0 12.5 25 50 75 100

St Augustine & St Johns County Visitor Information Center Sidewalk Proposal

Legend

VIC_Sidewalk_Pro

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: May 16, 2024

Re: Planning and Building Permits – Historic Preservation Districts

During the month of April 2024, the Planning and Building Department issued the following permits for projects within the HP zoning districts meeting pre-approved guidelines and/or HARB approved plans.

REPAIR, MAINTENANCE AND NEW CONSTRUCTION

44 Avenida Menendez (Install fire sprinkler system)

272 St. George Street (Gas utilities)

289 St. George Street (Gase utilities)

30 Charlotte Street (Front porch and rear stair repair)

289 St. George Street (Generator Installation)

32 Treasury Street (HVAC Installation)

51 Cordova Street (HVAC Installation)

245 Tolomato Lane (New electric meter for street lighting)

56 Charlotte Street (Plumbing)

275 St. George Street (Interior Renovations, second story porch replacement, removal of existing window (HARB approved porch and window under HP2024-0009)

35 Treasury Street (Partial re-roof with matching clay tile)

295 St. George Street (Re-roof, shingle to shingle)

SIGNS

19-1/2 St. George Street (Replacement signs, same sizes and locations)

DEMOLITION

350 Charlotte Street (Approved per F.S. 553.79)

308 Andreas Street (Approved per F.S. 553.79)

Candice Seymour

Candice Seymour, Historic Preservation Planner