CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

AGENDA

THURSDAY, APRIL 17, 2025 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) February 20, 2025 - Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Certificate of Appropriateness

*a)	HP2025-0016 CONTINUED FROM MARCH 20, 2025 REQUESTING CONTINUANCE TO MAY 15, 2025	Casey Tafuri - Applicant Chip Shot Properties L.L.C. - Owner 32 St. Francis Street For after-the-fact fenestration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.
b)	HP2025-0026	A to Z Roofing and Construction Inc. - Applicant Sara & Byron Young - Owner 172 Avenida Menendez To replace the existing standing seam metal roof with a different metal material.
c)	HP2025-0031	St George Street Ventures LLC - Applicant & Owner 52 St. George Street For wholesale replacement of second and third story windows with a different material.

7. Opinion of Appropriateness

a) HP2025-0032

Loci Architects, LLC - Applicant
Kenneth D. Hagler - Owner
5 Palm Row
To modify the existing duplex structure and site, including removal of the existing rear porch and steps, and possible removal of existing cisterns, to allow for a new addition and replacement of existing decorative shutters with operable shutters; and, to construct a new residential structure on the vacant portion of the property along the north side of Palm Row.

8. Certificate of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption

a) HP2025-0029

Justin and Krista Ahmad - Applicant & Owner
66 Saragossa Street
To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application for the elevation and proposed rehabilitation of a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District.

9. Certificate of Demolition and Partial Demolition

a) HP2024-0081
CONTINUED FROM
JANUARY 16, 2025

Mary & Scott Siefken - Applicant and Owner
47 Abbott Street
For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.

b) HP2025-0009

Susanne Sellars - Applicant & Owner
91 Kings Ferry Way
For partial demolition of a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including replacement of the existing two-story porch decking and railings, rear elevation siding, and rear elevation windows with new materials and designs.

c) HP2025-0028

New Direction Construction LLC - Applicant
Robert P. Jr. & Angela N. Hrdlicka - Owner
27 Lovett Street
For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, to include wholesale replacement of siding and windows with new materials and designs.

d) HP2025-0023

Sarah Ryan Architect - Applicant
Trinity Independent Methodist Church Inc - Owner
84 Bridge Street
For partial demolition of a church building, constructed c. 1913, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, to include dismantling of the existing bell tower and reconstruction with new materials, removal and replacement of bricks around the building base with installation of new flood vents, removal of an existing chimney visible from the west elevation, replacement of an existing pier at the northeast building corner, and various repairs to exterior brick and windows to match existing.

e) HP2025-0010
CONTINUED FROM MARCH 20, 2025

Elev8 Demolition - Applicant
Sandra Russaw Fluitt, Jacquiline Russaw Allen, & Joyce Russaw Browne - Owner
53 Evergreen Avenue
To demolish a residential building, constructed c. 1950, that is recorded in the Florida Master Site File and not located in a district.

f) HP2025-0030

Old City Law, PLLC - Applicant
Ponce Hospitality, Inc. - Owner
1306 N. Ponce de Leon Boulevard
To demolish a commercial garage building constructed c. 1963 that is not recorded in the Florida Master Site File is not located in a district.

g) HP2025-0025

A V S Builders, Inc. - Applicant
Elliot C. Pacetti & Wanda L. Wicker - Owner
24 Macaris Street
To demolish a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District.

10. Certificate of Appropriateness – City owned property

*a)	HP2025-0011 CONTINUED FROM MARCH 20, 2025	CBVR Telecom Design Group and Cellco Partnership Successor in Interest to Verizon Wireless - Applicant Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and 98 St. George Streets. ***For April 17, 2025 review, a new location of theToques Place parking lot was proposed.*** To install a new cell antenna and related cellular equipment in each of the locations.

11. Planning and Building Staff Communications
    a) Staff Approved Permits Report

12. Other Business
    a) Save the Date! Historic Window Workshop, hosted by the Historic Preservation Division, Saturday - May 10 (9am -1:30 pm): Includes informative overview of window restoration with live demo, followed by a hands-on component
    b) Annual St. Augustine History Festival - May 7-11, 2025: https://www.staugustinehistoryfestival.com
    c) Celebrate National Preservation Month - May 2025! A special proclamation is planned to be presented at the April 28th City Commission meeting.

13. Next Scheduled Meeting Date(s):
    a) May 15, 2025 - Regular Meeting

14. 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
February 20, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, February 20, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Gaere MacDonald, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Gaere MacDonald, Chairperson
Brad Beach, Vice-Chairperson
Paul Weaver, III
Catherine Duncan
Linda Potter

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

None

3. Approval of Minutes

MOTION

Mr. Beach MOVED to APPROVE the January 16, 2025 minutes as presented. The motion was SECONDED by Ms. Duncan.

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

4. Modification and approval of Agenda

Item 8.a. HP2024-0081 requested continuance to the March 20, 2025 meeting.

MOTION

Mr. Weaver MOVED to APPROVE the Agenda with the following modifications: Item 5.a. had been moved to Expedited Hearing; Item 6.a and 8.a would be continued to the March 20, 2025 meeting. The motion was SECONDED by Mr. Beach.

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

5. Public Comments related to Expedited Hearing items:

5. (a) HP2025-0004 – San Marco Office LLC– Applicant and Owner
6 Court Theophelia

To demolish a commercial building, constructed c. 1956, that is not recorded in the Florida Master Site File and not located in a district.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 6 Court Theophelia because it is not a local landmark

or otherwise designated as a historic building.

Ex Parte Communication: none

16 certified notices were sent, 4 were returned in favor, 0 were returned opposed and 0 had comments.

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

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0004 at 6 Theophelia Court based on the staff report and the finding that this building had no historical or architectural significance, was not locally recognized, and was not part of a National Register. The motion was SECONDED by Ms. Potter.

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

6. Certificates of Appropriateness

6. (a) HP2024-0079 – Azman & Maria M Dayakli – Applicant and Owner
56 Charlotte Street
Continued from January 16, 2025

To construct a storage shed on the rear yard.

This item was continued to the March 20, 2025 meeting. See item 4.

6. (b) HP2025-0001 – Joseph P. Finnegan Jr. Living Trust – Applicant and Owner
34 St. Francis Street

To replace the existing asphalt shingle roof with a new metal panel roof.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 34 St. Francis Street if the Board finds that the metal roof as proposed or modified by the HARB meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that has limited visibility from the street with the following condition:

1. Existing wood shingles above windows and doorway remain wood.

Sherrie Van Zant reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- 5v crimp metal roof seemed unusual for this house; strikingly different
- Insurance becomes an issue for roofs
- Earliest Sanborn Maps indicate that the house had a slate or tin roof previously
- Integrity of the house had been compromised with the garage door on the front
- This was not visible from the street
- The shingle roof would be a warmer design
- Keeping the wood shakes over the windows was a good idea
- The preference would be shingle; however, metal using the 5v crimp would be acceptable

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0001 at 34 St. Francis Street to replace the existing asphalt shingle roof with a metal striated 5v crimp roof. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

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

6. (c) HP2025-0007 – Len Weeks Construction.Design.Development LLC – Applicant
Robert Lichter Revocable Trust – Owner
152 St. George Street

To alter the existing storefront by relocating the front entry door and sign location and adding a new cornice trim, awning and paint.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 152 St George Street:

1. APPROVE as submitted or modified by the HARB if the Board finds that the storefront alterations meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design, OR
2. CONTINUE to allow the applicant time to submit more appropriate colors and/or design elements

Nicole Sterling reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- The proposal maintained the character of the period, but eliminated any wasted space
- Maintained the recessed entry feature
- Needed to use a pre-approved paint color
- This was a classic two-part commercial block
- The proposal was a classic design with kickplates, show windows, and the centered door that was recessed
- Compatible contemporary design
- Color selection was very close to the pre-approved palette
- There was no drawing of the overall building showing the awning
- Awning would be striped
- The old storefront would be demolished to replace old glass that was no longer safe
- The Florida Master Site File stated that the storefront had been redesigned indicating that there was no evidence to show that the existing storefront was a historical design
- Liked the design; however, was the historical character of the street being altered
- Because the storefront had been completely removed, there was room for some flexibility
- The new sign would have to be moved higher on the front side of the building to accommodate the new awning that would be installed
- The sign would have to go through staff review before being approved
- The signage would need to fit within the guidelines for that part of the city

Len Weeks was sworn in for the record and discussed the color selection for the awning as well as the paint color on the building.

Mr. Weaver said the current color on the building allowed for some leeway for the applicant with the color selection for the awning

MOTION

Mr. Beach MOVED to APPROVE application HP2025-0007 152 St. George Street as presented and as designed based on the following: that the awning and the paint colors be administratively approved. The motion was SECONDED by Mr. Weaver.

DRAFT

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

7. Opinion of Appropriateness

7. (a) HP2024-0074 – Bradshaw Building LLC – Applicant
Kresge And Kids LLC – Owner
312 St. George Street
Continued from December 19, 2024

To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street.

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 an Opinion of Appropriateness at 312 St. Geroge Street:

1. APPROVE if the Board finds that the general concept as proposed or modified by the HARB meets the architectural requirements of the AGHP with the understanding from the applicant that a Certificate of Appropriateness application with full architectural and construction details must be approved by the HARB prior to issuance of a building permit; OR

2. CONTINUE to allow the applicant time to submit additional details as required by the Board for approval.

Steve Bradshaw reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- This was an ancillary building
- Two story proposal would seem to be for a garage apartment
- Supported the demolition
- The new building should not be constructed on the property line
- Wanted to see the site plan and try to avoid having to have a variance
- More specific information was needed to approve the new building

Ms. Seymour reminded the board that this was an Opinion of Appropriateness so the applicant would have to return with plans prior to obtaining a permit for new construction. She advised the Board of the yard requirements in HP-1.

- Confirmed that the drawing provided was the proposed plan for the new building
- New construction should complement the older building

There was consensus with the Board that the demolition should be approved.

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0074 at 312 St. George Street with the idea that the existing auxiliary structure could be demolished, and the applicant would return with plans for the new two-story structure following the suggestion from the Board, that the applicant met the side setback requirement, and the twenty foot distance from the main house and the new building, and the designs were complimentary with the existing building. The motion was SECONDED by Mr. Beach.

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

7. (b) HP2025-0005 – Open City Architecture, LLC – Applicant

Trinity Episcopal Church of St. Augustine – Owner
215 St. George Street

For preliminary review of site changes to the south elevation along Artillery Lane including a new storage shed, entry portico and breezeway, masonry wall, and labyrinth garden.

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 Opinion of Appropriateness at 215 ST. George Street if the Board finds that the general concept as proposed or modified by the HARB meets the architectural requirements of the AGHP with understanding from the applicant that a Certificate of Appropriateness application with full architectural and construction details must be approved by the HARB prior to issuance of a building permit.

Conner Dowling reviewed the application.

Ex Parte Communication: none
Public hearing was opened; however, there was no response.

The Board discussed:

- The garden would be open to the public
- This would be a meditative labyrinth garden
- Needed to see more specific drawings for the garden
- The design seemed fitting with the area
- There were proximity challenges for the existing breezeway
- Should the arch be more squared off

Mr. MacDonald advised that this was a conceptual drawing because of the cost of drafting the plans in detail.

- Liked the concept as presented
- The area in question was austere
- The undulating wall seemed to be the best fit for the area
- The wall mimicked the slight arch that was in the breezeway
- The drawings as presented did not offer enough support to the existing architecture
- The wall would be a good backdrop for the plantings
- Wanted to see landscape specifics
- Rethink the entrance to hide the wall when looking through the portico

MOTION

Mr. Beach MOVED to APPROVE Opinion of Appropriateness HP2025-0005 at 215 St. George Street as designed and based on the comments from the Board using the low wall, labyrinth and adding additional details int the next iteration. The motion was SECONDED by Ms. Potter.

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

8. Certificates of Demolition and Partial Demolition

8. (a) HP2024-0081 – Mary & Scott Siefken – Applicant and Owner
47 Abbott Street
Continued from January 16, 2025

For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later on and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the

[1] Break 2:40 – 2:51 pm

existing pier foundation, and demolition of a detached shed structure.

This item requested a continuance to the March 20, 2025 meeting. See item 4.

8. (b) HP2025-0006 – 20/20 Commercial Holdings Washington LLC – Applicant and Owner
142 Washington Street

For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above a balcony with access doors.

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 for Partial Demolition at 142 Washington Street:

1. APPROVE the proposed balcony and access door if the Board finds that the proposed replacement design maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope in accordance with Secretary of the Interior Standards (SOIS) for rehabilitation #9, OR

2. CONTINUE the application to allow for inclusion of the after-the-face window replacement within the application's scope of work.

Shane Jackson reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

Melinda Rakoncay said that there was a big difference between the old wood windows that were six over one compared to the new four over one metal or vinyl windows. She asked the Board to continue the application.

BJ Kalaidi asked if the demolition would remove the building from the historic district. She wanted to know how many buildings were still listed in the Lincolnville Historic District. She felt that the area was no longer the same with all the changes that have occurred recently.

Leslie Keyes said that after attending a conference with the National Park Service, it seemed clear that they wanted to keep the old wood windows as much as possible. She said that repair rather than replacement was the method that the park service wanted to use.

Public hearing was closed.

The Board discussed:

- The window replacement would not remove the building from the National Historic District

Ms. Courtney advised the Board that the process for updating the nomination for the National Historic District was not completed. She said that 701 buildings were included in the district, 507 contributing, 54 non-contributing and 104 not historic.

- The neighborhood had opposed bringing the area under a city historic district designation ordinance
- Vinyl windows were not appropriate
- From the Sanborn map there was no evidence of a balcony
- This was not an HP district, so there was more flexibility available
- A window survey should have been completed

- The sandwiched muntin was not appropriate, one over one window would be more acceptable
- Any original windows should remain and be repaired
- Confirmed that no one was living in the house
- Suggested that the upper sash be removed so that the look would be more correct
- The French door was not appropriate
- The research should be done on any historic building prior to the work being done
- The pairs of columns on each side were a nice idea and the improvements on the front were acceptable
- The balcony and the French door changed the scale of the front of the building

Mr. MacDonald asked if the original permit application had the request for the windows.

Ms. Seymour listed the application timeline for the board.

Mr. Weaver stated that the changes to the portico were okay. He said that the balcony was not acceptable, and any original windows should be kept.

Ms. Duncan added that a clad-style window that had a different profile and muntin would be more appropriate. She said that one over one style without the muntin would be better.

Mr. MacDonald advised that an adhesive muntin could be added to the outside of the windows.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0006 at 142 Washington Street to the March 20, 2025. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

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

8. (c) HP2025-0008 – AVS Builders, Inc. – Applicant
Elliot C. Pacetti & Wanda L. Wicker – Owner
24 Macaris Street

For partial demolition of a residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District, for work related to rehabilitation, including alterations to exterior siding, windows, roof, and removal of chimney and existing rear addition for expanded replacement addition.

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 24 Macaris Street fi the HARB can make the following findings:

1. The proposed replacement windows and siding and proposed roof and fenestration changes as proposed and/or modified by the HARB maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope

2. Removal of the chimney will not compromise the overall historic character and integrity of the structure.

Jack Spence, representing the applicant, reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

Richard Rodriguez questioned why the historic buildings did not have to provide an engineering report as did some of the other homeowners.

Leslie Keyes questioned the scope of the damage to this building. She suggested that if an engineer was going to be used, one that had experience with historic buildings should be used.

Public hearing was closed.

The Board discussed:

- The chimney was part of the bungalow design, and an effort should be made to restore it
- After looking at the side profile, felt that this was part of the bungalow as a character defining feature
- Confirmed that the windows had already been removed
- The proposed replacement windows were appropriate as was the roof material
- Chimney did not have to be operable, but should be rehabilitated
- The flare at the bottom of the chimney indicated that there was a hearth on the inside.
- The current siding looked good, albeit it needed rehabilitation.
- Did not see the need for replacing all the siding
- Confirmed that the front porch area had already been replaced with the new siding
- Siding was in good condition and could add value to the house by keeping it on the house
- Siding going to the ground was not the best detail, lifting it off the ground was a better solution
- Agreed that the wood siding should be kept and repaired.

Victor Saris was sworn in for the record. He reviewed additional information for the board associated with the siding. He suggested keeping the front elevation using the old, reclaimed siding and that the sides would have newer material to improve the integrity of the home.

- Confirmed that the applicant would be putting sheeting and a vapor barrier on the walls once the siding was removed

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0008 at 24 Macaris Street to include the window replacement as proposed and the roof material to be one-inch standing seam metal roof. To salvage the original siding to use on the front elevation and hardy board on the secondary elevations. The chimney would remain unless an engineering report was provided stating otherwise. The motion was SECONDED by Ms. Potter.

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

8. (d) HP2025-0003 – Jax IVC Real Estate Holdings, LLC – Applicant and Owner
95 Oneida Street

To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the LincoInville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

Ms. Courtney read the staff report and said based on a review of the AGHP, HARB discussions and approval with conditions

related to previous partial COD applications for this property, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Partial Demolition at 95 Oneida Street:

1. To APPROVE if the board has sufficient details to make a determination and can find that the proposed partial demolition, modifications to the exterior, and replacements will not compromise the architectural integrity of the contributing building or historic district, with the following conditions:

   a. The central portion of the two-story front porch design will include the same design as the existing turned posts and character defining porch's gabled roofline.

   b. Proposed replacement elements and finishes that were not properly detailed or specified in the application will be administratively approvable; otherwise, further HARB approval will be required.

   c. For any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28-89(6): The Board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

2. To continue to allow the applicant time to provide the details and make modifications to the proposed design, according to the direction of the HARB

James McGeorge reviewed the application

Ex Parte Communication: none

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

Public hearing was opened.

BJ Kalaidi was hopeful that this building would remain on the Lincolnville National Register Historic District listing.

Public hearing was closed.

The Board discussed:

- Confirmed that the gable roof on the second story porch would be kept
- At the time of permitting, there would be a full window assessment
- There would be an attempt to salvage the siding
- Should the windows on the new addition in the back match the window fenestration on the rest of the house
- A balance for the elevation would be presented
- Thought staff was able to approve much of the work
- The chimney would require an engineering evaluation
- Re-evaluate the north elevation

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0003 at 95 Oneida Street with the conditions that the central porch of the two story front porch would be the same design as was originally approved; that replacement elements and finishes that were not properly detailed in the application would be administratively approved or return to HARB if necessary; if feasible, salvage any materials; as part of the administrative review, work with staff to make the fenestration pattern consistent with the historic addition; preservation of the chimney if possible. The motion was SECONDED by Mr. Beach.

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

DRAFT

MOTION CARRIED UNANIMOUSLY

8. (e) HP2025-0002 – Jax IVC Real Estate Holdings, LLC – Applicant and Owner
93 Oneida Street

To demolish a residential building constructed c. 1871-1885 that is recorded in the Florida Master Site File and contributing to the LincoInville National Register Historic District.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 93 Oneida Street:

1. APPROVE the proposed demolition of the existing house if the HARB finds that the evidence submitted or provided during the hearing is sufficient and that the building condition assessment provides enough evidence that the building is not a candidate for adaptive use or rehabilitation.

    a. If approved, the HARB may add the condition for any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28-89(6) (item number was revised with the September 9, 2024 City Commission approval): The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

2. Continue the application to allow the applicant time to provide more supporting evidence, which may include credentials of the engineer who did the structural assessment and more economic hardship information if the HARB determines that the permanent loss of this NRHD contributing structure "will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship".

James McGeorge reviewed the application

Ex Parte Communication: none

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

Public hearing was opened.

Melinda Rakoncay wanted the Board to do everything that they could to save this house. She agreed that structural engineers needed to have a background working with historic structures.

BJ Kalaidi thought that this was a classic case of demolition by neglect.

Public hearing was closed.

The Board discussed:

- This was one of the original homes that had been built in the area known as Africa after the Civil War
- There were elevation drawings from a previous application
- The Board could require some basic photographs of the various elevations
- The engineer report had deemed the building unsafe
- There was no access to the rear portion of the lot if the building stayed in its present location
- The time frame was about one year before any new work would be started at 93 Oneida
- Felt that this building did not need to come down
- Could the building be preserved as a shell because of its historical significance
- Move the building to a different location in the yard and preserve the shell
- The addition was in very poor condition and would need to be removed

Mr. MacDonald said that he would like to take a closer look at the building and suggested continuance for this application.

There were several alternative uses discussed for the building attempt to save the building.

Mr. McGeorge was amenable to the suggestions.

MOTION

Mr. Weaver MOVED to APPROVE Partial Demolition for application HP2025-0002 at 93 Oneida Street to demolish the rear addition. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Weaver, Duncan, Potter, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

9. Opinion of Appropriateness – Large Project
9.(a) HP2024-0055 Rogers Towers, P.A. – Applicant Kasam Hospitality, Inc. – Owner 24 Cathedral Place / Charlotte Street (PID 1971600000 and 197200000)
Continued from January 22, 2025

To construct commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot, related to an adaptive use project of the existing buildings.

Ms. Courtney read the staff report and said based on a review of the AGHP, reviews and discussions by the HARB at multiple previous meetings, and without the support of evidence to the contrary, staff finds that the board can take the following actions related to the new buildings, landscape, and other related features and design elements proposed in an Opinion of Appropriateness at 24 Cathedral Place:

1. CONTINUE to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested, ensuring that the proposed work is compatible with the AGHP and the St. Augustine Style reconstructions with all the permutations of development from 1565 to 1821.

2. APPROVE if the board finds that the overall project design and architectural concepts generally comply with the AGHP, St. Augustine Style reconstructions and/or Houses of St. Augustine 1565-1821, by Alber Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority.

    a. If making a motion to approve, the HARB may make detailed recommendations that should be accommodated with a subsequent COA application

Les Thomas and Jeremy Marquis were sworn in for the record and presented a review of the application in its latest iteration with Ellen Avery-Smith including the highlights from the Special Meeting in January.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi said that this development was not compatible with the Town Plan National Historic District. She cited her supporting information for her opinion. She felt that the project would destroy the character of the town plan.

[2] Break 5:41 – 5:58 pm

Melinda Rakoncay was glad that Les Thomas had joined the project and how it had been moved to a more Spanish Colonial Style. She said that Charlotte Street was the narrowest Spanish Street in the city and she thought that the scale of the project was too much for this area. She wanted to see the height reduced to one-story and one and a half stories rather than two and two and a half stories.

Richard Rodriguez was concerned about the additional traffic problems that would be created with the new hotel. He mentioned that there could be flooding problems as the pressure on the drainage would be increased. He said also that the construction could cause damage to the older buildings in the area.

Bryce Hannon was advocating for the project. He thought that if the project was allowed to proceed, there would be additional funds available for other services in the city. He said that the hope was to grow the hospitality in St. Augustine to make it a food and beverage destination across the world. He felt that there were many positive things that would be brought to the city with the addition of this hotel.

Mr. Rodriguez talked about the increased traffic in the area and said he was not opposed to the hotel, but did not support the garage.

Public hearing was closed.

Ms. Avery-Smith clarified with Ms. Courtney that the landscape plans were in the packet, but not the latest renderings presented by Mr. Marquis and Mr. Thomas.

The Board discussed:

Mr. Beach felt that the board was hyper focused on the project at hand not the bigger picture. He suggested showing how the project fit into the entire downtown area should be the focus. He wanted to look at the fenestration to include the window openings, proportion, layouts, roof treatments, the dormers, courtyards, and who would be using them and also what the purpose was and would they be open to the public. He asked for the reasoning of the difference in style.

Mr. Thomas said there were no doors opening from the building to the courtyard and the different style walls were there to add depth to the design.

Ms. Duncan confirmed that the purpose of the trash compactor was to eliminate the trash cans being on Charlotte. She wanted to know if the gates would be open during the day. She agreed that there appeared to be too many dormers and thought the height of the building should be reduced by removing some of the dormers.

Ms. Avery-Smith said that there were no more rooms to remove as 21 rooms had been removed thus far.

Mr. Weaver said that this was a transition area in the city between Cathedral and Treasury. He did not think that the project was out of scale for the area. The building was in keeping with the spirit of HP-2. He asked the Board how much more detail was needed for an Opinion of Appropriateness.

Mr. MacDonald wanted to know what type of construction practices would be used to limit any potential damage to the historic buildings in the area. He said that the mass had changed and was better, he did not think that people should have access to the courtyard since they were outside of hotel rooms. He pointed out that there were some points where the height of the building exceeded 35 feet.

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0055 at 24 Cathedral Place/Charlotte Street to construct commercial buildings on the west side of Charlotte Street and south side of

Treasury Street to flank a new parking garage on the existing parking lot,. The motion was SECONDED by Mr. Beach.

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

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

11. Other Business

11. (a)

Ms. Courtney observed an obituary for Martin Gold, who was considered a great contributor to the city as an architect.

11. (b)

Ms. Lopez gave an update on the bill regarding illegal demolition and changing the maximum penalty.

12. Next Scheduled Meeting Dates

12.(a) March 20, 2025 – Regular meeting

13. Adjournment

There being no further business, the meeting was adjourned at 7:33 P.M.[3]

_____
Gaere MacDonald, Chairperson

[3] Transcribed by Michele Fudo

DRAFT

Candice Seymour

From: Josiah Duff <Josiah@jaaarchitecture.com>
Sent: Thursday, April 3, 2025 3:07 PM
To: John Allmand; mark@psrps.com; Sergey Rednikov; Candice Seymour
Cc: casey@psrps.com; andrew@equitybuildersfl.com
Subject: RE: 32 St. Francis Street - Certificate of Appropriateness application for the March 20, 2025 Historic Architectural Review Board Meeting

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.

Candice,

Nice to speak with you again!

JAA Architecture is helping to facilitate the COA process and will be providing the appropriate documentation and drawings you've listed.

We will need additional time to complete the design package and ask that this COA be deferred for continuance.

Please let us know the next submittal date and meeting time so we can mark our calendars. 😊

--
Sincerely,
Josiah Duff

JAA Architecture Inc.
2063 OAK STREET
JACKSONVILLE, FLORIDA 32204

Office: (904) 379-5108
Email: Josiah@jaaarchitecture.com
Web: www.jaaarchitecture.com

From: Candice Seymour <cseymour@citystaug.com>
Subject: 32 St. Francis Street - Certificate of Appropriateness application for the March 20, 2025 Historic Architectural Review Board Meeting
Date: February 24, 2025 at 4:01:53 PM EST
To: "andrew@equitybuildersfl.com" <andrew@equitybuildersfl.com>, "Casey@psrps.com" <Casey@psrps.com>
Cc: "mark@psrps.com" <mark@psrps.com>

RE: 32 St. Francis Street

Greetings!

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 17, 2025 Meeting



Application HP2025-0026 Address: 172 Avenida Menendez

Applicant: A to Z Roofing and Construction Inc.

Property Owner: Sara & Byron Young

Project description: To replace the existing standing seam metal roof with a different metal material.

COA HP2025-0026
172 Avenida Menendez
April 17, 2025

Architectural Style:	Spanish Colonial/ Frame Vernacular	Florida Master Site File:	SJ02505
National Register:	St. Augustine NRHD: Contributing	Construction date:	C. 1800-1808
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1985700000		
Agenda Item:	6(b)	Previous Action(s):	COA 2005-0889

STAFF SUMMARY AND ANALYSIS:

1. Located on a through lot fronting both Marine Street and Avenida Menendez, this Spanish Colonial coquina residence was constructed c. 1800-1808. A Frame Vernacular second story was added to the building by the 1890s and an addition off the south side was added between 1910 and 1917.
2. The applicant is seeking to replace the existing standing seem metal roof with a new standing seam metal roof in a bronze finish that would match the adjacent residence to the north and is a solid color chosen to match some of the dark patina on the existing roof.
3. While the applicant has suggested the existing roof is copper, there is no clear evidence beyond greenish corrosion visible on parts of the roof. Sanborn Map and Florida Master Site File research indicates the metal roof was likely tin which can develop a greenish-grey patina over time.
4. An appropriate standing seam metal panel design is proposed to match the existing standing seam; however, color finished metal panels are generally not approved by the HARB unless they match the original roof. The Architectural Guidelines for Historic Preservation (AGHP) recommends replacing historic roofs with matching materials or new materials that match the original in composition, size, shape, color and texture. The Board should consider whether utilizing the bronze finished metal panel to match the existing roof's brown patina is appropriate for this historic structure.
5. Because the roof design is Frame Vernacular, a galvalume finish as recommended under AGHP pre-approved guidelines, could be appropriate for this structure.

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 **172 Avenida Menendez** if the Board makes the following finding:

1. The proposed standing seam metal roof, with finish as proposed or modified by the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace existing standing seam metal roof with new (to be installed in stages as shown in application packet:
   a. Medium Bronze finish

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. Retention of Distinguishing Architectural Character
4. Retention of Significant Later Alterations and Additions
9. Compatible Contemporary Design for New Alterations and Additions

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

Pre-1821

Second Spanish Period roofs may be gable, hip or gable-hip. Roofs are generally pitched between 40° and 45°, but may be as low as 30°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate or barrel tile roofs may be appropriate.

Post-1821

Frame Vernacular roofs locally are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick and are occasionally finished with stucco. Refer to the Pre-Approved Guidelines when considering replacement roof materials for a list of materials that are acceptable and can be approved with a building permit by City Staff.

LIST OF ATTACHMENTS:

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

172 Avenida Menendez
Staff Photos



Front (east) Elevation

172 Avenida Menendez
Staff Photos



Front (east) Elevation, Adjacent Residence Example of Proposed Product

172 Avenida Menendez
Staff Photos



Front (east) Elevation, Adjacent Residence Example of Proposed Product

172 Avenida Menendez
Staff Photos



Close-up of Roof

172 Avenida Menendez
Staff Photos



South Elevation from Marine Street

172 Avenida Menendez
Staff Photos



North Elevation from Marine Street

172 Avenida Menendez
Staff Photos









Aerial Views of Existing Roof

172 Avenida Menendez
Staff Photos



Adjacent Building to the North with Proposed Material

172 Avenida Menendez
Staff Photos





Residence to the South and detached garage with Proposed Material

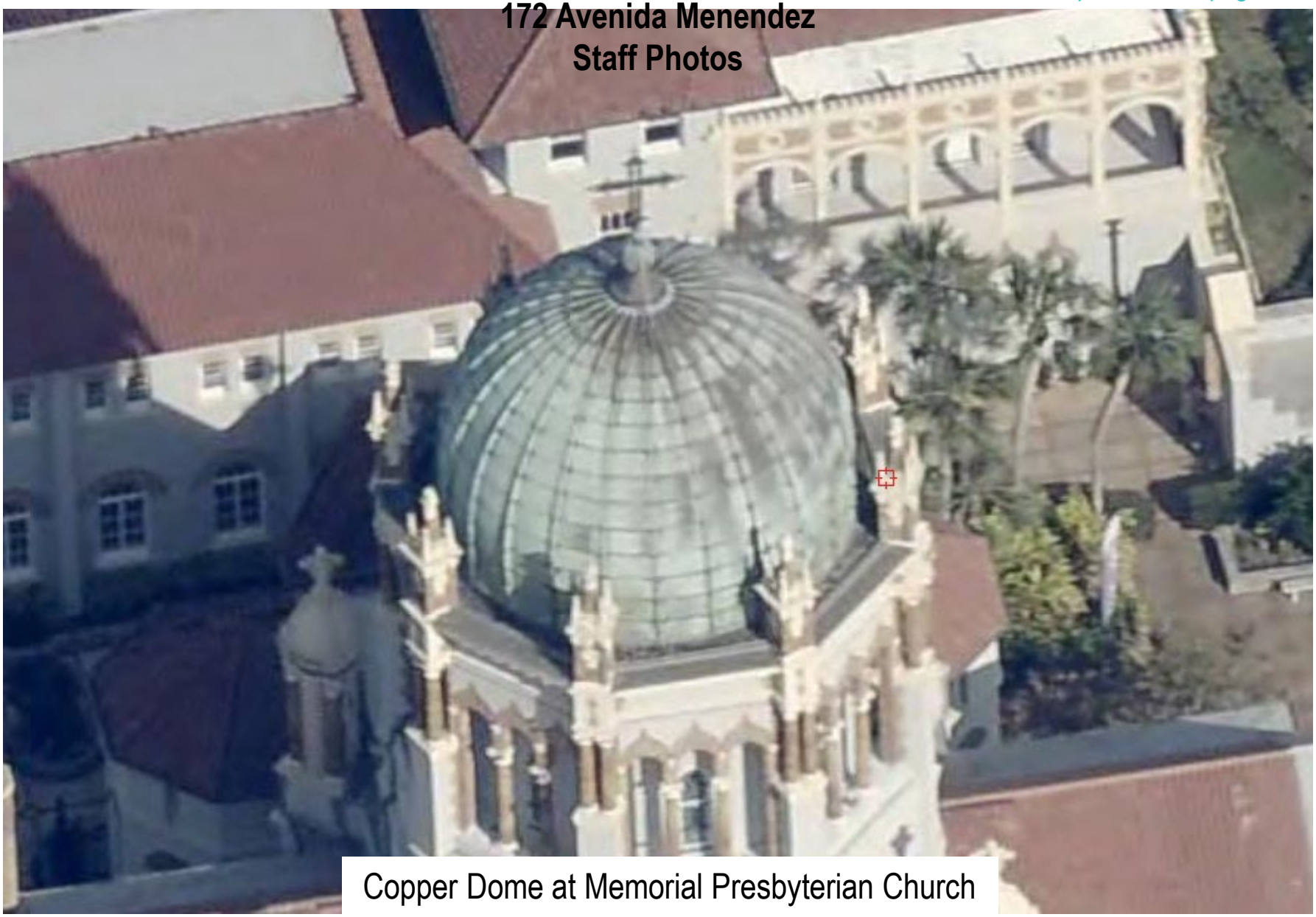
172 Avenida Menendez
Staff Photos





Avenida Menendez Context Photographs

172 Avenida Menendez
Staff Photos



Copper Dome at Memorial Presbyterian Church

1980

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 1009==

Site Name: 172 Avenida Menendez 830== Survey Date: 7808 820==

Address: 172 Avenida Menendez, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) South 45' front of lot (lot) 868==

12 868==

Owner of Site: Name: Sanders, Nancy Sparkes;

Address: 172 Avenida Menendez

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP-1

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

UTM: 17 (zone) 470110 (easting) 3306270 (northing) 890== Location: T07S (T) R30E (R) S17 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1820c 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, drop siding, with cornerboard, stucco, metal novelty shingles 854==

Structural Systems: Wood frame, masonry coquina 856==

Features of Structure: (942)

Window Type: DHS 8/8, 6/6 casement multi-pane, blinds moveable louvers 942==

Foundation: Masonry, stone, coquina 942==

Roof Type: Gable intersecting 942==

Secondary Roof Structures: Hip, porch 942==

Porches & Balconies: 942==

Chimney Location: Offset rear slope 942==

Materials: (882)

Chimney: Stuccoed 882==

Roof Surfacing: Metal (cooper) standing seam (tern plate) 882==

Ornament Exterior: Jigsawn & spindle gable work turned spindle posts, jigsawn brackets & barge board 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: 864==

Relationship to Surroundings: 859==

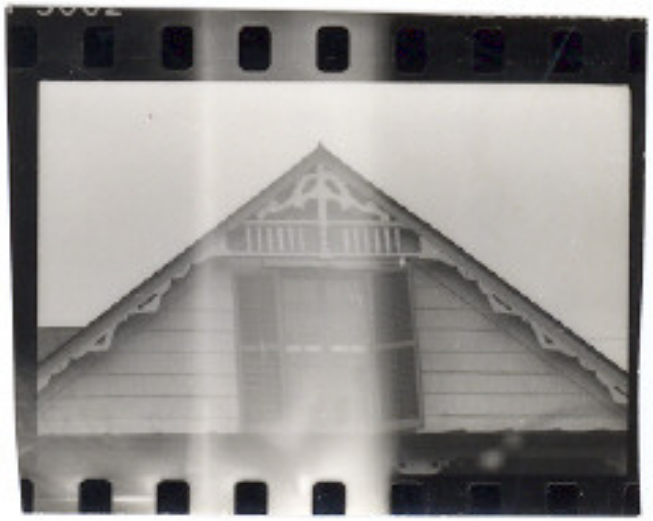
III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

Packet, page 19






5062
KODAK SA


→19A
→20
5062
KODAK SA


FETY FILM 5062




→14A
KODAK

South 45 ft. of Lot 12, Block 22

73 Marine St./172 Avenida Menendez

1803 appraisal of stone house owned by ~~deceased~~ estate of don Miguel de Iznardy

Masonry house no. 2

Located on said street (Marine Street) bounded on the north by the house of Don Fernando Arredondo, on the south by the house of the same Don Miguel de Iznardy, on the east by the bayfront, and on the west by the said street.

Masonry

For 30½ varas of masonry of the east wall at 15 reales ~~per~~ vara . . . . . 57 . . 1

21 1/3 (varas of masonry) of the south wall at said price . . . . . 38 . . 1

30½ (varas of masonry) of the west (wall). . . . . 57 . . 1

21 1/3 (varas of masonry) of the north (wall) . . . . . 38 . . 1

12 (varas of masonry) of the east wall of the gallery/porch (corredor) at 10 reales . . . . . 15 . . . .

9 (varas of masonry) of the south wall (of the gallery/porch) . . . . . 11 . . 2

18 (varas of masonry) of the two northern walls of the partition at said price. . . . . 22 . . 4

13 varas (of masonry) of the parlor and dining room chimney at 21 reales per vara . . . . . 35 . . 3

57 (varas) of concrete (hormigón) floors for the parlor and dining room at 2½ reales per vara . . . . . 17 . . 6 . 17

6 (varas) of masonry of the east wall of the kitchen at 10 reales. . . 7 . . 4

13 (varas of masonry) of the south (kitchen wall) at said price . . . 16 . . 2

5 (varas of masonry) of the west (kitchen wall) at said price . . . . . 6 . . 2

13 (varas of masonry) of the north (Kitchen wall) at said price . . . 16 . . 2

1980
Staff Report Packet, page 22

8 (varas of masonry) of the kitchen chimney at 21 reales . . . . . 21 . . . .

40 (varas of masonry) of the north, east and south fence at

8 reales . . . . . 40 . . . .

168 square (varas) of the house and lot at one real per vara . . . 21 . . . .

Value of Masonry . . . . . 420 . . 5 . 17

Carpentry

For a shingle roof . . . . . 45 . . . .

a floor . . . . . 30 . . . .

3 doors . . . . . 16 . . 4

4 windows . . . . . 16 . . . .

The Kitchen

For 1 door . . . . . 5 . . . .

1 window . . . . . 2 . . . .

a roof . . . . . 16 . . . .

1 privy . . . . . 6 . . . .

Value of carpentry 136. . 6

Total value

Masonry . . . . 420 . . 5 . . 17

Carpentry . . . 136 . . 6

557 . . 3½ . 17

Source: East Florida Papers, Testamentary Proceedings, Bundle 307Q14, no. 8, fols. 55-67v.

Page 1 HISTORICAL STRUCTURES FORM Site # SJ 2525
X orginal FLORIDA MASTER SITE FILE
__ update Recorder # _____

Staff Report Packet, page 23

SITE NAME: 172 Avenida Menendez
HISTORICAL CONTEXTS: 19th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: private
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 172 Avenida Menendez, St. Augustine, Florida
VICINITY OF/ROUTE TO: East side of Avenida Menendez between Br
idge & St. Francis Sts.
SUBDIVISION: City of St. Augustine BLOCK: 22 LOT: 12
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 17
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 470110 NORTHING:3306270
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +c.1803 RESTORATION DATE(S): / /
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): priv. resid.
PRESENT USE(S): priv. resid.

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: L-shape
INTERIOR:
NO.: STORIES: 2.5 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): wood fram, masonry coquina

EXTERIOR FABRIC(S): Wood, drop siding w/ cornerboards, studd
o, metal novelty shilngles
FOUNDATION: TYPE masonry, stone (coquina)
PORCHES: balcony on west, 2-story open porch on east
ROOF: TYPE inersecting gable SURFACE metal (copper) standing s
SECONDARY STRUCS. hip porch
CHIMNEY: NO. 2 MTLS stuccoed LOCNS offset real s
WINDOWS: DHS 8/8, 6/6, casement multipane, blinds moveab
le louver
EXTERIOR ORNAMENT: jigsawn & spindle gable work, barge boar
CONDITION: SURROUNDINGS: Residential; narrow streets
NARRATIVE (general, interior, landscape, context; 3 lines only)

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

Staff Report Packet, page 24

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE: Architecture, tourism, military, ethn-heri
tage, transportn, local

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

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

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

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

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

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

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

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

SITE NAME _____
NATURE OF SITE __X__standing structure __archaeological site __both

A. NARRATIVE DESCRIPTION OF SITE

The colonial architecture of St. Augustine was influenced by a royal ordinance concerning the laying out of new towns issued by the King of Spain in 1573. It was decreed that in hot climates the streets should be narrow, and that: "All town houses are to be so planned that they can serve as a defense or fortress against those who might attempt to create disturbances or occupy the town. Each house is to be so constructed that horses and household animals can be kept therein, the courtyards and stockyards being as large as possible to insure health and cleanliness."

Thus, in St. Augustine, the streets were narrow, and the houses built right upon them, with walls protecting the courtyards from the street.

The colonial house at 172 Avenida Menendez (also known as 73 Marine Street) shows the effects of these early regulations, being built right to the street line, with an enclosed compound. But it has been greatly enlarged and remodeled over the years, giving it an overall Victorian appearance. For that reason it was not usually included in the lists of surviving colonial buildings. Research over the past decade, however, has clearly shown it to be one.

The original building was one story with coquina walls, tabby floor and wood shingle roof. This section is the northwest part of the current house. Prior to 1855 a wooden second story with wide weatherboard siding and a high hip roof was added. About 1888 it was remodeled as a Victorian "Winter cottage" with an east-west gable roof, a top half-story with metal novelty shingle siding in the gable ends, and a porch or balcony wrapping around three sides trimmed with gingerbraed. About 1913 a two-story wing was added to the south, bringing the house to its current configuration.

The building today is 2 1/2 stories, the first floor partly coquina covered with shell-dash stucco, partly wood. The second floor has wood siding, wide weatherboards to the north and novelty siding to the south. The roof is surfaced with copper, standing seam. The main gable is east-west. A lower north-south gable covers the southern wing. There is one stuccoed chimney with two terra cotta chimney pots.

There is a hip-roofed balcony over Marine Street, wrapping around the south central part of the building and supported by long curved braces. There is a two-story hip-roofed open porch on the bay side. Victorian design elements include both chamfered and turned wooden posts, jigsawn brackets and barge-boards, and a balustrade featuring centered horizontal rectangles surrounded by vertical balusters.

The windows are double-hung 6/6 sash and have blinds with moveable louvers. There is one double fixed Queen Anne window on Marine Street, with large center panes surrounded by smaller ones. All are clear glass now, though it is likely that earlier the smaller lights were of different colors.

The orientation of the house was changed a century ago from Marine Street to the bayfront. From the earlier side it rises right from the streetline in the manner of colonial buildings. From the bay side it is set well back on a treed lot behind a low masonry wall with metal gate. The walkway to the house is brick.

This building is significant for both its colonial and Victorian architecture and is an integral part of an important collection along Marine Street and the bayfront.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flagler-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

B. DISCUSSION OF SIGNIFICANCE

This Spanish colonial building was constructed of native shellstone (coquina). The narrow streets with houses and their courtyard walls built to the street line reflect the requirement of Royal decrees for New World towns. Except for a two-decade interlude (1763-1783) of British ownership, St. Augustine was a Spanish colonial outpost for two-and-one-half centuries. In 1821, when ceded to the United States, the city's Iberian defensive environmental elements were well established and have retained that character to the present.

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th-century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790s, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised.

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by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marine, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on the corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th-century Presbyterian Church and the 20th-century Cathedral Parish School complex) and along Cordova Street (the 20th-century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th- and 19th-century buildings on all streets except Cordova which was developed primarily in the 1920s.(2)

The property on which 172 Avenida Menendez (also known as 73 Marine Street) stands was part of a grant made in 1794 to Jose Antonio Coruna, one of the farmers from the Canary Islands who were brought to St. Augustine during the Second Spanish Period in the hope of making the area self-sufficient agriculturally. Coruna built a house on the south part of the property and sold off the northern sections. In 1800 he sold this piece to Francisco Rovira, an active real estate developer of the time who bought up lots, built houses, and sold them. Rovira was one of the leading businessmen of the area, and later served as a member of the short-lived city council established under the liberal Spanish constitution of 1812. By 1803 Rovira had built a house on this lot: it was claimed that year in the will of Miguel Ysnardy. How it got from one to the other is not clear, but whatever problem there was about it got resolved in 1808 when the Ysnardy estate sold the house to Rovira and he, a week later, sold it to James William Lee, who had married Ysnardy's widow. An appraisal for the Ysnardy estate shows it was a one-story coquina house with tabby floors, a chimney, and a gallery on two sides. There was a separate coquina kitchen and a wooden privy. The house had a wood shingle roof and there was a masonry wall on three sides.(3)

In 1820 Lee, using Rovira as his agent, sold the house to Joseph M. Hernandez, a prominent member of the Minorcan community who served as mayor of St. Augustine and was Florida's first territorial delegate to the U. S. House of Representatives. He was a large scale planter and the major slave owner in St. Johns County. As a general in the Seminole War, it was Hernandez who captured Osceola under a flag of truce.(4)

Whether Hernandez occupied the house is not known: he owned others, as well as his plantations. In 1830 the house was occupied by James Riz, who operated the stage from Picolata to St. Augustine. In 1833 Riz purchased the house just north of this one. Having lost his tenant, Hernandez proceeded to sell the house to Jean and Zelpah Huther, but before the deed was recorded Huther sold it to Sampson Williams.(5)

Williams was a free black man. The first husband of General Hernandez's wife was Samuel Williams, who owned a plantation in what is now Daytona Beach. The connection between the two and its relation to the manumission of Sampson Williams is unclear. There were several blacks living on Marine Street, particularly the children of George J. F. Clarke, white surveyor and deputy governor during the Second Spanish Period. The house was mortgaged

to Venancio Sanchez in 1835 and when Williams died in 1848, Sanchez became administrator of his estate.(6)

In this capacity Sanchez sold the house in 1852 to John Swinney, whose wife Ann in 1860 bought the house just to the north. The 1855 sketch of the bay-front by John Horton shows that by that time 172 Avenida Menendez had acquired a wooden second story and a high hip roof. Whether this was added by Swinney or an earlier owner is not known, though the wide boards used for siding are similar to those on the Foster House at 9 Martin Luther King Avenue, which was constructed in the 1850s. Swinney increased the size of the property by acquiring a lot to the south at a tax sale in 1853. He died in 1862 and his wife died by 1881. Her children by a previous marriage eventually acquired the property.(7)

In 1888 the house was purchased for $3,000 by William S. Hall, a Chicago attorney who planned to remodel it as a winter residence. There had been a terrible fire in St. Augustine the previous year and there was a great concern with fireproof construction. Hall's remodeling included a gable roof of east-west orientation, which he roofed with tin rather than wood shingles, and the gable ends were clad with metal novelty shingles rather than wood as well. The finished building was trimmed in Victorian gingerbread and had porches wrapping around three sides.(8)

The society newspaper of the winter season, the Tatler, noted the comings and goings of the Halls. In 1892 it was reported:

> "Mrs. William S. Hall is spending the winter in her cottage near St. Francis Barracks, and assuming her place among the charitable workers of this city. Mrs. Hall has with her for the season her sister, Mrs. Brigham, of Boston. These gentlewomen will not take an active part in social life this season, but Mrs. Hall will welcome her friends with her old time grace. Mr. Hall, who has been detained in Chicago, will spend part of the month of January here, a welcome visitor at the club, in the hotels and, best of all, in private parlors."(9)

A few weeks later it was noted:

> "Mr. William S. Hall, of Chicago, is spending the months of January and February at his quaint cottage on the Bay. Mrs. Hall has been there some time longer, and will remain until May; Mrs. Brigham, sister of Mrs. Hall, is with her. Mr. Hall is now in business in Chicago, although much of his life has been spent in traveling, he having spent three years in Europe fifteen years ago, later made a tour around the world and has treated himself to many flying trips since then. When his modesty permits him to speak of his travels, a perfect mine of information is opened and delighted in.(10)

At the end of that season it was reported:

> "Everyone is sorry that Mr. W. S. Hall has sold his cottage on the Bay, but hope he and his charming wife will continue to spend their winters here."(11)

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This sale is not recorded, though a transfer of ownership to Celia Whipple Wallace did take place—causing complications for a later owner seeking to quiet title. However, as reports of succeeding years show, the Halls continued to make their winter home at the cottage. In 1893 it was reported:

"Mr. and Mrs. William S. Hall are en residence at their quaint cottage on the Bay, near St. Francis Barracks, one of the old landmarks of the city transformed into a delightful home, abounding in rare and beautiful hangings, rugs, pictures and bric-a-brac gathered in foreign lands. Mr. Hall is a member of the Yacht Club of this city and one of the leading spirits of it, taking an interest in all matters of advantage to the city as well. Mrs. Hall has identified herself with church and charitable work becoming prominent by her self-sacrifice and zeal."(12)

In 1894 it was noted:

"Mrs. William S. Hall bade a number of her friends to an old time sewing bee on Thursday last that was extremely enjoyable. A variety of material was provided to be made up for the hospital fair to be held next month, the ladies attending selecting their own work with the privilege of using it for their own table if they preferred. After several hours spent in stitching, embroidery and sewing, resulting in a number of completed articles, a delicious lunch was served and enjoyed; it included oysters, coffee, home-made rolls, pumpkin pie, fruit, doughnuts and other goodies. Mrs. Hall's guests were Mrs. N. B. Buford, Mrs. Pickering, Mrs. Leavenworth, Mrs. M. J. Heade, Mrs. J. C. Ballard, Mrs. O. H. Rawson, Mrs. Michael Gans, Mrs. K. M. Leavey, Mrs. Josiah James, Mrs. John T. Dismukes, Mrs. Hugh Willoughby, Mrs. Felix de Crano, Miss Matilde Wurts, Mrs. Dr. Goodrich, Mrs. Deborah Shedd, Mrs. F. C. Hamlin and Mrs. H. Marcotte."(13)

Then, at the end of March 1894 came a black-bordered announcement:

"The many friends of Mr. William S. Hall here were grieved to learn of his death on Thursday last, a grief that will be shared by his many friends in all parts of the country. He had been ill for more than two years with a disease that had proved fatal to his mother and brother and that he knew would eventually cause his death, during the past winter he frequently spoke of the approaching end as very near. Notwithstanding this he went about his accustomed duties until about a week previous to his death, when he rapidly grew worse and becoming unconscious passed away. Mr. Hall was nearing his fifty-fifth birthday, he was born in Canada the son of a clergyman, he was educated a lawyer, and twenty-eight years ago married Miss Sarah Spaulding of Derby Line, Vermont, and adopting Chicago as his home practiced his profession there. Later he went abroad, going around the world, and repeating the visit to Europe several times. Mr. and Mrs. Hall have been making occasional visits to St. Augustine during the winter for a score of years. Seven years ago they purchased the home on the Bay, where they have since spent their winters, his gentle, courteous bearing and kindly disposition winning him friends everywhere. Mr. Hall became a member of the St. Augustine Yacht Club some years ago, and was the efficient secretary at the time of his death. Mrs.

Hall is left without children, and the hearts of the poor and bereaved that she has aided and comforted, will go out to her in sympathy in this, her irreparable loss. Mr. Hall's brother, who is judge of the Supreme Court of Ontario, and Mr. Spaulding of Boston, Mrs. Hall's brother, will arrive to-day. Mr. Hall will be taken to Derby Line, Vt. for burial."(14)

The next year it was reported:

"The many friends of Mrs. William S. Hall will be glad to hear of her improved health, although regretting her absence from this city where she won the love and affection of those about her by her unvarying kindness and unselfish thoughtfulness for others during her residence here. She is now with her sister, Mrs. Bixby, in Boston, sending kindly greetings to friends here."(15)

The house, presumably by the 1892 sale, went into the possession of Celia Whipple Wallace, who in 1888 had purchased the house just to the north. In 1901 she was sued in Chicago by the Harvey and Mose Plumbing Company for non-payment of a bill. She failed to appear and made no payment, so in 1902 her St. Augustine property was sold to satisfy the judgment. The two houses were bought for $925 by W. W. Dewhurst (1850-1927).(16)

An attorney who studied at Harvard, Dewhurst served in St. Augustine as mayor, postmaster and president of the Board of Trade. He was also a pioneer historian. His book The History of St. Augustine was published by Putnam's in 1881, reprinted in 1885 and brought back to print in 1968 by Academy Books of Rutland, Vt. which noted that "It is one of the valuable source books of local history recommended in The Harvard Guide to American History." Dewhurst also served as treasurer of the Buckingham Smith Benevolent Association, established by a bequest of the scholar and diplomat Thomas Buckingham Smith (1810-71) to aid the black people of St. Augustine.(17)

Dewhurst used the two houses as rental property. In 1904 the occupant of 172 Avenida Menendez was Mrs. E. B. George, a widow and dressmaker. In 1913 Dewhurst had a two-story wing added to the house, the current southern section. The local paper reported:

"Improvements consisting of an addition and the building of a new bathroom to one of the Dewhurst dwellings on the bayfront will be made by Contractor Edminster."(18)

From then until the late 1920s the house acquired a long-term tenant in Francis M. Clark, for whom Clark Avenue in West Augustine is named. Greville Bathe in his history of the St. Johns Railroad noted:

"As a young man Clark first came to St. Augustine in the winter of 1872. His business at that time was cashier with the Manufacturers Bank in New York, but finding the winters there too severe, for he was a chronic sufferer from bronchitis, he took a temporary position as manager of the Express Office, located then at the St. Johns Railroad depot, returning each Summer to New York when the agency closed."

"At that time there were no regular banking facilities in the City and much of the local town and tourist business was conducted by the Express

Company during the winter season. In those days travellers were perforced to carry with them a great deal of hard cash and while in St. Augustine and vicinity the Express Office, with the security of its large iron "Philadelphia" safe, offered much peace of mind to the traveling public.

"Two years before Clark joined the St. Johns Railroad in 1880 he had been purser on the river packets where he gained experience of shipping and freight rates. A mathematical genius, it was said that he could tell the exact number of passengers carried as well as the amount in pounds of freight on any given day of the week, from memory, without referring to his books."

"Francis M. Clark was actively connected with the St. Johns Railroad up until the time William Astor sold his interest in the line to Flagler, in 1888."

Clark later spent 36 years with Flagler's Florida East Coast Railway as bookkeeper, clerk, chief of the auditing department and custodian of records until his retirement in 1931. After his retirement he moved back to New York state where he died in 1934.(19)

In the 1930s the house was rented by J. Gale Traxler of the St. George Pharmacy. In 1937 Dewhurst's daughter, Mary D. Blankenhorn, sold the house to Earl V. Harper, who lived there until his death in 1958. His son, who lived in New York, rented the house out for several years, finally selling it in 1969 to Arnold and Jerry Knauth from Rockport, Mass. The Knauth's lived there until 1971 when they sold it to Nancy Sparkes.(20)

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1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

3. East Florida Papers, Escrituras, Bundle 372, folios 253v-255v; Bundle 374, folios 48ff; Bundle 376, folios 191v-194v and 196-197v; Testamentary Proceedings, Bundle 307 Q14, no. 8, folios 55-67v.

4. EFP, Escrituras, Bundle 384, folios 118-121v; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), pp. 19, 44-8, 267.

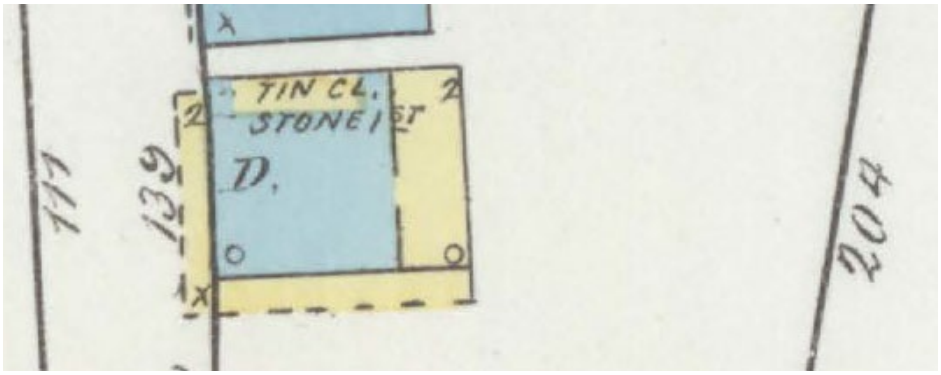
5. St. Johns County Courthouse, Deed Book H, p. 390; Deed Book I-J, p. 428; Deed Book L, p. 117; Deed Book M, pp. 71-4.

6. St. Augustine Historical Society biographical cards, "Sampson Williams"; Mortgage Book M, p. 80; Letters of Administration Book 1, p. 162.

7. Deed Book R, pp. 759 and 814; Order Book A, p. 399; Deed Book AAA, p. 403; Deed Book LL, p. 50; Deed Book KK, p. 602.



SANBORN MAPS
172 Avenida Menendez



1893

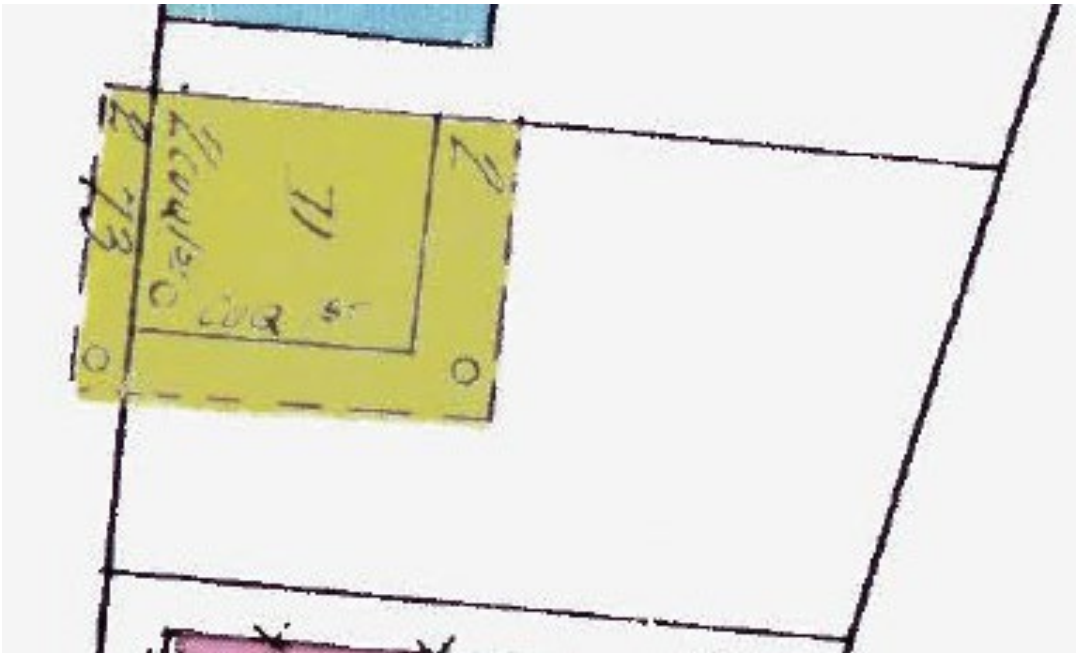


1899

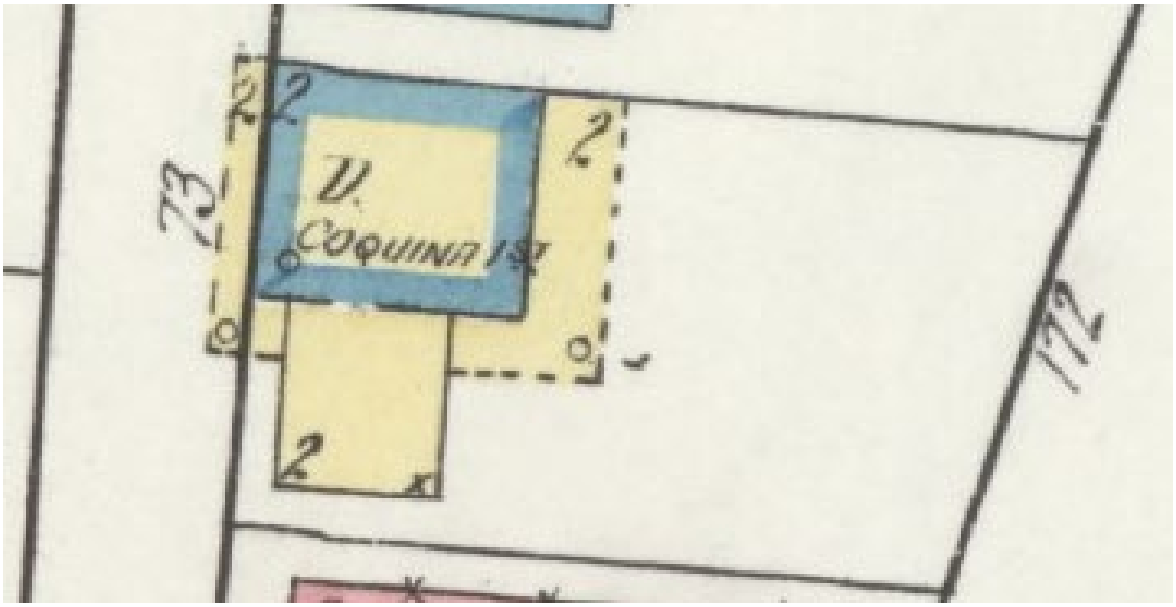


1904

SANBORN MAPS
172 Avenida Menendez

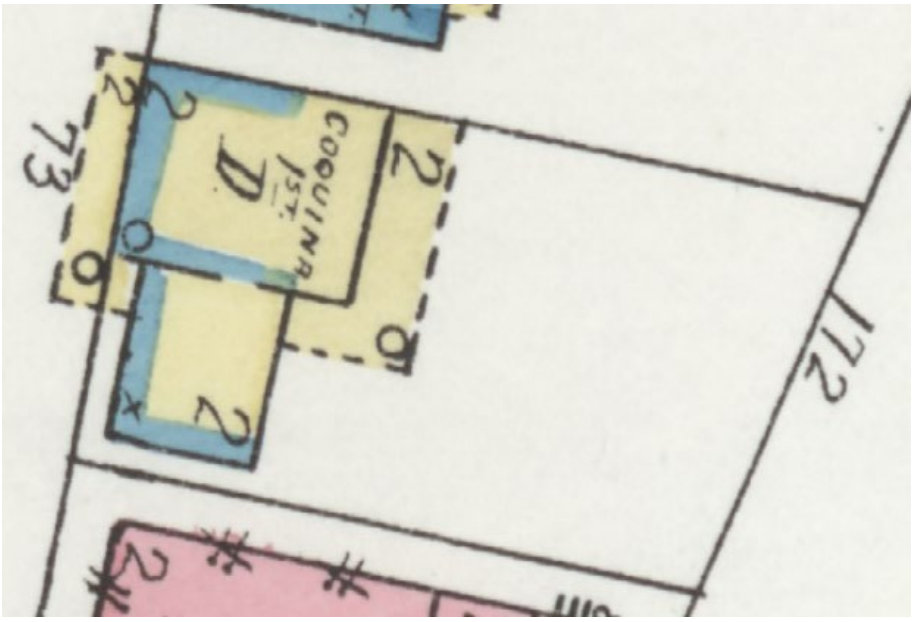


1910

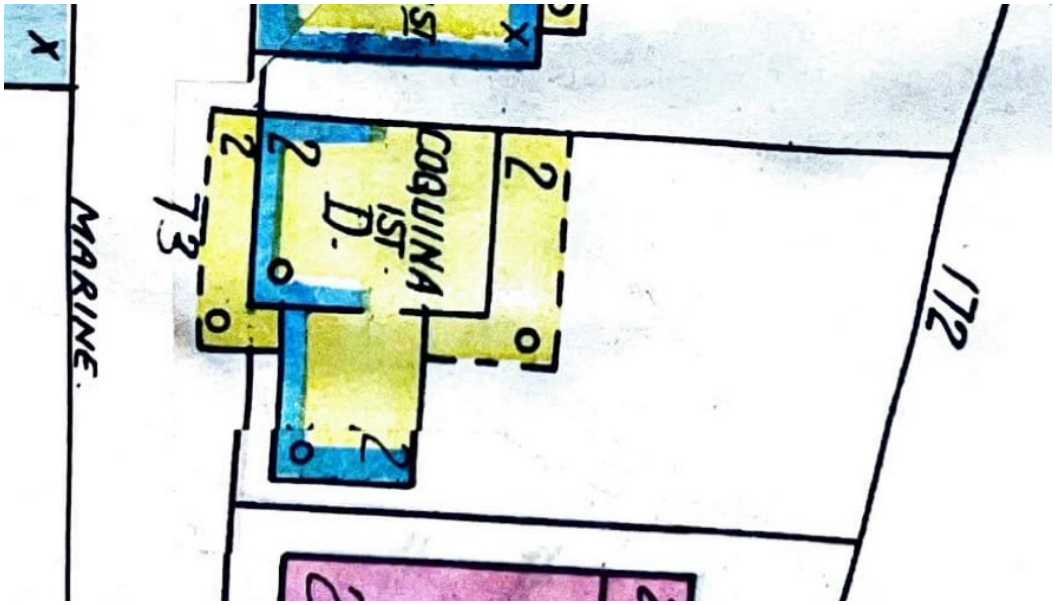


1917

SANBORN MAPS
172 Avenida Menendez



1924



1930 Updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0026 **Meeting Date: Thursday, April 17, 2025**

1. NAME OF APPLICANT: Charles MCHONE
   Business (if applicable):
   Address: 239 STATE ROAD 16
   City: SAINT AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 9046698037 E-Mail Address: atozbuilders1@aol.com

2. NAME OF PROPERTY OWNER: BYRON / SARA YOUNG
   Business (if applicable):
   Address: 172 AVENIDA MENENDEZ
   City: ST. AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 9046698037 E-Mail Address: atozbuilders1@aol.com

3. PROJECT LOCATION: 172 Avenida Menendez, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE S45FT FRONT OF LOT 12 BLK 22
   OR5519/1664

5. SCOPE OF WORK: To replace the existing standing seam metal roof with a different metal material.

Information attached by applicant includes:

- Application Agreement
- Justification Letter
- Existing Photograph
- Site Plan
- Product Specifications
- Additional Information

Received 3/14/2025
Planning & 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: 172 AVENIDA MENENDEZ ST AUGUSTINE FL 32084

Applicant's Name: CHARLES MCHONE Applicant's Signature: _____

Owner's Name: Byron Young Owner's Signature: _____

Owner's Name: Sara Young 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 3/25/2025
Planning & Building Department

239 SR 16
St. Augustine, FL 32084
Phone: (904) 669-8037
Email: atozbuilders1@aol.com

RE: Justification for Roof Replacement

Property Address: 172 Avenida Menendez – 32084

Property Owner: Byron Young

Due to the current condition of the front roof section at 172 Avenida Menendez, it is in the best interest of the structure for the roof to be replaced. The roof has been repaired numerous times and is beyond any additional repairs. The roof has clear obvious signs of deterioration.

The intention is to replace the entire roof as it is in poor condition but at this time needs to be done in sections starting with the front. A to Z intends to replace the roof with a Standing Seam - Medium Bronze colored panel to match the existing copper as close as possible.

The same material and color was approved and installed next door at 170 Avenida Menendez in 2019 to replace the existing copper roof.

Thank you,

Charles McHone

Estimate/PO Number:

Google Maps

172 Avenida Menendez

Received 3/14/2025
Planning & Building Department



Map data ©2025 , Map data ©2025 Google 20 ft

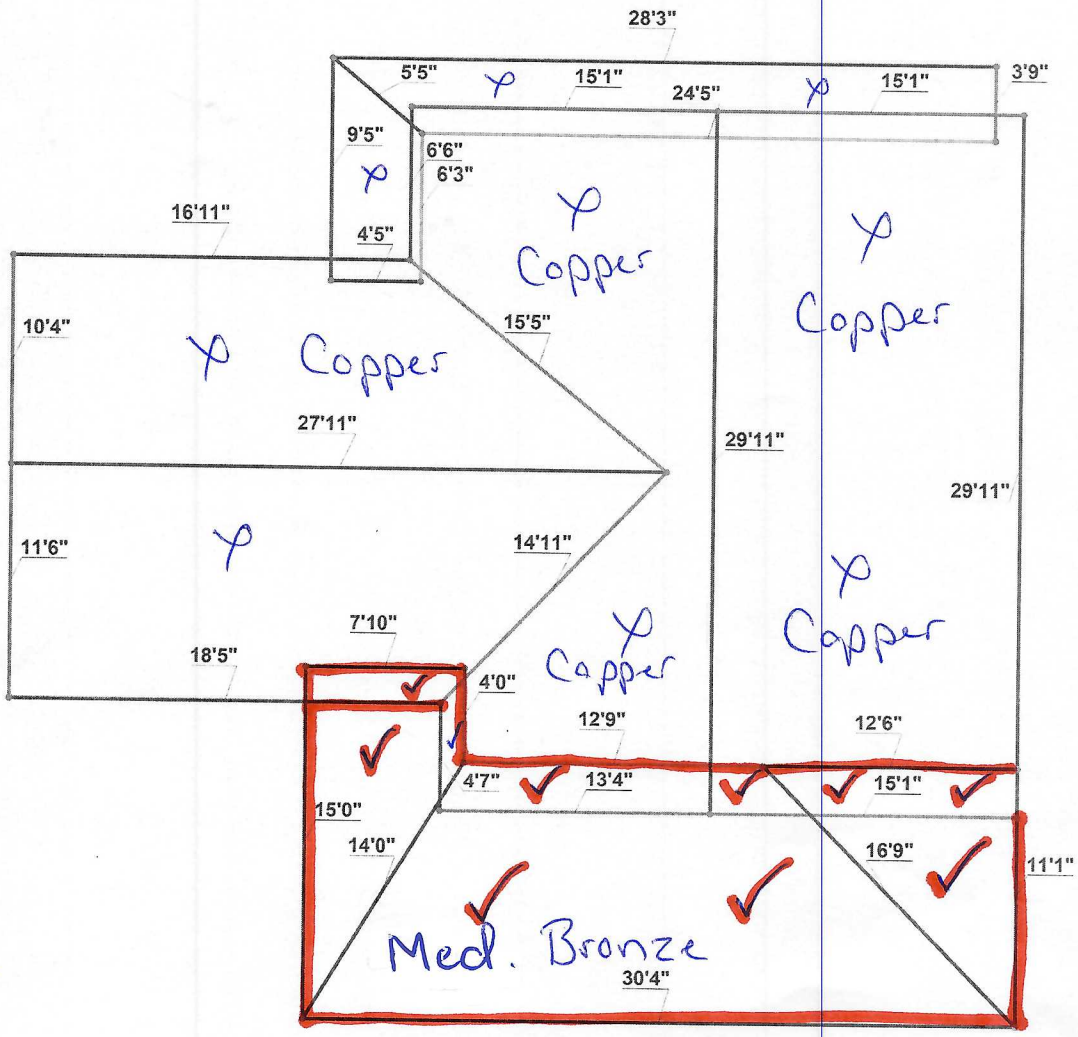
- Front section facing Avenida Menendez to be done first.

* Roof to be done in sections

- Entire Roof to be completed in the near future - Med Bronze to match 170 Avenida Menendez previously approved

Received 3/14/2025
Planning & Building Department

SKETCH REPORT | MEASUREMENTS DIAGRAM



X - Copper

✓ - Med Bronze

Byron Young
December 20, 2024

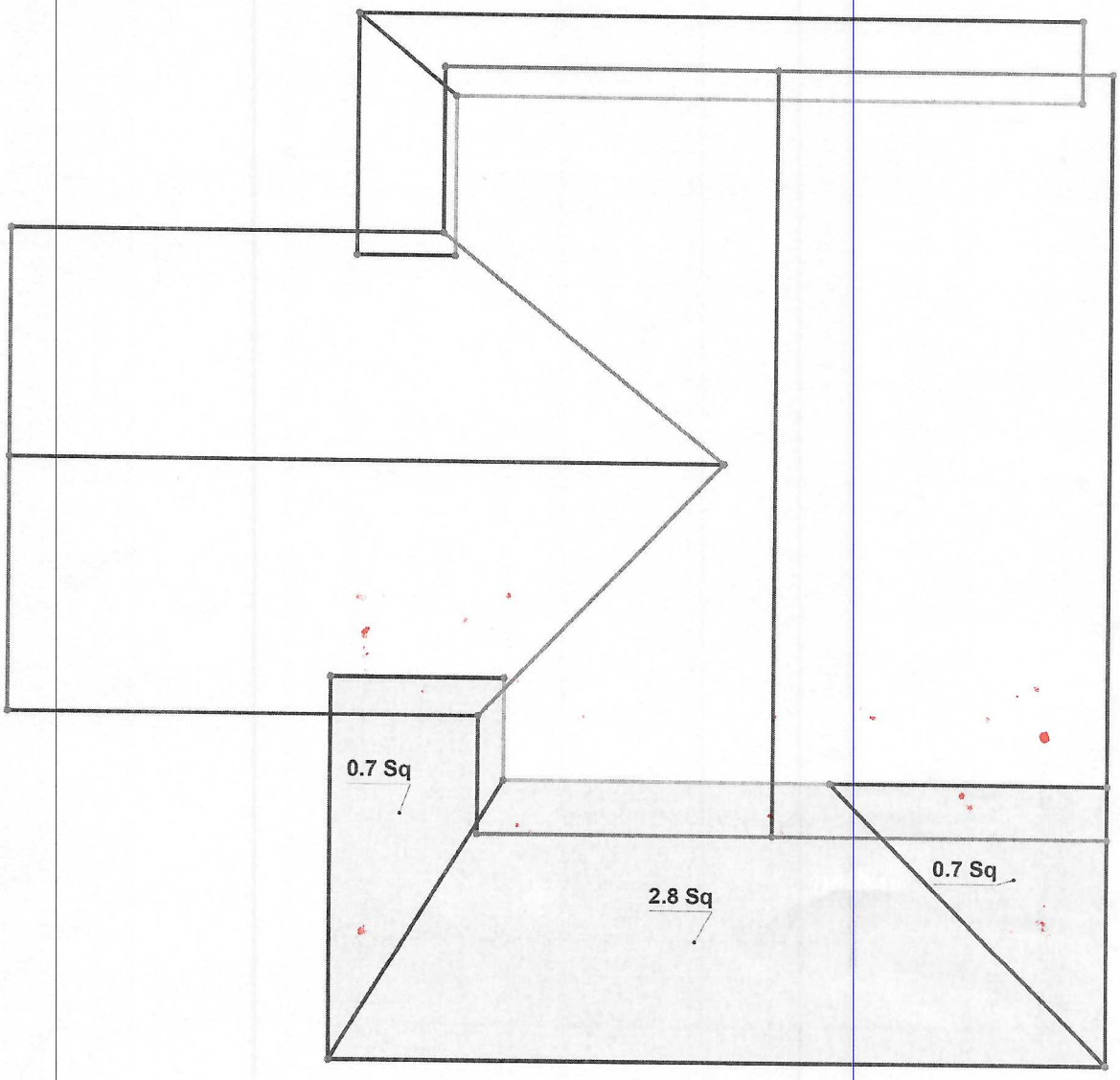
Property address
Byron Young
172 Avenida Menendez, St
St Augustine, Florida 32084

Prepared by
Charles Mchone
Your Address Here

9046698037
atozbuilders1@aol.com

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SKETCH REPORT | AREA DIAGRAM



Byron Young
December 20, 2024

Property address
Byron Young
172 Avenida Menendez, St
St Augustine, Florida 32084

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MIAMI-DADE COUNTY APPROVED



*All measurements are nominal and can vary according to FL Building Code

Application Packet, page 7

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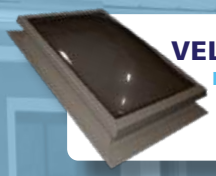




Color Match Pipe Boots

Seal unsightly roof penetrations.

- Ask about color selection



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Coverage:	12” & 16” Net Coverage
Material:	26 & 24 Gauge Steel, 0.032 & 0.040 Aluminum*
Substrate/ Warranty:	AZ-50 / 35 Year Premium Paint Finish Warranty AZ-50 / 40/30 Year Standard Paint Finish Warranty AZ-55 / 25 Year Unpainted Mill Finish Warranty 35 Year OceanGuard™ Salt Water Warranty*
Approvals:	Miami-Dade NOA: 20-0204.01
APPROVED:	FL Product Approvals: FL33818.1 (HVHZ), FL33818.2 (Non-HVHZ)
Min. Slope:	3:12 FOR APPLICATIONS ON LOWER SLOPES, CONTACT MANUFACTURER
Substructure:	15/32” (min.) Plywood

*Available options for OceanGaurd™ Coastal Aluminium Roofing Series

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GC-SS-VL-0121-V1

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METAL ROOFING PRODUCTS

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SMP PAINT FINISHES

Siliconized Modified Polyester

PVDF PAINT FINISHES

PVDF Resin Technology

See color profile availability matrix for lead times – Not all colors available in all profiles.

Patina Green SMP
SR .34 TE .83 SRI 35

Evergreen SMP
SR .29 TE .85 SRI 31

Forest Green SMP
SR .32 TE .84 SRI 33

Hawaiian Blue SMP
SR .32 TE .83 SRI 32

Gallery Blue SMP
SR .26 TE .83 SRI 23

Barn Red SMP
SR .40 TE .84 SRI 42

Patriot Red SMP
SR .43 TE .82 SRI 46

Cocoa Brown SMP
SR .34 TE .83 SRI 34

Bronze SMP
SR .32 TE .83 SRI 31

Light Gray SMP
SR .36 TE .85 SRI 37

Charcoal Gray SMP
SR .29 TE .84 SRI 28

Mocha Tan SMP
SR .44 TE .86 SRI 49

Light Stone SMP
SR .55 TE .84 SRI 64

Polar White SMP
SR .64 TE .84 SRI 75

Pure White SMP
SR .68 TE .83 SRI 82

Regal White
SR .69 TE .85 SRI 83

Solar White
SR .69 TE .84 SRI 84

Sandstone
SR .56 TE .85 SRI 66

Sierra Tan
SR .39 TE .84 SRI 42

Ash Gray
SR .39 TE .84 SRI 41

Slate Gray
SR .37 TE .85 SRI 40

Dove Gray
SR .35 TE .84 SRI 56

Anchor Gray (Formerly Charcoal Gray)
SR .30 TE .85 SRI 31

Aged Copper
SR .45 TE .85 SRI 52

Hartford Green
SR .25 TE .83 SRI 22

Brook Blue
SR .34 TE .85 SRI 37

Cobalt Stone
SR .26 TE .85 SRI 25

Terra Cotta
SR .41 TE .84 SRI 46

Mansard Brown
SR .29 TE .85 SRI 29

Medium Bronze
SR .32 TE .85 SRI 3

GET A FAST, FREE QUOTE ON YOUR PROJECT

VISUALIZE YOUR METAL ROOF TODAY

ROOFING GUIDE

VIEW OUR PROJECT GALLERY

VIEW COLOR AVAILABILITY MATRIX:

Black SMP
SR .17 TE .84 SRI 12

Mill Finish *Unpainted Finish*
SR .69 TE .06 SRI 55

Mill Finish *is not an architectural coating and therefore susceptible to a differential weathering. This weathering or discoloration does not affect the product performance or the finish warranty therefore is not a cause for rejection.*

GUIDE

SR
SOLAR REFLECTIVITY
% of sun's rays reflected from roof

TE
THERMAL EMISSIVITY
% of heat loss from roof surface

SRI
SOLAR REFLECTANCE INDEX
overall performance rating

GulfCoast® SUPPLY & MANUFACTURING

**Actual colors on this brochure and your computer monitor may vary slightly from color chart. Color differences shown are for illustrative purposes only. Request a metal sample to view exact color.*

**Metallic Colors are Lot Specific*

Pre-Weathered
Metallic Paint Finish
SR .30 TE .79 SRI 27

Copper
Metallic Paint Finish
SR .51 TE .85 SRI 59

Napa Champagne
Metallic Paint Finish
SR .37 TE .85 SRI 40

Nevada Silver
Metallic Paint Finish
SR .60 TE .84 SRI 73

Onyx
(Formerly Called Matte Black)
SR .27 TE .85 SRI 26

Dark Bronze
SR .29 TE .85 SRI 29

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Product Approval
USER: Public User

33818.1

FL #	FL33818-R5
Application Type	Revision
Code Version	2023
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer Address/Phone/Email	Gulf Coast Supply & Manufacturing, LLC. 4020 S. W. 449th Street Horseshoe Beach, FL 32648 (352) 498-0778 Ext 0565 jared.pearce@gulfcoastsupply.com
Authorized Signature	Jared Pearce jared.pearce@gulfcoastsupply.com
Technical Representative Address/Phone/Email	Jared Pearce 14429 Southwest 2nd Place #G30 Newberry, FL 32669 (352) 498-0778 jared.pearce@gulfcoastsupply.com
Quality Assurance Representative Address/Phone/Email	Jared Pearce 14429 Southwest 2nd Place #G30 Newberry, FL 32669 (352) 498-0778 jared.pearce@gulfcoastsupply.com
Category	Roofing
Subcategory	Metal Roofing
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	David Eng
Florida License	PE-81377
Quality Assurance Entity	PRI Construction Materials Technologies, LLC
Quality Assurance Contract Expiration Date	12/31/2099
Validated By	Locke Bowden P.E. ☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL33818_R5_COI_26ga_5V_plywood_HVHZ.pdf

Referenced Standard and Year (of Standard)

Standard	Year
TAS 100	2023
TAS 125	2003
UL 1897	2015
UL 580	2006

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Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	05/20/2024
Date Validated	05/30/2024
Date Pending FBC Approval	07/02/2024
Date Approved	08/13/2024

Summary of Products

FL #	Model, Number or Name	Description
33818.1	01: GulfLok	1" (nom) Nail Strip Snap Lock
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-161 **Other:** See evaluation report.		**Installation Instructions** FL33818_R5_II_GulfLok-nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL33818_R5_AE_GulfLok-nonHVHZ.pdf Created by Independent Third Party: Yes
33818.2	02: GulfSeam	1.75" (nom) Snap Lock
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-159.25 **Other:** See evaluation report.		**Installation Instructions** FL33818_R5_II_GulfSeam-nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL33818_R5_AE_GulfSeam-nonHVHZ.pdf Created by Independent Third Party: Yes
33818.3	03: VersaLoc	1.5" Mechanical Seam
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-189.25 **Other:** See evaluation report.		**Installation Instructions** FL33818_R5_II_VersaLoc-nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL33818_R5_AE_VersaLoc-nonHVHZ.pdf Created by Independent Third Party: Yes
33818.4	04: MegaLoc	2" Mechanical Seam
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-164.25 **Other:** See evaluation report.		**Installation Instructions** FL33818_R5_II_MegaLoc-nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL33818_R5_AE_MegaLoc-nonHVHZ.pdf Created by Independent Third Party: Yes
33818.5	05:GulfRib	3/4" tall (nom) 36" coverage exposed fastener Rib panel
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +30/-164.25 **Other:** See evaluation report.		**Installation Instructions** FL33818_R5_II_GulfRib-nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL33818_R5_AE_GulfRib-nonHVHZ.pdf Created by Independent Third Party: Yes
33818.6	06: GulfPBR	1_1/4" tall (nom) 36" coverage exposed fastener PBR
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-154.75 **Other:** See evaluation report.		**Installation Instructions** FL33818_R5_II_GulfPBR-nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports**

Instr #2022029684 BK: 5519 PG: 1664, Filed & Recorded: 3/21/2022 2:03 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $6,475.00

Rec: $18.50 Doc: $6,475.00 ($925,000.00)

This Instrument Prepared by:
Kelley Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
198570-0000
File No.: 64167

WARRANTY DEED

This Warranty Deed, Made the 21st day of March, 2022, by **JOEL B. BAGNAL AND NANCY HAMILTON BAGNAL, INDIVIDUALLY, HUSBAND AND WIFE AND AS TRUSTEES OF THE BAGNAL FAMILY REVOCABLE TRUST, UNDER TRUST AGREEMENT DATED MAY 21, 2019** whose post office address is:

25 Aviles Dr ST Augustine FL 32084,

hereinafter called the "Grantor", to

BYRON YOUNG and SARA YOUNG, husband and wife, whose post office address is:

14101 Millhopper RD Gainesville FL 32653,

hereinafter called the "Grantee".

COPY

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

IN THE CITY OF ST. AUGUSTINE, DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF LOT TWELVE (12) BLOCK TWENTY-TWO (22), ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JUNE 12TH, A.D. 1923; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 12, FORTY-FIVE (45) FEET; THENCE WESTERLY TO POINT ON EAST LINE OF MARINE STREET, FORTY-EIGHT (48) FEET NORTH OF SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTHERLY ALONG THE EAST LINE OF MARINE STREET, FORTY-EIGHT (48) FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 12 TO THE POINT OF BEGINNING.

The property is the homestead of the Grantor(s).
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 2022, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

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

Witness Signature: Carol A Lagasse

Printed Name: Carol A Lagasse

Witness Signature: _____

Printed Name: _____

THE BAGNAL FAMILY REVOCABLE TRUST, UNDER TRUST AGREEMENT DATED MAY 21, 2019

_____
JOEL B. BAGNAL - AS TO HIS INDIVIDUAL INTEREST
AND AS TRUSTEE

_____
NANCY HAMILTON BAGNAL - AS TO HER INDIVIDUAL INTEREST
AND AS TRUSTEE

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 21st day of March, 2022 by **JOEL B. BAGNAL AND NANCY HAMILTON BAGNAL, INDIVIDUALLY, HUSBAND AND WIFE AND AS TRUSTEES OF THE BAGNAL FAMILY REVOCABLE TRUST, UNDER TRUST AGREEMENT DATED MAY 21, 2019**. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

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

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1985700000
Location Address	172 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUGUSTINE S45FT FRONT OF LOT 12 BLK 22 OR5519/1664 *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	18.72
Acreage	0.090
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Young Byron,Sara 100% Young Sara 100%
Mailing Address	6410 CABANA TRACE STARKE, FL 32091-0000

Map



Valuation Information

	2025
Building Value	$310,645
Extra Features Value	$4,492
Total Land Value	$660,820
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$975,957**
Total Deferred	$57,847
Assessed Value	**$918,110**
Total Exemptions	$0
Taxable Value	**$918,110**

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

Historical Assessment Information

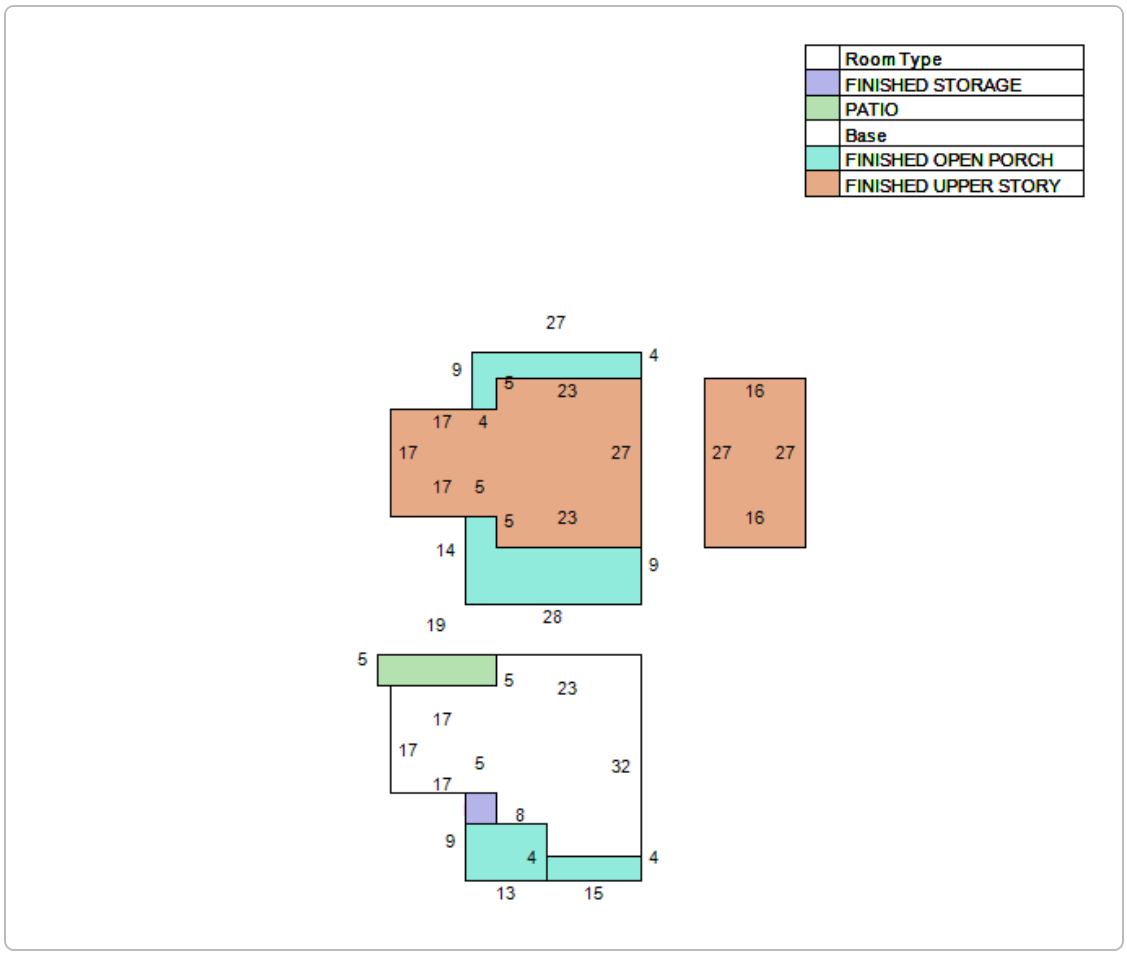
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$305,590	$4,728	$660,820	$0	$0	$971,138	$834,645	$136,493	$834,645
2023	$222,086	$1,182	$535,500	$0	$0	$758,768	$758,768	$0	$758,768
2022	$257,788	$2,138	$535,500	$0	$0	$795,426	$229,321	$616,105	$179,321
2021	$169,829	$2,138	$382,500	$0	$0	$554,467	$222,642	$381,825	$172,642
2020	$174,547	$2,138	$382,500	$0	$0	$559,185	$219,568	$389,617	$169,568
2019	$156,565	$2,138	$325,125	$0	$0	$483,828	$214,631	$319,197	$164,631
2018	$0	$2,138	$325,125	$0	$0	$327,263	$151,090	$226,173	$101,090
2017	$0	$1,980	$325,125	$0	$0	$327,105	$157,405	$219,700	$107,405
2016	$100,522	$2,611	$325,125	$0	$0	$428,258	$202,054	$276,204	$152,054
2015	$104,464	$2,655	$272,531	$0	$0	$379,650	$200,649	$229,001	$150,649
2014	$102,030	$2,700	$247,669	$0	$0	$352,399	$199,057	$203,342	$149,057

Building Information

Building	1
Building Value	$310,645
Year Built	1754
Actual Area	3029
Conditioned Area	2327
Use	Single Family Residence
Style	01
Exterior Wall	Wood, Concrete Stucco
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Hardwood, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	1.5

Description	Square Footage
FINISHED UPPER STORY	910
FINISHED OPEN PORCH	277
FINISHED UPPER STORY	432
BASE AREA	985
PATIO/SLAB	95
FINISHED OPEN PORCH	60
FINISHED OPEN PORCH	117
FINISHED STORAGE/UTILITY	25
FINISHED OPEN PORCH	128
Total SqFt	3029

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		3694
Pergola (Mix)		798

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	45	85	3572	SF	$660,820

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/21/2022	3/21/2022	$925,000.00	WARRANTY DEED	5519	1664	Q	I	BAGNAL FAMILY REVOCABLE TRUST	YOUNG BYRON,SARA
5/22/2019	5/21/2019	$100.00	WARRANTY DEED	4728	266	U	I	BAGNAL NANCY HAMILTON	BAGNAL FAMILY REVOCABLE TRUST
5/17/2004	5/8/2004	$0.00	MARRIAGE CERTIFICATE	2200	1701	U	I	HAMILTON NANCY TATE	BAGNAL JOEL BENJAMIN
6/24/1971	6/24/1971	$0.00	WARRANTY DEED	199	73	U	I	KNAUTH ARNOLD,JERRI R	SPARKES NANCY TATE

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: 3/18/2025, 12:20:15 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 17, 2025 Meeting



Application HP2025-0031 Address: 52 St. George Street

Applicant & Owner: St George Street Ventures LLC

Project description: For wholesale replacement of second and third story windows with a different material.

Architectural Style:	Spanish Colonial	Florida Master Site File:	SJ00065
National Register:	St. Augustine NRHD: Contributing & Individually Listed	Construction date:	c. 1753+
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1973900000		
Agenda Item:	6(c)	Previous Action(s):	COA 1992-0175

STAFF SUMMARY AND ANALYSIS:

1. The Rodriguez-Avero-Sanchez house is located on the west side of St. George Street on the block between Cuna and Orange Streets and is also accessible from Spanish Street. Containing one of the remaining First Spanish Period Colonial structures, constructed between 1753 and 1762 as a one-story flat roofed building which now comprises the northeast room of the existing two-story building, many other alterations to the building were noted on the Florida Master Site File survey found in the attachments.
2. The applicant is seeking approval for the wholesale replacement of second and third story windows on the structure with Anderson composite windows in the same sizes and designs. A second quote was later submitted for windows with fiberglass and composite cladding. **Sample sashes or sections should be brought for the HARB's comparison and the HARB should determine if either window type is appropriate for this building.**
3. A two-story rear addition was approved by the HARB in 1992 which included white painted or clad windows. Most of the windows proposed for replacement are located on this addition or are replacing second and third story windows that appear to have been previously replaced.
4. Detailed photographs and a window condition assessment form detailing the windows proposed for replacement were provided by the applicant. One second story window on the south elevation, visible only from the courtyard of the adjacent building, appears to be an original window. The remainder are either newer wood or aluminum clad windows. The wood windows show signs of deterioration and, while the aluminum clad windows are in good condition, the surrounding wood framing and sills show signs of deterioration.
5. The Architectural Guidelines for Historic Preservation (AGHP) states that colonial windows are wood and recommends replacing 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. A composite replacement window material has not been considered by the HARB in any Historic Preservation (HP) zoning districts in recent years. Aluminum clad windows have more recently been approved on upper stories or secondary elevations within HP zoning districts on a case by case basis, though seldom in HP-3 which has the highest concentration of colonial architecture.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at **52 St George Street:**

1. **APPROVE** if the HARB finds the replacement window design and material, as proposed or modified by the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.
    a. With the condition that the muntins will be on the exterior, with a raised profile.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace existing 2nd and 3rd story windows:
    a. Match existing sizes and designs
    b. Renewal by Anderson Acclaim series Double-Hung with composite material (Fibrex) is proposed.*

*A second quote was later submitted for Anderson A Series Double-Hung windows. These are **clad** windows, and described in company literature as "made of wood protected by fiberglass and Fibrex composite material"

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.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Pre-1821

Windows on First Spanish Period buildings should have banisters, possibly with lattice on the lower half. Rejas projecting twelve to eighteen inches on a masonry base are appropriate only for ground level street windows. Banisters or lattice must be used on all other windows. Windows with rejas and banisters may have single expanse glazing giving the impression of an unglazed window. One-over-one double hung sash windows are also appropriate. On larger buildings, wood twelve-over-twelve double hung sash windows, without rejas or banisters, may be appropriate. Multi-pane windows behind rejas and banisters are not appropriate.

LIST OF ATTACHMENTS:

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

52 Saint George Street
Staff Photos



Front (east) Elevation

52 Saint George Street
Staff Photos



Front (east) Elevation

52 Saint George Street
Staff Photos



Front (northeast) Elevation

52 Saint George Street
Staff Photos



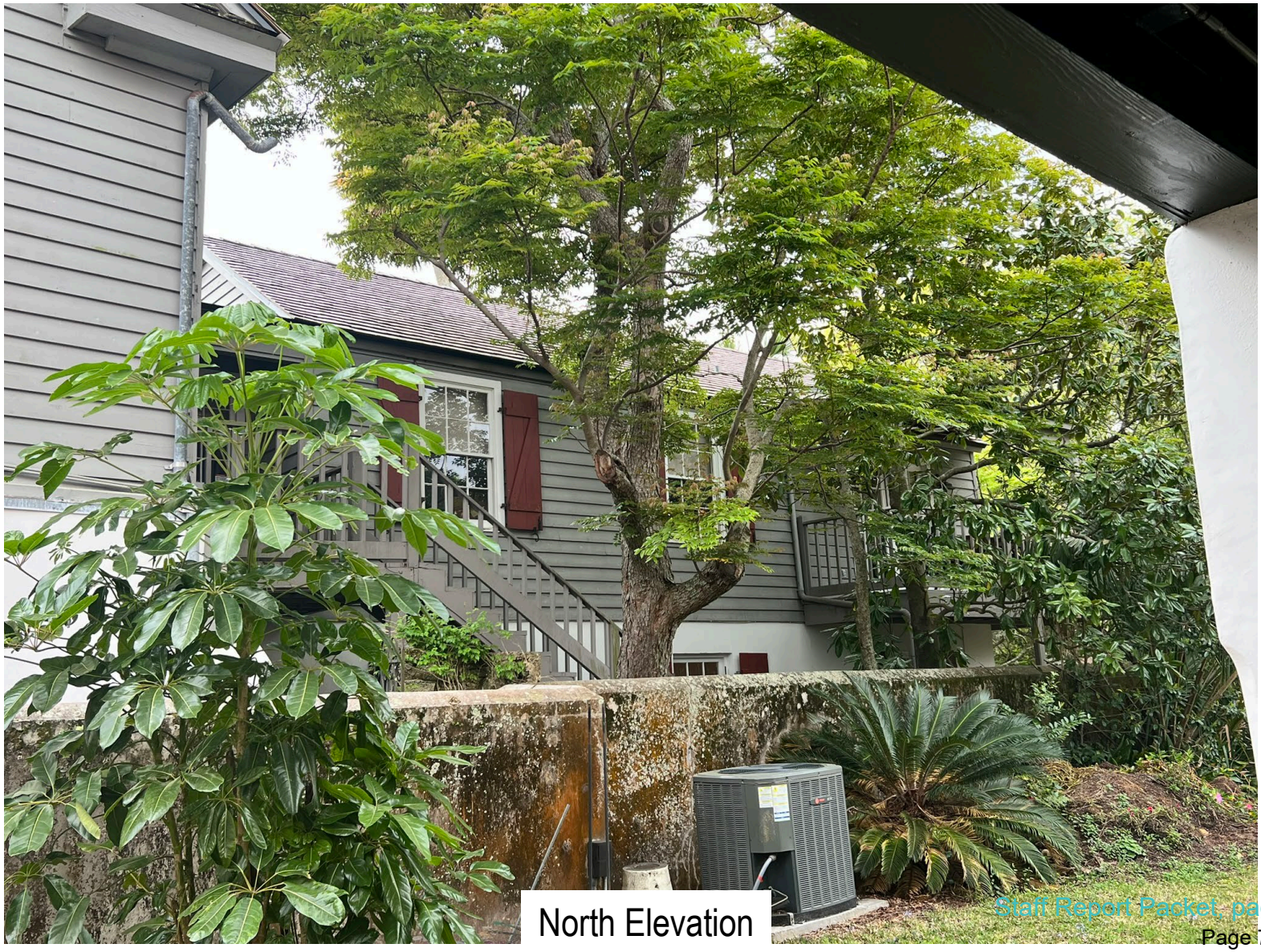
North Elevation

52 Saint George Street
Staff Photos



North Elevation

52 Saint George Street
Staff Photos



North Elevation

52 Saint George Street
Staff Photos



North and West Elevation

52 Saint George Street
Staff Photos



West Elevation

52 Saint George Street
Staff Photos



52 Saint George Street
Staff Photos



South Elevation

52 Saint George Street
Staff Photos



South Elevation

52 Saint George Street
Staff Photos







Exterior Window Details

52 Saint George Street
Staff Photos





Exterior Window Details

52 Saint George Street
Staff Photos





Exterior Window Details

52 Saint George Street
Staff Photos



Exterior Window Details



Aluminum Clad Window
(most are wood, though replacements)

52 Saint George Street
Staff Photos



Exterior Window Details

52 Saint George Street
Staff Photos



Exterior Window Details

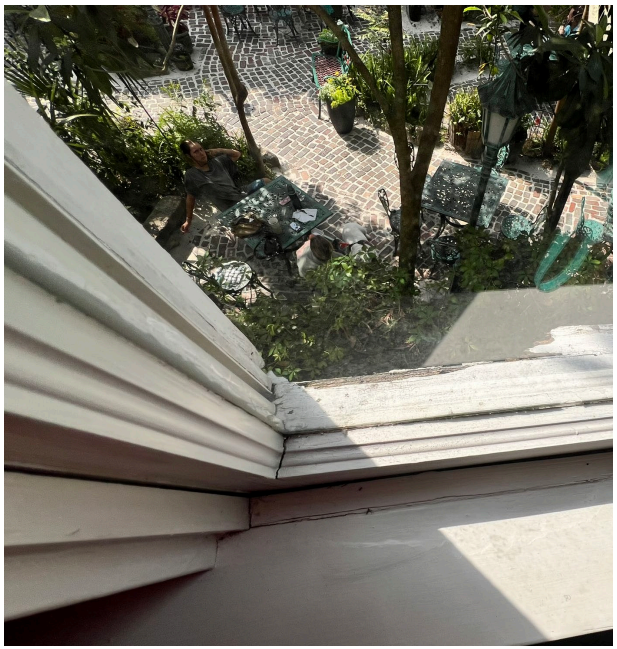
52 Saint George Street
Staff Photos





Existing First Floor Windows (not being replaced)

52 Saint George Street
Staff Photos







Interior Window Details

52 Saint George Street
Staff Photos





Interior Window Details

52 Saint George Street
Staff Photos



Interior Window Details

Page 1 HISTORICAL STRUCTURES FORM Site 8 SJ65
X orginal FLORIDA MASTER SITE FILE
__ update Recorder # _____

SITE NAME: Rodriguez-Avero-Sahncez House
HISTORICAL CONTEXTS: 18th century
NAT. REGISTER CATEGORY: building 01/01/71
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: private
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 52 St. George St., St. Augustine, Florida
VICINITY OF/ROUTE TO: West side of St. George St. between Oran
ge & Cuna Streets
SUBDIVISION: City of St. Augustine BLOCK: 12 LOT:
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 18
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 469710 NORTHING:3307120
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1762 RESTORATION DATE(S): / /
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): priv. resid
PRESENT USE(S): commercial

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: Rectangular
INTERIOR:
NO.: STORIES: 2.5 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): masonry, stone (coquina); wood frame

EXTERIOR FABRIC(S): Stucco, ashlar scored; wood dropsiding,
w/ cornerboards
FOUNDATION: TYPE stone (coquina) wall
PORCHES: two-story rear porch
ROOF: TYPE gable SURFACE comp. shingles
SECONDARY STRUCS.
CHIMNEY: NO. 2 MTLS stone (coquina) LOCNS offset, ridge
WINDOWS: DHS 6/6, 9/6, 12/12, blinds, moveable louvers

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

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? __ Y __ N __ UNKNOWN
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE: architecture, ethn-heritage, commerce arch aeology

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

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

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

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

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

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

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

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



FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 1009==

Site Name: Rodriguez-Avero-Sanchez-House 830== Survey Date: 7902 820==

Address: 52 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

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

868==

Owner of Site: Name: Crawbuck Homes, Inc. c/o W. Daniell;

Address: 52 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: Music of Yesterday's Toys 904==

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

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

UTM: 17 (zone) 469710 (easting) 3307120 (northing) 890== Location: T07S R30E N18 (T) (R) (S) 812==

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

Recorder: Name & Title: Scardaville, Michael (Historian);

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1762 844== Period: 18th cent. 845== Culture: Spanish 840==

Architect: 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, ashlar scored; wood, dropsiding, with cornervoards 854==

Structural Systems: Masonry, stone (coquina); wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/6, 9/6, 12/12, blinds, moveable louvers 942==

Foundation: Stone (coquina) wall 942==

Roof Type: Gable 942==

Secondary Roof Structures: 942==

Porches & Balconies: two story rear porch 942==

Chimney Location: Offset, ridge; end, exterior, front slope 942==

Materials: (882)

Chimney: Stone (coquina) 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Restoration area. 864==

Relationship to Surroundings: On street line in Restoration area; part of a cluster of colonial buildings on the northern end of St. George Street. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Minorcans, Commerce, Archaeology, Historic. 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Spanish Colonial style structure at 52 St. George Street, known as the Rodriguez-Avero-Sanchez House, was built between ca. 1753 and 1762 and is one of the surviving colonial structures in St. Augustine. Moreover, it is one of the buildings dating from the late First Spanish Period (1702-63), and thus is one of the oldest in the State of Florida.

As is typical in colonial architecture, the coquina first floor abuts the street line and the property is enclosed by 20th century colonial-type concrete block and coquina walls. Only fragments of the red, ashlar-scored stucco are still evident, principally on the north side of the street facade, while coquina infill from the early 1960's remains exposed. The main entrance leads directly into the street and is flanked by two double-hung 12/12 windows that were installed in the early 1960's. Three similar windows with a wood shutters are found on the wood frame second floor east wall. The house shares a common chimney and coquina first floor wall with the adjacent Paredes-Dodge House to the south. The original 11" width of the south wall was increased to 24" when the north wall of the Paredes-Dodge House was reinforced against the south wall of the Rodriguez-Avero-Sanchez House. A two-story open porch is a 20th century addition to the rear of the structure.

The building has undergone numerous changes over the last two centuries. The original structure, now the northeast room, was a small, one-room, flat-roofed building with the current interior door forming the main entrance off a porch or loggia. Flooring consisted of tabby, a colonial form of oyster-shell concrete. Coquina street and garden walls extended beyond the house to enclose the property. Between 1791 and 1802, the house was enlarged to the south to the midway point of the property frontage. This new room was added by raising the street wall. Moreover, a new (and extant) ceiling with beaded joists, a frame half-story or loft, and a shingled gable room were also added, thus giving the building an approximate appearance to the adjacent Paredes-Dodge House. A dormer might have been built in the one-half story at this time.

Map (1833 anonymous and 1860 Dorr) and architectural evidence indicate that the building was enlarged again in the late territorial or early statehood periods (1833-1860). Two frame rooms were attached to the west of the existing coquina rooms, and a full second-story with three dormers replaced the late eighteenth century half-story.

(over)

V. BIBLIOGRAPHY

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

Increased commercialization of St. George Street after the Civil War prompted other changes in the building. By the late 1870's another street door was opened in the southern section of the east wall, and the two entrances became flanked by similar commercial store glass windows. Although the three dormers were removed in the early twentieth century, the street facade remained relatively unchanged until the late 1950's when multipane windows replaced the plate glass windows. In 1962, after architectural and archaeological investigations documented the physical evolution of the building, the south door was infilled with coquina, and colonial-type double-hung 12/12 windows were installed. The street facade was thus returned to tis mid-19th century appearance. The radical changes to this facade over the years, however, have left only one small portion, the ashlar-scored section, undisturbed. A rear two-story porch was also built in the 1966's in an attempt to simulate the colonial ambiance of the structure.

The Rodriguez-Avero-Sanchez House was listed on the National Register of Historic Places in 1971.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses,

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

The colonial structure at 52 St. George Street, the Rodriguez-Avero-Sanchez House, is best known for its architectural and historical association with the adjacent Paredes-Dodge House to the south, and for its entwined history with the extant DeMesa-Sanchez House across the street.

The first owner of the original, smaller structure was Fernando Rodriguez, a retired Sergeant in the garrison who hailed from Galicia in northern Spain. Rodriguez, an invalid since at least 1740, lived in a palm-thatched frame structure which had a one-room coquina addition attached to the north. This flat-roofed addition was built by Juan Perez, Master Mason of the royal works, at least by 1762 and perhaps after 1753.(4) Documentary evidence clearly shows that the coquina room had been built by the time of Rodriguez' death in 1762, and a 1753 roster of the garrison does not list Perez, although this omission does not preclude his living in St. Augustine before this date.(5) Rodriguez did not have any living heirs in St. Augustine and in turn, left most of his belongings, including his wood and coquina house, to Antonia de Avero.(6)

After two socially successful marriages, one to Jose Guillen, a ranking military official and successful merchant, and another to don Joaquin Blanco, the administrator of all incoming subsidy supplies, Antonia de Avero had become one of the more prominent creole women (criollas) in the community. Archaeological investigation of the family residence at 41 St. George Street have documented her upper-status position in the garrison town.(7) Avero held the former Rodriguez property for only two years, at which time the Spanish transferred Florida to the English as a result of the provisions of the 1763 Treaty of Paris.(

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Ownership during the twenty-one year British period is not clear. The 1765 Moncrief maps shows Jacob Kip as proprietor, although a report listing the transfer of properties to English owners does not include this house and lot.(9) According to Jesse Fish's Account Book, however, Joseph Dyason purchased Rodriguez' property and a vacant lot to the south in late 1768. Dyason and any subsequent unknown proprietor in the British period did not make any major changes to the coquina structure, although the older frame building was probably demolished.(10)

When Spain regained control of Florida in 1784, the property reverted to the crown which soon granted custody of the house to Colonel Antonio Fernandez, the son-in-law of Antonia de Avero. Fernandez, as commander of a dragoon company, also came to St. Augustine to regain the former Avero properties.(11) In 1791, however, Governor Quesada publicly auctioned houses that had became royal property at the resumption of Spanish dominion in 1784. An appraisal of the former Rodriguez property described it as a "small masonry house and lot of the king with a worthless kitchen." Because of Dyason's purchase in 1768, the frontage had increased from 15 varas (41.25 ft.) in 1764 to 23 varas (63.25 ft.) in 1791.(12)

The Avero heirs lost the property when in 1791 it was purchased by Don Juan Sanchez, a Spaniard who held the important position of Chief Master Caulker of the Royal Works. Sanchez had acquired and enlarged the extant colonial building across the street (43 St. George Street) seven years early for a private residence, and he did the same to his investment property in the mid-1790s. Sanchez expanded and improved the one-room masonry structure by adding another coquina room to the south, by building a fireplace in the addition, and by constructing a gable-roofed frame half story over both downstairs rooms.(13) This house comprised only the northern half of his 23 vara lot, and in 1803, the year after his death, his widow, Maria del Carmen Castaneda, sold the vacant southern portion to Juan Paredes. Castaneda also gave him wall sharing rights (arrimo), that is, Paredes was allowed to reinforce his house against the existing coquina house to the north. Sometime within the next ten years, Paredes constructed the extant one-and-one-half story stone house at 54 St. George St., aid, in building up to the Sanchez house, connected his fireplace into the existing flue.(14)

On March 26, 1813, Castaneda sold the family rental property for 1,000 pesos to Pedro Fucha, a farmer and landowner along the north river who had purchased the Paredes House three weeks earlier.(15) Sometime between 1813 and 1834, Esteban or Stephen Arnau acquired both houses. Deeds documenting the transfer of both properties are not filed in Spanish or American records, although Arnau appears as the legal proprietor on the 1834 Elements map of the city.(16)

The heirs of Stephen Arnau sold this property in 1852 to Ann Hurlburt, who also owned the colonial DeMesa-Sanchez House across the street. It was one of a number of times that the two properties were under the same ownership. Hurlburt sold the Rodrigues-Avero-Sanchez House in 1867 to Margaret Perry.(17)

Perry sold it in 1869 to Mary Strischka, who also owned the De Mesa-Sanchez House which she leased as a boarding house. The next year Strischka transferred the property to her niece, Lizzie M. Smith, who was a notable figure in late 19th- and early 20th-century St. Augustine. According to Dr. Thomas Graham,

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"She was a petite, refined woman 'full of airs and grace,' who never allowed backward little St. Augustine to get her down. She spoke Frence, read the yellow-backed French novels which lined the walls of her parlor, taught music, and played the organ at the Cathedral on Sunday. When the poet Sidney Lanier stopped in town after the Civil War, he found a friend in Miss Lizzie."(18)

Miss Smith sold the property in 1874 to Tucker Watkins, and it remained in the Watkins family for a number of years.(19)

An examination of old maps and city directories shows a variety of uses and occupants over the years. The first floor was divided into two stores, used in 1888 as a millinery and a harness shop. In 1893 the sections are listed as a curio shop and a private residence. By 1899 a 1½ story frame addition had been made to the rear of the building, and the store was occupied by James P. Dodge, a jeweler who later purchased the adjoining colonial building at 54 St. George Street and operated it for many years as "The Old Qriosity Shio." 52 St. Geogre Street was again used as a Millinery shop in 1917, and in the early 1920's Minerva E. Muir sold Chinese goods here. In the late 1920's Maurice Rogero used the building for his clother cleaning and tailoring establishment. In the 1930's and early 1940's Mrs. Elizabeth Kneeland operated a curio shop here.(20)

In 1944 Marguerita Phillips purchased the property. An artist and writer, she lived in the building as well as operating a gift and Antique shop there. She sold it in 1954 to Walter B. Fraser.(21)

Fraser was a former Mayor and State Sentor and the owner of several tourist attractions including the Fountain of Youth and the "Oldest School House." In 1958 he sold the building at 52 St. George Street to Crawbuck Homes, Inc. of Jacksonville.(22)

During 1960-62 the state-sponsored St. Augustine Historical Restoration and Preservation Commission conducted research on the house in order to document the physical evolution of the structure. Architectural research was performed by William Stewart of the University of Florida School of Architecture. Archaeologist work was done by Commission Archaeologist Robert H. Steinbach. Historical Research was done by Robert Gold of the Commission, along with Kenneth Beeson (later chairman of the City's Historic Architectural Review Board), and Eugenia Arana of the St. Augustine Historical Society. As a result of their findings, the Crawbucks restored the facade to its mid-19th century appearance by filling in the south door and window and installing double hung 12/12 windows on each side of the Central door. However, the dormer were not rebuilt and the coquina was not stuccoed.(23)

The building is listed on the National Register of Historic Places, and has a bronze plaque which notes:

"Fernando Rodriguez, sergeant in the Spanish Army at the Castillo de San Marcos Fort, built his house on this site during the first Spanish occupation (1565-1763). In 1790 he commissioned Juan Perez, master builder to add the northeast coquina room to his earlier wooden house. Antonia Avero inherited this property from Rodriguez in 1762 and fled to Cuba just before the British occupation of St. Augustine.

"After the twenty year British occupation (1763-1783) Antonia was unsuccessful in reclaiming her 'little house of stone.'

It was sold at public auction to Juan Sanchez in 1791 during the second Spanish Occupantion of St. Augustine.

"Restoration of this house was begun in 1958 by Mr. and Mrs. Walter Scott Crawbuck, directed by Mr. William Jordan Daniell. The St. Augustine Historical Restoration and Preservation Commission, a Florida State Commission, authenticated this site and house historically and archaeologically in 1962. Its history and building, plans are registered in the Library of Congress by the Historical American Building Survey."

It has been used for many years as a museum of yesterday's toys.

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

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.

3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.

4. Charles W. Arnade, "The Avero Story: An early Saint Augustine Family with many Daughters and many houses," Florida Historical Quarterly, Vol. 40:1 (July, 1961), p. 20; Personal communication with Luis R. Arana, Historican, Castillo de San Marcos.

5. Arnade, p. 20; Archivo General de Indias, Santo Domingo 2604 (Gelabert Roster), Document File, Historic St. Augustine Preservation Board.

6. Arnade, p. 21.

7. Ibid., pp. 17-19; Kathleen A. Deagon, Archaeology at the National Greek Orthodox Shrine, St. Augustine, Florida, Florida State University Notes in Anthropology, no. 15 (Gainesville, 1976).

8. Puente, "Plano. . . de San Agustin," no. 68.

9. James Moncrief, "(Plan of St. Augustine)," March 1, 1765; A6I, Papeles de Cuba, Legajo 372, Puente to Gov. of Cuba, February 10, 1772, Document File, HSAPB.

10. Eugenia B. Arana, "History of the property at 52 St. George Street, St. Augustine, Florida," El Escribano, No. 46 (January, 1963), pp. 9-10; Rocque, "Plano Particular. . . de San Agustin," no. 42.

11. Ibid., Arnade, p. 24.

12. East Florida Papers, Bundle 320, "Quesada Inventory," no. 104, Document File, HSAPB: Puente, "Plano. . . de San Agustin," no. 68.

13. Arana, pp. 11-12; Earle W. Newton and Robert H. Steinbach, "Archaeological and Architectural Investigations at 52 St. George Street, St. Augustine, Florida," El Escribano, no. 46 (January, 1963), pp. 16-19.

14. Eugenia B. Arana and Doris C. Wiles, "The Don Juan Paredes House," El Escribano, No. 47 (April, 1963), pp. 6-8; Newton and Steinbach, pp. 16-19.

15. Arana, pp. 13-14; Arana and Wiles, pp. 7-8.

16. Ibid., Benjamin and I.B. Clements, "Plan of the City of St. Augustine," 1834-35, Block 12, lots 12 and 13.

17. St. Johns County Records, Deed Book R, pp. 38 and 42.

18. Deed Book R, p. 486; Book T, p. 589; St. Augustine Record, Sunday, July 4, 1937, p. B-10; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978) p. viii.

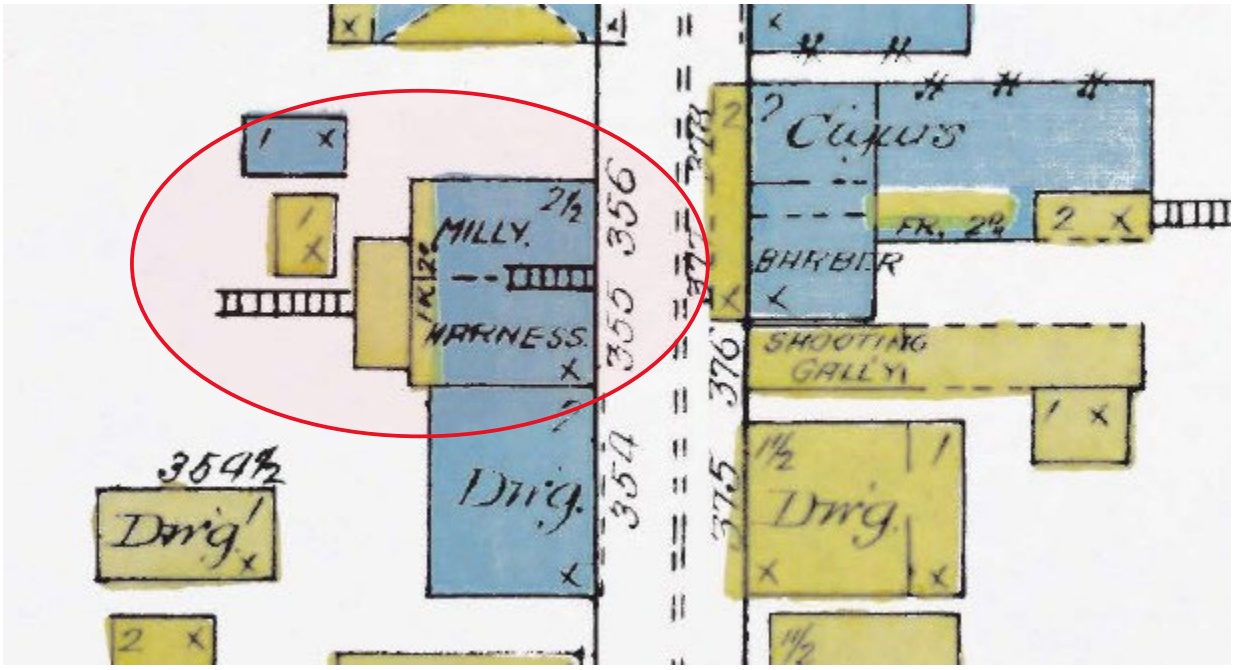
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19. Deed Book U, p. 463.
20. Sanborn Fire Insurance Maps of St. Augustine, 1888, 1893, 1899, 1904, 1910, 1917; St. Augustine City Directories 1899-1940.
21. Deed Biik 142, p. 505; Book 212, p. 382; City Directories 1947, 1949.
22. Leigh White, :St. Augustine," Saturday Evening Post, March 5, 1949; Deed Book 244, p. 399.
23. Block and Lot File, B 12/L20, Historic St. Augustine Preservation Board.

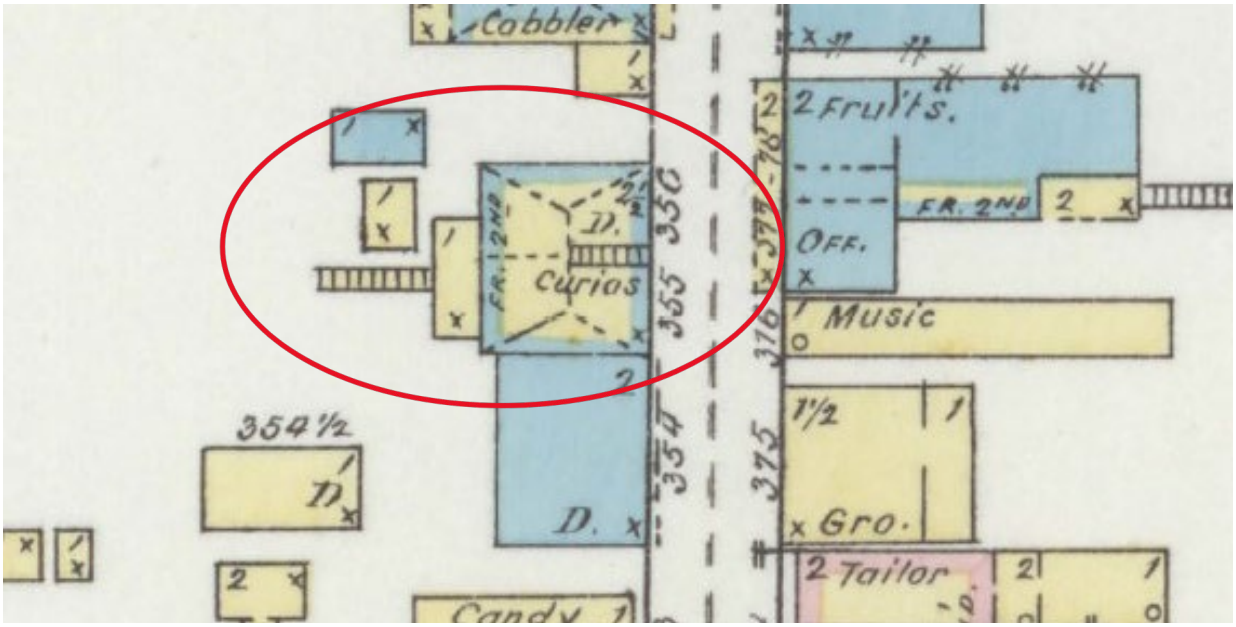
NOTE:
Historic American Building Survey Photo-Data Book Information, The Fucha-Arnau House in St. Augustine Historical Society Files on Block & Lot File, HSAPB. Also see HABS drawing, "Rodriguez House," 3 Sheets, HSAPB.



SANBORN MAPS
52 St. George Street

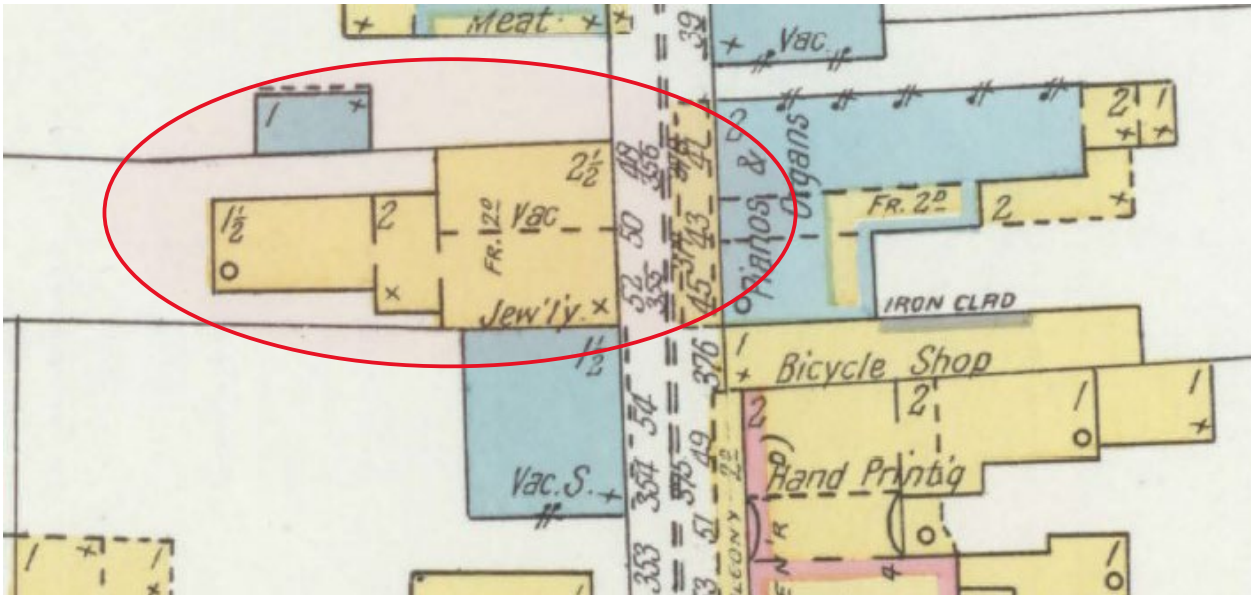


1888

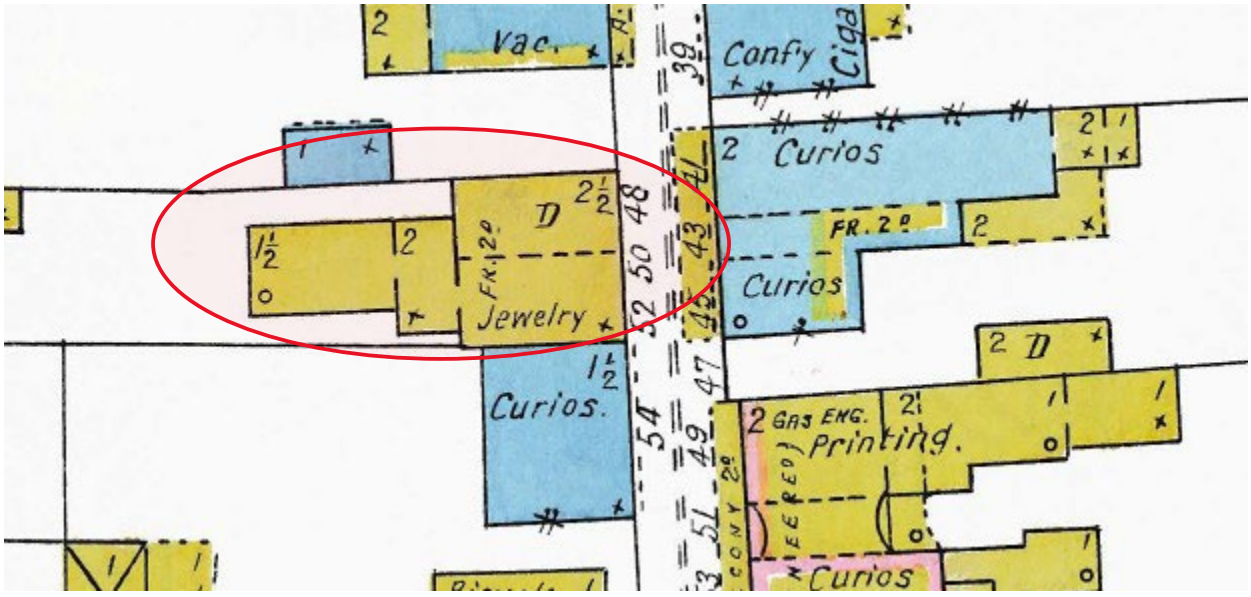


1893

SANBORN MAPS
52 St. George Street

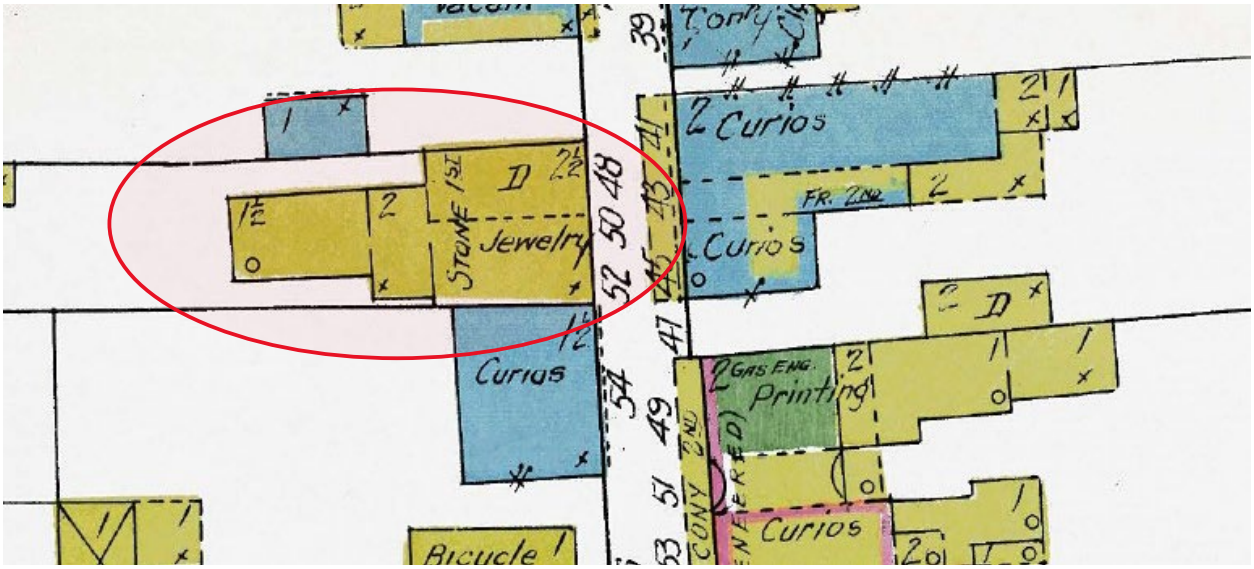


1899

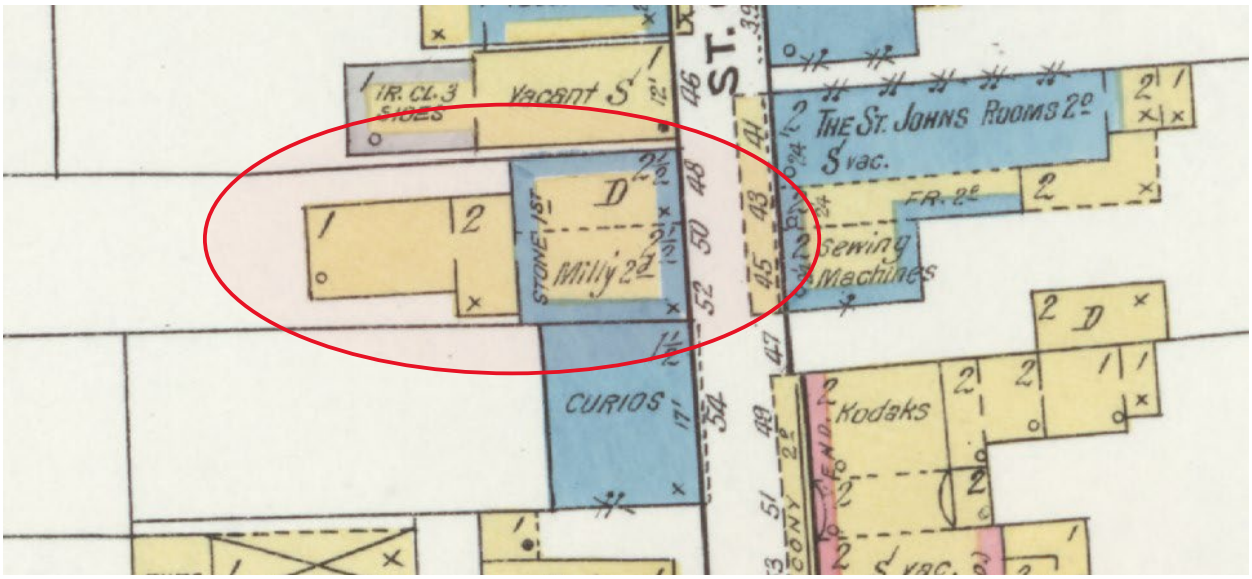


1904

SANBORN MAPS
52 St. George Street

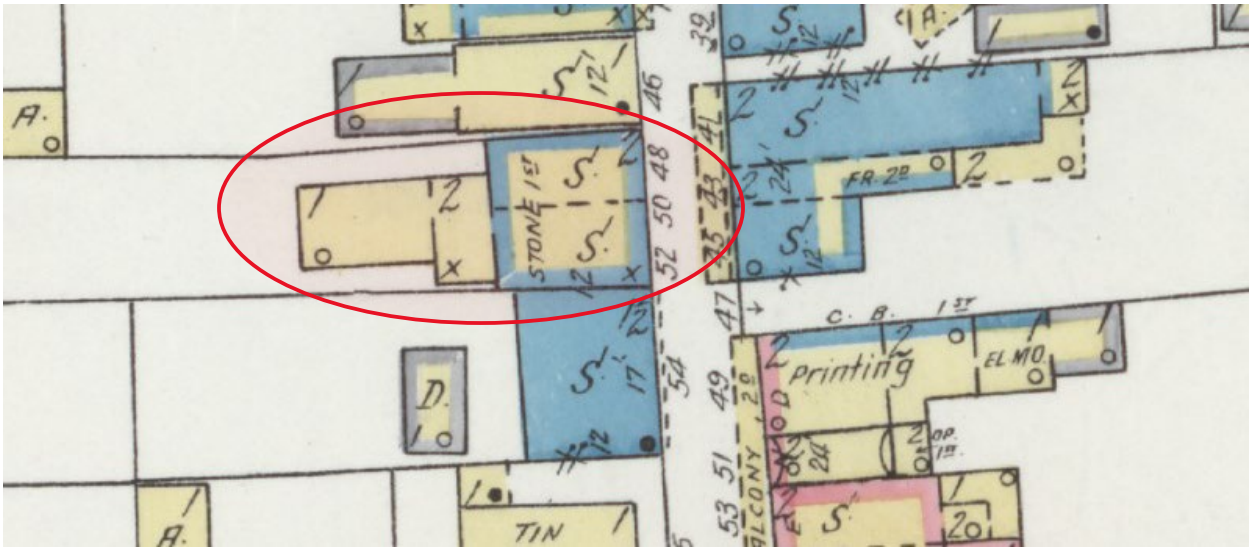


1910

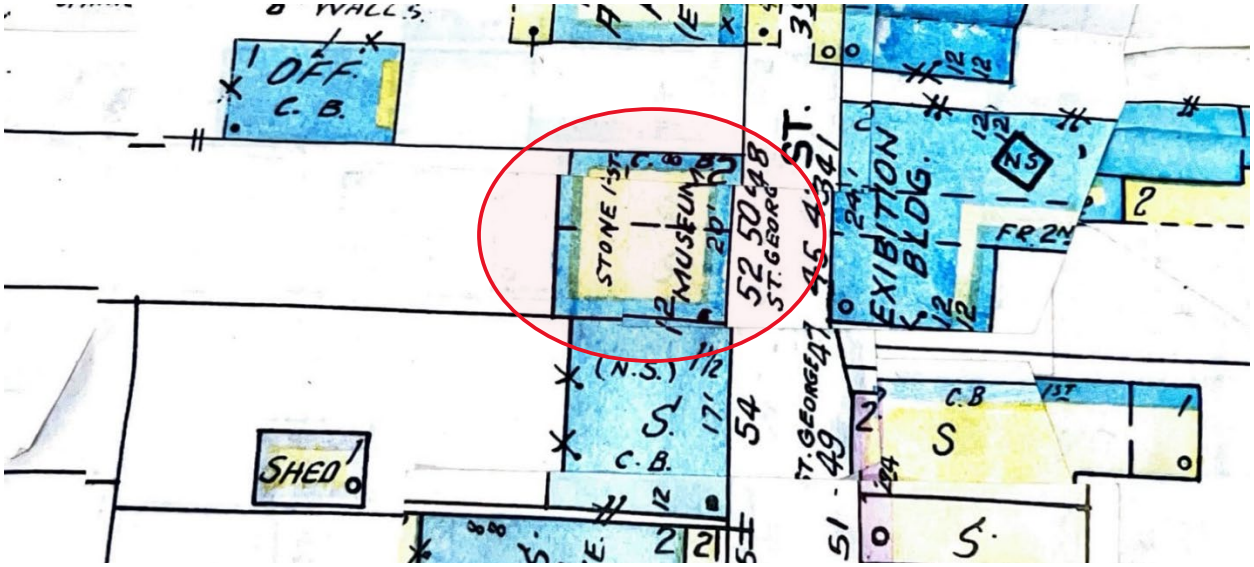


1917

SANBORN MAPS
52 St. George Street



1924



1930 Updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0031 **Meeting Date: Thursday, April 17, 2025**

1. NAME OF APPLICANT: St. George Street Ventures, LLC
   Business (if applicable):
   Address: 405 Golfway West Drive
   City: St. Augustine State: FL Zip Code: 32095
   Daytime Telephone: 904-785-3042 E-Mail Address: tracy.douglas@dlpcapital.com

2. NAME OF PROPERTY OWNER:
   Business (if applicable):
   Address:
   City: State: Zip Code:
   Daytime Telephone: E-Mail Address:

3. PROJECT LOCATION: 52 Saint George St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE PART OF LOTS 12 20 & 21 BLK 12 - 34.7 FT ON ST GEORGE ST OR4908/1048

5. SCOPE OF WORK: For wholesale replacement of second and third story windows with a different material.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Window Condition Assessment Form and Attachments
- Replacement Window Specs and Quote

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: 52 St. George Street, St. Augustine, FL 32084

Applicant's Name: St. George Street Ventures LLC Applicant's Signature: Tracy Douglas

Owner's Name: St. George Street Ventures LLC Owner's Signature: Tracy Douglas

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.

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Tracy Douglas is/are hereby authorized TO ACT ON BEHALF OF 52 St. George Street Ventures LLC, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's HARB Board, for an application related to the structure located at:

_____

ST. GEORGE STREET VENTURES, LLC, a Florida limited liability company

By: DLP Capital Partners, LLC, a Florida limited liability, its manager

By: DLP Real Estate Capital Inc, a Florida corporation, its manager

By: _____
Name: Barry W. DeGroot
Its: Secretary

State of Florida
County of St. Johns

Signed and sworn before me on this 18th day of March, 2025
By Barry DeGroot

Identification verified:

Oath sworn: X Yes____ No

Notary Signature: _____

My Commission expires: 09/30/2028

THERESA ALICE GATTEY
Notary Public - State of Florida
Commission # HH 597785
My Comm. Expires Sep 30, 2028
Bonded through National Notary Assn.

Rev:120219 jw

Received 3/18/2025
Planning & Building Department

Living Room Window and Kitchen Window. I can provide photos of all windows prior to meeting.





Received 3/18/2025
Planning & Building Department

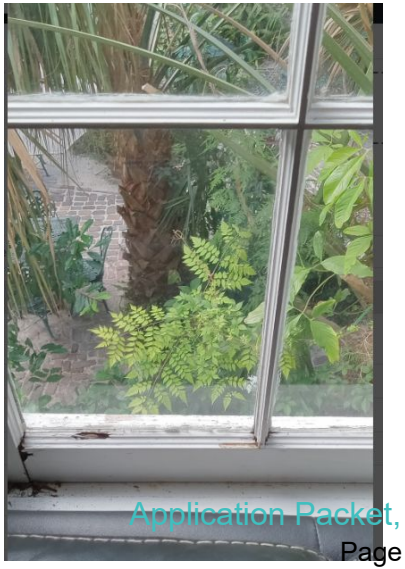




Received 3/18/2025
Planning & Building Department







Property Address: 52 St. George Street, St. Augustine, FL 32084 (ONLY 2nd & 3rd Floor) **Assessment Date:** 3/24/25

Applicant Name: St. George Street Ventures, LLC (Tracy Douglas on behalf of LLC) **Assessed by:** Candice Seymour

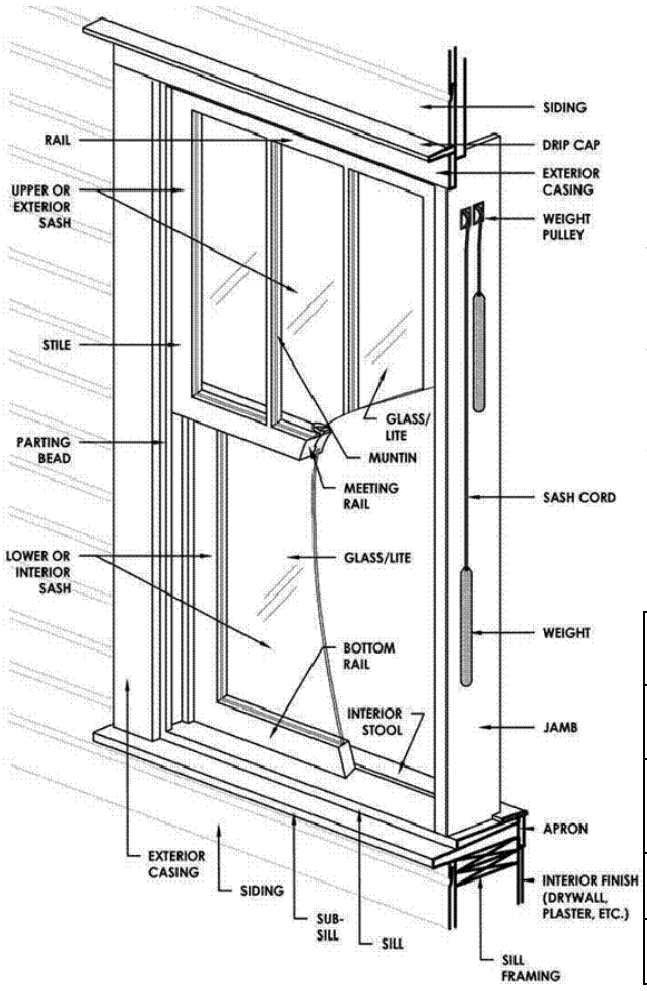
Received 3/31/2025
Planning & Building Department

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 Building Survey, Proposed Quote: Renewal by Andersen with Acclaim Windows (or) TBD Vendor with Marvin Ultimate Wood Series

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	25
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non-Historic Windows	25
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	25

Received 3/31/2025
Planning & Building Department

Property Address: 52 St. George Street, St. Augustine, FL 32084 (ONLY 2nd & 3rd Floor) **Assessment Date:** 3/24/25
Applicant Name: St. George Street Ventures, LLC (Tracy Douglas on behalf of LLC) **Assessed by:** Candice Seymour

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	*Size: 35W 45H / Material: Wood - Upper sagging sash
2	*35W 62H-Wood-Upper sagging sash, rot on Ext Sub & Sill
3	*35W 62H-Wood-Upper sagging sash, rot on Ext Sub & Sill
4	*35W 37H-Wood-Upper sagging sash, frame rot on rails
5	*35W 37H-Wood-Upper sagging sash, frame rot on rails
6	*35W 37H-Wood-Upper sagging sash & frame rot on Sill
7	*35W 69H-Wood-Upper sagging sash,rot on Ext Sub, Sill, Casing
8	*36W 62H-Wood-Upper sagging sash, rot on Ext Sub, Sill, Casing
9	*35W 46H-Wood-Upper sagging sash, rot on Ext Sub, Sill, Casing
10	*37W 55H-Wood-Ext rot Rails, Siding, Sub, Sills and Casing
11	Size: 36W 62H / Material: Wood/Metal / Upper sagging sash
12	Size:36W 62H / Material: Wood/Metal / Upper sagging sash
13	Size: 32W 46H / Material: Wood/Metal / Upper sagging sash
14	Size: 32W 46H / Material: Wood/Metal / Upper sagging sash
15	Size: 32W 46H / Material: Wood/Metal / Upper sagging sash
16	Size: 36W 62H / Material: Wood/Metal / Upper sagging sash
17	Size: 36W 62H / Material: Wood/Metal / Upper sagging sash
18	*Size: 29W 33H / Material: Wood - Rotting, Sash, Cracked glass
19	*Size: 29W 33H / Material: Wood - Rotting, Sash, Cracked glass
20	Size: 35W 69H / Material: Wood/Metal / Upper sagging sash

Window #	List and Describe Window Condition
21	Size: 35W 69H / Material: Wood/Metal / Upper sagging sash
22	Size: 35W 69H / Material: Wood/Metal / Upper sagging sash
23	Size: 27W 57H / Material: Wood/Metal / Upper sagging sash
24	Size: 27W 57H / Material: Wood/Metal / Upper sagging sash
25	*35W 69H-Wood/Metal-Upper sagging sash, frame rot on sills
26	
27	
28	
29	
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31	
32	
33	
34	
35	
36	
37	
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39	
40	

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Window Replacement Project
(2nd and 3rd floor ONLY)

52 St. George Street, St. Augustine, FL 32084



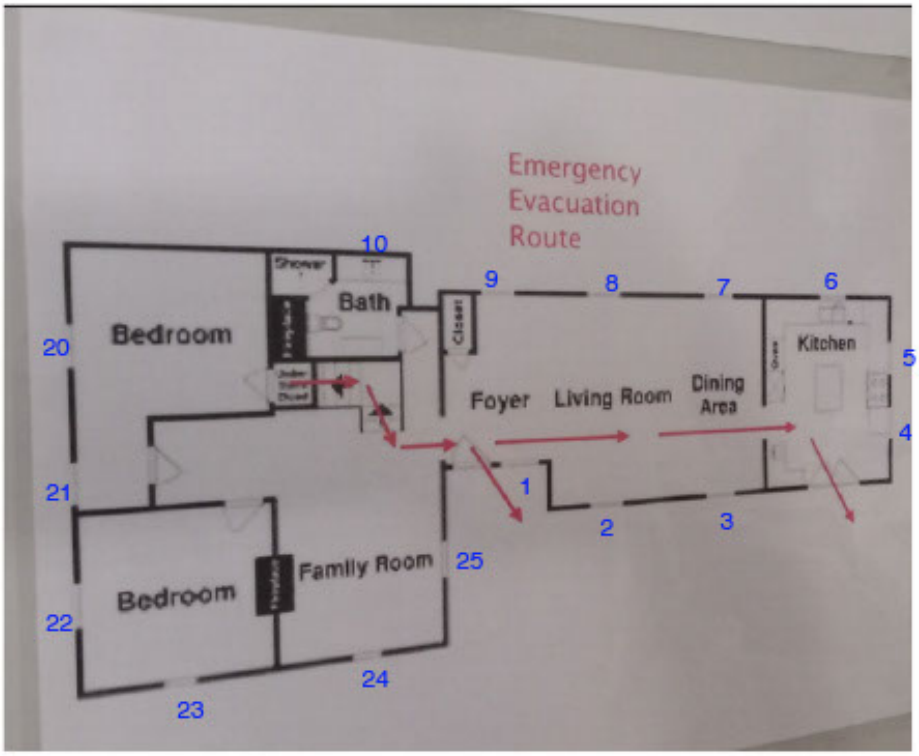
LEGEND:
- Photos are all numbered starting with 01 - 25
- F = Far Away Shot
- C = Close up Shot
- LR = Living Room
- K = Kitchen
- MBed = 3rd Floor Master Bedroom
- QBed = Queen Bedroom
- Twin = Twin Bedroom

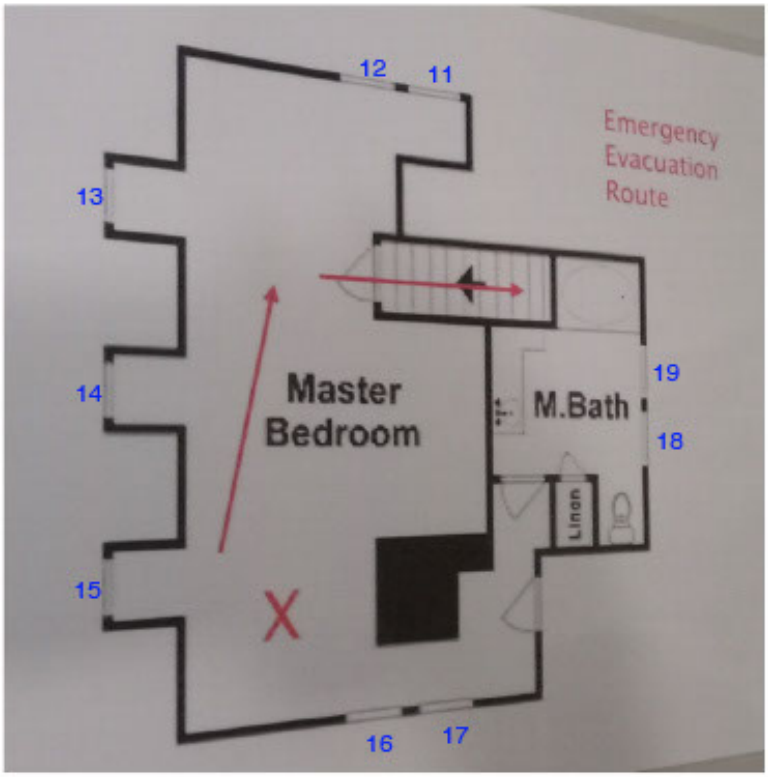
00.Exterior - Front and Side Full House.jpg

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Exterior - Front and Side #.pdf





Floor Plans #.pdf



01-03 - LR.jpg



01aF -Interior.jpg



01C. Outside A.jpg



01F. Interior.jpg



01F. Outside.jpg



02 Exterior - LR.jpg



02-03 Exterior - LR.jpg



02b Exterior - LR.jpg



02C - LR.jpg



02Ca - LR.jpg



02Cb - LR.jpg



03C - LR.jpg



03Ca - LR.jpg



03F - LR.jpg



04-05 Exterior - Kitchen.jpg



04-06O - K.jpg



04C - K.jpg



04Ca - K.jpg



04F - K.jpg



05 Exterior - k.jpg



05 Exterior 2 - K.jpg



05C - K.jpg



05F - K.jpg



06 Exterior - Kitchen.jpg



06C - K.jpg



06F - K.jpg



07-09O - LR.jpg



07Ca - LR.jpg



07Cb - LR.jpg



07Cc - LR.jpg



07F - LR.jpg



08 Exterior - LR.jpg



08b Exterior - LR.jpg



08Ca - LR.jpg



08Cb - LR.jpg



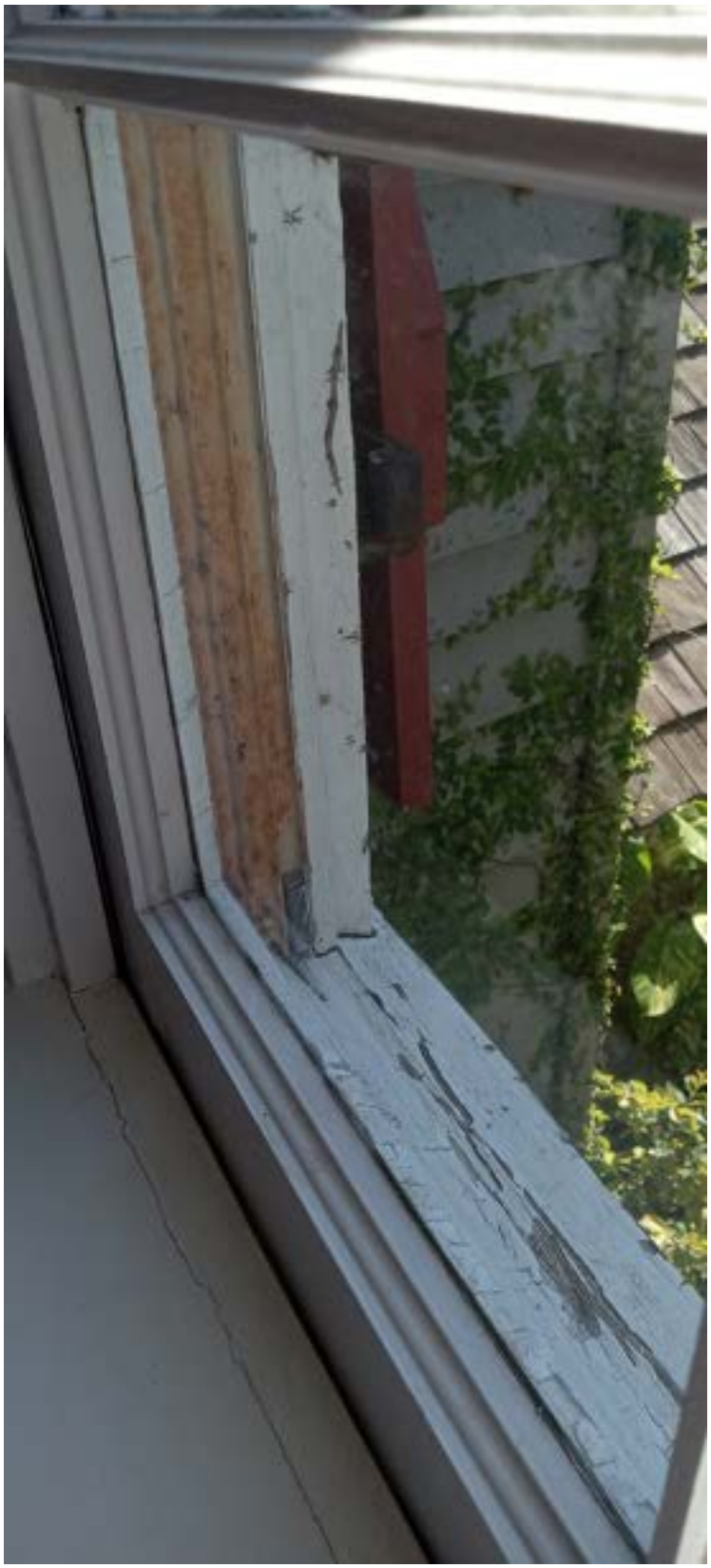
08Cc - LR.jpg



08F - LR.jpg



09 Exterior - LR.jpg



09Ca - LR.jpg



09Cb - LR.jpg



09F - LR.jpg



10 Exterior - Bath.jpg



10F - Bath.jpg



10Fa - Bath.jpg



11C - MBed.jpg



11F - MBed.jpg



12C - MBed.jpg



12F - MBed.jpg



13C - MBed.jpg



13F - MBed.jpg



14C - MBed.jpg



14F - MBed.jpg



15C - MBed.jpg



15F - MBed.jpg



16F - MBed.jpg



16Fa - MBed.jpg



17C - MBed.jpg



17F - MBed.jpg



18C - MBath.jpg



18Ca - MBath.jpg



18F - MBath.jpg



18Fb - MBed.jpg



19C - MBath.jpg



19Ca - MBath.jpg



19F - MBath.jpg



20C - QBed.jpg



20F - QBed.jpg



21C - QBed.jpg



21F - QBed.jpg



22C - Twin.jpg



22F - Twin.jpg



23 F - Twin.jpg



23C - Twin.jpg



24C - Den.jpg



24F - Den.jpg



25 Exterior - Den.jpg



25B Exterior - Den.jpg



25C - Den.jpg



25F - Den.jpg



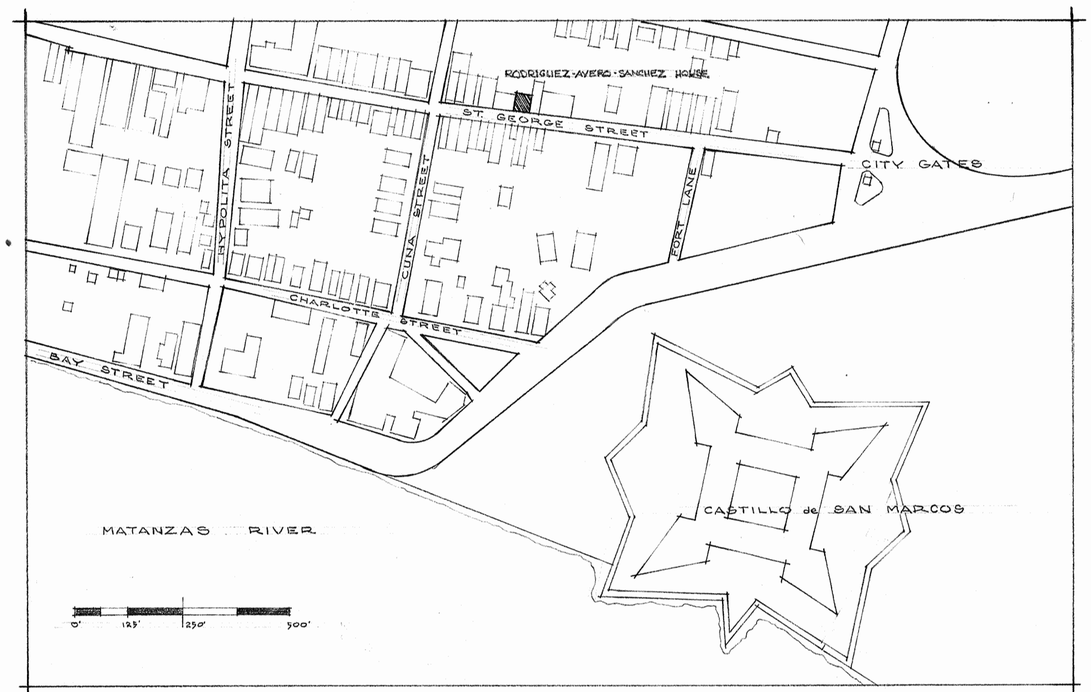
25O - Den.jpg

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Planning & Building Department

TRIM LINE

THE RODRIGUEZ-AVERO-SANCHEZ HOUSE

52 ST. GEORGE STREET ST. AUGUSTINE, FLORIDA



MAP OF NORTHERN PART OF HISTORIC DISTRICT OF ST. AUGUSTINE, BY L.H. POPE

THE NORTHEAST ROOM OF THIS HOUSE WAS BUILT ABOUT 1761 AND WAS OCCUPIED BY FERNANDO RODRIGUEZ AT THAT TIME. BY 1803 THE REMAINDER OF THE FIRST FLOOR HAD BEEN CONSTRUCTED BY JUAN SANCHEZ WHO OWNED THE PROPERTY AFTER 1791. THE WOOD FRAME SECOND STORY PORTION WAS ADDED C. 1830 BY PERSONS NOW UNKNOWN. IN 1876 THE HOUSE WAS DEEDED TO ISAAC WATKINS AND IN 1883 WAS PURCHASED BY MILDRED C. WATKINS WHO OCCUPIED IT UNTIL HER DEATH IN 1926.

THESE DRAWINGS WERE COMMISSIONED BY THE UNITED STATES NATIONAL PARK SERVICE AND PURCHASED, WITH "MISSION 66" FUNDS PROGRAMMED IN 1960, FROM THE ST. AUGUSTINE HISTORICAL RESTORATION AND PRESERVATION COMMISSION: HERBERT E. WOLFE, CHAIRMAN; EARLE W. NEWTON, EXECUTIVE DIRECTOR; DOUGLAS R. PICHT, RESIDENT MANAGER. ARCHITECTURAL WORK PERFORMED UNDER SUPERVISION OF WILLIAM A. STEWART, ARCHITECT; BY HERBERT L. BANKS, DONALD J. CONWAY, AND JOHN E. JARVIS, JR., ARCHITECTURAL STUDENTS FROM THE UNIVERSITY OF FLORIDA.

DEL: J. JARVIS H.L. BANKS

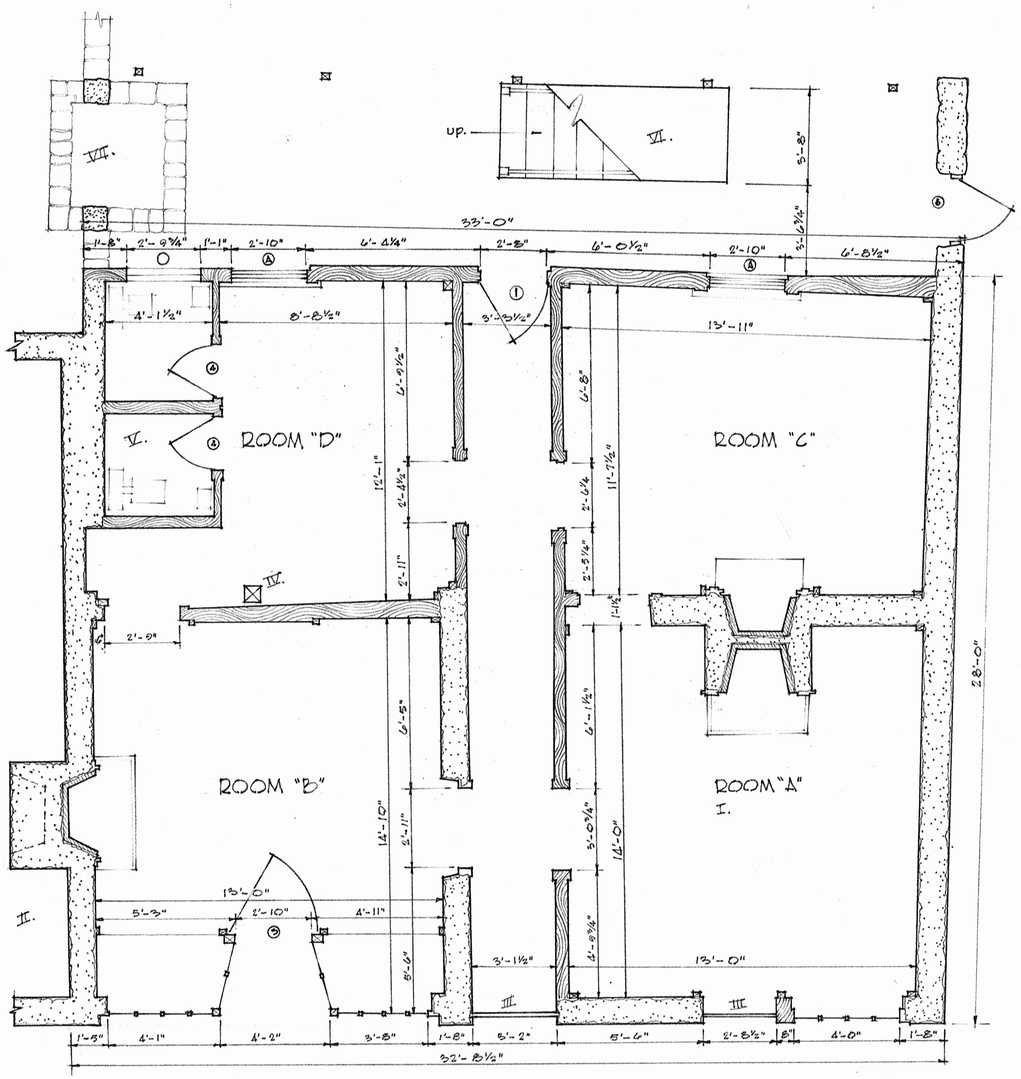
ST AUGUSTINE SURVEY I 1960 ST AUGUSTINE HISTORICAL RESTORATION AND PRESERVATION COMMISSION UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE THE RODRIGUEZ-AVERO-SANCHEZ HOUSE 52 ST. GEORGE STREET ST. AUGUSTINE ST. JOHNS COUNTY FLORIDA	SURVEY NO. FLA-126	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 3 SHEETS	LIBRARY OF CONGRESS INDEX NUMBER

U.S. GOVERNMENT PRINTING OFFICE 16—6569

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TRIM LINE



FIRST FLOOR PLAN

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

N

NOTE:

I. THIS ROOM AND ADJACENT HALL PORTION ARE EXTENT OF ORIGINAL 1760 STONE STRUCTURE.
II. ADJACENT HOUSE KNOWN AS DODGE HOUSE, WITH "WALL RIGHTS" GRANTED IN 1805 PRIOR TO CONSTRUCTION.
III. FIXED WOOD DOORS SIMILAR TO TYPE ①.
IV. WOOD COLUMN SUPPORTING FIREPLACE ABOVE.
V. PLUMBING AND PARTITIONS ADDED 1958.
VI. MODERN STAIRWAY AND PORCH FRAMING.
VII. COQUINA WELL, PROBABLY ORIGINAL, BUT WITH MODERN ALTERATIONS



NORTH ELEVATION

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

GRAPHIC SCALES

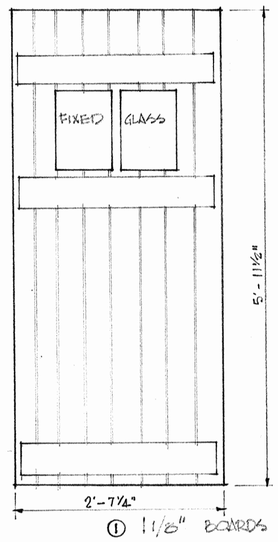
1/4" – 0 1 5 10 FEET

3/4" – 0 1 2 4 FEET

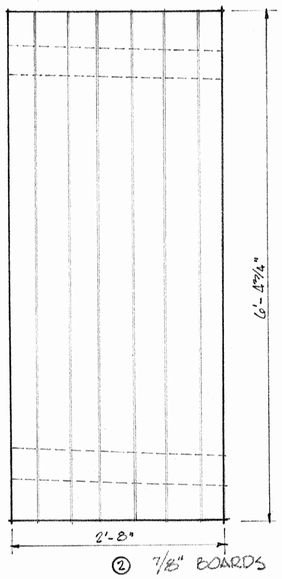
DOOR SCHEDULE

SCALE: 3/4" = 1'-0"

NOTE:
DOORS ③ ④ ⑤ NEW CONSTRUCTION AND NOT HISTORICALLY SIGNIFICANT.
ALL DOORS T & G WOOD BOARDS WITH EXPOSED WOOD BINDING RAILS



① 1 1/8" BOARDS



② 7/8" BOARDS

DEL. H.L. BANKS

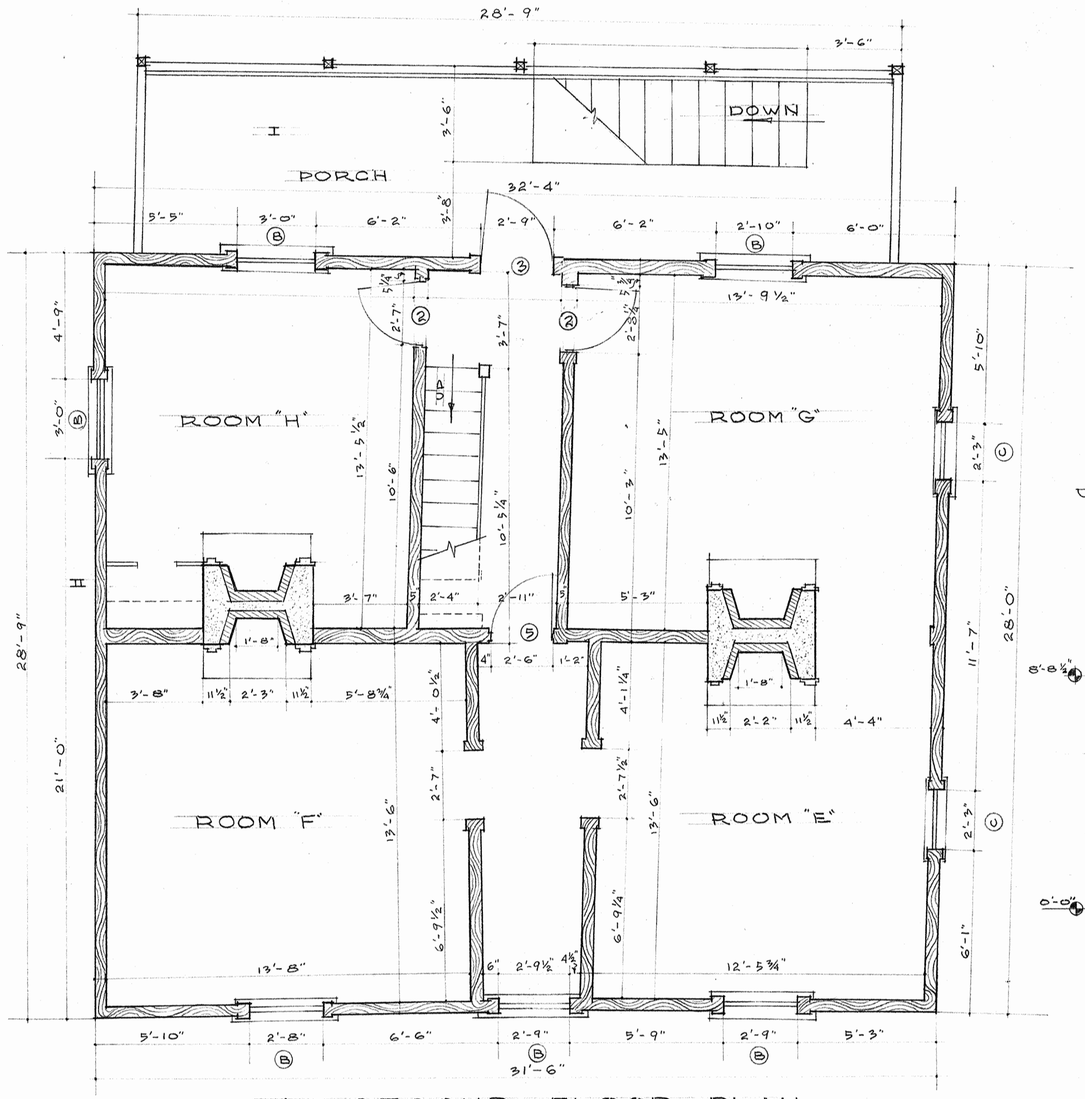
ST AUGUSTINE SURVEY I 1960 ST AUGUSTINE HISTORICAL RESTORATION AND PRESERVATION COMMISSION UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE THE RODRIGUEZ-AVERO-SANCHEZ HOUSE 52 ST. GEORGE STREET ST. AUGUSTINE ST. JOHNS COUNTY FLORIDA	SURVEY NO. FLA 126
HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 3 SHEETS	LIBRARY OF CONGRESS INDEX NUMBER	

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TRIM LINE



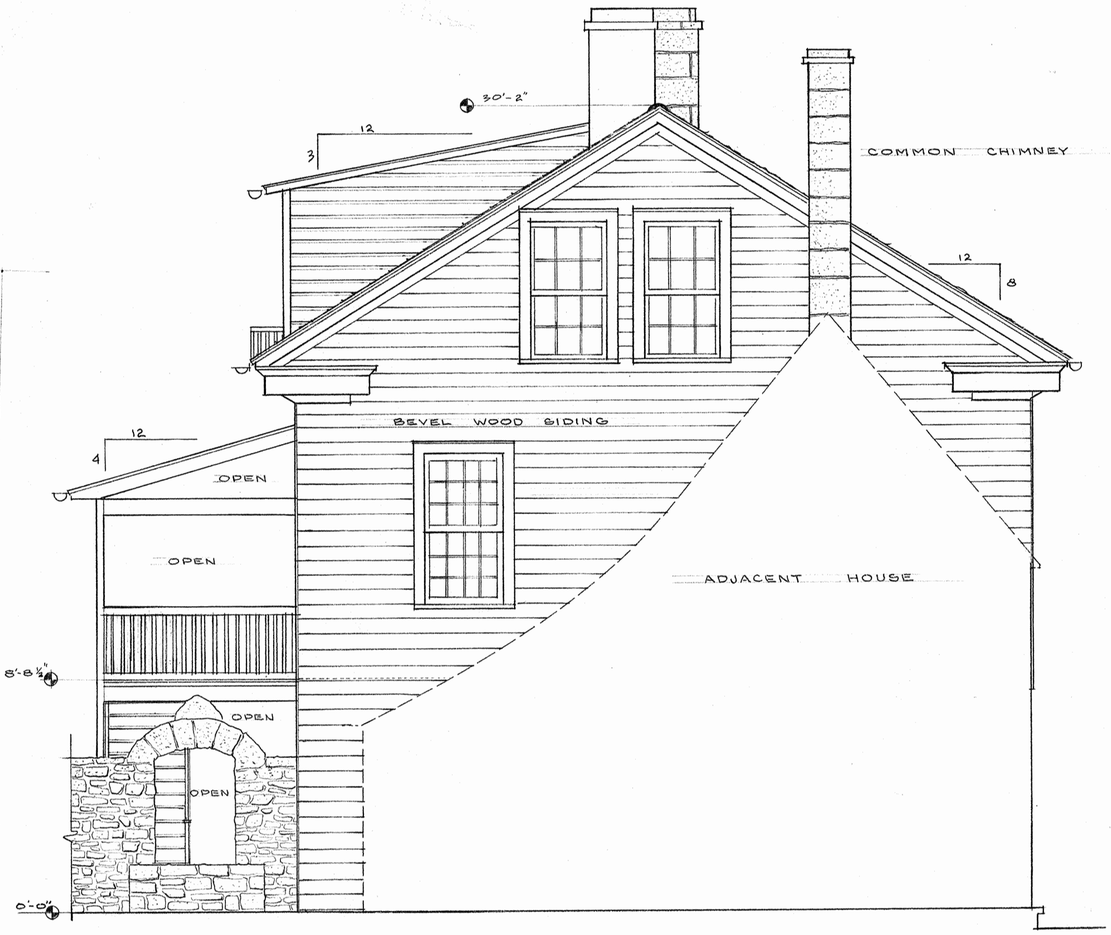
N

SECOND FLOOR PLAN
SCALE: ¼" = 1'-0"

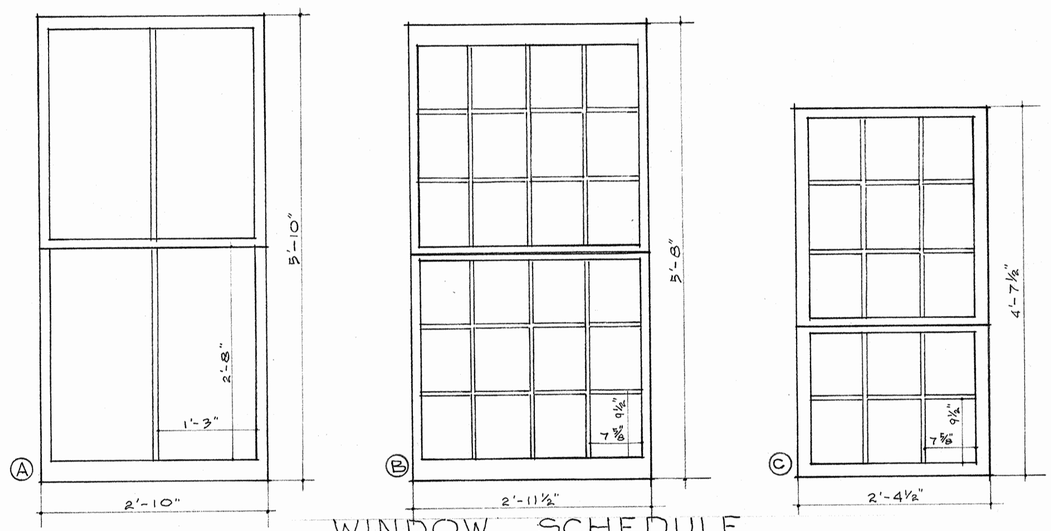
NOTES:

I. MODERN PORCH RECONSTRUCTION.

II. INVESTIGATION THRU WALL INDICATES ADJACENT HOUSE, (INCLUDING LATER ADDITION TO REAR), PREDATES SECOND STORY.



SOUTH ELEVATION
SCALE: ¼" = 1'-0"



WINDOW SCHEDULE
SCALE: ¾" = 1'-0"

GRAPHIC SCALES

¼" - 0 1 5 10 FEET

¾" - 0 1 2 4 FEET

DEL. J. JARVIS

ST AUGUSTINE SURVEY I 1960 ST AUGUSTINE HISTORICAL RESTORATION AND PRESERVATION COMMISSION UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE THE RODRIGUEZ-AVERO-SANCHEZ HOUSE 52 ST. GEORGE STREET ST. AUGUSTINE ST. JOHNS COUNTY FLORIDA	SURVEY NO. FLA.126	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 3 OF 3 SHEETS	LIBRARY OF CONGRESS INDEX NUMBER

U.S. GOVERNMENT PRINTING OFFICE 16—8559

TRIM LINE

Received March 27, 2025
Planning and Building Department

Whole House

QUOTE #1: Anderson Acclaim Double-Hung

DBA: RENEWAL BY ANDERSEN OF FLORIDA
Legal Name: JLM Windows, LLC
CGC1527613
997 West Kennedy Blvd. Suite A1 | Orlando, FL 32810
Calvin King (240)444-3195

DLP Capital
52 St. George Street
, 32084
Year Built: 1762

ID#:	ROOM:	SIZE:	IMAGE:	DETAILS:	PRICE:
101	Living	35 W 69 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$5,395~~ $3,911
102	Living	27 W 57 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$4,851~~ $3,517
103	Bedroom 1	27 W 57 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$4,851~~ $3,517

Received March 27, 2025
Planning and Building Department

104	Bedroom 1	35 W 69 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 4h **Misc:** None	~~$5,395~~ $3,911
105	Bedroom 2	35 W 69 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 4h **Misc:** None	~~$5,395~~ $3,911
106	Bedroom 2	35 W 69 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 4h **Misc:** None	~~$5,395~~ $3,911
107	Bathroom 1	37 W 55 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$5,040~~ $3,654

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108	Living	35 W 46 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$4,851~~ $3,517
109	Living	36 W 62 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$5,040~~ $3,654
110	Living	37 W 69 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$5,395~~ $3,911
111	Kitchen	35 W 37 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$4,619~~ $3,349

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112	Kitchen	35 W 37 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$4,619~~ $3,349
113	Kitchen	35 W 37 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$4,619~~ $3,349
114	Living	35 W 62 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$5,040~~ $3,654
115	Living	35 W 62 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$5,040~~ $3,654

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116	Foyer	35 W 45 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$4,851~~ $3,517
201	Primary Bathroom	29 W 33 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$4,451~~ $3,227
202	Primary Bathroom	29 W 33 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$4,451~~ $3,227
203	Primary Bedroom	36 W 62 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$5,040~~ $3,654

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204	Primary Bedroom	36 W 62 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$5,040~~ $3,654
205	Primary Bedroom	32 W 46 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$4,619~~ $3,349
206	Primary Bedroom	32 W 46 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$4,619~~ $3,349
207	Primary Bedroom	32 W 46 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~$4,619~~ $3,349

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208	Primary Bedroom	36 W 62 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~**$5,040**~~ **$3,654**
209	Primary Bedroom	36 W 62 H		**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White**Performance Calculator:** Winde , Wind Speed 130, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40**Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen**Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	~~**$5,040**~~ **$3,654**

					RETAIL TOTAL	**$123,315**
					DISCOUNT TOTAL	**$33,911**
WINDOWS: 25	**PATIO DOORS: 0**	**ENTRY DOORS: 0**	**SPECIALTY: 0**	**MISC: 0**	PROJECT TOTAL	**$89,404**

Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.

Received 4/8/2025
Planning & Building Department

QUOTE #2: Anderson
A Series (Pine)
Double-Hung

ANDERSEN WINDOWS & DOORS

CREATED DATE
3/31/2025

LATEST UPDATE
3/31/2025

OWNER
Brian Harting

SOLD BY:

Manning Building Supplies, Inc. Saint Augustine
105 Sgt Tutten Dr
Saint Augustine, FL 32086-5785
Fax: 407-445-6710

SOLD TO:

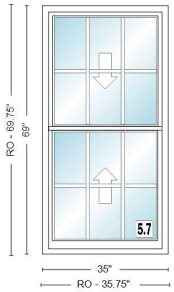
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Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
52 ST GEORGE ST-BUDGETARY	52 ST GEORGE ST-BUDGETARY	7294620		

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	AA	101- LIVING	$2,194.57	$2,194.57

RO Size: 35 3/4" x 69 3/4"

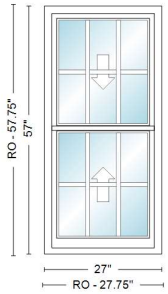
Unit Size: 35" x 69"

ADH 2' 11"X5' 9", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 35 x 69 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	30.9440	29.8540	6.41530

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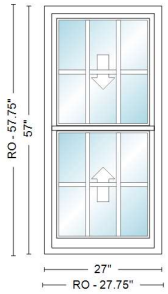
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	AA	102- LIVING	$1,885.24	$1,885.24

RO Size: 27 3/4" x 57 3/4" Unit Size: 27" x 57"

ADH 2' 3"X4' 9", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 27 x 57 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	22.9440	23.8540	3.80070



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	1	AA	103- BEDROOM 1	$1,885.24	$1,885.24

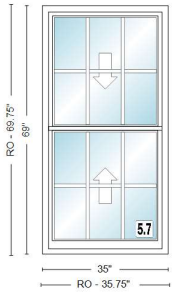
RO Size: 27 3/4" x 57 3/4" Unit Size: 27" x 57"

ADH 2' 3"X4' 9", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 27 x 57 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	22.9440	23.8540	3.80070

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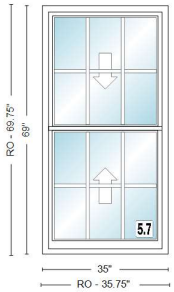
Item	Qty	Operation	Location	Unit Price	Ext. Price
400	1	AA	104- BEDROOM 1	$2,194.57	$2,194.57

RO Size: 35 3/4" x 69 3/4" Unit Size: 35" x 69"

ADH 2' 11"X5' 9", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 35 x 69 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	30.9440	29.8540	6.41530



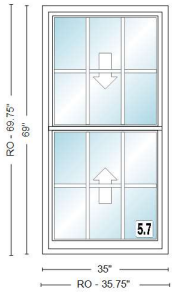
Item	Qty	Operation	Location	Unit Price	Ext. Price
500	1	AA	105- BEDROOM 2	$2,194.57	$2,194.57

RO Size: 35 3/4" x 69 3/4" Unit Size: 35" x 69"

ADH 2' 11"X5' 9", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 35 x 69 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	30.9440	29.8540	6.41530



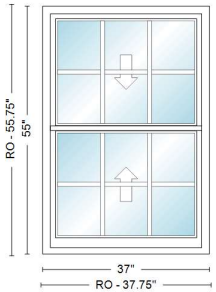
Item	Qty	Operation	Location	Unit Price	Ext. Price
600	1	AA	106- BEDROOM 2	$2,194.57	$2,194.57

RO Size: 35 3/4" x 69 3/4" Unit Size: 35" x 69"

ADH 2' 11"X5' 9", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 35 x 69 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	30.9440	29.8540	6.41530



Item	Qty	Operation	Location	Unit Price	Ext. Price
700	1	AA	107- BATHROOM 1	$2,008.67	$2,008.67

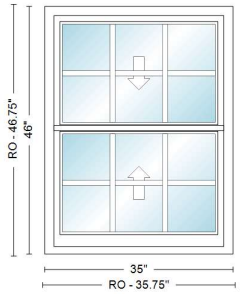
RO Size: 37 3/4" x 55 3/4" Unit Size: 37" x 55"

ADH 3' 1"X4' 7", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 37 x 55 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	32.9440	22.8540	5.22850

Received 4/8/2025
Planning & Building Department



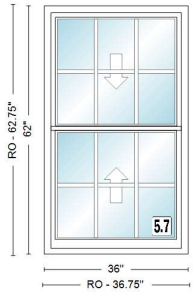
Item	Qty	Operation	Location	Unit Price	Ext. Price
800	1	AA	108- LIVING	$1,839.35	$1,839.35

RO Size: 35 3/4" x 46 3/4" Unit Size: 35" x 46"

ADH 2' 11"X3' 10", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 35 x 46 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	30.9440	18.3540	3.94410



Item	Qty	Operation	Location	Unit Price	Ext. Price
900	1	AA	109- LIVING	$2,100.37	$2,100.37

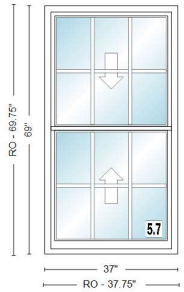
RO Size: 36 3/4" x 62 3/4" Unit Size: 36" x 62"

ADH 3'X5' 2", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 36 x 62 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	31.9440	26.3540	5.84620

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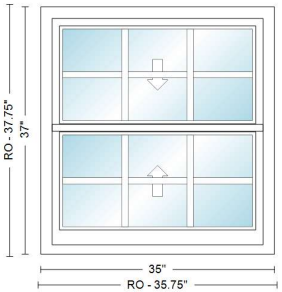
Item	Qty	Operation	Location	Unit Price	Ext. Price
1000	1	AA	110- LIVING	$2,225.42	$2,225.42

RO Size: 37 3/4" x 69 3/4" Unit Size: 37" x 69"

ADH 3' 1"X5' 9", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 37 x 69 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	32.9440	29.8540	6.82990



Item	Qty	Operation	Location	Unit Price	Ext. Price
1100	1	AA	111- KITCHEN	$1,699.37	$1,699.37

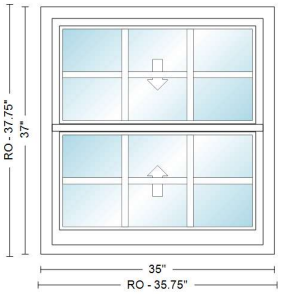
RO Size: 35 3/4" x 37 3/4" Unit Size: 35" x 37"

ADH 2' 11"X3' 1", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 35 x 37 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	30.9440	13.8540	2.97710

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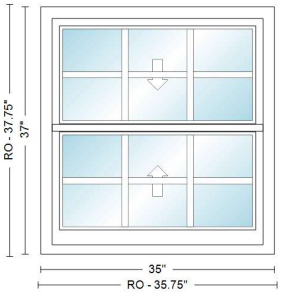
Item	Qty	Operation	Location	Unit Price	Ext. Price
1200	1	AA	112- KITCHEN	$1,699.37	$1,699.37

RO Size: 35 3/4" x 37 3/4" Unit Size: 35" x 37"

ADH 2' 11"X3' 1", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 35 x 37 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	30.9440	13.8540	2.97710



Item	Qty	Operation	Location	Unit Price	Ext. Price
1300	1	AA	113- KITCHEN	$1,699.37	$1,699.37

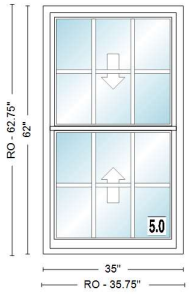
RO Size: 35 3/4" x 37 3/4" Unit Size: 35" x 37"

ADH 2' 11"X3' 1", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 35 x 37 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	30.9440	13.8540	2.97710

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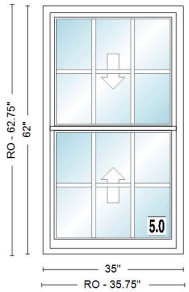
Item	Qty	Operation	Location	Unit Price	Ext. Price
1400	1	AA	114- LIVING	$2,086.15	$2,086.15

RO Size: 35 3/4" x 62 3/4" Unit Size: 35" x 62"

ADH 2' 11"X5' 2", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 35 x 62 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	30.9440	26.3540	5.66320



Item	Qty	Operation	Location	Unit Price	Ext. Price
1500	1	AA	115- LIVING	$2,086.15	$2,086.15

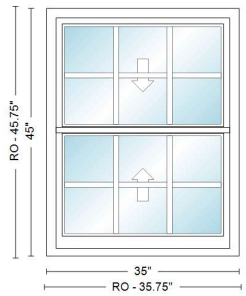
RO Size: 35 3/4" x 62 3/4" Unit Size: 35" x 62"

ADH 2' 11"X5' 2", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 35 x 62 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	30.9440	26.3540	5.66320

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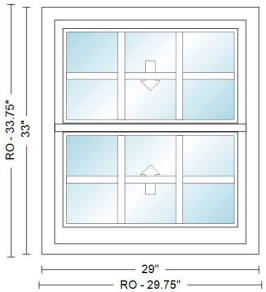
Item	Qty	Operation	Location	Unit Price	Ext. Price
1600	1	AA	116- FOYER	$1,824.34	$1,824.34

RO Size: 35 3/4" x 45 3/4" Unit Size: 35" x 45"

ADH 2' 11"X3' 9", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 35 x 45 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	30.9440	17.8540	3.83660



Item	Qty	Operation	Location	Unit Price	Ext. Price
1700	1	AA	201- PRIMARY BATH	$1,545.14	$1,545.14

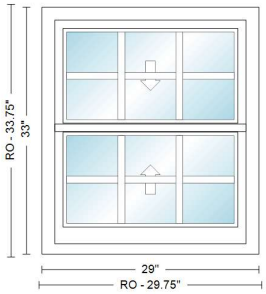
RO Size: 29 3/4" x 33 3/4" Unit Size: 29" x 33"

ADH 2' 5"X2' 9", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 29 x 33 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	24.9440	11.8540	2.05340

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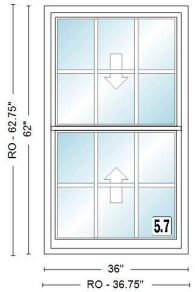
Item	Qty	Operation	Location	Unit Price	Ext. Price
1800	1	AA	202- PRIMARY BATH	$1,545.14	$1,545.14

RO Size: 29 3/4" x 33 3/4" Unit Size: 29" x 33"

ADH 2' 5"X2' 9", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 29 x 33 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	24.9440	11.8540	2.05340



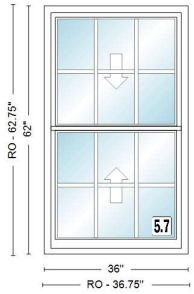
Item	Qty	Operation	Location	Unit Price	Ext. Price
1900	1	AA	203- PRIMARY BEDROOM	$2,100.37	$2,100.37

RO Size: 36 3/4" x 62 3/4" Unit Size: 36" x 62"

ADH 3'X5' 2", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 36 x 62 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	31.9440	26.3540	5.84620



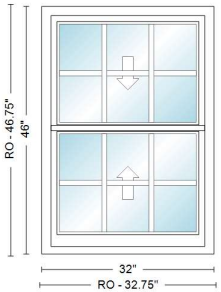
Item	Qty	Operation	Location	Unit Price	Ext. Price
2000	1	AA	204- PRIMARY BEDROOM	$2,100.37	$2,100.37

RO Size: 36 3/4" x 62 3/4" Unit Size: 36" x 62"

ADH 3'X5' 2", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 36 x 62 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	31.9440	26.3540	5.84620



Item	Qty	Operation	Location	Unit Price	Ext. Price
2100	1	AA	205- PRIMARY BEDROOM	$1,791.93	$1,791.93

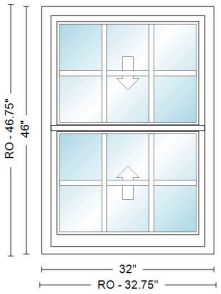
RO Size: 32 3/4" x 46 3/4" Unit Size: 32" x 46"

ADH 2' 8"X3' 10", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 32 x 46 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	27.9440	18.3540	3.56170

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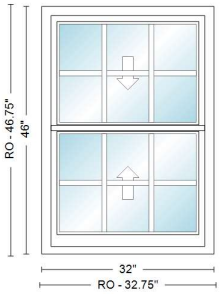
Item	Qty	Operation	Location	Unit Price	Ext. Price
2200	1	AA	206- PRIMARY BEDROOM	$1,791.93	$1,791.93

RO Size: 32 3/4" x 46 3/4" Unit Size: 32" x 46"

ADH 2' 8"X3' 10", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 32 x 46 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	27.9440	18.3540	3.56170



Item	Qty	Operation	Location	Unit Price	Ext. Price
2300	1	AA	207- PRIMARY BEDROOM	$1,791.93	$1,791.93

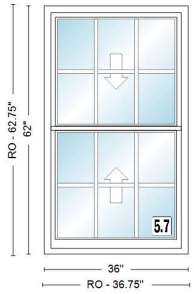
RO Size: 32 3/4" x 46 3/4" Unit Size: 32" x 46"

ADH 2' 8"X3' 10", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 32 x 46 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	27.9440	18.3540	3.56170

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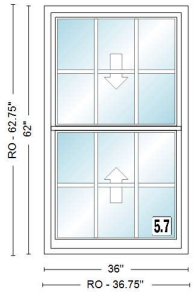
Item	Qty	Operation	Location	Unit Price	Ext. Price
2400	1	AA	208- PRIMARY BEDROOM	$2,100.37	$2,100.37

RO Size: 36 3/4" x 62 3/4" Unit Size: 36" x 62"

ADH 3'X5' 2", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 36 x 62 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	31.9440	26.3540	5.84620



Item	Qty	Operation	Location	Unit Price	Ext. Price
2500	1	AA	209- PRIMARY BEDROOM	$2,100.37	$2,100.37

RO Size: 36 3/4" x 62 3/4" Unit Size: 36" x 62"

ADH 3'X5' 2", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, TruScene

Insect Screen 1: A Series Double-Hung, ADH 36 x 62 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.18	YES	A1	31.9440	26.3540	5.84620

Received 4/8/2025
Planning & Building Department

Item	Qty	Operation	Location	Unit Price	Ext. Price
2600	1		None Assigned	$0.00	$0.00

RO Size: Unit Size:

THIS IS A BUDGETARY QUOTE FOR WINDOW PRODUCTS ONLY. INSTALLATION OF THESE PRODUCTS AND TEAR OUT OF THE EXISTING PRODUCTS HAS NOT BEEN EVALUATED OR INCLUDED. ALL LABOR AND SEALANTS ARE TO BE PROVIDED BY OTHERS AT THIS TIME.

Buyer assumes all responsibility for verification of specifications and quantities of materials ordered. Lead times are not guaranteed and are subject to change without notice by the manufacturer. Unit prices are valid for 30 days from print date of this document. This is not a lump sum contract. Buyer agrees that special order products cannot be returned or cancelled. By signing, you are agreeing to these items and to the Terms and Conditions set forth In the Manning Building Supplies, Inc. Credit Application Package.

SUB-TOTAL:	$48,684.87
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$2,921.09
TOTAL:	$51,605.96

CUSTOMER SIGNATURE_____DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

Instr #2020023513 BK: 4908 PG: 1048, Filed & Recorded: 3/24/2020 11:16 AM #Pgs:1
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $10.00 Doc. D $16,170.00

Corporate Warranty Deed

This Indenture, made , March 23, 2020 A.D.

Between Crawbuck Homes Inc., a Florida corporation whose post office address is: 52 St. George Street, St. Augustine, FL 32084, a corporation existing under the laws of the State of Florida, Grantor and **St George Street Ventures LLC, a Florida limited liability company,** whose post office address is: 605 Palencia Club Drive, Saint Augustine, Florida 32095, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Two Million Three Hundred Ten Thousand dollars & no cents ($2,310,000.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

Commence at an iron pipe being the intersection of the north line of Cuna Street with the east line of Spanish Street; run thence a distance of 159 feet along and with the east line of said Spanish Street to an iron pipe; run thence easterly and along the north line of a property now or formerly of Wainright a distance of 75.1 feet to an iron pipe; run thence southerly a distance of 1.8 feet for the point of beginning of the land herein described, to an iron pipe, being the southwest corner of a Johnstone property, run thence easterly along and with the south line of the Johnstone property a distance of 66.6 feet; run thence northerly along the Johnstone property a distance of 0.6 feet; run thence easterly along the Johnstone property a distance of 24.7 feet; run thence northerly along the said Johnstone property a distance of 2.55 feet; run thence easterly along the Johnstone property a distance of 34.7 feet to an iron pipe located on the west side of St. George Street, and being the southeast corner of the Johnstone property; run thence southerly along and with the west line of St. George Street a distance of 34.5 feet to an iron pipe being situated at the center of a common wall between the land herein described and that of the St. Augustine Historical Society; then along the center of said common wall in a generally westerly direction to the northwest corner of the land of the St. Augustine Historical Society, a distance of 72.8 feet; thence continue westerly a distance of 29.7 feet to an iron pipe in the east line of the land of Wainright; thence run northerly along and with the east line of the Wainright property a distance of 29.5 feet to the point of beginning of the land herein described.

Together with an easement for ingress and egress across a part of Lot 12, Block 12, as shown upon the official map of City of St. Augustine, Florida, filed June 1923; said easement having been reserved and better described in Deed Book 218, page 33, public records of St. Johns County, Florida.

Parcel Identification Number: **197390-0000**

COPY

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

And the 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, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Crawbuck Homes Inc., a Florida corporation

Signed and Sealed in Our Presence:

By: _____

Julie Fraser Jurecko f/k/a Julie B. Fraser
Its: President

Witness Print Name: Jena Baker-Dennis

Witness Print Name: Christina McGuffie

(Corporate Seal)

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23rd day of March, 2020, by Julie Fraser Jurecko, f/k/a Julie B. Fraser, as President of Crawbuck Homes, Inc., a Florida corporation A corporation existing under the laws of the State of Florida, on behalf of the corporation, who is/are personally known to me or who has produced Valid driver license as identification.

_____ (Seal)

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1973900000
Location	52 ST GEORGE ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	COSA Mixed Use St George St (COM) (610.23)
Tax Description*	CITY OF ST AUGUSTINE PART OF LOTS 12 20 & 21 BLK 12 - 34.7 FT ON ST GEORGE ST OR4908/1048 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.090
Homestead	N

No Image Available

Owner Information

Owner Name	St George Street Ventures LLC 100%
Mailing Address	95 HIGHLAND AVE SUITE 300 BETHLEHEM, PA 18017-0000

Map



Valuation Information

	2025
Building Value	$1,142,214
Extra Features Value	$1,452
Total Land Value	$517,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,661,166**
Total Deferred	$0
Assessed Value	**$1,661,166**
Total Exemptions	$0
Taxable Value	**$1,661,166**

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

Historical Assessment Information

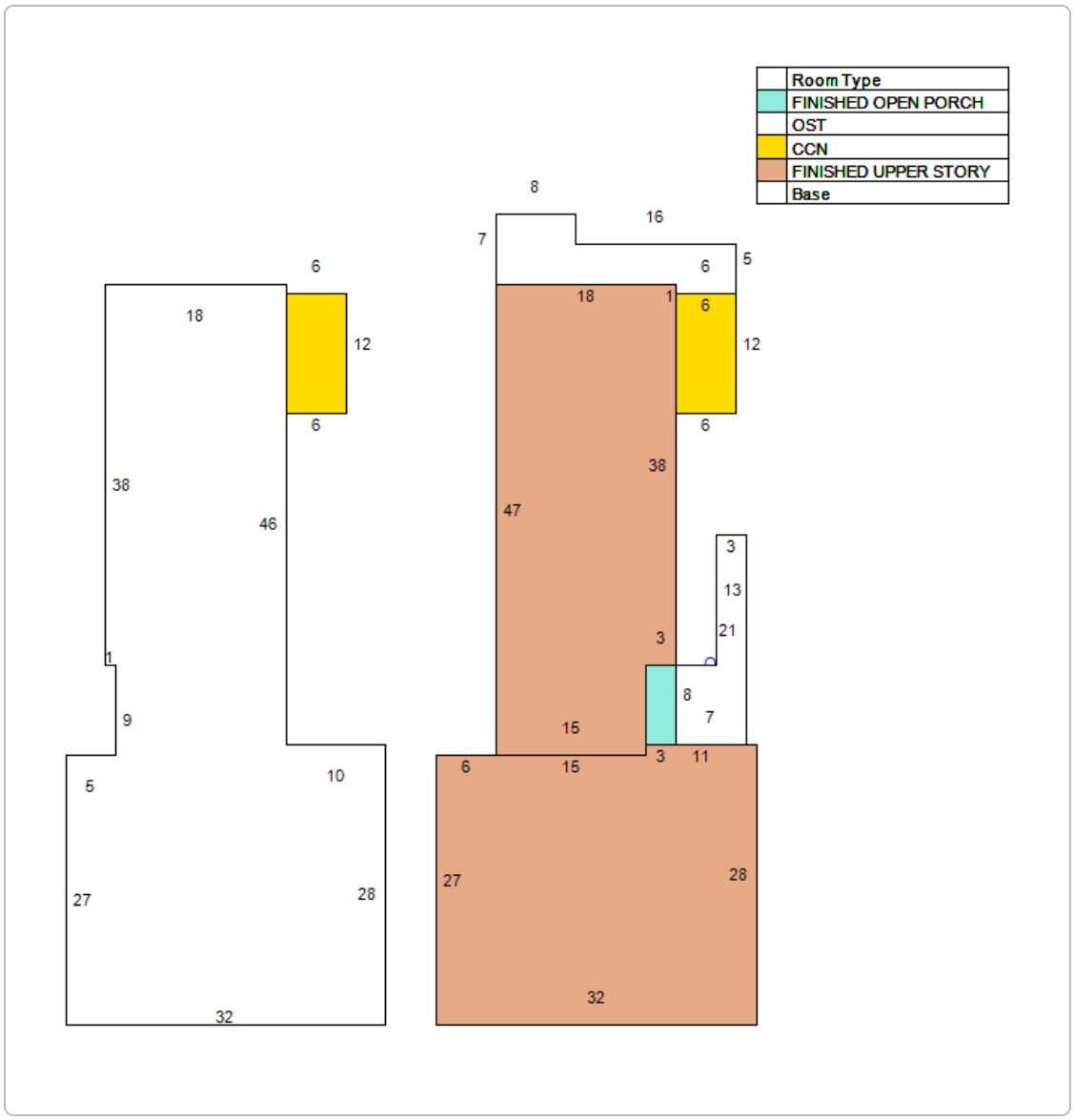
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$1,108,090	$1,555	$517,500	$0	$0	$1,627,145	$1,627,145	$0	$1,627,145
2023	$1,112,742	$1,659	$476,100	$0	$0	$1,590,501	$1,590,501	$0	$1,590,501
2022	$991,418	$1,763	$455,400	$0	$0	$1,448,581	$1,448,581	$0	$1,448,581
2021	$1,002,434	$1,866	$455,400	$0	$0	$1,459,700	$1,459,700	$0	$1,459,700
2020	$505,260	$1,970	$451,550	$0	$0	$958,780	$444,776	$514,004	$444,776
2019	$181,906	$1,788	$410,500	$0	$0	$594,194	$404,342	$189,852	$404,342
2018	$171,624	$1,610	$328,400	$0	$0	$501,634	$367,584	$134,050	$367,584
2017	$119,328	$1,699	$328,400	$0	$0	$449,427	$334,167	$115,260	$334,167
2016	$119,328	$1,788	$182,672	$0	$0	$303,788	$303,788	$0	$303,788
2015	$119,328	$1,878	$182,672	$0	$0	$303,878	$280,308	$23,570	$280,308
2014	$70,186	$1,967	$182,672	$0	$0	$254,825	$254,825	$0	$254,825

Building Information

Building	1
Building Value	$1,142,214
Year Built	1900
Actual Area	4231
Conditioned Area	3842
Use	Mixed Use (City/Historical)
Style	04
Exterior Wall	Stone, Wood
Roof Cover	Wood Shingle
Roof Structure	Wood Truss
Interior Flooring	Hardwood
Interior Wall	
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	3

Description	Square Footage
BASE AREA	1711
FINISHED UPPER STORY	819
FINISHED UPPER STORY	875
FINISHED CANOPY	72
FINISHED CANOPY	72
OUTSIDE STAIRS	95
OUTSIDE STAIRS	126
FINISHED OPEN PORCH	24
FINISHED UPPER STORY	437
Total SqFt	4231

Sketch Information



Extra Feature Information

Code Description	Status	Value
Brick Pavers (COM)		1452

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	34	136	4140	SF	$517,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/24/2020	3/23/2020	$2,310,000.00	WARRANTY DEED	4908	1048	U	I	CRAWBUCK HOMES LLC	ST GEORGE STREET VENTURES LLC
6/3/1958	6/3/1958	$0.00	WARRANTY DEED	244	399	U	I	FRASER ADELENE	CRAWBUCK HOMES LLC

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: 3/20/2025, 12:14:03 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
ST GEORGE STREET VENTURES LLC

Filing Information

Document Number	L20000065542
FEI/EIN Number	84-4900273
Date Filed	02/27/2020
State	FL
Status	ACTIVE

Principal Address

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Changed: 01/06/2022

Mailing Address

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Changed: 01/06/2022

Registered Agent Name & Address

Universal Registered Agents, Inc.
1317 California St
Tallahassee, FL 32304

Name Changed: 04/23/2024

Address Changed: 04/23/2024

Authorized Person(s) Detail

Name & Address

Title MGR

DLP CAPITAL PARTNERS LLC

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2022	01/06/2022
2023	02/16/2023
2024	04/23/2024

Document Images

04/23/2024 -- ANNUAL REPORT	View image in PDF format
02/16/2023 -- ANNUAL REPORT	View image in PDF format
01/06/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
02/27/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Foreign Limited Liability Company
DLP CAPITAL PARTNERS LLC

Filing Information

Document Number	M20000010361
FEI/EIN Number	61-1913114
Date Filed	11/13/2020
State	DE
Status	ACTIVE

Principal Address

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Changed: 01/26/2023

Mailing Address

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Changed: 01/26/2023

Registered Agent Name & Address

Corporate Creations Network Inc.
405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Name Changed: 01/15/2025

Address Changed: 01/26/2023

Authorized Person(s) Detail

Name & Address

Title MGR

DLP REAL ESTATE CAPITAL INC.
405 Golfway West Drive
Suite 300

ST AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2023	01/26/2023
2024	01/18/2024
2025	01/15/2025

Document Images

01/15/2025 -- ANNUAL REPORT	View image in PDF format
01/18/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
01/04/2022 -- ANNUAL REPORT	View image in PDF format
04/25/2021 -- ANNUAL REPORT	View image in PDF format
11/13/2020 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Profit Corporation
DLP REAL ESTATE CAPITAL INC.

Filing Information

Document Number	P18000096694
FEI/EIN Number	83-2665912
Date Filed	11/27/2018
State	FL
Status	ACTIVE

Principal Address

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Changed: 04/05/2022

Mailing Address

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Changed: 04/05/2022

Registered Agent Name & Address

Universal Registered Agents, Inc.
1317 California St
Tallahassee, FL 32304

Name Changed: 04/25/2024

Address Changed: 04/25/2024

Officer/Director Detail

Name & Address

Title PRES

WENNER, DONALD
405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Title TREA

PETERSON, ROBERT
405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Title SEC

DEGROOT, BARRY W
405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2023	01/12/2023
2024	04/25/2024
2025	01/16/2025

Document Images

01/16/2025 -- ANNUAL REPORT	View image in PDF format
04/25/2024 -- ANNUAL REPORT	View image in PDF format
01/12/2023 -- ANNUAL REPORT	View image in PDF format
04/05/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
05/06/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
11/27/2018 -- 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 April 17, 2025 Meeting



Application: HP2025-0032 Address: 5 Palm Row

Applicant: Loci Architects, LLC

Property Owner: Kenneth D. Hagler

Project description: To modify the existing duplex structure and site, including removal of the existing rear porch and steps, and possible removal of existing cisterns, to allow for a new addition and replacement of existing decorative shutters with operable shutters; and, to construct a new residential structure on the vacant portion of the property along the north side of Palm Row.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01585
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1905
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1993900000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Frame Vernacular duplex is located on the south side of Palm Row in the HP-1 zoning district. The property includes a vacant parcel across Palm Row to the north, which is the location of the proposed new structure.
2. The applicant is seeking approval for alterations to the existing duplex and new construction on the vacant parcel as detailed in the scope of work below. The HARB must determine whether the general concept, preliminary construction plans, and details or specifications of the project meet the architectural requirements of the Architectural Guidelines for Historic Preservation (AGHP), while recognizing that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness or to obtain a building permit.
3. With its location in significant Archaeology Zone IB, archaeological review will be needed for the new construction and proposed existing house modifications that involves ground disturbance. See page 3 for more information.

Proposed modifications to existing building:

4. A written summary describes proposed alterations, which are also indicated on the existing building plans. Both are included in the application packet.
5. Shutters are decorative (inoperable) and attached to the wall. The applicant is proposing replacement with appropriately designed operable shutters made from a composite material to mimic wood. Per the AGHP, alternative materials are allowed if they are compatible in quality, color, texture, finish and dimension to the original material. More detail is necessary to determine whether the proposed composite shutters are appropriate.
6. The applicant is proposing demolition of the existing one-story rear entry and covered porch space to allow for construction of a new two-story addition. The addition proposed is subordinate to the existing structure in both width and height, as recommended by the AGHP, and would not be visible from the street. Proposed materials appear appropriate; however, the applicant may consider some slight variations to the material or design to differentiate the addition from the original structure.

Proposed new construction (for vacant parcel across Palm Row):

7. The Frame Vernacular architectural style of the proposed new residential structure appears appropriate among the other Frame Vernacular structures along Palm Row and the building footprint appears consistent with others along the streetscape. The new design borrows common features and decorative elements from the existing duplex and other Palm Row residences including the covered entry stoop, screened porches, and bracketing below the attic windows. While the original Palm Row houses have brick piers, the new structure is proposed to have a continuous foundation with brick veneer and flood vents that reflect the design of the pier foundation infill on the original houses.
8. A written summary outlining how the design is compatible with the other Palm Row residential structures, a listing of the proposed materials, proposed plans for the new building, and specifications showing the proposed materials are included in the application packet.
9. Some traditional materials/designs are proposed such as cedar wood novelty siding, wood doors with a half-lite and 5V crimp metal panels for the roof (color should be specified). However, alternative materials are also proposed for the new construction, including fiberglass clad double-hung windows. Clarification is needed on the material for the diamond lattice shown in the specs. 90-degree lattice is recommended for historic buildings.
10. Although the HARB does not have purview over zoning requirements, details including floor elevation, final height, lot coverage and setbacks should be clarified with the Certificate of Appropriateness application. The new structure would require a finished floor elevation of 8ft, and the height of the three-story building will be measured from this elevation, making the impact of the structure along the streetscape less clear. A streetscape comparison of the final height of the new structure to the existing heights of the original Palm Row houses should also be provided with the Certificate application.

Archaeology Context and Considerations:

Ponce de Leon Site (Block 36 Lot 4) at 1 Palm Row – Contributing Archaeological Site

The Palm Row site was excavated in 1978 by the Florida State University Field School under Dr. Deagan. During the eighteenth century, the property was occupied by Francisco Ponce de Leon, then Sergeant Major of the Spanish regiment and a member of an old criollo family. Excavations recovered remains of occupation dating from the sixteenth century through the Second Spanish Period. Barrel wells from both the sixteenth and eighteenth centuries were excavated, as well as structural posts and trash deposits from both periods.

The proposed work will occur within Archaeological Zone IB. More specifically, the property falls within archaeological site 8SJ05683 (Block 36) and portions are within the Ponce de Leon Site (Block 36 Lot 4). Archaeologically, this is one of the most sensitive areas of town and there have been documented archaeological deposits on the property dating as early as the late 1500s. Archaeological review and excavation are required prior to the initiation of construction activities. The archaeological review can be initiated with the submittal of an A-14 Application for Archaeological Review via the portal to the Planning and Building Department. The archaeological fee for projects in Zone I is 1.5% of the estimated construction cost. Archaeological investigations could take some time. To avoid interruptions in the construction schedule, it is recommended the applicant coordinate with the City Archaeologist and submit the A14 application as soon as possible.

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 an Opinion of Appropriateness at 5 Palm Row**:

1. **APPROVE** if the Board finds that the general concept as proposed or modified by the HARB meets the architectural requirements of the AGHP with understanding from the applicant that a Certificate of Appropriateness application with full architectural and construction details must be approved by the HARB prior to issuance of a building permit; OR,
2. **CONTINUE** to allow the applicant time to submit additional details as required by the Board for approval.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Existing structure:
    a. Replace existing decorative shutters with new operable composite shutters to match the historic style
    b. Removal of back porches and steps
    c. Construction of new rear addition:
        i. Materials to match existing house
2. Adjacent lot on north side of Palm Row:
    a. Construct new multifamily residence
        i. Three stories (~34' in height)
        ii. Continuous foundation with vents
        iii. Exterior cladding, 5v crimp roof, and architectural details to match adjacent houses
        iv. Aluminum clad double-hung windows with operable shutters

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.
The width of new construction should be compatible with surrounding historic buildings.
The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-1

The diversity of styles exhibited in this district reflects historic development patterns which includes colonial settlement, single family residences, vacation homes for seasonal residents, and an institutional and military presence. Permitted styles in HP-1 include: Spanish and British period Colonial, Frame Vernacular, St. Augustine Colonial Revival, Queen Anne, Mediterranean-influenced styles including Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance; Garage Apartment as a secondary main building; and Bungalow. New construction shall be in the style of the adjacent properties or as approved by HARB from the list of styles described above and represented in the HP-1 District. For the purpose of this section, immediately adjacent refers only to properties located along the same street, or for corner lots, only properties located along the streets which comprise the intersection.

Additions

Do...

- Place functions and services required for a new use in non character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.

- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

Post-1821
Additions to post-1821 buildings should reference design motifs from the historic building.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- 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.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.
- Maintain balcony hand rail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing hand rails.
- 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.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.

Post-1821
Frame Vernacular windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps
4. Zoning Code (HARB *does not* have purview over zoning related requirements, but this code is included for reference)

5 Palm Row
Staff Photographs



Front (north) Elevation

5 Palm Row
Staff Photographs



Northwest Elevation

5 Palm Row
Staff Photographs



West Elevation

5 Palm Row
Staff Photographs



West Elevation and Cistern



5 Palm Row
Staff Photographs



Southwest Elevation

5 Palm Row
Staff Photographs



Rear (south) Elevation with back porch proposed for demolition and new addition

5 Palm Row
Staff Photographs



Southeast Elevation

5 Palm Row
Staff Photographs



East Elevation and Cistern

5 Palm Row
Staff Photographs



East Elevation and Cistern



5 Palm Row
Staff Photographs



Northeast Elevation and Cistern

5 Palm Row
Staff Photographs



North-facing View of 5 Palm Row Vacant Lot, Location of Proposed New Construction

5 Palm Row
Staff Photographs



North-facing View of 5 Palm Row Vacant Lot, Location of Proposed New Construction

5 Palm Row
Staff Photographs



Northeast-facing View of 5 Palm Row Vacant Lot, Location of Proposed New Construction

5 Palm Row
Staff Photographs



Northwest-facing View of 5 Palm Row Vacant Lot, Location of Proposed New Construction

5 Palm Row
Staff Photographs



South-facing View of 5 Palm Row Vacant Lot, Location of Proposed New Construction

5 Palm Row
Staff Photographs







Palm Row Context Photographs

5 Palm Row
Staff Photographs







Palm Row Context Photographs

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1585 1009==

Site Name: 3-4 Palm Row 830== Survey Date: 7808 820==

Address: 3-4 Palm Row, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 36 (block) pt 4 (lot) 868==

868==

Owner of Site: Name: Martz, Paul L. & George M. McClure;

Address: P.O. Box 193

St. Augustine, FL 32084 902==

Occupant or Manager: Martz & McClure Law Offices (occupants) 904==

Type of Ownership: Private 848== Zoning: HP-1

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

UTM: 17 (zone) 469770 (easting) 3306535 (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. Res. 838== Present Use: Commercial 850==

Date: +1905 844== Period: 20th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, drop siding, with cornerboards 854==

Structural Systems: Wood Frame 856==

Features of Structure: (942)

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

Foundation: Brick piers 942==

Roof Type: Gable intersecting 942==

Secondary Roof Structures: Gable hood, porch, hip 942==

Porches & Balconies: 942==

Chimney Location: Offset rear slope, offset lateral slope 942==

Materials: (882)

Chimney: Brick 882==

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

Ornament Exterior: Jigsawn bargeboards, wooden balconet, chamferes posts jigsawn hood brackets 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Residential building, part of distinctive neighborhood cut through block, facing common green. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Law, Politics/Government

920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular duplex at 3-4 Palm Row was constructed in 1905. 3-4 Palm Row was originally designed as a duplex, and part has been converted to professional offices. A one-story frame section was added to the rear of this building between 1910 and 1917.

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

This distinctive residential neighborhood adjacent to the downtown area is unique in the annals of St. Augustine architecture. Designed in late Victorian style, maximum advantage was taken of lot size and configuration, providing privacy from the public roadways and a kind of common green for the houses in the neighborhood. Palm Row was built in 1904 and 1905 for Henry Philip Ammidown by contractor S. Clarke Edminster, a prominent turn-of-the century builder in St. Augustine. Edminster also built the Bigelow Villa--called "Aloha"--which stood across St. George Street from Palm Row, until its demolition. Several of his buildings still stand along Central Avenue and Sanford Street, as well as a noteworthy Victorian house at 142 Avenida Menen-

(over)

V. BIBLIOGRAPHY

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

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

dez which is linked at the back to a colonial house facing Marine Street. In an early Mediterrancan Revival style, he built the St. Augustine Record Building, a couple of years after Palm Row. Edminster served as a St. Augustine City Councilman in the early 20th century, and he had a brother, Charles Edminster, who was an architect here.

Certain common architectural features link the Palm Row buildings and, along with their layout, contribute to their uniqueness: gable roofs, novelty wood siding, gable hoods over doors, shuttered windows, corbelled brick chimneys, brick pier foundations, balconets on the attic level, etched glass in doors, jigsawn brackets and bargeboards, chamfered wood posts, and double hung 1/1 windows. Several of the houses were built on a basic cross plan, which made sense for air circulation in the days before air conditioning. The buildings have survived relatively intact over theirthree-quarters of a century. Most additions have been to the rear of buildings and thus are not visible from the Palm Row side. There have been some changes over the years affecting the street-scape. All of the buildings originally had wood shingle roofs. These were outlawed in the city as a fire hazard in 1925, and people were given until 1930 to replace them with noncombustible materials. Today there are both metal and composition shingle roofs on the Palm Row buildings. The original fence along St. George Street has been replaced by a concrete block wall. Some of the buildings have lost one or another of their distinctive architectural features over the years. Consideration should be given to replacing them, given the architectural importance of the area. All of the Palm Row houses were designed with wooden novelty siding, marked by a distinctive groove at the top of each board, that was popular in St. Augustine construction from the 1880's through the 1920's. In recent years, 2 Palm Row was re-sided on the front with natural-finish wood shingles, which clashed with the architectural harmony of the neighborhood. A request to install aluminum siding on the house was turned down by the Historic Architectural Review Board in 1979. The Review Board decision was overturned by a 3-2 vote of the City Commission, and the aluminum siding was put on by Jack Wilson Roofing of St. Augustine.

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on

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

In the summer of 1978 a team of archaeologists led by Dr. Kathleen Deagan of Florida State University were digging on property belonging to Mr. William Blanchard and Mrs. Mary Lee Gannon on Palm Row. They were looking for evidence of the house of Francisco Ponce de Leon, a high military official of the late first Spanish period. They found a well, which when excavated, produced pottery fragments dating back to the late 1500's. It is said to be one of the oldest wells showing European occupancy of North America. A 1588 map of St. Augustine shows a house located somewhere in this vicinity. Later maps of the first Spanish period also show a building or buildings on the site. Three surviving colonial buildings are located on this block of St. George Street, but any buildings on this particular site went down during the British period. Later maps show the area being used for an orange grove, and archaeologists found evidence of this in their digging.

The first purchaser of the property during the American territorial period was Dr. William Simmons (1784-1870), who bought it from the de Castro family in 1832.(4) Dr. Simmons had earlier served on the two-man commission that selected Tallahassee as the site for the Florida State capital. He had also written a book, Notices of East Florida, published in 1822, which is still in print today as part of the Bicentennial Floridiana reprint series of the University of Florida Press. Dr. Simmons sold the property in 1834 to Hannah Douglas, wife of the District Attorney for East Florida.(5) Judge Thomas Douglas (in 1853 he became a Florida Supreme Court Justice) wrote of this transaction and its aftermath in his autobiography published posthumously in 1856:

"Mrs. Douglas also bought a very fine large lot of

Madam de Castro on which there were about one hundred and fifty trees, several of which were bearing. These purchases were thought by good judges to have been well made and seemed a prosperous beginning; but on the nights of the 7th and 8th of the following month of February, there came a frost 'a killing frost'--which destroyed every orange, lime and lemon tree in Florida, a circumstance that could not have been foreseen, as such a thing had never occurred before, although the orange had been raised in East Florida for several hundred years, and there were trees in St. Augustine more than one hundred years old. This was a severe blow to East Florida and especially to the 'Ancient City,' orange culture being one of its principal resources and one which, with the poorer classes, could not be easily supplied. But young trees sprang up from the old roots, grew vigorously and the groves were rapidly recovering from the effects of frost when in 1835, an insect made its appearance upon the grove of Dr. Robinson at Mandarin, which treatened to destroy it. They soon afterward made their appearance in the grove of Gen. Peter S. Smith, in St. Augustine. Mr. Robinson, in the year 1834, procured from Usina a box of lime trees. These he placed for a while in a greenhouse in New York and late in that year sent them out by Mr. Calvin Read to Mandarin on the St. Johns River. General Smith procured some of these trees and had them set out on his lot in St. Augustine and, from the fact that these insects first made their appearance in the groves of these gentlemen, it has been supposed that they were imported in them."(6)

As if these difficulties were not enough, the newspaper on June 24, 1835 reported that Douglas narrowly escaped death when a gun loaded with slugs was discharged at his window.(7) On August 27, 1835 there was a second attempt made with shots fired into his bedroom window. This time the Mayor offered a $300 reward for capturing the culprit.(8) Judge Douglas died in 1855, but his widow kept the property until 1873 when it was sold to a wealthy New Yorker named John P. Howard, who began vacationing here after the Civil War.(9) Howard transferred this property along with many others in 1880 to Amos C. Spear of Burlington, Vermont, a relative by marriage.(10) In 1886 Spear sold the property to Dr. E. M. Alba, a physician and pioneer druggist, who had also served as Mayor of St. Augustine in 1883-84.(11)

The property was purchased after the turn of the century by Theodore Parsons Hall of Detroit, a winter visitor to St. Augustine. The Tatler, the society newspaper of the Flagler Era, reported in 1902:

> "So pleased are they with the possibilities of St. Augustine as a winter home that Mr. Hall purchased the vacant lot between the property of Mrs. S. C. Stanbury and Mr. H. P. Ammidown, extending from St. George street to Cordova, and is preparing to build a winter home. Mr. and Mrs. Hall spent part of last winter at Palm Beach, rounding out the season at the Ponce de Leon. Their summer home is on the banks of the St. Clair River, near Detroit, and is one of the most beautiful country seats in the country. It has been the property of Mr. Hall's family since James Madison was President, he having signed the grant that was attested by James Monroe, Secretary of State."(12)

Two months later is was reported that Mr. Hall was making improvements to the property:

> "An old coquina-walled well, on Mr. T. P. Hall's lot, on St. George Street, will be made an ornament to the property, and Mr. F. F. Andreu is at work building on to it. The wall will be raised several feet by the addition, on new blocks of coquina. A gravel circular path from Cordova to St. George Street is also in course of construction. Mr. Hall admires rough coquina buildings, and has expressed his intention of erecting a house on his property, providing he can obtain sufficient coquina to build the first-story walls."(13)

A week later there was this further report:

> "The lot, recently purchsed by Mr. T. P. Hall, has been considerably improved recently, but no building will be erected thereon until next fall, when Mr. Hall expects to build a winter residence. The lot is one of the highest in the city and will admit building a cellar. In a conversation with a Record representative Mr. Hall said he will build a house suitable to local conditions. He has given considerable attention to the matter, and will make his winter home a model of convenience."(14)

But Hall never built his cottage. Instead he sold the lot in 1904 to the man who owned the adjoining property to the north, Henry Philip Ammidown.(15) Mr. Ammidown's father, Holmes Ammidown (1801-83) was a prominent merchant in Boston and New York who came to St. Augustine and built a man-

sion on the site now occupied by the Webb Parking Lot on St. George Street. Holmes Ammidown had served in the Massachusetts legislature in the 1830's and helped to establish the Board of Education in that state. In St. Augustine, he promoted public education and beautified the plaza area by planting orange trees there.

There were no buildings on the property when Henry Philip Ammidown acquired it, but in short order he produced one of St. Augustine's architectural treasures: Palm Row.

Contemporary newspaper accounts tell of the building of Palm Row. The St. Augustine Evening Record of March 4, 1904 reported:

> "Definite information has been obtained relative to the proposed improvements on the lot recently purchased from Mr. T. P. Hall by Mr. H. P. Amidown (sic). A street is to be cut through the center of the lot from St. George to Cordova Street, and three cottages are to be built on each side. The street will be paved and will add another very desirable improvement to the city, as it cuts in two the largest block in town. The cottages will be ornaments to the city and will be most attractive in design and models of convenience."(16)

A week later, information about further details and some changes in plan were given:

> "As time passes more information is obtained about the improvements contemplated by Mr. H. P. Amidown (sic) on the lot recently purchased from Mr. T. P. Hall.
>
> "An outline of the proposed work was published in The Record a few days ago but since then the contract has been awarded to Mr. S. C. Edminister to build 12 cottages on the lot. The dwellings will be artistic in appearance, and will be equipped with baths, hot and cold water, and all other modern conveniences. The street will be 20 feet in width, and will be paved with vitrified brick at Mr. Amidown's expense. It will be a public thoroughfare, but will probably be used more by pedestrians and bicyclists than teams.
>
> "At the rear of the cottages an alley will be cut for the use of delivery wagons, so nothing objectionable will offend the eye in front of the cottages.
>
> "The dwellings will all be two story buildings and some of them will be modern flats.
>
> "A row of stately palms will be converted into a veritable beauty spot."(17)

Although it was planned to build 12 cottages, in fact only six were erected on the Palm Row site. The rest of the land was used for a kind of

common green on the north side of the property. This green has been an integral part of the charm of the area ever since.

While the trees were being planted along Palm Row, a discovery was made that presaged the work of future archaeologists on the site. The St. Augustine Evening Record reported in November, 1905:

> "While digging a hole on Palm Row in which to plant a palmetto tree last Saturday afternoon, the workmen stumbled on an old hidden treasure.
>
> "About $6 in Spanish and Mexican coins were unearthed and these were quickly seized by a group of a half dozen or more present. The largest coin was a silver dollar. The others ranged from a half dollar to a dime. The coins seemed to be in an enclosure formed by pieces of slate. Evidently the crowd were not inspired with avarice by their find, as no attempt was made to search further."(18)

In the 1907-08 St. Augustine City Directory, we find the first listing of buildings on Palm Row. The residents of Palm Row during its first decade included a pharmacist, a physician, a Florida East Coast Railway station engineer, a clothier, a real estate broker, and an architect. The beauty of the Palm Row area led to its becoming one of the popular picture postcard scenes of St. Augustine. The widely reprinted view focused on the tropical plantings, the row of palm trees, the consistent Victorian architectural features, and the brick walk.

Henry Philip Ammidown died in New York City in 1913 and left the property to his nephew Philip Homes Ammidown, who died in 1914. It then passed to another Henry Philip Ammidown, this one the son of Philip Holmes Ammidown. The property remained in the Ammidown family continuously from 1904 until 1941. Then it was sold and eventually subdivided to individual owners. Two prominent St. Augustine politicians played a role in the sale of the properties to individual owners: the late State Representative F. Charles Usina, and the late State Senator Verle Pope.(19)

During the second World War, some of the Palm Row buildings were occupied by military representatives of the United States Navy and Coast Guard.

Some of the buildings have been used for non-residential purposes over the years. The 1922-23 City Directory lists 4½ Palm Row as the Christian Science Reading Room. During the Depression, 2 Palm Row was used as the Palm Row School and Kindergarten, as it had earlier been used as the Beckley School for Boys and Girls. 3 Palm Row was once used as a beauty shop.

Today the buildings are all used as private residences or apartments, with the exception of No. 3-4 (a duplex), which is used as a law office.

This, like the other Palm Row buildings, was used as rental property by the Ammidowns. After the houses were sold to individual owners, most of them became the private residences of the owners. But this one--origin-

ally designed as a duplex, and occupying a central location on Palm Row--remained as rental property, with a large turnover of occupants over the years.

In the early 1930's, Vera Bacon operated Vera's Beauty Shop at 3 Palm Row.(20)

Today that side of the building serves as law offices for Martz and McClure. Paul Martz was elected to the St. Augustine City Commission in 1979. George McClure was elected Mayor of St. Augustine Beach in 1980.

ARCHAEOLOGY

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

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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. St. Johns County Court House, Deed Records, Book IJ, p. 365.
5. Deed Book L, p. 15.
6. Thomas Douglas, The Autobiography of Thomas Douglas (New York, 1856), pp. 109-110.
7. Florida Herald and Southern Democrat, June 24, 1835.
8. Ibid., August 27, 1835.
9. Deed Book N, p. 34.
10. Deed Book Z, p. 117.
11. Deed Book JJ, p. 680.
12. Tatler, January 22, 1902, p. 3.
13. St. Augustine Evening Record, Wednesday, March 12, 1902, p. 1.
14. Ibid., Monday, March 17, 1902, p. 3.
15. Deed Book 7, p. 227.
16. Evening Record, March 4, 1904, p. 1.
17. Ibid., March 10, 1904, p. 2.
18. Ibid., November 6, 1905, p. 4.
19. Deed Book 128, p. 262; Book 134, p. 460.
20. St. Augustine City Directory, 1930, 1934.

Page 1

☐ Original
☒ Update

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

Site #8 SJ01585
Field Date 5-11-2016
Form Date 5-11-2016
Recorder #

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

Site Name(s) (address if none) 3-4 Palm Row — Multiple Listing (DHR only)
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 5		Palm Row	–	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 1993900000 — Landgrant
Subdivision Name — Block — Lot
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1905 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Dentist/Medical/Professional office — From (year): — To (year):
Other Use Duplex — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☒yes ☐no ☐unknown Date: — Nature Interior + front stoop
Additions: ☐yes ☐no ☒unknown Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)
Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe

DESCRIPTION

Style Frame Vernacular — Exterior Plan Square — Number of Stories 2-3
Exterior Fabric(s) 1. Drop siding 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Sheet metal:3V crimp 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) single + paired 1/1 wood w/ screens + inoperable shutters
Distinguishing Architectural Features (exterior or interior ornaments) Gable front drop-side decorative wood work in eaves + at porches
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) parking lot across road

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 SJ01585

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) split shingle wood doors w/ horizontal + square paneling + a single square light

Porch Descriptions (types, locations, roof types, etc.) 1st floor screen porches w/ hip roofs- on east + west side of bldg

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

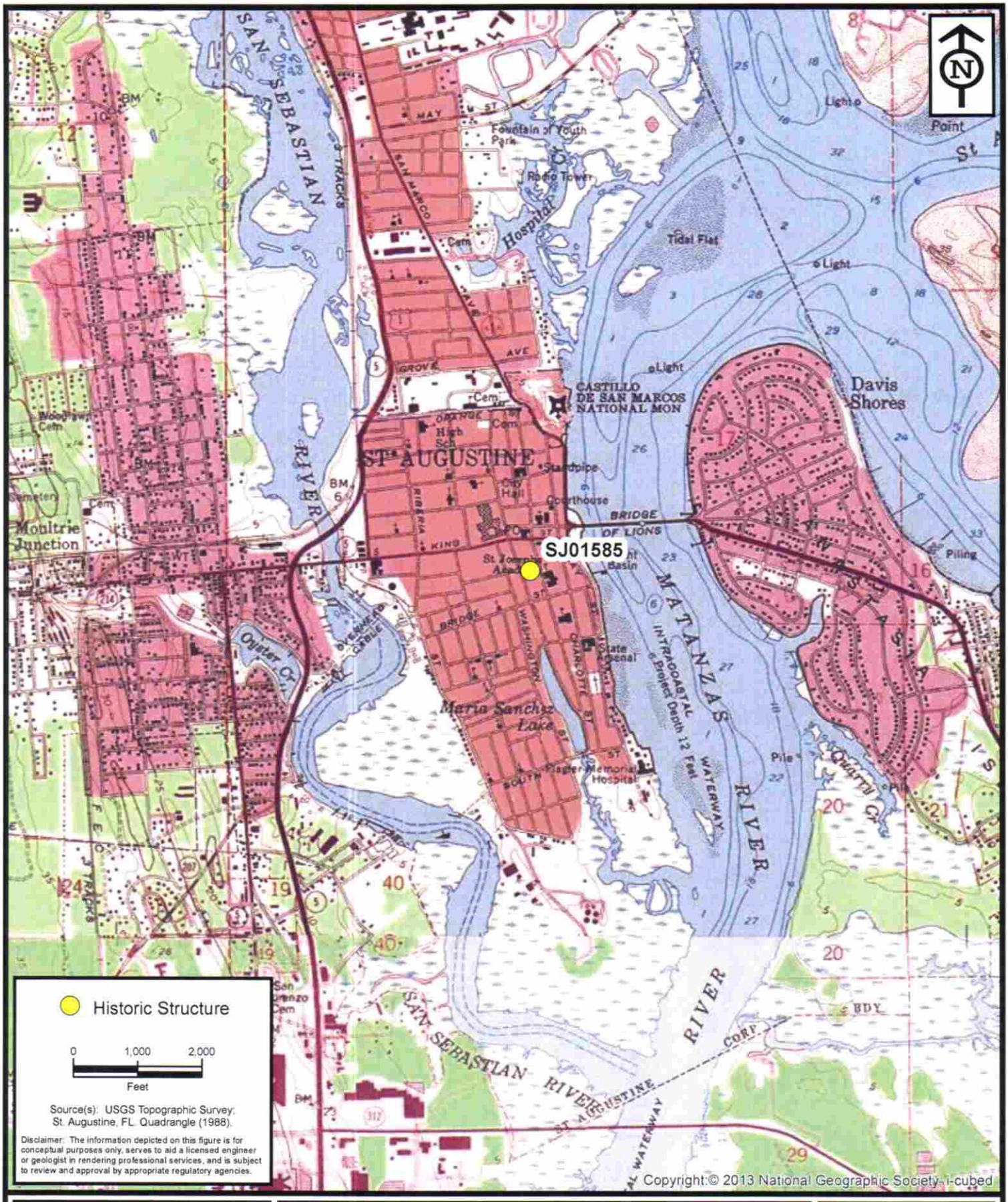
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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 - SJ01585

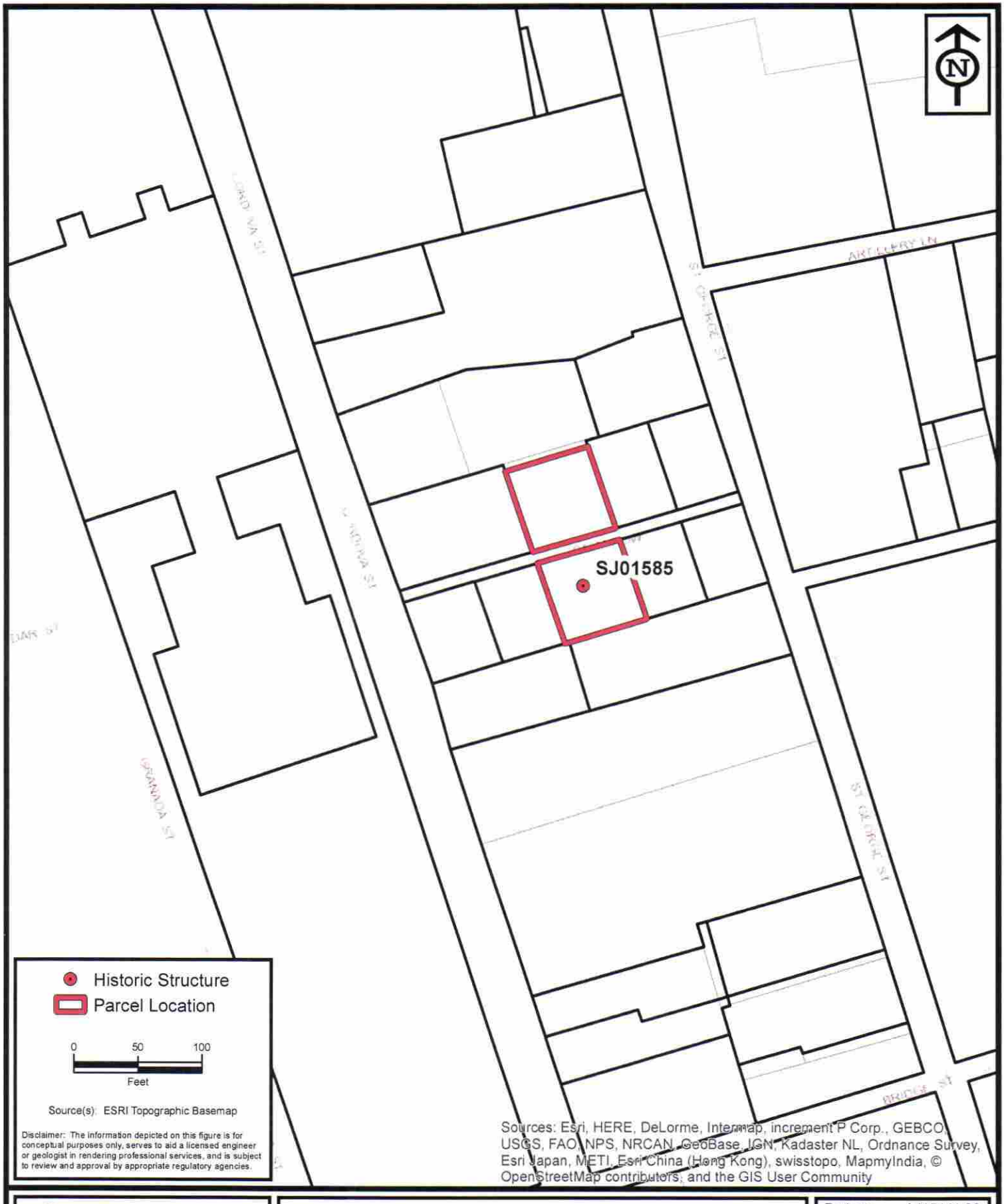
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01585\Location.mxd Date: 1/29/2016 9:11:24 AM

SJ01585



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

Parcel Location - SJ01585

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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SJ01585


→23A
→24


5
5 PALM ROW

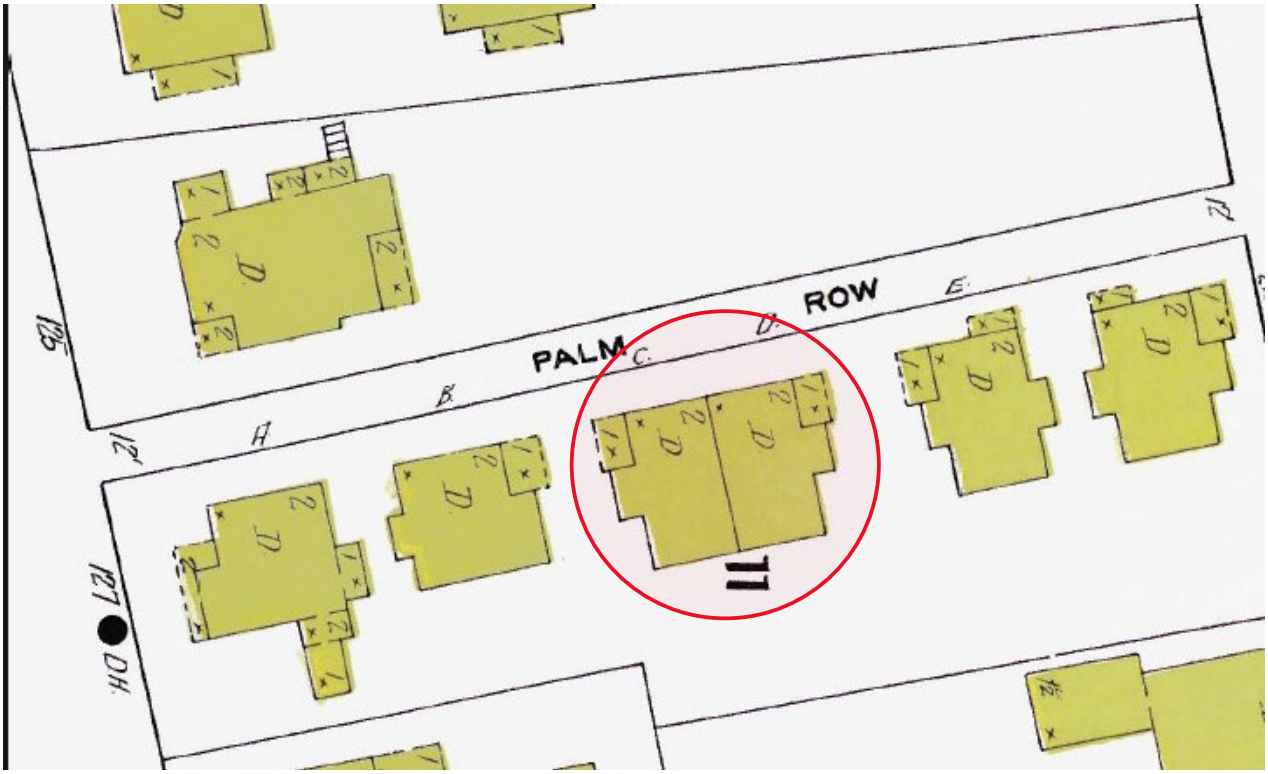

LAW OFFICE
OF
KENNETH D HAGLER PA


LAW OFFICE
OF
KENNETH D HAGLER PA

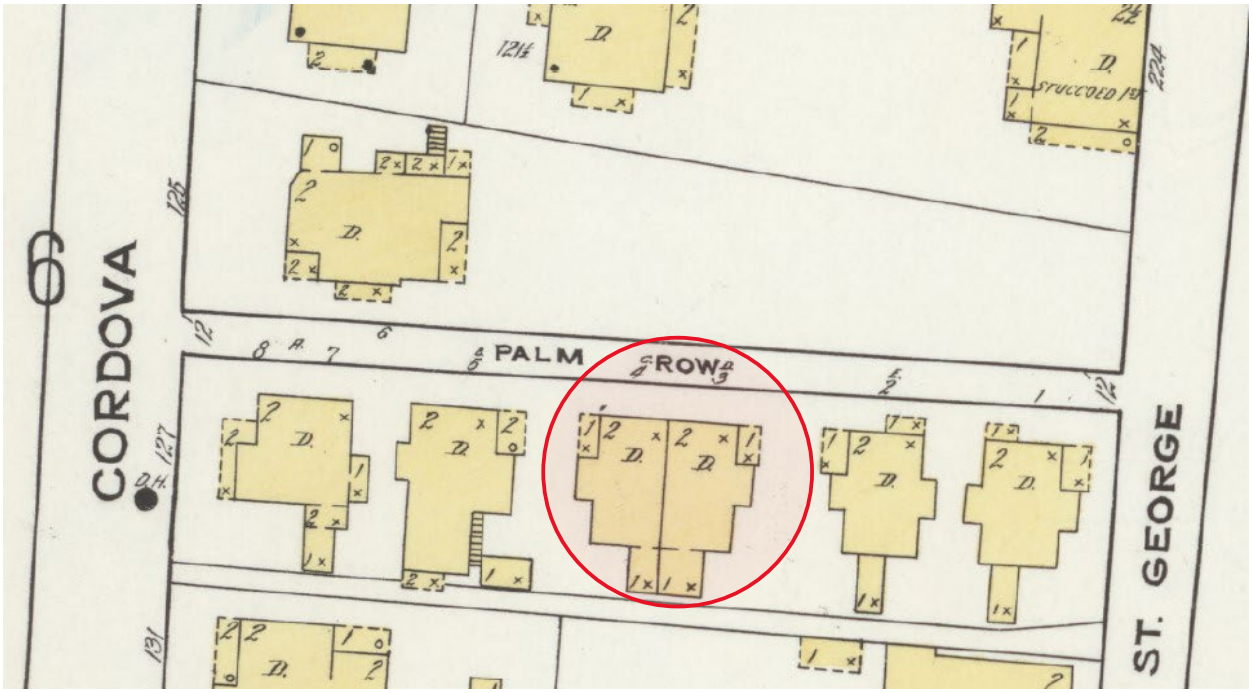

5 PALM ROW
LAW OFFICE
OF
KENNETH H. GLER P.A.



SANBORN MAPS
5 Palm Row

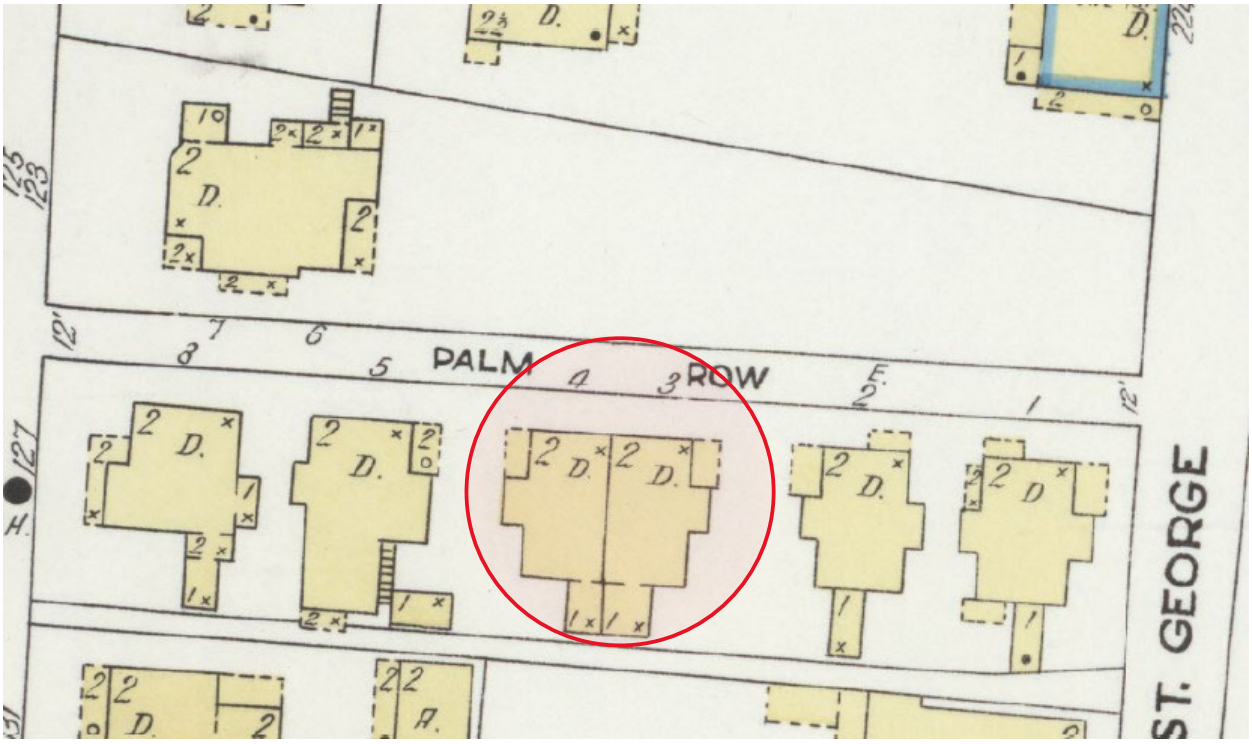


1910

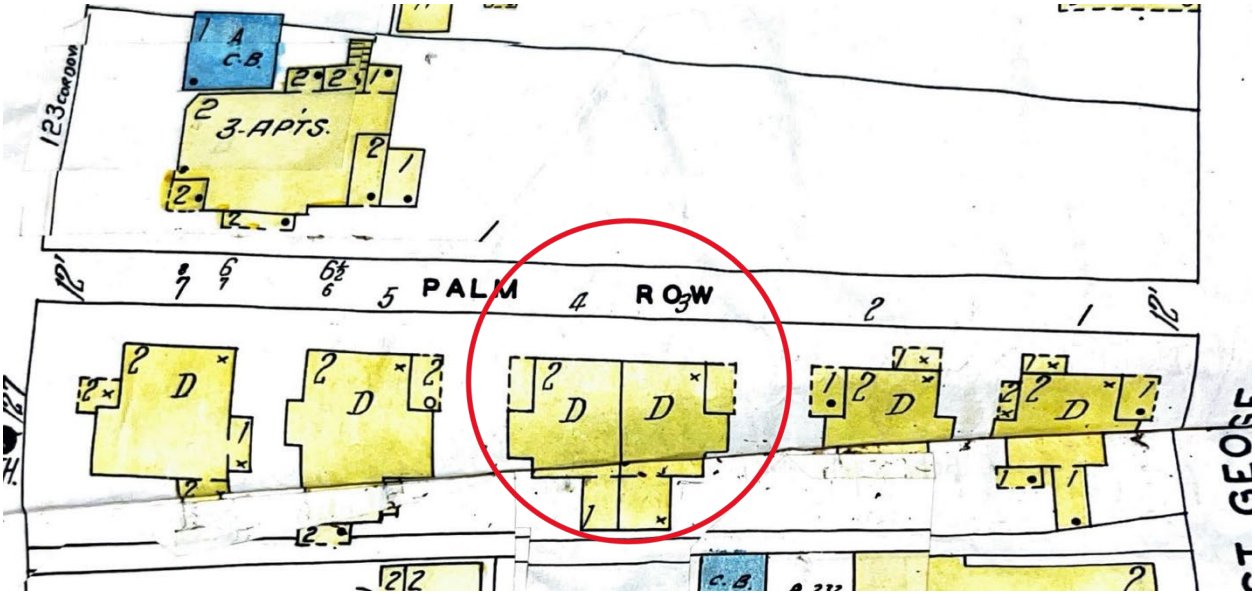


1917

SANBORN MAPS
5 Palm Row



1924



1930 updated to 1965

Sec. 28-183. - Historic preservation district: HP-1.

Intent. This district is intended to provide primarily residential uses that will encourage the preservation and restoration of historic structures in the district.

(1) *Boundaries.* This district is bounded as follows:

a. North. Easterly along a line running parallel to and sixty-five (65) feet north of Palm Row for a distance of one hundred ninety (190) feet; thence northerly along a line running parallel to St. George Street for seventy (70) feet; thence easterly to St. George Street; thence southerly along St. George Street to Cadiz Street; thence easterly along Cadiz Street to Aviles Street; thence southerly along Aviles Street to Bridge Street; thence easterly along Bridge Street to the Matanzas River or Bay.

b. East. Matanzas River or Bay.

c. South. Cemetery Lane westerly to Charlotte Street; thence southerly to San Salvador Street; thence westerly to St. George Street and continuing a westerly projection line to Cordova Street.

d. West. Cordova Street between a projection line of San Salvadore Street to Palm Row.

(2) *Permitted uses and structures:*

a. Single-family. Owner occupied or rental dwelling unit. If a rental dwelling unit, rentals on a monthly or greater period of time.

b. Accessory apartments, apartments and duplexes, rental dwellings being rented on a monthly or greater period of time.

c. Home-based business.

(3) *Permitted uses by exception:*

a. Public administrative and service facilities with structures and uses limited to business offices, museums and housing for employees.

b. Churches.

c. Schools.

d. Nonprofit museums relating to the history of St. Augustine and the State of Florida.

e. Nonprofit libraries relating to the history of St. Augustine and the State of Florida.

(Code 1964, § 33-32; Ord. No. 00-35, § 2, 10-23-00; Ord. No. 22-07, § 1, 3-28-22)

Sec. 28-188. - Lot, yard and height requirements for historic preservation districts 1, 2 and 3.

(a) All new buildings or structures within these historical districts shall conform to the Architectural Guidelines for Historic Preservation of the City of St. Augustine. New construction, whenever practical, should conform to old foundation lines in order that the original scale and pattern of development can be preserved.

(b) The following lot, yard and height requirements shall be applicable to new construction reflecting the Colonial periods in historic preservation district 1 and to all new construction in historic preservation districts 2 and 3:

(1) *Minimum lot requirements:*

a. Minimum lot width, thirty-five (35) feet.

b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.

(2) *Maximum lot coverage by all buildings and impervious surfaces:*

a. The lesser of seventy (70) percent or seven thousand (7,000) square feet.

b. Main structure, the lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.

c. Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of eighty (80) percent ISR.

(3) *Maximum and minimum yard requirements:*

a. Front. Main building must be located on the street frontage. The main building shall not exceed the lesser of eighty (80) percent of the lot width or forty (40) feet.

1. Secondary buildings which connect to a main building shall be set back the lesser of forty (40) percent of total lot depth or forty (40) feet.

2. Main buildings on the same lot shall be separated by minimum of twenty (20) feet.

b. Rear. Three (3) feet minimum.

c. Side. Three (3) feet minimum, except that Spanish Colonial reproduction structures may be located on the north property line when no windows or doors are located in the north facade and there is a six-foot minimum setback on the south property line.

(4) *Maximum height of structures:*

a. No portion of peaked roof main buildings or structures shall exceed thirty-five (35) feet, two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed thirty (30) feet, two (2) stories.

b. No portion of secondary buildings or structures and connections shall exceed fifteen (15) feet.

(c)

The following lot, yard and height requirements shall be applicable to new construction reflecting all other architectural styles as permitted in the Architectural Guidelines for Historic Preservation or as approved by HARB within the allowable list of styles in historic preservation district 1:

(1) *Minimum lot requirements:*

a. Minimum lot width, thirty-five (35) feet.

b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.

(2) *Maximum lot coverage by all buildings and impervious surfaces:*

a. All structures: The lesser of seventy (70) percent or seven thousand (7,000) square feet as approved by HARB to be compatible with adjacent properties but not to exceed seventy (70) percent maximum lot coverage.

b. Main structure: The lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.

c. Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of eighty (80) percent ISR.

(3) *Maximum and minimum yard requirements:*

a. Front: Main building must be located between eighty-five (85) and one hundred fifteen (115) percent of the average front setback distance from the front property line established by the existing adjacent historic structures facing the same street. For the purpose of this section, adjacent refers only to structures located along the same street or, for corner lots, only to properties located along the streets which comprise the intersection.

1. When all of the buildings on a given block have an established front setback line, new construction must maintain that existing setback line.

2. Secondary structures and garage apartment buildings must be located in the rear fifty (50) percent of the lot.

b. Rear:

1. Five (5) foot minimum for one-story structures.

2. Ten (10) foot minimum for structures exceeding one story.

c. Side:

1. Three (3) feet or a distance within fifteen (15) percent of the average distance between existing historic structures with the same intensity of scale and mass on the block facing the same street, whichever is greater.

2. When all of the buildings on the block have the same side yard setback, new construction must adhere to the established spacing pattern.

(4) *Maximum height of structures:*

a. No portion of peaked roof main buildings or structures shall exceed a height of thirty-five (35) feet and two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed a height of thirty (30) feet and two (2) stories.

b. No portion of secondary buildings or structures and connections shall exceed a height of fifteen (15) feet.

(Code 1964, § 33-39; Ord. No. 11-15, § 2, 10-24-11; Ord. No. 21-26, § 3, 10-11-21)

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Opinion of Appropriateness

Case Number: HP2025-0032 **Meeting Date: Thursday, April 17, 2025**

1. NAME OF APPLICANT: Loci Architects, LLC
   Business (if applicable):
   Address: 1936 San Marco Boulevard
   City: Jacksonville State: FL Zip Code: 32207
   Daytime Telephone: 9043772852 E-Mail Address: catherine@lociarchitects.com

2. NAME OF PROPERTY OWNER: Brian P. Dolehide
   Business (if applicable):
   Address: 401 N. Michigan Avenue, Suite 1200
   City: Chicago State: IL Zip Code: 60611
   Daytime Telephone: 6302693776 E-Mail Address: BDolehide@ADadvisors.org

3. PROJECT LOCATION: 5 Palm Row, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG PALM ROW SUBD LOT C & W67 OF E167FT OF N1/2 OF LOT 4 (EX N5FT TO PILGRAM) OR688/90

5. SCOPE OF WORK: To modify the existing duplex structure and site, including removal of the existing rear porch and steps, and possible removal of existing cisterns, to allow for a new addition and replacement of existing decorative shutters with operable shutters; and, to construct a new residential structure on the vacant portion of the property along the north side of Palm Row.

Information attached by applicant includes:

- Application Agreement
- Scope of Work
- Existing Photographs
- Survey
- Plans

Docusign Envelope ID: 6C1B0607-7D68-45A7-8239-DD7A3C5C1032

Received 3/18/2025
Planning & 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: 5 Palm Row

Applicant's Name: Loci Architects, LLC Applicant's Signat

Owner's Name: Kenneth D. Hagler Owner's Signature: Signed by: D7FF35A42901494...

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.

SITE INSPIRED
ARCHITECTURE

Loci Architects, LLC
1936 San Marco Boulevard
Jacksonville FL 32207

Project Description

To: **City of St. Augustine HARB – Opinion of Appropriateness**
From: **Loci Architects, LLC**
Date: **3.18.25**
Re: **Renovation of Existing Duplex and Construction of 3-unit Apartment on North Parcel**
Address: **5 Palm Row**

The project has two parts:

1905 Duplex

1. The restoration and partial demolition of the existing Frame Vernacular duplex, constructed in 1905. The building is currently being used as a commercial property with multiple tenants. The new potential owner would like to turn the use back into a residential duplex.
   The partial demolition work includes removal of back porches and steps, which were added between 1910 and 1917. To turn the units back into a residential use, a larger kitchen space is required. A new addition is proposed to the rear to accommodate the kitchen and laundry on the first floor, with sunroom spaces on the second floor. The attic will be converted into an additional bedroom. Egress windows will be installed on the rear gable end, as required by the Florida Building Code. The front elevation will remain intact. All material repairs will match existing. New shutters will be installed to be operable units. The material of the new shutters is to be a smooth composite that replicates wood and the design to match the historic style (from older photos). The current shutters are too small and installed on the wall adjacent to the window casing.

New 3-Unit Apartment

1. Palm Row, designed in late Victorian style, was originally designed to accommodate residential buildings on both sides of Palm Row. The new residential building will copy many of the materials found on the existing houses but will differentiate certain features to show that it was not part of the original constructions. The following items will differentiate the design:
    a. Continuous stem wall foundation (vs. brick pier foundation on original buildings). The finish can be either a parged mortar slurry or a brick veneer on CMU block. Our preference is a thin brick veneer on the CMU.
    b. Front gable windows are larger than the typical Palm Row house grouping of square windows into the attic space. The attic has been built out, so the larger window helps illuminate the interior space and differentiate the elevation from the original buildings.
    c. The front porch has two separate set of stairs that are turned to parallel the house vs. the typical entry that is facing Palm Row. The porch railing to be painted wood.
    d. The screen porches are stacked on the front to match additions that were made to the existing houses along the Row. The original porches were only on the first floor.
    e. The windows are proposed to be Marvin wood interiors with an aluminum clad exterior.
    f. The width of the front gable elevation is narrower than the existing house elevations, along Palm Row. The side wings are broken up with screen porches on the first floors with lots of windows
    g. The new construction does not have a chimney.

    The finish materials of the new building will be the following:
        1. 5-V crimp roof with a galvalume finish on the roof. The pitch is 8:12.
        2. Lap siding to be cedar novelty drop siding with exposure to match the existing duplex.
        3. Marvin Clad windows with historic profiles to match existing. The windows will be 1 over 1 double hung units.
        4. The exterior sconce lighting is to be gas to replicate the historic fixtures.
        5. Foundation to be continuous CMU wall with thin veneer brick or parged finish. The vents into the crawl space to match the vents between piers on the duplex.
        6. The front porch railing to be painted wood.
        7. The front porch and steps to be brick.
        8. Shutters to be operable built out of composite material (smooth finish) to replicate historic wood design and painted. The design will use historic photos to replicate the style.

The property is being sold by the current owner. The buyer is Revere Midwest Company. The buyer is interested in bringing the existing building back to residential and maintaining the integrity of the building while updating the interior from commercial to residential. The new building would complement the existing street. The Opinion of Appropriateness is part of the buyers Due Dilligence to determine if the property can be utilized in the way he is proposing. The Certificate of Appropriateness will provide more detailed drawings and selections of finishes, lighting, landscaping and other amenities to the Palm Row streetscape.

Front façade of 5 Palm Row and partial view of adjacent vacant parcel







Views down Palm Row and adjacent buildings



fr







Vacant property used for parking on north parcel of Palm Row





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Front elevation and porch with details of front porch column







Casing and trim details and brick foundation piers







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Details of siding; head casing windows; front portico; screen porch

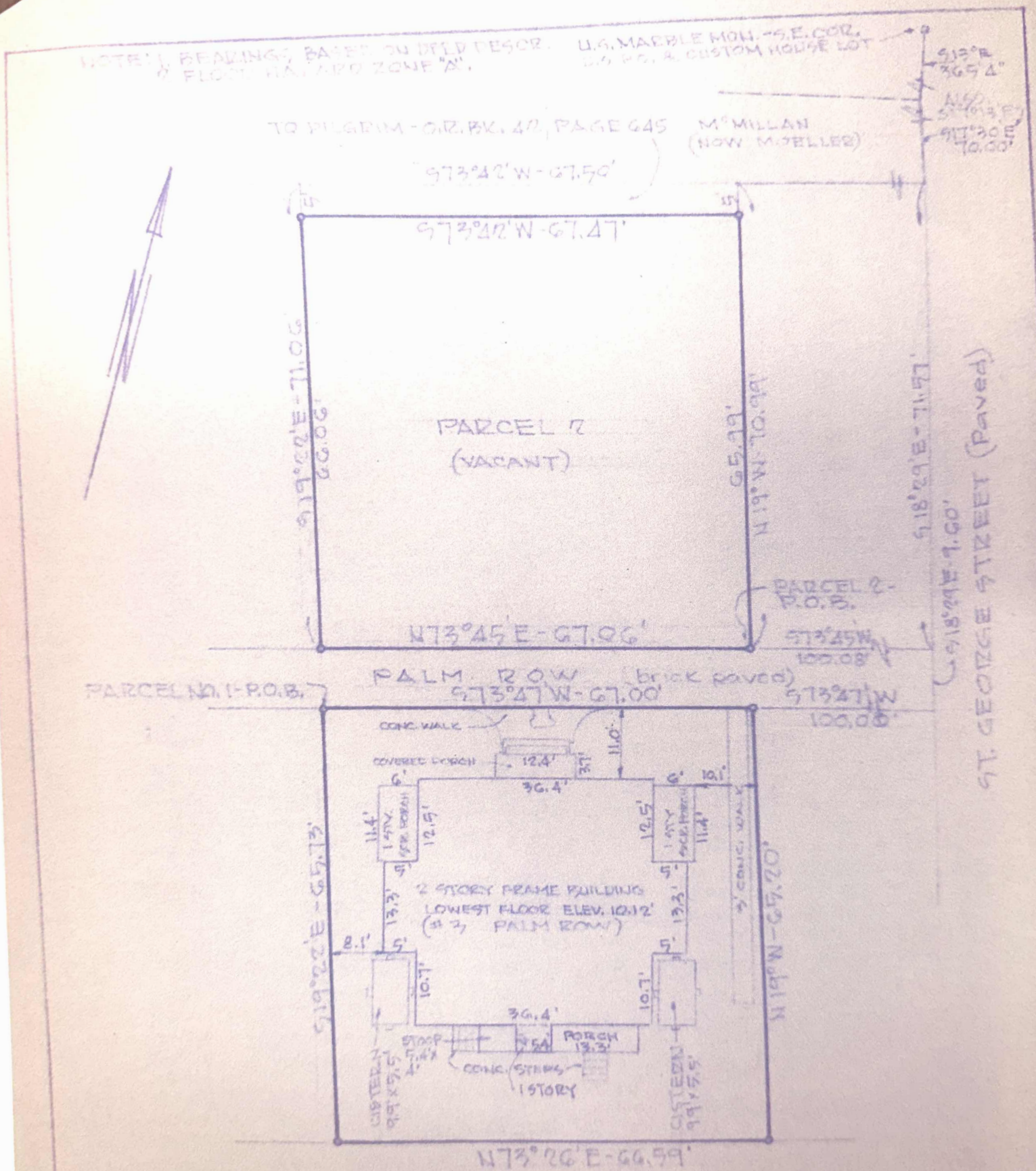




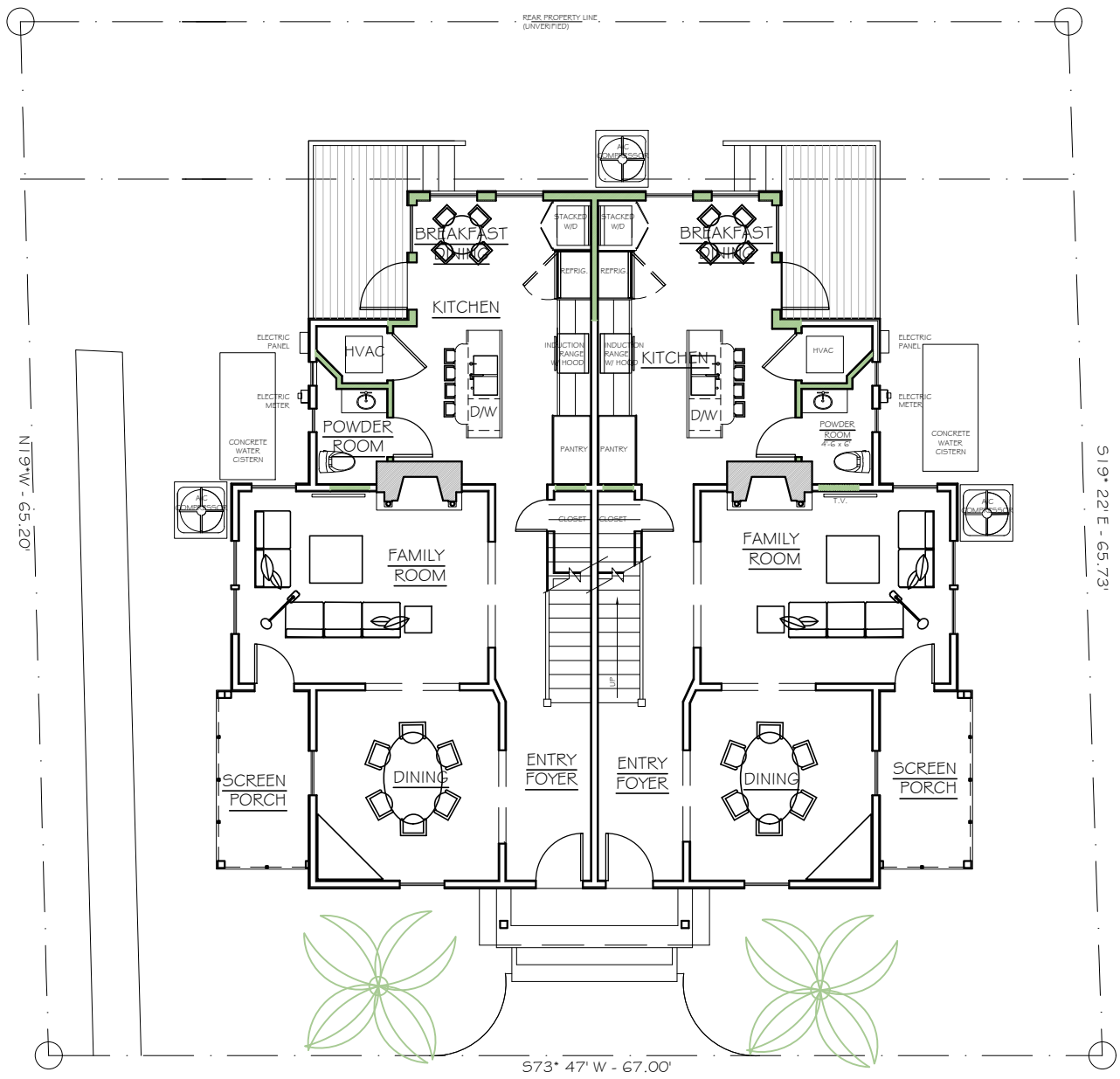




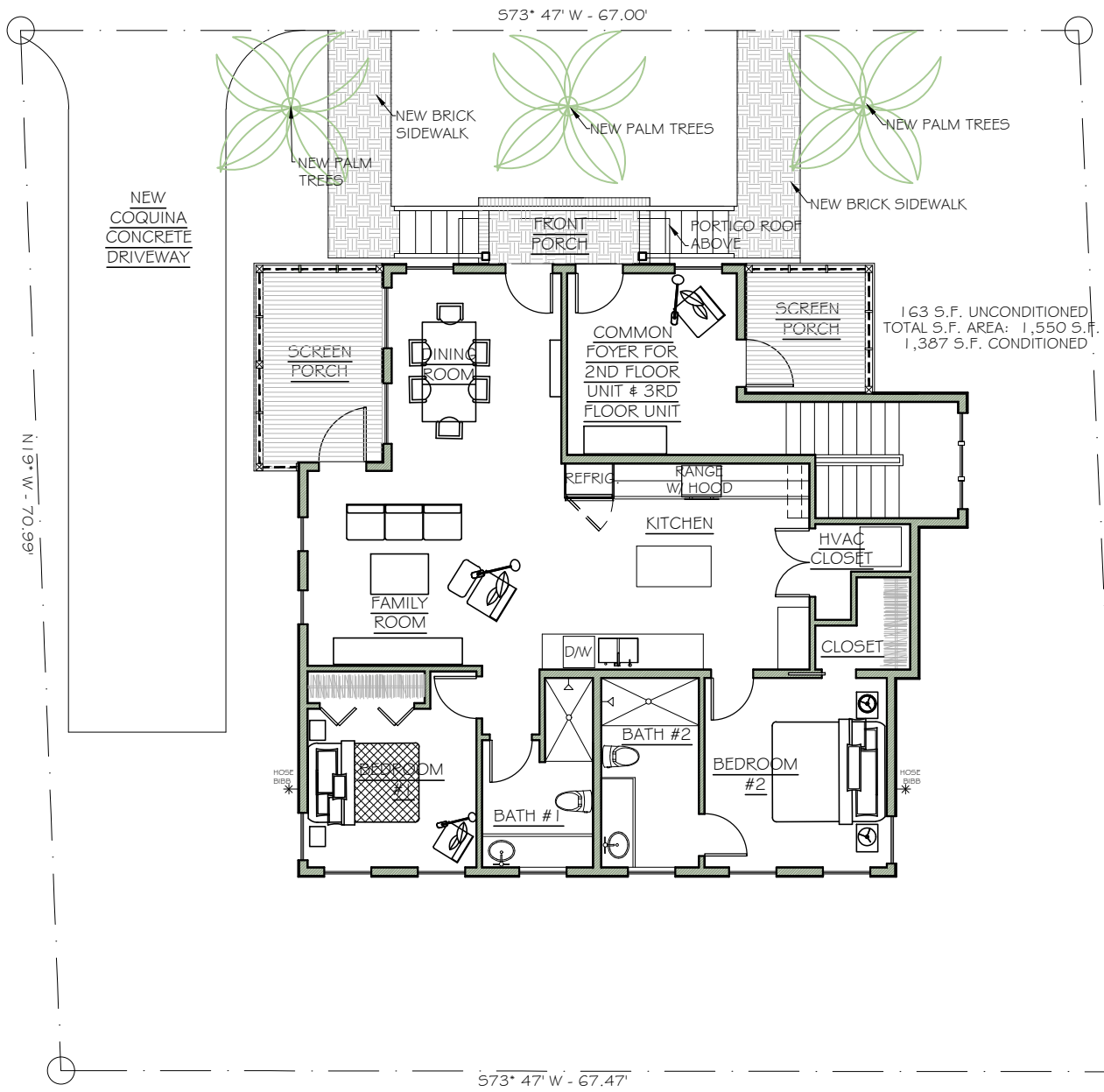
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PALM ROW



PROPOSED SITE PLAN FOR EXISTING DUPLEX AND NEW 3-UNIT APARTMENT BUILDING

3/32" = 1'-0"

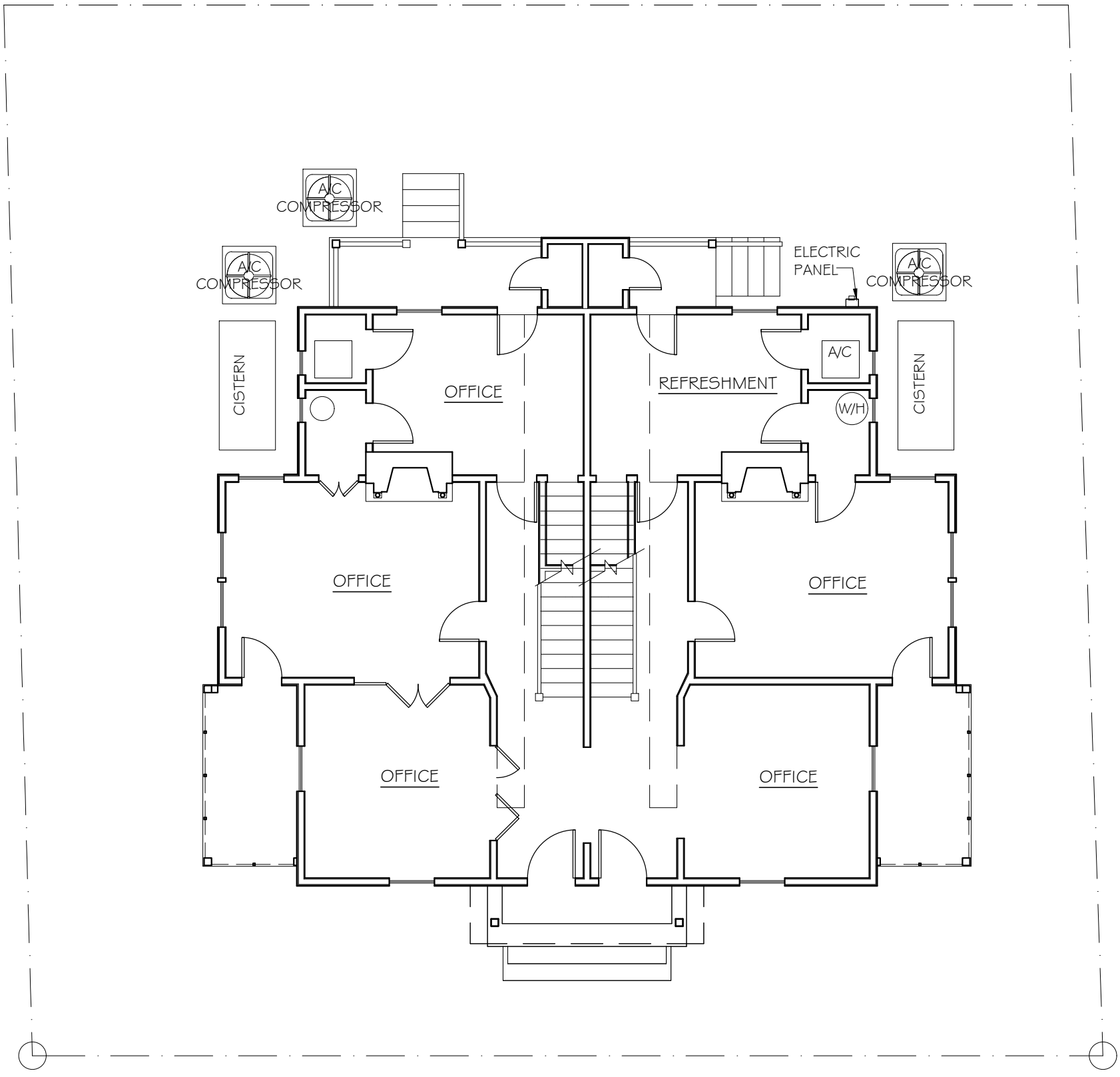
NORTH

A-0: OVERALL SITE PLAN
RENOVATION OF DUPLEX & NEW 3-UNIT APARTMENT BUILDING @ 5 PALM ROW

5 PALM ROW
ST. AUGUSTINE, FL
3.17.25

1936 SAN MARCO BOULEVARD
JACKSONVILLE, FL 32207
904.660.2194
LOCI ARCHITECTS, LLC

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AS-BUILT FIRST FLOOR OF EXISTING DUPLEX

1/8" = 1'-0"

NORTH

A-1: EXISTING FIRST FLOOR PLAN - DUPLEX
RENOVATION OF DUPLEX @ 5 PALM ROW

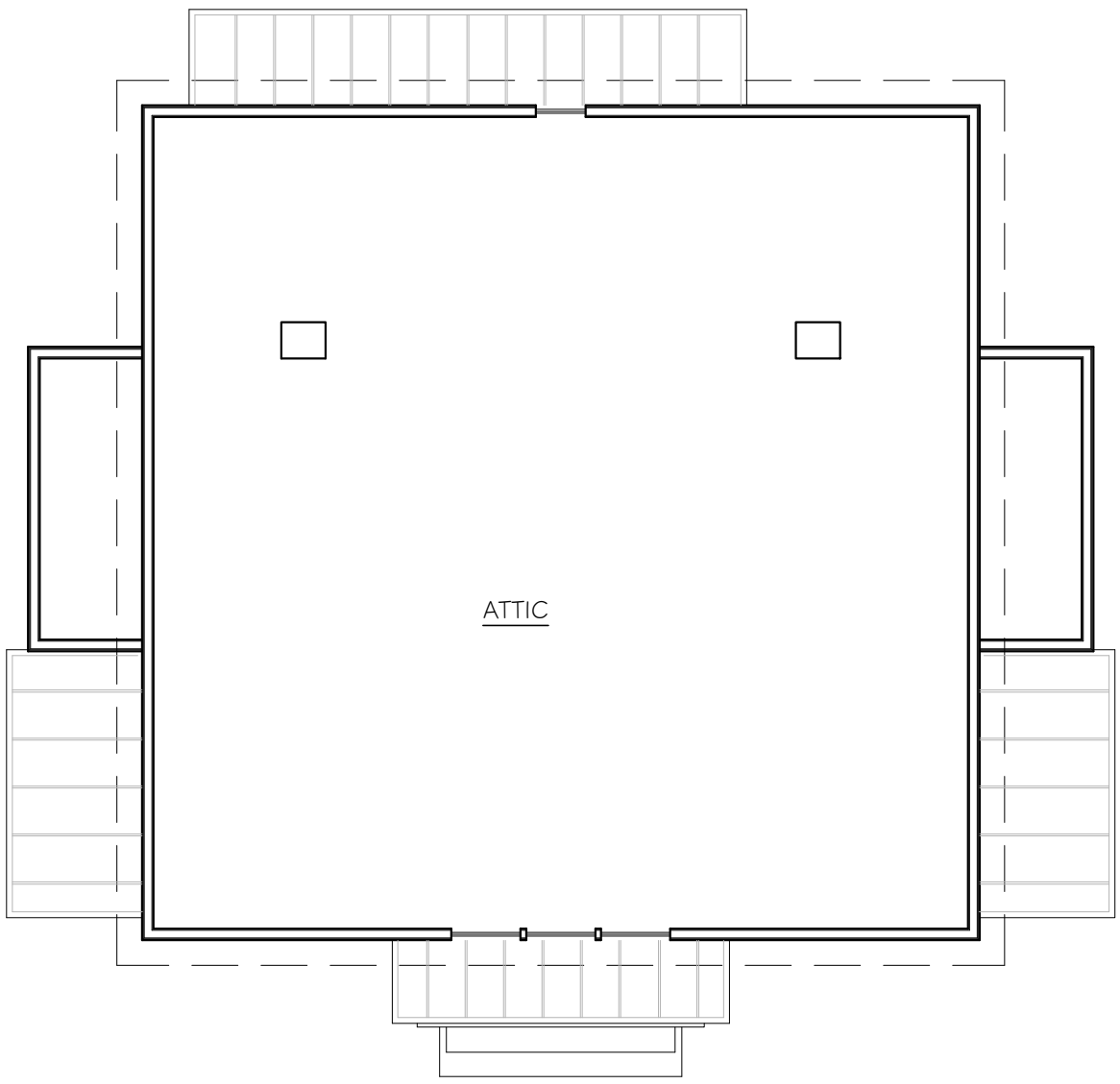
5 PALM ROW
ST. AUGUSTINE, FL

3.17.25

1936 SAN MARCO
BOULEVARD
JACKSONVILLE,
FL 32207
904.660.2194

LOCI ARCHITECTS, LLC

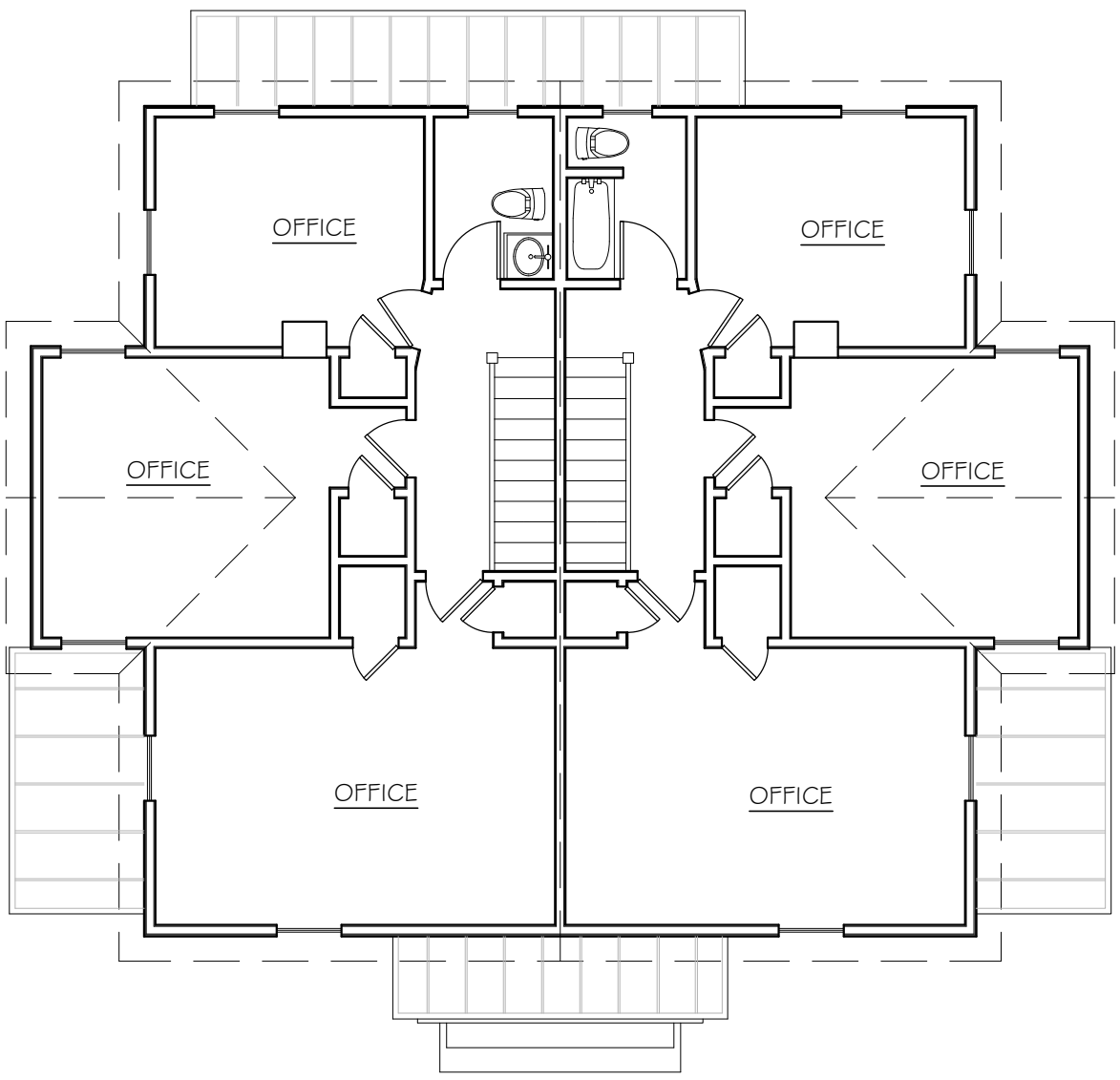
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NORTH

AS-BUILT ATTIC PLAN

1/8" = 1'-0"



NORTH

AS-BUILT SECOND FLOOR PLAN

1/8" = 1'-0"

A-2: EXISTING SECOND THE THIRD FLOOR PLANS - DUPLEX
RENOVATION OF DUPLEX @ 5 PALM ROW

5 PALM ROW
ST. AUGUSTINE, FL
3.17.25

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FL 32207
904.660.2194

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EXISTING NORTH (FRONT) ELEVATION

1/8" = 1'-0"



EXISTING WEST (SIDE) ELEVATION

1/8" = 1'-0"

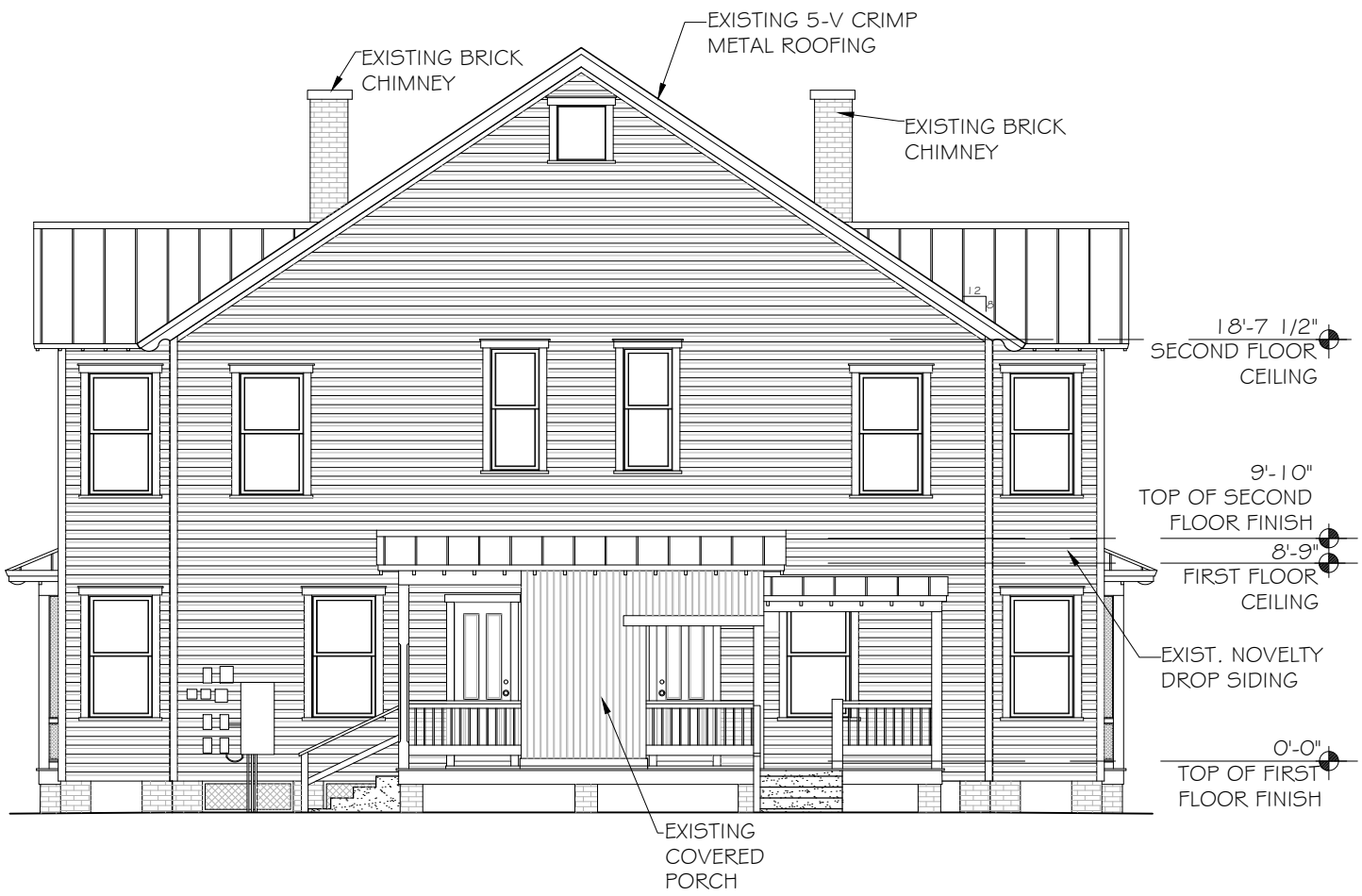
A-3: EXISTING ELEVATIONS - DUPLEX
RENOVATION OF DUPLEX @ 5 PALM ROW

5 PALM ROW
ST. AUGUSTINE, FL
3.17.25

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BOULEVARD
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FL 32207
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EXISTING SOUTH (REAR) ELEVATION

1/8" = 1'-0"



EXISTING EAST (SIDE) ELEVATION

1/8" = 1'-0"

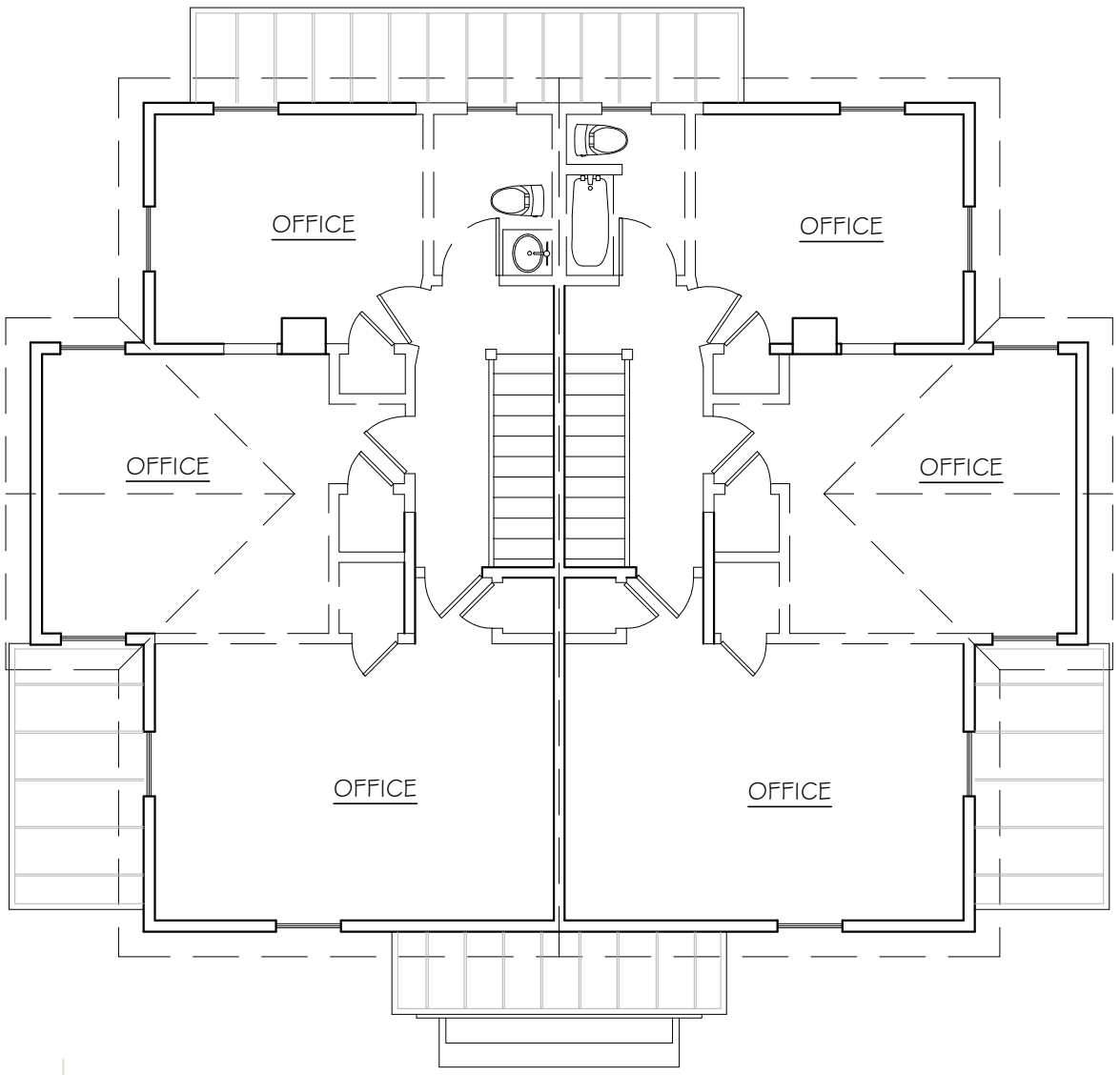
A-4: EXISTING ELEVATIONS - DUPLEX
RENOVATION OF DUPLEX @ 5 PALM ROW

5 PALM ROW
ST. AUGUSTINE, FL
3.17.25

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OCI ARCHITECTS, LLC

Application Packet, page 17

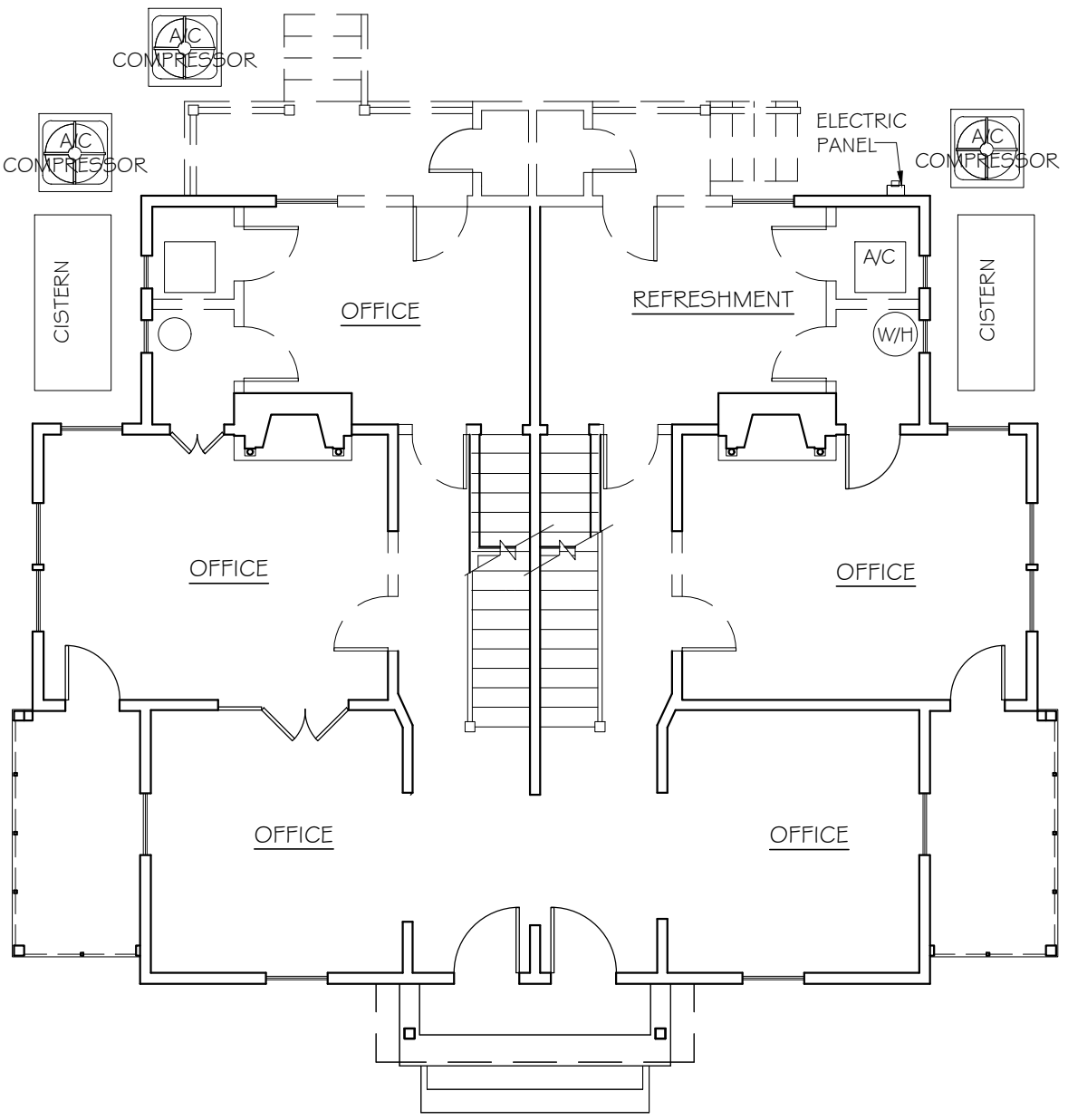
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NORTH

PARTIAL DEMOLITION PLAN - SECOND FLOOR

1/8" = 1'-0"



NORTH

PARTIAL DEMOLITION PLAN - FIRST FLOOR

1/8" = 1'-0"

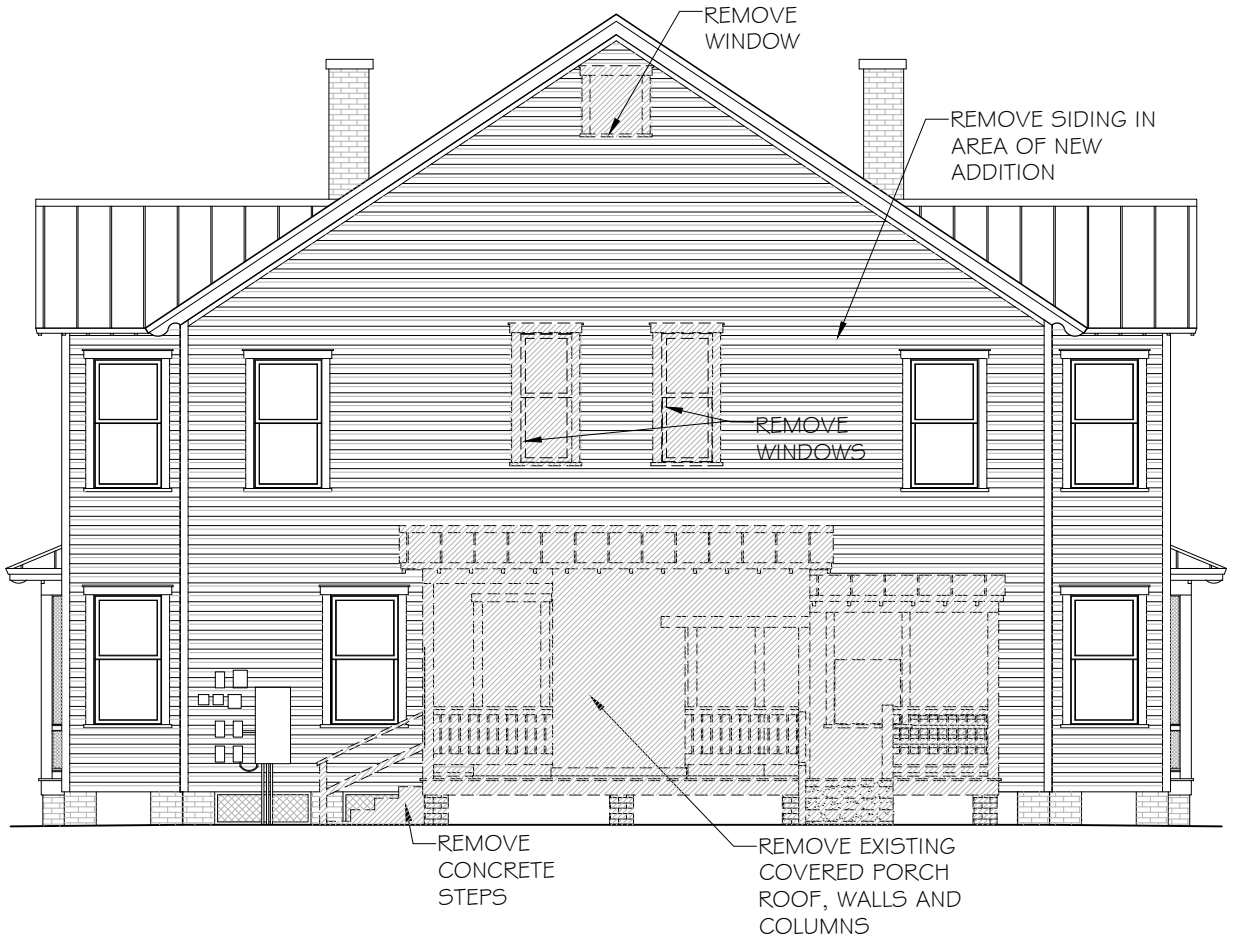
REMOVAL OF WALL OR DOOR/WINDOW

A-5: PARTIAL DEMOLITION FLOOR PLANS - DUPLEX
RENOVATION OF DUPLEX @ 5 PALM ROW

5 PALM ROW
ST. AUGUSTINE, FL
3.17.25

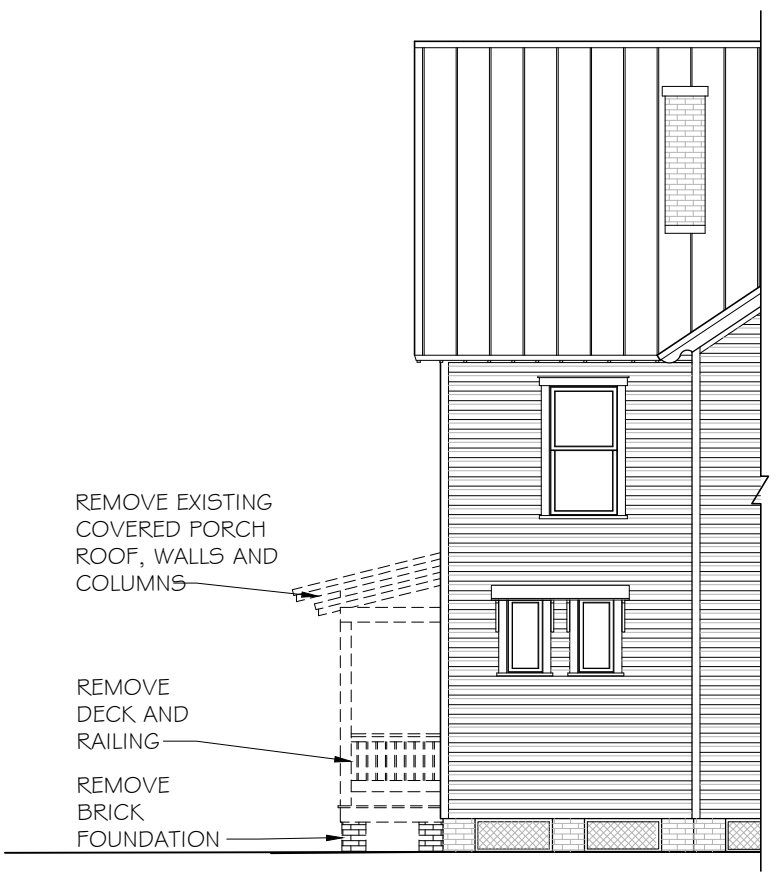
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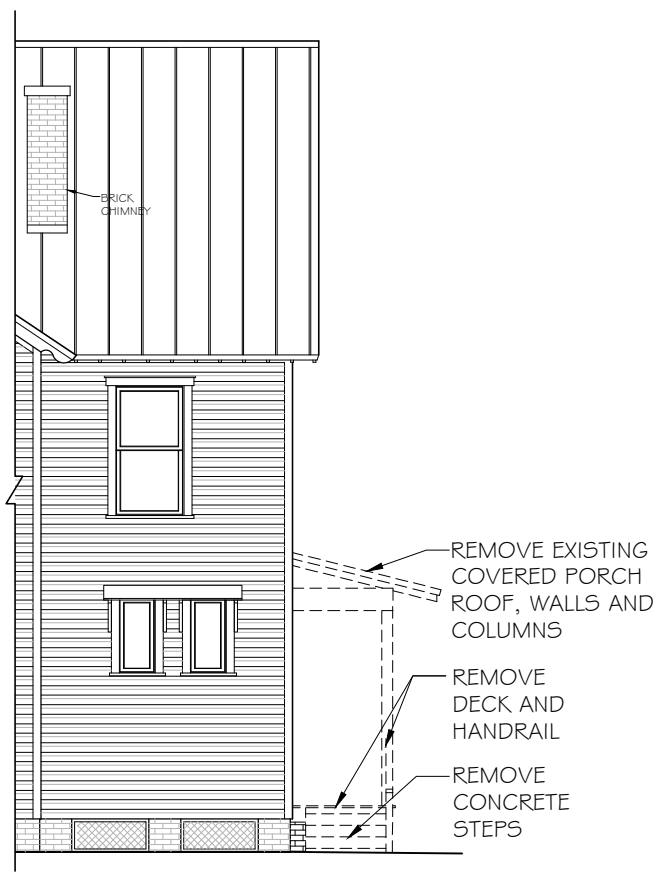
SOUTH (REAR) DEMOLITION ELEVATION

1/8" = 1'-0"



PARTIAL EAST (SIDE) DEMOLITION ELEVATION

1/8" = 1'-0"



PARTIAL WEST (SIDE) DEMOLITION ELEVATION

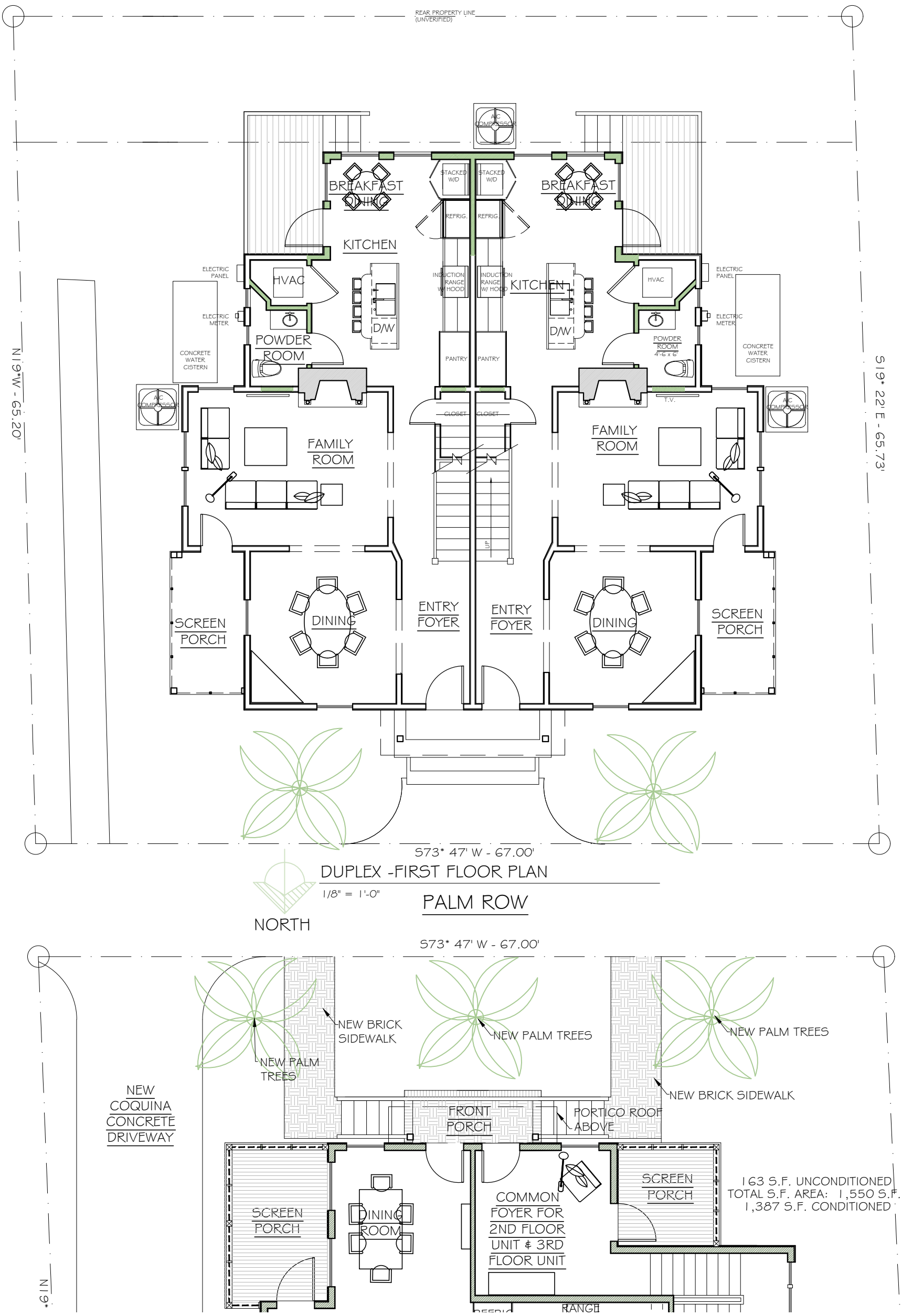
1/8" = 1'-0"

A-6: PARTIAL DEMOLITION ELEVATIONS - DUPLEX
RENOVATION OF DUPLEX @ 5 PALM ROW

5 PALM ROW
ST. AUGUSTINE, FL
3.17.25

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DUPLEX -FIRST FLOOR PLAN

1/8" = 1'-0"

NORTH

PALM ROW

3-UNIT APARTMENT - FIRST FLOOR PLAN

1/8" = 1'-0"

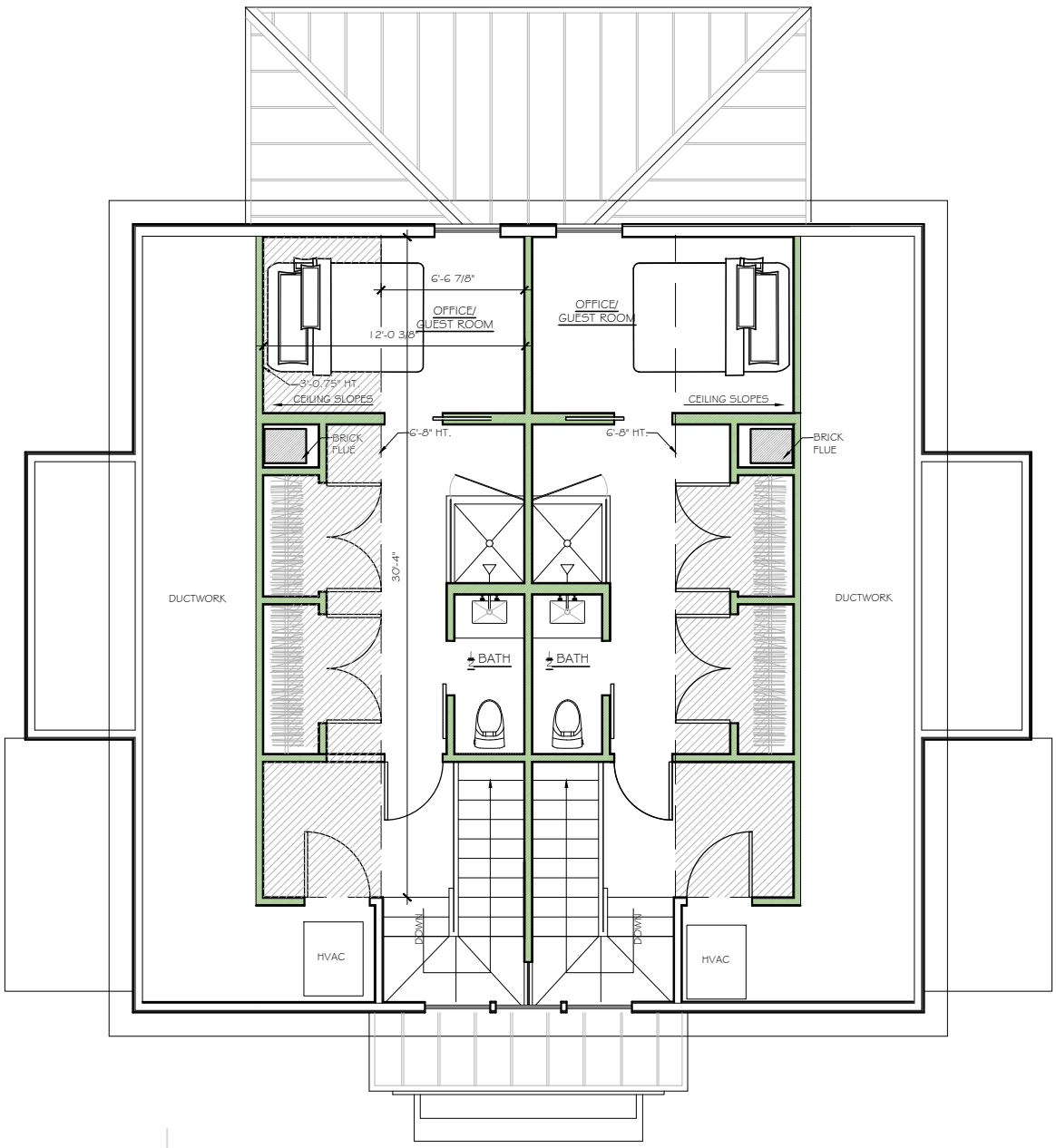
NORTH

A-7: PROPOSED FIRST FLOOR PLAN - DUPLEX
RENOVATION OF DUPLEX @ 5 PALM ROW

5 PALM ROW
ST. AUGUSTINE, FL
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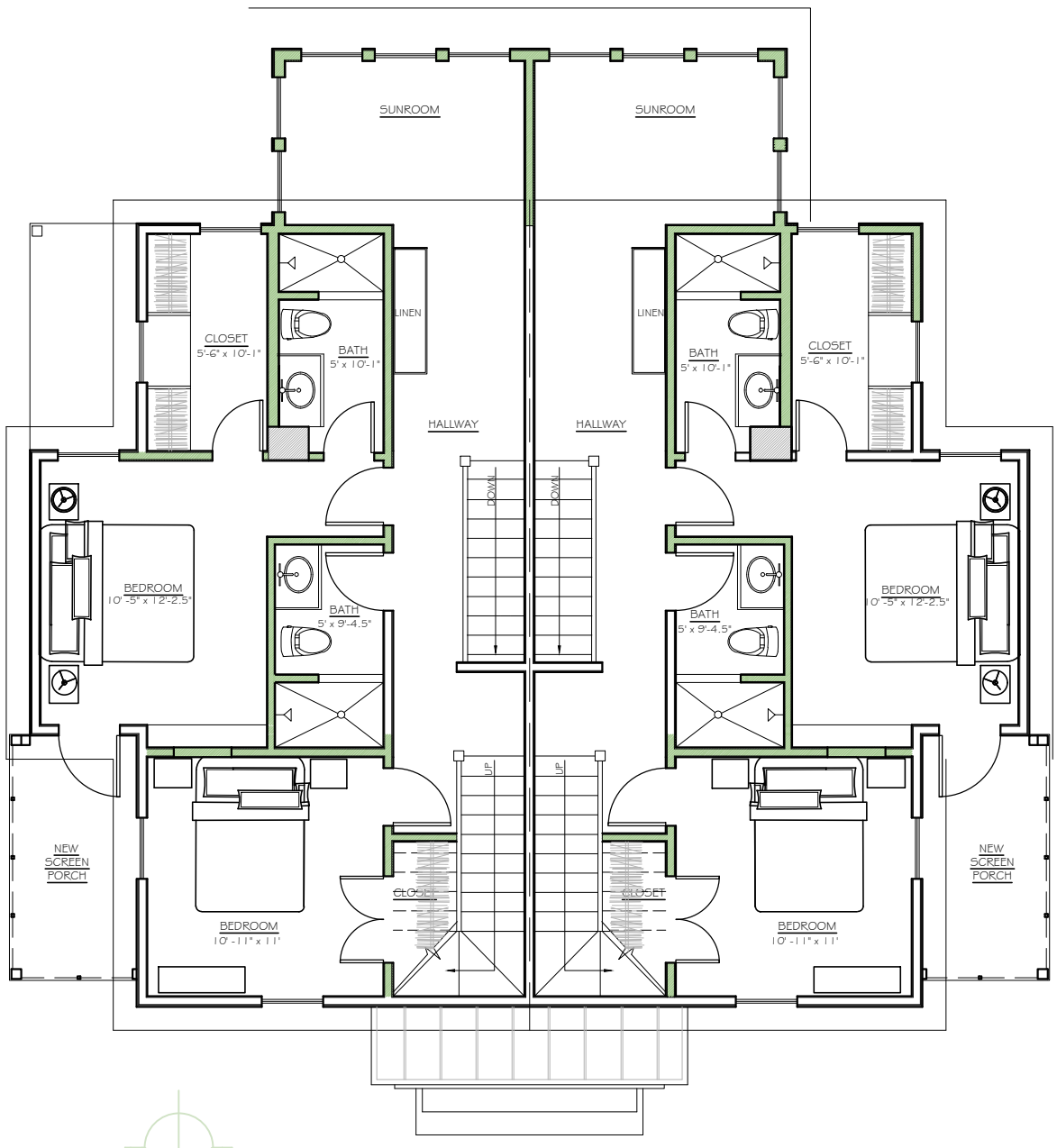
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DUPLEX - THIRD FLOOR PLAN

1/8" = 1'-0"

NORTH



DUPLEX - SECOND FLOOR PLAN

1/8" = 1'-0"

NORTH

A-8: PROPOSED SECOND AND THIRD FLOOR PLANS - DUPLEX
RENOVATION OF DUPLEX @ 5 PALM ROW

5 PALM ROW
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PROPOSED SOUTH (REAR) ELEVATION

1/8" = 1'-0"



PROPOSED WEST (SIDE) ELEVATION

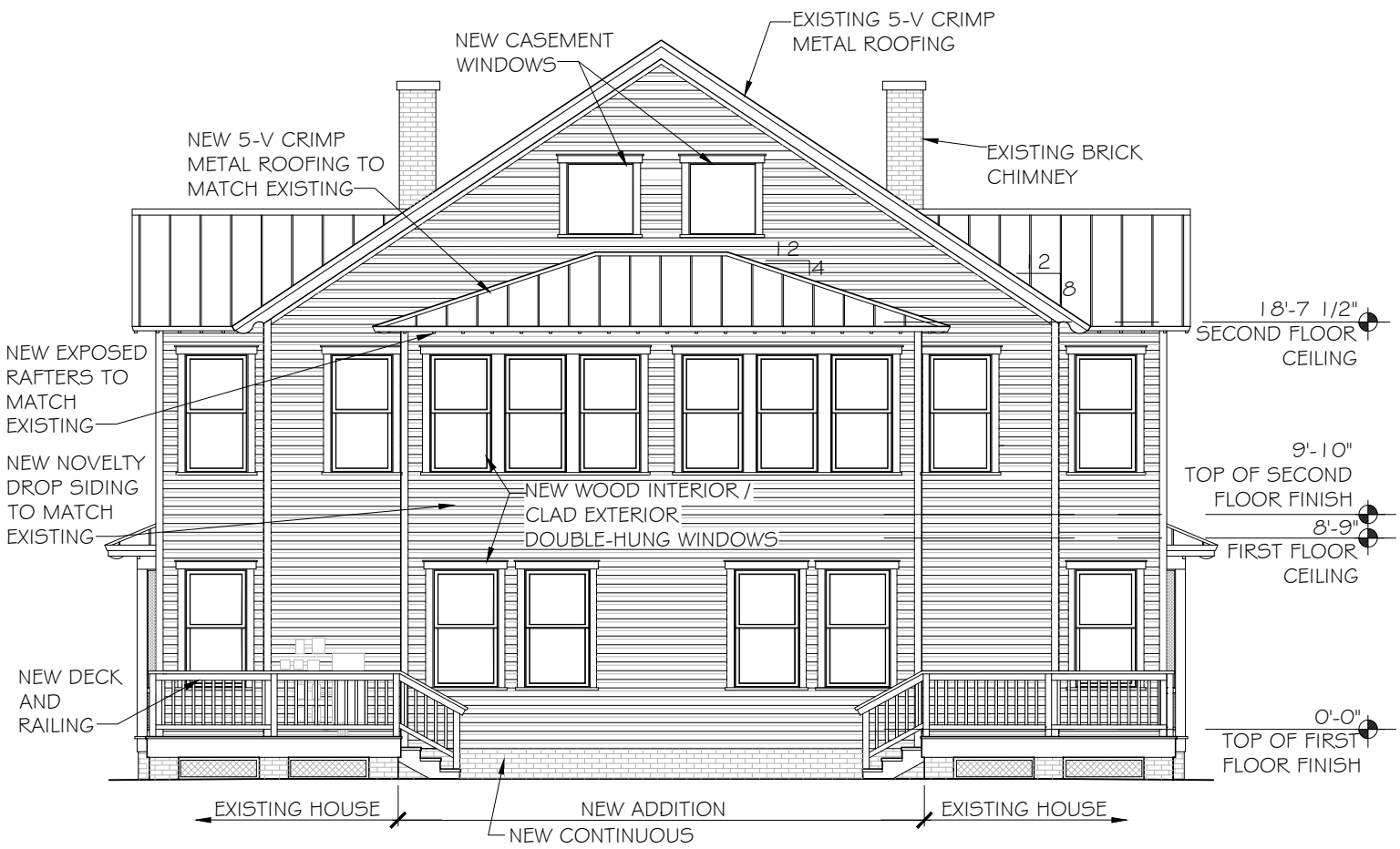
1/8" = 1'-0"

A-9: PROPOSED ELEVATIONS - DUPLEX
RENOVATION OF DUPLEX @ 5 PALM ROW

5 PALM ROW
ST. AUGUSTINE, FL
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PROPOSED SOUTH (REAR) ELEVATION

1/8" = 1'-0"



PROPOSED EAST (SIDE) ELEVATION

1/8" = 1'-0"

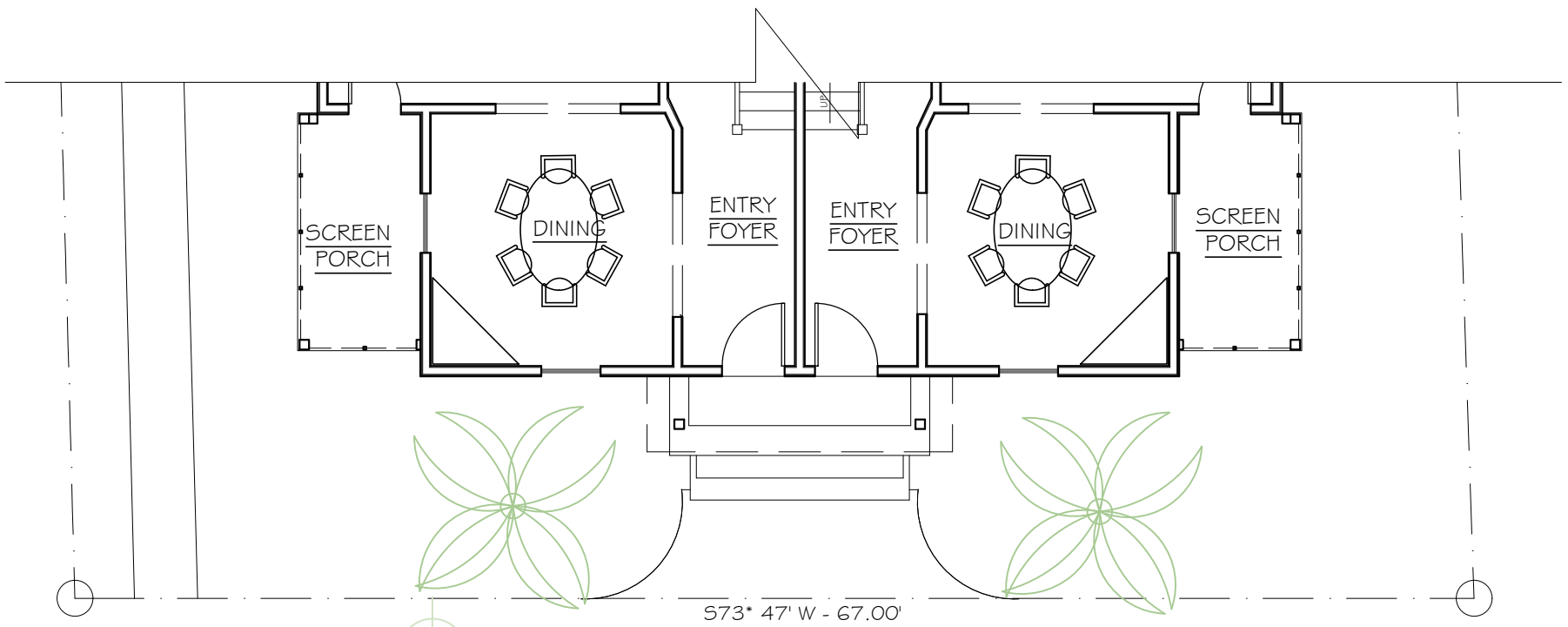
A-10: PROPOSED ELEVATIONS - DUPLEX
RENOVATION OF DUPLEX @ 5 PALM ROW

5 PALM ROW
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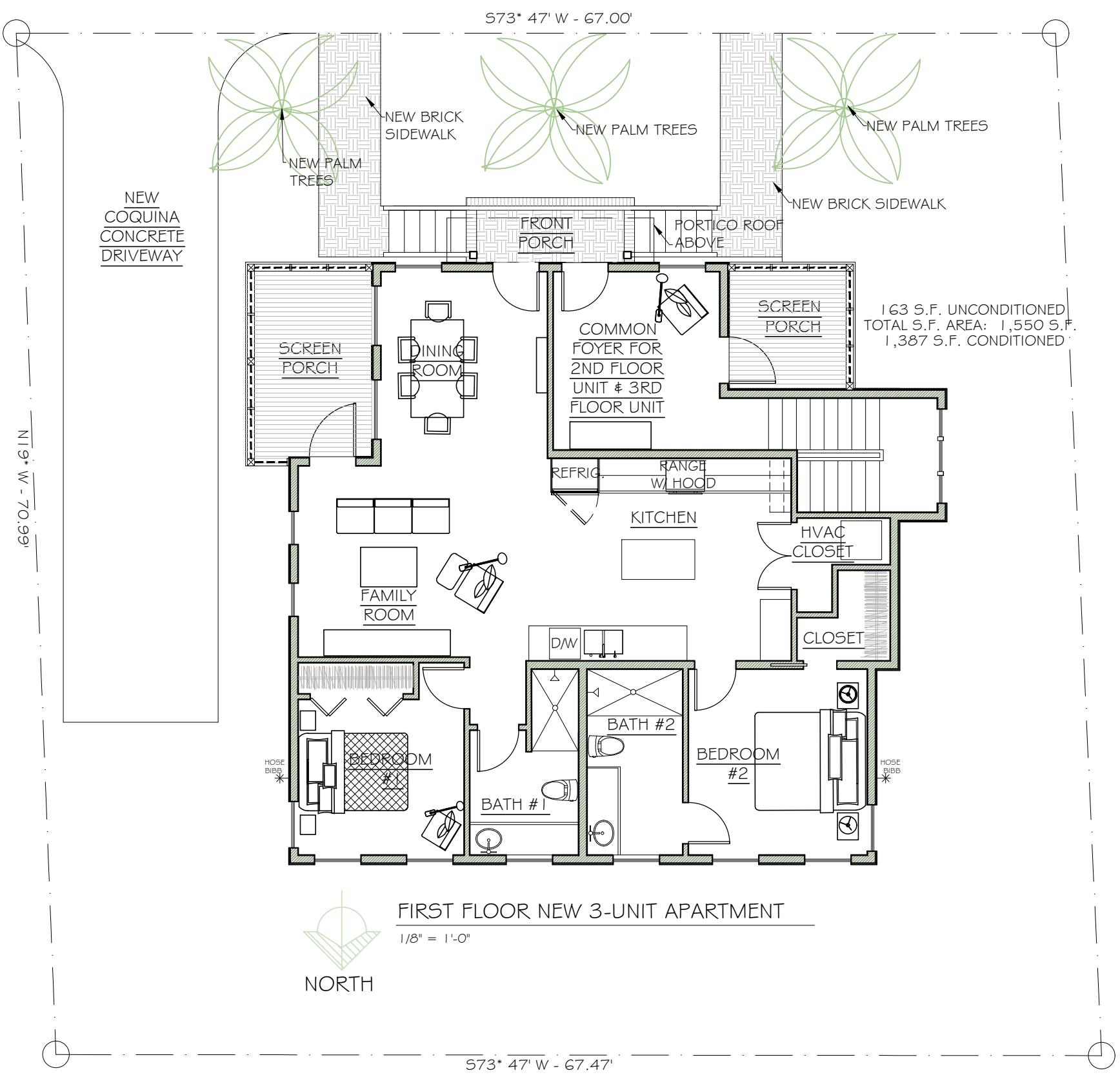


FIRST FLOOR PLAN DUPLEX

1/8" = 1'-0"



PALM ROW



FIRST FLOOR NEW 3-UNIT APARTMENT

1/8" = 1'-0"

NORTH

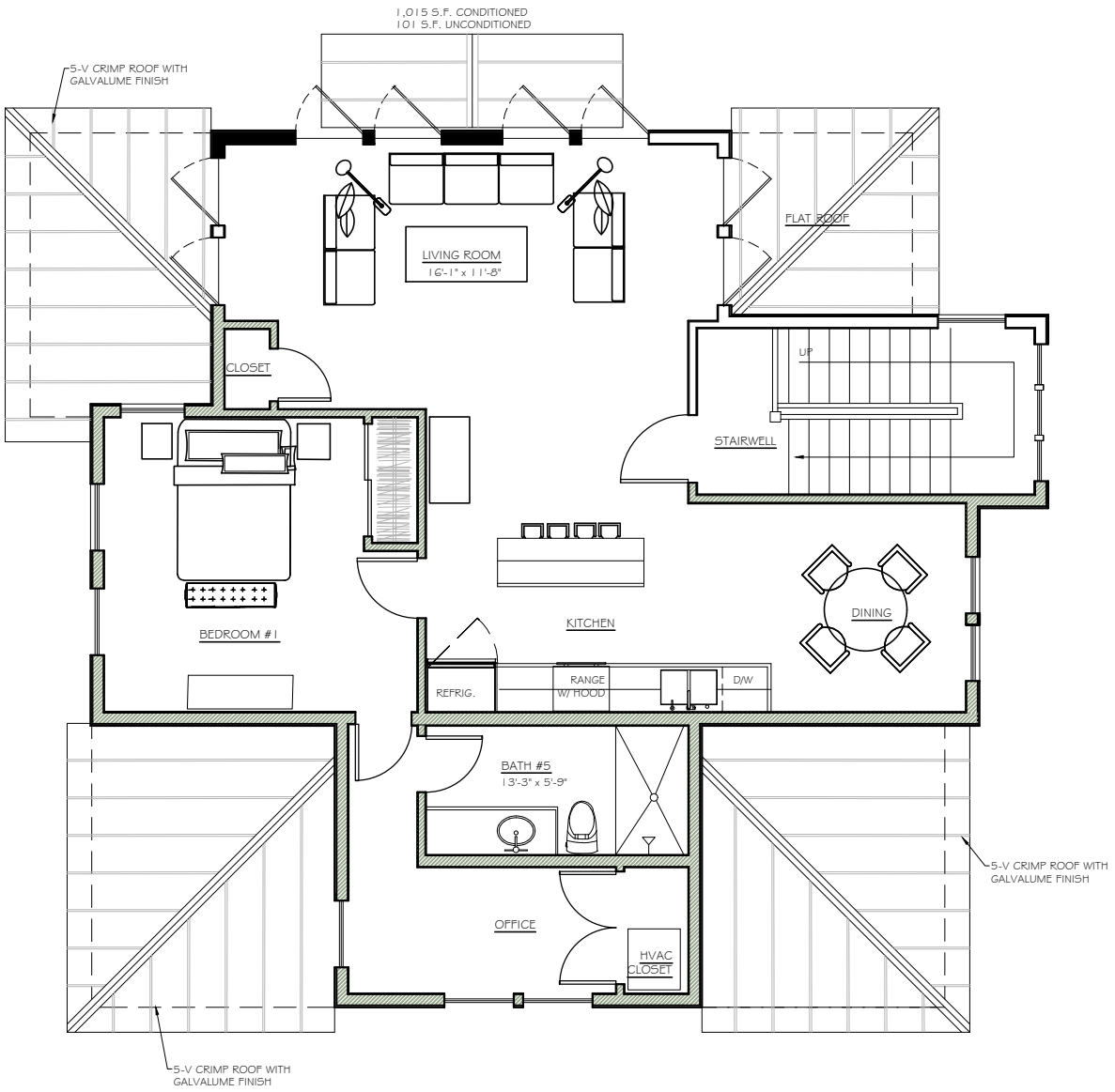
A-11: PROPOSED FIRST FLOOR PLAN - NEW 3-UNIT APARTMENT BUILDING
NEW 3-UNIT APARTMENT BUILDING @ 5 PALM ROW

5 PALM ROW
ST. AUGUSTINE, FL
3.17.25



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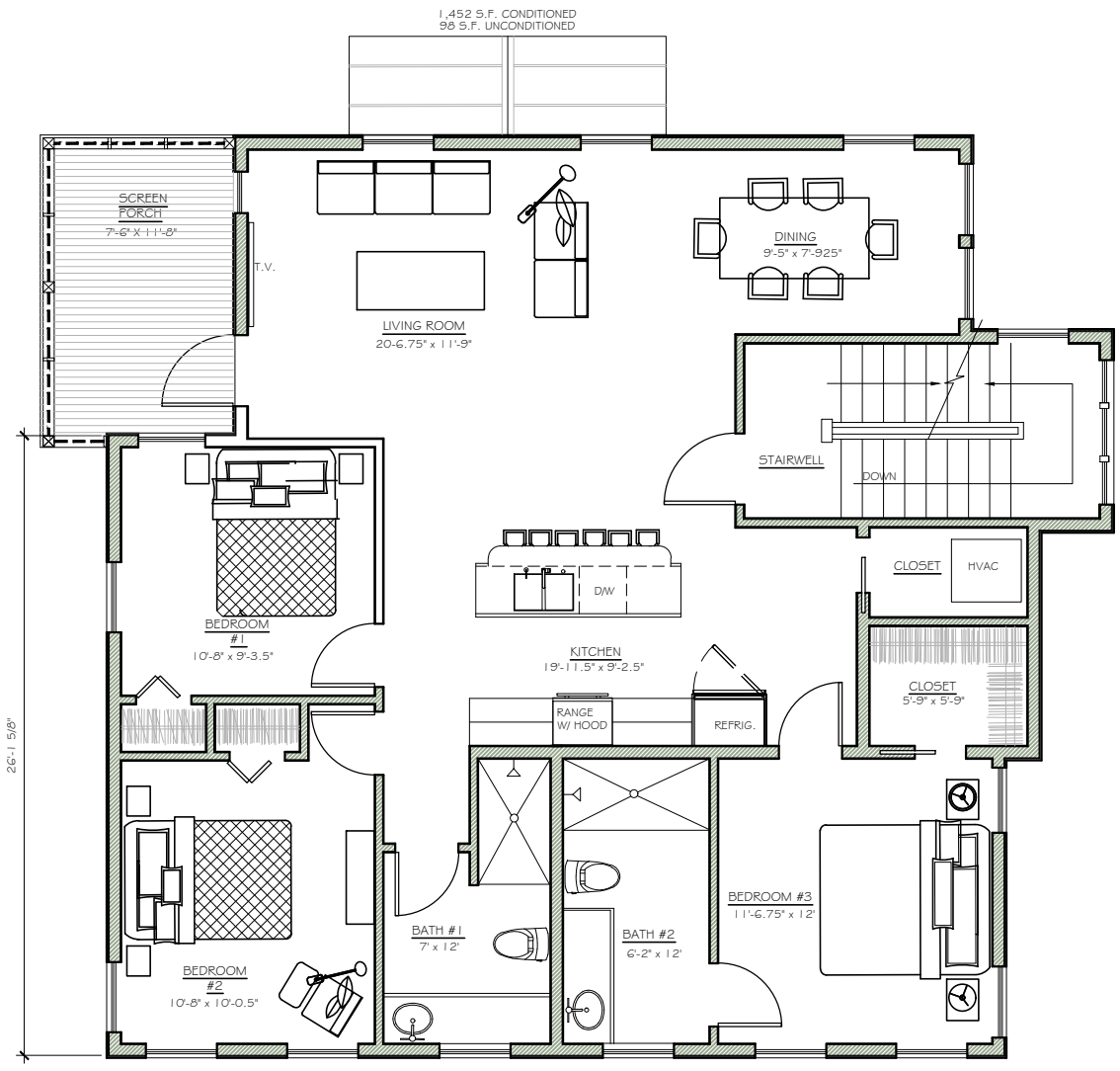
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THIRD FLOOR PLAN NEW BUILDING

1/8" = 1'-0"

NORTH



SECOND FLOOR PLAN NEW BUILDING

1/8" = 1'-0"

NORTH

A-12: PROPOSED SECOND AND THIRD FLOOR PLANS - NEW 3-UNIT APARTMENT BUILDING
NEW 3-UNIT APARTMENT BUILDING @ 5 PALM ROW

5 PALM ROW
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PROPOSED SOUTH (FRONT) ELEVATION

1/8" = 1'-0"



PROPOSED EAST (SIDE) ELEVATION

1/8" = 1'-0"

A-13: PROPOSED ELEVATIONS - NEW 3-UNIT APARTMENT BUILDING
NEW 3-UNIT APARTMENT BUILDING @ 5 PALM ROW

5 PALM ROW
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PROPOSED NORTH (REAR) ELEVATION

1/8" = 1'-0"



PROPOSED WEST (SIDE) ELEVATION

1/8" = 1'-0"

A-14: PROPOSED ELEVATIONS - NEW 3-UNIT APARTMENT BUILDING
NEW 3-UNIT APARTMENT BUILDING @ 5 PALM ROW

5 PALM ROW
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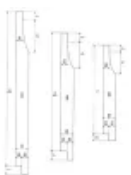
HARB APPLICATION: 5 Palm Row

1. **Roof finish:** 5-V Crimp Metal Roof 24" panel with exposed fastener application
2. **Exterior Finishes:** All materials on existing building to be repaired to match existing. New building to have the following:
    a. **Siding:** Western Red Cedar wood lap siding with novelty drop siding profile
    b. **Window casting and sill:** Cedar, primed and painted
    c. **Paint colors:** to match existing
    d. **Handrail:** Wrought iron handrail with straight pickets, resting on a bottom rail and an upper handrail with scroll finish at the termination end.
    e. **Lighting:** Bevolo gas lights on both buildings. Style: French Quarter, bracket mount
    f. **Shutters:** Vixen Hill Shutters; western red cedar painted green (from approved colors to match green on existing building)
    g. **Screen:** Phifer Insect Screening for porches: UltraVue
    h. **Foundation:** Continuous cmu foundation with thin brick veneer (1").
    i. **Crawl space lattice:** Barrette Outdoor living white classic vinyl lattice
3. **Porches:**
    a. **P.T. wood framing, painted**
    b. **Pavers: Red brick to match existing house**
4. **Exterior Doors:** ETO ½ lite wood exterior door (paint grade)
5. **Windows**: Marvin Elevate (1 over 1) double hung windows. Window units are Ultrex fiberglass exterior cladding with wood on interior. Frame profile attached.
   wall section and sample window drawing
6. **Exterior Elevations:** See attached submittal.
7. **New Construction:**
    a. Landscape plan to be provided in Certificate of Appropriateness
    b. Wall Sections
    c. Proposed streetscape elevation and building footprint
8. **Other Details:**





105 Drop Siding **TW628**



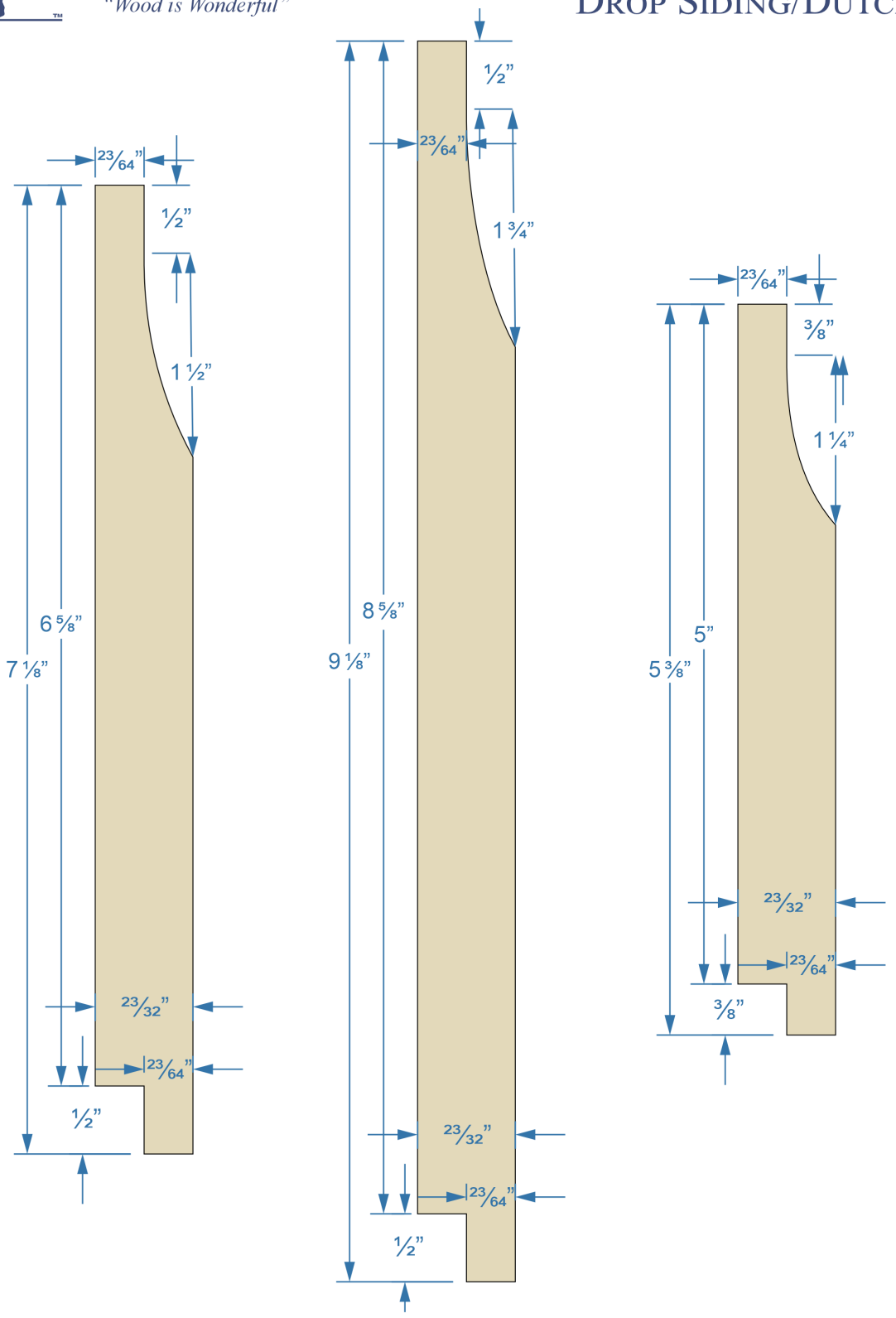

105 DROP SIDING

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Tidewater Lumber and Mouldings
"Wood is Wonderful"

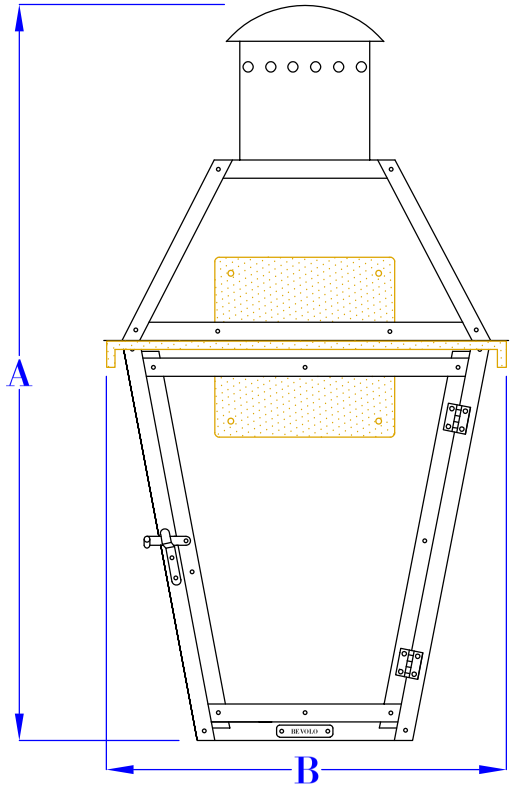
TW 628/105

Drop Siding/Dutch Lap

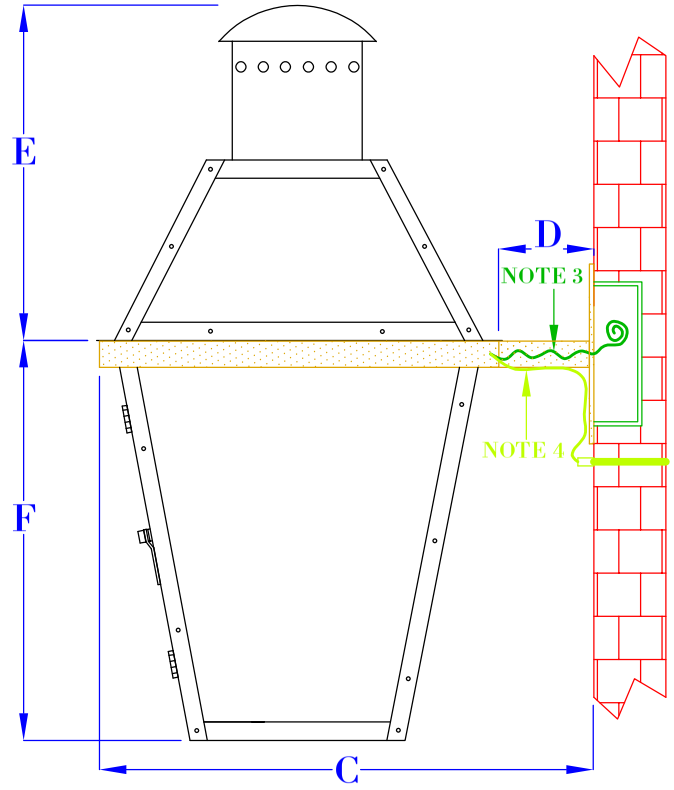


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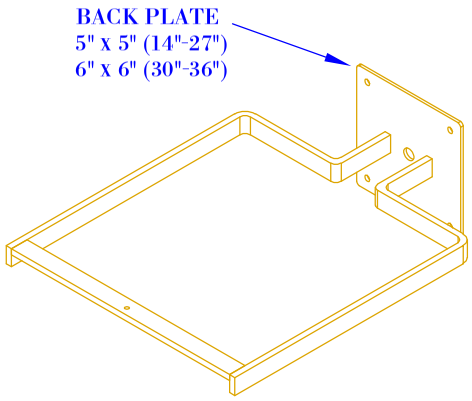
Application Packet, page 31



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS-BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	14 $\frac{1}{4}$"	17 $\frac{3}{4}$"	20 $\frac{1}{2}$"	25 $\frac{1}{4}$"	26 $\frac{1}{4}$"	30 $\frac{5}{8}$"	37"
B:	9 $\frac{1}{4}$"	10 $\frac{1}{2}$"	11 $\frac{1}{2}$"	13 $\frac{1}{4}$"	14 $\frac{1}{2}$"	17 $\frac{1}{2}$"	21 $\frac{1}{2}$"
C:	11 $\frac{3}{4}$"	13"	14"	15 $\frac{3}{4}$"	17"	20"	24"
D:	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"
E:	6 $\frac{1}{4}$"	7 $\frac{5}{8}$"	9 $\frac{3}{8}$"	12 $\frac{3}{8}$"	11 $\frac{7}{8}$"	14 $\frac{1}{2}$"	17 $\frac{3}{8}$"
F:	8"	10 $\frac{1}{8}$"	11 $\frac{1}{8}$"	12 $\frac{7}{8}$"	14 $\frac{3}{8}$"	16 $\frac{1}{8}$"	19 $\frac{5}{8}$"

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	FRENCH QUARTER	DATE:	DRW BY:	JJG	COPYRIGHT 2024, BEVOLO GAS & ELECTRIC LIGHTS. THIS DRAWING AND ANY DESIGN OR DATA CONTAINED THEREIN ARE CONSIDERED PROPERTY OF BEVOLO GAS AND ELECTRIC LIGHTS. NEITHER THE DRAWING NOR ITS CONTENT MAY BE COPIED, REPRODUCED, OR EDITED TO A LIKENESS WITHOUT THE WRITTEN CONSENT OF BEVOLO GAS AND ELECTRIC LIGHTS
			APP. BY:	JJG	
BRACKET:	ORIGINAL BRACKET MOUNT	11-30-17	REVISION:	5	

FQ-OB Share Print

French Quarter®

Original Bracket

Starting at $375.00





This Bevolo® original was designed in the 1940s by world renowned architect A. Hays Town and Andrew Bevolo Sr. This Original French Quarter® lantern adorns many historic buildings across the country. The light can be used with a wide range of architectural styles. It is available in natural gas, liquid propane, and electric. Read Less

View Sizes | Get A Quote

Standard Lantern Sizes		
Height	Width	Depth
14.0"	9.25"	9.25"
18.0"	10.5"	10.5"
21.0"	11.5"	11.5"
24.0"	13.25"	13.25"
*27"	14.5"	14.5"
*30"	17.5"	17.5"
*36"	21.5"	21.5"

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KA230HALFLITE - KNOTTY ALDER 1/2 LITE DUAL PANE CLEAR TEMPERED GLASS (1-3/4")

[KA230HALFLITE]



Roll over image to zoom in





Clear Configurator

Size *: 36"x80" = $1149 (Backordered 4 weeks)

Door Configuration : Single Door

Pre Hanging : Yes (w/ Frame)

Jamb Species : Paint Grade (+$299)

Handing : Right Hand Inswing (RH)

Jamb Width : 5-1/2"

Hinges Finish : Brass

Handle Preparation : Single (2-3/8" backset)

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WEB REV 3.21

Barrette OUTDOOR LIVING®

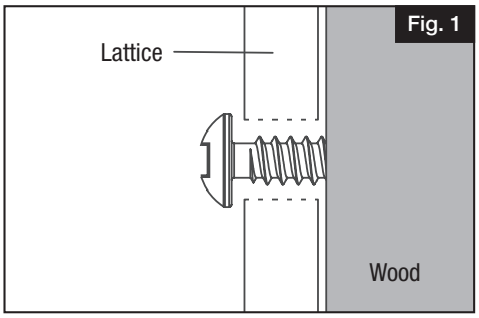
Read all instructions prior to installing product.
Refer to manufacturers safety instructions when operating any tools.

LATTICE - INSTALLING WITHOUT MOLDINGS

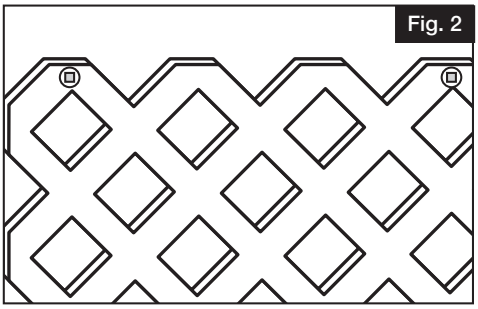
Installation Instructions
To register your product, please visit: barretteoutdoorliving.com

To obtain and review a copy of the warranty please visit barretteoutdoorliving.com.
You may also contact us at 1-800-336 2383 or email Cs.outdoorliving@ebarrette.com

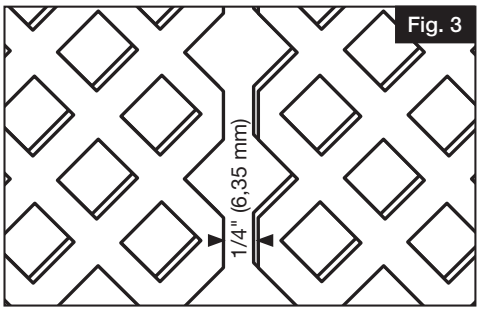
1. Pre-drill oversized holes through lattice (drill the largest hole that screw head will allow without fitting through) (Fig. 1). Center each screw in oversized holes and do not overtighten to allow for expansion and contraction of lattice.



2. Hang the lattice with a support every 24" (Fig. 2). Attach sides and bottom loosely. (Do not tighten all the way). Do not use countersink screws.



3. If using more than one panel, do not butt panels together. Leave ¼" gap to allow for expansion and contraction (Fig. 3).



IMPORTANT THINGS TO REMEMBER

If the lattice bows, loosen attaching screws, make sure you have allowed enough gap for expansion and contraction. Place fasteners 24" apart. Do not use for horizontal installation. Do not use countersink screws.

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545 Tilton Rd, Egg Harbor City, NJ. 08215
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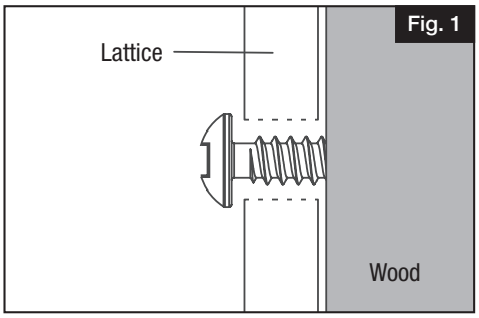
Read all instructions prior to installing product.
Refer to manufacturers safety instructions when operating any tools.

LATTICE - INSTALLING WITH CAP & DIVIDER MOLDINGS

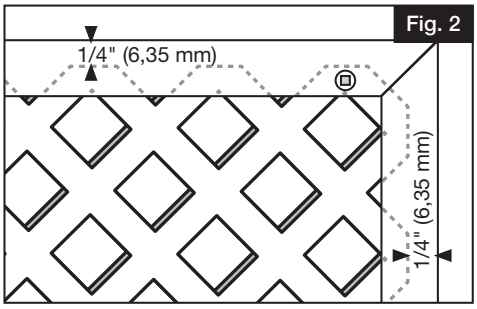
Installation Instructions
To register your product, please visit: barretteoutdoorliving.com

To obtain and review a copy of the warranty please visit barretteoutdoorliving.com.
You may also contact us at 1-800-336 2383 or email Cs.outdoorliving@ebarrette.com

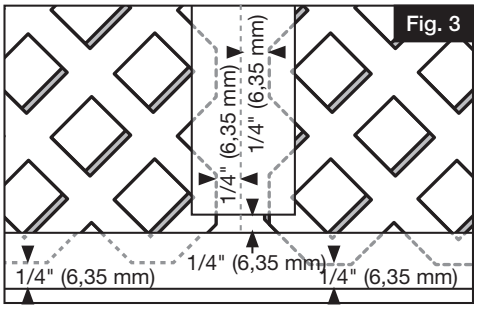
1. Pre-drill oversized holes through lattice and molding (drill the largest hole that screw head will allow without fitting though) (Fig. 1). Center each screw in oversized holes and do not overtighten to allow for expansion and contraction of lattice.



2. Along the top, drill and fasten every 24". Drill holes and hang through both molding and panel (Fig. 2).



3. Along the sides and bottom, drill holes and put screws through molding only. Allow a 1/4" gap on all sides for expansion with cap and divider moldings (Fig. 3).



IMPORTANT THINGS TO REMEMBER

If the lattice bows, loosen attaching screws, make sure you have allowed enough gap for expansion and contraction. Place fasteners 24" apart. Do not use for horizontal installation. Do not use countersink screws.

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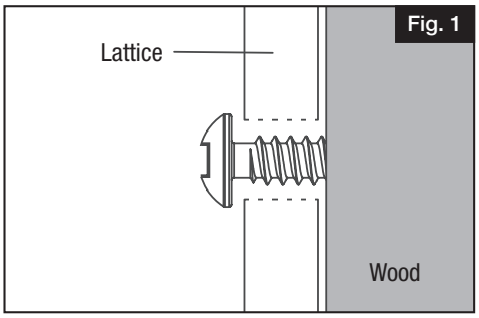
⚠ Lire toutes les instructions avant d'installer le produit.
Consulter les consignes de sécurité du fabricant avant d'utiliser des outils.

TREILLIS - INSTALLATION SANS MOULURES

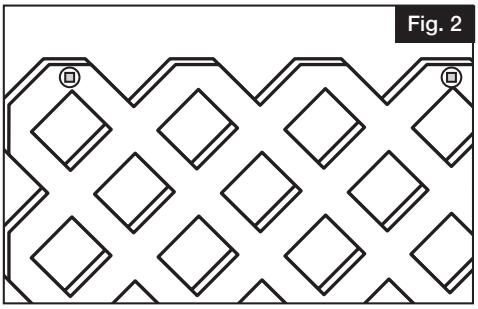
Instructions d'installation
Pour enregistrer le produit, visiter : barretteoutdoorliving.com

Pour obtenir et examiner une copie de la garantie, visitez barretteoutdoorliving.com.
Vous pouvez également nous appeler au 1-800-336 2383 ou nous envoyer un courriel à Cs.outdoorliving@ebarrette.com

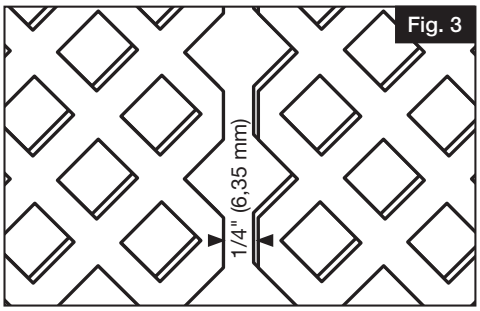
1. Pré-percer des trous surdimensionnés à travers le treillis (percer le plus grand trou que la tête de vis permettra sans ajustement) (Fig. 1). Centrer chaque vis dans des trous surdimensionnés et ne pas trop serrer pour permettre l'expansion et la contraction du treillis.



2. Accrocher le treillis avec un support tous les 24 " (Fig. 2) Fixez légèrement les côtés et le fond (ne pas serrer complètement); ne pas utiliser de vis à tête fraisée.



3. Si plus d'un panneau est utilisé, ne pas appuyer les panneaux l'un contre l'autre. Laisser un espace de ¼ po (0,6 cm) pour permettre l'expansion et la contraction (Fig. 3).



CHOSES IMPORTANTES À SE RAPPELER

Si le treillis se courbe, desserrer les vis de fixation, s'assurer qu'il y a suffisamment d'espace pour l'expansion et la contraction. Placer les attaches à 24 po (61 cm) l'une de l'autre. Ne pas utiliser pour une installation horizontale. Ne pas utiliser de vis à tête fraisée.

Barrette Outdoor Living
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Barrette OUTDOOR LIVING®

⚠ Lire toutes les instructions avant d'installer le produit.
Consulter les consignes de sécurité du fabricant avant d'utiliser des outils.

TREILLIS - INSTALLATION AVEC MOULURES DE SÉPARATION ET CAPUCHONS

Instructions d'installation
Pour enregistrer le produit, visiter : barretteoutdoorliving.com

Pour obtenir et examiner une copie de la garantie, visitez barretteoutdoorliving.com.
Vous pouvez également nous appeler au 1-800-336 2383 ou nous envoyer un courriel à Cs.outdoorliving@ebarrette.com

1. Pré-percer des trous surdimensionnés à travers le treillis et la moulure (percer le plus grand trou que la tête de la vis permettra sans ajustement) (Fig. 1). Centrer chaque vis dans des trous surdimensionnés et ne pas trop serrer pour permettre l'expansion et la contraction du treillis.

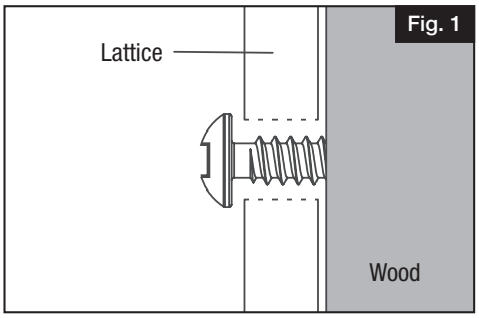


Fig. 1

2. Percer et fixer tous les 24". (61 cm) tout le long du dessus. Percer des trous et suspendre au travers de la moulure et du panneau (Fig. 2).

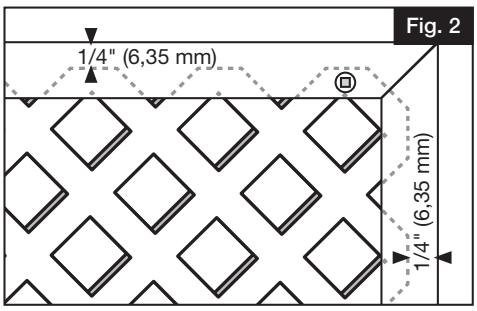


Fig. 2

3. Sur les côtés et le fond, percer des trous et installer les vis à travers la moulure seulement. Laisser un espace de ¼" (0,6 cm) sur tous les côtés pour l'expansion avec les moulures de séparation et capuchons (Fig. 3).

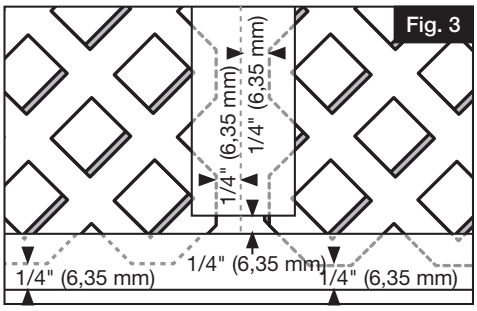


Fig. 3

CHOSES IMPORTANTES À SE RAPPELER

Si le treillis se courbe, desserrer les vis de fixation, s'assurer qu'il y a suffisamment d'espace pour l'expansion et la contraction. Placer les attaches à 24 po (61 cm) l'une de l'autre. Ne pas utiliser pour une installation horizontale. Ne pas utiliser de vis à tête fraisée.

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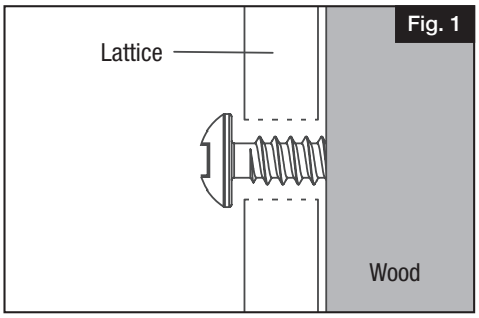
⚠ Lea todas las instrucciones antes de la instalación del producto.
Consulte las instrucciones de seguridad del fabricante al utilizar herramientas.

ENREJADO - INSTALACIÓN SIN MOLDURAS

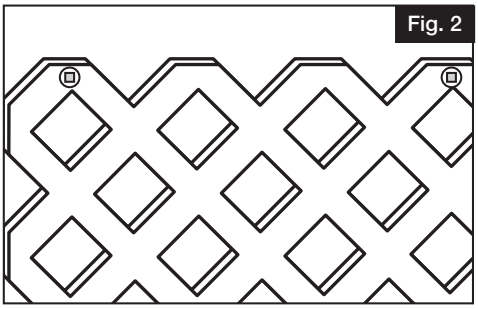
Instrucciones de Instalación
Para registrar su producto, visite: barretteoutdoorliving.com

Para obtener y revisar una copia de la garantía, sírvase visitar barretteoutdoorliving.com.
También puede contactarnos en el 1-800-336 2383 o enviar un correo electrónico a Cs.outdoorliving@ebarrette.com

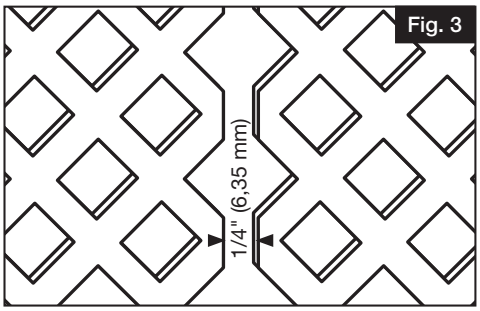
1. Taladrar orificios sobredimensionados a través del enrejado (taladrar el orificio más grande que permita la cabeza del tornillo sin que lo atraviese) (Fig. 1). Centrar cada tornillo en los orificios sobredimensionados y no apretarlos demasiado para que se pueda expandir y contraer el enrejado.



2. Colgar el enrejado con un soporte cada 24" (60,96 cm) (Fig. 2). Fijar los costados y la parte inferior holgadamente. (No apretar por completo). No usar tornillos avellanados.



3. Si se utiliza más de un panel, no colocarlos a tope y ajustadamente entre sí. Dejar un espacio de 1/4" (64 mm) para que se expandan y contraigan (Fig. 3).



COSAS IMPORTANTES QUE SE DEBEN RECORDAR

Si el enrejado se pandea, aflojar los tornillos de sujeción, y asegurarse de haber dejado espacio suficiente para que se expanda y contraiga. Colocar los tornillos a una distancia de 24" (60,96 cm). No se utilice en instalaciones horizontales. No usar tornillos avellanados.

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⚠ Lea todas las instrucciones antes de la instalación del producto.
Consulte las instrucciones de seguridad del fabricante al utilizar herramientas.

ENREJADO - INSTALACIÓN CON TAPA Y MOLDURAS DIVISORIAS

Instrucciones de Instalación
Para registrar su producto, visite: barretteoutdoorliving.com

Para obtener y revisar una copia de la garantía, sírvase visitar barretteoutdoorliving.com.
También puede contactarnos en el 1-800-336 2383 o enviar un correo electrónico a Cs.outdoorliving@ebarrette.com

1. Taladrar orificios sobredimensionados a través del enrejado y la moldura (taladrar el orificio más grande que permita la cabeza del tornillo sin que lo atraviese) (Fig. 1). Centrar cada tornillo en los orificios sobredimensionados y no apretarlos demasiado para que se pueda expandir y contraer el enrejado.

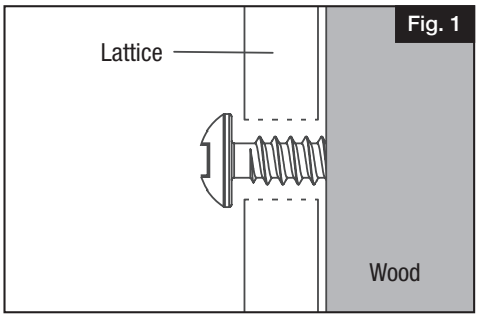


Fig. 1

2. A lo largo de la parte superior, taladrar y fijar a cada 24" (60,96 cm). Taladrar los orificios y colgar la moldura y el panel (Fig. 2).

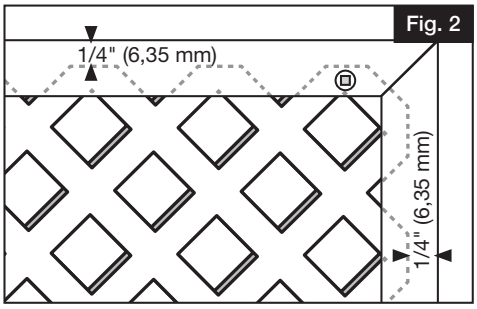


Fig. 2

3. A lo largo de la parte lateral e inferior, taladrar los orificios e insertar los tornillos únicamente a través de las molduras. Dejar un espacio de 1/4" (64 mm) en todos los lados para que se puedan expandir, con tapones y molduras divisorias (Fig. 3).

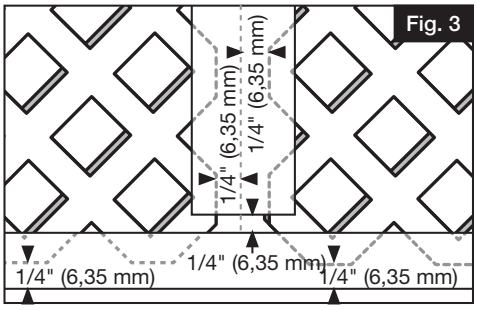


Fig. 3

COSAS IMPORTANTES QUE SE DEBEN RECORDAR

Si el enrejado se pandea, aflojar los tornillos de sujeción, y asegurarse de haber dejado espacio suficiente para que se expanda y contraiga. Colocar los tornillos a una distancia de 24" (60,96 cm). No se utilice en instalaciones horizontales. No usar tornillos avellanados.

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Marvin Elevate windows with fiberglass cladding and wood interior







Marvin Elevate windows with fiberglass cladding and wood interior



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PHIFER®

INSECT SCREENING

PHIFERGLASS® INSECT SCREEN

FOR WINDOWS, DOORS AND PORCHES



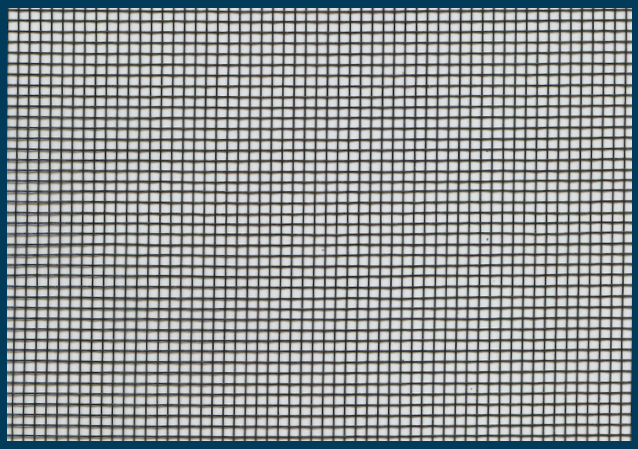
WEAVING
EXCELLENCE
WITH
INNOVATION

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UltraVue® BY PHIFER

UltraVue® offers the best outward visibility of all Phifer screening products, with excellent viewing clarity and improved airflow. Phifer's Water Shed Technology™ coating is now standard on UltraVue. This innovative coating will keep the screen cleaner longer and clear of water during and after rain showers. For maximum viewing clarity, choose UltraVue.

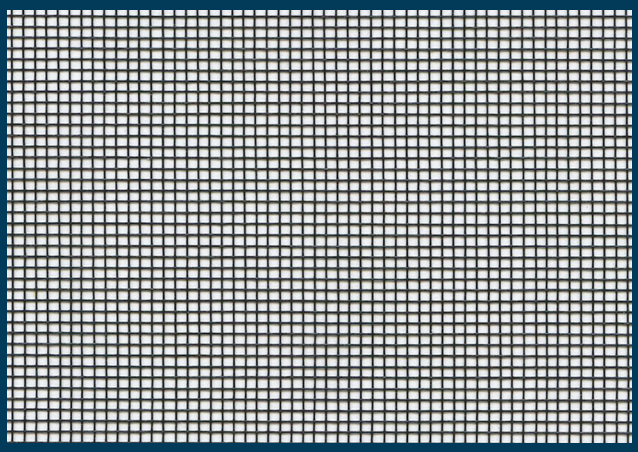
Black



BetterVue® BY PHIFER

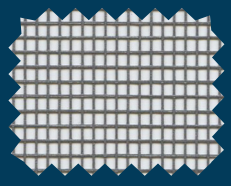
BetterVue® offers better outward visibility than traditional insect screen, providing improved views, airflow, and insect protection. Phifer's Water Shed Technology coating is now standard on BetterVue. This innovative coating will keep the screen cleaner longer and clear of water during and after rain showers. For better viewing clarity, choose BetterVue.

Black



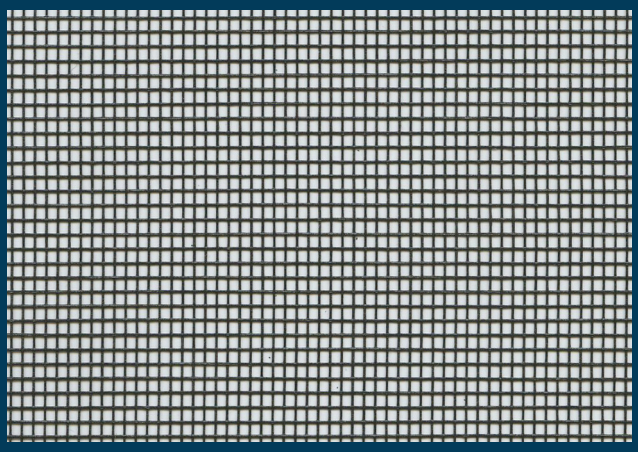
Phiferglass® STANDARD INSECT SCREEN

Phiferglass® Standard Insect Screen is our traditional fiberglass insect screen for windows and doors. For a more durable fiberglass insect screen, choose Phifer's standard mesh insect screen.



Silver Gray

Charcoal



Phifer offers a complete selection of insect screening. UltraVue and BetterVue improved visibility screen now feature our innovative Water Shed Technology, the coating that allows you to see the view, not the screen. Phiferglass, Phifer's trademarked fiberglass screen, has been the standard in the industry for decades. All three products have been coated with a protective vinyl to ensure lasting beauty, and they will not rust, corrode or stain. They are produced under the most exacting conditions to meet rigid specifications and have all passed 1200 hours of QUV accelerated weathering. All three products are GREENGUARD Gold Certified.

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Phiferglass® Insect Screen

FOR WINDOWS, DOORS AND PORCHES







Water Shed Technology™

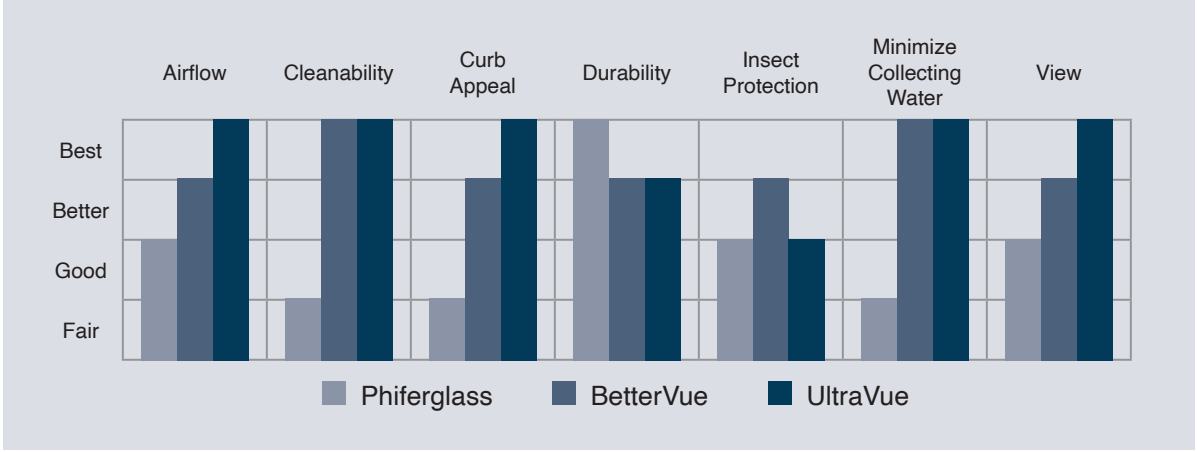
minimizes water collecting in the screen.

Water can block the view through the screen for up to 30 minutes after a rain shower. Water Shed Technology repels water, allowing homeowners to enjoy viewing clarity during and after rain showers.

Phifer designed our improved visibility screens to offer an exceptional viewing experience. Traditional insect screen coatings allow dirt, dust, and rain water to collect on the screen or in the apertures obstructing the view. Water Shed Technology repels dirt, dust, and water.

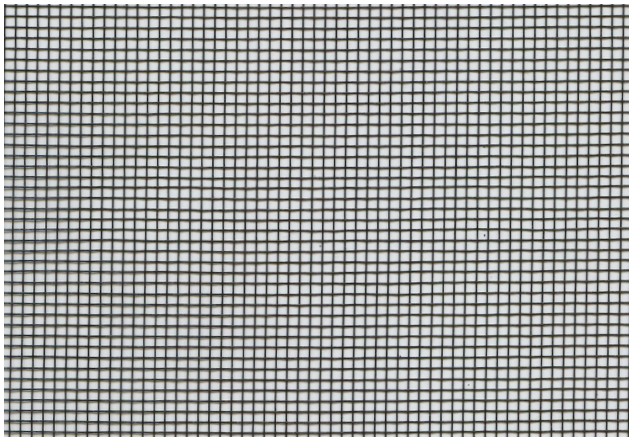
Rain or shine, enjoy clear views and cleaner screens.

Ask for Phifer's UltraVue or BetterVue insect screen and enjoy the benefits of Phifer's Water Shed Technology.



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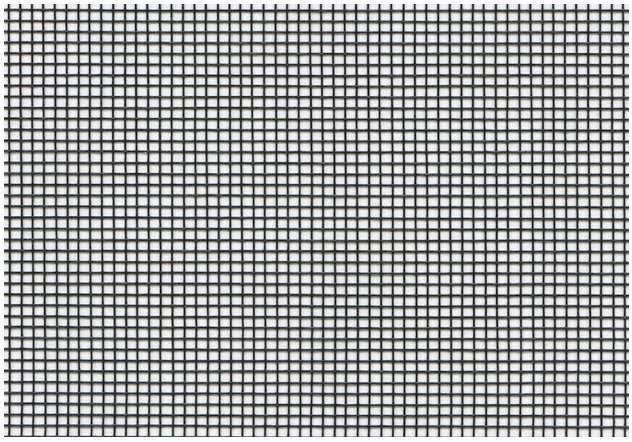
Black



ULTRAVUE

COLORS	Black
WIDTHS	24”, 30”, 36”, 48”, 60” and 72” (60.9 cm, 91.4 cm, 96.2 cm, 121.9 cm, 152.4 cm and 182.9 cm) *Other widths available upon request*
ROLL LENGTH	300’ (91.4 m) ROM’s and 100’ (30.48 m) rolls
PACKAGING	300’ (91.4 m) - paper wrapped with 3” (7.62 cm) white core for easy identification; 100’ (30.48 m) paper wrapped with 2.125” (5.4 cm) white kraft core

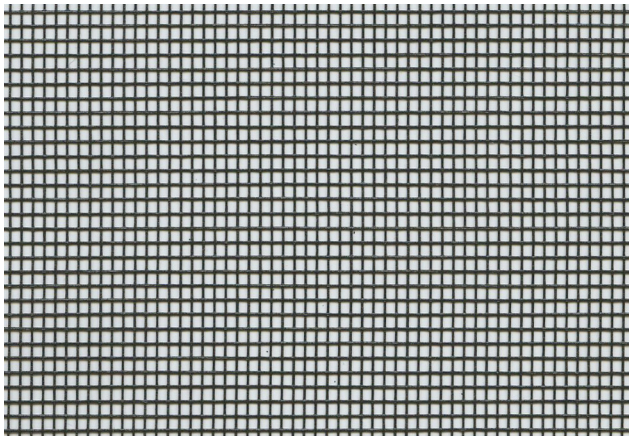
Black



BETTERVUE

COLORS	Black
WIDTHS	ROM’s: 18” to 72” (45.7 cm to 182.9 cm); 100’ (30.48 m) rolls: 24”, 28”, 30”, 32”, 36”, 40”, 42”, 48”, 60”, 72”, 84”, 96” and 108” (60.9 cm, 71.1 cm, 76.2 cm, 81.3 cm, 91.4 cm, 101.6 cm, 106.7 cm, 121.9 cm, 152.4 cm, 182.9 cm, 213.4 cm, 243.8 cm and 274.3 cm)
ROLL LENGTH	600’ (182.9 m) ROM’s and 100’ (30.48 m) rolls
PACKAGING	600’ (182.9 m) - plastic wrapped with 3” (7.62 cm) blue core for easy identification; 100’ (30.48 m) - paper wrapped with 1.75” (4.45 cm) blue kraft core

Charcoal



PHIFERGLASS STANDARD

COLORS	Charcoal and Silver Gray
WIDTHS	24” to 84” (60.9 cm to 213.4 cm) *Other widths available upon request*
ROLL LENGTH	800’, 600’ and 300’ (243.84 m, 182.8 m and 91.4 m) ROM’s; 100’ (30.48 m) rolls
PACKAGING	800’ (243.84 m) rolls - 9 per pallet and shrink wrapped; 600’ and 100’ (182.8 m and 30.48 m) rolls - individually wrapped in protective plastic; all have 2.125” (5.4 cm) brown kraft cores

PHIFER INCORPORATED

P. O. Box 1700 • Tuscaloosa, Alabama 35403 -1700 USA
Phone: 205.345.2120 • FAX: 205.750.4890
Toll Free USA/Canada: 1.800.854.9473
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Our File No. 4876-F & M

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WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

This Warranty Deed *Made the* 31st *day of* October *A. D.* 1985 *by* GEORGE McCLURE a/k/a GEORGE M. McCLURE and ARNOLD R. DeLORENZO, both married men conveying separate non-homestead property

hereinafter called the grantor, to

KENNETH D. HAGLER, a single person

whose postoffice address is Three Palm Row, St. Augustine, Florida 32084 *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* $ 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:*

PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

FLORIDA DOCUMENTARY STAMP TAX PAID
Date 10/31/85 Amt. 575.00
CARL "BUD" MARKEL
Clerk Circuit Court St. Johns County
By Jennifer Mullen Deputy Clerk

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,* 1984

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

Signed, sealed and delivered in our presence:

Witness

Witness

GEORGE McCLURE a/k/a GEORGE M. McCLURE L.S.

ARNOLD R. DeLORENZO L.S.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

SPACE BELOW FOR RECORDERS USE

EXHIBIT "A"

SCHEDULE "A"- Item 5

Being in the County of St. Johns and State of Florida, known and described as:

PARCEL NO. 1. All that certain parcel of land, lying and being in the City of St. Augustine, County of St. Johns and State of Florida, more particularly described as follows: Starting at a marble monument at the Southeast corner of the U. S. Post Office and Customs House lot run South 13 degrees East (magnetic) 365 feet 4 inches across King Street and along the West property line of St. George Street to the Northeast corner of the property of Amey M. McMillan; thence South 17 degrees 13 minutes East 70 feet to the Southeast corner of Amey M. McMillan; thence South 18 degrees 29 minutes East 71.57 feet to the North side of Palm Row at the West line of St. George Street; thence South 18 degrees 29 minutes East 9.6 feet across Palm Row; thence South 73 degrees 47 minutes West 167 feet along the South line of Palm Row to the point of beginning; thence South 19 degrees 22 minutes East to the Southwest corner of Lot 65.73 feet; thence North 73 degrees 26 minutes East 66.59 feet to the Southeast corner of the lot; thence North 19 degrees West 65.2 feet to the South line of Palm Row and the Northeast corner of the lot, thence South 73 degrees 47 minutes West 67 feet along the South line of Palm Row to the point of beginning, all measurements being more or less.

TOGETHER with a perpetual easement of ingress, egress and regress over and upon Palm Row as shown on the official map of the City of St. Augustine, Florida, dated June 12, 1923, and filed October 4, 1923 in the office of the Clerk of the Circuit Court for St. Johns County, Florida. From St. George Street to Cordova Street and from Cordova Street to St. George Street as shown on said map.

PARCEL 2. Commencing at a U. S. Marble monument at the Southeast corner of the United States Post Office and Customs House lot in the City of St. Augustine, Florida; thence run South 13 degrees East magnetic 365 feet 4 inches along the West line of St. George Street to a point; thence following the West line of St. George Street South 17 degrees 30 minutes East 70 feet to McMillan's Southeast corner; thence run South 18 degrees 29 minutes East 71.57 feet to the North side of Palm Row; thence run South 73 degrees 45 minutes West 100.08 feet along the North line of Palm Row to the point of beginning; thence run North 19 degrees West 70.99 feet to a point in the South line of land of Pilgrim; thence run South 73 degrees 42 minutes West 67.5 feet along and with the South line of Pilgrim's land thence run South 19 degrees 22 minutes East 71.06 feet to a point in the North line of Palm Row, thence run North 73 degrees 45 minutes East 67.06 feet along the North line of Palm Row, to the point of beginning. Said land being a part of Block 36, City of St. Augustine, Florida.

EXCEPTING THEREFROM, that part conveyed to PILGRIM at Official Records Book 42, page 645, public records of St. Johns County, Florida.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1993900000
Location	5 PALM ROW
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Multi-Story Office (Class C) Countywide (COM) (202.09)
Tax Description*	CITY OF ST AUG PALM ROW SUBD LOT C & W67 OF E167FT OF N1/2 OF LOT 4 (EX N5FT TO PILGRAM) OR688/90 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	Palm Row
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.200
Homestead	N

No Image Available

Owner Information

Owner Name	Hagler Kenneth D 100%
Mailing Address	8997 OLD A1A SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2025
Building Value	$264,889
Extra Features Value	$0
Total Land Value	$542,940
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$807,829**
Total Deferred	$191,873
Assessed Value	**$615,956**
Total Exemptions	$0
Taxable Value	**$615,956**

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

Historical Assessment Information

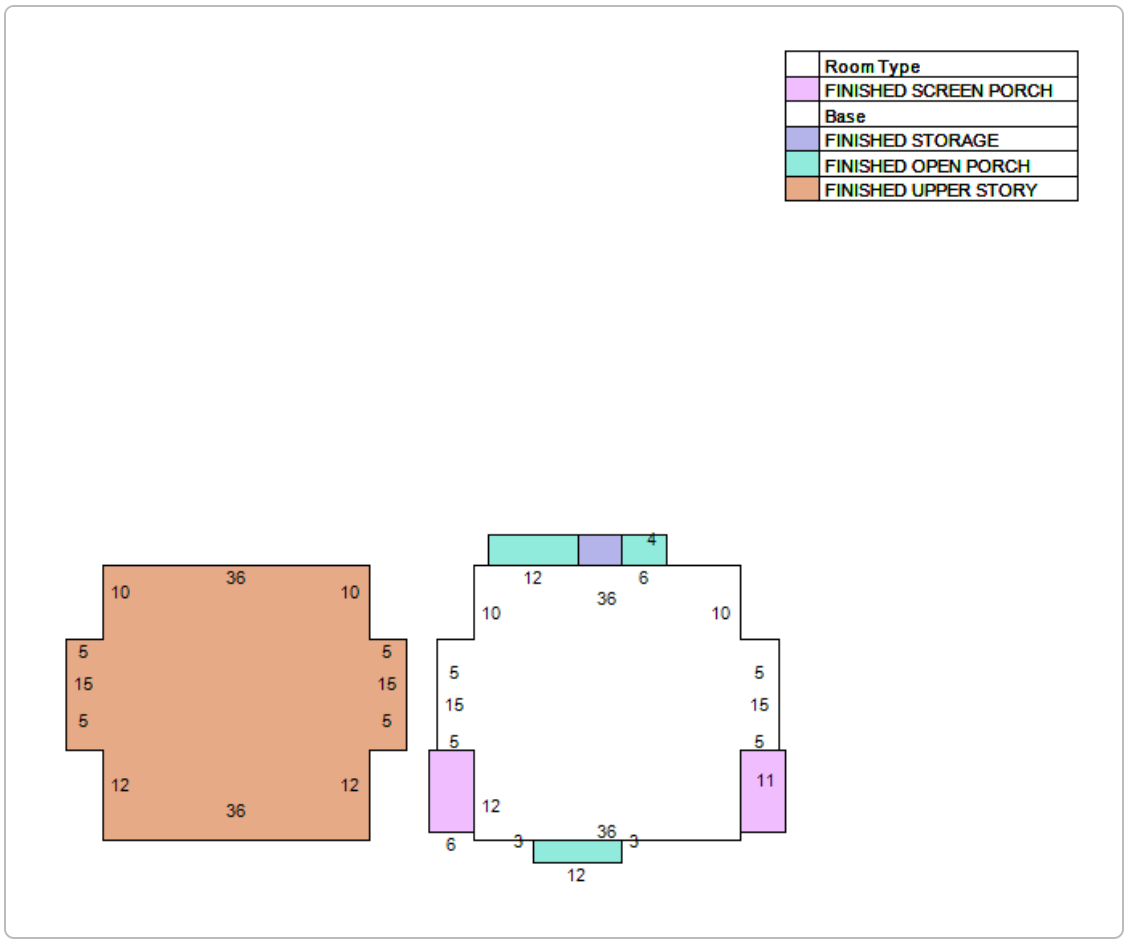
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$273,774	$0	$542,940	$0	$0	$816,714	$559,960	$256,754	$559,960
2023	$274,076	$0	$506,744	$0	$0	$780,820	$509,055	$271,765	$509,055
2022	$218,923	$0	$435,600	$0	$0	$654,523	$462,777	$191,746	$462,777
2021	$195,372	$0	$382,905	$0	$0	$578,277	$420,706	$157,571	$420,706
2020	$158,598	$0	$382,905	$0	$0	$541,503	$382,460	$159,043	$382,460
2019	$135,554	$0	$382,905	$0	$0	$518,459	$347,691	$170,768	$347,691
2018	$112,314	$0	$203,769	$0	$0	$316,083	$316,083	$0	$316,083
2017	$122,738	$0	$203,769	$0	$0	$326,507	$326,507	$0	$326,507
2016	$122,738	$0	$203,769	$0	$0	$326,507	$326,507	$0	$326,507
2015	$122,738	$0	$203,769	$0	$0	$326,507	$302,831	$23,676	$302,831
2014	$115,518	$0	$203,769	$0	$0	$319,287	$275,301	$43,986	$275,301

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$264,889	**Roof Structure**	Gable Hip
Year Built	1910	**Interior Flooring**	Pine Wood
Actual Area	3228	**Interior Wall**	Custom Panel, Drywall
Conditioned Area	2964	**Heating Type**	Air Duct
Use	Office Building (Multi-Story) Class C	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

Description	Square Footage
FINISHED UPPER STORY	1482
FINISHED OPEN PORCH	24
FINISHED STORAGE/UTILITY	24
FINISHED OPEN PORCH	48
BASE AREA	1482
FINISHED SCREEN PORCH	66
FINISHED OPEN PORCH	36
FINISHED SCREEN PORCH	66
Total SqFt	3228

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings Multi-Story	67	60	9049	SF	$542,940

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/1/1985	$0.00		688	90	U	I		HAGLER KENNETH D
	2/1/1985	$0.00		667	134	U	I		

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

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CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2023 Meeting



Application: HP2025-0029 Address: 66 Saragossa Street

Applicant & Property Owner: Justin and Krista Ahmad

Project description: To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application for the elevation and proposed rehabilitation of a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02129
National Register:	Model Land Company NRHD: Contributing	Construction date:	c. 1904-1910
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2036400000		
Agenda Item:	8(a)	Previous Action(s):	COD HP2024-0027 (Denied July)

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application is to review the submitted Parts I and II of an ad valorem tax exemption application. Because this building is a contributing property to the Model Land Company National Register Historic District, the HARB can find that it is a is a qualifying property and fulfills the requirement of Part I. For Part II, the HARB is to determine if the proposed rehabilitation work is appropriate for an ad valorem tax exemption based on if the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which are summarized on page 8-10. Please refer to the Context section on page 4 for more general background info on the building that was included in 2024 staff reports. When the overall rehabilitation project is completed, the HARB is to certify the requirements for a historic preservation ad valorem tax exemption have been met under the final and last Part III of the application.
2. A Certificate of Demolition application was submitted by a different applicant (on behalf of the current owner) when the building was owned by the previous owner and first heard by the Historic Architectural Review Board (HARB) at the June 2024 meeting, when it was continued, and then denied at the July 2024 meeting.
3. **Foundation and Elevated Height:** Because the condition of the existing pier foundation required more immediate attention and the residential building's low base flood elevation, the house was elevated about 2' and sat back down on new concrete block pier foundation system. Sill beams were added as there were none in place on the existing house, which had sloping issues, along with areas in danger of collapse.
4. **Exterior:** Limited changes are proposed to the building's exterior. As more deteriorated wood has been exposed, areas recently identified as needing to be rebuilt, include the kitchen space on the existing northwest corner (at least with its lower framing members) and the roof dormer visible from the front façade. The size and design of these elements will be maintained, with rotten wood replaced with like material and/or insufficient structural members added where needed. The application stated that the wood siding and thirty wood sash windows will be spot repaired and only replaced if beyond repair with like design and material. On the new outer front porch that is proposed, the decorative metal columns on the former porch will be replaced with square post columns and a new set of front steps will be built to the higher height. A triple window on the west elevation may have the center window removed. To accommodate a new addition to the rear, windows on the north elevation will be removed. A new porch deck will be built over the rear steps that leads to the kitchen. A remnant base of the brick chimney on the west elevation was removed in conjunction with the house being lifted.
5. **Roof:** Currently metal shingles clad the roof. Based on previous HARB applications, there is not a FL Product Approved metal shingle. The application indicated that an asphalt roof shingle is proposed for the replacement; however, the owner/applicant indicated that they would prefer metal panel roofing if the budget allows. 5v crimp is most compatible.
6. **Interior:** According to the floorplans and demo plans, most of the existing room arrangement will stay in place. One of the most noticeable changes is the narrow and steep staircase will be removed from its current location towards the rear of the house and moved toward the front to allow for a safer and more navigable stair. On the first floor, some partition walls will be removed, a bathroom will be located in the area of an existing bedroom and a hall put in its place, while a laundry closet will be moved to the existing stair case area. On the second floor, which was mostly an unfinished attic space under the roof line, much of the space will be finished and additional walls will be added to create a bedroom, bathroom, and storage space.
   Areas of the house had already been partially gutted during a staff walk through in 2024, with more areas of wall and floor removed in a recent walk through. Some of the main rooms on the first floor have a badly stained drop ceiling that will be removed. The owner/applicant will need to clarify what is being planned for the remaining ceilings, walls, floors, interior moldings, and the few historic doors that were observed. The mechanical, electrical, and plumbing systems will be updated.

STAFF SUMMARY AND ANALYSIS (continued):

7. Condition: Under other previous owners, the building suffered from deferred maintenance and had been modified with multiple additions over the years. A June 9, 2024 structural engineer condition report was submitted with the previous COD and this current AVT application, which noted concern about the condition/inadequacy of the piers, and the first floor not being connected to the piers, compromised and substantially reduced capacity of visible structural elements, the sloping front porch, extensive wood deterioration (due to moisture exposure or termite infestation, gaps in the sheathing, etc.
8. **HOUSE VALUATION / ESTIMATE PROJECT INVESTMENT**
   Value of building per SJCPA (2024): $130,693
   Taxable Value per SJCPA (2024): $274,562
   Estimated Value of Proposed Project*: $615,000 with understanding that the **cost of the new addition will not be included for the final improvement value** and that once full extent of work required is understood, the result could be higher overall cost
   *The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less, and at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.
9. **For Part III, thorough documentation is to include only work on the existing home and site and will be needed to show the full extent of the work that was completed, with a breakdown of costs between exterior and interior work.**
10. For ad valorem projects, it is important to document how much historic material is being replaced and take care to not remove what can be repaired or replace more than is necessary.
11. **During this AVT review, the HARB will need to determine if the work that has already begun or is proposed under Part II (what is currently being reviewed), or later during the Part III review, if the overall work that was completed during the rehabilitation of the existing building, exceeds or is inconsistent with the recommendations of the Secretary of the Interior's Standards for Rehabilitation. ****
    ***See summary of proposed work related to SOIS on pages 5-6.*
12. As noted in the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines "latitude is given [in the SOIS for Rehabilitation Guidelines] to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS** for Parts I and II of the Historic Preservation Ad Valorem Tax Exemption **at 66 Saragossa Street if the HARB finds:**

1. This is a qualifying property since it is listed as contributing to the Model Land Company National Register Historic District
2. The proposed scope of work to the exterior and interior of the existing building has been sufficiently clarified and complies or is generally consistent with the Secretary of the Interior's Standards for Rehabilitation
3. The proposed work meets the criteria established by the Department of State (see last document of attachments)

With the condition:
If more replacement or alterations were performed than was indicated or new work is proposed prior to Part III of this application is heard by the HARB, an amended project scope should be submitted for this ad valorem tax exemption application.

Julie Courtney
Julie Courtney, Historic Preservation Officer

CONTEXT: (Information taken from the staff report for the Certificate of Demolition (COD) application that was denied in 2024)

1. Located on the north side of Saragossa Street on the block between Riberia Street and N. Ponce de Leon Boulevard, this 1-1/2 story Frame Vernacular Residence was constructed between 1904 and 1910. The 1910 Sanborn Map labels the building as 64 Saragossa Street with a 1-1/2 story rear outbuilding labeled 64-1/2. This rear structure is shown as a 1 story shed by 1917. A rear outbuilding on the property was demolished in 1997 according to permit documents. The existing building features a side gable metal shingle roof, a central dormer, a hip roofed enclosed front porch with exposed rafter tails and dentil molding under the eave, a covered entry with decorative iron supports, novelty wood siding, 3/1 double-hung wood windows, and a brick chimney on the west elevation that has been partially dismantled. The house rested on brick piers before it was elevated.
2. A Certificate of Demolition (COD) application for full demolition* included structural engineer reports which indicated extensive structural damage in the home. A home inspection report, also provided by the previous applicant (a home builder company on behalf of the now current owners), detailed exterior and interior structural and electrical concerns with detailed photographs. The HARB heard and continued the application at the June 20, 2024 meeting to allow the applicant time to provide additional information, including factoring the cost-savings of potential variances to the building and flood codes for historic structures and the Ad Valorem Tax Exemption Program into the calculations for rehabilitation costs. At the July 2024 HARB meeting, the COD applicant provided additional economic hardship documentation, along with an Elevation Certificate indicating that the building is below the 8-foot finished floor elevation requirement for new construction and substantial improvements. Because the structure contributes to a National Register District, it was noted that a variance could be sought for elevation of this building. The COD application was denied by the HARB.
   Orders from the June and July 2024 HARB meetings are attached.

SUMMARY SCOPE OF WORK: *See Application Packet for More Details*

Proposed and Recently Completed to Exterior and Interior of Existing Building:
(SEE INFO UNDER APPLICATION'S PART II – with plans, supplemental photos, and summaries)

Exterior:

- House was recently elevated ~ 2' (front porch and west elevation's remnant of chimney base was removed at that time)
- New concrete pier foundation system, sill beams, and other structural members replaced the older piers
- Elements proposed to be replaced in a different design/material:
  - Tin shingle roofing material (with either an asphalt shingle or metal panel roof material)
  - Front porch's scrolled decorative metal columns.
- Elements to be rebuilt/repaired, with some material replaced – but keeping same design/scale/type of material::
  - Areas of structurally insufficient framing and floor joists on the northwest corner of the building (kitchen)
  - Dormer on the roof will need to be restored with new wooden members.
  - Wood siding and window elements are be retained and selectively repaired as needed – CLARIFY EXTENT
- New front porch and steps (previously existing was a gable roof entry porch at doorway removed for elevation)

Interior: (confirmation is needed on the extent of what will be completely replaced and with what material).

- New/replacement cabinets and fixtures for the kitchens and bathrooms, and new electrical, plumbing, and mechanical systems.
- New ceiling, walls, and flooring to cover existing or replace areas where it had been previously gutted – clarify if wholesale replacement is proposed
- 1st floor reconfigurations: Some partition walls will be removed, a bathroom will be located in the area of an existing bedroom and a hall put in its place, while the existing stair case area will become a laundry closet.
- 2nd floor reconfigurations: Much of the mostly unfinished attic space under the roof line will be finished and additional walls will be added to create a bedroom, bathroom, and storage space.

Additions:

- 1-story rear wing addition and rear back porch deck is planned

Site / Site Features (SEE INFO UNDER APPLICATION'S PART II):
Applicant should confirm there were no modifications or alterations proposed to the site.

SECRETARY OF THE INTERIOR'S STANDARDS (SOIS) FOR REHABILITATION

SOIS In Relation to the Proposed Scope of Work Outlined on Page 4 and the Application Packet:

1. **Compatible New Use: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.:** The use of the property will not be changed from a single-family residential building, resulting in minimal changes to the existing building overall.
2. **Retention of Distinguishing Architectural Character: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.:** The exterior of the original structure will largely remain intact. A few elements like the tin shingle roof will not be replaced in kind. Work on selectively repairing or replacing removing the unsound material with a like material and design is proposed. On the interior, which has previously been altered with the different additions, the proposed floorplan does not dramatically change from the existing. One of the bigger changes is the new location of the stair and 1st floor bathroom and finishing and dividing the spaces of the 2nd floor into rooms.
3. **Recognition of Historic Period: Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.:** With the elevation of the house, the front porch at the entrance was removed. A new porch with a similar gable roof and overall scale will be built in a similar centered location on the front façade. The major exterior features are proposed to largely remain intact, with repair proposed as the preferred method rather than replacement, thereby retaining areas/elements that were added over time. Part II of the application does not indicate the extent of all the areas that may need to be removed and rebuilt or replaced due to deterioration, such as the siding or windows. A reference to kitchen (northwest corner) and dormer needing rebuilt was indicated. An amendment to the application should be submitted if it is found that significant replacement of exterior and interior materials is needed, unless it is clarified with this Part II review.
4. **Retention of Significant Later Alterations and Additions: Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.:** As noted above and in Scope of Work, the design of the exterior of the existing house will largely remain unchanged. Some changes to the floorplan are being made, as shown on the building and demo plans.
5. **Sensitive Treatment of Distinctive Features and Craftsmanship: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.:** The existing exterior finishes are proposed to be retained and selectively repaired where needed, while likely more of the interior elements are being replaced with new material. Confirmation is needed.
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence: Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.:** Part II of the application indicates exterior elements that are being retained and selectively repaired as needed, including wood siding, windows, and detailing. The applicant/owner should provide an estimate of how may need to be replaced. New cabinets and fixtures are being installed for the kitchens and bathrooms, along with new electrical, plumbing, and mechanical systems.
7. **Cleaning with the Gentlest Possible Method: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.:** Part II of the application indicates no chemical or physical treatments. Based on the previous 2024 structural report provided with the Certificate of Demolition application, foundation repair and addressing other structural systems was deemed necessary and has already begun.

SOIS In Relation to the Proposed Scope of Work Outlined on Page 4 / Application Packet (continued):

8. **<u>Protection and Preservation of Significant Archaeological Resources</u>: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.:** The property is not located within an Archaeological Zone.
9. **<u>Compatible Contemporary Design for New Alterations and Additions</u>: New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.:** From the information submitted with Part II of the application, a 1-story rear addition is planned with an ensuite master bedroom and rear porch deck. Proposed replacements listed in the application is limited to the roofing, selective areas of siding, and windows, and the plumbing/electrical/mechanical systems, Confirmation is needed for this review (Part II) of what is planned for the walls/ceiling, flooring, fixtures, moldings, and doors, and then on Part III for all modifications that were actually completed.
10. **<u>Reversibility of New Alterations and Additions</u>: New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.:** Historic materials are proposed to be retained and repaired as needed. For elements that are deemed too deteriorated for repair, matching or compatible materials in style, texture, dimensions should be used. The addition proposed is subservient to the main structure, located at the rear, will not be visible from Saragossa Street, and will not alter the main block of the house.

    If other alterations or additions are proposed during the project, an amendment to this application should also be submitted.

See more detailed recommendations from the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines on page. 8-10.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Frame Vernacular

Frame Vernacular architecture is the common wood frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Most frame vernacular buildings are dwellings and associated outbuildings. However, churches, commercial and industrial frame vernacular buildings have also been constructed.

Frame Vernacular buildings were heavily influenced by the Queen Anne style in the late 1800s, and by the Bungalow style in the 1920s. Queen Anne influences included two story construction, complex roof forms and irregular massing. Bungalow influences included a return to single story construction and simpler, more regular roof forms and massing.

Buildings are not constructed directly on the street, although the size of yards varies greatly.
The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920. Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Locally, roof types are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco.

Windows are usually double hg sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

Historic Preservation Property Tax Exemption

In 1995 the City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific guidelines. This exemption applies only to improvements to real property.

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years.

In order to qualify for this tax exemption, the property must:

1. be individually listed in the National Register of Historic Places; or
2. **be a contributing property to a National Register District**; or
3. be designated a historic property or be a contributing property in a locally established historic preservation district.

Further, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. **be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and**
2. **be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.**

The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less.

Twenty-five percent (25%) of the proposed improvement must be to the exterior or foundation of the structure.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. [Compatible New Use]
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved. [Retention of Significant Later Alterations and Additions]
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Sensitive Treatment of Distinctive Features and Craftsmanship]
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. [Cleaning with the Gentlest Possible Method]
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. [Protection and Preservation of Significant Archaeological Resources]
9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]
10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on **identifying, retaining, and preserving** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work **repairing** is recommended. **Rehabilitation** guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, **Rehabilitation** guidance is provided for **replacing** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that--although damaged or deteriorated--could reasonably be repaired and thus preserved.

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the **Rehabilitation** guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of **Rehabilitation** projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

This article [Ordinance No. 95-20] may be cited as the Historic Preservation Property Tax Exemption Ordinance of the City of St. Augustine, Florida.

Sec. 2-382. - Intent.

The City of St. Augustine hereby finds that the adoption of an ad valorem tax exemption for qualifying improvements of historic properties will help accomplish the following purposes:

(1) Encourage restoration, rehabilitation and renovation of historic structures located in historic preservation districts in St. Augustine; historic structures listed on the National Register of Historic Places; and designated historical landmarks; and

(2) Encourage visible rehabilitation that will make blocks and neighborhoods more attractive, focus attention on them and improve property values on the rest of the block or in the neighborhood, therefore enhancing their appeal as places to live, to work or to visit.

Sec. 2-383. - Definitions.

(1) *Assessed value* shall mean the determination of the value of an improvement or property by the St. Johns County Property Appraiser in the manner provided by law.

(2) *Contributing property* shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.

(3) *Government or non profit* use shall mean that the occupant or user of at least sixty-five (65) percent of the usable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a non-profit organization certified by the Department of State under F.S. § 627.013.

(4) *Historical landmark* shall mean a building, object, site or structure of the highest historical, architectural, cultural or archeological importance.

(5) *Historic property* shall mean a building, object, site or structure which is: (a) individually listed in the National Register of Historic Places; (b) a contributing property in a National Register-listed historic district; (c) designated as a historic property or landmark under the provisions of City Code section 28-87(10); or (d) a contributing property in a historic

preservation district designated under the provision of City Code chapter 28, article III, division 3, historic preservation districts.

(6) *Historic architectural review board* (hereinafter referred to as "board") shall mean the board which is responsible for determining the historical significance of the property and the appropriateness of the proposed work as submitted by the applicant.

(7) *Improvements* shall mean changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall exclude additions and accessory structures unless necessary for historic reproduction purposes (i.e., recreating a building design that previously existed).

(8) *Local historic preservation office* shall mean the planning and building division which shall supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998.

(9) *Regularly and frequently open to public* shall mean a property in which public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. Owners of such property are not prohibited from charging a reasonable nondiscriminating admission fee.

(10) *National Register of Historic Places* shall mean the list of historic properties significant in American history, architecture, archaeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended.

(11) *Noncontributing property* shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was not present during the period of significance of the district; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.

(12) *Renovation or rehabilitation* shall mean the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

(13) *Restoration* shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.

(14) *Substantial completion of improvement* shall mean that a request for review of completed work has been submitted by the property owner and approved by the historic preservation office.

(15) *Usable space* shall mean that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

(16) *Qualifying property* shall mean any real property in the City of St. Augustine which, at the time the preconstruction application is submitted, (a) is individually listed in The National Register of Historic Places; (b) is a contributing property to a National Register District; or (c) is designated as a contributing property in a Historic Preservation District.

Sec. 2-384. - Exemption.

Qualifying properties will be eligible to receive an ad valorem tax exemption of one hundred (100) percent of the assessed value of the improvements, as defined in section 2-383(7) of this article, resulting from renovation, restoration or rehabilitation of the property. All qualifying projects must complete the review process outlined in this article. The exemption shall apply only to improvements to real property. All qualifying improvements must be commenced on or after the date of adoption of this article [Ordinance No. 95-20]. If the property is used for non-profit or governmental purposes, and is regularly and frequently open for the public's visitation, use and benefit, then one hundred (100) percent of the assessed value of the property, as improved, is exempt provided the assessed value of the improvement is at least fifty (50) percent of the total assessed value of the property, as improved, and the
improvement is made by or for the use of the existing owner. The exemption shall apply only to ad valorem taxes levied by the City of St. Augustine.

Sec. 2-385. - Exemption period.

The exemption period shall be ten (10) years beginning on January 1 following substantial completion of the improvement.

Sec. 2-386. - Procedures.

(a) Application for exemption. Application for the property tax exemption shall be made on the two-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, or its equivalent, as adopted by the State of Florida. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated, and Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. Said Application shall be completed in accordance with the instructions promulgated by the Department of State of the State of Florida.

(b) **Upon receipt of the completed preconstruction application and all required supporting materials, the historic preservation office shall determine whether the property for which an exemption is requested is a qualifying property. The historic preservation office shall refer the application to the board, which shall determine whether the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (latest edition), U.S. Department of the Interior, National Park Service.**

(c) On completion of the review of a preconstruction application, the historic preservation office shall notify the applicant and the city commission in writing of the results of the review and shall make recommendations for correction of any planned work deemed to be inconsistent with the standards cited above.

(d) Each review of a preconstruction application or application for review of completed work conducted by the board shall be completed within sixty (60) days of the time that the complete application is submitted to the historic preservation office.

(e) Upon receipt of the request for review of completed work and all required supporting materials, the board shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The board reserves the right to inspect the completed work to verify such compliance.

(f) **On completion of the review of a request for review of completed work, the board shall recommend that the city commission grant or deny the exemption. The recommendation, and the reasons therefore, shall be provided in writing to the applicant and to the city commission. The recommendation shall advise the applicant of their right to a fair hearing pursuant to procedures set forth by the city.**

Sec. 2-387. - Evaluation of improvements.

(a) The board shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property.

(b) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the board shall apply the following additional standards:

(1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made by the chief building official.

(2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.

(3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

(4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Sec. 2-388. - Appeals.

Appeals from decisions of the historic preservation office and/or the board related to whether a property is a qualifying property may be taken to the St. Augustine City Commission within fifteen (15) days of such decision in accordance with procedures established in section 28-29(d) of the City Code.

Sec. 2-389. - Commencement of work.

Work must commence within one (1) year following the date of approval of a preconstruction application. The preconstruction application shall be considered to be in effect as long as a building permit is valid for the work specified on the property.

Sec. 2-390. - Other permits and approvals.

Nothing in this article shall relieve the property owner or his agents from the responsibility of complying with all other local codes and ordinances relating to construction contracting or permitting, in or out of designated historic preservation districts.

Sec. 2-391. - Covenant.

A property owner qualifying for an exemption pursuant to this article and the city commission shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, or its equivalent, as adopted by the State of Florida. The historic preservation office, at the time the covenant is executed, shall forward a copy of the approved historic preservation property tax exemption application and historic preservation property tax exemption covenant to the St. Johns County Property Appraiser. On or before the effective date of the exemption, as established by the city commission, the owner of the property shall have the covenant recorded with the deed for the property in the Official Records of St. Johns County.

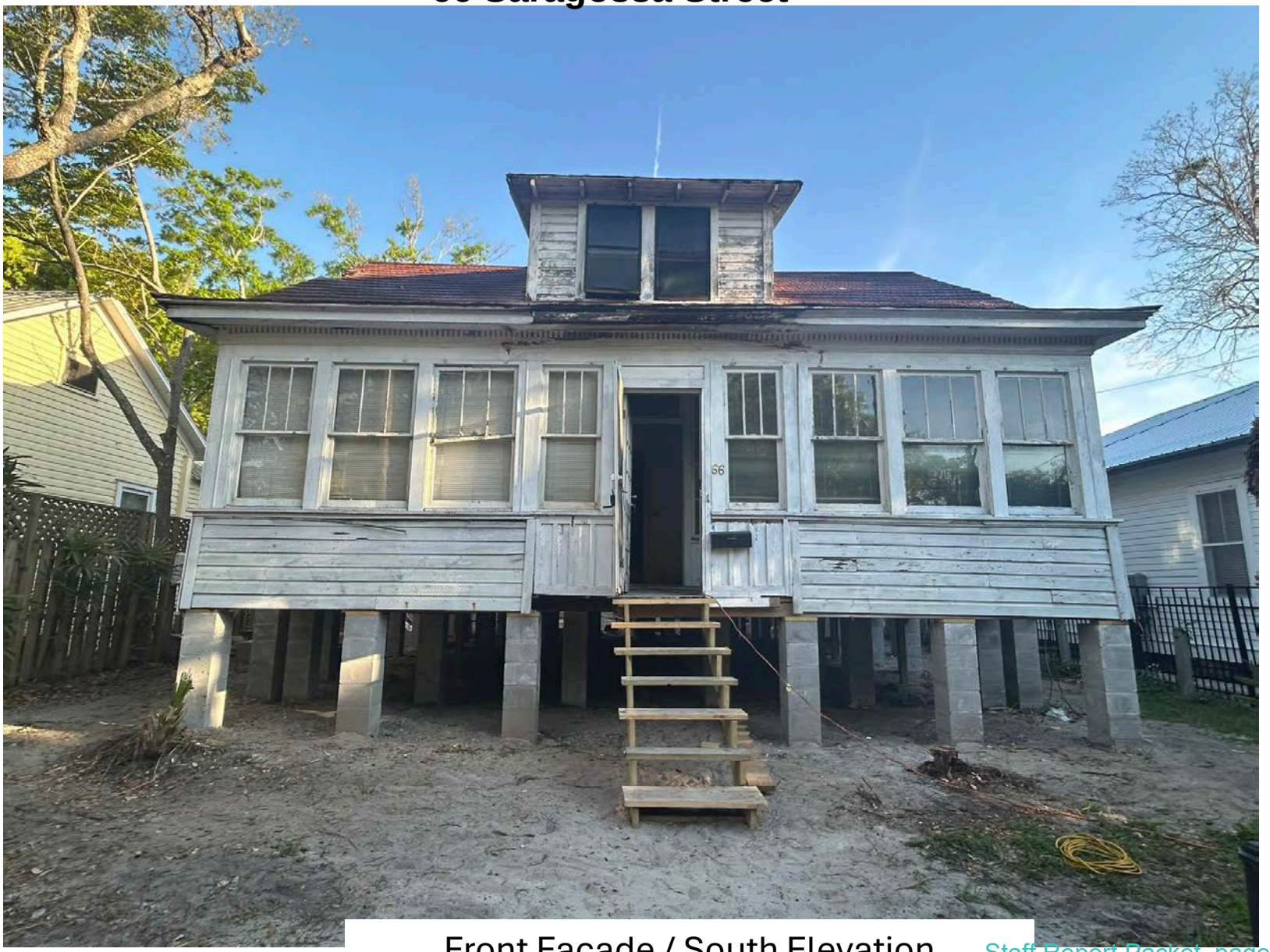
Sec. 2-392. - **Minimum thresholds for application.**

In order to be eligible for the historic preservation tax exemption, (1) the value of the proposed improvements must be equal to at least fifty (50) percent of the total assessed value of the property, before the improvement, or twenty thousand dollars ($20,000.00), whichever is less; and (2) at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Model Land National Register Historic District: National Register Nomination Contributing sheet
4. Sanborn Maps
5. Polk City Directory Research
6. Orders from the June and July 2024 HARB hearing of the Certificate of Demolition application
7. State Statutes for the Tax Exemption for Historic Properties

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66 Saragossa Street



Front Facade / South Elevation

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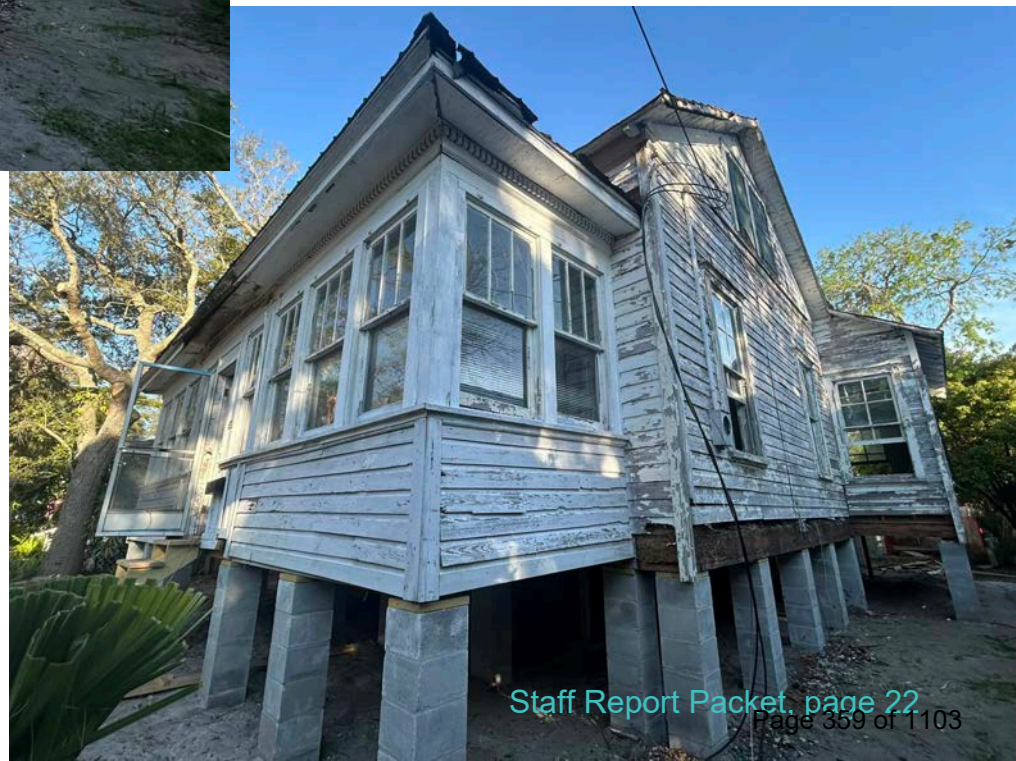


Front Facade / Southwest Elevations

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Front Facade / Southeast Elevations



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West Elevation

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Rear / North Elevation

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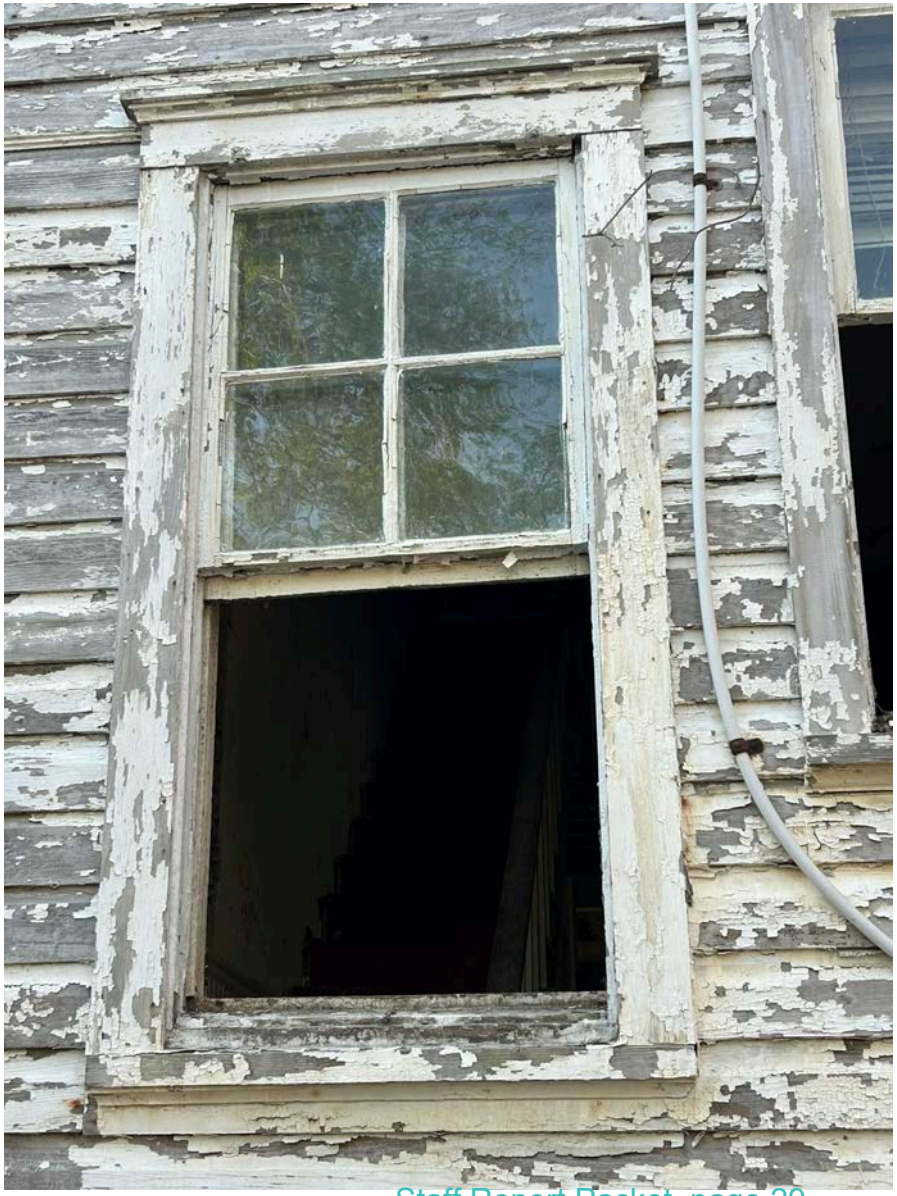
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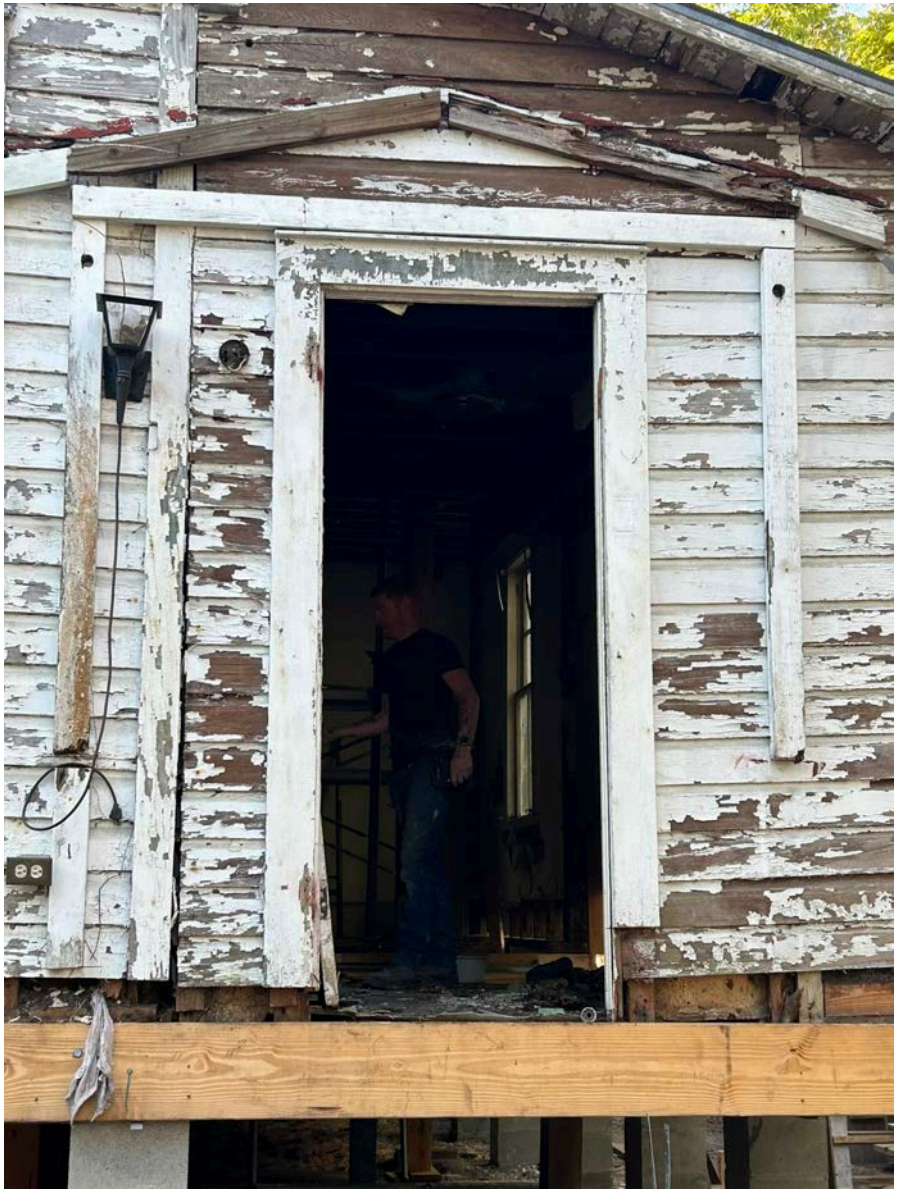


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Looking northward at rear yard area

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Rear / Northeast Elevations





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East Elevation



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East Elevation



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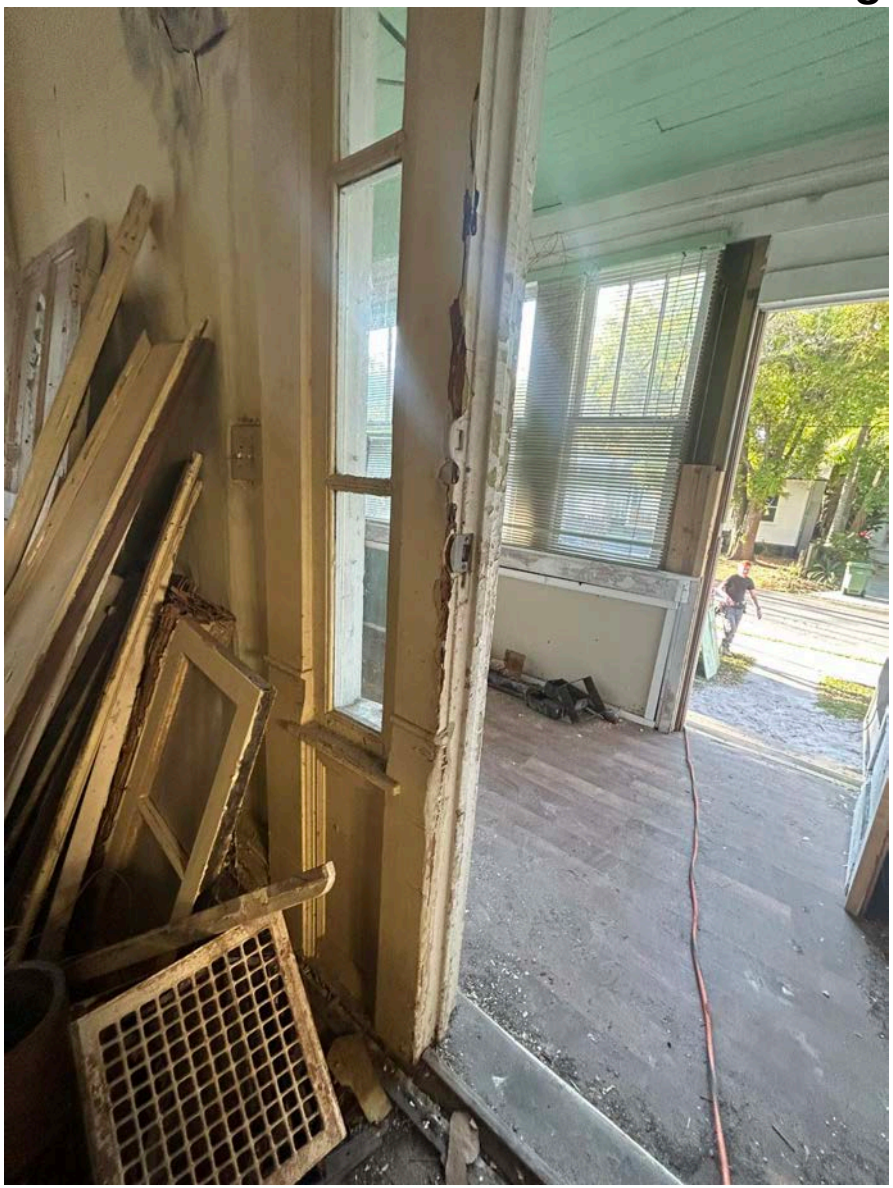
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Enclosed Front Porch on Front Façade / South Elevation

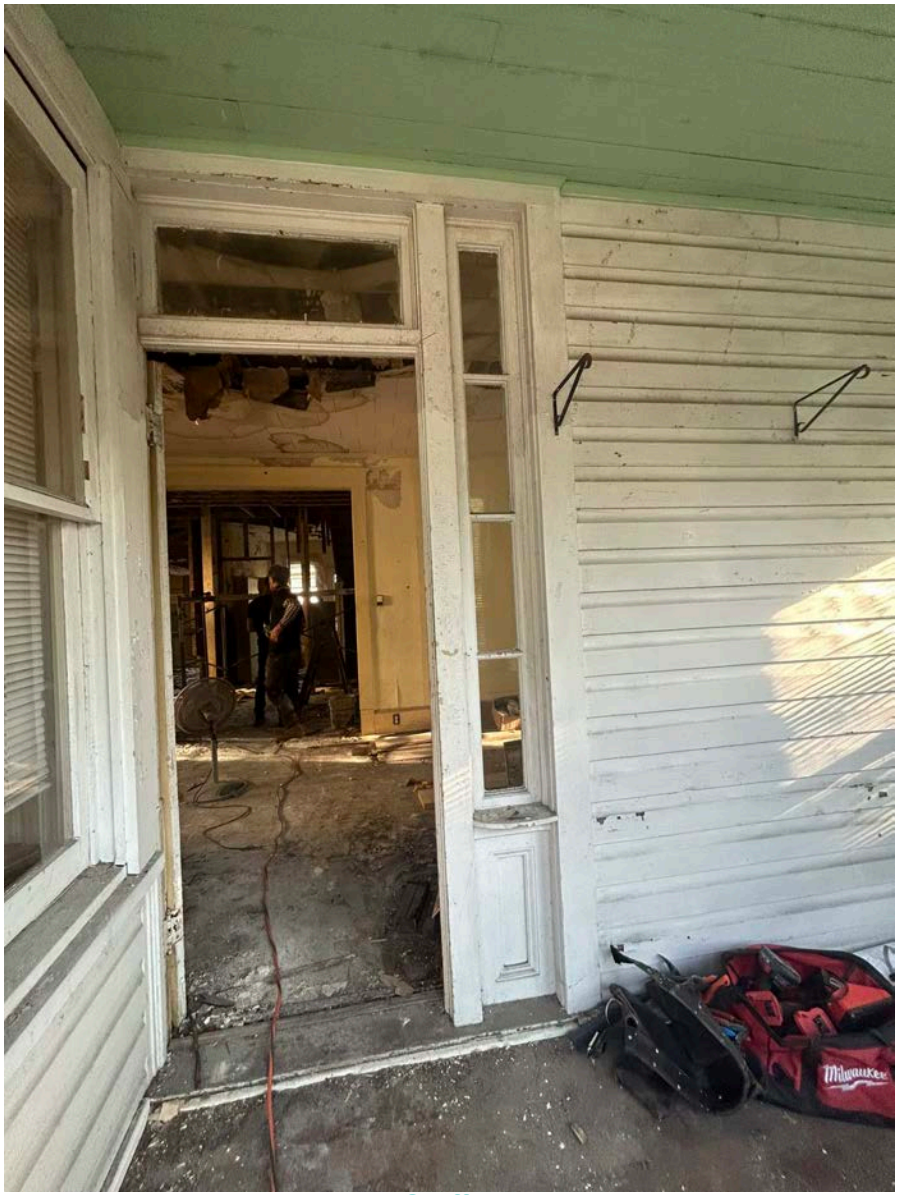
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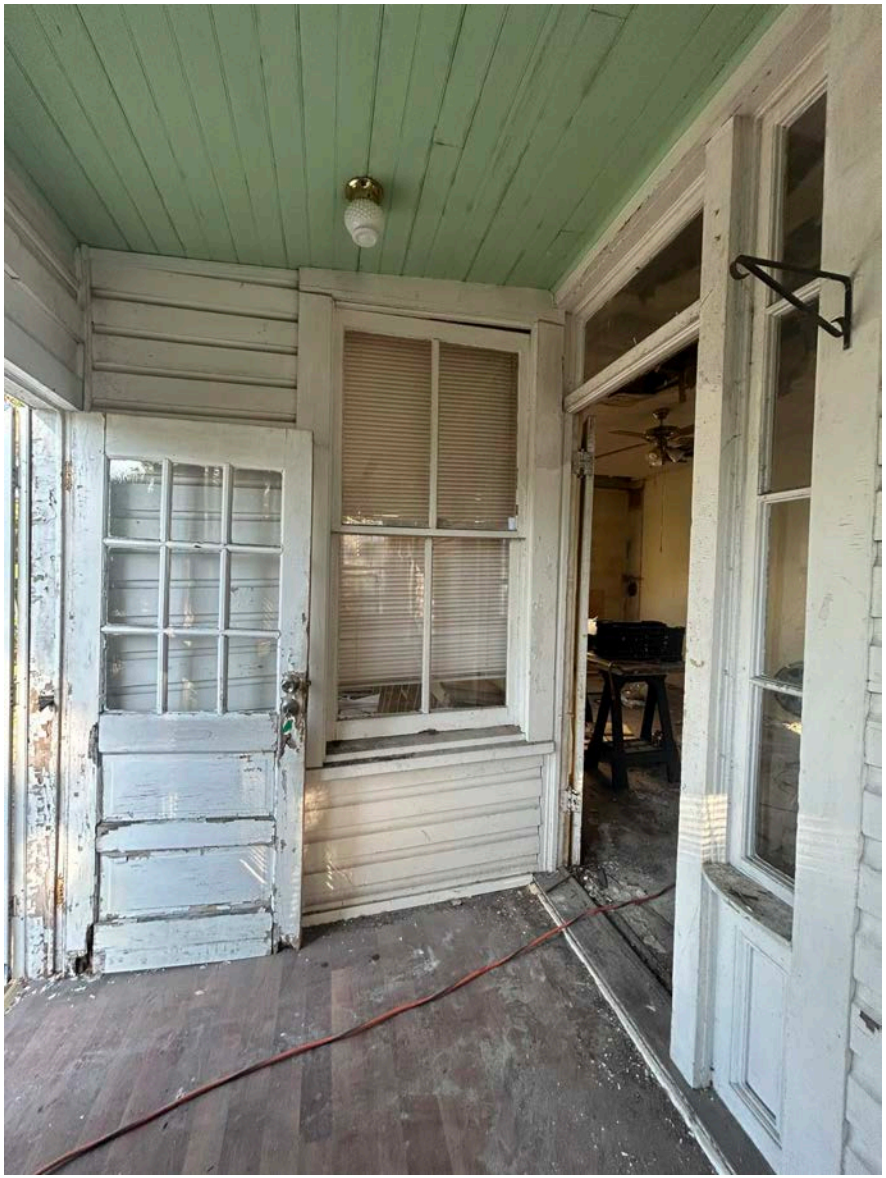


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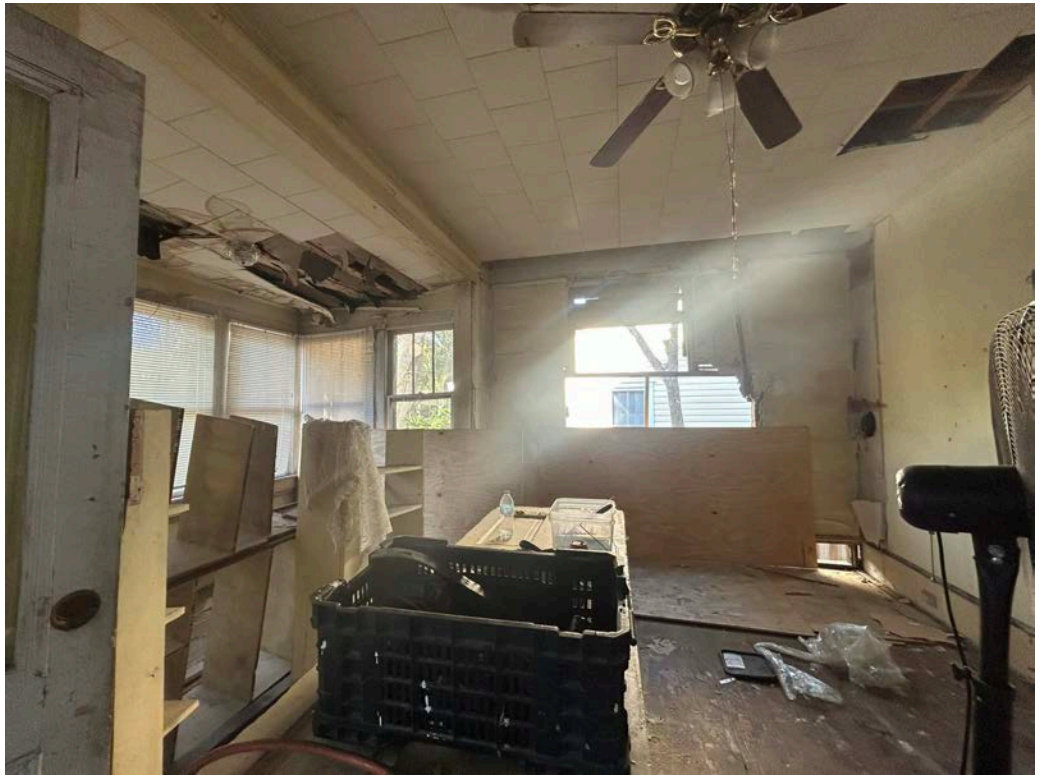
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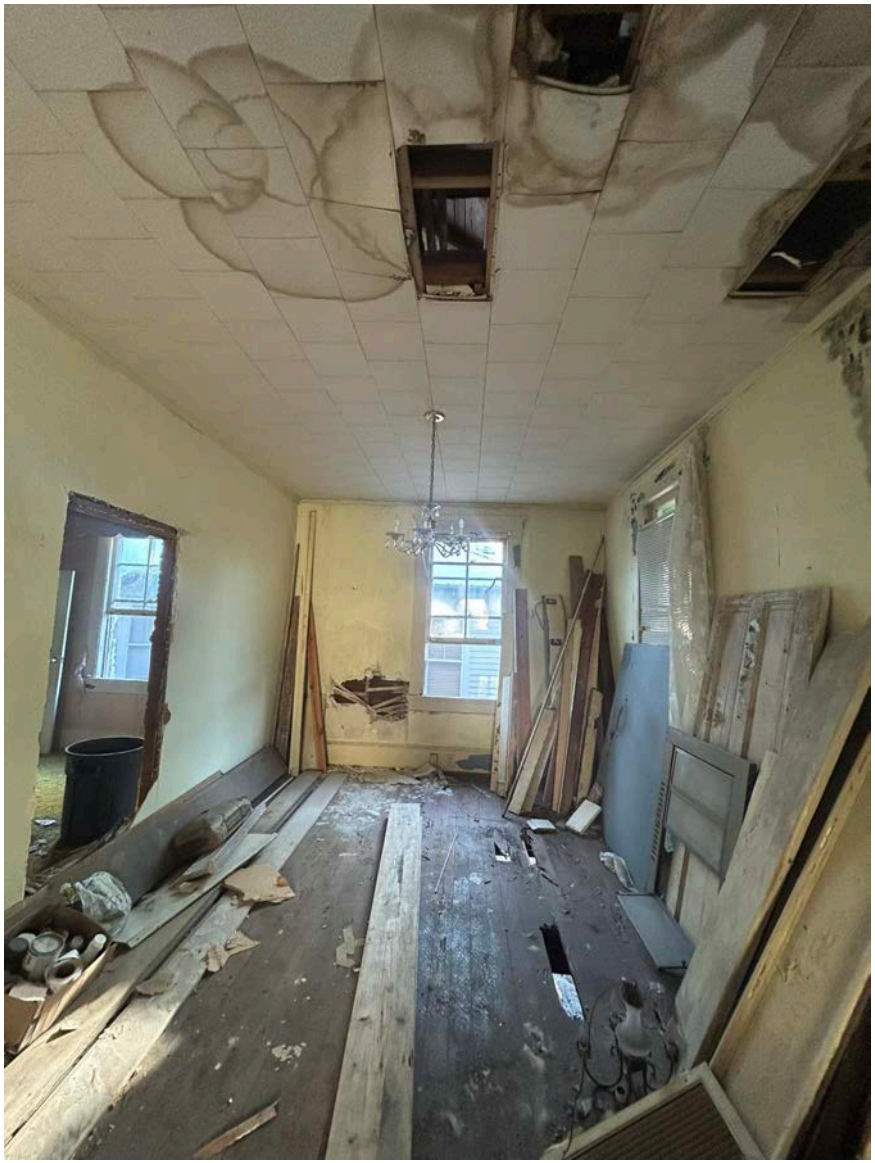


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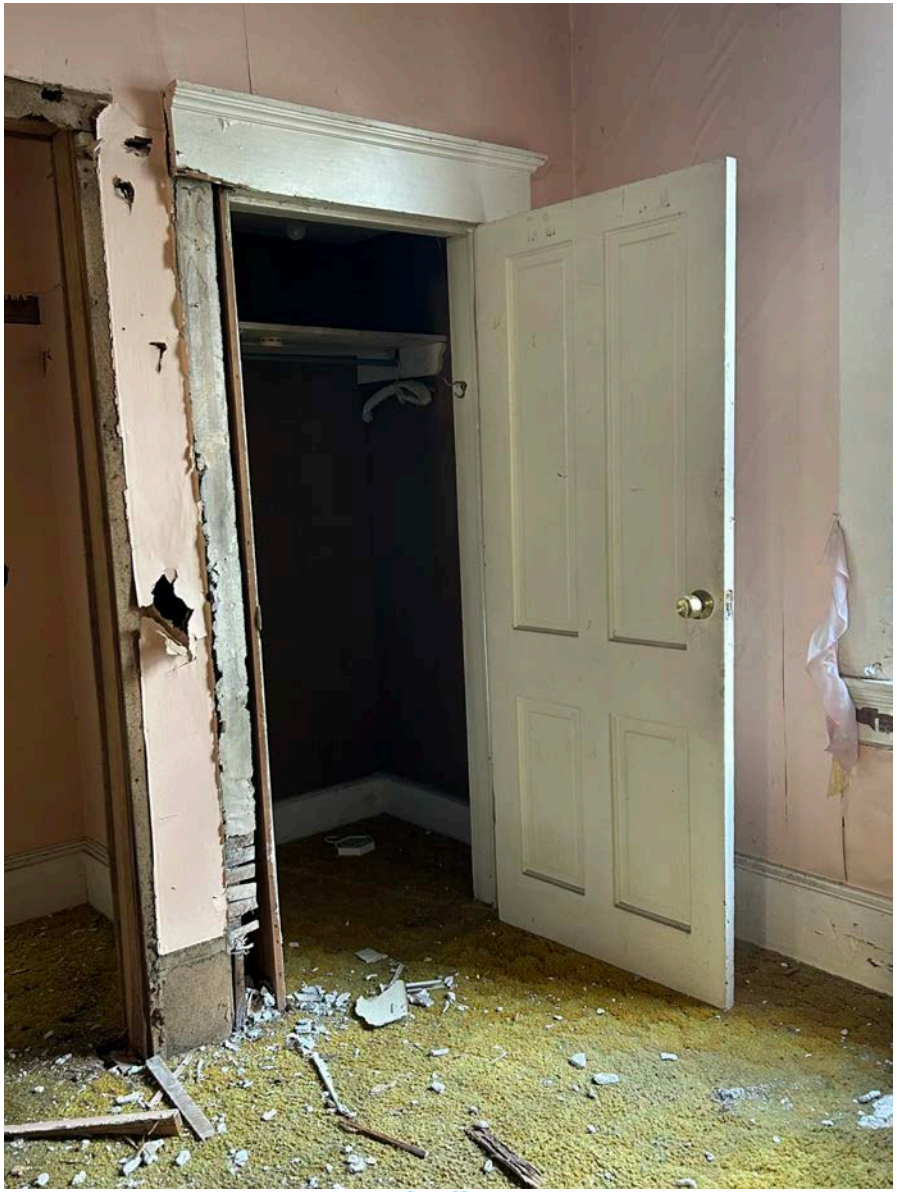
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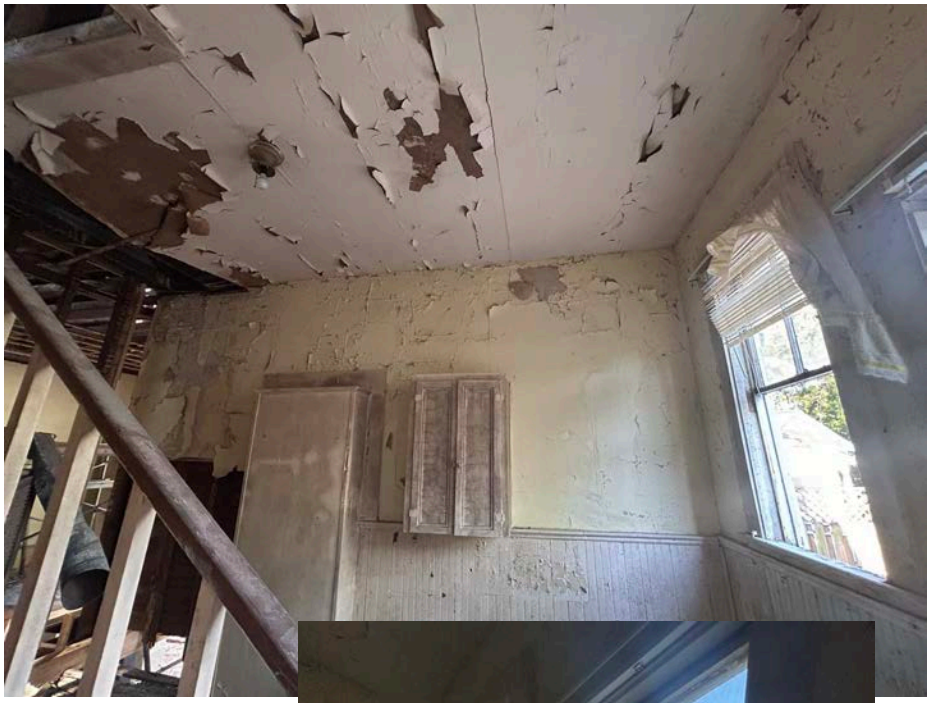
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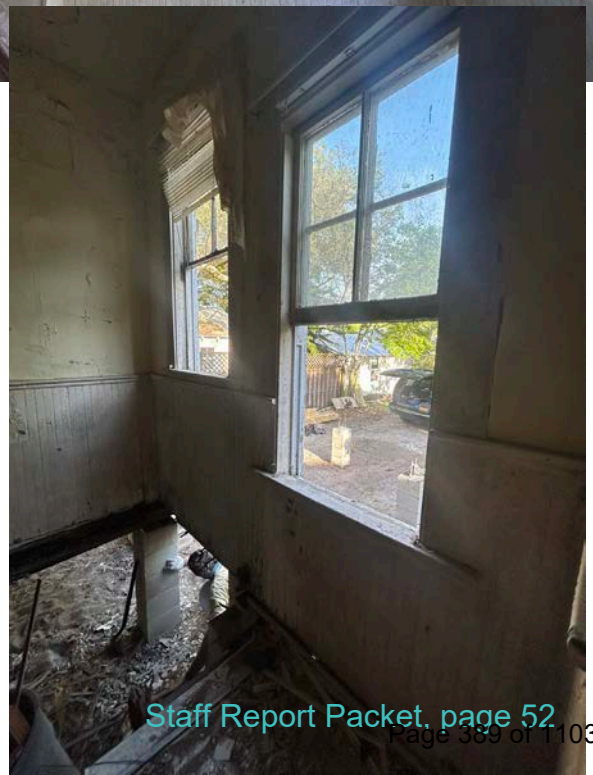




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Stair that will be removed

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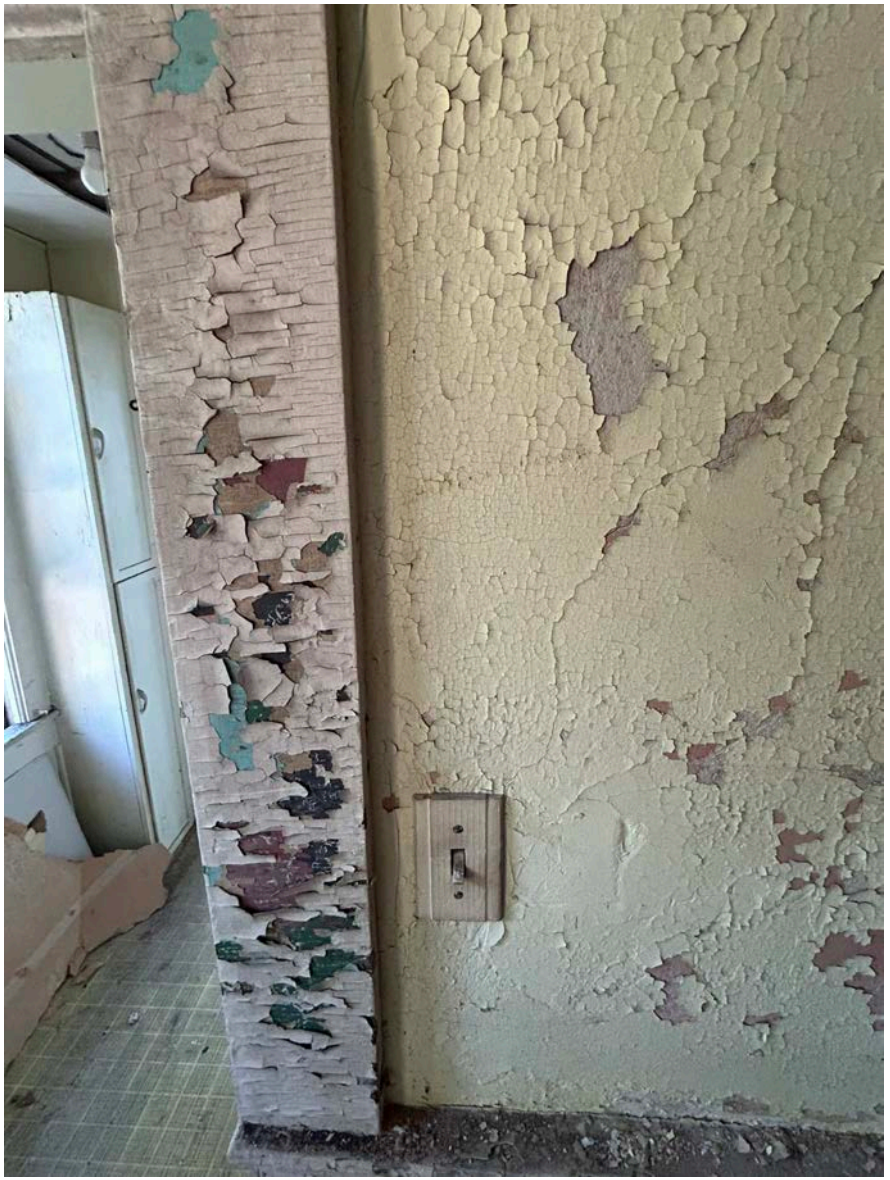
Kitchen (northwest corner) that will have lower framing members removed and replaced





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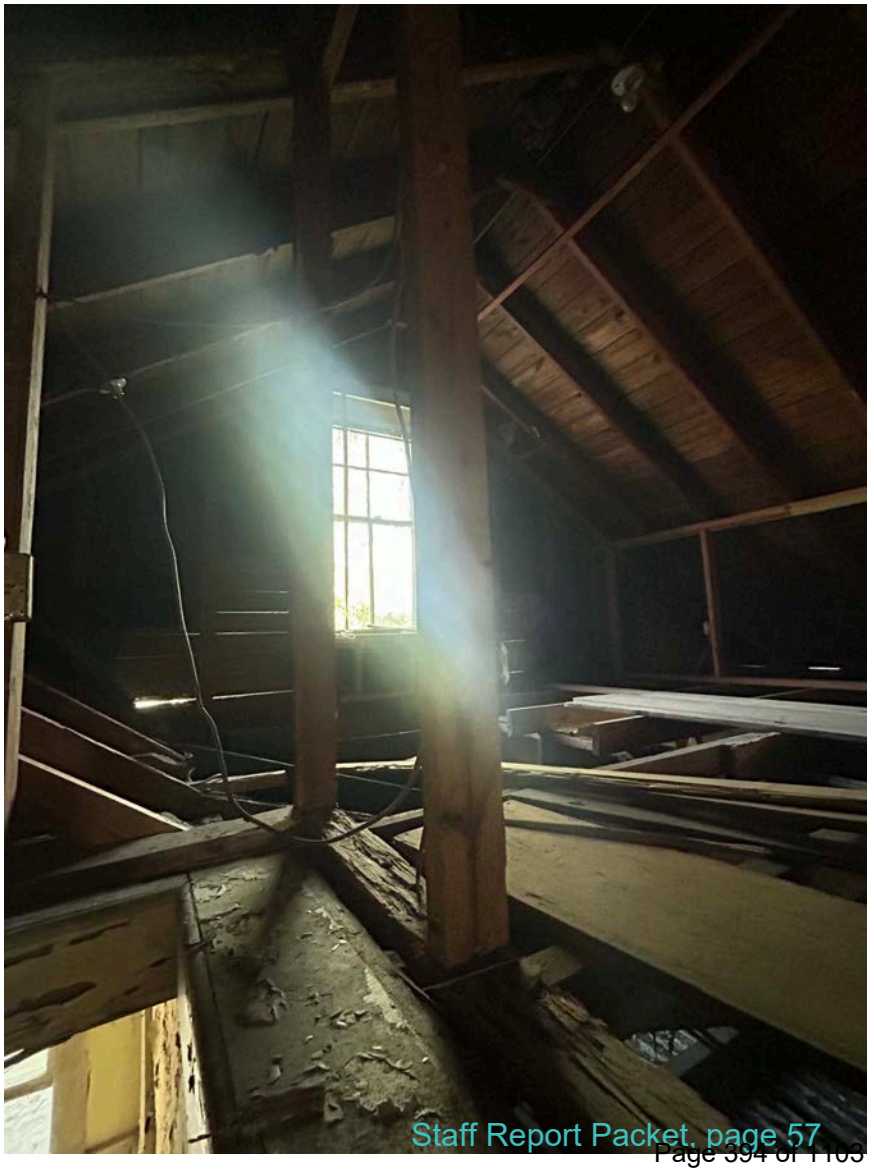


2nd floor

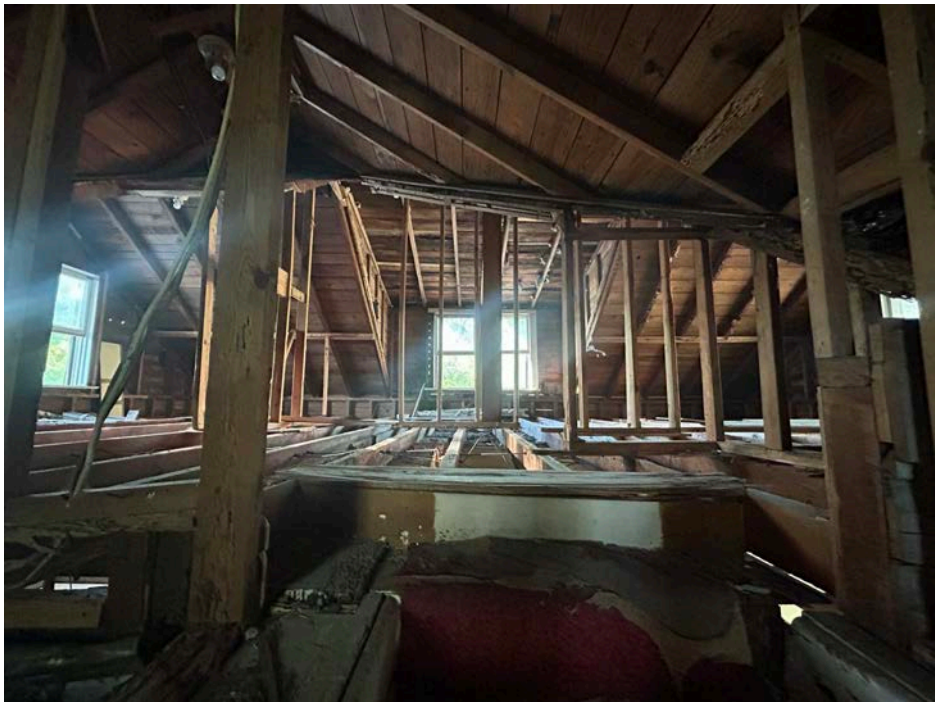
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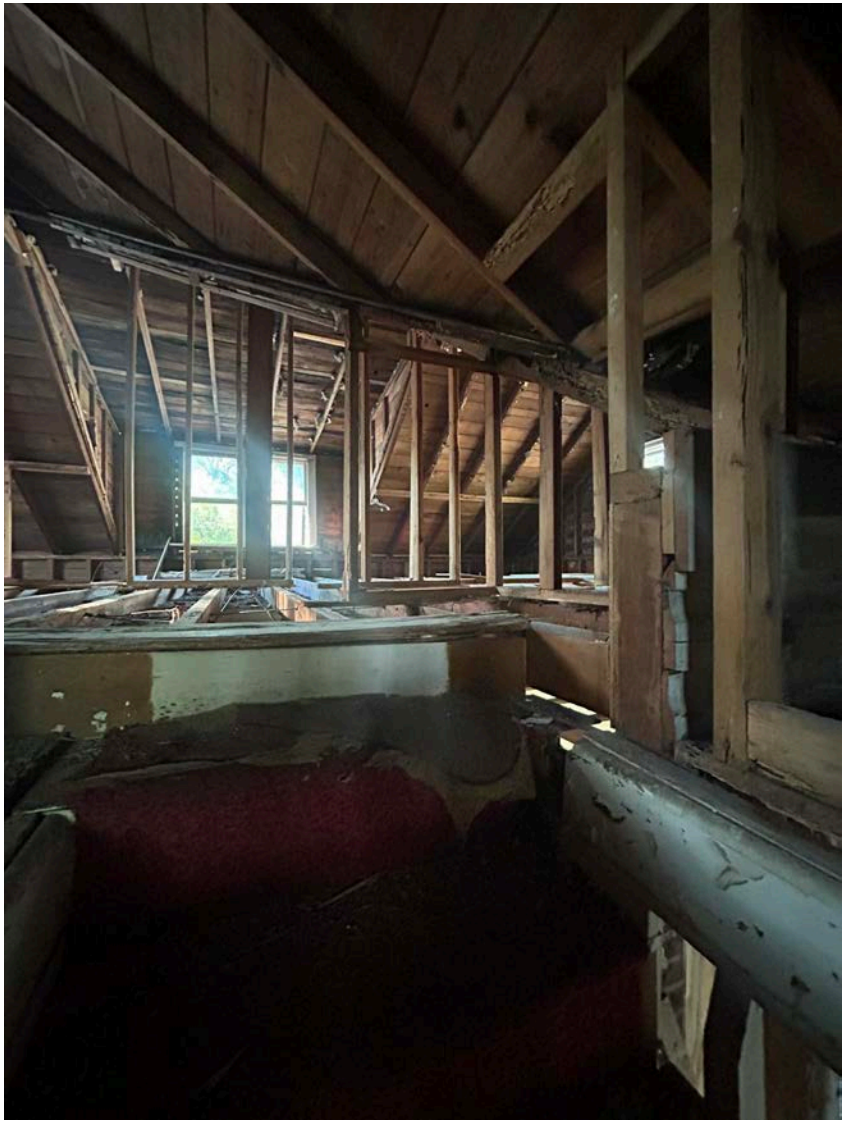


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Context area – Saragossa Street

2024 STAFF PHOTOGRAPHS
Taken for June and July 2024
Certificate of Demolition Staff Reports

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66 Saragossa Street

2024



Front (south) Elevation

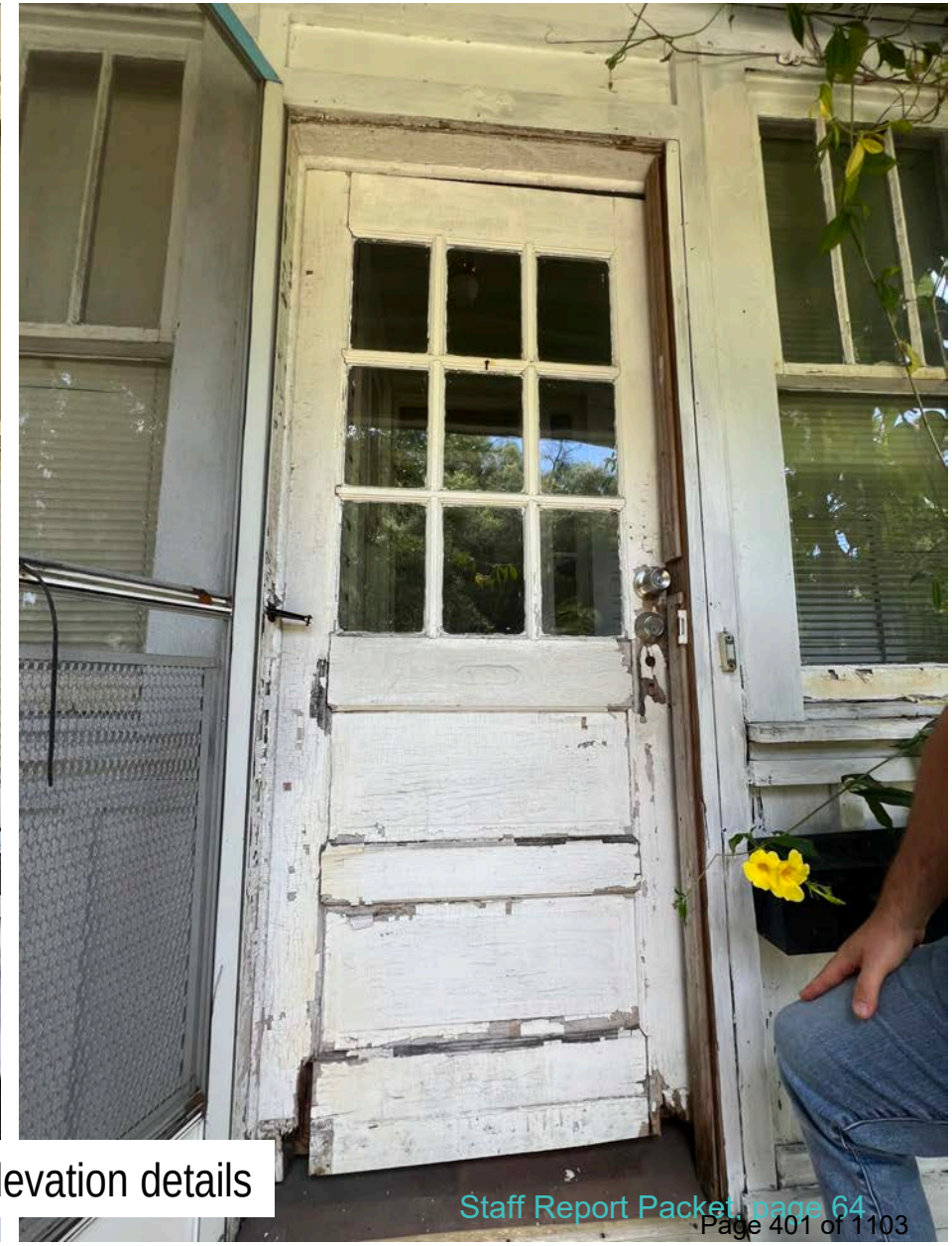
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Southwest Elevation

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Front Elevation details

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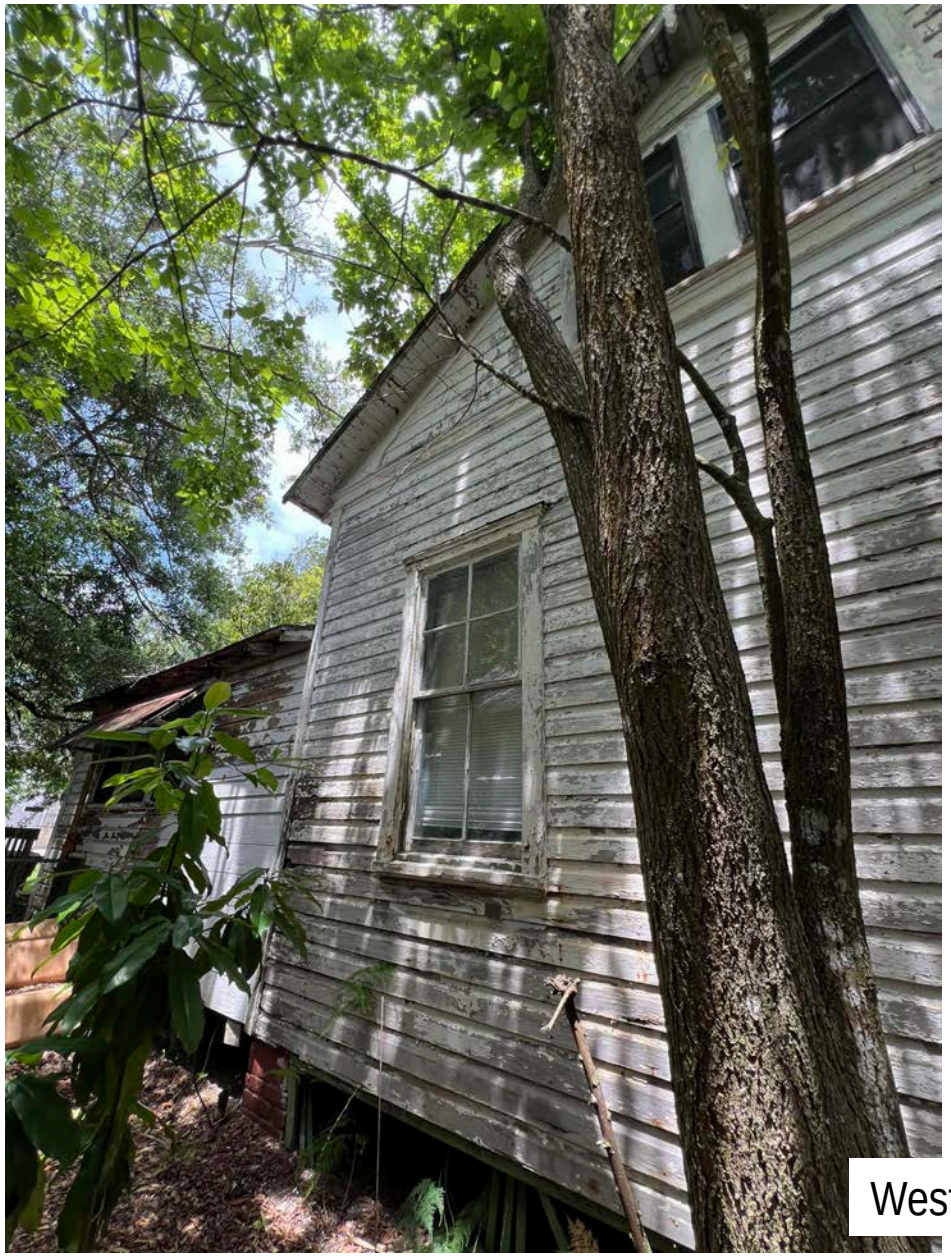
Front Elevation details

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East Elevation

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West Elevation



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West Elevation

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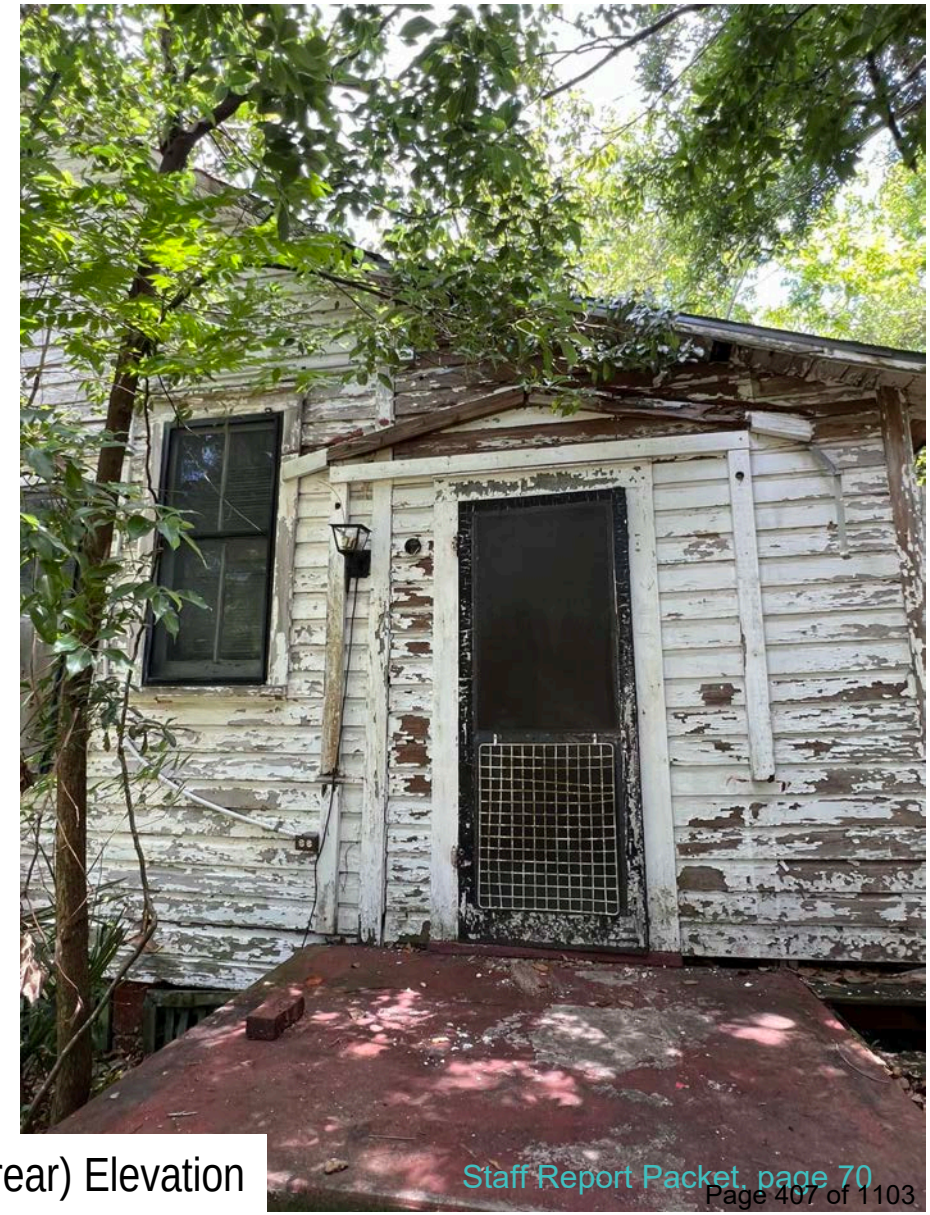


North (rear) Elevation

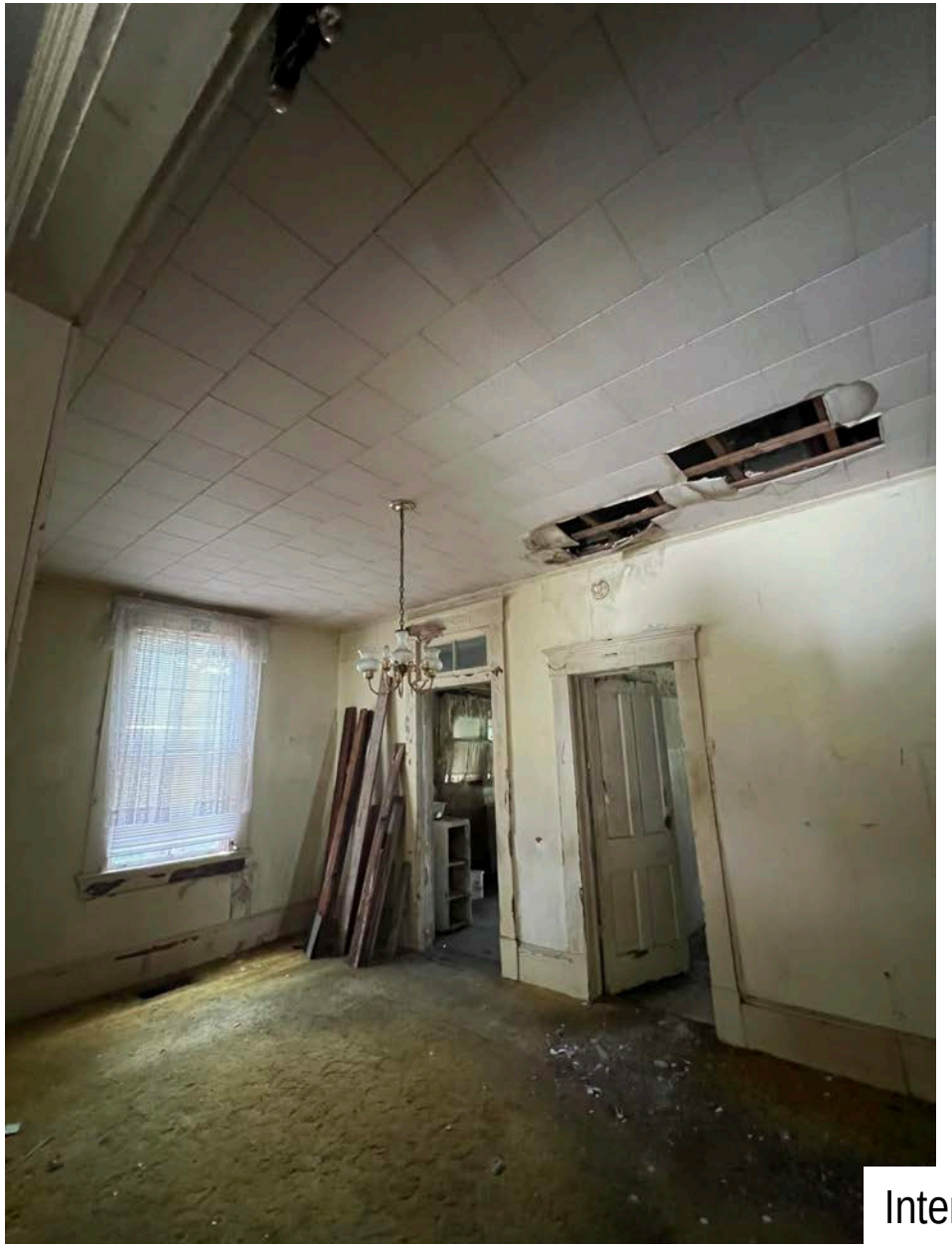
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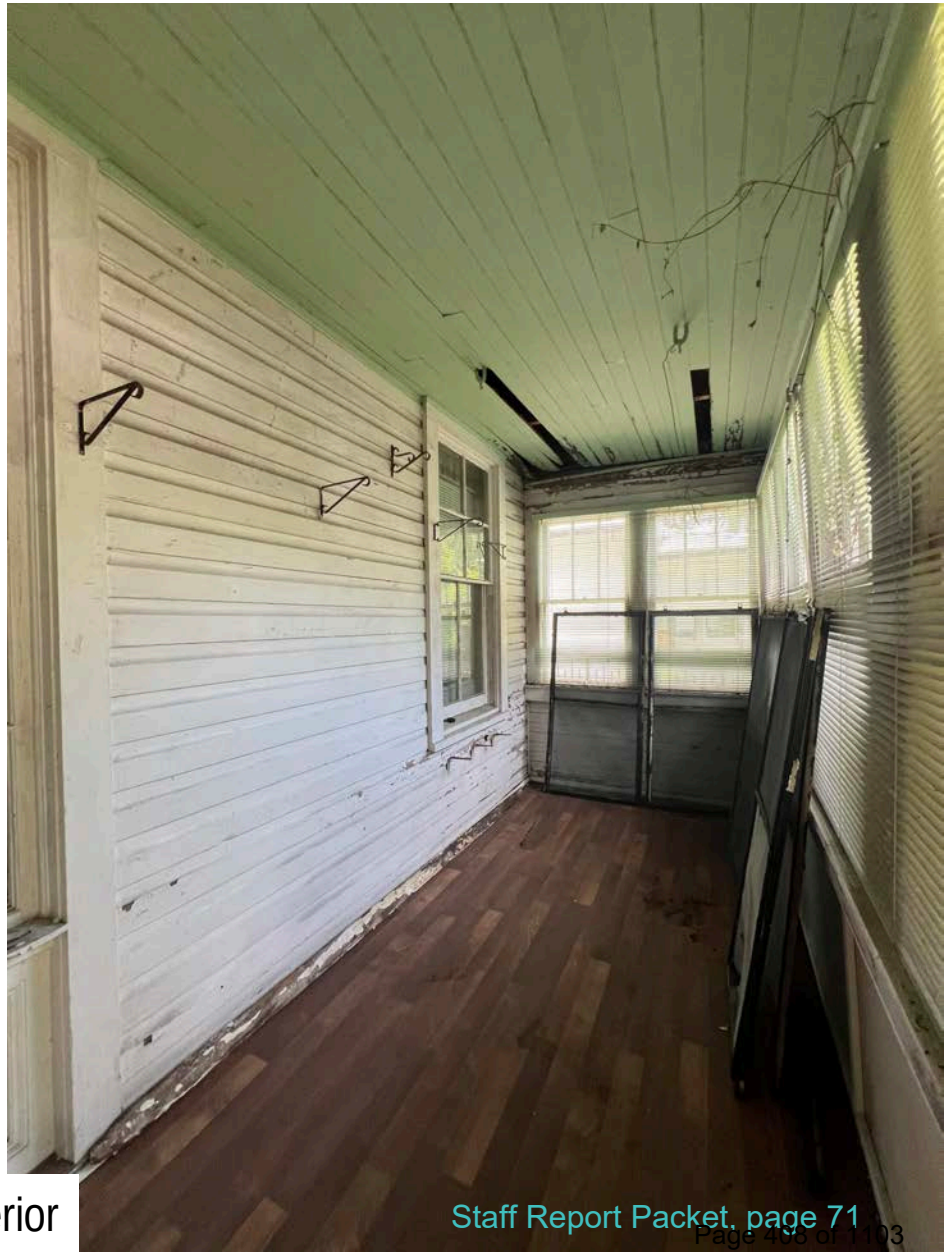
North (rear) Elevation



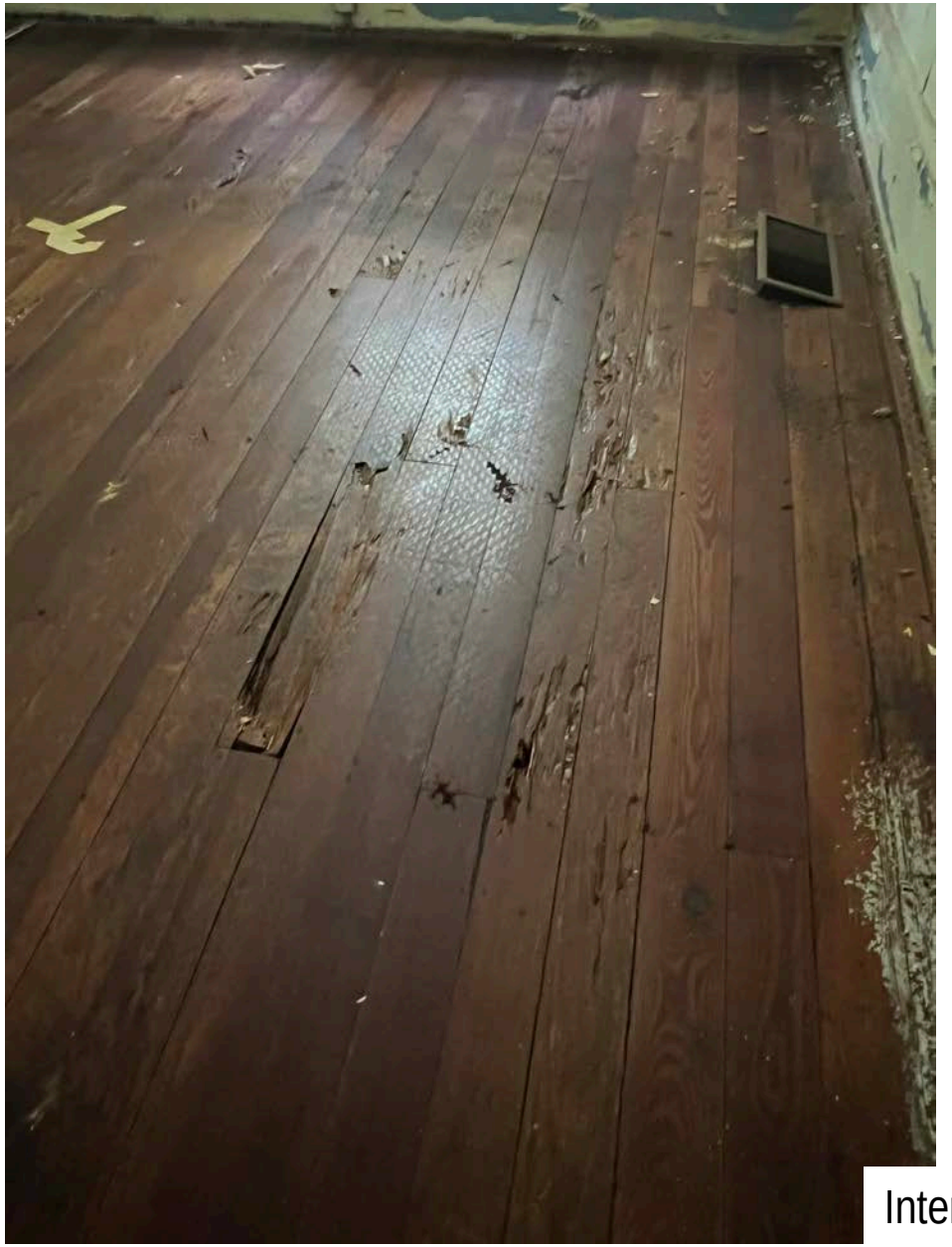
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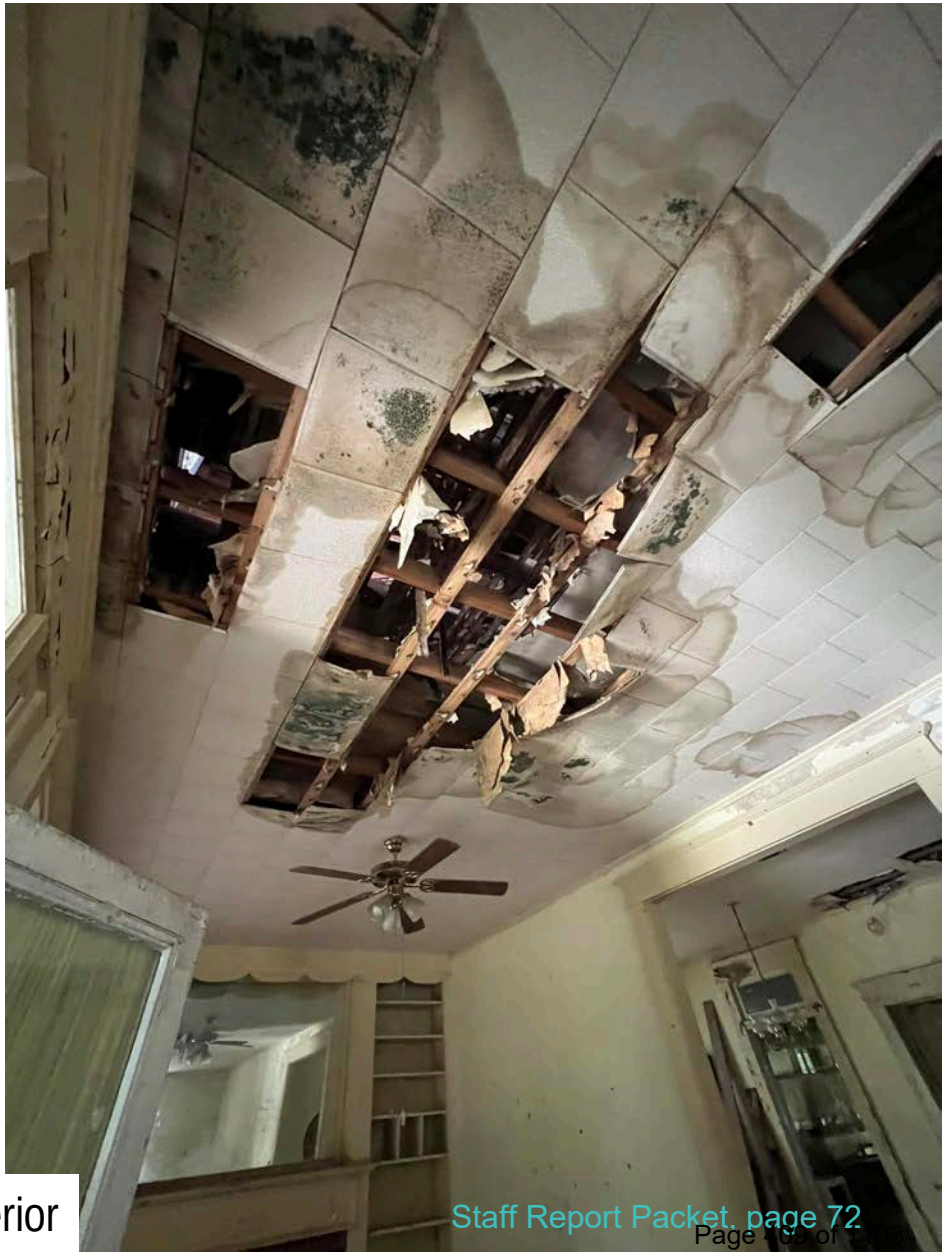


Interior



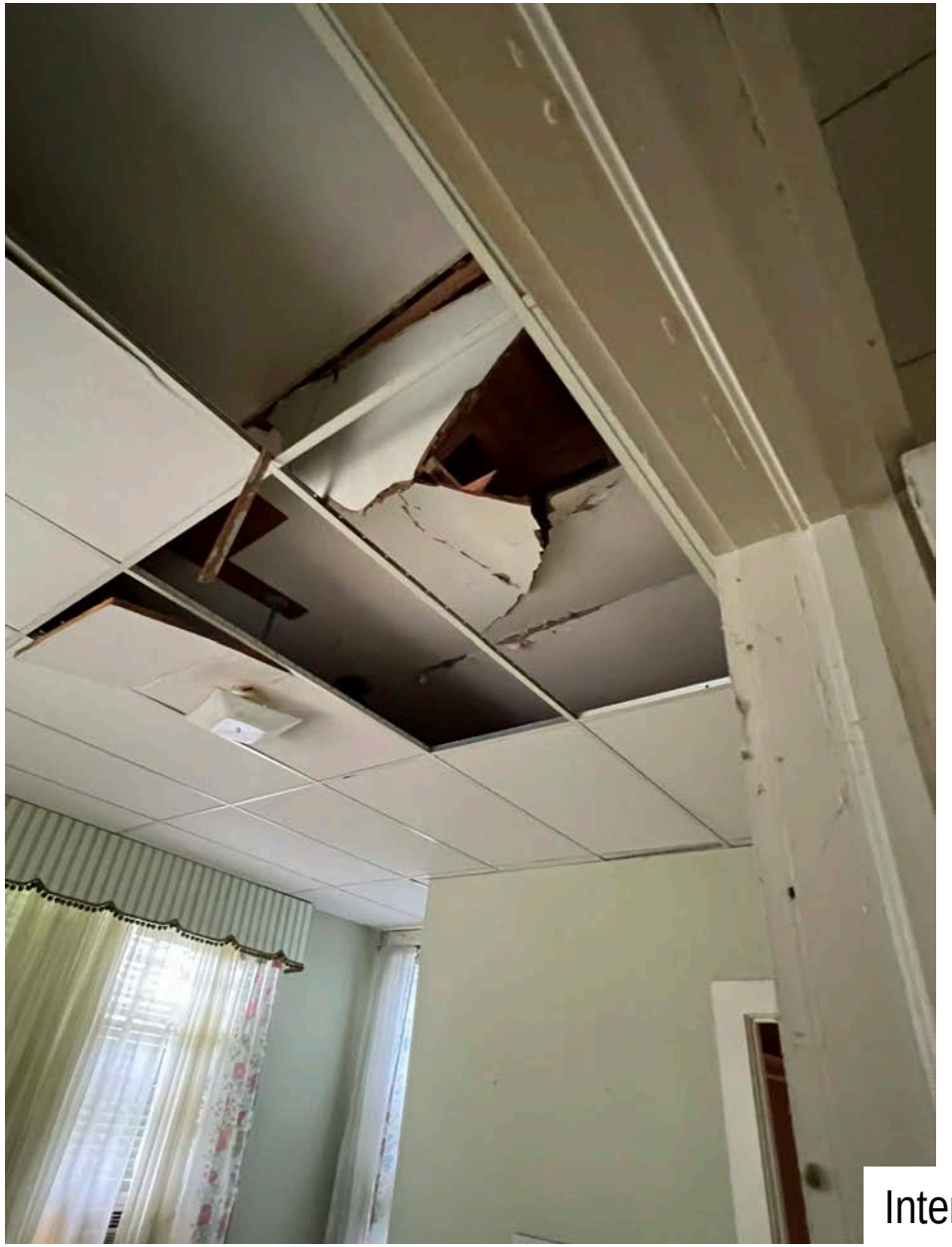
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Interior

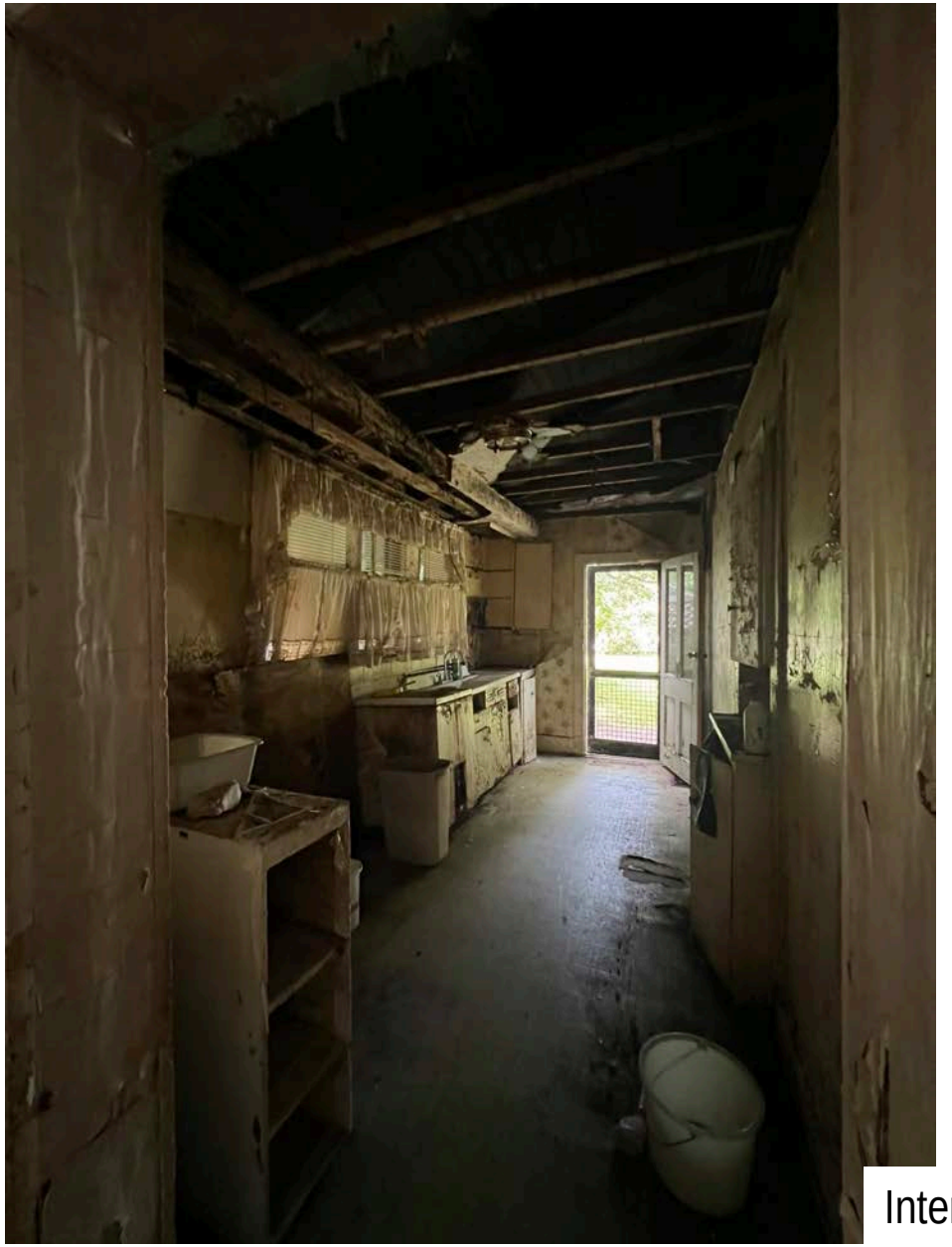
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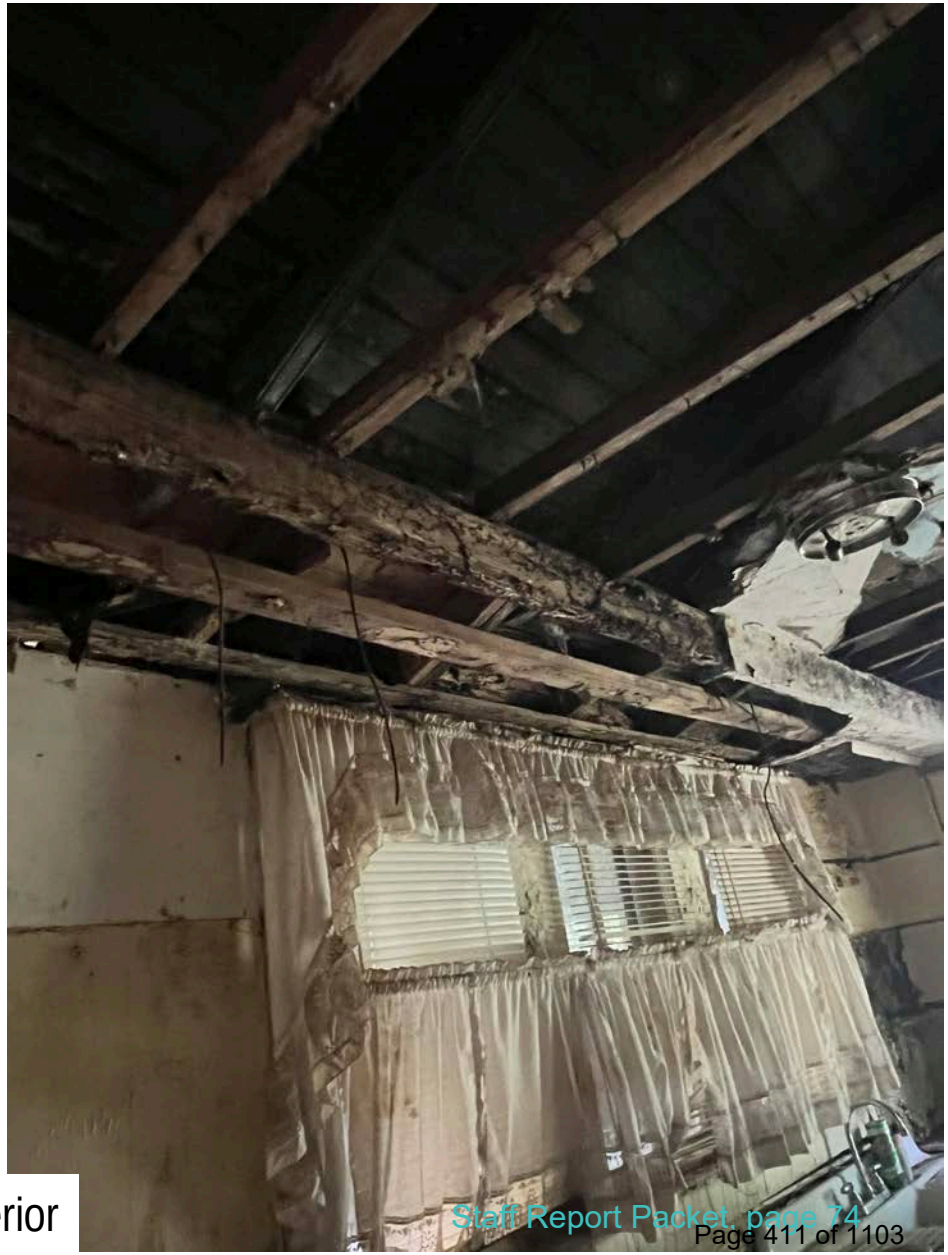




Interior

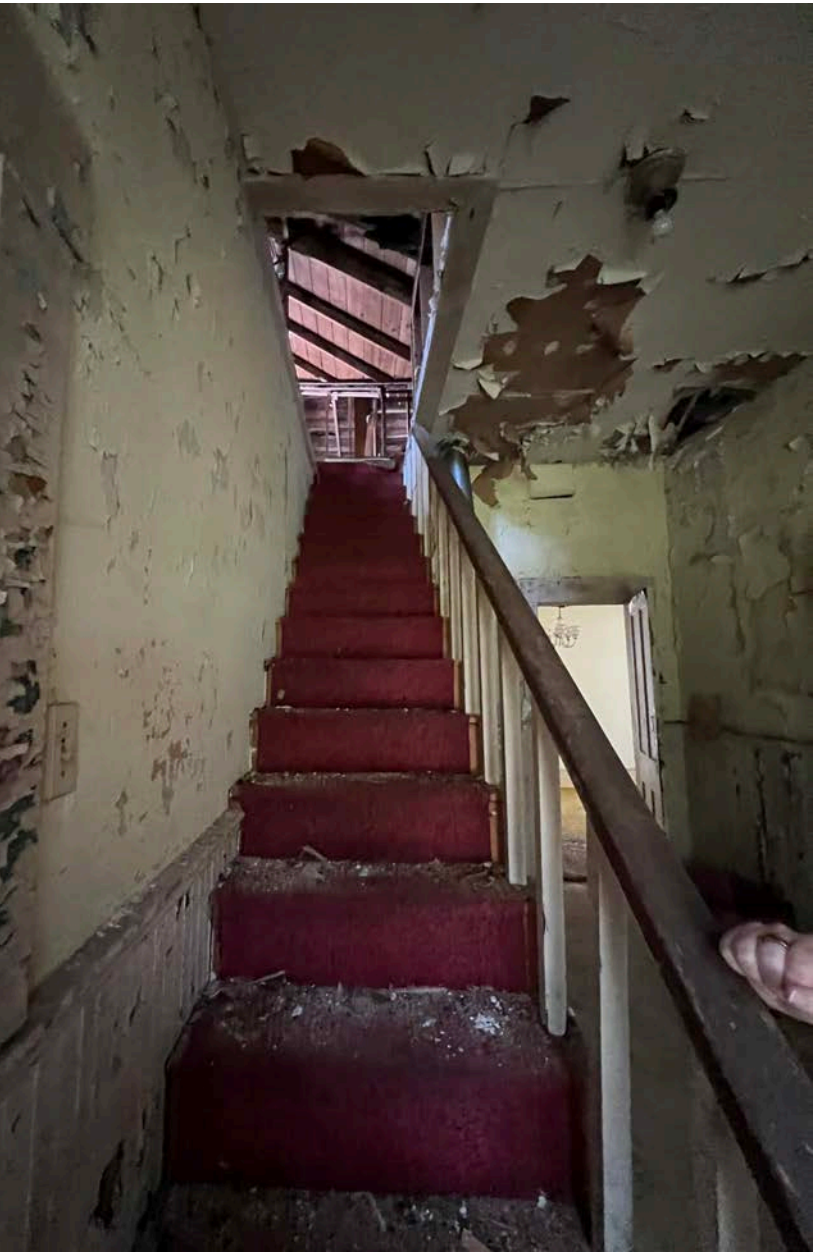
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Interior

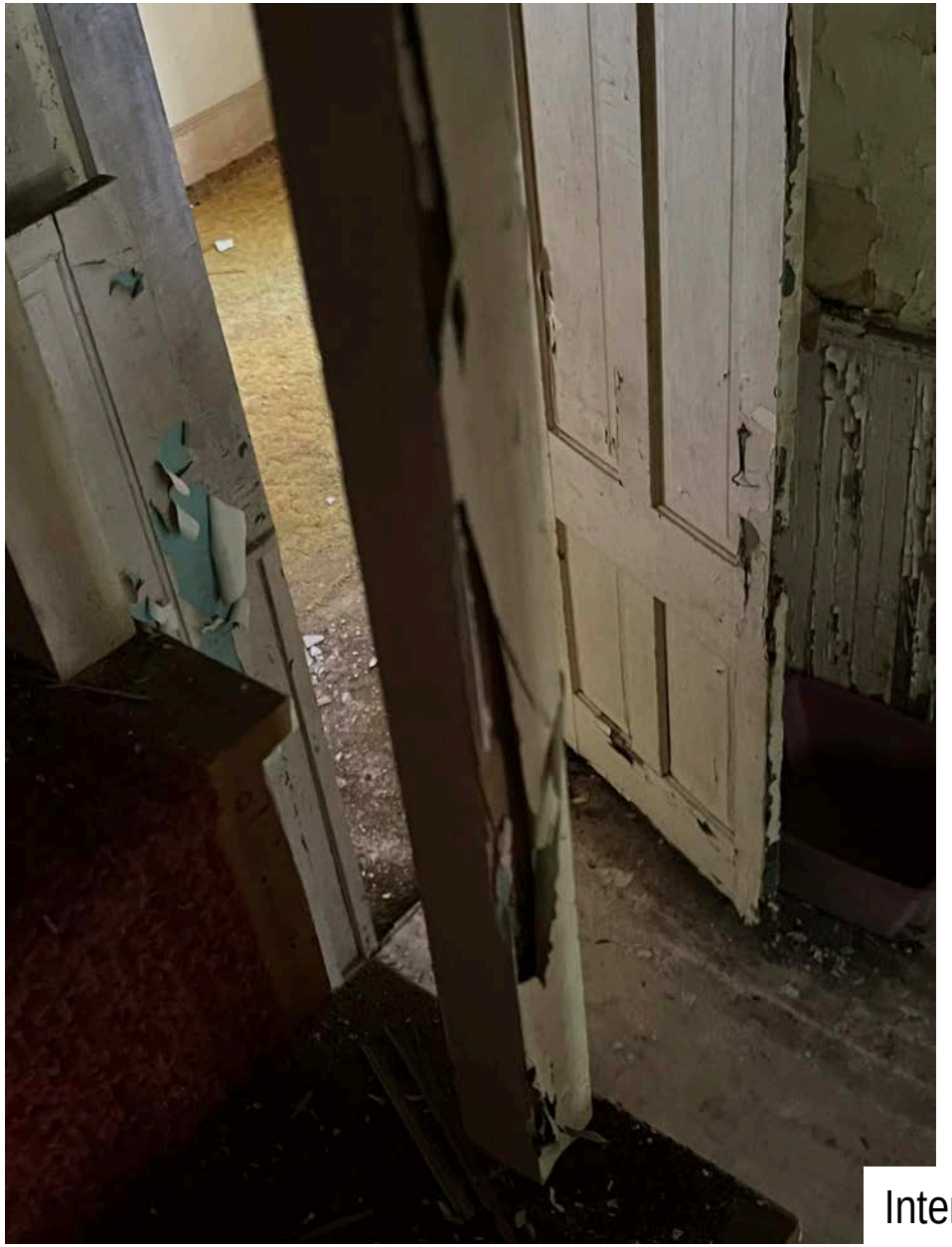
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Interior



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Interior

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Foundation Details





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66 Saragossa Street



Existing Rear Yard

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66 Saragossa Street





Context Photographs

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2129 1009==

Site Name: 66 Saragossa Street 830== Survey Date: 7807 820==

Address: 66 Saragossa Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company A 8 868==
(subdivision) (block) (lot)

868==

Owner of Site: Name: Wolfe, Guy B. & Lillian S.;

Address: 66 Satagossa Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RG1

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

UTM: 17 469120 3307056 890== Location: T07S R30E N18 812==
(zone) (easting) (northing) (T) (R) (S)

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(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: Rectangular 966==

Exterior Fabrics: Drop siding with cornerboards, wood shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 3/1, 4/2 942==

Foundation: Brick piers with lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch, gable hood, shed dormer 942==

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

Chimney Location: End exterior front slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, novelty shingles 882==

Ornament Exterior: Dentil mouldings, ornamental ironwork 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Frame Vernacular residence at 66 Saragossa Street was constructed between 1904 and 1910. Significant details include dentil mouldings and ornamental ironwork. A one-story enclosed porch extends from the front.

The western section of the Model Land Company has some Victorian and early 20th century homes along Orange, Carrera and Valencia Streets and some larger buildings connected with the railroad and tourist trade. But the bulk of the houses here were part of a World War I period tract development by the Model Land Company that provided modest homes on small lots, many of them occupied by people employed by the railroad and fishing industry. These tract homes are generally one-story and owe their influence to the Bungalow style popular at the time. The railroad yards and repair shops that originally formed the western boundary of this neighborhood have been removed, and replaced by US 1. This has resulted in traffic, commercial development, and zoning problems that threaten the western end of this area.

HISTORY

The westernmost section of the Model Land Company Subdivision was nothing but marshes of the San Sebastian River until Henry Flagler reclaimed the land in the mid-1880's in order to expand his recently acquired landholdings to the east. In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. A railroad station and park, the steam laundry for the Flagler hotels, a hotel, a baseball stadium (located between Saragossa and Carrera Streets), and tract housing along Orange and Carrera Streets for employees of his local enterprises were the first buildings and sites developed in this area. Widespread residential housing did not commence until Flagler conveyed title to the Model Land Company in 1903, and residences were constructed in the next twenty years primarily for workers of the newly-established adjacent railroad offices. Lot sales were maximized in this section of the subdivision by dividing the original larger blocks with Lemon, Almeria, and Oviedo Streets. The dualization of US 1 in the 1950's encroached considerably on the western fringes of this area.(1)

This house at 66 Saragossa Street was once the residence of Emily C. Vanaman, widow of Clayton D. Vanaman, Master Mechanic and Engineer for the Florida

(over)

V. BIBLIOGRAPHY

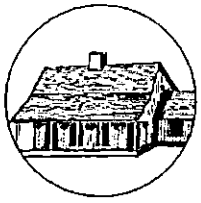
1. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

2. St. Augustine City Directory, 1930, 1937.

East Coast Railway Company.(2)



☐ Original
☒ Update



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

Site# SJ02129
Field Date 10-8-2020
Form Date 12-21-2020
Recorder # MAP

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

Site Name(s) (address if none) 66 Saragossa 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
Address:	66		Saragossa	Street	

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 30E — Section 18 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 2036400000 — Landgrant _____
Subdivision Name Model Land Company — 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): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1910 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — Original address _____
Alterations: ☒ yes ☐ no ☐ unknown — Date: _____ — Nature: dormer windows, chimney
Additions: ☐ yes ☐ no ☒ unknown — Date: _____ — Nature: _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Rectangular — Number of Stories: 2
Exterior Fabric(s): 1. Drop siding — 2. Wood/Plywood — 3. _____
Roof Type(s): 1. Gable — 2. _____ — 3. shed dormer
Roof Material(s): 1. Metal shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension — 2. gable extension
Windows (types, materials, etc.)
paired and grouped 3/1 wood sash windows, 1/1 metal windows

Distinguishing Architectural Features (exterior or interior ornaments)
horizontal wood siding, side facing gable roof, exposed rafter tails, enclosed porch w denticulated cornice under hip extension, removed brick chimney

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info — Date _____ — 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 SJ02129

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details)

centrally located entry w multi light, behind porch door, under gable extension

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

enclosed porch under hip extension, gable extension over masonry steps, concrete block knee wall, decorative iron supports

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

This 1910 Frame Vernacular style building is 2 stories with Drop siding exterior and a Gable roof. It appears to be in fair condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

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

This building has retained its historic massing and materials, and contributes to the district. There are no known significant architectural associations or features and as such it is not individually eligible.

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. Community planning & developm 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 _____

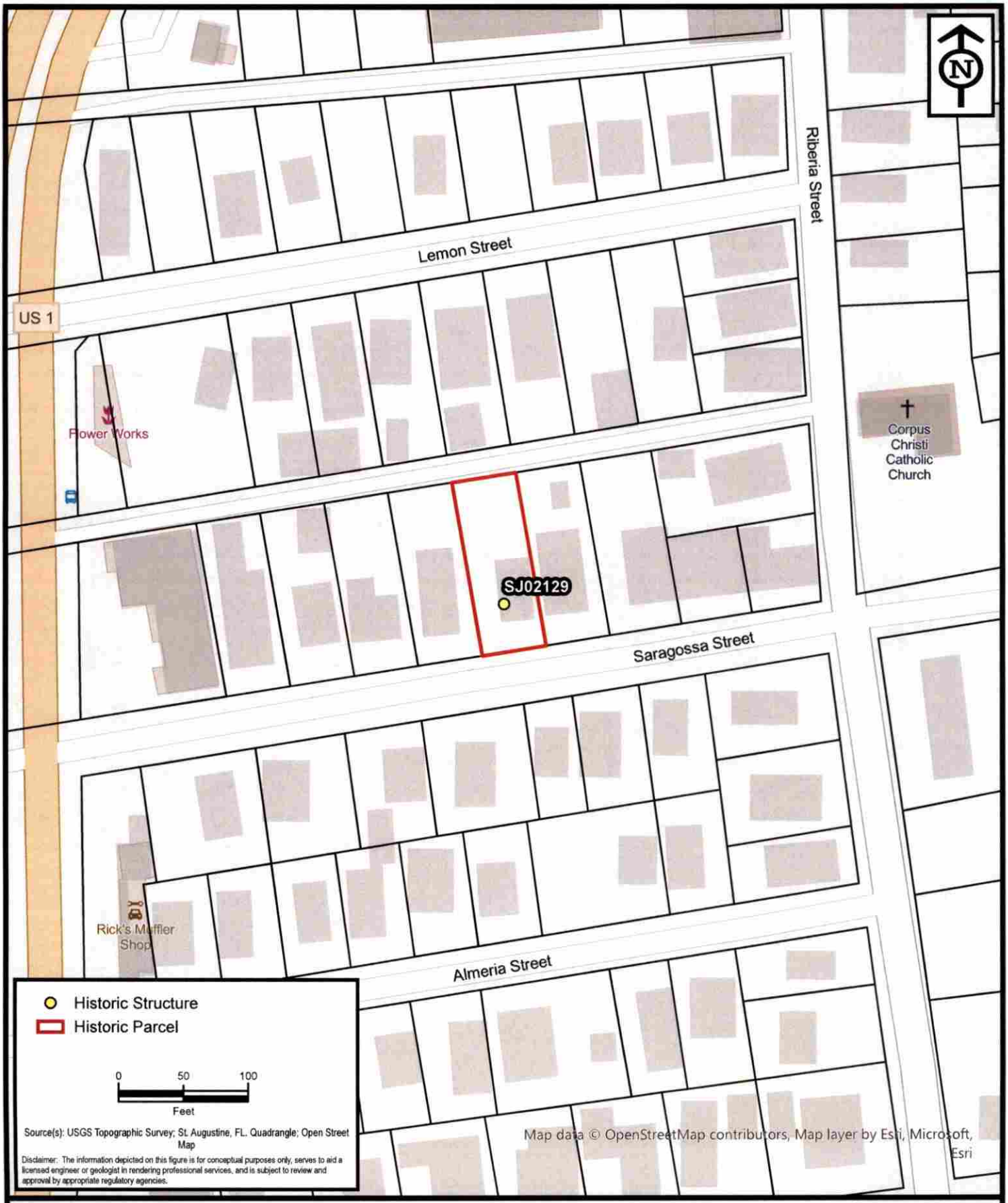
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information (address / phone / fax / e-mail) 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/:

Required Attachments

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



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

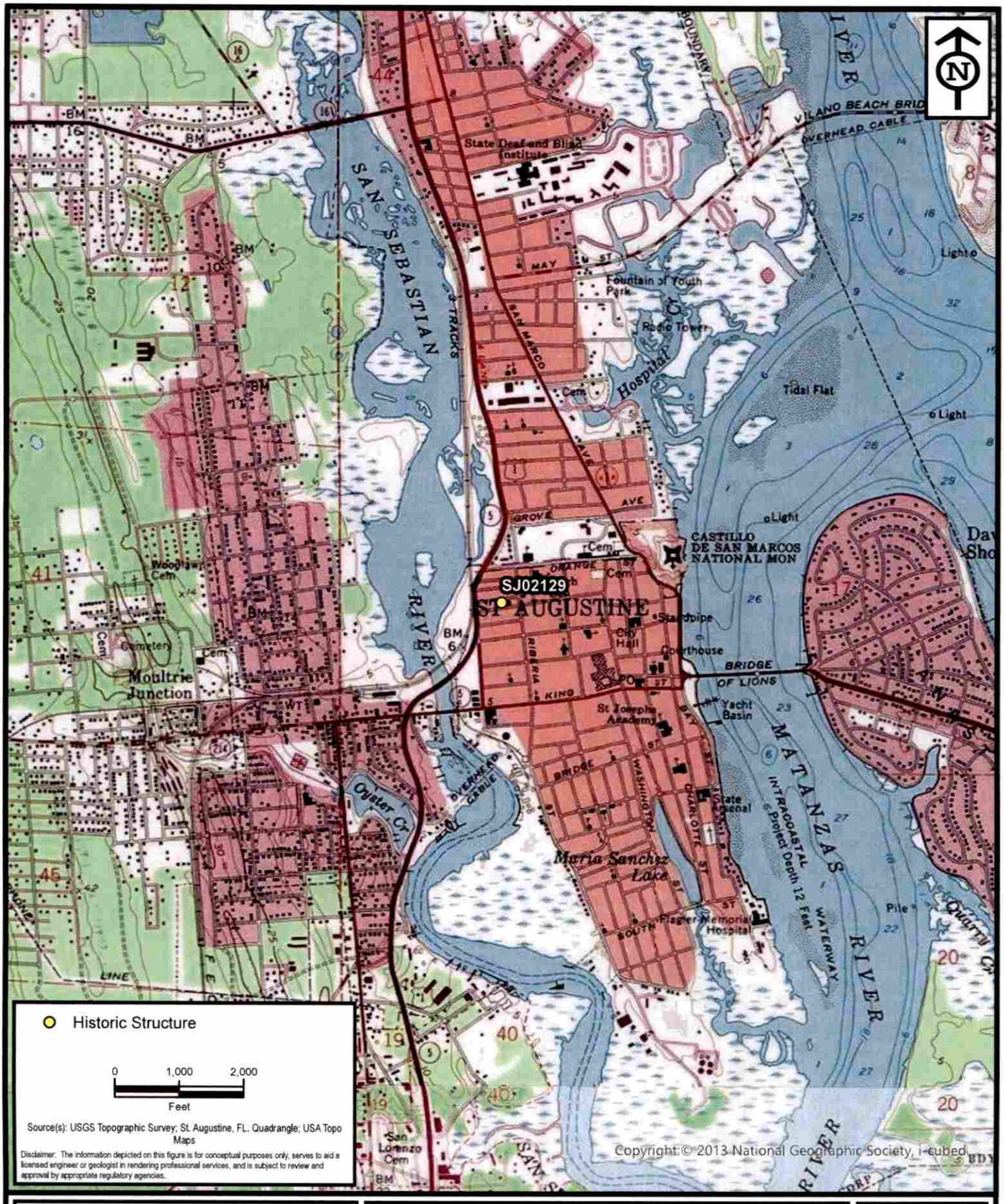
Parcel Location - SJ02129

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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Project Location - SJ02129

St. Augustine Historic Resource Mitigation & Survey Update

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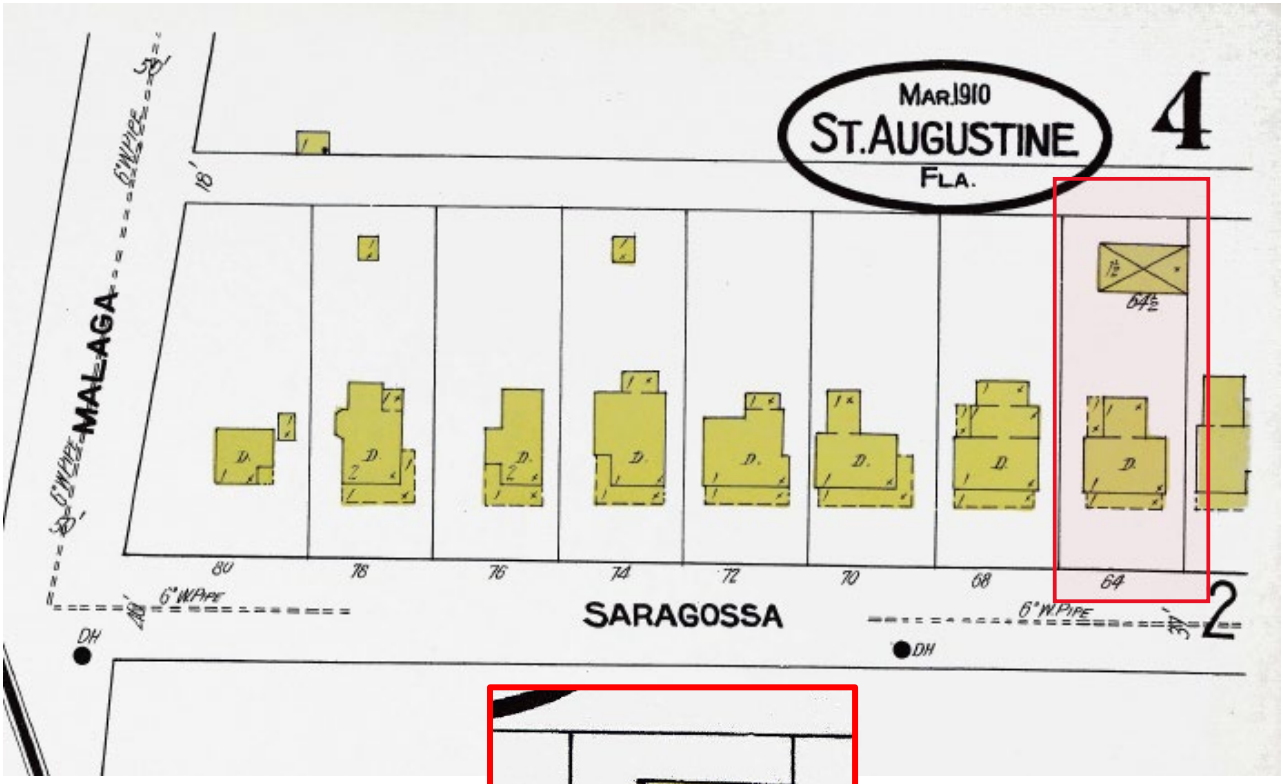


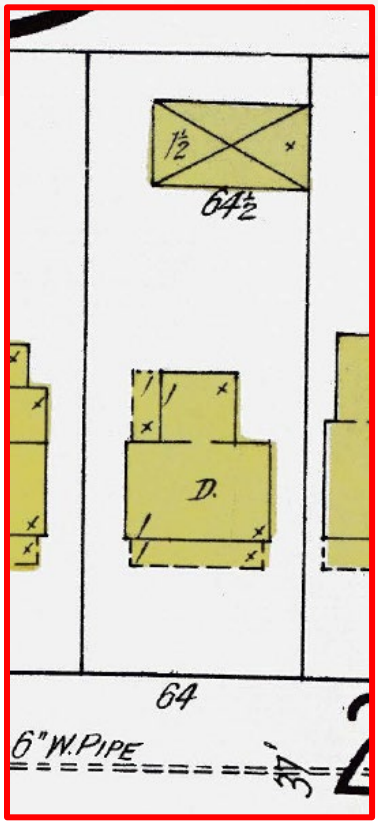
Saragossa Street

Address/ Name	Photo No.	Date	Size/ Style	Ext. Fabrics	Use	Classification
40		1904	2½-story FV	Drop Siding, Novelty Shingles	Apartments	C
41		1910	1½-story FV	Weatherboard	Residence	C
42		1910	1½-story Bungalow	Wood Shingles	Residence	A
45		1910	1-story FV	Weatherboard	Residence	C
45½		1917	1-story FV	Drop Siding	Residence	A
46		1924	2-story Med Rev	Stucco, Asbestos Shingles	Apartments	A
58		1924	1-story FV	Weatherboard	Religious	C
60		1914	1½-story FV	Wood Siding	Residence	C
62		1899	1-story FV	Weatherboard, Concrete Block	Residence	A
63		1918	1½-story FV	Aluminum Siding	Residence	A
65		1918	1½-story Bungalow	Weatherboard	Residence	C
65½		1918	1-story FV	Weatherboard	Residence	C
66		1904	1½-story FV	Drop Siding, Wood Shingles	Residence	A

SANBORN MAPS
66 Saragossa Street

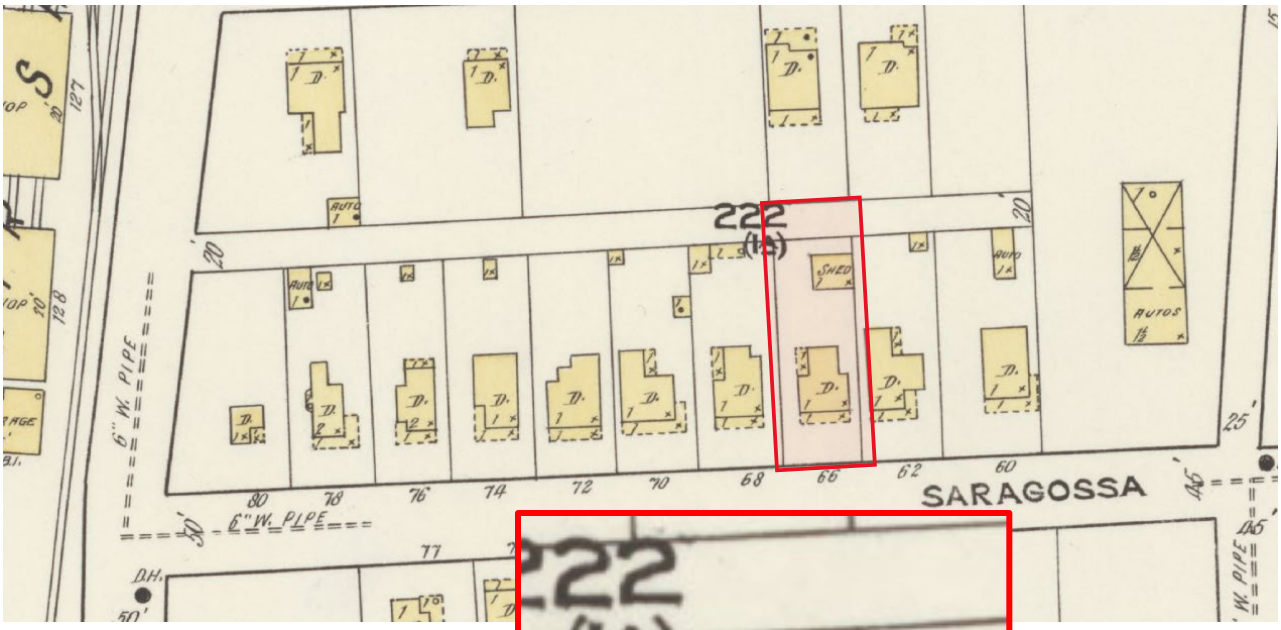
1910

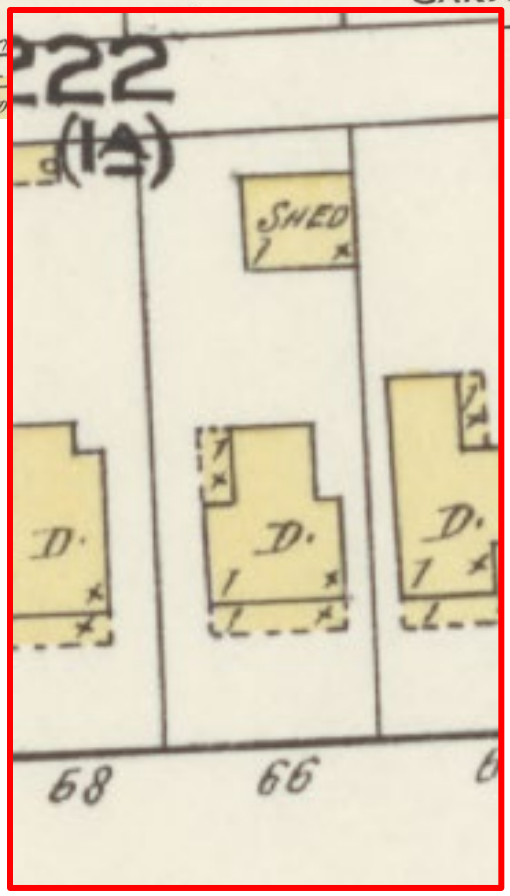




SANBORN MAPS
66 Saragossa Street

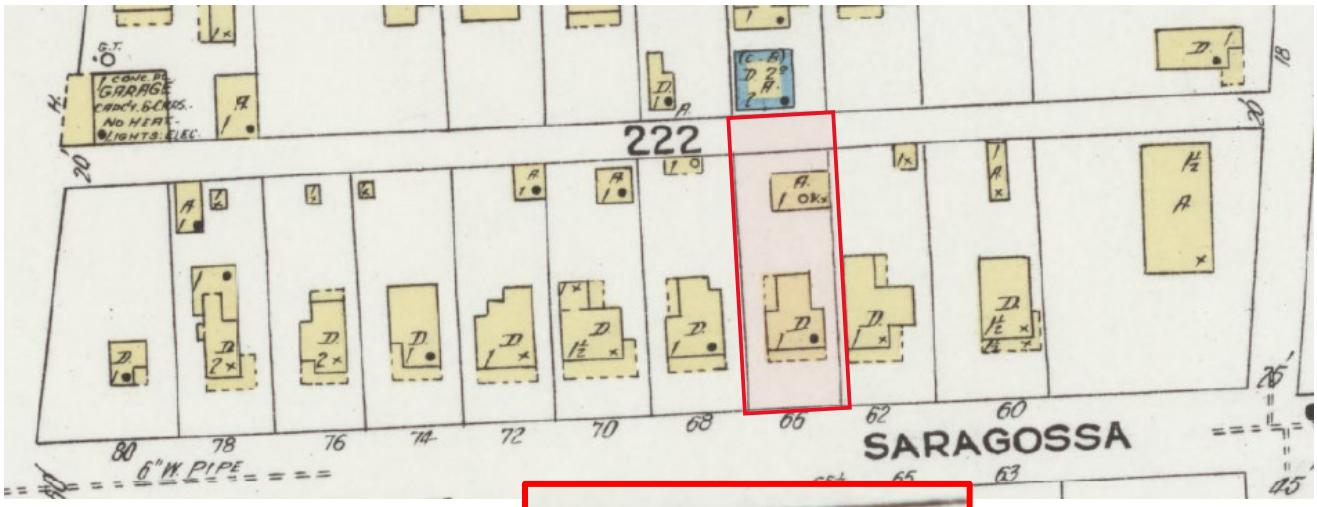
1917

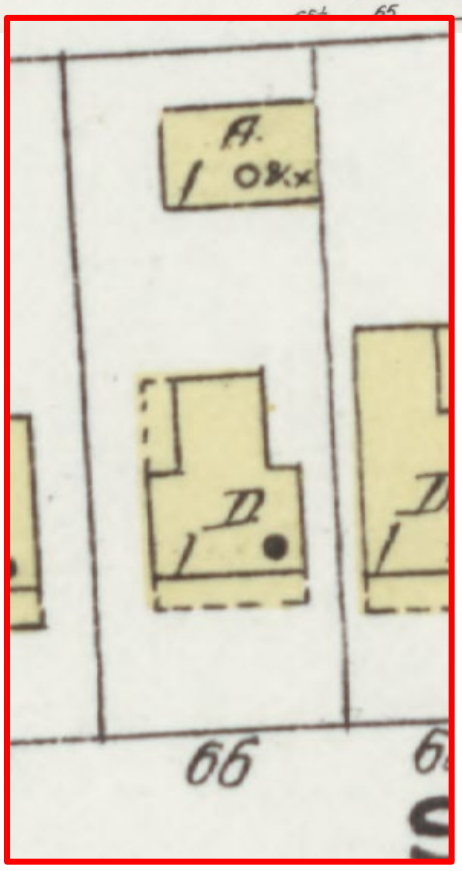




SANBORN MAPS
66 Saragossa Street

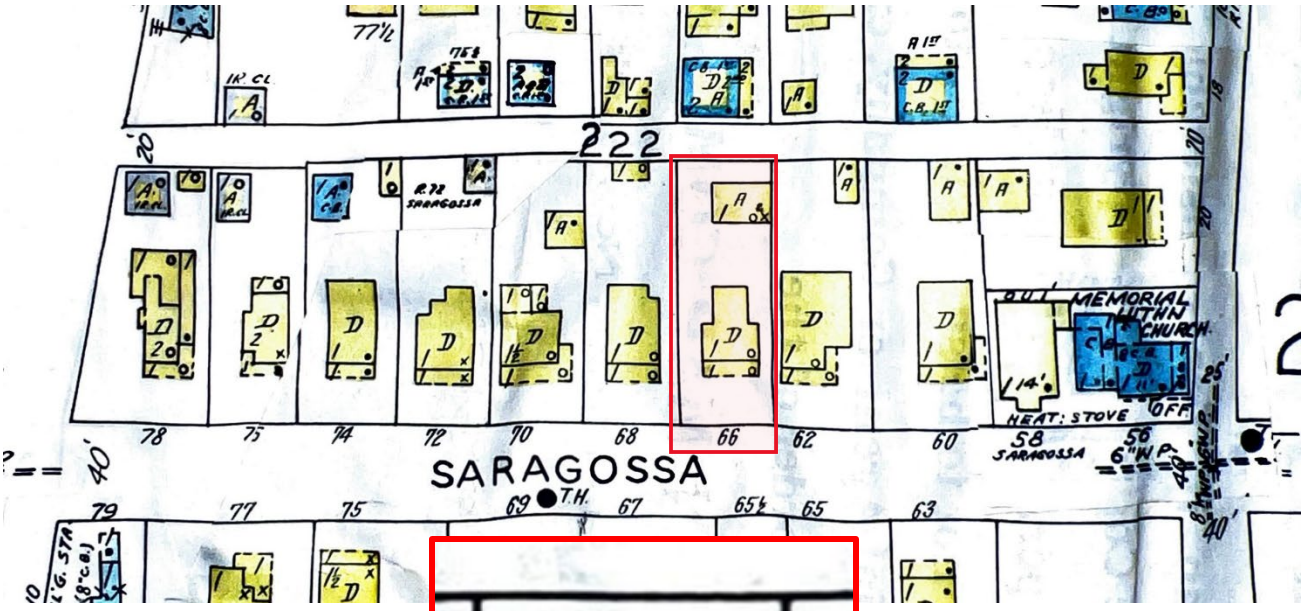
1924

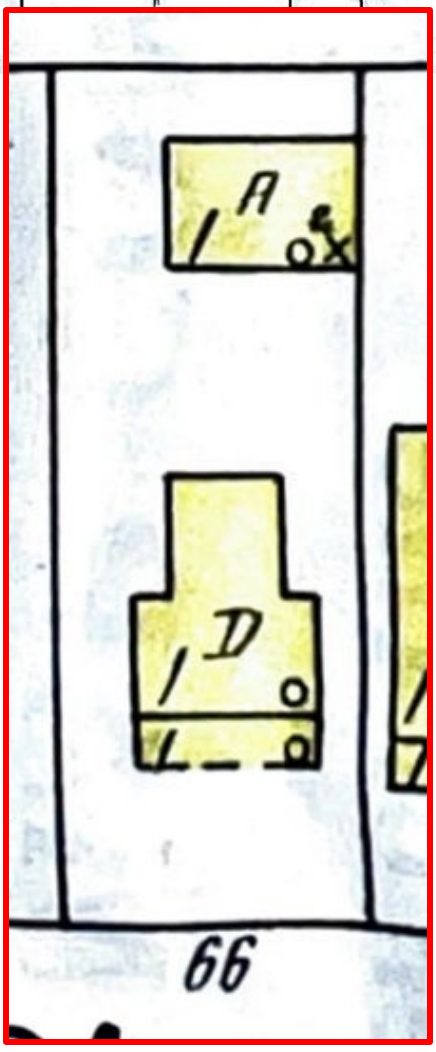




SANBORN MAPS
66 Saragossa Street

1930 updated to 1965





66 Saragossa Street (c. 1904-1910)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1914-15	J. Edward Crutchfield (Wife: Jeanette)		Electrician
1920-21	William J. McGuire (Wife: Edna M.)		Clerk, Florida East Coast
1924-25	Mrs. Emily Vanaman		Widow, Clayton D.
1930	Mrs. Emily Vanaman		Widow, Clayton D.
1934	Mrs. Mary Harrison		Not Listed
1940	Joseph W. Fox (wife: Helen C)	(o)	Assistant to Receivers
	Martha J Fox		Student
1945	Guy B. Wolfe (wife: Lillian)	(o)	Rate Clerk
1951	Guy B. Wolfe (wife: Lillian S.)	(o)	Clerk Florida East Coast Railway
1955	Guy B. Wolfe (wife: Lillian S.)	(o)	Rate Clerk Florida East Coast
	Donald W. Wolfe		United States Air Force
1960	Guy B. Wolfe (wife: Lillian S.)	(o)	Clerk FEC Railway
1965	Guy B. Wolfe (wife: Lillian S.)	(o)	Assistant Accountant
	William S. Wolfe		Student
1970	Guy B. Wolfe (wife: Lillian S.)	(o)	Accountant, Florida East Coast
1975	Guy V. Wolfe (wife: Lillian S.)	(o)	Retired
1980	Guy V. Wolfe (wife: Lillian S.)	(o)	Retired

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

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.:	HP2024-0027
Applicant:	Jason Stancil/ Colour Homes
Owner:	Siefken Living Trust/ Mary and Scott Siefken
Address:	66 Saragossa Street
Parcel Number:	2036400000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JUNE 20, 2024, 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 Thursday, June 20, 2024, 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 General-One (RG-1)
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

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.
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the _____ day of _____, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0027 **REQUEST** **APPROVED / DENIED / CONTINUED**

_____
Sign Name

_____
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, _____, 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 _____ day of _____, A.D., 2024.

_____
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.

July 22, 2024

Jason Stancil/ Colour Homes
34 Cordova Street
Saint Augustine, FL 32084

cc: Siefken Living Trust/ Mary and Scott Siefken

Re: Certificate of Demolition (Full) - 66 SARAGOSSA ST, Saint Augustine, FL, 32084 - HP2024-0027

Dear Jason Stancil/ Colour Homes,

On June 20, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

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

A denial can be appealed to the City Commission by submitting an application for appeal within 30 days of the HARB order date. A full transcript of the meeting item, obtained independently through a court reporter, must be submitted with the appeal application. Minutes taken by city staff are not sufficient. The City Clerks office can provide an audio file if necessary.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, 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

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THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JUNE 20, 2024, 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 Thursday, June 20, 2024, 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 General-One (RG-1)
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District..

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.
- Based on lack of demonstrated economic hardship from the owner.
- Owner could sell the building at a profit.
- Building official did not rule structure as danger to the public
- Onus is on owner to maintain safety of the property

DONE AND ORDERED, at a public hearing on the 18th day of July, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0027

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of July, A.D., 2024.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

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.

CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

1A-38.001 Purpose (Repealed)
1A-38.002 Definitions
1A-38.003 Application for Exemption
1A-38.004 Evaluation of Property
1A-38.005 Evaluation of Improvements
1A-38.006 Covenant
1A-38.007 Certification of Local Historic Preservation Office

1A-38.001 Purpose.

Rulemaking Authority 120.53, 196.1997(6), (13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Repealed 12-18-95.

1A-38.002 Definitions.

The following words and phrases, when used in this chapter, shall have the following meanings, except where the context clearly indicates a different meaning:

(1) “Contributing property” means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time,

(b) Is capable of yielding important information about the period, or

(c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.

(2) “Division” means the Division of Historical Resources of the Department of State.

(3) “Historic property” means a building, site, structure, or object which is:

(a) Individually listed in the National Register of Historic Places;

(b) A contributing property in a National Register listed historic district;

(c) Designated as a historic property or landmark under the provisions of a local historic preservation ordinance; or

(d) A contributing property in a historic district designated under the provisions of a local historic preservation ordinance.

(4) “Improvements” means changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall include additions and accessory structures (i.e., a garage, cabana, guest cottage, storage/utility structure) so long as the new construction is compatible with the historic character of the building and site in terms of size, scale, massing, design and materials, and preserves the historic relationship between a building or buildings, landscape features and open space.

(5) “Local government” means the board of county commissioners or the governing authority of the municipality that has adopted an ordinance providing for property tax exemption for improvements to historic properties pursuant to section 196.1997 or 196.1998, F.S.

(6) “Local historic preservation office” means a local government agency certified by the Division as qualified to review applications for property tax exemptions pursuant to sections 196.1997 or 196.1998, F.S.

(7) “National Register of Historic Places” means the list of historic properties significant in American history, architecture, archeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470), as amended.

(8) “Noncontributing property” means a building, site, structure, or object which does not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was not present during the period of significance of the district,

(b) Due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or

(c) It does not independently meet the National Register of Historic Places criteria for evaluation.

(9) “Renovation” or “rehabilitation”. For historic properties or portions thereof which are of historical or architectural significance, “renovation” or “rehabilitation” means the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archaeological significance or are severely deteriorated, “renovation” or “rehabilitation” means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

(10) “Restoration” means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

(11) “Useable space” means that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

Rulemaking Authority 196.1997, 196.1998 FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.003 Application for Exemption.

(1) Except as provided in subsection 1A-38.003(2), F.A.C., application for the property tax exemption shall be made on the three-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, revised 9-3-00 and incorporated by reference. This form may be obtained by writing the Division at: Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, Florida 32399-0250, or from the local historic preservation office in the jurisdiction of the local government. Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements may be submitted before or during construction, or upon completion of the improvements; however, property owners are strongly encouraged to submit these parts of the application to ensure property eligibility and secure preliminary project approval before construction is initiated. Part 3-Request for Review of Completed Work shall be submitted upon completion of the improvements. For improvements completed before application is made, Part 3-Request for Review of Completed Work must accompany the Part 2 submission.

(2) In lieu of DOS Form No. HR3E101292, any local government with a local historic preservation office certified pursuant to Rule 1A-38.007, FAC., may develop an alternative application form for use by property owners within its jurisdiction; however, such alternative application form shall:

(a) At a minimum, require the property owner to provide the information indicated in DOS Form No. HR3E101292,

(b) Be in the two-part format of DOS Form No. HR3E101292; and,

(c) Be approved by the Division.

(3) The completed Part 1-Evaluation of Property Eligibility, Part 2-Description of Improvements and Part 3-Request for Review of Completed Work shall be submitted by the property owner to the local historic preservation office or the Division, whichever is designated by the local ordinance as the representative of the local government for the purpose of reviewing applications for the property tax exemption.

(4) Upon receipt of the completed Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine.

(a) Whether the property for which an exemption has been requested satisfies section 196.1997(11)(a), F.S.;

(b) Whether the proposed, in progress, or completed improvements are consistent with The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990), U.S. Department of the Interior, National Park Service, incorporated by reference, and the criteria in Chapter 1A-38, F.A.C.; and,

(c) For applications submitted under the provisions of section 196.1998, F.S., whether the improvements meet the criteria in subsections 1A-38.004(3) and (4), F.A.C. Part 2-Description of Improvements will not be reviewed prior to review of Part 1-Evaluation of Property Eligibility and certification that the subject property is a historic property as defined in subsection 1A-38.002(3), F.A.C. and, for applications submitted under the provisions of Section 196.1998, F.S., that the property meets the criteria in subsections 1A-38.004(4) and (5), F.A.C. Copies of the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be obtained by writing the Division at the address indicated in subsection 1A-38.003(1), F.A.C. or from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

(5) Upon completion of the review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, the local historic preservation office or Division shall notify the applicant and the local government in writing of the results of the

review and shall make recommendations for correction of any planned or completed work deemed to be inconsistent with the standards cited in Rule 1A-38.005, F.A.C.

(6) Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by the Division shall be completed within 30 days following receipt of the completed application and all required supporting materials. Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

(7) Upon receipt of Part 3-Request for Review of Completed Work and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in an approved Part 2-Description of Improvements, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. If Part 2-Description of Improvements and Part 3-Request for Review of Completed Work are submitted after completion of the improvements, both shall be reviewed concurrently for compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The local historic preservation office or the Division, as applicable, reserves the right to inspect the completed work to verify such compliance.

(8) On completion of the review of a Request for Review of Completed Work, the local historic preservation office or the Division shall recommend that the local government grant or deny the exemption. The recommendation, and the reasons therefor, shall be provided in writing to the applicant and to the local government. The recommendation shall advise the applicant of his right to a fair hearing pursuant to section 120.57, F.S., and procedures set forth by the local government.

(9) Each review of a Request for Review of Completed Work conducted by the Division shall be completed within 30 days following receipt of the completed request and all required supporting materials. Each review of a Request for Review of Completed Work conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.004 Evaluation of Property.

(1) Part 1-Evaluation of Property Eligibility submitted to the Division for properties which have been individually designated as historic properties or landmarks under the provisions of a local historic preservation ordinance shall include documentation substantiating such designation and describing the historic, archaeological or architectural features which provided the basis for designation. Acceptable documentation shall include a copy of the designation report for the property and official correspondence notifying the property owner of designation.

(2) For properties located in a historic district listed in the National Register of Historic Places, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.002(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(3) For properties located in a historic district designated by local ordinance, the local historic preservation office or the Division shall apply the criteria set forth in the local ordinance to determine whether the property is a contributing property. If the local ordinance does not include criteria or a process sufficient to determine whether the property is a contributing property, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.004(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(4) For purposes of the exemption under Section 196.1998, F.S., a property is being used for government or nonprofit purposes if the occupant or user of at least 65 percent of the useable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a nonprofit corporation whose articles of incorporation have been filed by the Department of State in accordance with section 617.0125, F.S.

(5) For purposes of the exemption under section 196.1998, F.S., a property is considered regularly and frequently open to the public if public access to the property is provided not less than 52 days a year on an equitably spaced basis, and at other times by appointment. Nothing in this rule shall prohibit the owner from charging a reasonable nondiscriminatory admission fee.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.005 Evaluation of Improvements.

The local historic preservation office or the Division shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property. For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the local historic preservation office or the Division shall apply the following additional standards:

(1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.

(2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.

(3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

(4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.006 Covenant.

(1) Except as provided in subsection 1A-38.006(2), F.A.C., a property owner qualifying for an exemption pursuant to Sections 196.1997 and 196.1998, F.S., and the local government granting the exemption shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, effective 1-31-94 and incorporated by reference. DOS Form No. HR3E111292 may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C. or from the local historic preservation office in the jurisdiction of the local government. On or before the effective date of the exemption, as established by the applicable local government, the owner of the property shall have the Covenant recorded with the deed for the property in the official records of the county in which the property is situated.

(2) In lieu of DOS Form No. HR3E111292, any local government may develop an alternative form of covenant for use within its jurisdiction; however, such alternative form of covenant shall:

(a) At a minimum, bind the parties to conditions and requirements equivalent to those set forth in DOS Form No. HR3E111292; and,

(b) Be approved by the Division.

(3) The following conditions shall provide justification for removal of a property from eligibility for the property tax exemption provided under section 196.1997, F.S.:

(a) The owner is in violation of the provisions of the Historic Preservation Tax Exemption Covenant; or

(b) The property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearance, workmanship and environment, or archaeological integrity which made the property eligible for listing in the National Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible.

(4) For the exemption provided under Section 196.1998, F.S., the following conditions, as well as those indicated in Rule 1A-38.006(3), F.A.C., shall justify removal of a property from eligibility for the exemption:

(a) The property is sold or otherwise transferred from the owner who made application and was granted the exemption; or

(b) The property no longer meets the requirements set forth in subsections 1A-38.004(4) and 1A-38.004(5), F.A.C.

Rulemaking Authority 196.1997(7) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.007 Certification of Local Historic Preservation Office.

(1) Criteria for certification shall be as set forth in sections A and B of the Florida Certified Local Government Guidelines (Revised November 1993) promulgated by the Division and incorporated by reference. These guidelines may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C.

(2) Existing Certified Local Governments shall automatically be designated local historic preservation offices for the purposes set forth in Sections 168.1997 and 168.1998, F.S.

(3) Other local governments requesting certification of a local historic preservation office shall apply on the Application for Certification, Florida Certified Local Governments Program, which is Appendix C to the Florida Certified Local Government Guidelines.

(4) Within 45 days following receipt of a complete Application for Certification and all required supporting material, the Division shall render a written determination regarding the application, either approving or denying certification for the purposes set forth in sections 196.1997 and 196.1998, F.S. For denials, the Division shall provide the applicant with an explanation, clearly indicating the reasons for denial.

(5) Certification pursuant to this rule shall remain in effect so long as the local government maintains a program which meets the minimum requirements set forth in sections A and B of the Florida Certified Local Government Guidelines.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Ad Valorem Tax Exemption

Case Number: HP2025-0029 **Meeting Date: Thursday, April 17, 2025**

1. NAME OF APPLICANT: Justin Ahmad
   Business (if applicable):
   Address: 264 Kingston Drive
   City: SAINT AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 6096024417 E-Mail Address: justin.ahmad@hotmail.com

2. NAME OF PROPERTY OWNER: Krista Ahmad
   Business (if applicable):
   Address: 264 Kingston Drive
   City: SAINT AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 6094352056 E-Mail Address: krista.purcell@hotmail.com

3. PROJECT LOCATION: 66 Saragossa St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-44 MODEL LAND CO SUB CITY LOT 8 BLK A OR6040/1518

5. SCOPE OF WORK:

Information attached by applicant includes:

- Plans
- Ad Valorem Tax Exemption Application Form
- Photos
- Maps
- Additional Information

March 15, 2024

Dear Members of the Historical Architecture Review Board,

We appreciate the opportunity to share the history and context of our journey with 66 Saragossa Street. Our connection to this home began long before we ever imagined owning it. My wife and I lived next door for several years, walking past the house daily, always admiring its historic character despite its state of disrepair. For many years, the house sat vacant and has been rapidly deteriorating. We often joked with the owner that if he ever wished to sell, he should give us a call. What started as a lighthearted remark became reality when, after several years, the owner approached us. Knowing that we envisioned it as our future family home, he chose to sell it to us.

At the time, we had never stepped inside, but we understood the challenge that lay ahead. We anticipated a full rehabilitation, assuming the structure was still fundamentally sound. However, during our due diligence, a home inspection revealed severe structural concerns, prompting us to consult a structural engineer. It was then confirmed that the integrity of the house was compromised to the point of potential collapse. Further consultations with contractors, architects, and specialists reinforced this reality: the home's condition was dire, and demolition seemed like the only viable option.

Determined to preserve the historical fabric of this property, we made the difficult decision to move forward with an extensive rehabilitation rather than walk away. Last summer, we sought a demolition permit and met with HARB, only to have our request denied. This moment forced us to reevaluate our approach. We sought additional opinions from professionals with experience in historic preservation and ultimately decided that despite the financial risk, this home was worth saving.

We finalized the purchase in October 2024 and have spent the last five months meticulously planning its restoration. Given the immediate structural threats, we prioritized stabilizing the home. We carefully lifted the structure to prevent collapse and replaced the deteriorating foundation with new concrete piers to ensure its long-term stability. This foundational work, though critical, had to begin before we were able to submit our request for a tax abatement.

Our vision for 66 Saragossa is not one of drastic change, but of careful preservation. We plan to restore the home using the same materials and architectural details that define its historic character, with only a modest rear addition. This effort is not just about preserving a structure; it is about safeguarding a piece of history that might otherwise have been lost.

The tax abatement is crucial in helping offset the significant financial burden of this restoration. Given the extensive costs involved, the home may ultimately be worth less than our total investment. Nevertheless, we remain committed to this project, believing that our efforts will contribute to the ongoing preservation of St. Augustine's rich architectural heritage.

We welcome any questions, insights, or recommendations the board may have to assist in this process. We sincerely appreciate your time and consideration and hope for your support in making this restoration a reality.

Justin and Krista Ahmad

Historic Preservation Property Tax Exemption Application
Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 2036400000 *Attach legal description of property*

Address of property: Street 66 Saragossa Street

City Saint Augustine County St. Johns Zip Code 32084

☐ Individually National Register listed
☑ In a National Register district
☐ Locally designated historic property or landmark*
☐ In a locally designated district

** For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district Flagler Model Land

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office _____

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone Number (_____) _____

2. Type of request:

☑ Exemption under 196.1997, F.S. (standard exemption)
☐ Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the pubic) *If applying under s. 196.1998, F.S., complete* Question 9 *on page five.*

3. Owner information:

Name of individual or organization owning the property Justin Ahmad and Krista Ahmad

Mailing address 264 Kingston Drive

City Saint Augustine State FL Zip code 32084

Daytime Telephone Number (609) 602-4417

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number 2036400000

Property Address 66 Saragossa St, Saint Augustine FL 32084

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office ,where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Justin Ahmad	Justin Ahmad	03/15/2025
Name	Signature	Date

Complete the following if signing for an organization or multiple owners:

Title	Organization name

EVALUATION OF PROPERTY ELIGIBILITY
(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

One and a half story wood frame vernacular residential single family building with a gable hip roof structure. There is a one story enclosed front porch that extends from the front. The roof has metal shingles with a hip extension and gable extension. The foundation uses brick piers and loose concrete block. Exterior is made up of wood drop siding with cornerboards and 3-1 double hung wood sash windows.

Date of Construction 1904-1910 Date(s) of Alteration(s) Full rehabilitation 2025

Has building been moved? ○ Yes ◉ No If so, when?_____

6. Statement of Significance:

This residential building is recorded as a contributing building to the Flagler Model Land National Register Historic District. It has retained its historic massing and materials, and contributes to the district. It was constructed between 1904-1910.

The Model Land district primarily provided modest homes on small lots that were used by employees of the nearby railroad offices. The first recorded owner of the residence was J. Edward Crutchfield who was an electrician followed by different individuals who were employed by Florida East Coast Railway

Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

7. Photographs and maps:
Attach photographs and maps to application.

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2129 1009==

Site Name: 66 Saragossa Street 830== Survey Date: 7807 820==

Address: 66 Saragossa Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) A (block) 8 (lot) 868==

868==

Owner of Site: Name: Wolfe, Guy B. & Lillian S.;

Address: 66 Satagossa Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RG1

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

UTM: 17 (zone) 469120 (easting) 3307056 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(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: Rectangular 966==

Exterior Fabrics: Drop siding with cornerboards, wood shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 3/1, 4/2 942==

Foundation: Brick piers with lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch, gable hood, shed dormer 942==

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

Chimney Location: End exterior front slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, novelty shingles 882==

Ornament Exterior: Dentil mouldings, ornamental ironwork 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Frame Vernacular residence at 66 Saragossa Street was constructed between 1904 and 1910. Significant details include dentil mouldings and ornamental ironwork. A one-story enclosed porch extends from the front.

The western section of the Model Land Company has some Victorian and early 20th century homes along Orange, Carrera and Valencia Streets and some larger buildings connected with the railroad and tourist trade. But the bulk of the houses here were part of a World War I period tract development by the Model Land Company that provided modest homes on small lots, many of them occupied by people employed by the railroad and fishing industry. These tract homes are generally one-story and owe their influence to the Bungalow style popular at the time. The railroad yards and repair shops that originally formed the western boundary of this neighborhood have been removed, and replaced by US 1. This has resulted in traffic, commercial development, and zoning problems that threaten the western end of this area.

HISTORY

The westernmost section of the Model Land Company Subdivision was nothing but marshes of the San Sebastian River until Henry Flagler reclaimed the land in the mid-1880's in order to expand his recently acquired landholdings to the east. In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. A railroad station and park, the steam laundry for the Flagler hotels, a hotel, a baseball stadium (located between Saragossa and Carrera Streets), and tract housing along Orange and Carrera Streets for employees of his local enterprises were the first buildings and sites developed in this area. Widespread residential housing did not commence until Flagler conveyed title to the Model Land Company in 1903, and residences were constructed in the next twenty years primarily for workers of the newly-established adjacent railroad offices. Lot sales were maximized in this section of the subdivision by dividing the original larger blocks with Lemon, Almeria, and Oviedo Streets. The dualization of US 1 in the 1950's encroached considerably on the western fringes of this area.(1)

This house at 66 Saragossa Street was once the residence of Emily C. Vanaman, widow of Clayton D. Vanaman, Master Mechanic and Engineer for the Florida

(over)

V. BIBLIOGRAPHY

1. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

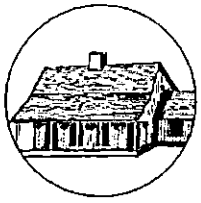
2. St. Augustine City Directory, 1930, 1937.

East Coast Railway Company.(2)



Page 1

☐ Original
☒ Update



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

Site# SJ02129
Field Date 10-8-2020
Form Date 12-21-2020
Recorder # MAP

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

Site Name(s) (address if none) 66 Saragossa 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
66		Saragossa	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 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2036400000 — Landgrant _____
Subdivision Name Model Land Company — 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): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1910 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ — Nature: dormer windows, chimney
Additions: ☐yes ☐no ☒unknown Date: _____ — Nature: _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Rectangular — Number of Stories: 2
Exterior Fabric(s): 1. Drop siding — 2. Wood/Plywood — 3. _____
Roof Type(s): 1. Gable — 2. _____ — 3. shed dormer
Roof Material(s): 1. Metal shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension — 2. gable extension
Windows (types, materials, etc.)
paired and grouped 3/1 wood sash windows, 1/1 metal windows

Distinguishing Architectural Features (exterior or interior ornaments)
horizontal wood siding, side facing gable roof, exposed rafter tails, enclosed porch w denticulated cornice under hip extension, removed brick chimney

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ 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 SJ02129

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details)

centrally located entry w multi light, behind porch door, under gable extension

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

enclosed porch under hip extension, gable extension over masonry steps, concrete block knee wall, decorative iron supports

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

This 1910 Frame Vernacular style building is 2 stories with Drop siding exterior and a Gable roof. It appears to be in fair condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

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

This building has retained its historic massing and materials, and contributes to the district. There are no known significant architectural associations or features and as such it is not individually eligible.

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. Community planning & developm 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

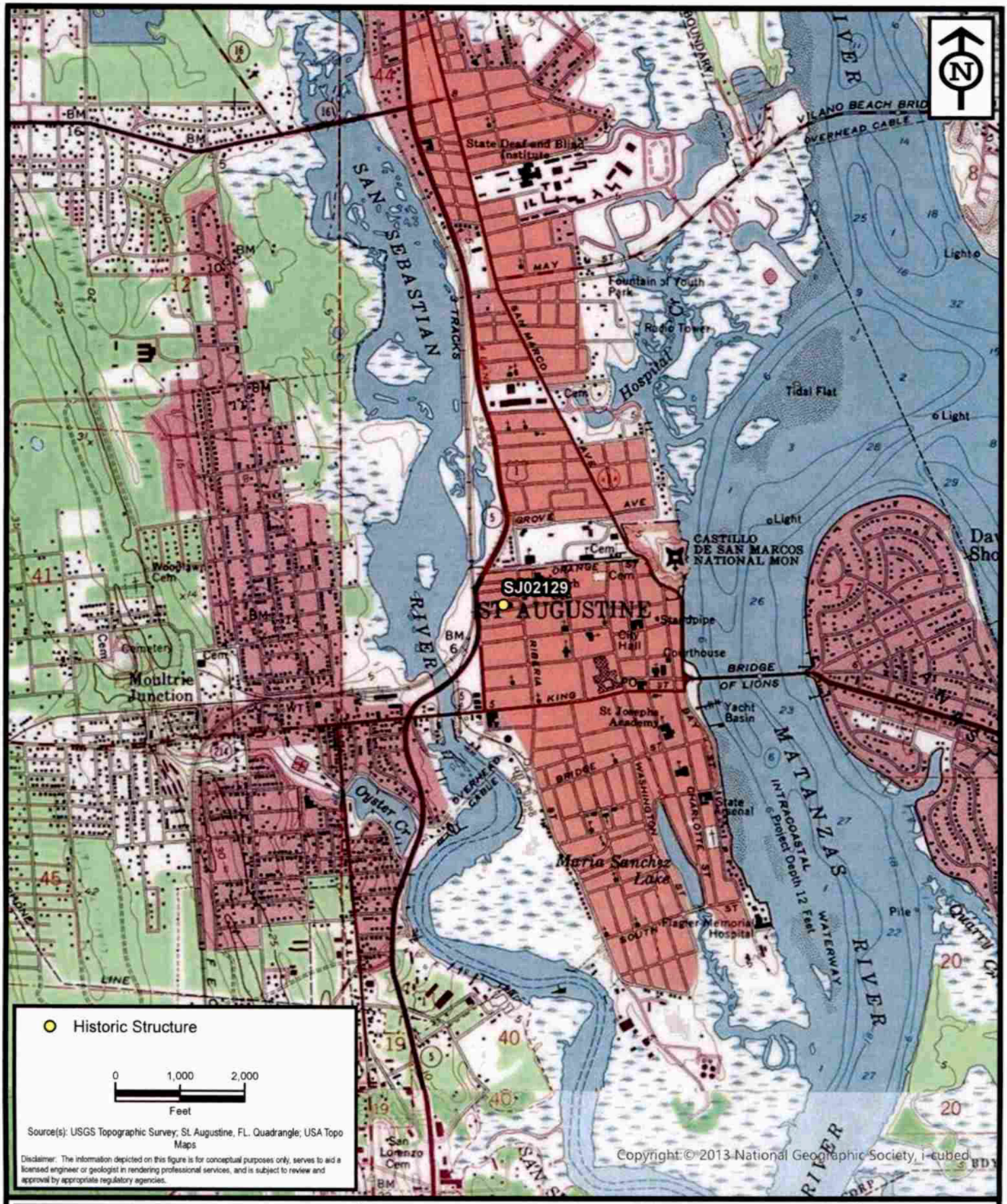
Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/:
(address / phone / fax / e-mail)

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.


66





ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

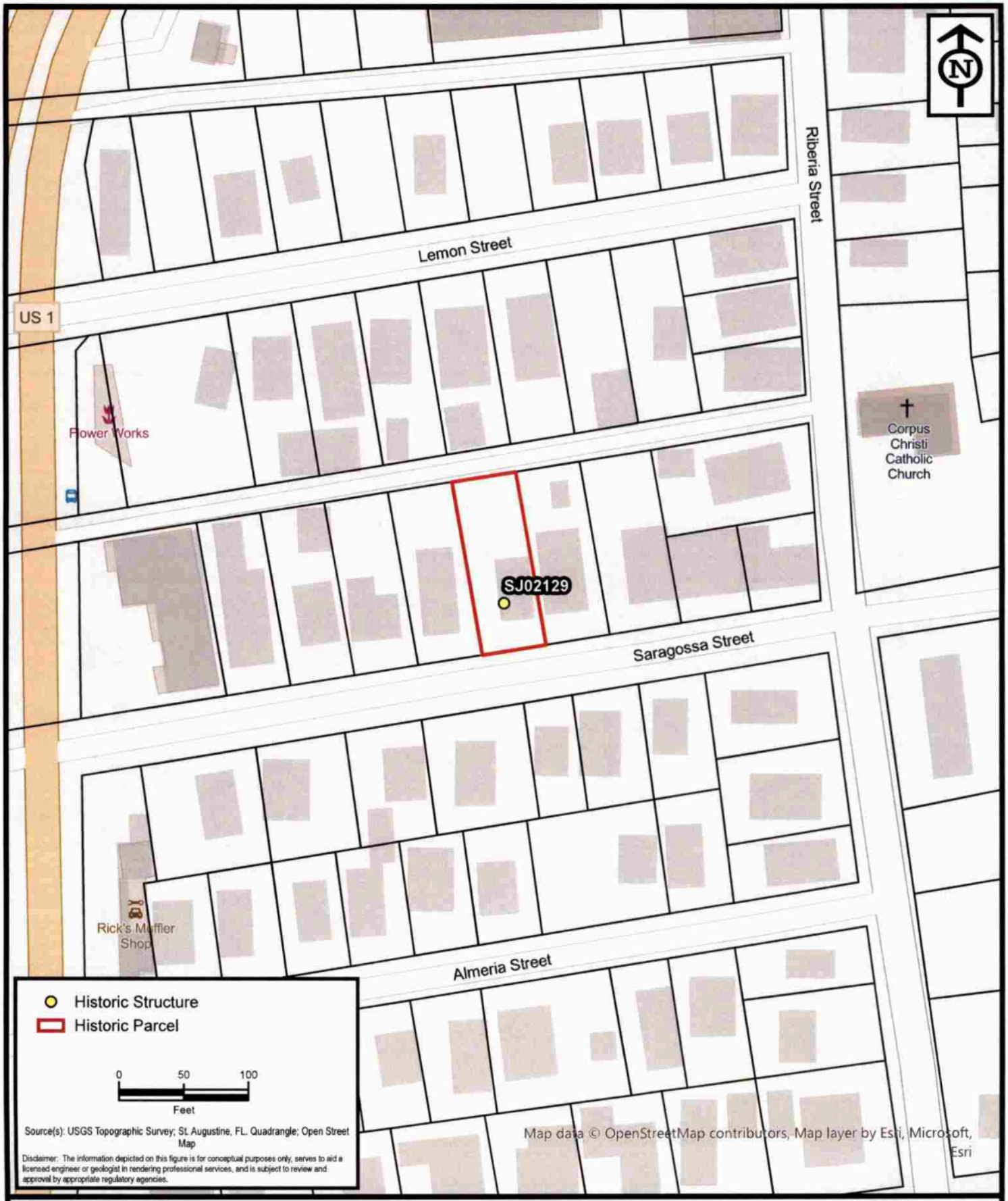
Project Location - SJ02129

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 10/



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ02129

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
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: 12/[illegible]/2020

Historic Preservation Property Tax Exemption Application
Part 2 – Description of Improvements

(To be completed by all applicants):
Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

Feature 1

Feature Roof Approx. date of feature NA Describe existing feature and its condition: See separate document Photo no. 1 Drawing no. 1	Describe work and impact on existing feature: The metal shingles will be removed and any wood that is damaged from water intrusion or wood destroying organisms will be repaired. The structure of the roof will remain the same. The new roof will be replaced with asphalt shingles which is consistent with other homes on Saragossa street and Flagler Model Land.

Feature 2

Feature Dormer Approx. date of feature 1904 Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: The dormer will be repaired and sealed to stop water intrusion. There will be no change to the look or structure. It will be restored to its current detail and specifications.

Feature 3

Feature Exterior Siding Approx. date of feature 1900 Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: We will be sanding any remaining paint from the wood siding and will salvage whatever isn't damaged beyond repair. Any damaged siding will be replaced with new wood siding that will match the style, size, and pattern of the current siding. The rear addition will use brand new wood siding that will match the original home's siding.

Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

Feature 4

Feature Enclosed Front Porch Approx. date of feature NA Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: Work has already begun on the foundation underneath the enclosed front porch to prevent a collapse. We have replaced the foundation with concrete piers and added new beams to fix the sloping. The current windows are wooden double hung 3/1 sash and will be restored. The wood siding is mostly in good condition and will be patched and repainted.

Feature 5

Feature Foundation Approx. date of feature NA Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: The foundation needed to be completely replaced. In order to do this we lifted the home and removed the the existing foundation and replaced it with new concrete piers. It was also discovered that the house didn't have sill beams underneath because of the small original footprint of the home. Sill beams were added and the height of the foundation was increased so that it is a foot over the current FEMA flood elevation guidelines

Feature 6

Feature Rear Addition Approx. date of feature 2025 Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: An additional bedroom will be added to the back of the house. The addition will be the master bedroom with an en suite bathroom. We plan on using wood siding to match the original home and wooden windows. The roof will use asphalt shingles. A wooden deck and stairs will be constructed right outside of the back door.

Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

Feature 7

Feature Interior Floors, Walls, Electrical and Plumbing Approx. date of feature_____ Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: The older drywall will need to be removed to access the existing electrical and plumbing. We will replace the knob and tube wiring and galvanized steel plumbing. None of the existing flooring is salvageable and will also need to be replaced. Areas of sub floor that have water or termite damage will be repaired or replaced. We will utilize tile flooring in the bathrooms and the rest of the house will use hardwood. The existing floor/wall trim will be reclaimed and painted.

Feature 8

Feature Interior Floor Plan Approx. date of feature 1904 Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: The interior floor plan and layout will largely stay the same. We plan on trimming the wall between the living room and dining room back a few feet to open up the space. The current staircase doesn't meet code so it will be relocated to the back of the living room. This is where the upstairs ceiling is highest. It is necessary to move the staircase because the roof line is too low where they currently are configured. The kitchen will stay in the same spot it will just be widened. The bathroom will be relocated to the right side of the house. The upstairs will be finished into livable space.

Feature 9

Feature Windows Approx. date of feature NA Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: It is our hope that we can restore and salvage every window on the house. There are a few windows that appear to be in bad shape. If the window can't be salvaged we will replace it with a like-kind wood window. The new addition will utilize new wood windows that match the existing ones.

Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

Property Use (To be completed by all applicants):

1. **Use(s) before improvement:** Residential

2. **Proposed use(s) after improvement:** Residential

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:
Not Applicable

2. How often does this organization or agency use the building or archaeological site? _____

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres)_____square feet ◉ acres ○

4. How much area does the organization or agency use?_____square feet◉ acres○

5. What percentage of the usable area does the organization or agency use?_____%

6. Is the property open to the public ○Yes ○No If so, when? _____

7. Are there regular hours? ○Yes ○No If so, what are they? _____

8. Is the property also open by appointment? ○Yes ○No

9. Is the property open only by appointment? ○Yes ○No

Part 2 – Description of Improvements

Feature 1 – Roof

Approximate Date of Feature: N/A
The existing roof consists of metal novelty shingles, which have suffered extensive rust and deterioration. The roof has significantly outlived its useful lifespan and is leaking in multiple areas, leading to severe water damage throughout the interior. This prolonged exposure to moisture has caused portions of the wooden rafters and beams to rot, and there is also evidence of termite damage. A full roof replacement is essential to prevent further structural compromise.

Feature 2 – Dormer

Approximate Date of Feature: 1904
The dormer, one of the most distinctive architectural elements of the home, has unfortunately deteriorated due to prolonged water intrusion. The wood has rotted significantly, and there is visible damage from wood-destroying organisms. Restoring the dormer will be crucial not only for aesthetic and historical preservation but also for improving the home's structural integrity and weatherproofing.

Feature 3 – Exterior Siding

Approximate Date of Feature: Presumably 1904
The home's exterior is primarily clad in wooden lap siding. Years of exposure to the elements have left the siding in poor condition, with peeling paint and widespread wood rot. While the siding on the enclosed front porch is in better shape, it, too, requires repair. To maintain the historical character of the home, we will restore or replace the siding using materials that match the original as closely as possible.

Feature 4 – Enclosed Front Porch

Approximate Date of Feature: N/A
At some point in the home's history, a front porch was enclosed to create additional interior space. However, some of the front windows are in poor condition, and the floor has developed a noticeable slope due to foundation deterioration. The existing foundation consisted primarily of loose cinderblocks and wood, creating an unstable base with a high risk of collapse. Stabilizing the porch was a necessary first step in the overall rehabilitation process.

Feature 5 – Foundation

Approximate Date of Feature: 1904
The original foundation was constructed using red clay bricks, with certain areas reinforced over time using loose cinderblocks and wooden supports. A structural engineer assessed the foundation and determined that it posed a severe structural concern, with a strong likelihood of collapse if left unaddressed. Immediate intervention was necessary to prevent total failure. Additionally, the home's elevation fell just shy of current FEMA flood regulations, further necessitating foundational improvements.

Feature 6 – Rear New Addition

Approximate Date of Feature: 2025
To accommodate modern living while maintaining the home's historical integrity, we plan to construct a rear addition that will house a new master bedroom and bathroom. This addition will add approximately **468 square feet** (measuring **18 x 26 feet**) to the property. Additionally, a **14 x 8-foot** wooden deck will be added off the back door. The addition will be designed to seamlessly blend with the existing home, using matching siding, windows, and roofing materials to maintain architectural continuity.

Feature 7 – Interior Flooring, Walls, Electrical, and Plumbing

Approximate Date of Feature: 1904
The home's flooring varies throughout. Most of the house has carpet over a deteriorating subfloor, while the rear kitchen features linoleum, and the living room retains its original pine flooring. Unfortunately, the pine floors have suffered extensive rot due to water intrusion and damage from wood-destroying organisms.

The walls are made of older drywall, and much of the home's infrastructure—including knob-and-tube wiring and galvanized steel plumbing—remains outdated and in need of full replacement. Despite these challenges, many of the original floor and door trim pieces appear to be in good condition and will be preserved wherever possible.

Feature 8 – Interior Floor Plan

Approximate Date of Feature: 1904
The home's original footprint was modest, measuring under **500 square feet**, and it lacked indoor plumbing. Over the years, multiple additions have been made, including the enclosed front porch, kitchen expansion, and a rear bedroom. A small staircase leads to an unfinished upstairs area.

The interior has deteriorated significantly due to prolonged vacancy and water intrusion. The drop ceiling has collapsed in several areas, and much of the flooring has softened from moisture damage. Despite these challenges, we are committed to restoring the home while respecting its historical character.

Feature 9 – Windows

Approximate Date of Feature: N/A
The house currently has **30 double-hung, 3-over-1 sash wooden windows**. Due to multiple additions over the years, the windows vary in age and condition. Where possible, we will restore and preserve the existing historic windows, replacing only those beyond repair with matching materials and styles to maintain the home's period-appropriate aesthetic.

Roof









Foundation








East Elevation



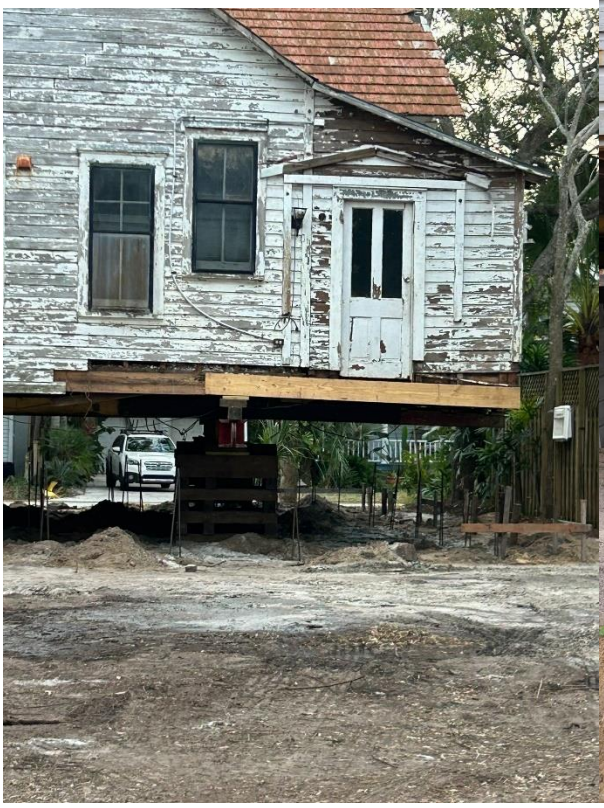














Enclosed front porch



Interior

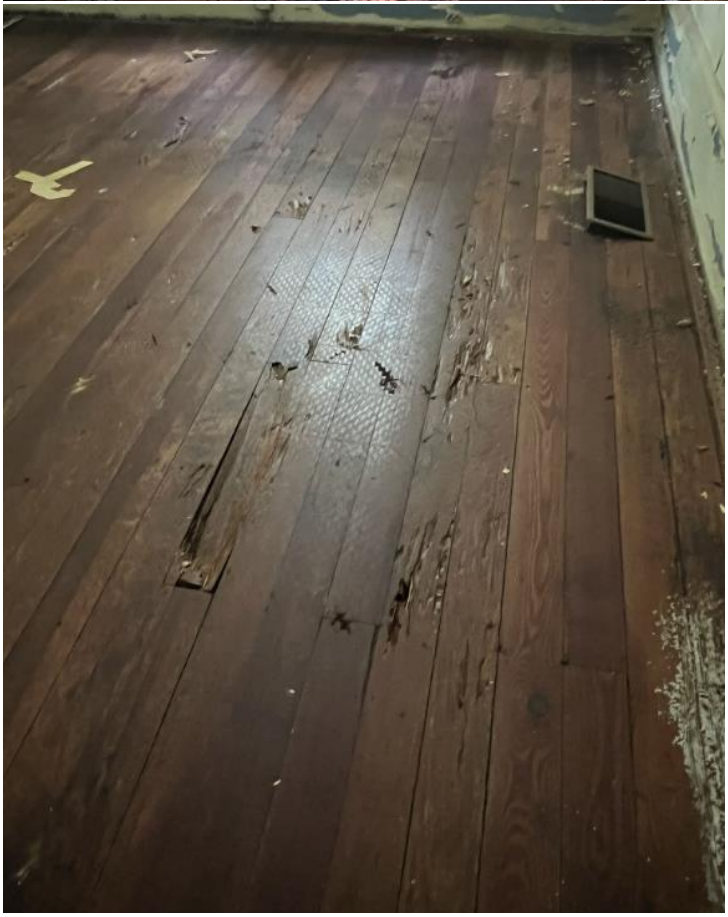








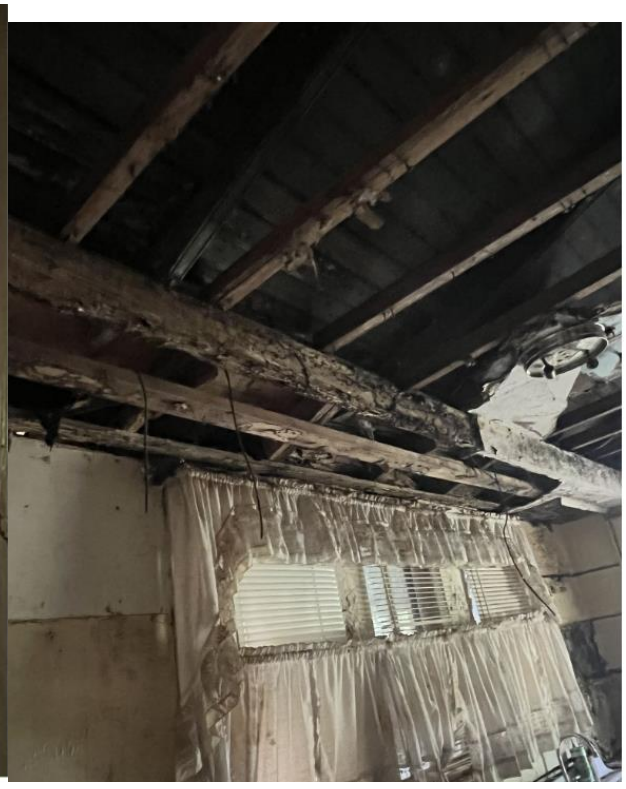






Kitchen





Upstairs







Exterior siding and Windows

















From: justin ahmad
To: Julie Courtney; Krista Purcell
Subject: 66 Saragossa kitchen plans
Date: Tuesday, April 8, 2025 9:57:47 AM

> **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.

Hey Julie,

During your site visit we discussed our plans for the kitchen. The entire back left corner where the kitchen is located was collapsing due to significant wood rot and termite damage. We are having to replace the beams and floor system but plan on rebuilding it like-kind. The beams have been replaced to stabilize the foundation. We can mostly save the roof line and the 2x4s used for the wall. We essentially had to cut out the bottom. The dimensions of the back kitchen area will not change. Attached are some photos that show some of the work.


CAMO





From: justin ahmad
To: Julie Courtney; krista.purcell@hotmail.com
Subject: Re: 66 Saragossa Street - Ad Valorem Tax Exemption application for the April 17, 2025 Historic Architectural Review Board meeting
Date: Tuesday, April 8, 2025 9:49:15 AM
Attachments: image002.png
image003.png
image004.png

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.

Here are photos of some of the wood damage they are encountering. This is mainly towards the back of the house because the front part of the house hasn't been opened up yet. As for the roof, we are going to do everything we can to go with a 5v metal roof. So at this time that is the plan. It would only change if we go significantly over budget and just can't swing it. Even then we'd probably be inclined to make cuts elsewhere so that we can still have the metal roof.

I will send an email outlining the kitchen plans.

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Tuesday, April 8, 2025 8:41:27 AM
To: justin ahmad <justin.ahmad@hotmail.com>; krista.purcell@hotmail.com <krista.purcell@hotmail.com>
Subject: RE: 66 Saragossa Street - Ad Valorem Tax Exemption application for the April 17, 2025 Historic Architectural Review Board meeting

Hello Justin,
If it is easy enough to send some photos of the wood rot, I can include those in your application packet. I tried to take some as well.
Possibly more importantly because I don't think it was indicated on your original application materials: if you could send a separate email explaining that the rear kitchen portion of the house will have to be rebuilt, but will be rebuilt with the same dimensions, materials, etc, that would be helpful. We need this to be very clear to the HARB of what is being permanently removed and how it is being replaced.

And you are thinking the asphalt shingle roof for now instead of metal panel?

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







SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

June 9, 2024

Jason Stancil
66 Saragossa Street
St. Augustine, FL 32084

RE: 66 Saragossa Street
St. Augustine, FL 32084

Dear Mr. Stancil:

Per your request, we made a site visit to the address listed above on June 6th, 2024. The purpose of the site visit was to perform a structural inspection of the building to assess the existing condition of the structural members. The inspection was limited to easily visible members, we did not perform destructive testing of any kind, nor did we remove finishes to view structural members beyond.

The building is a one-story structure with wood floor joist over crawl space at the 1st level. The load-bearing walls are wood framed. The roof system is conventional wood roof rafters. Foundations are assumed to be shallow cast-in-place concrete foundations. According to the St. Johns County Property Appraiser's website, the structure was built in 1900.

ASSUMPTIONS:

We assume that the work done on the original construction was performed in accordance with the accepted industry practices at the time of construction. We assume the structure was not built to any building code at the time of construction, because there was no established building code in 1900.

Areas inspected were visible and accessible and are assumed to represent the non-visible nor accessible portions.



Figure 1: Front View of Structure

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

OBSERVATIONS:

The first level floor framing beams sit on dry stack masonry piers, wood planks/posts, and bricks which elevate the first level (Images 1, 2, and 3). It appears that some beams and masonry piers (added at a later date, not part of the original construction) were added to support part of the floor framing. The masonry piers appear to be dry-stacked and not in any uniform pattern/locations. There also appears to be no concrete foundations under at least some of the piers. Typical masonry pier construction would include grout, reinforcement, and mortar to bond the blocks together and connect them to the foundations. These piers consisted of hollow blocks stacked on top of each other with no mortar, grout or reinforcement as shown in image 2. The first level floor system had no visible positive connection to the piers (See Images 1, 2, and 3 below). Without a positive connection to the foundation, the structure is susceptible to overturning and sliding failure in a wind event. A failure of a pier would likely lead to a catastrophic failure of the structure.

The front porch area appeared to be slopping (Image 4), likely due to missing piers/replaced piers over time. All the front piers appeared to have been replaced with wood or wood planks on dry stack CMU (Image 1 and 3).



Image 1: wood planks on dry stack pier



Image 2: Hollow Block, Pieces of Concrete and brick pier

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086



Image 3: Wood Pier



Image 4: Slopping Front Porch

The floor/roof beams and load-bearing wood walls, where exposed, showed extensive deterioration likely from moisture exposure and wood-destroying organisms, such as termites. (See Image 5 below).



Image 5: Termite Infestation Evidence

While walking the structure, it was noticed that there were gaps and missing sheathing/waterproofing on the exterior walls (you can see from the interior to the exterior). Images 6 and 7 show gaps in the exterior covering the interior of the structure.





Image 6: Missing section of wood on Exterior **Image 7: Gap in wall, Open to Exterior**

The floor sheathing throughout the structure displayed signs of deterioration from wood-destroying organisms, such as termites, see Image 8 below. We assume, based on the floor sheathing condition, there is likely section loss to the floor joists below the sheathing as well. In some locations, the structural joists were exposed. The joists displayed signs of rot from moisture intrusion and termites.



Image 8: Floor with Moisture Rot



Image 9: Wood rot/termites



Image 10: Missing/Damaged Ceiling

The attic provided access to view the conventional roof framing. The rafters appeared to be in poor condition with signs of rot/damage. The roof sheathing displayed discoloration likely from unintentional moisture exposure. See image 11 below.



Image 11: Moisture Damage to Roof Decking

CONCLUSIONS:

Based on the representative samples inspected, the house appears to have had various repair attempts to fix the floor framing. The slopping floors are likely from the multiple types of piers and previous repair attempts. The structure has also been infested with wood-destroying organisms at some point in the past which has caused severe section loss in load-bearing components. Moisture intrusion was also noted in many locations which has affected the structural capacity in the members. There is no positive load path from the roof to the foundation. The beams supporting the floor, walls, and roof are not strapped or secured to the piers. In summary, at least a portion of all visible structural elements, that were inspected, have been compromised to the point of substantial capacity reduction or complete failure. The structure in its current state is at risk of collapse in any wind event.

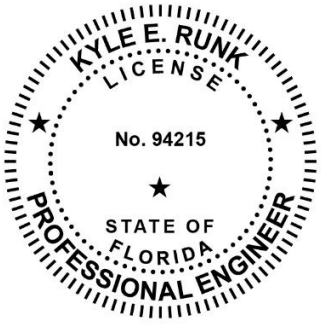
SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

In our professional opinion, the structure has extensive damage and is in such poor condition that repairs would not be practical or cost-effective. Due to the overall condition of the residence, attempted repairs would cause further damage to the structure and would likely cause a complete collapse. The structure should be considered Dangerous and Unsafe as defined in the 8th Edition (2023) Florida Building Code- Existing Building. Given the magnitude of the damage and the potential for sudden collapse, the structure should be immediately cordoned off and demolished.

Our conclusions stated in this letter are based solely on our observations and years of experience evaluating existing structures. We have not done any testing of materials, calculations, or otherwise analyzed the existing structure or soil nor attempted to observe conditions that are not easily visible. We have not specifically reviewed plumbing, mechanical, and electrical conditions nor have we reviewed the structure for code-related issues.

Sincerely,
Swanson Structural, Inc.
C.O.A. 34434

June 9, 2024



Kyle Runk, P.E.

Florida P.E. #94215

BUILDING FOOTAGE INFORMATION

EXISTING 1st FLOOR CONDITIONED ——— 1053 Sq Ft

STRUCTURE INFORMATION

MEAN ROOF HEIGHT ——— 21'-11"
TOTAL ROOF HEIGHT ——— 24'-4"
NUMBER OF STORIES ——— 2

TYPE OF CONSTRUCTION

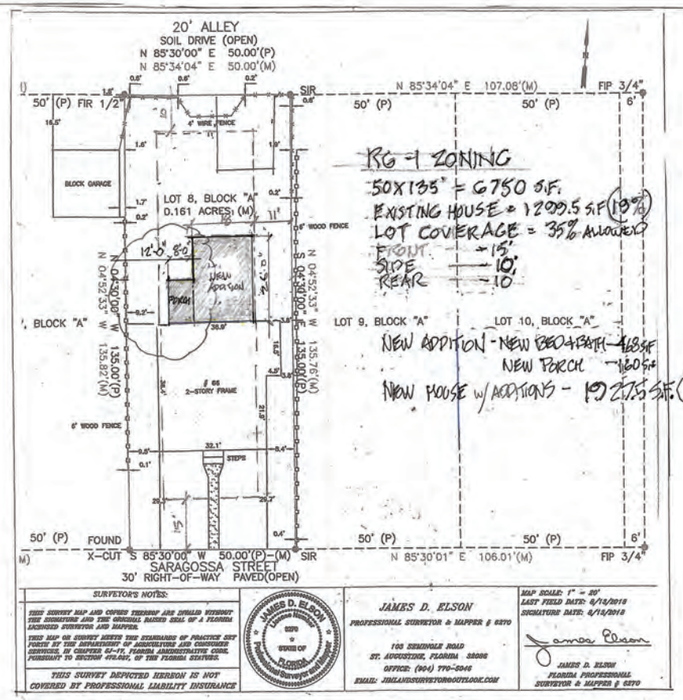
TYPE VB
PROJECT IS LOCATED EAST OF I-95
WIND BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 8th EDITION
1. BASIC WIND SPEED (3 SECOND GUSTS) ——— 130 M.P.H.
2. WIND IMPORTANCE FACTOR ——— 1.0
3. WIND EXPOSURE CATEGORY ——— D

CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF:
2023 FLORIDA BUILDING CODE TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONE, EIGHTH EDITION
NATIONAL ELECTRICAL CODE (NEC) (2023)
NFPA-101, LIFE SAFETY CODE (2024)
FLORIDA FIRE PREVENTION CODE EIGHTH EDITION (2023)
2023 FLORIDA BUILDING CODE, BUILDING, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, RESIDENTIAL, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, ACCESSIBILITY, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, MECHANICAL, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, PLUMBING, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, FUEL GAS, EIGHTH EDITION
2023 FLORIDA BUILDING CODE EXISTING BUILDING, EIGHTH EDITION



SURVEYOR'S NOTES:

THIS SURVEY MAP AND COPIES THEREOF ARE INVALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.

THIS SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

JAMES D. ELSON
LICENSED SURVEYOR AND MAPPER
6370
STATE OF FLORIDA

JAMES D. ELSON
PROFESSIONAL SURVEYOR & MAPPER # 6370
103 SEMINOLE ROAD
ST. AUGUSTINE, FLORIDA 32086
OFFICE: (904) 794-9046
EMAIL: JDELSONSURVEYOR@OUTLOOK.COM

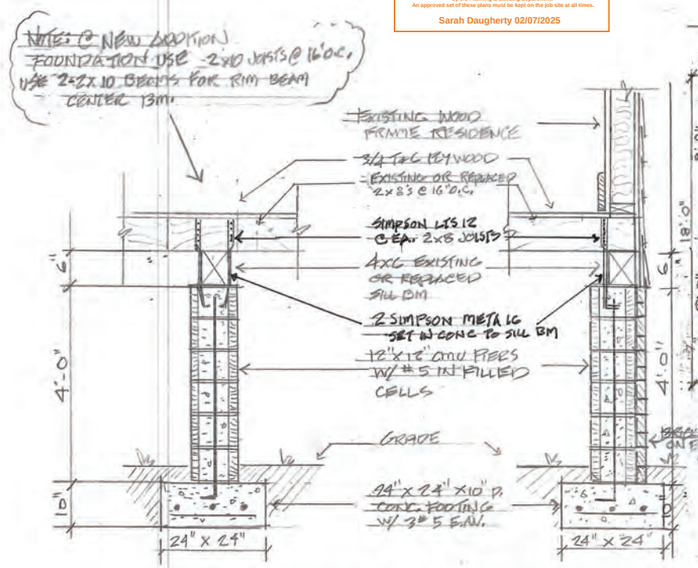
MAP SCALE: 1" = 20'
LAST FIELD DATE: 6/13/2018
SIGNATURE DATE: 6/18/2018

JAMES D. ELSON
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER # 6370

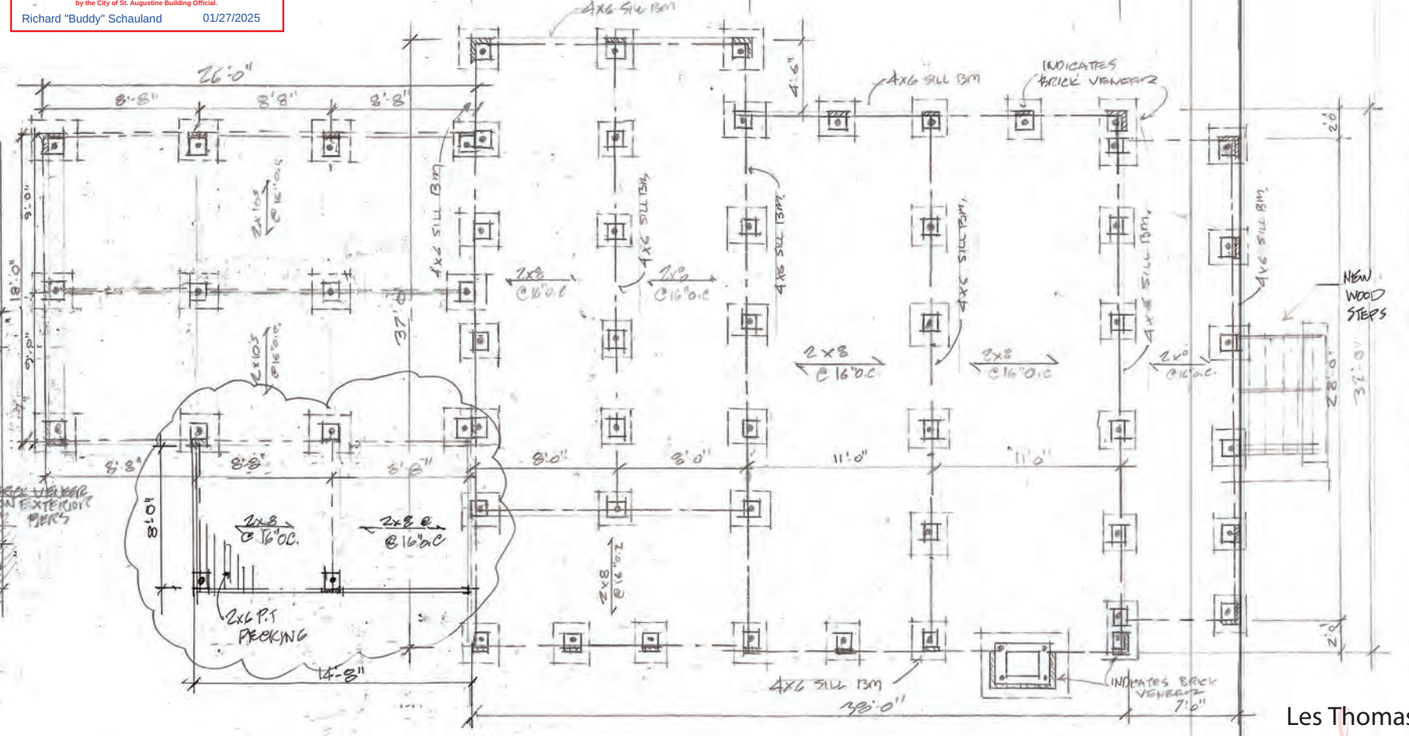


Approved
These plans have been reviewed and found to be in substantial compliance with the provisions of the 2023 Florida Building Code and the City of St. Augustine building ordinances. Any deviations or revisions to these plans must be approved by the City of St. Augustine Building Official.
Richard "Buddy" Schauland 01/27/2025

APPROVED
These plans have been reviewed for compliance with the City of St. Augustine Land Use & Development Codes. Any deviation from these plans or specifications related to the above codes must be reviewed and approved in advance in writing by the Planning & Building Department.
An approved set of these plans must be kept on the job site at all times.
Sarah Daugherty 02/07/2025



SECTIONS @ PIERS & FOOTING
3/4"=1'-0"



EXISTING RESIDENCE FOUNDATION PLAN
1/4"=1'-0"

REVISED 1-30-25

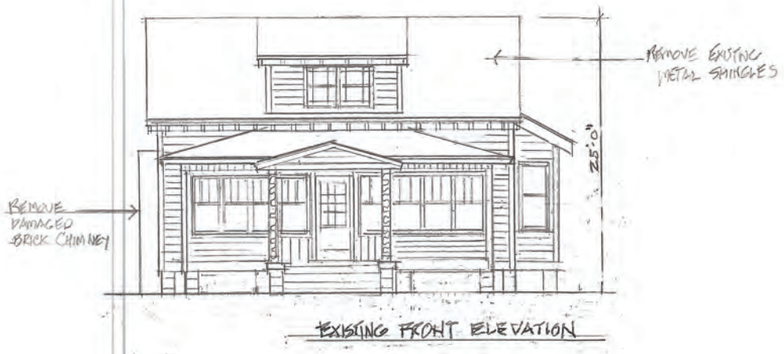
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

REMODEL + ADDITION
66 SARAGOSSA ST.
ST. AUGUSTINE, FL.

1-10-25
Scale: AS NOTED
Drawn: LT
File:

SHEET
A-1

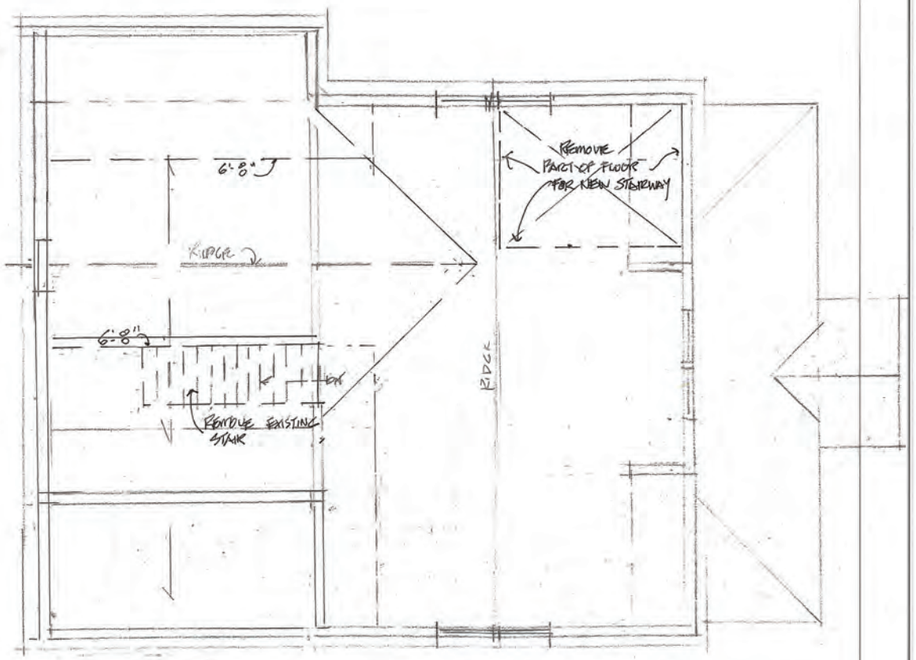
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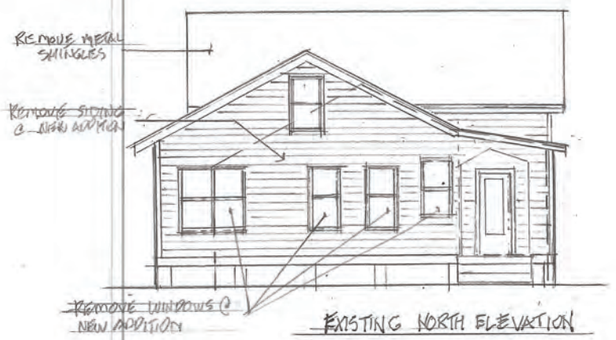
EXISTING FRONT ELEVATION



EXISTING WEST ELEVATION



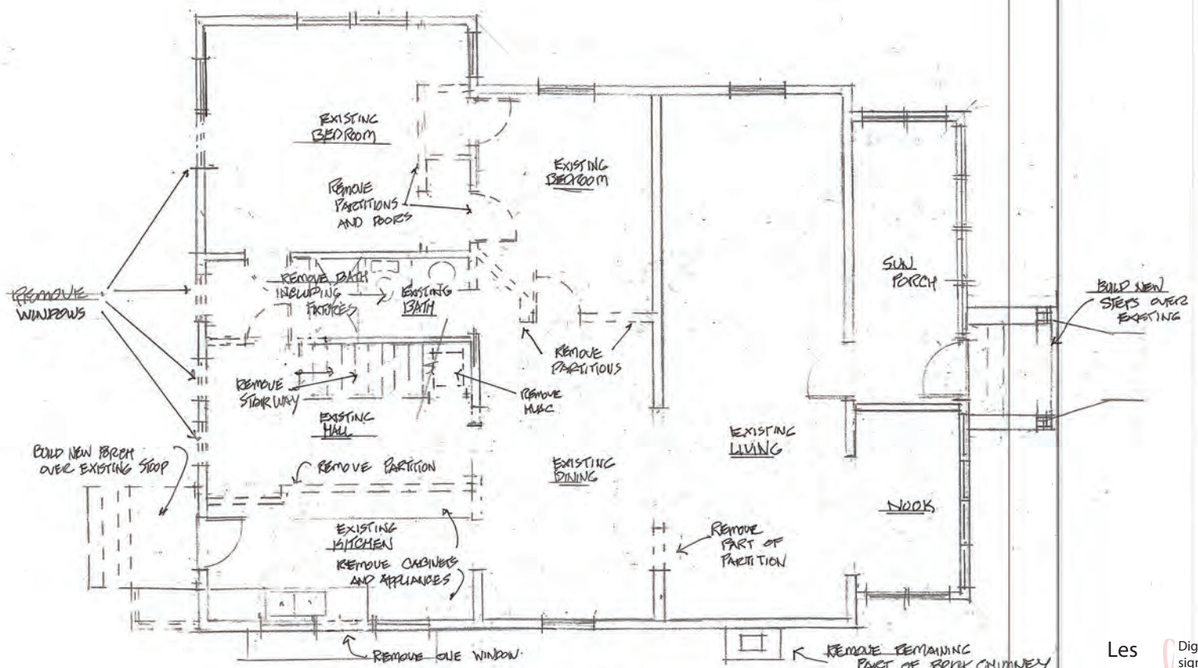
EXISTING SECOND PLAN 1/4"=1'-0"



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



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

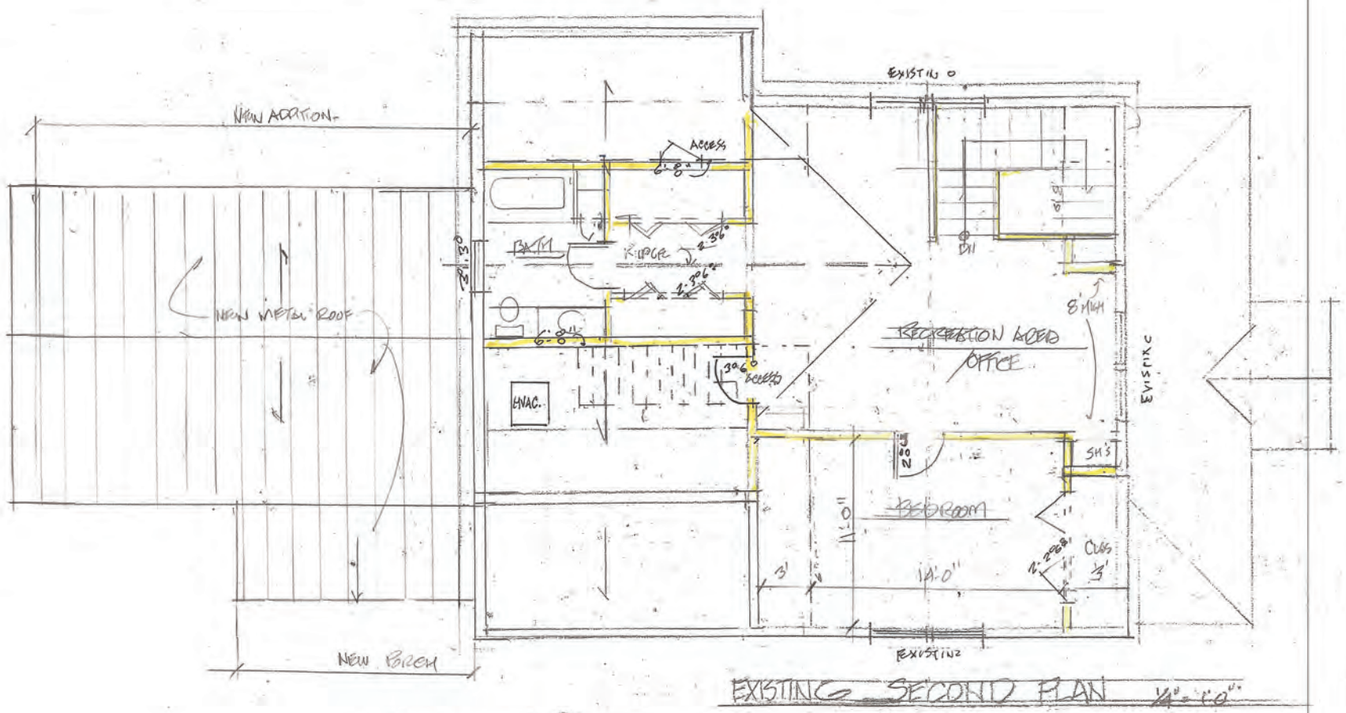
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

REMODEL + ADDITION
66 SARAGOSSA ST.
ST. AUGUSTINE, FL.

1-10-25
Scale: AS NOTED
Drawn: LT
File:

SHEET
A-2

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 18:46:40 05'00'



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

REMODEL + ADDITION
66 SARAGOSSA ST.
ST. AUGUSTINE, FL.

1-10-25
Scale: AS NOTED
Drawn: JT
File:

SHEET
A-3

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 18:47:23 -05'00'



FRONT ELEVATION (LIMITED 25%)



NEW ADDITION

WEST ELEVATION



EAST ELEVATION



REVISED 1-30-25

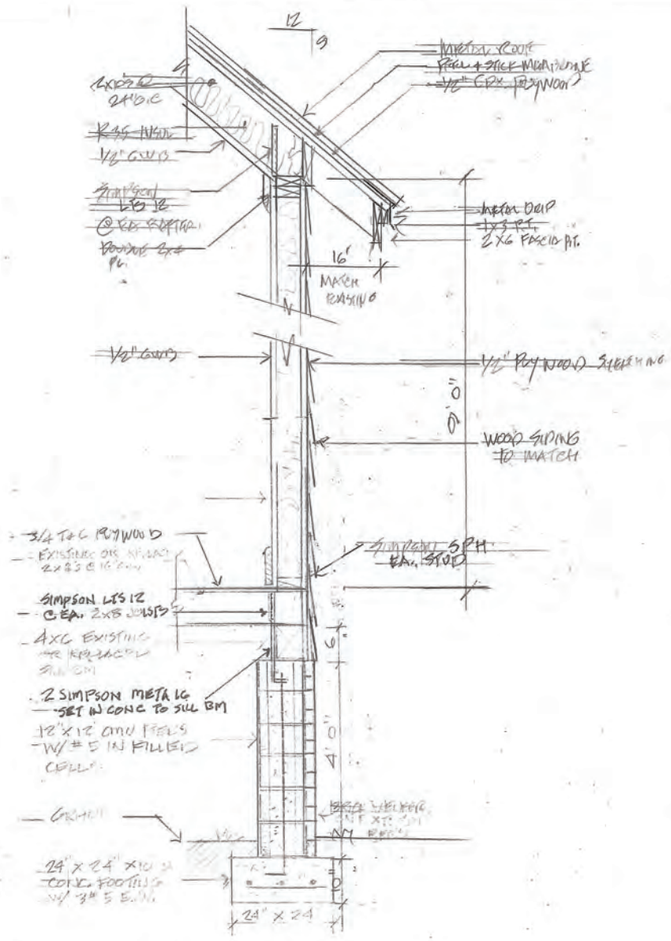
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

REMODEL + ADDITION
66 SABAGOSSA ST.
ST. AUGUSTINE, FL.

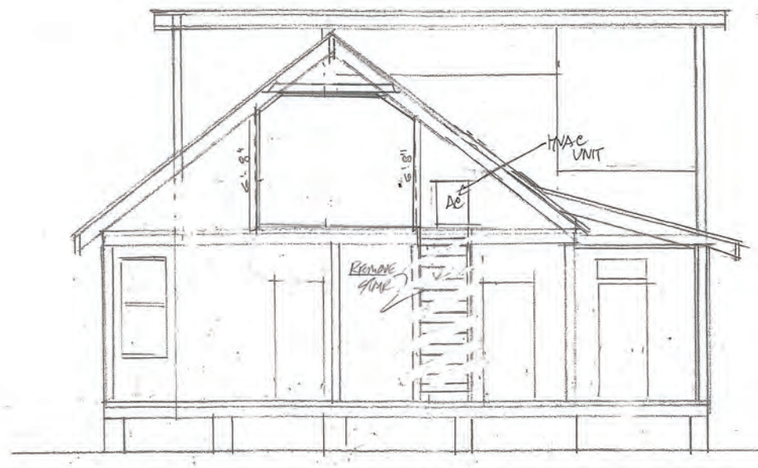
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A-4

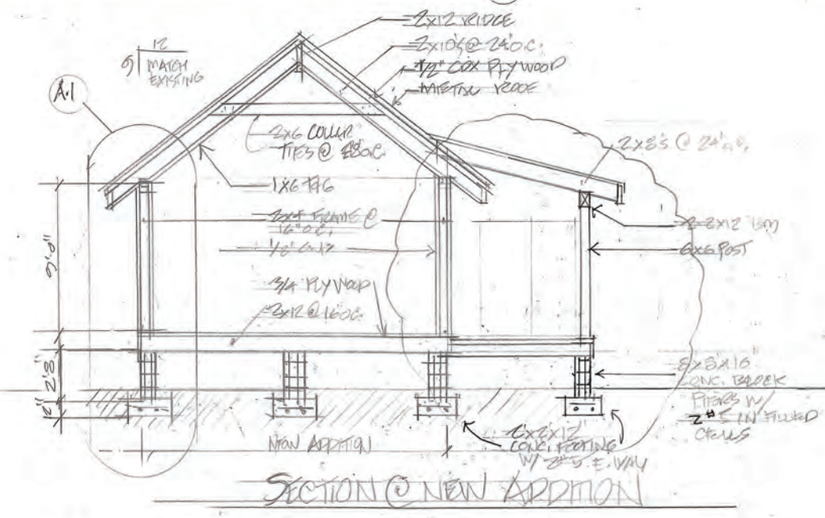
Les Thomas Architect
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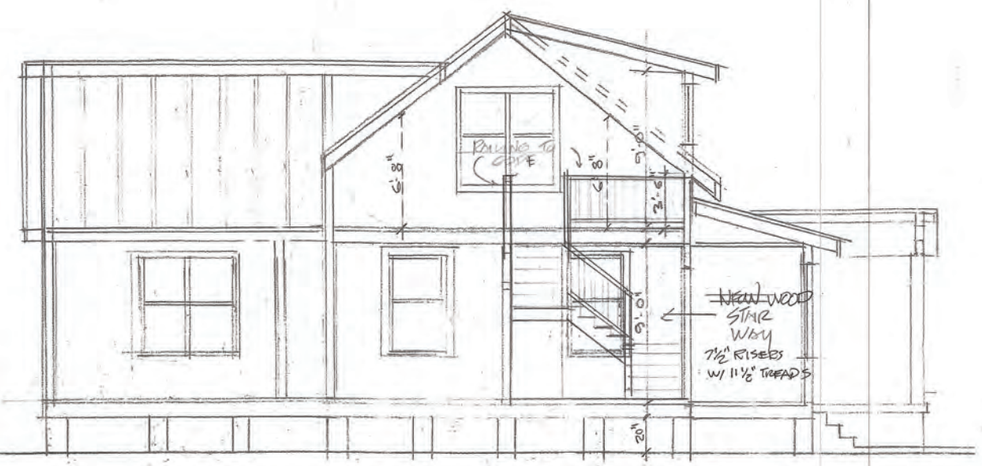
SECTIONS @ PIERS + FOOTING 3/4":1'-0"



EXISTING EAST/WEST SECTION 1/4":1'-0"



SECTION @ NEW ADDITION



A-2 NORTH/SOUTH SECTION 1/4":1'-0"

REVISED 1-30-25

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

REMODEL + ADDITION
66 SARAGOSSA ST.
ST. AUGUSTINE, FL.

1-10-25
Scale: AS NOTED
Drawn: LT
File:

SHEET
A-5

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 18:49:11 -05'00'

5/8" ZIP BOARD ROOF SHEATHING

2x4 OUTRIGGER @ 24"

BLOCKING REQUIRAD BETWEEN OUTRIGGERS

SIMPSON H25A

2x4 SCAB CONT. TOP TO BOTTOM CHORD @ 8' FROM GABLE

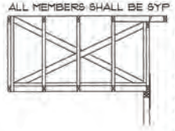
3-12D NAILS TYPICAL AT X BRACING

2x4 SCAB IF VERT. WEB IS NOT PRESENT

CONT. 2x4x8' @ LATERAL BRACE @ 48" O.C.

2x4 BLOCKING @ 48" O.C. BETWEEN GABLE AND FIRST

ALL MEMBERS SHALL BE SYP



½" PLYWOOD OR OSB WALL SHEETING SHALL BE FASTENED W/ 8d 6" IN FIELD AND 6" ON EDGE

GABLE END TRUSS SHALL HAVE 2x4 Y.P. @ 24" O.C. FOR WALL SHEETING APPELLATION

HURRICANE CLIP H2.5 or EQUAL @ 48" O.C.

2x4 BARGE RAFTER CONT.

SHINGLE STRIP

FASCIA

TOP CHORD OF GABLE END TRUSS DROP 3 1/2"

CONT. 2x4 SCAB FROM TOP TO BOTTOM CHORD @ X-BRACING (PROVIDE ADDITION 2x4'S @ VERTICAL IF HIGHER THAT 48" TO FROM AN "L" SHAPE

TOE NAIL TRUSS TO DOUBLE PLATE W/16D COM. @ 8" O.C.

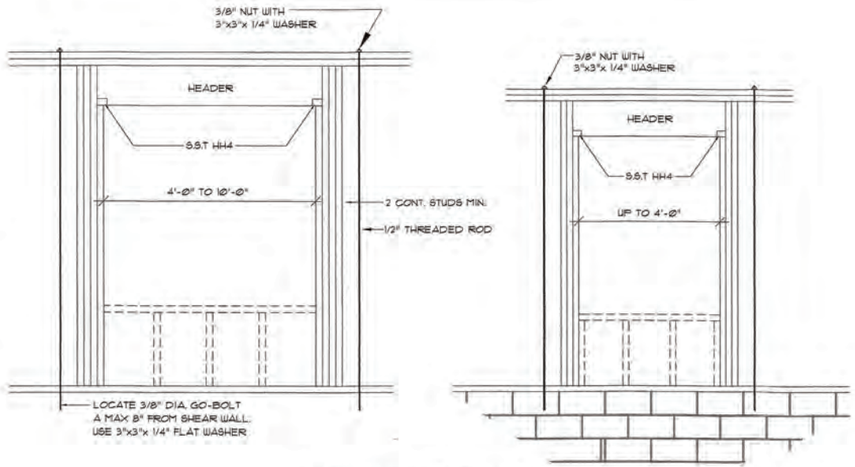
BOTTOM CHORD OF GABLE END TRUSS

2-2x4 TOP PLATE

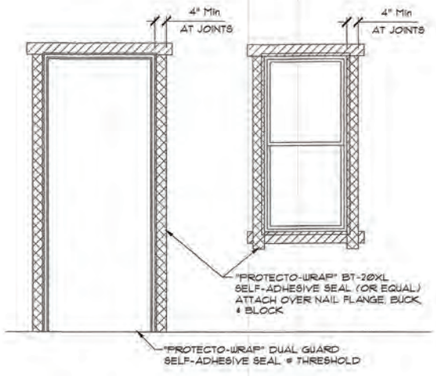
SIMPSON LSTA 24 @ 48" O.C.

2X4 STUDS @ 16" O.C.

Typ Gable End Bracing
N.T.S.



Header Details
½"=1'-Ø"



Exterior Open. Flashing
½"=1'-Ø"

WEATHER RESISTIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

STEPS

① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.

② APPLY SILL FLASHING

③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.

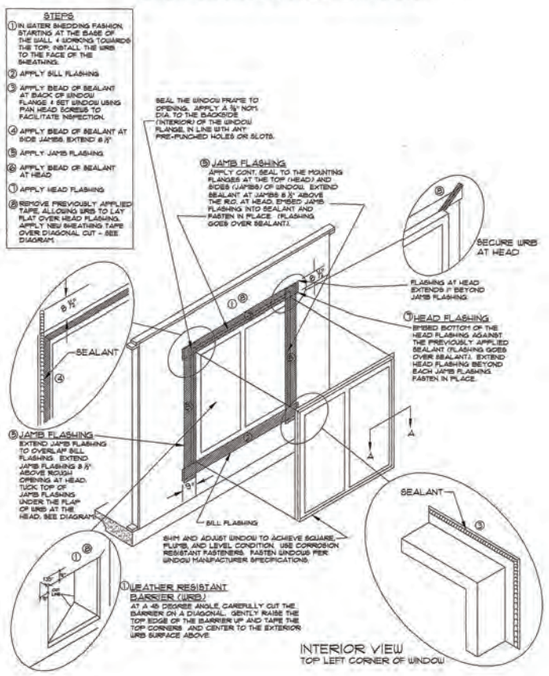
④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½".

⑤ APPLY JAMB FLASHING

⑥ APPLY BEAD OF SEALANT AT HEAD

⑦ APPLY HEAD FLASHING

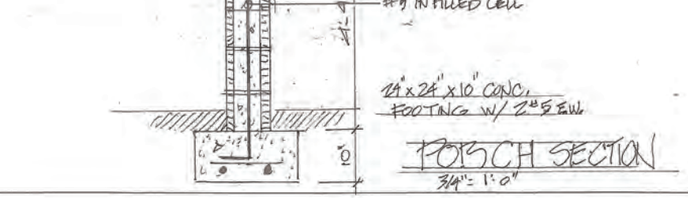
⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.



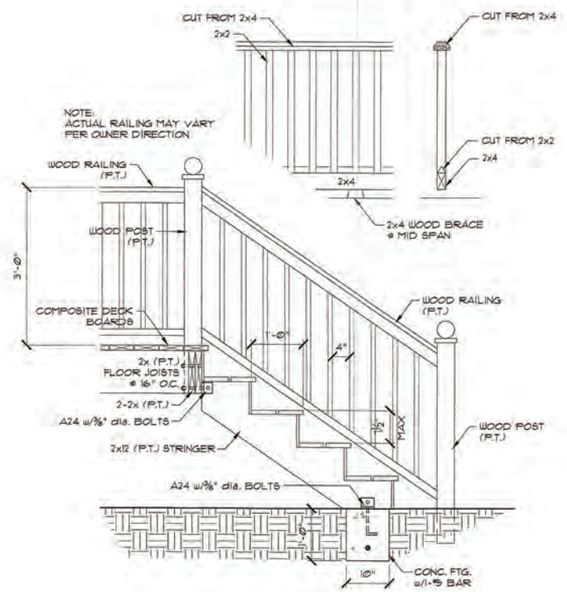
Header Schedule

OPENING WIDTH	BEARING WALL OR SHEAR WALL	NON-BEARING WALL	JACK and KING STUDS
Ø'- Ø" TO 3'- Ø"	(2) 2"X 8"	(2) 2"X 6"	1 J - 2 K
3'- 1" TO 5'- Ø"	(2) 2"X 10"	(2) 2"X 6"	2 J - 2 K
5'- 1" TO 7'- Ø"	(2) 2"X 12"	(2) 2"X 10"	2 J - 3 K
7'- 1" TO 10'- Ø"	(2) 2"X 12" WITH 1/2" PLYWOOD FLITCH	(2) 2"X 10"	3 J - 3 K
10'- 1" and LARGER	LVL (ENGINEERED)	LVL (ENGINEERED)	4 J - 3 K

NOTES:
1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, EXT.) WERE SIZED USING:
   1800 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY
3. JOISTS, RAFTER, LENTEL, ECT WERE SIZED USING
   1200 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY



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



Stair/Railing Detail
¾"=1'-Ø" Typical

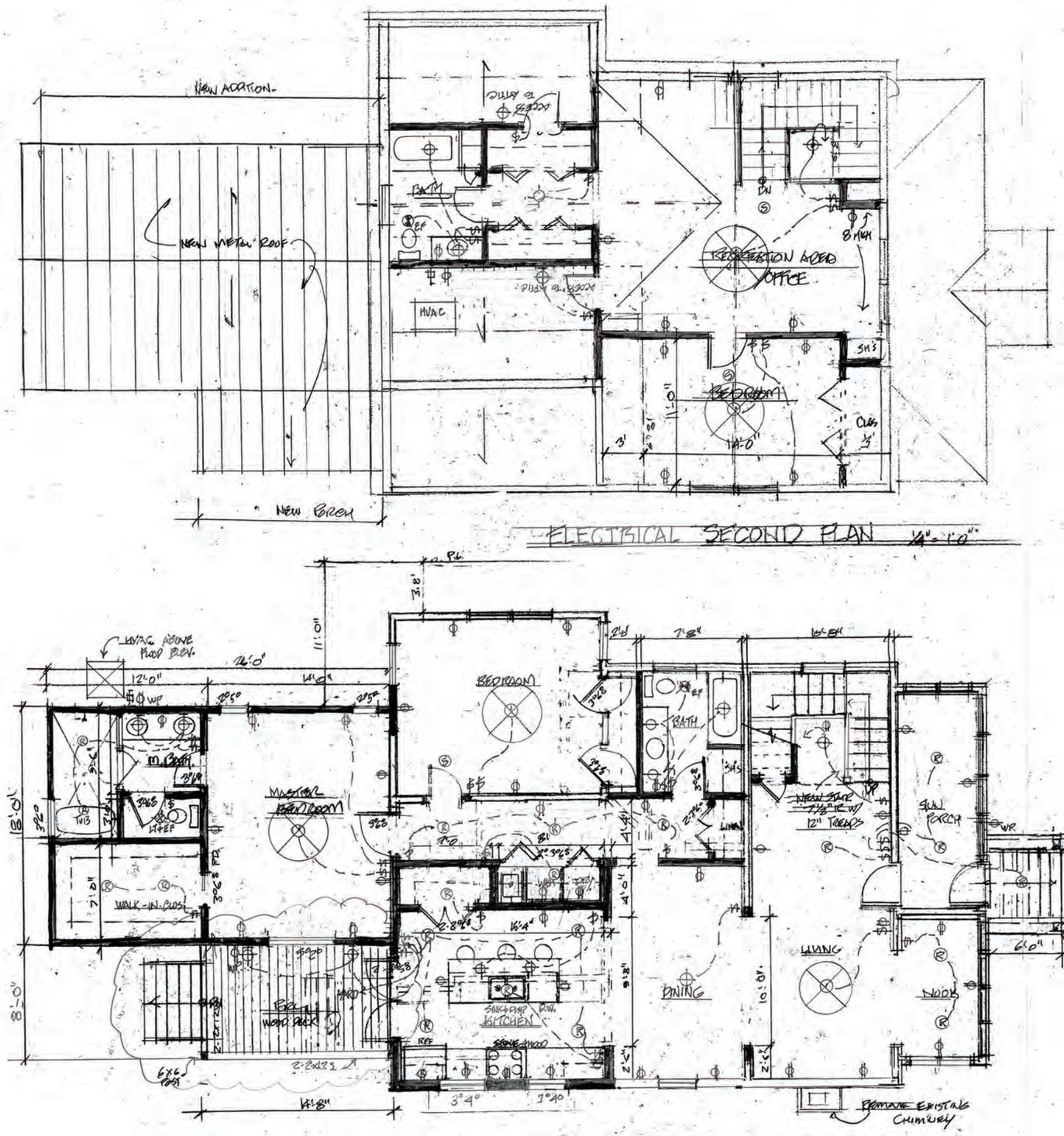
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BENODEL & ADDITION
66 SABAGOSSA ST.
ST. AUGUSTINE, FL.

Date: 1-10-25
Scale: As Noted
Drawn: JT
File:

SHEET
A6

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 18:49:45 -05'00'



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

REMODEL + ADDITION
66 SAN AGOSSA ST.
ST. AUGUSTINE, FL.

1-10-25

Scale: AS NOTED

Drawn: LT

File:

SHEET

E-1

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 18:50:26 -05'00'

From: justin ahmad
To: Julie Courtney; krista.purcell@hotmail.com
Subject: Re: 66 Saragossa Street - Ad Valorem Tax Exemption application for the April 17, 2025 Historic Architectural Review Board meeting
Date: Tuesday, April 8, 2025 8:24:32 AM
Attachments: image002.png
image003.png
image004.png
263199611878629.pdf

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.

Hey Julie,

I attached the rough estimate of the rehab. The sheet does not include Gaere Macdonalds fee which is 20% and it does not include appliances and light fixtures. So we would be at $605,144 and maybe Plus $10,000 for appliances and light fixtures. We are currently over budget due to the significant wood rot and termite damage after opening the walls up. So that value will probably change or we may have to take funds from one area and apply it to another. If you'd like I have some pictures I can add of some of the wood rot we are dealing with. Let me know if you have what you need or if you'd like a few more to add to the report. Thanks.

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Monday, April 7, 2025 6:34:03 PM
To: justin ahmad <justin.ahmad@hotmail.com>; krista.purcell@hotmail.com <krista.purcell@hotmail.com>
Subject: RE: 66 Saragossa Street - Ad Valorem Tax Exemption application for the April 17, 2025 Historic Architectural Review Board meeting

Hello Justin,
Do you have an approximate estimated cost of the rehabilitation?
I determined that the partial Certificate of Demolition application will not be required. Was there anything else you wanted to submit for this application? Today is the additional documentation deadline, but I can still accept if you send by tomorrow – preferably by the morning. (Or at least let me know what may still be coming).

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

66 Saragossa

Work Item	Scheduled value	Complete to date	This application	Material stored
66 Saragossa St				
Permits/ Fees	$10,487.00		$4,884.28	
Demo /dumping	$14,000.00		$9,879.36	
Houselift	$32,000.00		$32,000.00	
Piers	$16,500.00		$15,136.00	
Filldirt/ grade			$3,450.00	
Framing labour	$100,000.00		$22,594.00	
Framing mats	$40,000.00		$2,867.29	
Window & door	$6,500.00			
W/D repair	$5,000.00			
Siding & trim	$30,000.00			
Electric	$20,000.00			
Plumbing	$14,000.00			
HVAC	$13,500.00			
Insulation	$8,500.00			
Drywall	$22,500.00			
Roofing	$20,000.00			
Trim carpentry	$25,000.00			
Trim materials	$13,500.00			
Int Doors	$2,500.00			
Kitchencab vanity	$15,100.00			
Stone counters	$8,500.00			
Tile labour	$15,000.00			
Tile materials	$3,750.00			
Glass	$950.00			
Vanities	$750.00			
Closets	$1,000.00			
Subfloors	$5,250.00			
Flooring	$16,000.00			
Hardware	$500.00			
Gas				
Landscape				
Ext stairs	$6,500.00			
Lattice	$4,750.00			
Flatwork	$1,500.00			
Painting	$26,500.00			
Gas				
Rentals	$3,500.00			
Cleaning	$750.00			
Totals	$504,287.00	$0.00	$90,810.93	$0.00
Appliances	By owner		108,973.12	
Plumbing fixtures	By owner			
Electric fixtures	By Owner			

FTD — 99,999.89

F A/C — (8,660.85)

Instr #2024083094 BK: 6040 PG: 1518, Filed & Recorded: 10/24/2024 10:40 AM #Pgs:2 Doc. D $2,520.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

Rec: $19.50 Doc: $2520.00 ($360,000.00)

In, Return and Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
203640-0000
File No.: 64990

WARRANTY DEED

This Warranty Deed, Made the 23rd day of October, 2024, by

SCOTT W. SIEFKEN AND MARY C. SIEFKEN, husband and wife and as Trustees of the SIEFKEN LIVING TRUST dated August 1, 2011, whose post office address is:

1665 State Road 16 St Augustine FL 32084,
hereinafter called the "Grantor", to

KRISTA AHMAD, JUSTIN AHMAD , a married couple, and ANDREW VARACALLI, all as Joint Tenants With Full Rights of Survivorship - not as tenants in common whose post office address is:

264 Kingston Dr St Augustine FL 32084,
hereinafter called the "Grantee".

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

LOT 8 OF BLOCK "A" OF THE MODEL LAND COMPANY'S SUBDIVISION OF PART OF BLOCK 45 IN THE CITY OF ST. AUGUSTINE, ACCORDING TO PLAT OF SAID SUBDIVISION ON FILE IN ST. JOHNS COUNTY RECORDS IN PLAT BOOK 1 AT PAGE 108 AND IS DESCRIBED THE SAME ON OFFICIAL MAP OF SAID CITY MADE BY ROBERT RANSON AND ACCEPTED BY THE CITY COUNCIL ON JANUARY 1905.

The 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 member of the household of Grantor(s) reside thereon.

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 2023, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

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

Witness 1 Signature

Witness 1 Printed Name and Post Office Address:
Carol A Lagasse
71 Carvera ST
St Augustine FL 32084

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Marlene Lagasse
71 Carrera ST
St Augustine FL 32084

THE SIEFKEN LIVING TRUST DATED AUGUST 1, 2011

Scott W. Siefken
Trustee and as to his individual interest

Mary C. Siefken
Trustee and as to her individual interest

COPY

State of Florida
County of St Johns
The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23rd day of October, 2024 by SCOTT W. SIEFKEN AND MARY C. SIEFKEN, husband and wife and as Trustees of the SIEFKEN LIVING TRUST dated August 1, 2011. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

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

CAROL A. LAGASSE
Notary Public
State of Florida
Comm# HH538205
Expires 7/21/2028

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2036400000
Location Address	66 SARAGOSSA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	2-44 MODEL LAND CO SUB CITY LOT 8 BLK A OR6040/1518 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Model Land Co.'s Subdivision Of A Part O
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.150
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Ahmad Krista Et AL 100% Ahmad Justin 100% Varacalli Andrew 100%
Mailing Address	66 SARAGOSSA ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,722

Map



Valuation Information

	2025
Building Value	$137,598
Extra Features Value	$0
Total Land Value	$204,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$341,598**
Total Deferred	$56,295
Assessed Value	**$285,303**
Total Exemptions	$107,017
Taxable Value	**$234,581**

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

Historical Assessment Information

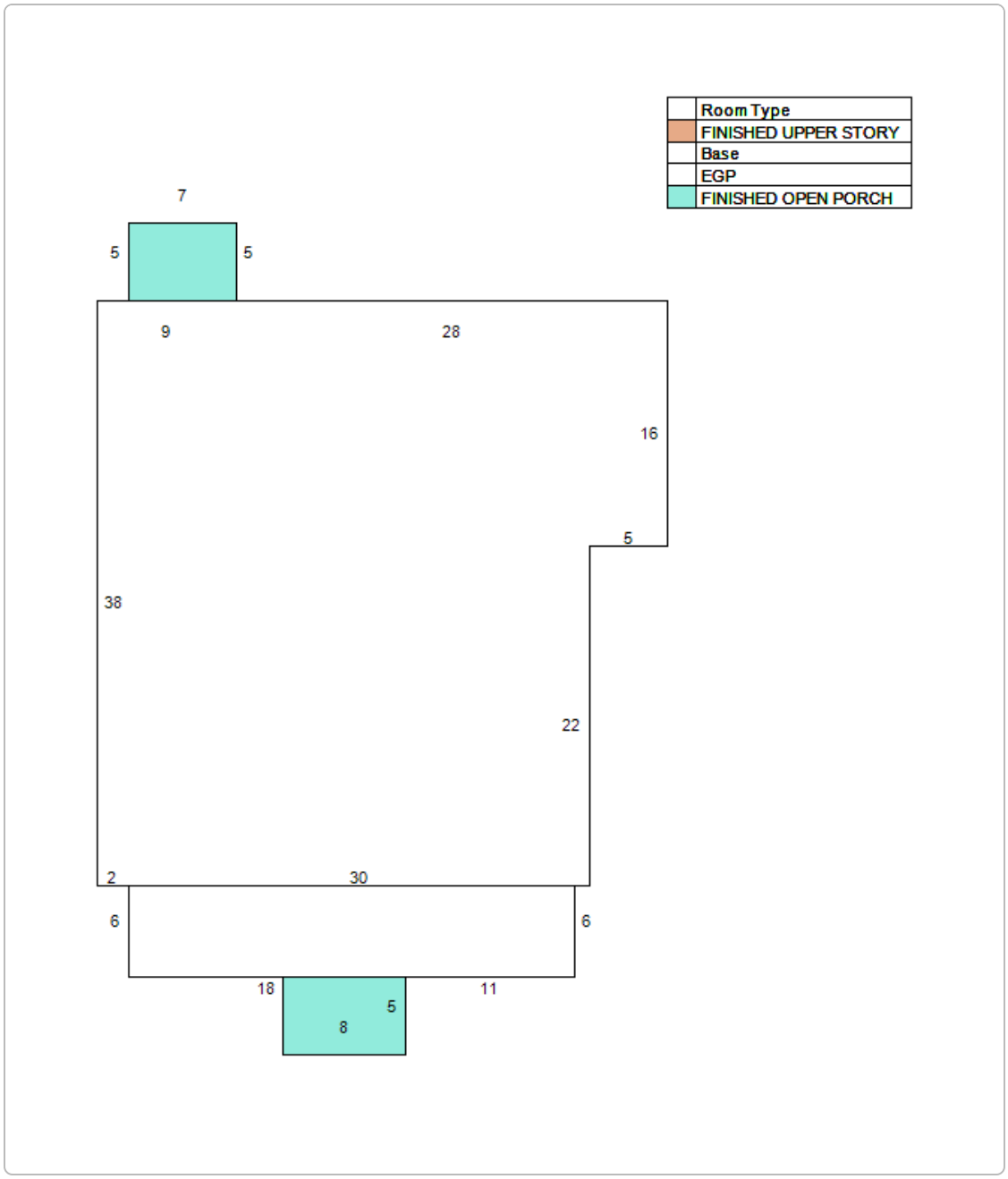
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$130,693	$0	$204,000	$0	$0	$334,693	$274,562	$60,131	$274,562
2023	$133,393	$0	$204,000	$0	$0	$337,393	$249,602	$87,791	$249,602
2022	$107,760	$0	$171,360	$0	$0	$279,120	$226,911	$52,209	$226,911
2021	$60,933	$0	$145,350	$0	$0	$206,283	$206,283	$0	$206,283
2020	$62,105	$0	$145,350	$0	$0	$207,455	$207,455	$0	$207,455
2019	$56,321	$0	$145,350	$0	$0	$201,671	$201,671	$0	$201,671
2018	$75,094	$0	$145,350	$0	$0	$220,444	$220,444	$0	$220,444
2017	$75,094	$908	$145,350	$0	$0	$221,352	$156,518	$90,334	$131,018
2016	$67,944	$908	$126,225	$0	$0	$195,077	$194,096	$981	$194,096
2015	$60,793	$908	$114,750	$0	$0	$176,451	$176,451	$0	$176,451
2014	$51,602	$908	$114,750	$0	$0	$167,260	$167,260	$0	$167,260

Building Information

Building	1
Building Value	$137,598
Year Built	1900
Actual Area	2193
Conditioned Area	1944
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Carpet
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	1296
FINISHED OPEN PORCH	35
UNFINISHED ENCLOSED PORCH	174
FINISHED OPEN PORCH	40
FINISHED UPPER STORY	648
Total SqFt	2193

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	130	50	EF	$204,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/24/2024	10/23/2024	$360,000.00	TRUSTEES DEED	6040	1518	Q	I	SIEFKEN LIVING TRUST D: 08/01/2011	AHMAD KRISTA ET AL
1/25/2024	1/25/2024	$0.00	WARRANTY DEED	5890	1715	U	I	SIEFKEN SCOTT W,MARY C	SIEFKEN LIVING TRUST D: 08/01/2011
8/21/2018	8/21/2018	$230,000.00	WARRANTY DEED	4600	475	Q	I	BUELL CAROLINE WOLFE	SIEFKEN SCOTT W,MARY C
	7/8/2002	$100.00	QUIT CLAIM DEED	1781	846	U	I	WOLFE DONALD (HIS INT)	BUELL CAROLINE WOLFE
	2/15/2002	$0.00	ORDER DET HX REAL P	1728	425	U	I	WOLFE LILLIAN THELMA ESTATE	BUELL CAROLINE W,WOLFE DONALD,GRAWET WANDA
	12/17/1996	$0.00	WILL	1728	421	U	I	WOLFE LILLIAN THELMA	WOLFE LILLIAN THELMA (WILL)
11/13/2018	9/26/1996	$0.00	DEATH CERTIFICATE	4639	1848	U	I	WOLFE GUY B (DECD)	WOLFE LILLIAN THELMA

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/18/2025, 12:20:15 AM

Contact Us

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 17, 2025 Meeting



Application HP2024-0081 Address: 47 Abbott Street

Mary & Scott Siefken – Applicant and Owner

Project description: For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure. (*Continued from January 16, 2025)*

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00104
National Register:	Abbott Tract NRHD: Contributing	Construction date:	c. 1885-1894
Archaeology Zone:	IIA	Zoning District:	RS-2
Parcel number:	1952900000		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the east side of Abbott Street on the block between Mulberry and Locust Streets in Abbott Tract National Register Historic District, this Frame Vernacular residence, constructed between 1885 and 1894, features a front gable asphalt shingle roof, hip roofed two-story front porch with chamfered posts, brackets, and decorative balustrade, aluminum siding, and 6/6 wood windows.

This application was continued by the HARB at the January meeting to allow the applicant time to redesign the rear addition to reduce its massing in comparison to the original structure. Items in red listed in the scope of work below are updated from the previous submittal.

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 that contributes to a National Register Historic District and does not use in-kind design/materials requires review and approval by the HARB. The HARB will review the addition design as shown in submitted plans as part of this application.

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 **47 Abbott Street** if the Board finds that:

1. The proposed partial demolition and new addition maintains the historic character and integrity of the structure, in keeping with the Secretary of the Interior's Standard's for Rehabilitation 2 (Retention of Distinguishing Architectural Character)
2. The scope of work is compatible with the historic structure's building envelope
3. Proposed changes will not compromise the overall historic character and integrity of the structure, in keeping with the Secretary of the Interior's Standard's for Rehabilitation 9 (Compatible Contemporary Design for New Alterations and Additions)

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Removal of two-story rear addition
    b. Removal of a one-story rear addition
    c. Removal of existing shed
    d. Removal of lower siding to expose existing pier foundation
2. Construction of a new two-story rear addition
    a. ~25'w x 38'l, 950sf (Original design reviewed in January 2025= ~30'w x 40' l, 1081sf)
    b. Roof, siding, and windows to match existing.

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, this building contributes to the Abbott Tract 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 has a similar mass and scale as the numerous two-story residential buildings that are in the neighborhood with a similar age.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other Frame Vernacular structures that have seen alterations and additions over time.

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 updated rear addition design reduces the total square footage by ~90sf by reducing the distance it will project from the south elevation to 5' instead of 9' and stepping the north side of the addition in 1' from the wall plane of the original structure. The Architectural Guidelines for Historic Preservation (AGHP) generally recommends that additions be smaller in mass and scale than the primary structure or be connected by a hyphen to separate the addition from the original structure and limit impacts to the streetscape. While the height of the proposed addition has increased by ~1', the roof pitch will match the existing structure and the changes reduce some of the visual impact of the addition from the streetscape. The proposed addition design utilizes an irregular window pattern based upon interior layout, unlike the existing structure with four evenly spaced windows on each elevation. Redevelopment plans need to consider the Tree and Landscape Ordinance and meet all zoning and archaeological review requirements. Based upon calculations for non-conforming lots of record, the addition would meet side yard setbacks as proposed.

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 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. Demolition of the shed and existing rear additions would do little to impact the streetscape, though the larger replacement addition will be clearly visible. Exposure of the pier foundation may change the overall look of the structure, though exposed piers is a common element of Frame Vernacular architecture.

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 elements proposed for demolition are not representative of a specific style of architecture that would be impacted by their loss.

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 Abbot Tract, North City, and Lincolnville.

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 shed, additions, and pier skirting are not of such craftsmanship or design that they could not be reproduced. The replacement rear addition will look significantly different, though the applicant has proposed repurposing two existing rear wood windows for use on the forward-facing portion of the addition if allowed by building code.

11. ***The justification for the proposed partial demolition.*** The applicant is proposing removal of the existing addition because they sit at different grades from the original structure and can hinder mobility. The applicant is proposing a large rear addition to increase building square footage to meet their needs. The rear shed shows signs of deterioration, and the applicant is proposing its removal after completion of the addition to open-up space in the rear yard. The removal of skirting around the piers is proposed to allow the applicant to assess the condition of the piers and complete any necessary repairs. It is unclear whether the applicant will keep the piers exposed once repairs are complete.

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(3)d, 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(4), 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.

(Section 28-89(5), CoSA Code of Ordinances) **Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past,** may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

~~~~~

SEE NEXT PAGE FOR BUILDING'S ELIGIBILITY FOR DEMOLITION REVIEW / PARTIAL DEMOLITION APPROVAL:
~~~~~

The building was built by 1894, 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 Abbott Tract National Register Historic District. The replacement rear addition is not being constructed in-kind, lower siding may be permanently removed to expose the currently hidden brick piers, and the rear detached shed will be permanently removed.

The requirements for review 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
47 Abbott Street



Front (West) Elevation

Staff Photographs
47 Abbott Street



Front (West) Elevation



Staff Photographs
47 Abbott Street



Rear (East) Elevation

Staff Photographs
47 Abbott Street



Southeast Elevation

Staff Photographs
47 Abbott Street





Southwest / West Elevations

Staff Photographs
47 Abbott Street



Shed proposed for demolition (noted on Sanborn Maps as 47-1/3 Abbott Street

Staff Photographs
47 Abbott Street



Side Yard Location of New Addition



Staff Photographs
47 Abbott Street

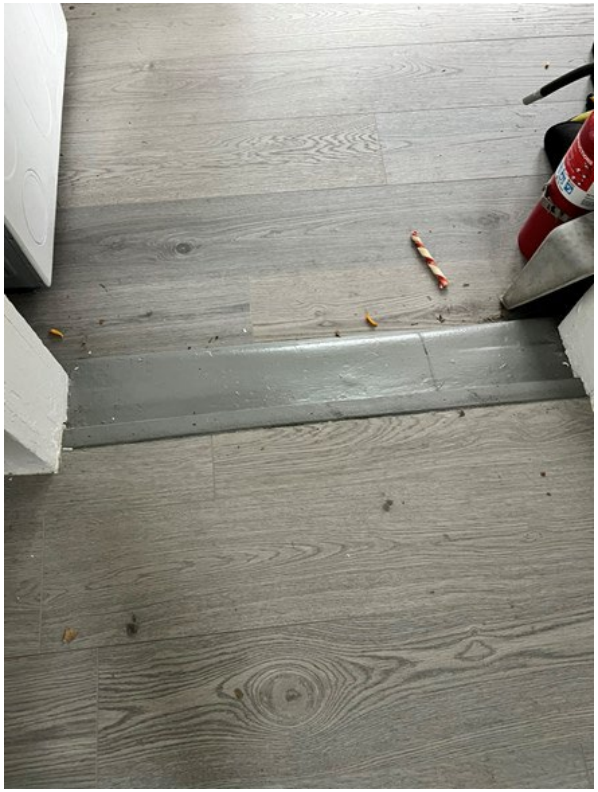


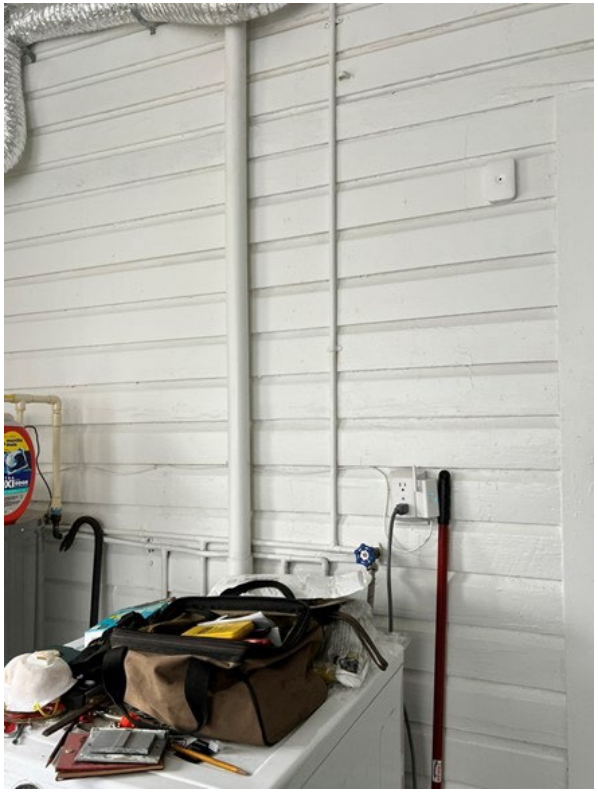




Interior of Portion to be Demolished

Staff Photographs
47 Abbott Street



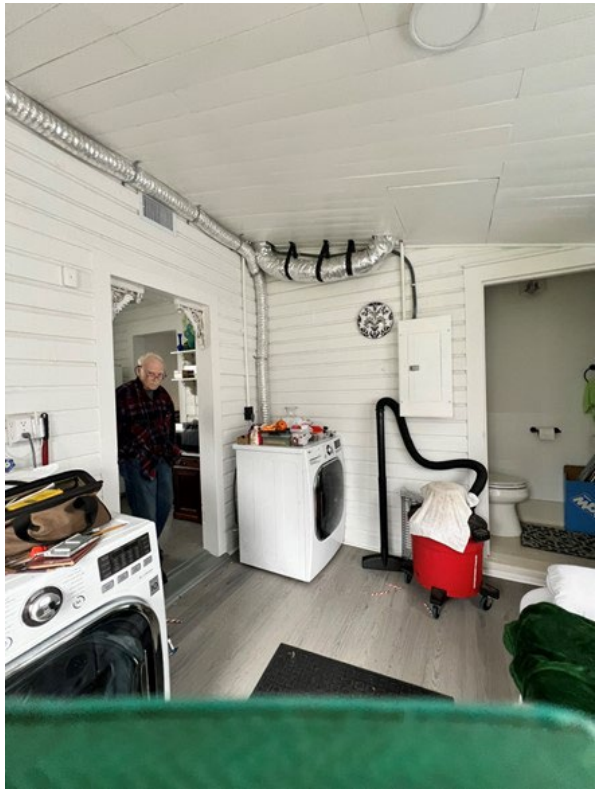


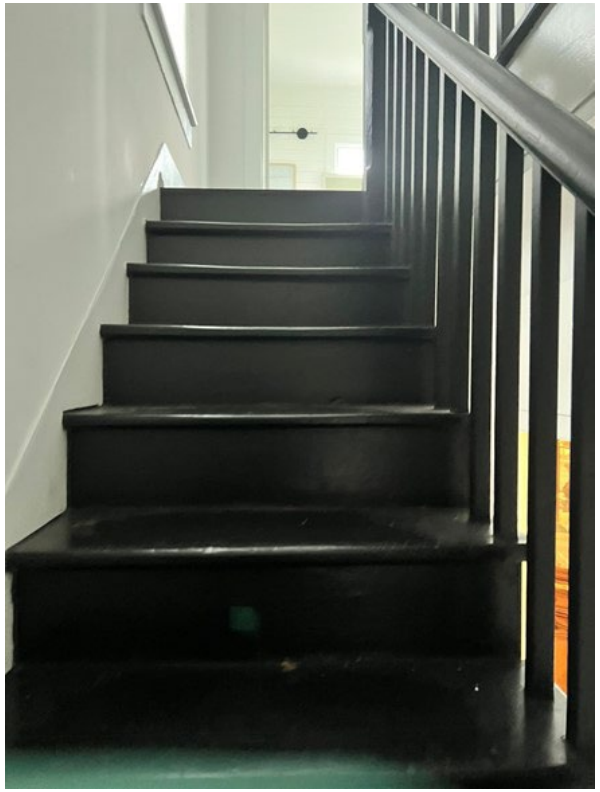


Interior of Portion to be Demolished

Staff Photographs
47 Abbott Street







Interior of Portion to be Demolished

Staff Photographs
47 Abbott Street



Interior of Portion to be Demolished

Staff Photographs
47 Abbott Street





Context



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. 8SJ104 1009==

Site Name: 47 Abbott Street 830== Survey Date: 7808 820==

Address: 47 Abbott Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Abbott Tract (subdivision) G (block) 5 (lot) 868==

868==

Owner of Site: Name: Adams, Monroe C. & Marjorie;

Address: 47 Abbott Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS2

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 469616 (easting) 3307675 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Harper, Robert W. (Assistant Curator);

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(X) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

(X) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1894 844== Period: 19th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, drop siding with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/6 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: porches 942==

Porches & Balconies: 2 story open porch on front 942==

Chimney Location: Offset ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Chamfered wood posts, jigsawn rafters, decorative balustrade 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Minorcans, Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 47 Abbott Street was constructed between 1885 and 1894. Victorian elements include chamfered wood posts on the two-story open porch, jigsawn rafters, and decorative balustrades. The original wood siding harmonizes with the character of the Abbott Tract neighborhood.

Abbott Tract was developed between 1872 and 1930, although some newer homes are also in evidence. As a result of this long period of development, it contains a wide range of architectural styles, including Victorian styles ranging from simple Frame Vernacular to elaborate Queen Anne and an exotic Moorish Revival. Colonial Revival and Mediterranean Revival area also exemplified along with Masonry Vernacular structures in a commercial strip. The area has retained its residential character which is enhanced by the proximity of the North River to the east, the Mission grounds to the north, and the Castillo de San Marcos property to the south. A scattering of commercial establishments along San Marco Avenue forms its western boundary. The ambience of Water Street, on the easternmost portion of the subdivision, is derived from large elegant residences which line the riverside thoroughfare. The Victorian look of 19th century structures dominates the neighborhood with two and two and one-half story 20th century residences harmoniously contributing to the street's grandure.

HISTORY

Abbott Tract, one of the first areas to be settled outside colonial St. Augustine, evolved from three 19th century subdivisions. The property was once within the colonial defense perimeter known as Mil y Quinientos (The Fifteen Hundred).(1) Between 1800 and 1808 land grants were given to Jose Noda, Jose Garcia, Juan Gianopoly, Pedro Estopa, and Juan Villalonga.(2) During the Second Spanish Period Jose Noda, a native of the Canary Islands, purchased the Garcia property. In 1837 Peter Sken Smith, a land speculator from New York state, purchased the combined properties naming it the Noda Concession. The following year Smith divided the land into lots for private sale. Later called North City, the property extended north from Clinch Street, now the northern boundary of the fort green, to Joyner Street.(3) North of Smith's property was Davis' Range, land comprised of the three re-

(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), V, 414.

2. American State Papers, V, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), IV, 143; III, 53; III, 13.

3. Florida Herald Southern Democrat, July 15, 1839; St. Johns County Courthouse, Map Book No. 1, p. 53.

4. St. Johns County Courthouse, Deed Records, Book C, p. 186; Book F,

maining Spanish grants consolidated and purchased by Mary Ann and William Davis during the 1820's and 1830's.(4) This property was also subdivided into lots for resale but did not meet with the success of the rapidly developing Noda Concession. After the Civil War land developers Mary Ann and William Van Ness bought the northern portion of Davis' Range renaming it Van Ness Tract. Lucy Abbott, a spinster from South Carolina, invested in the Noda Concession and other properties and building as far north as Locust Street.(5) By 1923 her name was solely associated with the North City community. The settlement became home for a variety of inhabitants: bankers, physicians, retired generals, laborers, and a large Black community.(6)

The names of Masters, Felany, Usina, and Pacetti prevail on the list of property owners on Abbott Street in the 1880's.(7) By 1904 the street still consisted of numerous home owners and renters who descended from the New Smyrna coloists.(8) A large number of Blacks also resided on the street both as renters and home owners. Before 1900 Abbott Street was known as Washington Street.(9)

An early resident of this house at 47 Abbott Street was Charles D. Segui who owned and managed a bookstore on St. George Street.(11) Also listed at that address are his wife Maude, and Mrs. Michaelina Degui, a widow. A later resident was John J. Capo, an electrician, and his wife Florida.(12) Members of both families descend from Minorcan families who migrated to St. Augustine from New Smyrna in 1777. Before 1900 Abbott Street was known as Washington Street.(13)

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p. 69; Book H, p. 105; Book O, p. 83; WPA, Spanish Land Grants in Florida, III, 13.

5. Deed Records, Book W. pp. 355-357.
6. Goold T. Butler "Official Map of the City of St. Augustine, 1923."
7. Deed Records, Book Y, p. 634; Book AAA, pp. 93, 137, 168, 467; Book BB, pp. 449, 651; Book CC, p. 22; Book DD, p. 201; Book FF, pp. 542, 544; Book MM, p. 36; Book WW, pp. 89, 291.
8. St. Augustine City Directory, 1904; Charles D. Manucy and Robert Ransom, Supplement to Official City Map, 1905, p. 16.
9. Deed Records, Book 2, p. 226.
10. City Directory, 1899, 1911-12.
11. Ibid., 1920-21.
12. Deed Records, Book 2, p. 226.

☐ Original
☒ Update



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

Site#8 SJ00104
Field Date 10-1-2020
Form Date 10-22-2020
Recorder # KP

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) 47 Abbott 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
Address:	47		Abbott	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30W — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1952900000 — Landgrant _____
Subdivision Name Abbott 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: 1894 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1894 — To (year): 2020
Current Use Private Residence (House/Cottage/Ca — From (year): 1894 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature doors
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Allen George A

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. Vinyl 2. _____ 3. _____
Roof Type(s) 1. Gable 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.)

6/6 wood sash, single casement

Distinguishing Architectural Features (exterior or interior ornaments)

front facing gable roof, 2 story porch, vinyl exterior siding, symmetric facade, cornerboards

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

mature tree, single car grass drive, corrugated metal storage shed at rear

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

HISTORICAL STRUCTURE FORM

Site #8 SJ00104

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Obscured 2. _____
Main Entrance (stylistic details)

off-center multipanel w simple surround under 2nd story balcony

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

full width attached shed extension, masonry platform and steps, square support posts, lattice

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

This 1894 Frame Vernacular resource is in good condition. It has a Gable roof, Vinyl siding, and is 2 stories.

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)

This building has retained its historic massing and materials, and contributes to the district. There are no known significant architectural associations or features and as such it is not individually eligible.

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

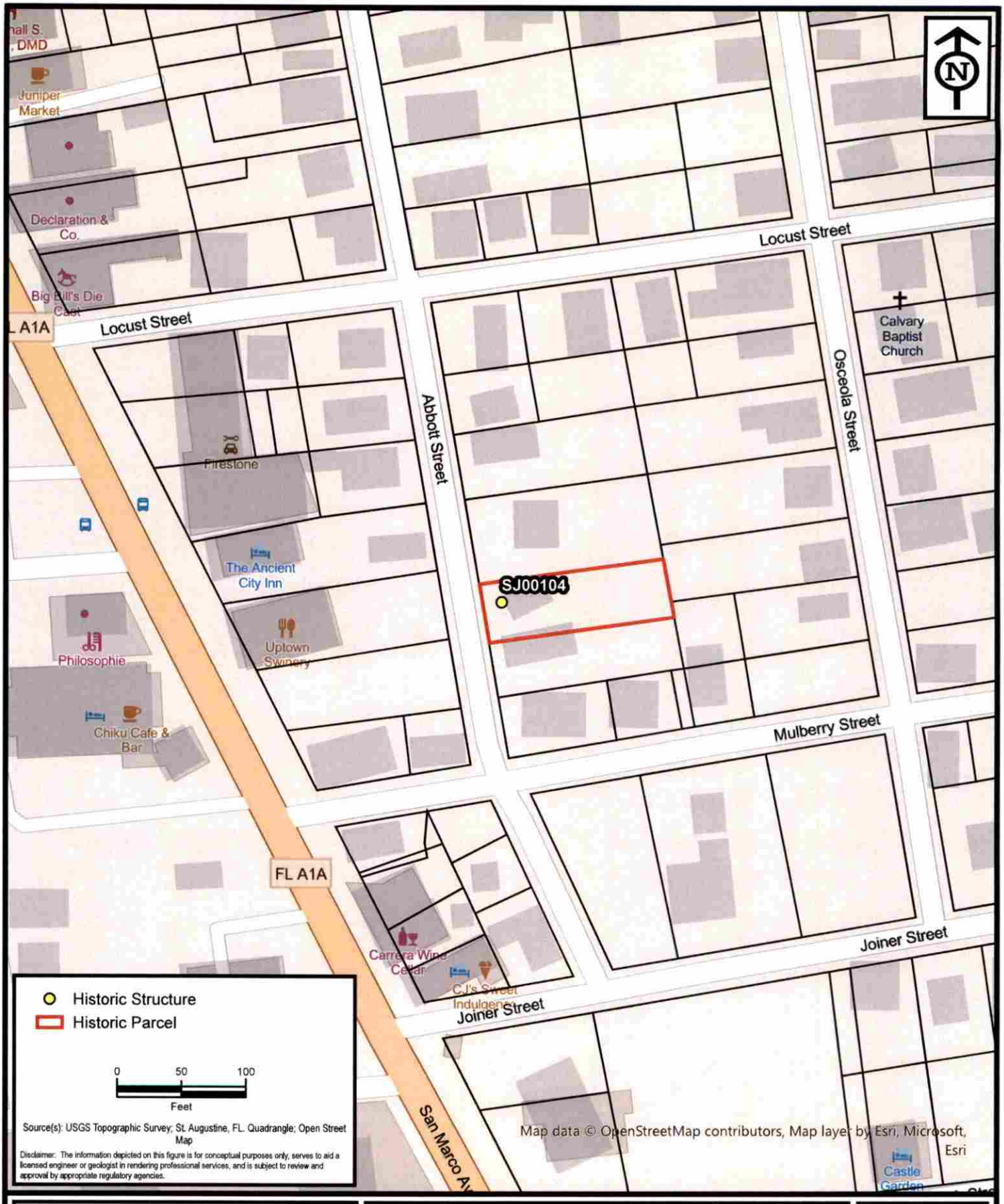
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)

Required Attachments

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



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

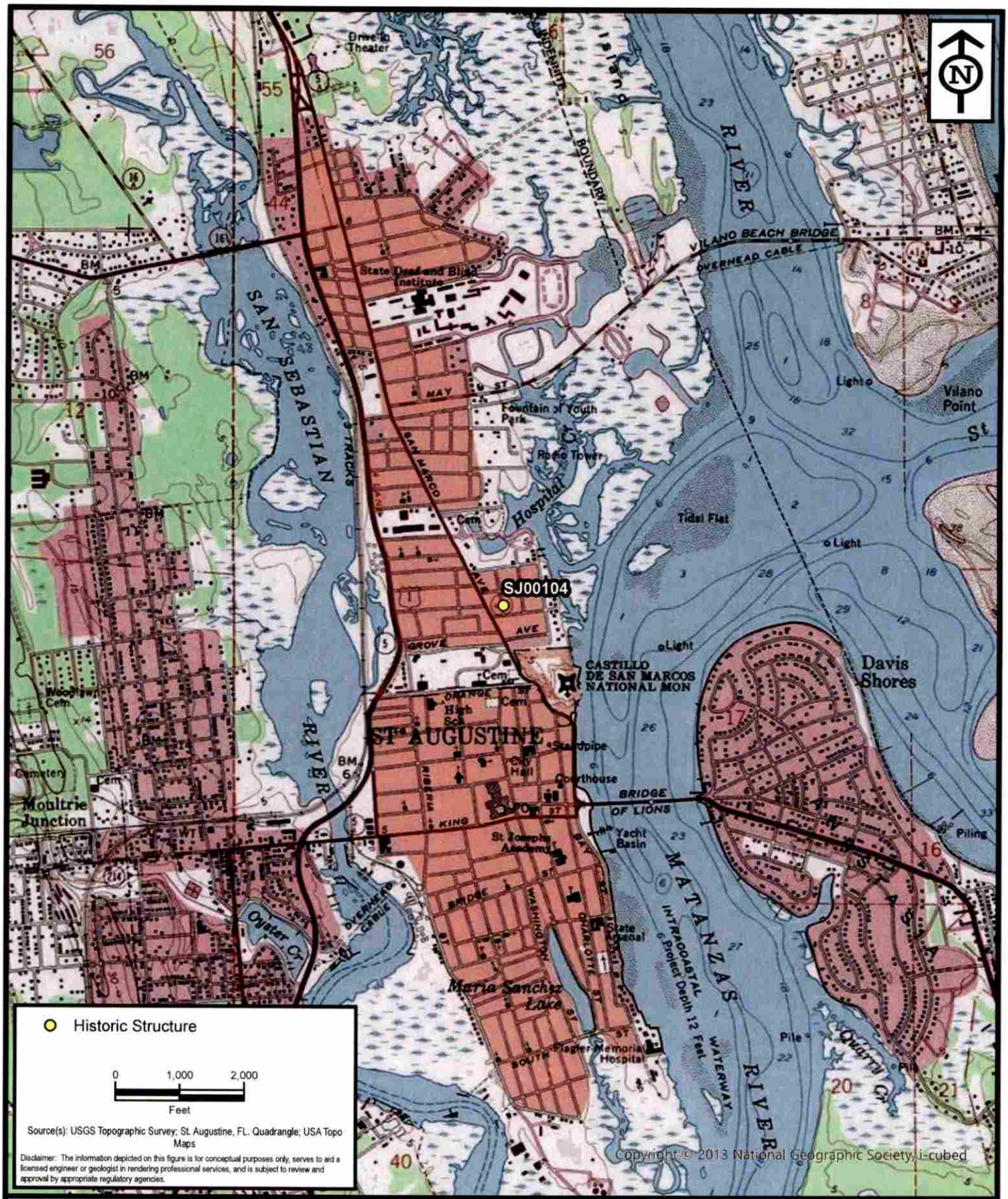
Parcel Location - SJ00104

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Oct 2020
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: 10/28/2020 by AA



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
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PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ00104

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Oct 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**1**

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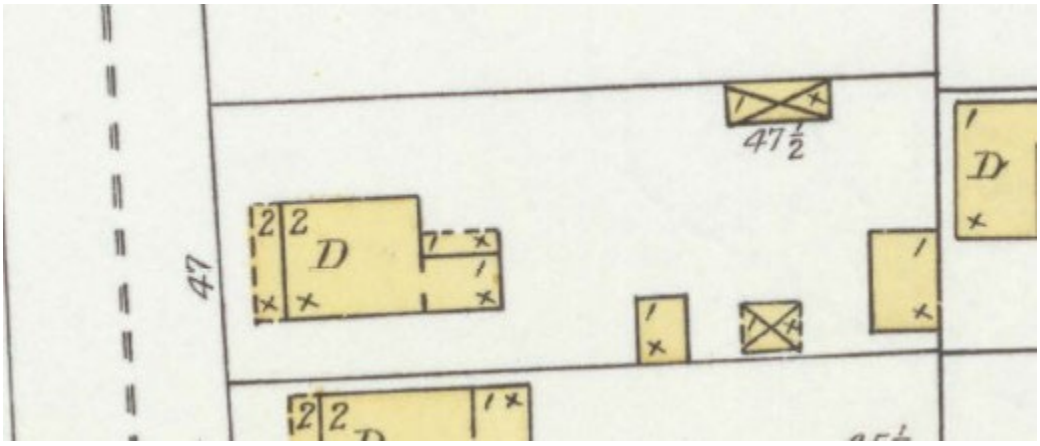




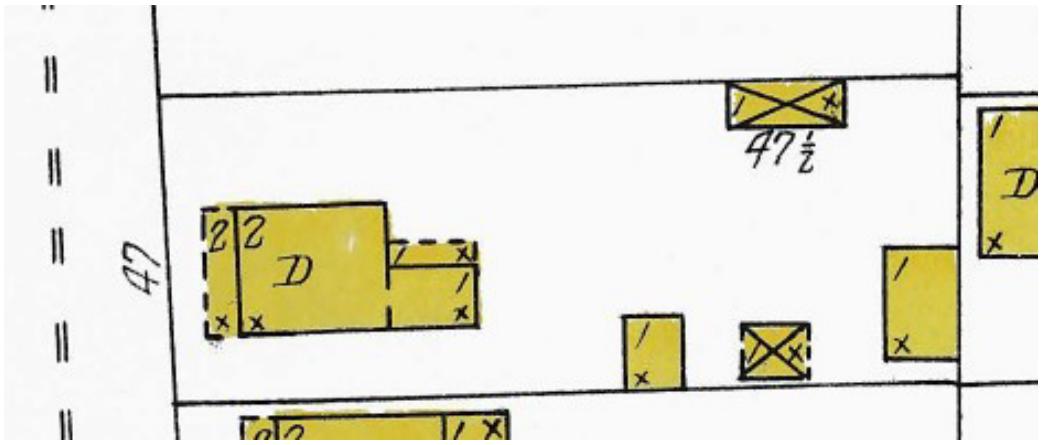




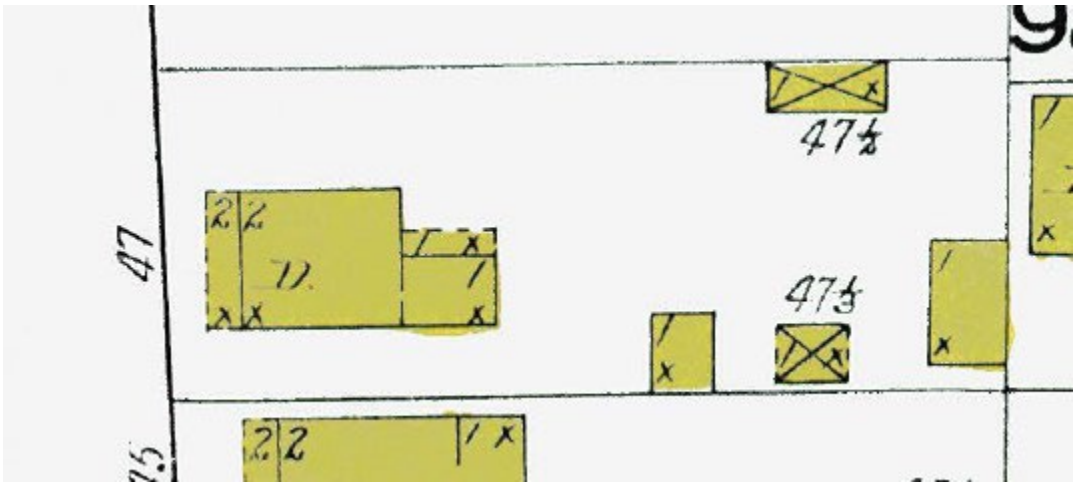
SANBORN MAPS
47 Abbott Street



1899

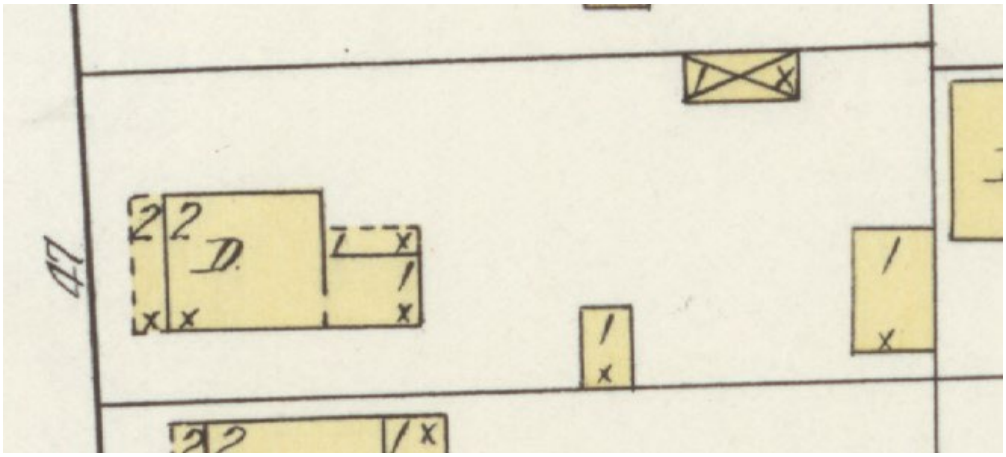


1904

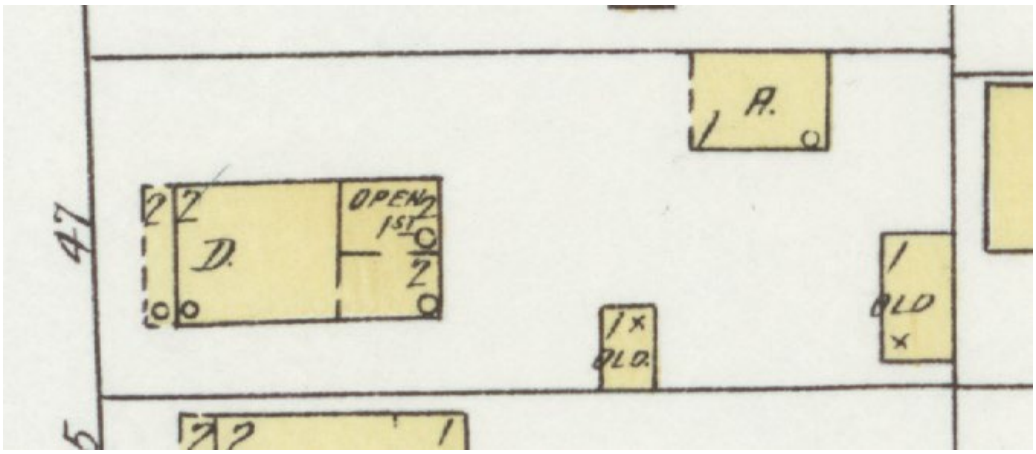


1910

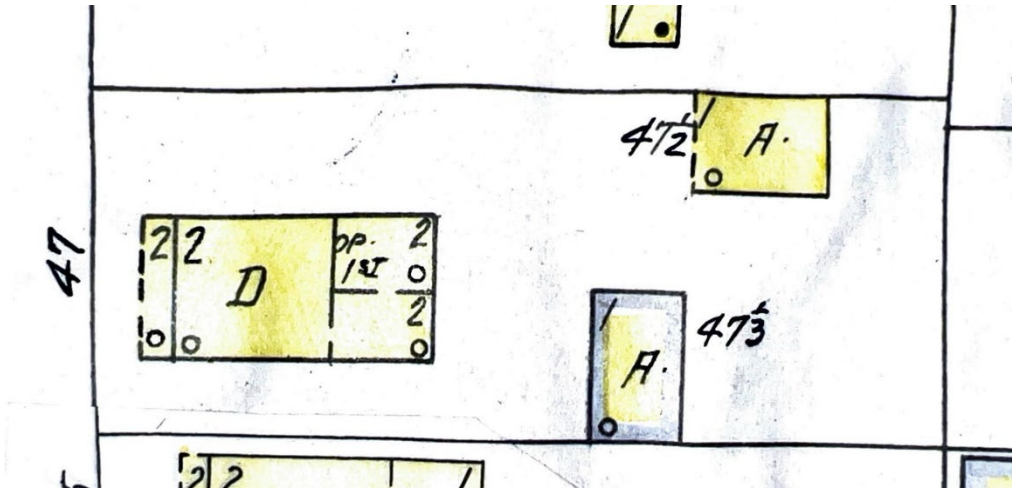
SANBORN MAPS
47 Abbott Street



1917



1924



1930 updated to 1965

FOR THE APRIL 17, 2025 HARB MEETING

COD-P HP2024-0081
47 ABBOTT STREET

New Information Submitted by the Applicant

Received 4/4/2025
Planning & Building Department

ABBREVIATION:

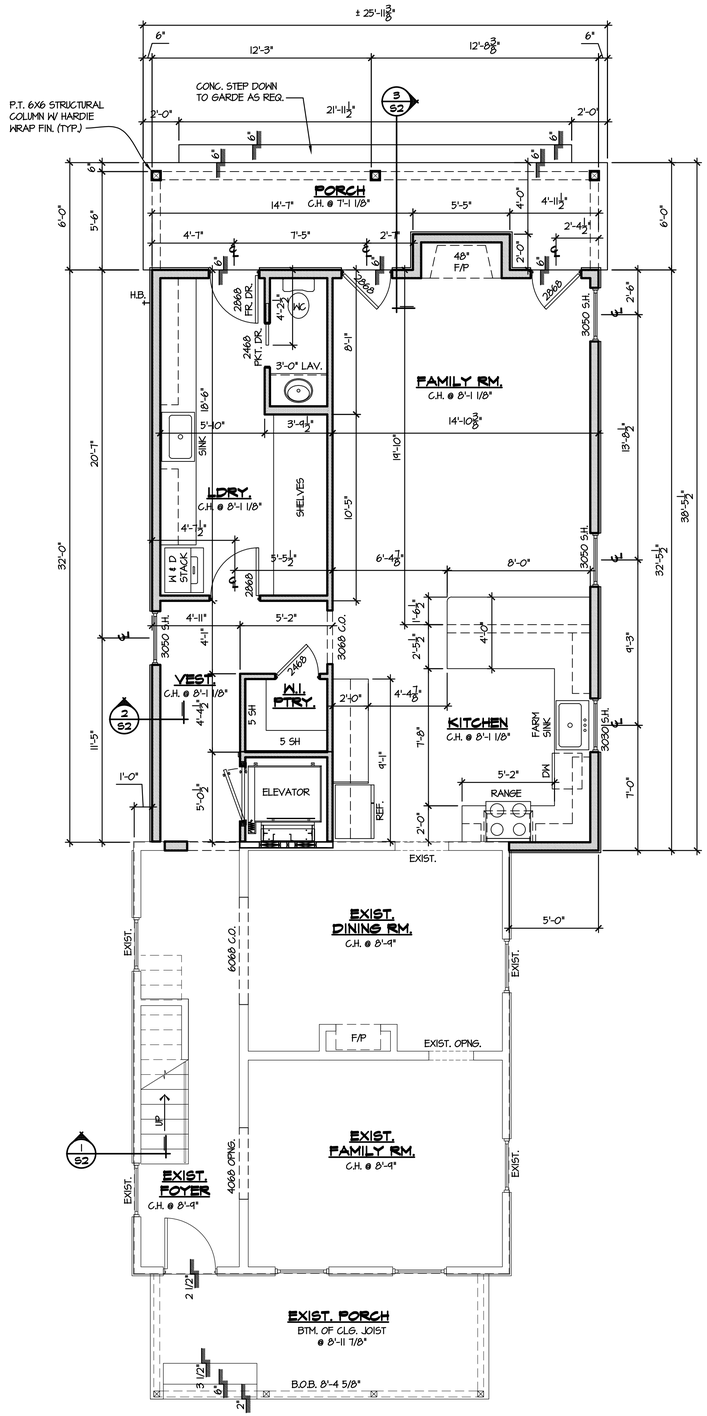
MISC. INFO	AGRO.	DEFINITION
± 8'-1 1/8"	A.F.F. =	ABOVE FINISHED FLOOR
0'-0"	F.F.E. =	FINISHED FLOOR ELEVATION
± 0'-6"	B.F.F. =	BELOW FINISHED FLOOR
VARIES	B.O.B. =	BOTTOM OF BEAM
6"		STEP DOWN
H.B. †	H.B.	HOSE BIB
℄		CENTERLINE

WALL LEGEND

- EXIST. 2X6 EXTERIOR WALL W/ VINYL LAP SIDING
- EXIST. 2X4 INTERIOR WALL
- EXIST. 2X6 INTERIOR WALL
- NEW 2X6 EXTERIOR WALL W/ LAP SIDING TO MATCH EXIST.
- NEW 2X4 INTERIOR WALL

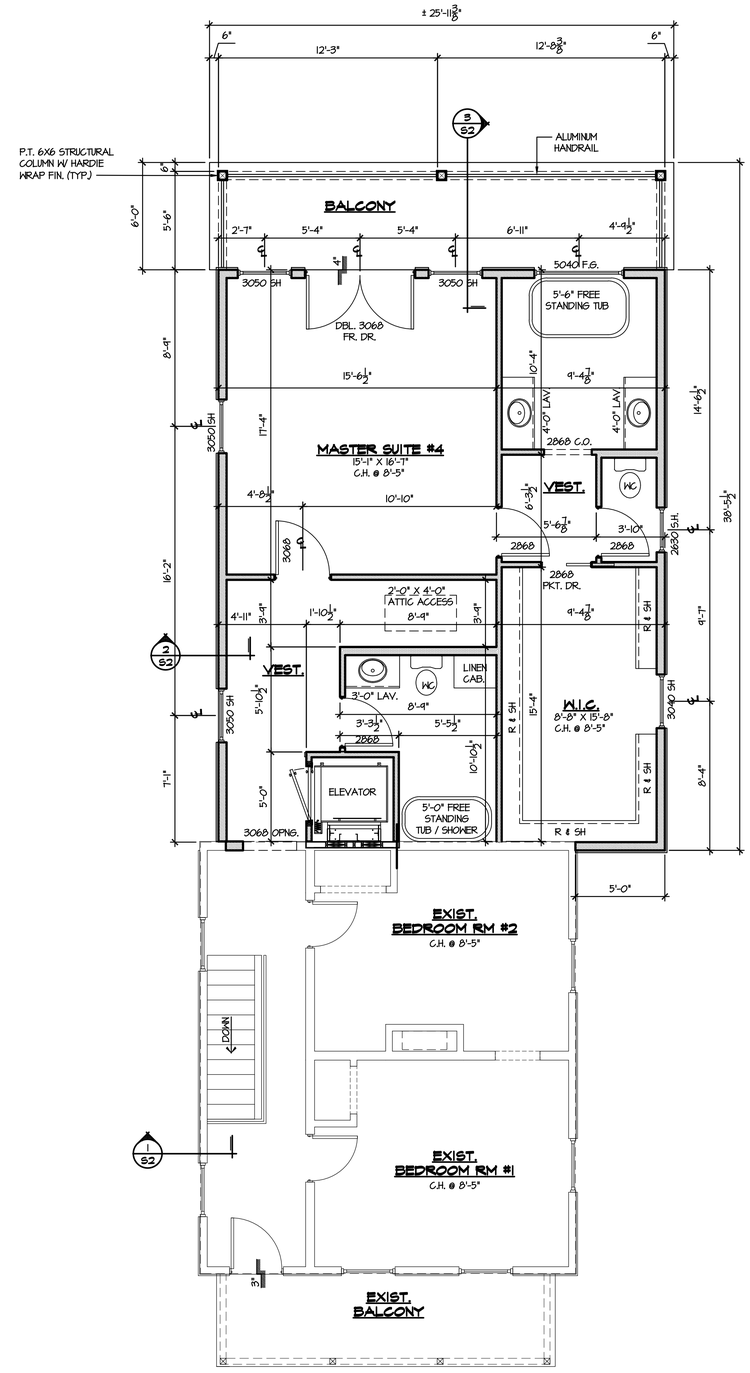
AREA TABULATION

EXIST. FIRST FLOOR CONDITIONED	508 SQ. FTG.
EXIST. SECOND FLOOR CONDITIONED	480 SQ. FTG.
EXIST. FRONT PORCH	132 SQ. FTG.
EXIST. BALCONY	98 SQ. FTG.
TOTAL EXIST.	1218 SQ. FTG.
FIRST FLOOR ADDITION CONDITIONED	811 SQ. FTG.
SECOND FLOOR ADDITION CONDITIONED	800 SQ. FTG.
FIRST FLOOR PORCH ADDITION	145 SQ. FTG.
SECOND FLOOR BALCONY ADDITION	156 SQ. FTG.
TOTAL ADDITION	1912 SQ. FTG.
TOTAL	**3130 SQ. FT.**



PROPOSED FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

WHITE INK DESIGN
178 FIREFLY TRACE
ST. AUGUSTINE, FLORIDA 32092
(904) 859-9357
dwayne@White-Ink-Design.com
www.DesignWithaPlan.com

ADDITION & REMODEL

SCOTT & MARY SIEFKEN

47 ABBOTT ST.

ST. AUGUSTINE, FL 32084

CLIENT SIGNATURE

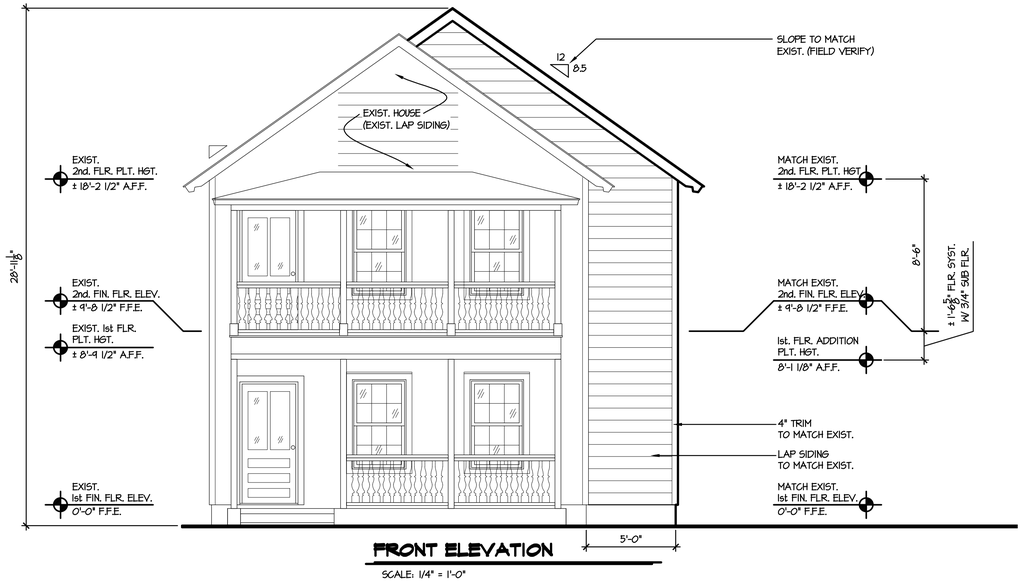
SHEET: A1

DRAWN BY: DWAYNE WHITE

DATE: 04-02-25

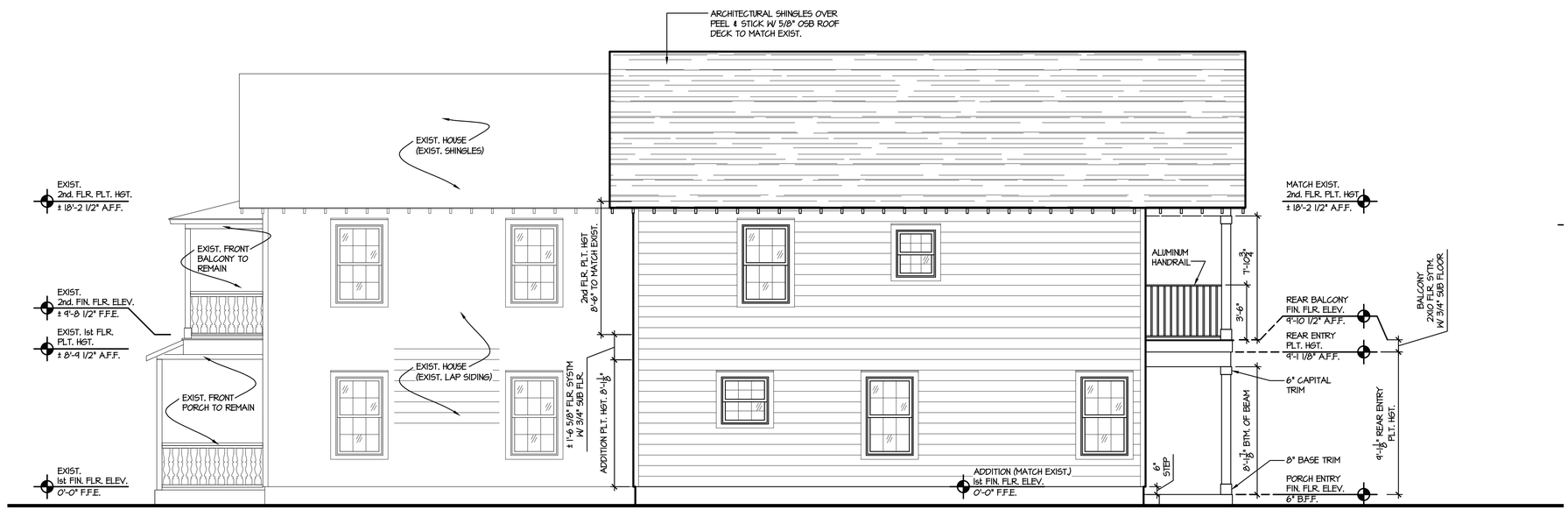
THESE PLANS ARE FOR THE EXCLUSIVE USE OF WHITE INK DESIGN AND ARE NOT TO BE REPRODUCED

Received 4/4/2025
Planning & Building Department



FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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

WHITE INK DESIGN
178 FIREFLY TRACE
ST. AUGUSTINE, FLORIDA 32092
(904) 859-9357
dwayne@White-Ink-Design.com
www.DesignWithaPlan.com

ADDITION & REMODEL

SCOTT & MARY SIEFKEN
47 ABBOTT ST.
ST. AUGUSTINE, FL 32084

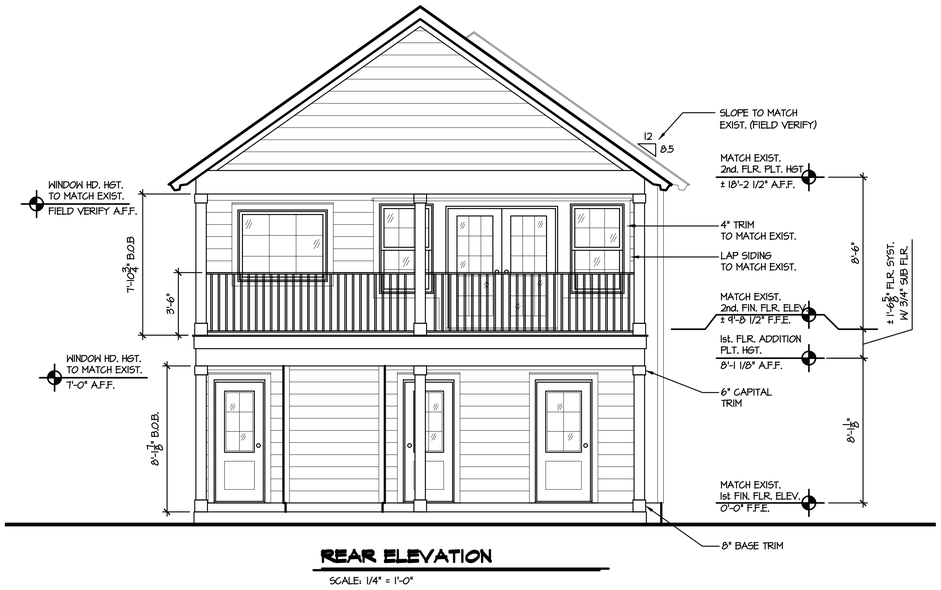
CLIENT SIGNATURE

SHEET:
A2

DRAWN BY: DWAYNE WHITE
DATE: 04-02-25

THESE PLANS ARE FOR THE EXCLUSIVE USE OF WHITE INK DESIGN AND ARE NOT TO BE REPRODUCED

Received 4/4/2025
Planning & Building Department



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

WHITE INK DESIGN
178 FIREFLY TRACE
ST. AUGUSTINE, FLORIDA 32092
(904) 859-9357
dwayne@White-Ink-Design.com
www.DesignWithaPlan.com

ADDITION & REMODEL
SCOTT & MARY SIEFKEN
47 ABBOTT ST.
ST. AUGUSTINE, FL 32084

CLIENT SIGNATURE

SHEET: A3

DRAWN BY: DWAYNE WHITE

DATE: 04-02-25

THESE PLANS ARE FOR THE EXCLUSIVE USE OF WHITE INK DESIGN AND ARE NOT TO BE REPRODUCED

March 24, 2025

Scott Siefken
47 Abbott St
St Augustine, FL 32084

Re: Certificate of Demolition (Partial) - 47 Abbott St, Saint Augustine, FL, 32084 - HP2024-0081

Dear Scott Siefken,

On March 20, 2025, the Historic Architectural Review Board (HARB) met and discussed your application For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District , including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the April 17, 2025, meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by April 7, 2025.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, 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.:	HP2024-0081
Applicant:	Scott Siefken
Owner:	Scott Siefken
Address:	47 Abbott Street, St Augustine, FL 32084
Parcel Number:	195290-0000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, MARCH 20, 2025, 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 Thursday, March 20, 2025, 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 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 partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.

Subject to the following conditions:

- 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.
- April 17, 2025
-
-
-
-

DONE AND ORDERED, at a public hearing on the 20th day of March, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0081 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 20th day of March, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

Candice Seymour

From: Verizon.Notification.no_reply <swsiefken@att.net>
Sent: Tuesday, March 11, 2025 8:48 PM
To: Candice Seymour
Cc: Julie Courtney
Subject: March HARB meeting

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.

Candice,

My updated plans for the new addition are with the architect and not completed in time for the March HARB meeting. I am requesting a continuance to the April meeting at which time the plans should be complete.

Thank you very much.

Scott Siefken

February 21, 2025

Scott Siefken
47 Abbott St
St Augustine, FL 32084

Re: Certificate of Demolition (Partial) - 47 Abbott St, Saint Augustine, FL, 32084 - HP2024-0081

Dear Scott Siefken,

On February 20, 2025, the Historic Architectural Review Board (HARB) met and discussed your application For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District , including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the March 20, 2025 meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by March 10, 2025.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, 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.: HP2024-0081
Applicant: Scott Siefken
Owner: Scott Siefken
Address: 47 Abbott Street, St Augustine, FL 32084
Parcel Number: 195290-0000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JANUARY 16, 2025, 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 Thursday, January 16, 2025, 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 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 partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.

Subject to the following conditions:

- 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.
- March 20, 2025
-
-
-
-

DONE AND ORDERED, at a public hearing on the 20th day of February, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0081 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 20th day of February, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

Candice Seymour

From: Verizon.Notification.no_reply <swsiefken@att.net>
Sent: Monday, February 10, 2025 6:37 PM
To: Candice Seymour
Subject: Continuance of Partial Demolition of 47 Abbott Street

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.

Candice,

I am requesting a continuance of the partial demolition permit at 47 Abbott Street to the March 20 meeting. While we have been working on a revised addition plan, we are unable to meet the deadline for the submission of the revised plan.

Thank you for the consideration.

Scott

January 17, 2025

Scott Siefken
47 Abbott St
St Augustine, FL 32084

Re: Certificate of Demolition (Partial) - 47 Abbott St, Saint Augustine, FL, 32084 - HP2024-0081

Dear Scott Siefken,

On January 16, 2025, the Historic Architectural Review Board (HARB) met and discussed your application For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District , including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the February 20, 2025 meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by February 10, 2025.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, 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.:	HP2024-0081
Applicant:	Scott Siefken
Owner:	Scott Siefken
Address:	47 Abbott Street, St Augustine, FL 32084
Parcel Number:	195290-0000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JANUARY 16, 2025, 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 Thursday, January 16, 2025, 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 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 presente 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 partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.
Subject to the following conditions:

- 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.
- February 20, 2025
-
-
-
-

DONE AND ORDERED, at a public hearing on the 16th day of January, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0081 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 16th day of January, A.D., 2025.

NOTARY PUBLIC STATE OF FLORIDA
MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Michele Fudo

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.

ORIGINAL APPLICATION SUBMITTAL

COD-P HP2024-0081
47 ABBOTT STREET

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0081 **Meeting Date: Thursday, January 16, 2025**

1. NAME OF APPLICANT: Scott Siefken
   Business (if applicable):
   Address: 47 Abbott St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9042938184 E-Mail Address: swsiefken@att.net

2. NAME OF PROPERTY OWNER: Scott Siefken
   Business (if applicable):
   Address: 47 Abbott St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9042938184 E-Mail Address: swsiefken@att.net

3. PROJECT LOCATION: 47 Abbott St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: ABBOTT TRACT CITY LOT 5 BLK G OR5958/564

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Existing Floorplan
- 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: 47 Abbott Street

Applicant's Name: Scott Siefken Applicant's Signature: Scott Siefken

Owner's Name: Scott Siefken Owner's Signature: Scott Siefken

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.

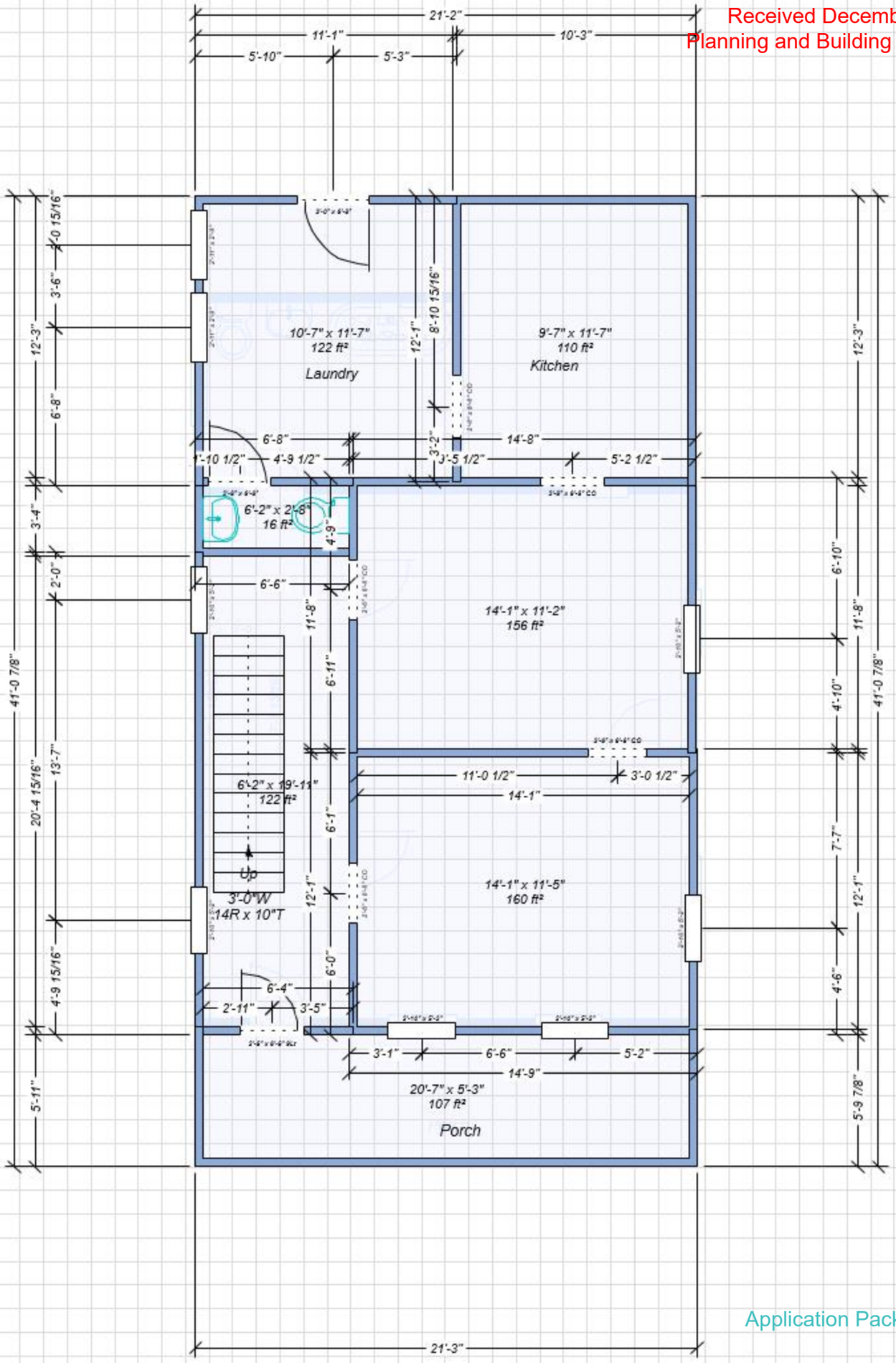
Received 12/18/24
Planning & Building Department



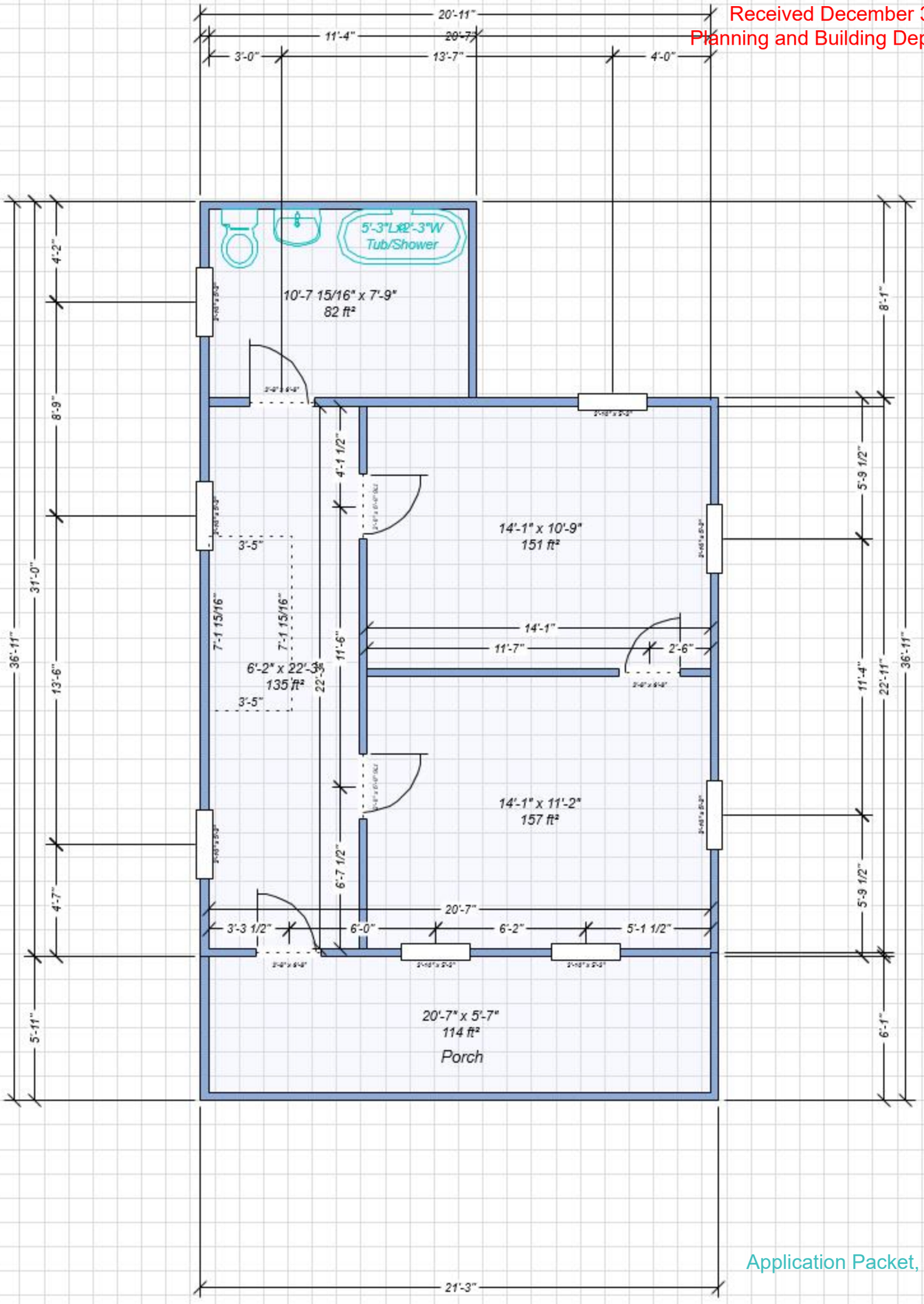
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Planning & Building Department



Received December 30, 2024
Planning and Building Department



Received December 30, 2024
Planning and Building Department

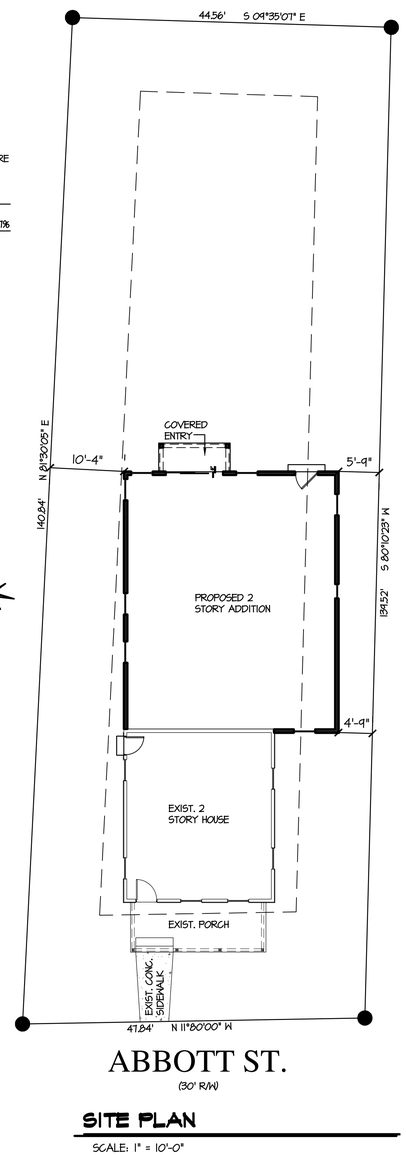


Received 12/18/24
Planning & Building Department

ADDITION & REMODEL

SCOTT & MARY SIEFKEN

47 ABBOTT ST.
ST. AUGUSTINE, FLORIDA 32084

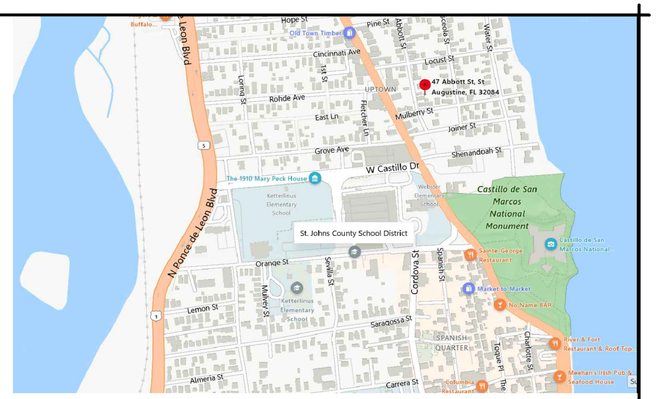


ABBOTT ST.
(30' R/W)

SITE PLAN
SCALE: 1" = 10'-0"

AREA TABULATION

LOT SIZE:	6446 SQ. FT.	0.14 ACRE
LOT COVERAGE:		
- HOUSE FOOTPRINT:	1723 SQ. FT.	
- CONC. SIDEWALK	45 SQ. FT.	
TOTAL LOT COVERAGE	1768 SQ. FT.	27%



SITE VICINITY MAP
SCALE: NOT TO SCALE

N

GENERAL NOTES:

1. ALL DIMENSIONS FROM EXISTING WALLS ARE FACE OF FINISH AND ALL DIMENSIONS FROM NEW WALLS ARE FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED.
2. WHERE DEMOLITION OF CERTAIN ITEMS LEAVE PENETRATIONS IN EXISTING-TO-REMAIN FLOORS, WALLS, CEILINGS, ETC., PATCH SUCH PENETRATIONS AS REQUIRED TO MEET ORIGINAL FINISH AND PROTECTION.
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

SYMBOL LEGEND

- A / A1 — BUILDING SECTION DESIGNATION - SHEET WHERE SECTION IS FOUND
- 1 / S1 — DETAIL DESIGNATION - SHEET WHERE DETAIL IS FOUND
- 1 / S1 — WALL SECTION OR ELEVATION DESIGNATION - SHEET WERE ELEVATION IS FOUND
- 101 — ROOM DESIGNATION - SEE FINISH SCHEDULE
- 001 — DOOR NUMBER DESIGNATION - SEE DOOR SCHEDULE
- 001 — WINDOW NUMBER DESIGNATION - SEE WINDOW SCHEDULE
- DATUM POINT FROM EXISTING FINISH FLOOR LEVEL, UNLESS OTHERWISE NOTED.

LIST OF DRAWINGS:

C1	COVER SHEET / SITE PLAN
D1	DEMOLITION PLAN
A1	PROPOSED 1st & 2nd FLOOR F
A2	ELEVATIONS
A3	ELEVATIONS
S1	FOUNDATION PLAN
	ROOF PLAN
S2	WALL SECTIONS
S3	RESIDENTIAL ELEVATOR
E1	ELECTRICAL PLAN
W1	WINDOW FLASHING DETAILS

WHITE INK DESIGN
178 FIREFLY TRACE
ST. AUGUSTINE, FLORIDA 32092
(904) 859-9357
dwayne@White-Ink-Design.com
www.DesignWithaPlan.com

ADDITION & REMODEL
SCOTT & MARY SIEFKEN
47 ABBOTT ST.
ST. AUGUSTINE, FL 32084

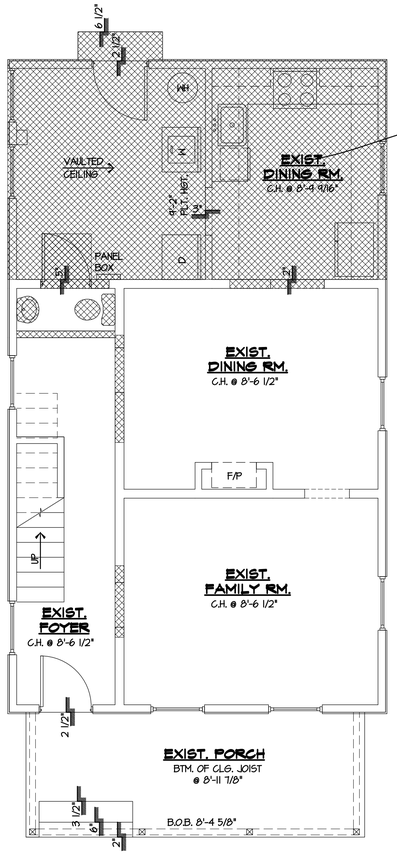
CLIENT SIGNATURE

SHEET:
C1

DRAWN BY: DWAYNE WHITE
DATE: 10-16-24

THESE PLANS ARE FOR THE EXCLUSIVE USE OF WHITE INK DESIGN AND ARE NOT TO BE REPRODUCED

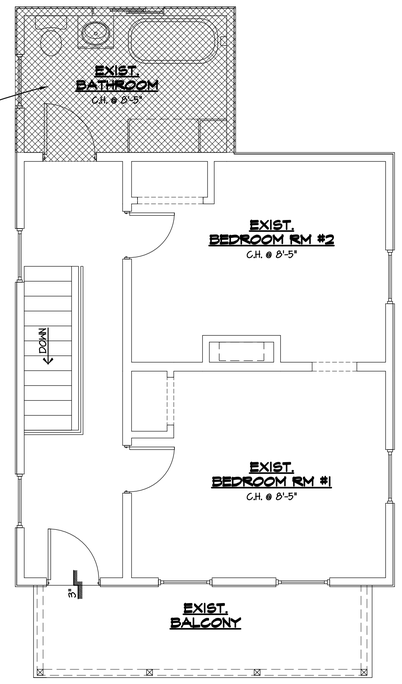
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NOTE:
DEMO FIRST & SECOND FLOOR INCLUDING FOUNDATION

DEMOLITION NOTES

1. REMOVE EXISTING CONSTRUCTION AS INDICATED IN THE DRAWINGS UNLESS NOTED OTHERWISE.
2. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES.
3. BRACE ALL EXISTING STRUCTURE OR STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION.



FIRST FLOOR DEMOITION PLAN

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

SECOND FLOOR DEMOLITION PLAN

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

WHITE INK DESIGN
178 FIREFLY TRACE
ST. AUGUSTINE, FLORIDA 32092
(904) 859-9357
dwayne@White-Ink-Design.com
www.DesignWithaPlan.com

ADDITION & REMODEL
SCOTT & MARY SIEFKEN
47 ABBOTT ST.
ST. AUGUSTINE, FL 32084

CLIENT SIGNATURE

SHEET:
D1

DRAWN BY: DWAYNE WHITE
DATE: 10-16-24

THESE PLANS ARE FOR THE EXCLUSIVE USE OF WHITE INK DESIGN AND ARE NOT TO BE REPRODUCED

Received 12/18/24
Planning & Building Department

ABBREVIATION:

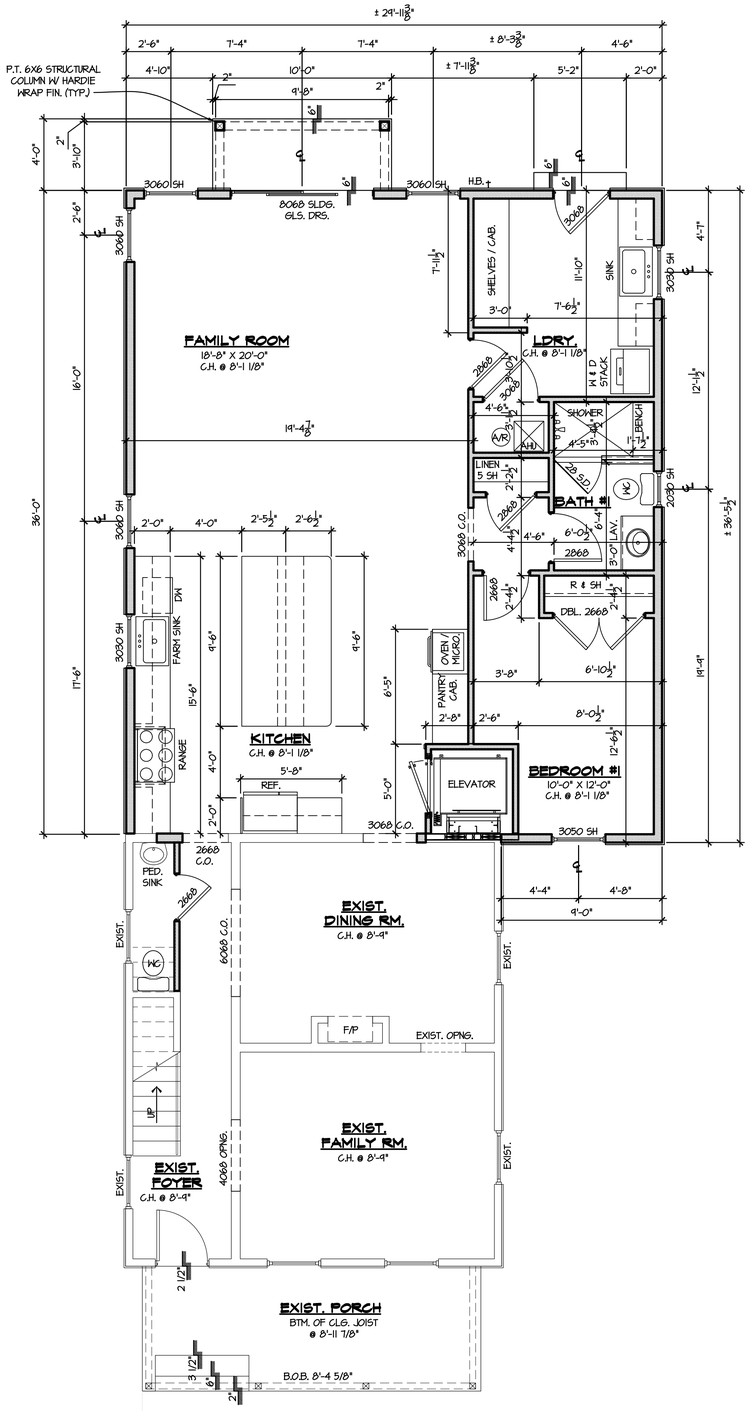
MISC. INFO	AGRO.	DEFINITION
± 8'-1 1/8"	A.F.F. =	ABOVE FINISHED FLOOR
0'-0"	F.F.E. =	FINISHED FLOOR ELEVATION
± 0'-6"	B.F.F. =	BELOW FINISHED FLOOR
VARIES	B.O.B. =	BOTTOM OF BEAM
6"		STEP DOWN
H.B.†	H.B.	HOSE BIB

WALL LEGEND

- EXIST. 2X6 EXTERIOR WALL W/ VINYL LAP SIDING
- EXIST. 2X4 INTERIOR WALL
- EXIST. 2X6 INTERIOR WALL
- NEW 2X6 EXTERIOR WALL W/ LAP SIDING TO MATCH EXIST.
- NEW 2X4 INTERIOR WALL

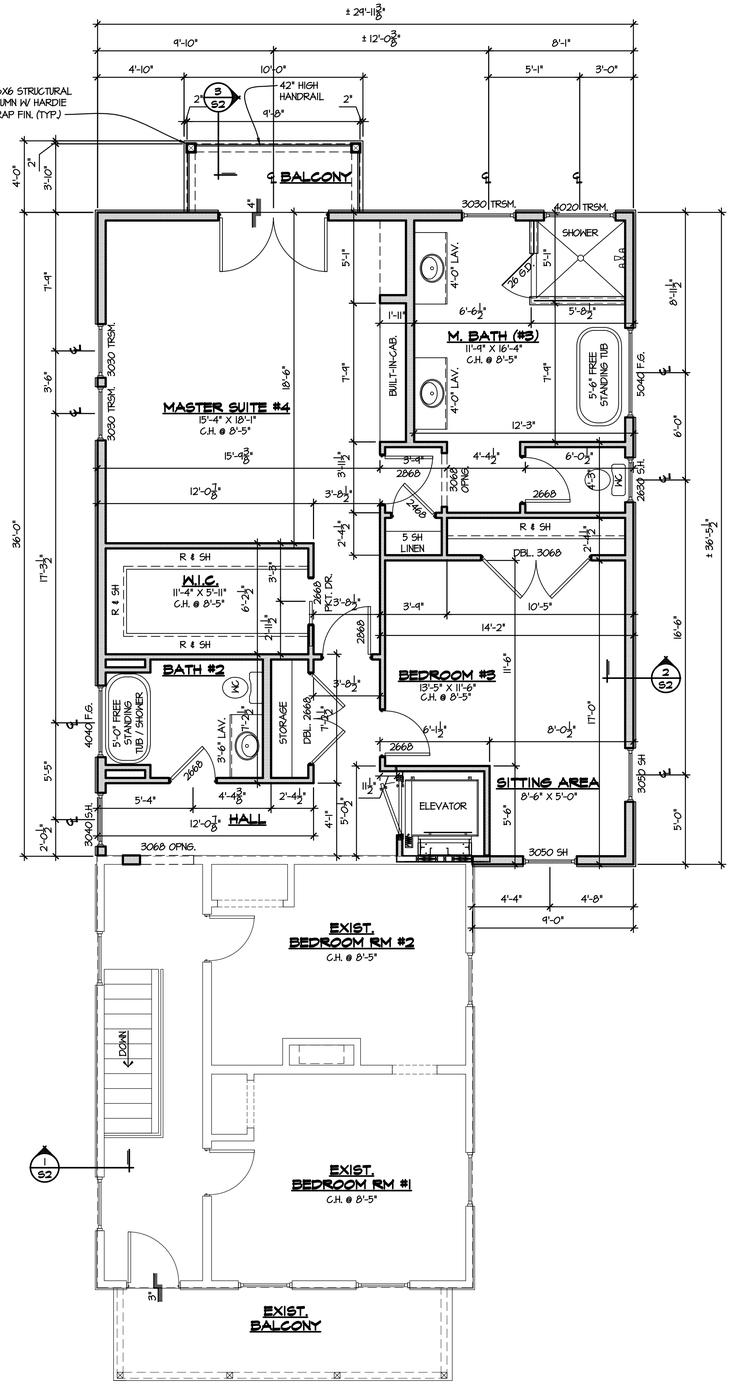
AREA TABULATION

EXIST. FIRST FLOOR CONDITIONED	508 SQ. FTG.
EXIST. SECOND FLOOR CONDITIONED	480 SQ. FTG.
EXIST. FRONT PORCH	132 SQ. FTG.
EXIST. BALCONY	98 SQ. FTG.
TOTAL EXIST.	1218 SQ. FTG.
FIRST FLOOR ADDITION CONDITIONED	1081 SQ. FTG.
SECOND FLOOR ADDITION CONDITIONED	1081 SQ. FTG.
TOTAL ADDITION	2162 SQ. FTG.
TOTAL	**3380 SQ. FT.**



PROPOSED FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

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ADDITION & REMODEL
SCOTT & MARY SIEFKEN
47 ABBOTT ST.
ST. AUGUSTINE, FL 32084

CLIENT SIGNATURE

SHEET:
A1

DRAWN BY: DWAYNE WHITE

DATE: 10-16-24

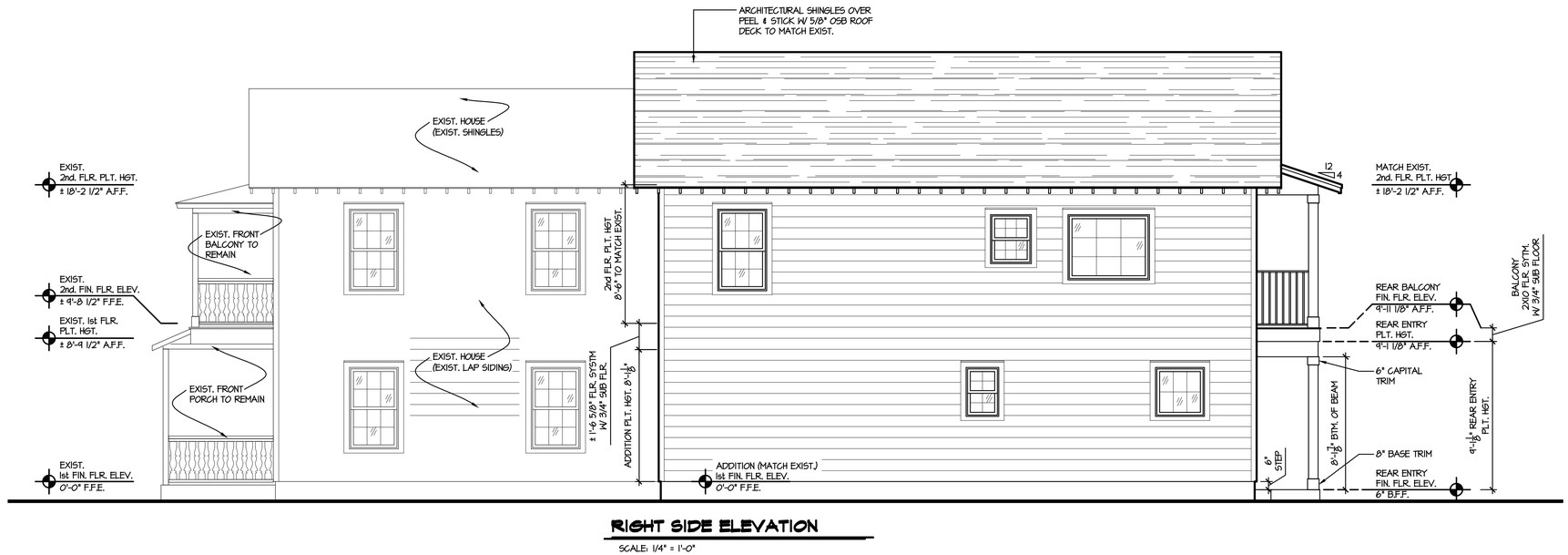
THESE PLANS ARE FOR THE EXCLUSIVE USE OF WHITE INK DESIGN AND ARE NOT TO BE REPRODUCED

Received 12/18/24
Planning & Building Department



FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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

WHITE INK DESIGN
178 FIREFLY TRACE
ST. AUGUSTINE, FLORIDA 32092
(904) 859-9357
dwayne@White-Ink-Design.com
www.DesignWithaPlan.com

ADDITION & REMODEL
SCOTT & MARY SIEFKEN
47 ABBOTT ST.
ST. AUGUSTINE, FL 32084

CLIENT SIGNATURE

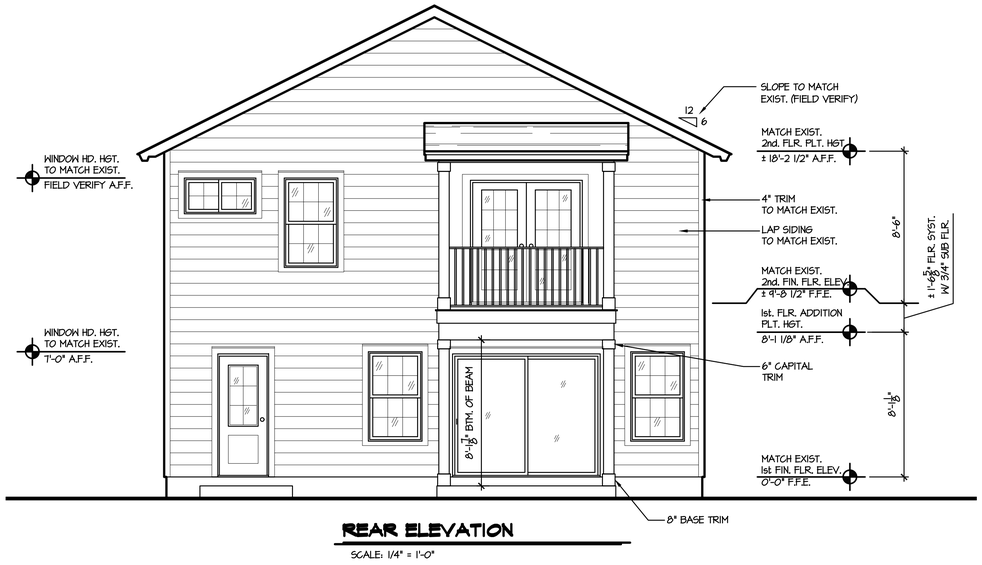
SHEET:
A2

DRAWN BY: DWAYNE WHITE

DATE: 10-16-24

THESE PLANS ARE FOR THE EXCLUSIVE USE OF WHITE INK DESIGN AND ARE NOT TO BE REPRODUCED

Received 12/18/24
Planning & Building Department



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

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CLIENT SIGNATURE

SHEET:
A3

DRAWN BY: DWAYNE WHITE

DATE: 10-16-24

THESE PLANS ARE FOR THE EXCLUSIVE USE OF WHITE INK DESIGN AND ARE NOT TO BE REPRODUCED

Instr #2024041845 BK: 5958 PG: 564, Filed & Recorded: 5/31/2024 8:39 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50 Doc. D $4,550.00

Prepared by and return to:
Kathy Sertzel
Coastline Title of Pinellas
13100 Park Blvd
Suite A
Seminole, FL 33776
(727) 391-9200
File No: SEM-2024-3892
Consideration: $650,000.00 ✓
Parcel Identification No: Property 1:
195290-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **30th day of May, 2024** between **Christian Robertson, a single man, and Bella Werner, a single woman,** whose post office address is **4555 Polaris St. Jacksonville, Fl 32205,** Grantors, to **Scott Siefken and Mary Siefken, Trustees of Siefken Living Trust dated August 1, 2011,** whose post office address is **1665 Florida 16, St. Augustine, FL 32084,** Grantee:

COPY

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantors 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 5, Block G, Abbott Tract, according to the map or plat thereof as recorded in the Public Records of St. Johns County, Florida.

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

Subject to taxes for 2024 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS #1

Sign: X

Print: X Stacy Aposter

X 1650-302 Margaret St.

X Jacksonville, FL 32204

(Witness #1 Address)

WITNESS #2

Sign: X Richard S. Darlow

Print: X Richard S. Darlow

X 1650-302 Margaret St.

X Jacksonville, FL 32204

(Witness #2 Address)

X Christian Robertson
4555 Polaris St.
Jacksonville, Fl 32205

X Bella Werner
4555 Polaris St.
Jacksonville, Fl 32205

X STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or ( ) online notarization this 22 day of May, 2024, by Christian Robertson and Bella Werner.

X Richard S. Darlow
Signature of Notary Public

Seal

Print, Type/Stamp Name of Notary Richard S. Darlow

X Personally Known:_____ OR Produced Identification: X

X Type of Identification Produced: Florida Driver's Licenses

Notary Public State of Florida
Richard S Darlow
My Commission
HH 183886
Exp.12/14/2025

COPY

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

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1952900000
Location Address	47 ABBOTT ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY LOT 5 BLK G OR5958/564 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.150
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Siefken Living Trust D: 08/01/2011 100% Siefken Scott Trustee 100% Siefken Mary Trustee 100%
Mailing Address	47 ABBOTT ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2025
Building Value	$177,806
Extra Features Value	$0
Total Land Value	$264,576
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$442,382**
Total Deferred	$0
Assessed Value	**$442,382**
Total Exemptions	$50,000
Taxable Value	**$392,382**

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

Historical Assessment Information

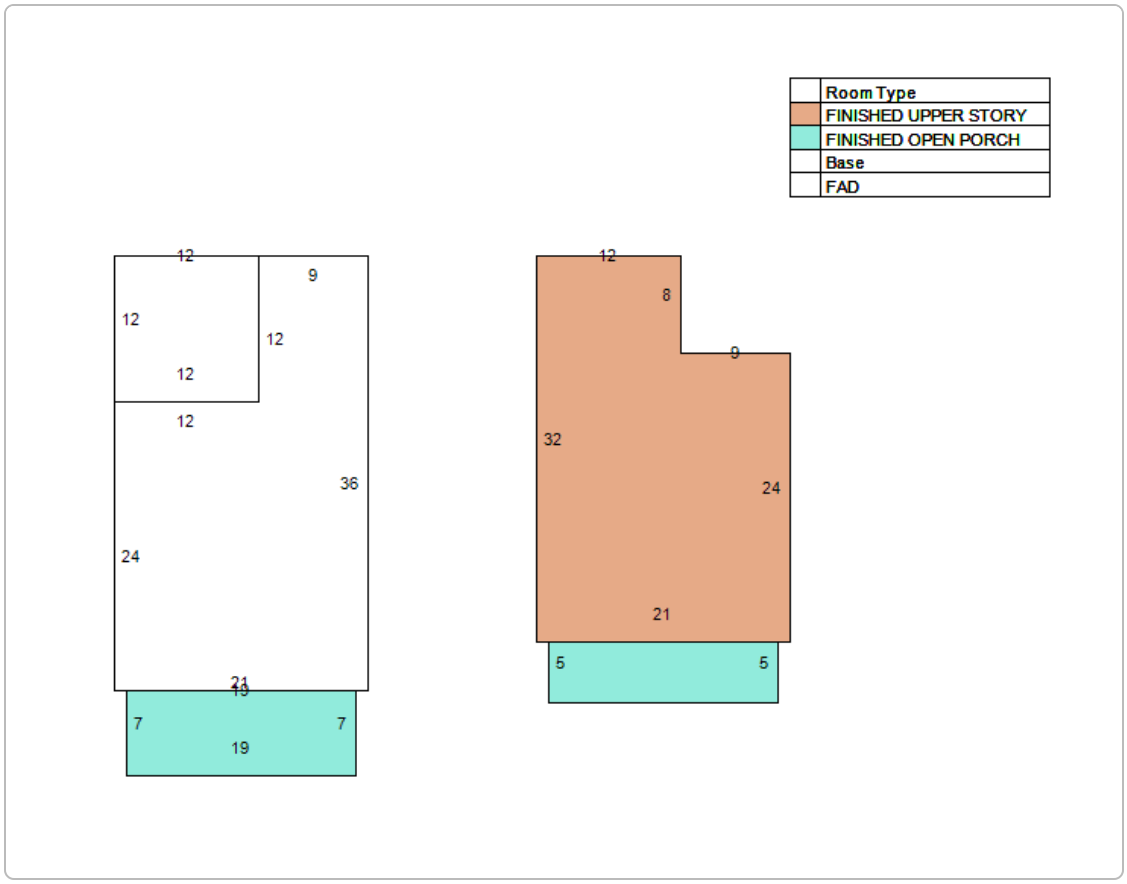
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$162,989	$0	$264,576	$0	$0	$427,565	$427,565	$0	$427,565
2023	$168,916	$0	$241,680	$0	$0	$410,596	$408,088	$2,508	$408,088
2022	$128,800	$0	$242,189	$0	$0	$370,989	$370,989	$0	$370,989
2021	$86,399	$951	$190,800	$0	$0	$278,150	$278,150	$0	$278,150
2020	$89,659	$951	$216,240	$0	$0	$306,850	$276,573	$30,277	$276,573
2019	$81,323	$951	$216,240	$0	$0	$298,514	$251,430	$47,084	$251,430
2018	$84,177	$951	$216,240	$0	$0	$301,368	$228,573	$72,795	$228,573
2017	$81,597	$736	$172,992	$0	$0	$255,325	$207,794	$47,531	$207,794
2016	$53,022	$1,185	$157,728	$0	$0	$211,935	$188,904	$23,031	$188,904
2015	$45,438	$1,185	$125,928	$0	$0	$172,551	$171,731	$820	$171,731
2014	$40,454	$1,185	$114,480	$0	$0	$156,119	$156,119	$0	$156,119

Building Information

Building	1
Building Value	$177,806
Year Built	1890
Actual Area	1584
Conditioned Area	1356
Use	Single Family Residence
Style	01
Exterior Wall	Aluminum Vinyl
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	None
Bedrooms	2
Baths	1.5

Description	Square Footage
ADDITION	144
BASE AREA	612
FINISHED OPEN PORCH	133
FINISHED OPEN PORCH	95
FINISHED UPPER STORY	600
Total SqFt	1584

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	48	141	48	EF	$264,576

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/31/2024	5/30/2024	$650,000.00	TRUSTEES DEED	5958	564	Q	I	ROBERTSON CHRISTIAN ET AL	SIEFKEN LIVING TRUST D: 08/01/2011
4/30/2021	4/30/2021	$275,000.00	PERSONAL REP	5253	409	U	I	ALLEN GEORGE A ESTATE	ROBERTSON CHRISTIAN ET AL
11/12/2020	1/24/2020	$0.00	LETTERS OF ADMN	5096	519	U	I	ALLEN GEORGE A DECD	ALLEN GEORGE A ESTATE
	8/1/1984	$0.00		653	1800	U	I		ALLEN GEORGE A

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/26/2024, 11:49:46 PM

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 17, 2025 Meeting



Application: HP2025-0009 Address: 91 Kings Ferry Way

Susanne Sellars – Applicant & Owner

Project description: For partial demolition of a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including replacement of the existing two-story porch decking and railings, rear elevation siding, and rear elevation windows with new materials and designs.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01008
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1904-1910
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2096400000		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on a through lot that fronts both Kings Ferry Way and Lincoln Street on the block between M.L. King Avenue and Onieda Street, this two-story Frame Vernacular residence was constructed between 1904 and 1910 and contributes to the Lincolnville National Register Historic District.

Overall, the building has been modified over the years, especially the front porches and siding. The building is an example of simple, vernacular construction that does not have particularly unique architectural details.

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 buildings contributing to a National Register Historic District that does not meet the criteria for in-kind replacement requires design 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 action for a **Certificate of Demolition for Partial Demolition** at **91 Kings Ferry Way:**

1. **APPROVE** if the Board finds that the proposed replacement decking, railings, windows, and siding maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope, meeting Secretary of the Interior's Standards for Rehabilitation #9 (Compatible Contemporary Design for New Alterations and Additions)
    a. With the condition: Hardie board siding to be used on the rear of the house will be smooth, without wood grain.

Or

2. **CONTINUE** to allow the applicant time to propose other replacements that are more compatible with the historic building, in both design and material.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Replacement of existing deck board with a composite material
    b. Replacement of existing first (already removed) and second story porch railings with a synthetic material in a decorative, turned spindle design
    c. Replacement of two windows on the rear elevation with Anderson double-hung windows (may be visible from Lincoln Street if fence were removed. A photo of a 1/1 window was provided but no window specifications to indicate material proposed)
    d. Replace existing wood lap siding on rear elevation with Hardie plank siding with faux grain (may be visible from Lincoln Street if fence were removed)

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 contributes 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 has a similar mass and scale as other two-story residential buildings that are in the neighborhood with a similar age. The original wood lap siding, which is visible on the front façade and in the rear, has been mostly covered in a cementitious shingle, though this has been mostly removed from the rear elevation. The first story porch railing has been removed, and the second story porch railing is a simple balustrade appropriate for the building's time period though likely not original to the building. The porch has seen several modifications over time as evidenced by the Florida Master Site File photo which shows the two-story porch as screened and partially enclosed on both floors.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The building does not have a unique typology for the area but, similar to others along the streetscape, sits close to the street. Modifications to the front porch will be clearly visible and look substantially different from the previous design. Replacement of the two rear windows and original siding on the rear of the building are currently not visible from the right-of-way due to a tall fence constructed along Lincoln Street. Typically, alterations not visible from the right-of-way can be administratively approved; however, if the existing fence were removed, the proposed alterations would be highly visible and appear different from 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. The proposed composite decking, and synthetic railing and turned spindles will look substantially different from the existing wood decking and squared wood balusters. The HARB should determine whether the design proposed is appropriate and whether the material could be viewed as consistent with wood in design and texture.

The two windows proposed for replacement are located on the rear on what appears to be an addition but appears as early as the 1910 Sanborn Map. The upper window appears to be an original 2/2 wood window while the lower window is a 1/1 replacement. The applicant proposes replacing them with an Anderson window, which needs to be specified. No replacement window specifications were provided by the applicant, though a 1/1 window photo was provided as part of the application. If the proposed replacement window is from Anderson's composite series, that design generally maintains the appropriate framing and depth, similar to a wood window.

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. The existing porch elements, while appropriate for the building, are likely modifications made over time. Removal of the original siding and window from the rear of the building, while not currently visible from the street, will erode the original fabric of the structure.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. Alterations to the rear of the building would currently have little visual impact to the district and neighborhood. Proposed front porch alterations would be highly visible, and consideration should be given to whether the materials and designs used will impact the historic integrity of the structure.

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 seen changes over time.

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 Lincolnville, Abbott Tract, and North 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 proposed replacement decking, balustrade, and siding will be significantly different in appearance. More detail is needed to determine whether the proposed replacement windows will look significantly different from the original.

11. ***The justification for the proposed partial demolition.*** The applicant has proposed these modifications in conjunction with other repairs and rehabilitation to the building.

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(3)d, 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(4), 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.

(Section 28-89(5), CoSA Code of Ordinances) **Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past,** may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

~~~~~

SEE NEXT PAGE FOR BUILDING'S ELIGIBILITY FOR DEMOLITION REVIEW / PARTIAL DEMOLITION APPROVAL:
~~~~~

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 decking, balustrade, siding, and windows do not use in-kind features or materials or match architectural elements of those previously existing.

The requirements for review 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 above:
~~~~~

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps

91 Kings Ferry Way
Staff Photos



Front (north) Elevation

91 Kings Ferry Way
Staff Photos



Northeast Elevation

91 Kings Ferry Way
Staff Photos



East Elevation

91 Kings Ferry Way
Staff Photos



Northwest Elevation

91 Kings Ferry Way
Staff Photos



West Elevation

91 Kings Ferry Way
Staff Photos



Rear (south) Elevation, Location of Proposed Window and Siding Replacement

91 Kings Ferry Way
Staff Photos



East Elevation of Rea Addition



South Elevation

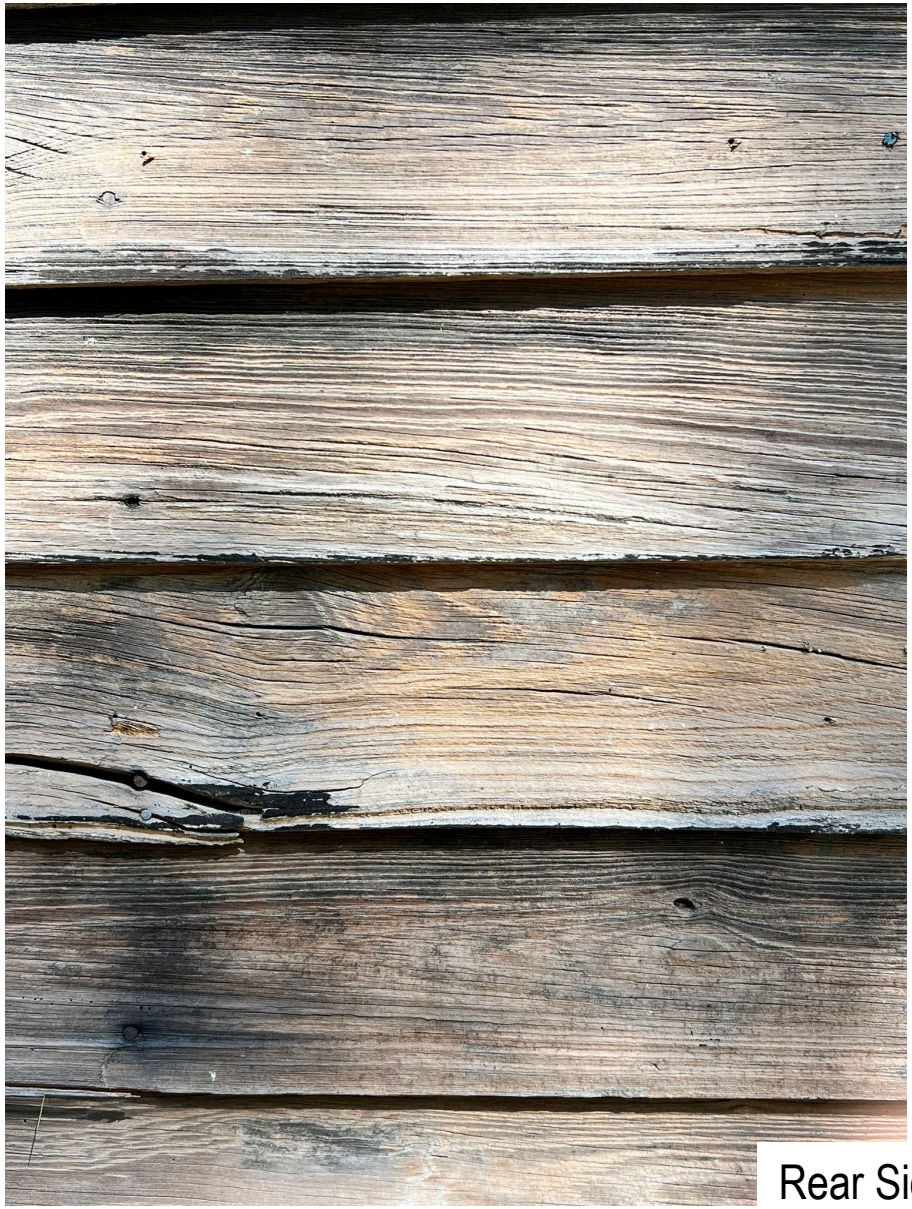
91 Kings Ferry Way
Staff Photos

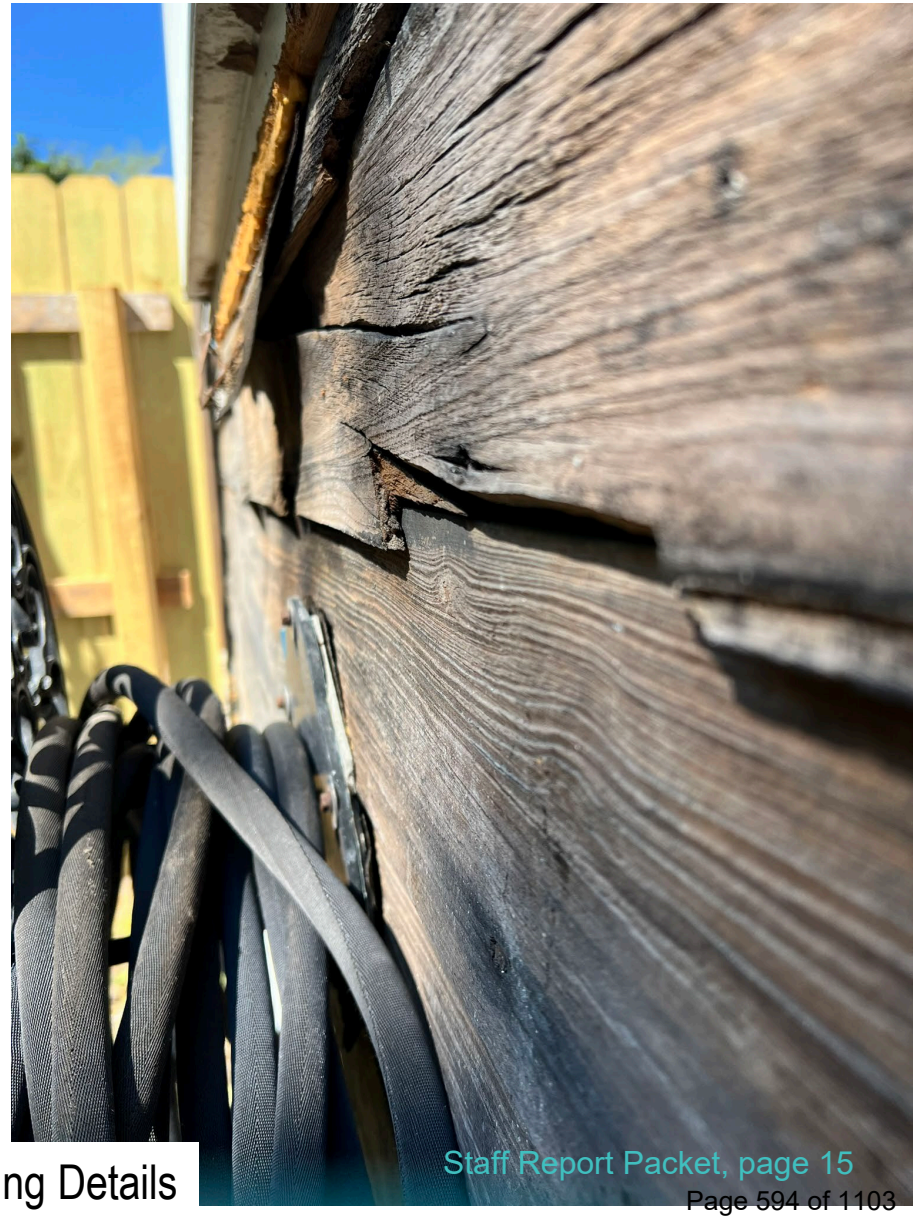




Views of South Elevation from Lincoln Street

91 Kings Ferry Way
Staff Photos

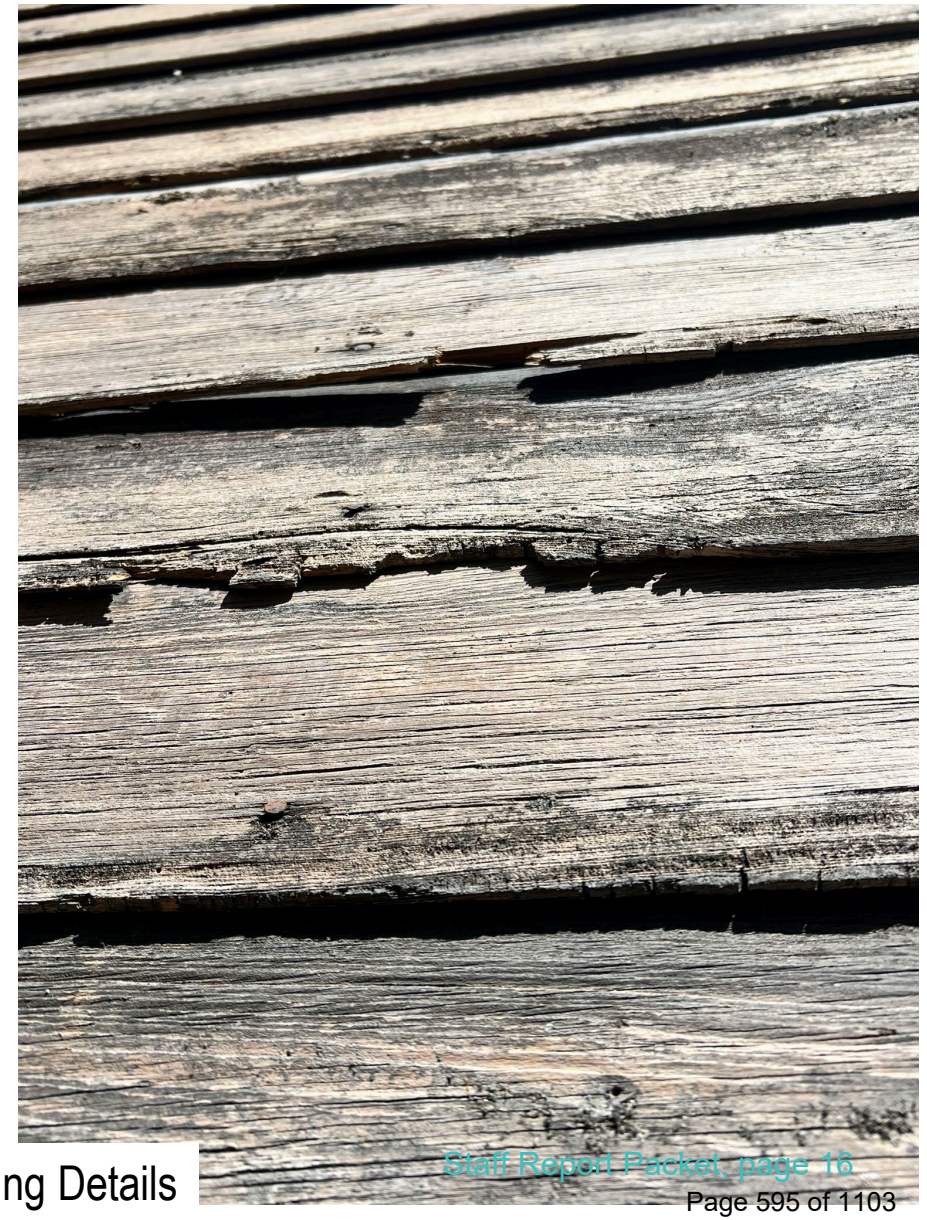




Rear Siding Details

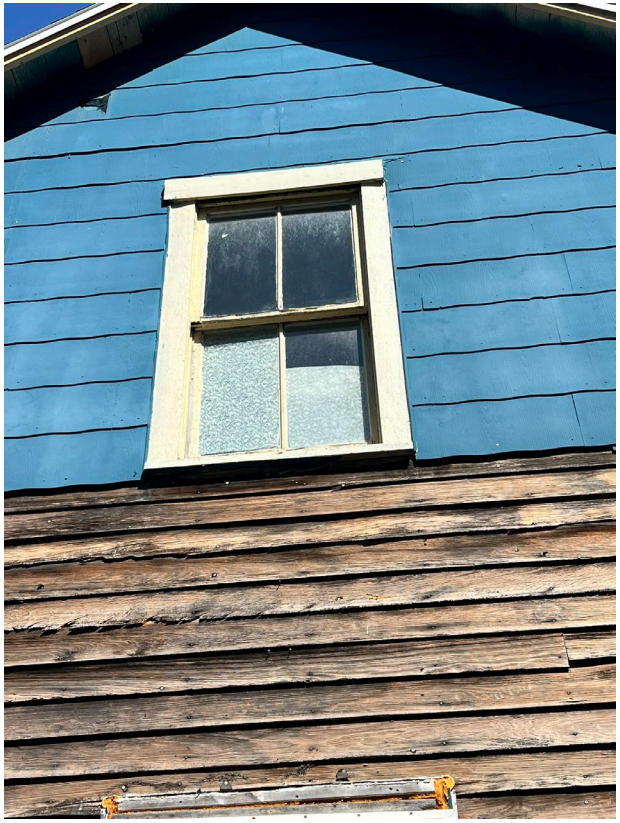
91 Kings Ferry Way
Staff Photos



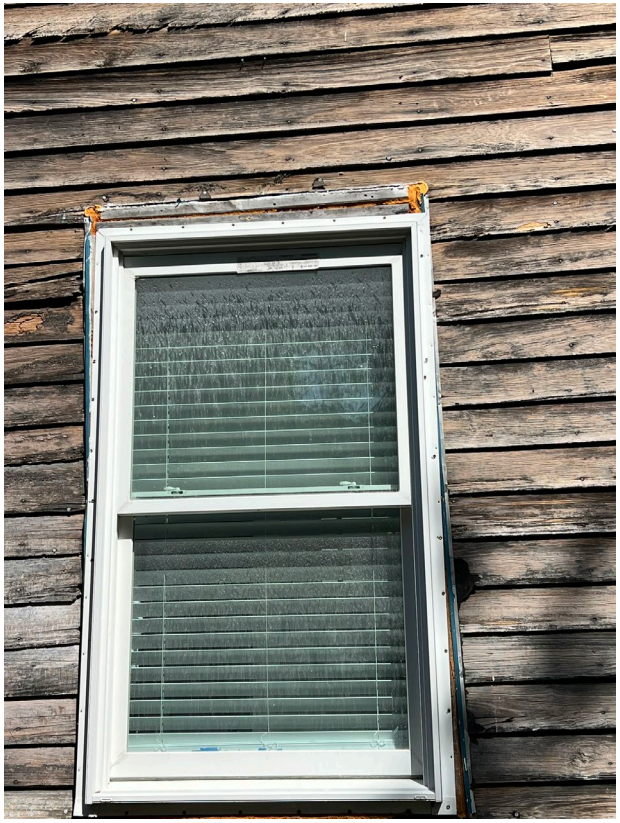


Rear Siding Details

91 Kings Ferry Way
Staff Photos







Rear Siding/Window Details

91 Kings Ferry Way
Staff Photos





Rear Siding/Window Details

91 Kings Ferry Way
Staff Photos



Context

91 Kings Ferry Way
Staff Photos



Context

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 1008 1009==

Site Name: 91 Kingsferry Way 830== Survey Date: 7812 820==

Address: 91 Kingsferry Way, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Genovar Addition (subdivision) C (block) 7 (lot) 868==

MULTUST 5T3248 868==

Owner of Site: Name: McGirt, Belle J.;

Address: 91 Kingsferry Way

St. Augustine, Fla. 32084 902==

Occupant or Manager: McGrit, Belle J. 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469686 (easting) 3305905 (northing) 890== Location: T07S (T) R30E (R) N19 (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: Asbestos shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, 2/2 (metal), attic louver 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 942==

Chimney Location: Offset, rear slope; ridge, offset 942==

Materials: (882)

Chimney: Brick 882==

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

Ornament Exterior: Square wood posts 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 91 Kingsferry Way was constructed between 1904 and 1910. Significant details include square wood posts.

Genovar Addition was one of the early residential neighborhoods of Lincolnville. The 1885 and 1894 Birdseye maps of St. Augustine show a number of houses along Kingsferry and Lincoln Streets, surrounded by agricultural areas to the north and south. Almost all the houses are wood frame, and about equally divided between one and two stories. There are some interesting Victorian examples. With the exception of some commercial and institutional buildings along Central Avenue and Riberia Street, the subdivision is mainly residential. Genovar Addition is bounded on the west by marshland and the San Sebastian River. On the east it extends almost as far as Maria Sanchez Lake. The area is threatened generally by traffic along Central Avenue and Riberia Street, and by some housing deterioration.

HISTORY

The area comprising Genovar Subdivision is situated between the early 18th century Indian villages of Pocotalaca to the south and Palica to the north. By the late 18th century, a redoubt was built in the western portion of the tract along the marshes of the San Sebastian River. The subdivision developed out of the late 18th century land grant to Francisco Marin, a Spanish shoemaker, who converted the property into one of the first commercial orange groves in Florida. The road to the San Sebastian Ferry, or present-day Kings Ferry Street, formed the northern boundary of the grant.[1] The orange grove prospered until the 1870's with such prominent proprietors as the Marquis de Fougeres, the French Counsel at Charleston, South Carolina, and Agustin Verot, the Catholic Bishop of St. Augustine. Bartolo Genovar, a local merchant and real estate developer, purchased and subdivided the grove by 1878, and by 1885, the two principle streets in the subdivision, Lincoln and Kings Ferry, were lined with small homes. Early and subsequent development has been associated with Blacks, including the A.M.E. Church, and represents one of the initial phases in the expansion of the early Black community of Lincolnville.[2]

V. BIBLIOGRAPHY

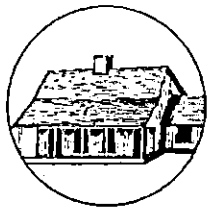
1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", St. Augustine, December 24, 1791; St. Johns County Courthouse, Deed Records, Book B and L, pp. 1 and 122.

2. Deed Records, Book O, p. 327; Book Q, p. 310; Book W, pp. 38 and 179; Book X, pp. 108, 111, and 169; St. Augustine City Directory, 1885, 1899, 1904.


KODAK SAFETY FILM 5062



☐ Original
☒ Update



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

Site# SJ01008
Field Date 11-19-2020
Form Date 1-11-2021
Recorder # MAP

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

Site Name(s) (address if none) 91 Kings Ferry Way — 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
91		Kings Ferry	Way	

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 19W — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2096400000 — Landgrant _____
Subdivision Name Genovar Addition — 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: Duplex — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☒unknown Date: _____ Nature: asbestos siding removed from facade
Additions: ☐yes ☐no ☒unknown Date: _____ Nature: _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Gobets Michel

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

DESCRIPTION

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

single 2/2 wood sash windows, wood surround and sill

Distinguishing Architectural Features (exterior or interior ornaments)

horizontal wood siding, corner boards, asbestos siding on elevations, side facing gable roof, hip extension over 2 story porch, symmetric facade

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

chain link fence, single car ribbon drive, mature vegetation

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ 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 SJ01008

DESCRIPTION (continued)

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

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

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

Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details)

centrally located 2 panel door w 2 lights on facade under 2nd story porch balcony

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

centrally located 2 story facade porch, square & spindle wood supports, square railings, hip extension roof

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

Narrative Description of Resource

This 1910 2 story Frame Vernacular style building is in fair condition, and has a Gable roof and Wood siding.

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. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.

Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112

(address / phone / fax / e-mail)

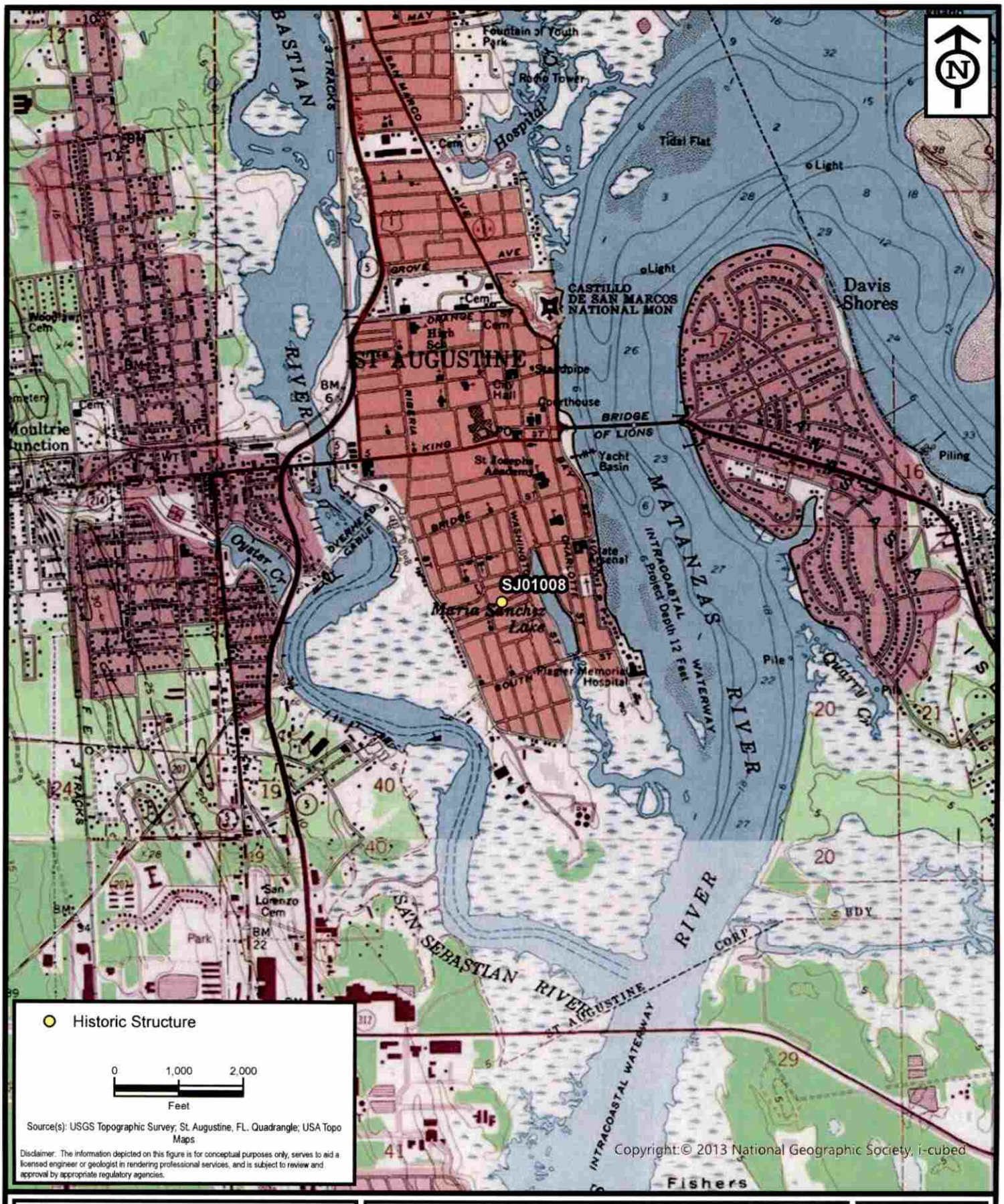
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

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

❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

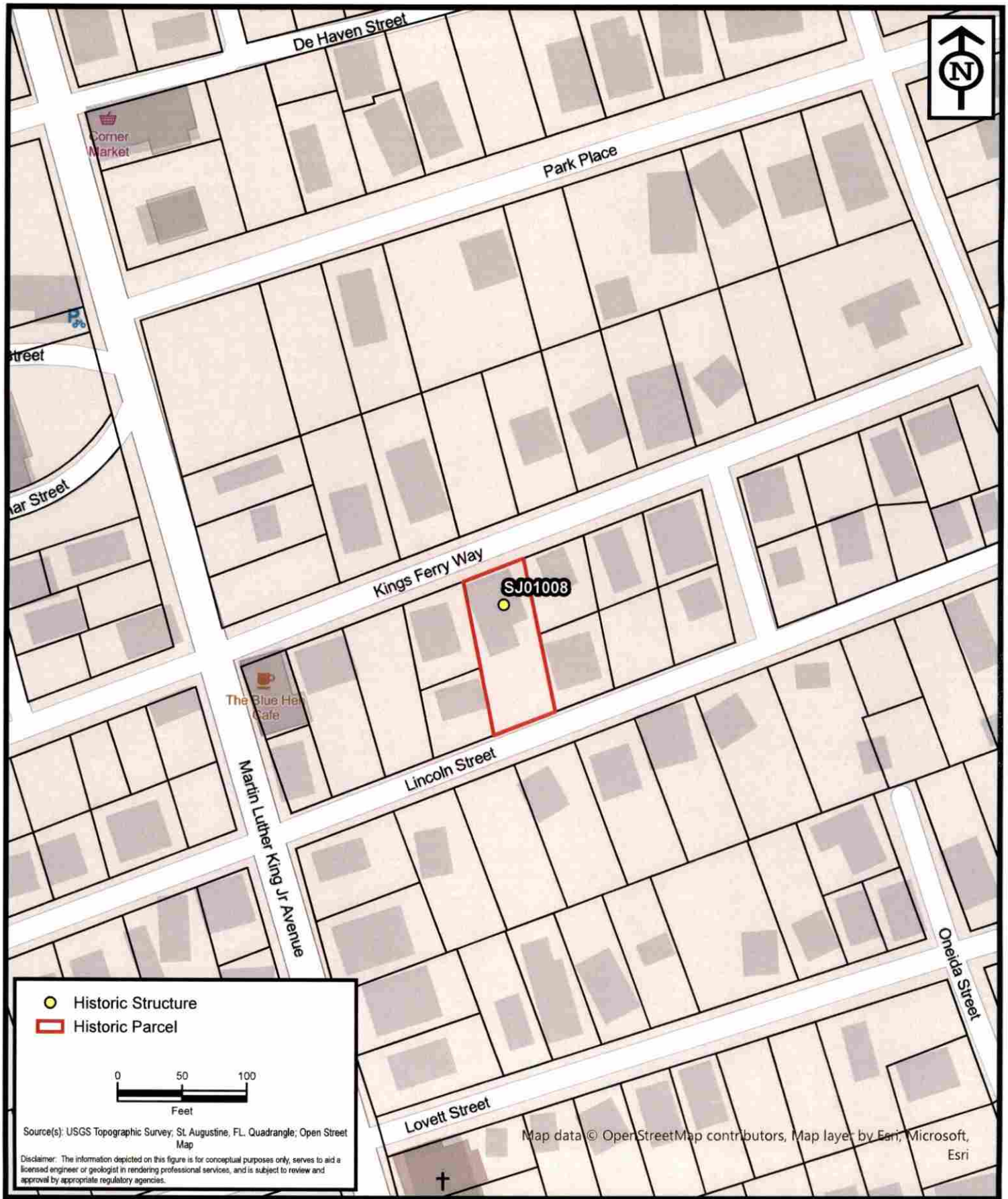
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC. A Terracon COMPANY	Project Location - SJ01008
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256	**St. Augustine Historic Resource Mitigation & Survey Update**
PH. (904) 470-2200 FAX (904) 470-2112	St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**1**

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 1/10/2021 12:21 PM



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ01008

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

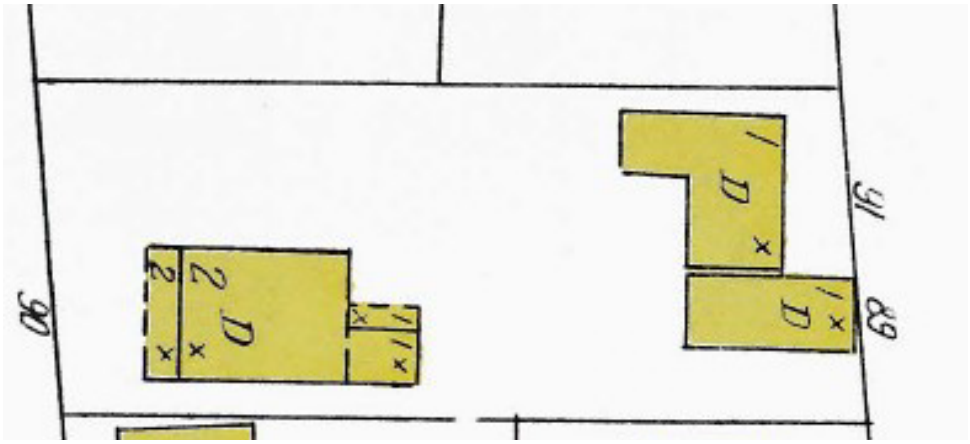
Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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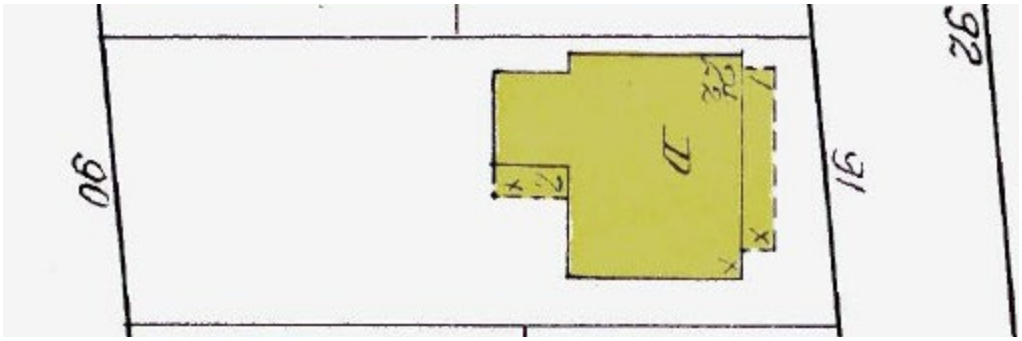




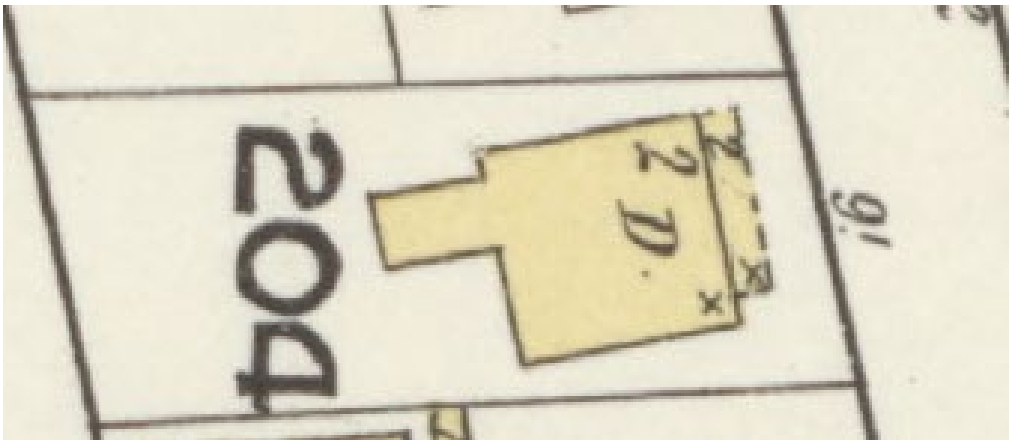
SANBORN MAPS
91 Kings Ferry Way



1904

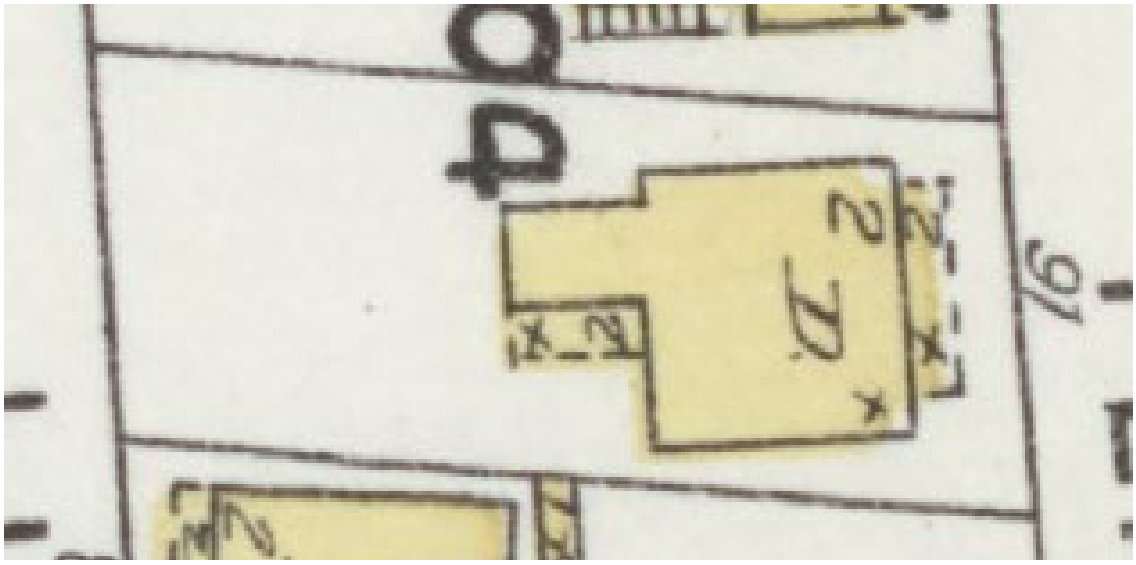


1910

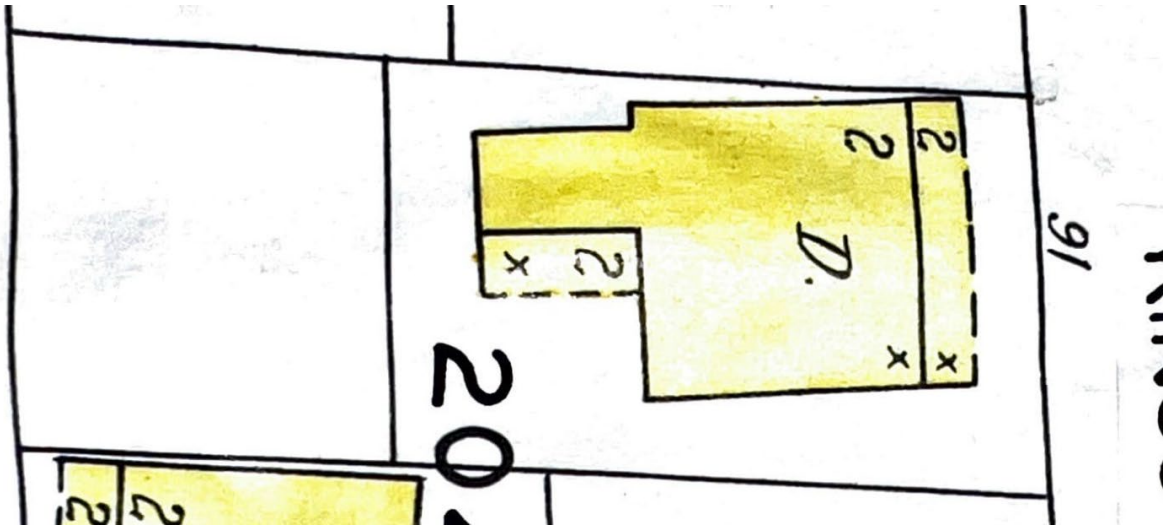


1917

SANBORN MAPS
91 Kings Ferry Way



1924



1930 Updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2025-0009 **Meeting Date: Thursday, February 20, 2025**

1. NAME OF APPLICANT: susanne sellars
   Business (if applicable):
   Address: 91 kings ferry way
   City: st augustine State: fl Zip Code: 32084
   Daytime Telephone: 5165092033 E-Mail Address: nenisue@aol.com

2. NAME OF PROPERTY OWNER: susanne sellars
   Business (if applicable):
   Address: 91 kings ferry way
   City: st augustine State: FL Zip Code: 32084
   Daytime Telephone: 5165092033 E-Mail Address: nenisue@aol.com

3. PROJECT LOCATION: 91 Kings Ferry Way, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: GENOVAR ADDN CITY LOT 7 BLK C OR6030/280

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including replacement of the existing two-story porch decking and railings, rear elevation siding, and rear elevation windows with new materials and designs.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Scope of Work
- Plans
- Manufacturer Photos/Specs



From: pianomanjeff@aol.com
Subject: revised
Date: Mar 24, 2025 at 9:42:14 PM
To: SUSANNE SELLARS nenisue@aol.com

To Whom it may concern,
Regarding our permit application for 91 Kings Ferry Way, Saint Augustine.
Here is a brief review of what we are applying for:

#1. Front porch floor, railing and spindles: we would like to replace the rotted wood flooring with a synthetic flooring called Trex-Transcend. We would also like to replace the rotted wood rail & spindles with new white synthetic rail & spindles. The spindles would be changed to a design thats more in keeping with the historical era of the home (photos attatched). The current spindles are not original to the home. We have already attached pictures of all items with our application.
Note that, we will not be doing any work on the roof/ceiling structure of the upper porch as previously mentioned.

#2. Replace horizontal clap board siding on some of the back side of the house (in two areas), shown in our drawing with pink highlighting. on a submitted drawing.
One area is 21.5 ft wide and the other is 12.25 ft wide.
Remove the old / outer most layer of siding (which is man made cement type shingles from the 60's or 70's time era) that was applied over the original wood clap board style siding of the home. This leaves the original horizontal clap board style wood boarding underneath on the house - which was our intent to restore however this wood is too rotted & beyond repair. So we would be replacing this clap board style horizontal boards with the same look but using a synthetic Hardi-board with a textured finish to look like the original clap board wood siding.

#3. Replace two windows on the back of the house -in the area that is 12.25 ft wide. We have enclosed a picture that shows the 2 windows circled in red that need replacements. One window is on the first floor and the second window is located directly over the first floor window but on the second floor. These are a quality Anderson double hung windows, which have a fl approval code that is better than the standard required. We are matching the original size of the original windows in that location. We are also matching the original style as best we can to match the rest of the home's windows.







Not to Scale

Date: Oct 4 2024
91 Kingsferry Way
Saint Augustine 32084
Jeffrey Sellars

Received 3/24/2025
Planning & Building Department

Existing support for front center Six feet is a concrete block and cement stair case

Existing side beams double 2×8's of deck - There were "Two" 2×8's, To Strengthen, Sistering one additional 2×8 with Lag Bolts

Fastened to house is an Existing 2×8 ledger Lag Bolted To the House Main Beam / sill

Existing doubled up - 2×8's bridging

Existing Single 2×8

9 FT

34 FT

Front rim Joists Existing was double 2×8's adding a third 2×8 for additional strength Lag bolted

Existing Piers, 2 outer Corners are 8×16 Block & 2 inner piers are 8×8 block, all four filled with high strength cement. Existing Footings are 24×24 and 6" thick depth of 12 inches lower than grade. Re-Bar-Reinforced

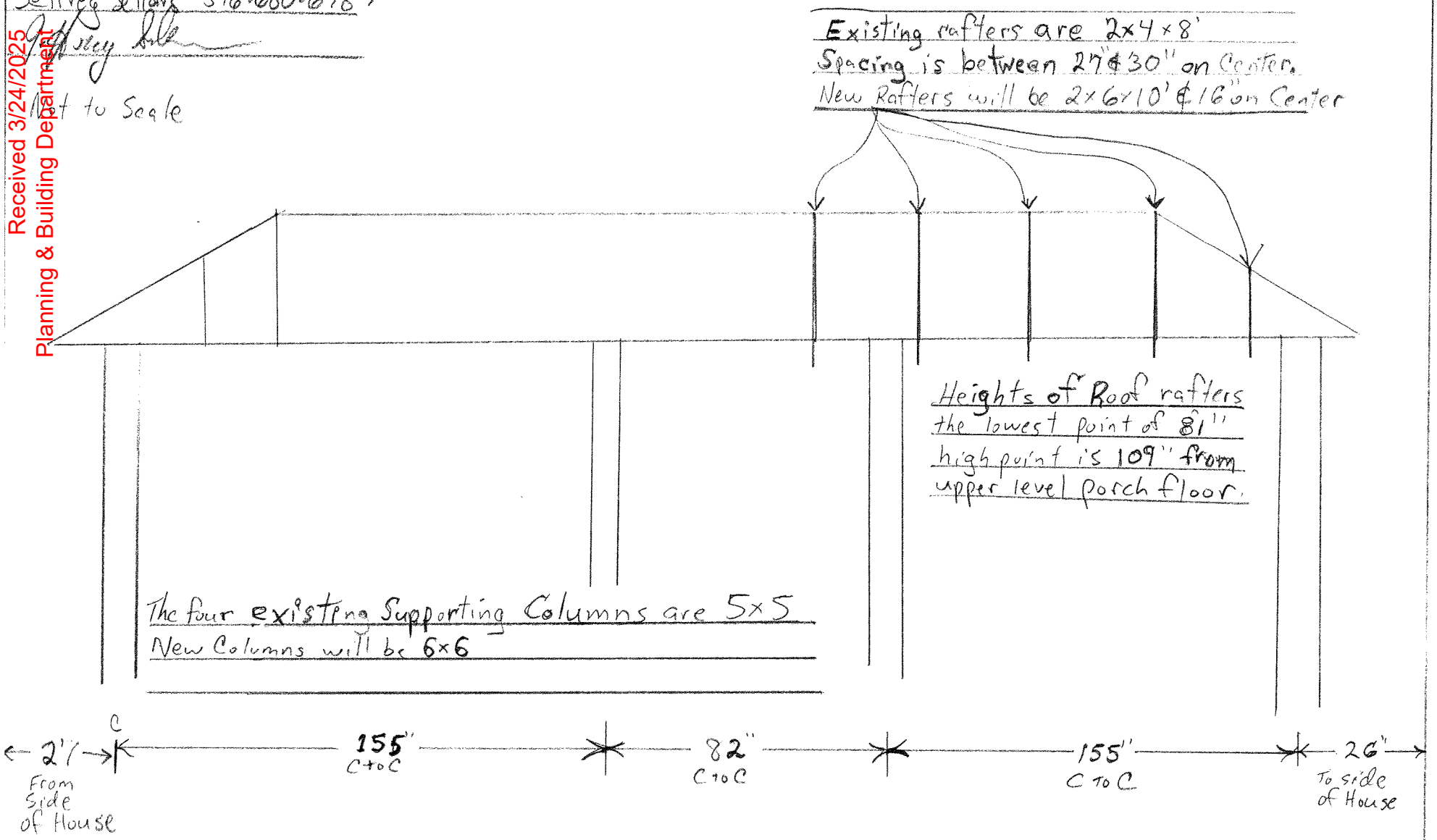
Existing 2×6 Joists 6.5 FT or less Max spacing = 16" on center

Hangers - all bridges and all joists are fastened both with Long Lag Screws and by using hangers with appropriate screws. Several hangers are not present - we will add the missing hardware

Height above ground 1st FL Porch = 40" & 2nd FL Porch = 160"

Date: Sept 4 2024
91 Kingsferry Way St Augustine FL
Jeffrey Sellars 516-680-6787
Survey Site
Not to Scale

Received 3/24/2025
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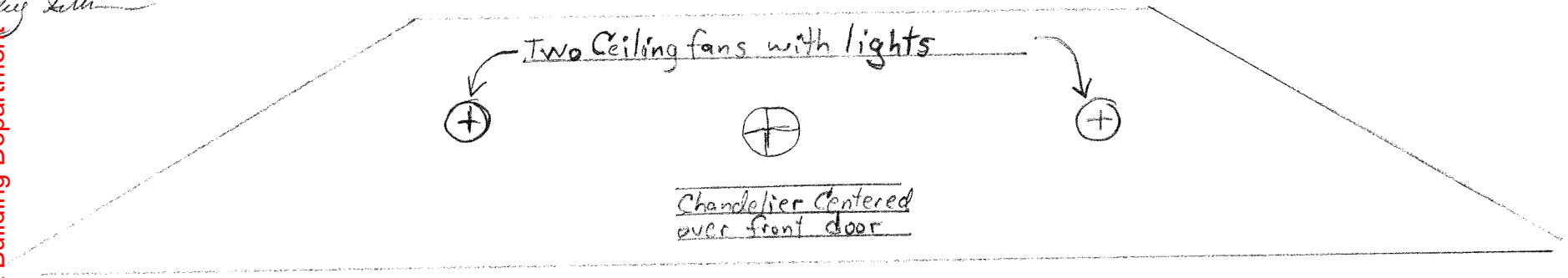


Date: Sept. 4th 2024
11 Kings ferry way St. Augustine FL
Jeffrey Sellars 516-680-6787
Jeffrey Sellars

Not to Scale

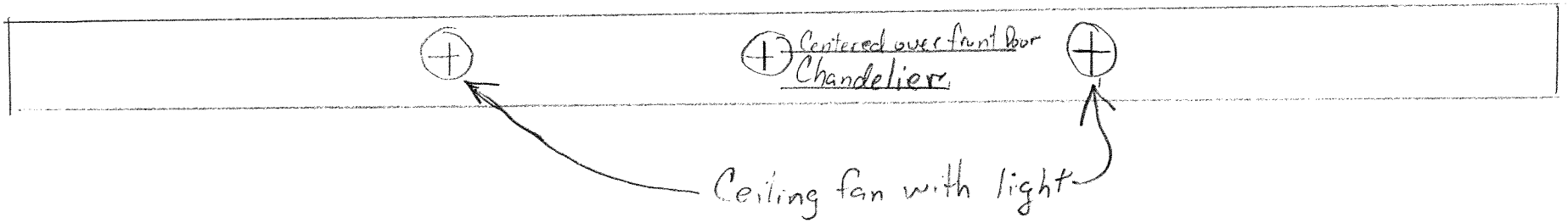
Electrical plan

Received 3/24/2025
Planning & Building Department



Existing Ceiling wires are coiled & Capped in the rafter area. There is one 14-2 line "Switched on interior wall" for chandelier, and there is also one 14-3 line for ceiling fans - switched on interior wall inside the door. The same situation exists on the first floor porch as the second floor porch. And same light plan. Both upper and lower porches already have an existing Exterior - GFI - Weather resistant Receptical installed

First floor - same as second floor - Chandelier in center & Ceiling fans times 2



Pre-existing are two light Sconces on each porch located to the right & left of front door.

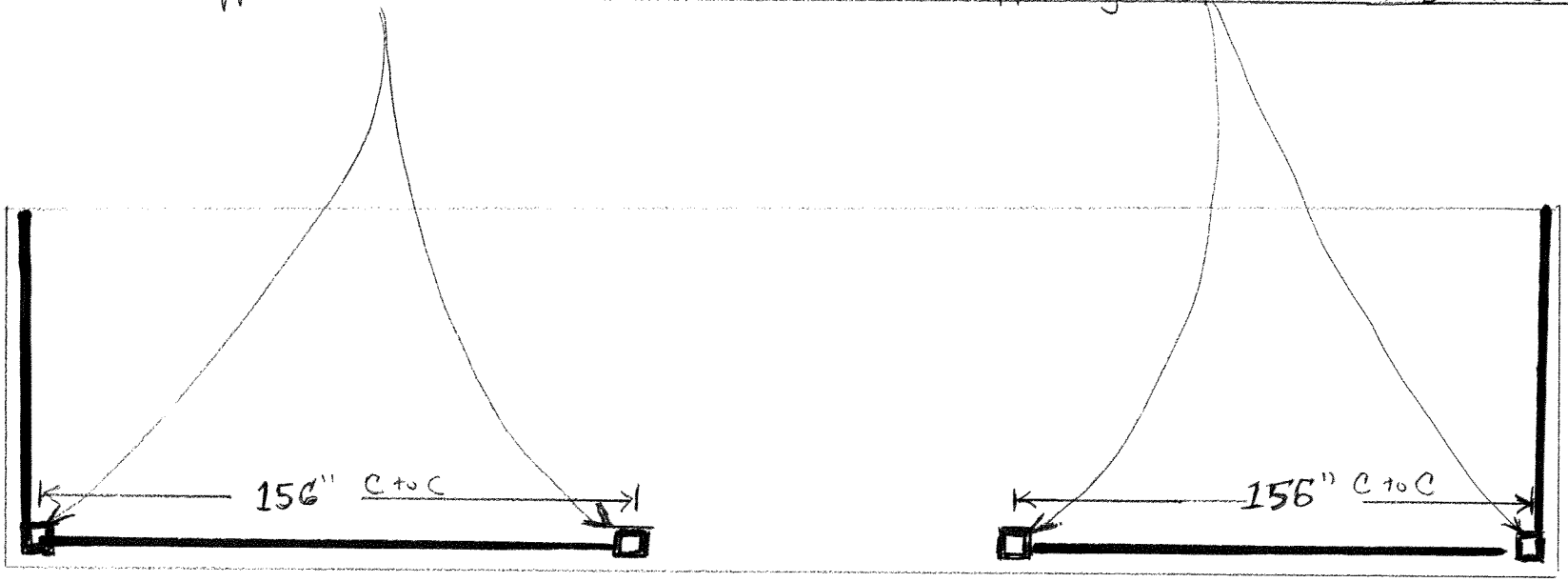
Received 3/24/2025
Planning & Building Department

Not to Scale

91 Kingsferry Way St. Augustine FL 32084
Jeffrey Sellars
c 516-680-6787

Oct 4 2024

Supporting columns for second floor deck
6x6's - we plan to wrap them with AzaC type material synthetic
secured with lag bolts.
upper deck has columns in same location supporting the roof over these Porches



Railing system will be installed where the thick lines display.
Will be a synthetic railing kit with top & bottom rails and decorative Spindles.
Design will be consistent, in keeping with character of the house.
Height above ground, 1st FL Porch = 40" 2nd FL Porch = 160"

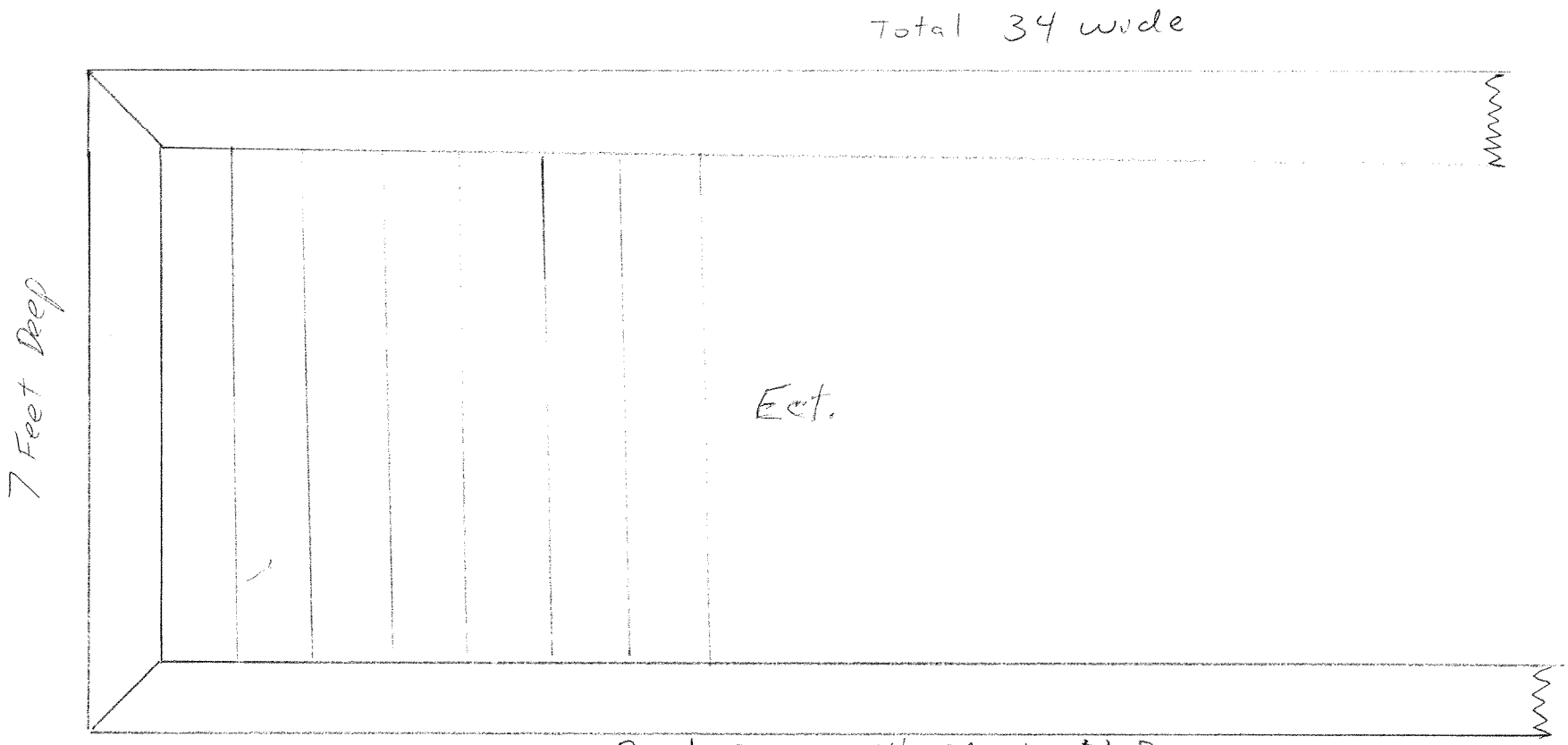
91 Kings ferry Way St Augustine FL 32091

Jeffrey Sellars · 516-680-6787

Oct 4 2024

Not to Scale.

Received 3/24/2025
Planning & Building Department



Porch Size 34' wide by 7' Deep.

Decking - Synthetic - TREX-Transcend-Color = Biscayne. 1×6.

The outter perimeter will be a band cut on 45° angle at ends.

The new decking planks will be layed out as in this drawing as the original decking was on house.

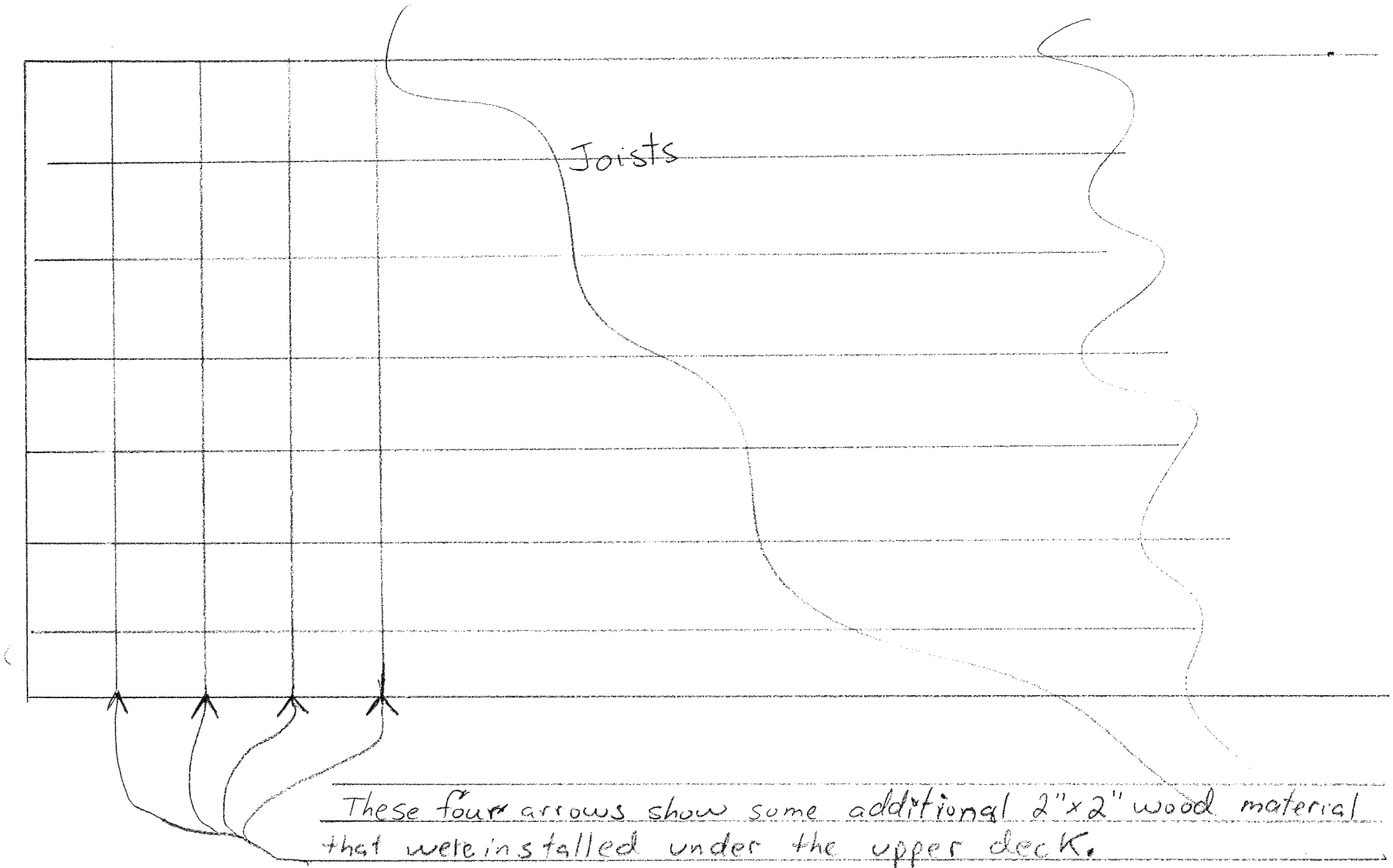
Hardware will be hidden, slotted boards and hiden clips installed.

Height above ground, 1st Fl Porch = 40" & 2nd Fl Porch = 160"

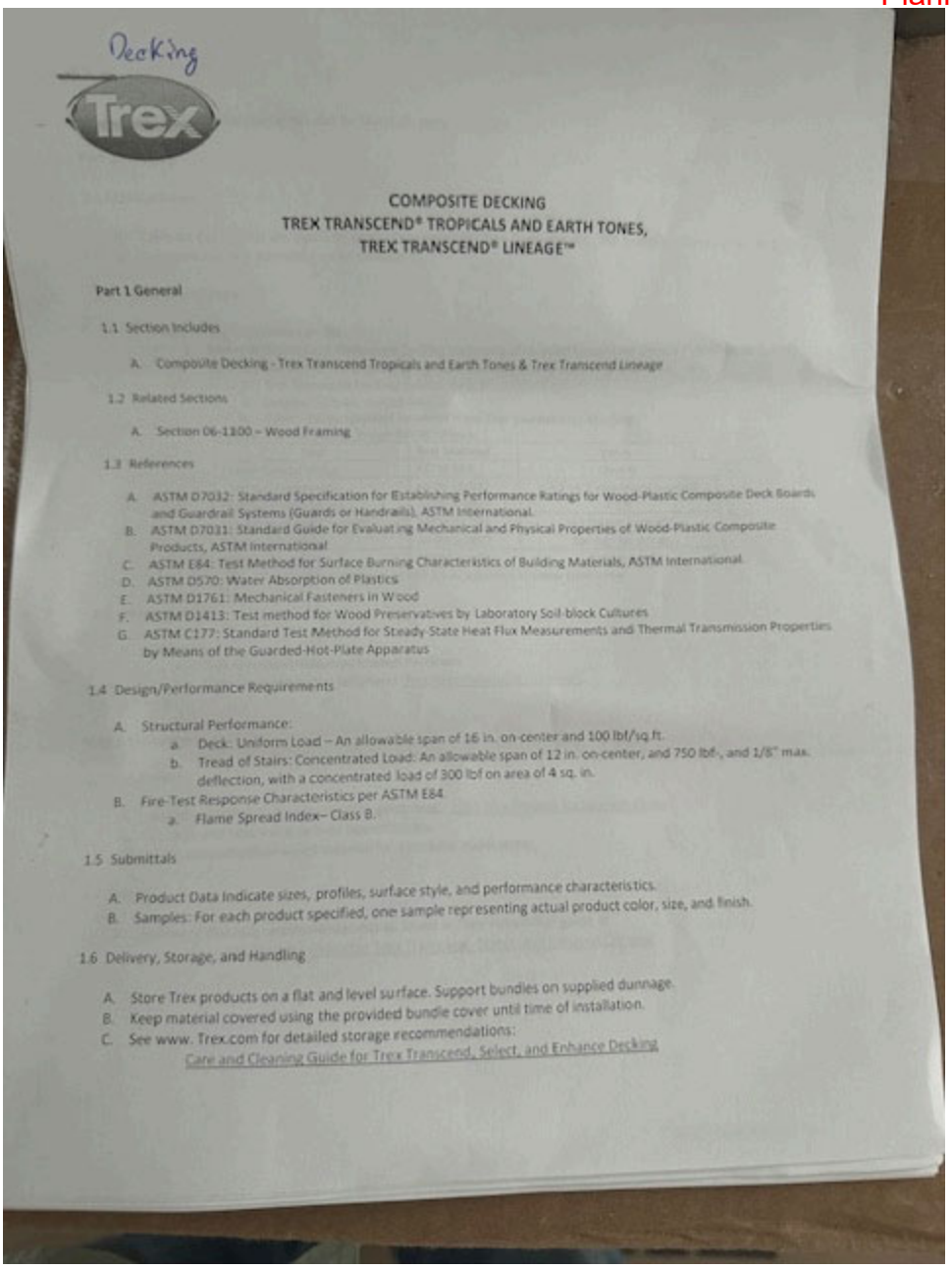
91 Kings ferry way st Augustine FL 32084
Jeffrey Sellers - 516-680-6787

Not to Scale
Oct 4 2024

Received 3/24/2025
Planning & Building Department



These four arrows show some additional 2"x2" wood material that were installed under the upper deck. Securely fastened with 2.5" Deck screws. These pieces are to support the Soffet materials that will be fastenned to them. These 2x2 Supports are placed every 16" on center across the entire underside of the upper porch.



Decking

Trex

COMPOSITE DECKING
TREX TRANSCEND® TROPICALS AND EARTH TONES,
TREX TRANSCEND® LINEAGE™

Part 1 General

1.1 Section Includes

A. Composite Decking - Trex Transcend Tropicals and Earth Tones & Trex Transcend Lineage

1.2 Related Sections

A. Section 06-1100 – Wood Framing

1.3 References

A. ASTM D7032: Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite Deck Boards and Guardrail Systems (Guards or Handrails), ASTM International.
B. ASTM D7031: Standard Guide for Evaluating Mechanical and Physical Properties of Wood-Plastic Composite Products, ASTM International
C. ASTM E84: Test Method for Surface Burning Characteristics of Building Materials, ASTM International
D. ASTM D570: Water Absorption of Plastics
E. ASTM D1761: Mechanical Fasteners in Wood
F. ASTM D1413: Test method for Wood Preservatives by Laboratory Soil-block Cultures
G. ASTM C177: Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus

1.4 Design/Performance Requirements

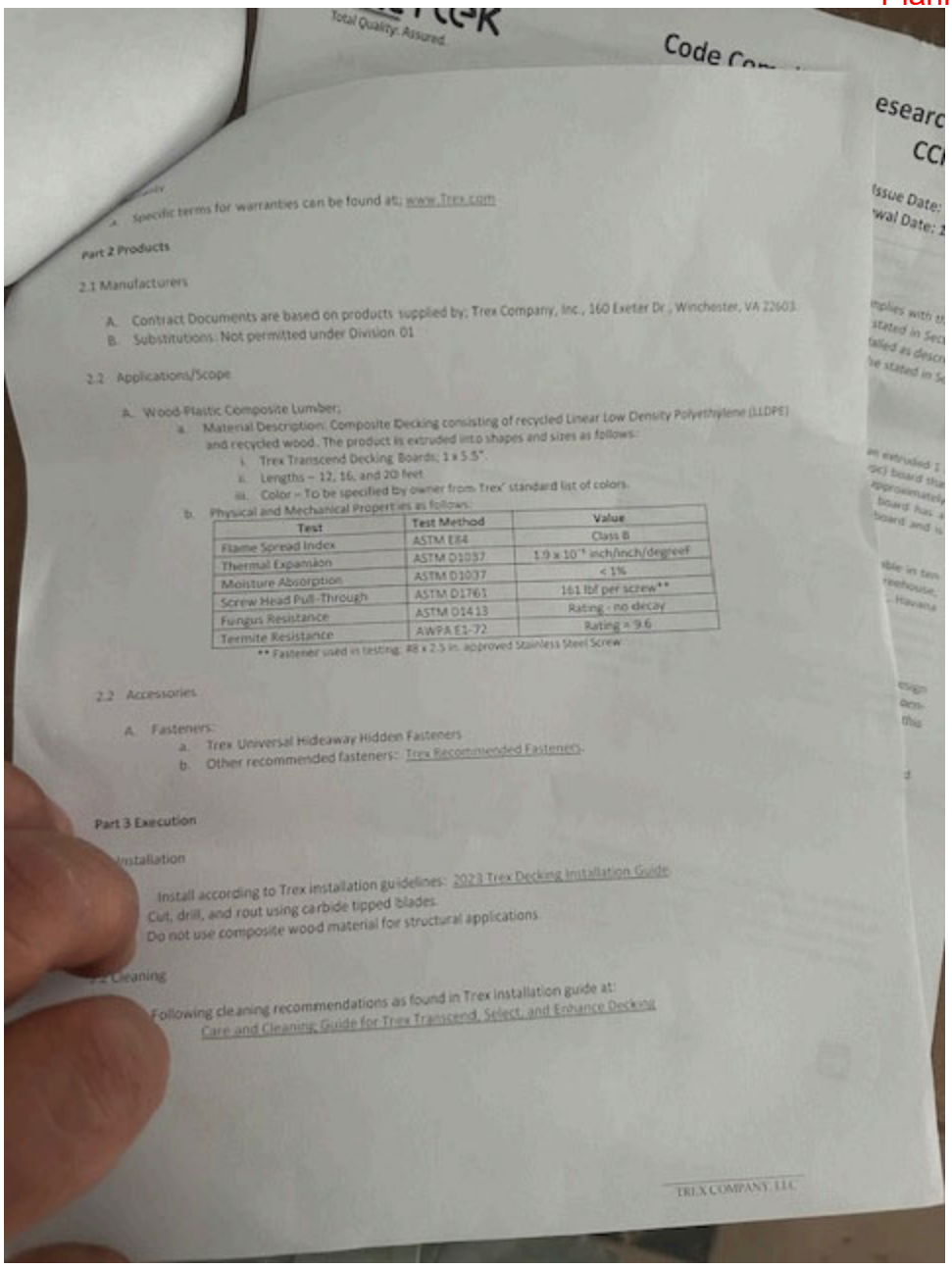
A. Structural Performance:
   a. Deck: Uniform Load – An allowable span of 16 in. on-center and 100 lbf/sq.ft.
   b. Tread of Stairs: Concentrated Load: An allowable span of 12 in. on-center, and 750 lbf., and 1/8" max. deflection, with a concentrated load of 300 lbf on area of 4 sq. in.
B. Fire-Test Response Characteristics per ASTM E84
   a. Flame Spread Index– Class B.

1.5 Submittals

A. Product Data Indicate sizes, profiles, surface style, and performance characteristics.
B. Samples: For each product specified, one sample representing actual product color, size, and finish.

1.6 Delivery, Storage, and Handling

A. Store Trex products on a flat and level surface. Support bundles on supplied dunnage.
B. Keep material covered using the provided bundle cover until time of installation.
C. See www. Trex.com for detailed storage recommendations:
   Care and Cleaning Guide for Trex Transcend, Select, and Enhance Decking



Total Quality. Assured.

Code Co

esearc
CC

Specific terms for warranties can be found at; www.Trex.com

Part 2 Products

2.1 Manufacturers

A. Contract Documents are based on products supplied by; Trex Company, Inc., 160 Exeter Dr., Winchester, VA 22603
B. Substitutions: Not permitted under Division 01

2.2 Applications/Scope

A. Wood-Plastic Composite Lumber;
   a. Material Description: Composite Decking consisting of recycled Linear Low Density Polyethylene (LLDPE) and recycled wood. The product is extruded into shapes and sizes as follows:
      i. Trex Transcend Decking Boards; 1 x 5.5".
      ii. Lengths – 12, 16, and 20 feet
      iii. Color – To be specified by owner from Trex' standard list of colors.
   b. Physical and Mechanical Properties as follows:

Test	Test Method	Value
Flame Spread Index	ASTM E84	Class B
Thermal Expansion	ASTM D1037	1.9×10^{-5} inch/inch/degreeF
Moisture Absorption	ASTM D1037	< 1%
Screw Head Pull-Through	ASTM D1761	161 lbf per screw**
Fungus Resistance	ASTM D1413	Rating - no decay
Termite Resistance	AWPA E1-72	Rating = 9.6

** Fastener used in testing: #8 x 2.5 in. approved Stainless Steel Screw

2.2 Accessories

A. Fasteners:
   a. Trex Universal Hideaway Hidden Fasteners
   b. Other recommended fasteners:: Trex Recommended Fasteners.

Part 3 Execution

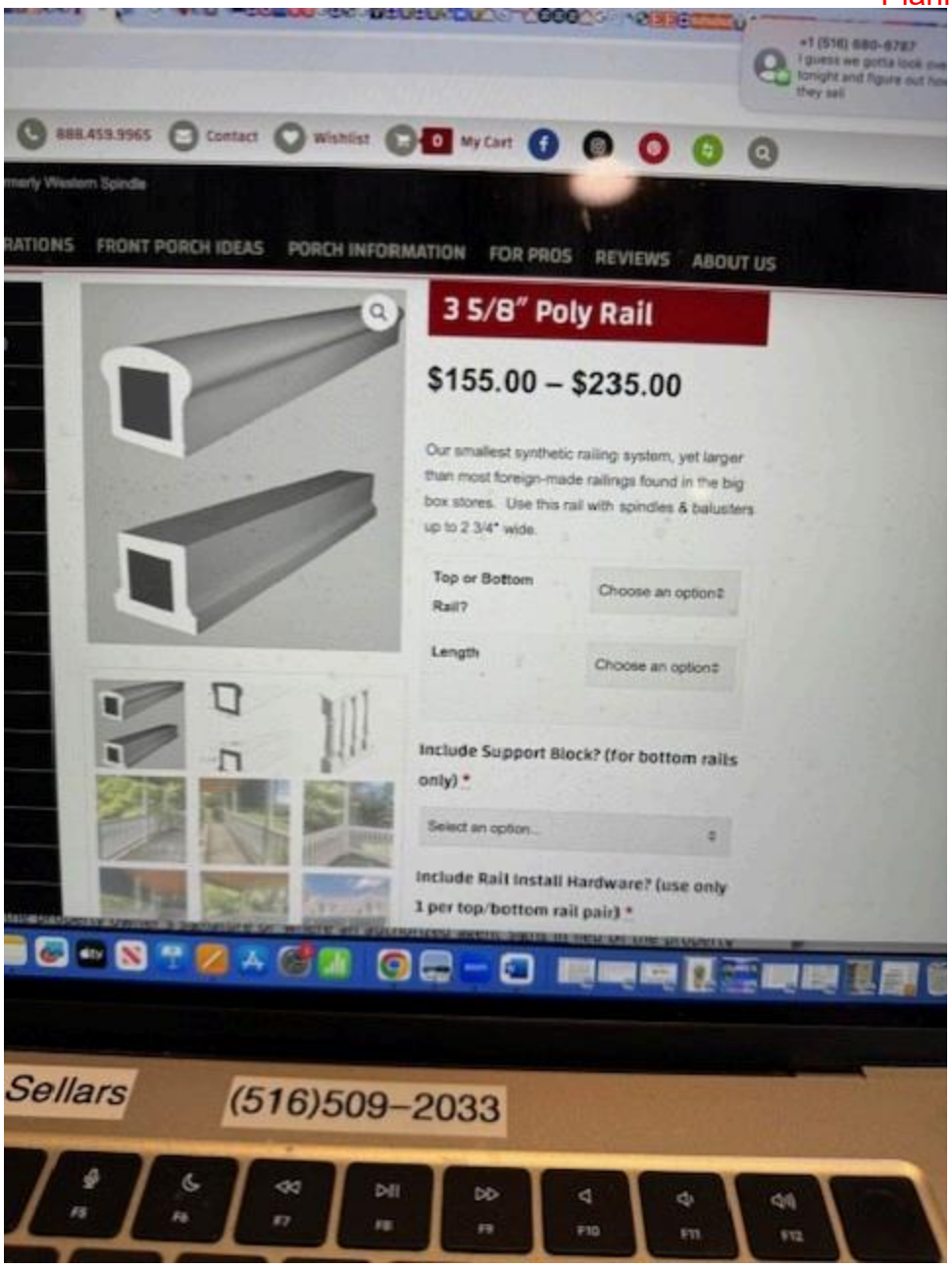
Installation

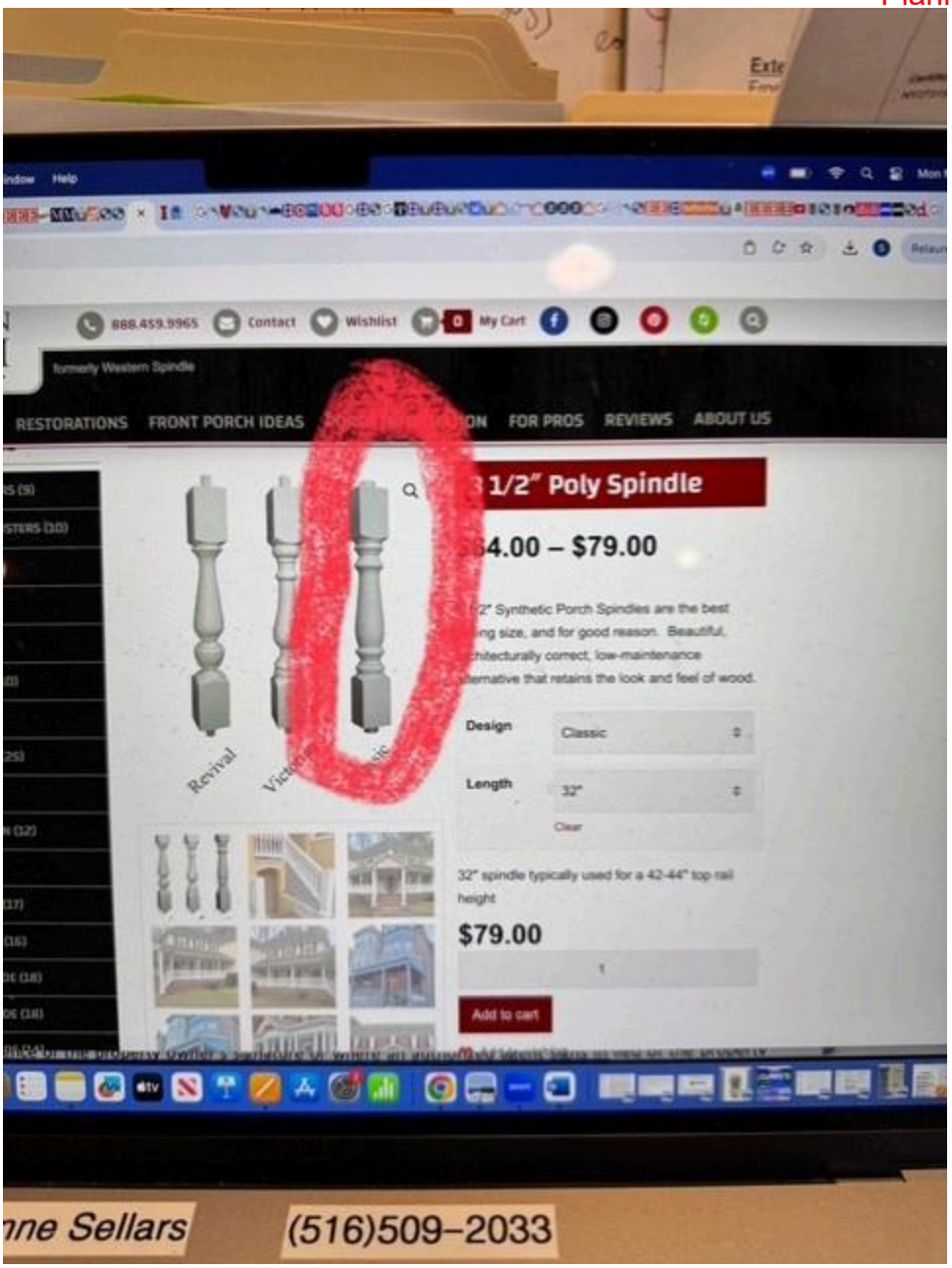
Install according to Trex installation guidelines: 2023 Trex Decking Installation Guide
Cut, drill, and rout using carbide tipped blades.
Do not use composite wood material for structural applications.

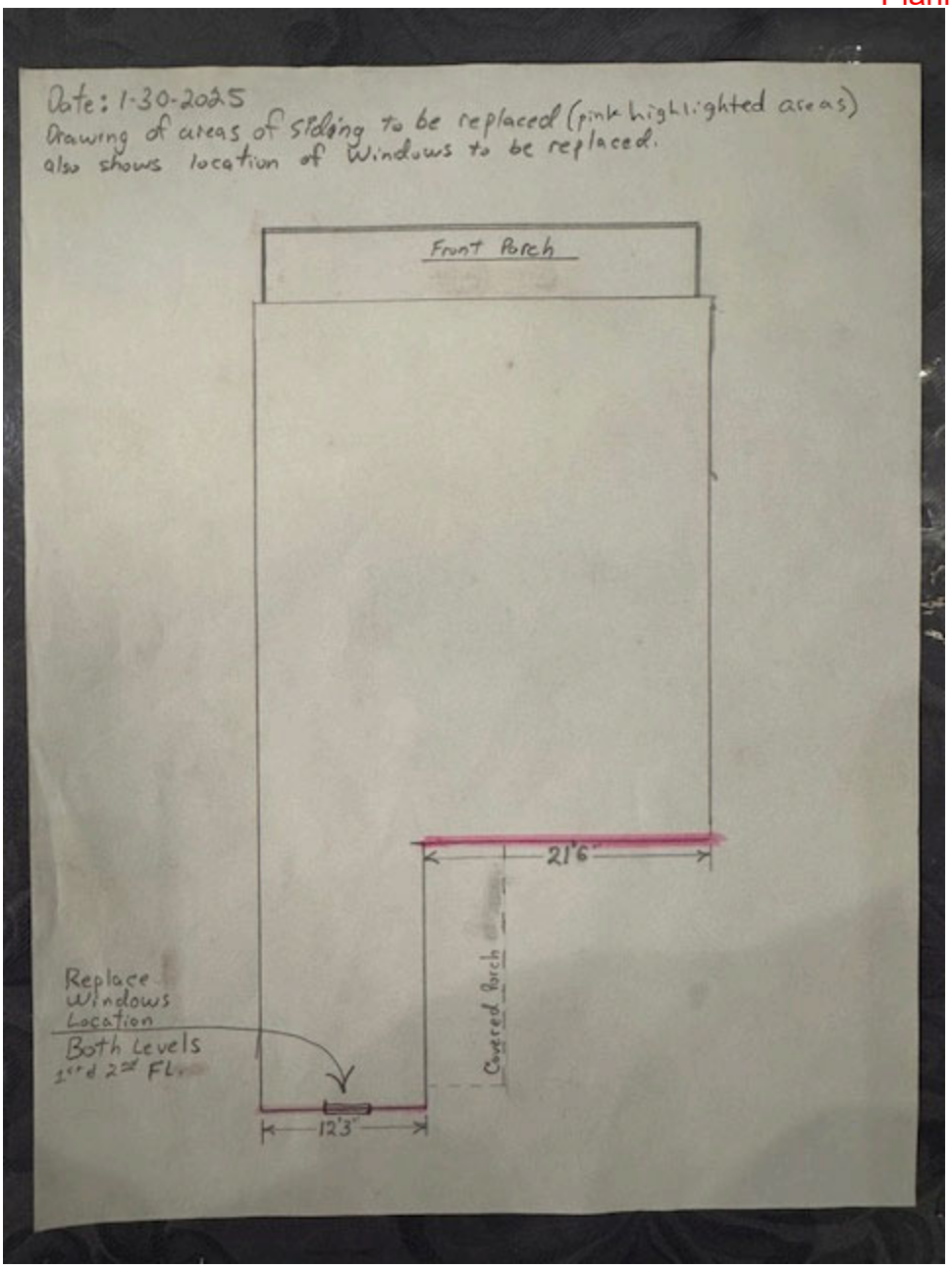
Cleaning

Following cleaning recommendations as found in Trex installation guide at:
Care and Cleaning Guide for Trex Transcend, Select, and Enhance Decking

TREX COMPANY, LLC


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3 5/8" Poly Rail
$155.00 – $235.00
Our smallest synthetic railing system, yet larger than most foreign-made railings found in the big box stores. Use this rail with spindles & balusters up to 2 3/4" wide.
Top or Bottom Rail?
Choose an option
Length
Choose an option
Include Support Block? (for bottom rails only) *
Select an option...
Include Rail Install Hardware? (use only 1 per top/bottom rail pair) *
Sellars
(516)509-2033

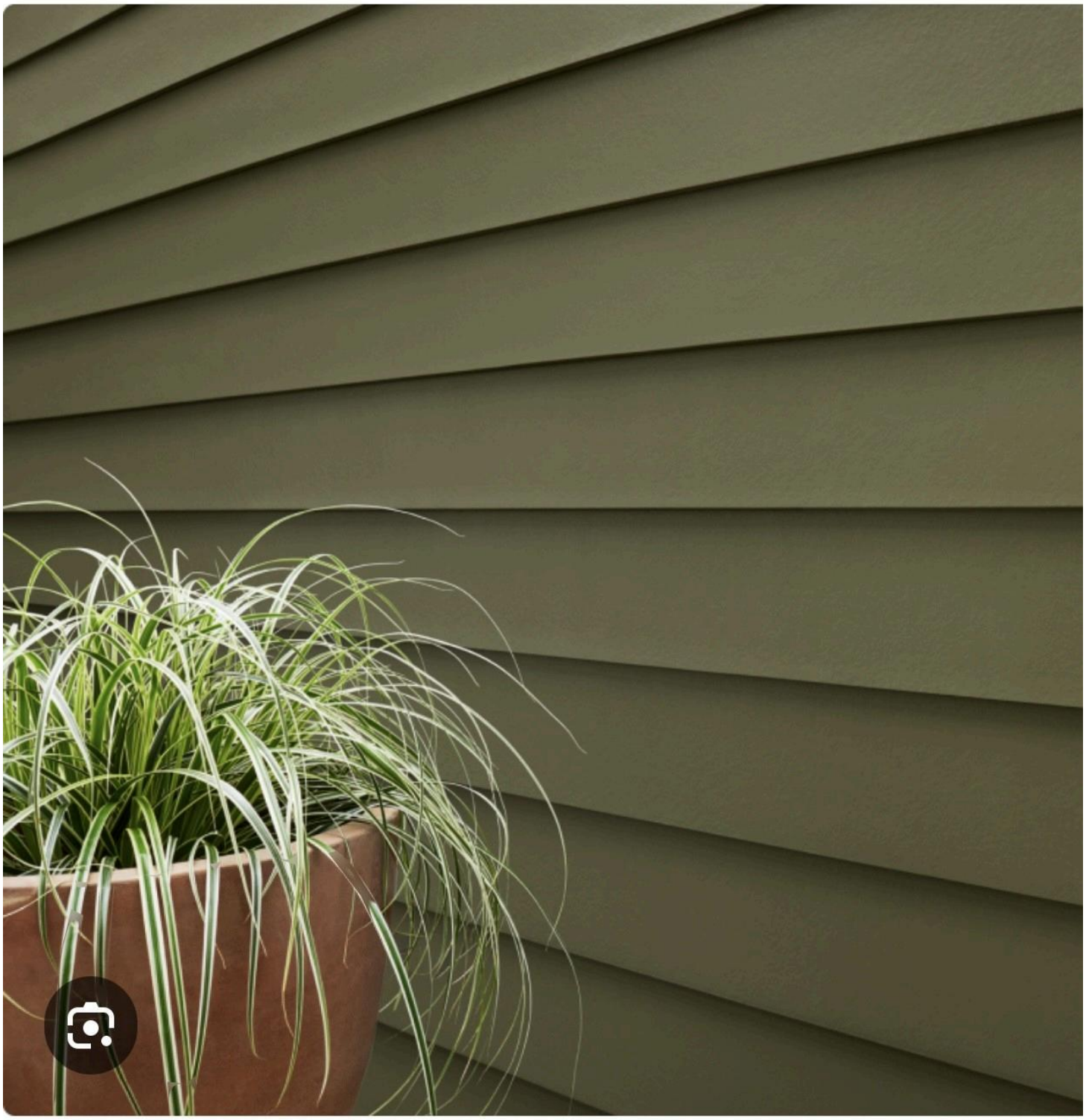

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1/2" Poly Spindle
4.00 – $79.00
Synthetic Porch Spindles are the best
ng size, and for good reason. Beautiful,
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ternative that retains the look and feel of wood.
Design
Classic
Length
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Clear
32" spindle typically used for a 42-44" top rail height
$79.00
Add to cart
Revival
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Date: 1-30-2025
Drawing of areas of siding to be replaced (pink highlighted areas)
also shows location of Windows to be replaced.
Front Porch
21'6"
Covered Porch
Replace Windows Location
Both Levels 1st & 2nd FL.
12'3"



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James Hardie



Hardie® Plank Lap Siding | James Hardie

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Planning & Building Department

Outlook

Fw: Bp20241976 sellars 91 kings ferry way - info re siding

From nenisue@aol.com <nenisue@aol.com>
Date Mon 3/24/2025 10:31 PM
To Harb <harb@citystaug.com>

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.

Susanne Sellarsnenisue@aol.com

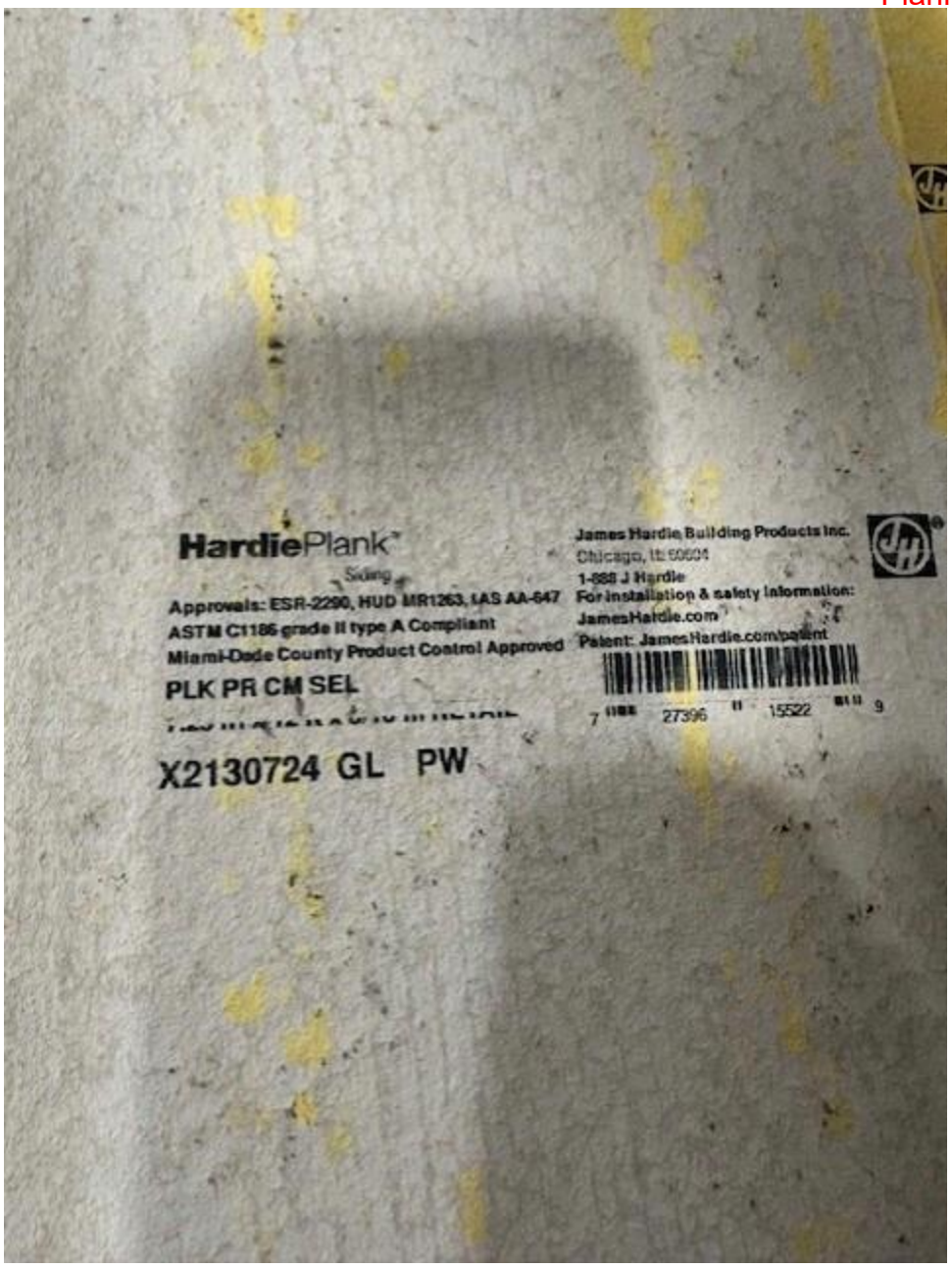
Begin forwarded message:

On Monday, December 16, 2024, 10:24 AM, SUSANNE STEPANOW <nenisue@aol.com> wrote:

Re: siding back of house:

The planks are approximately 8.5" wide to match those pre-existing on the house. It's a 5" reveal that you end up seeing.

Sent from my iPhone

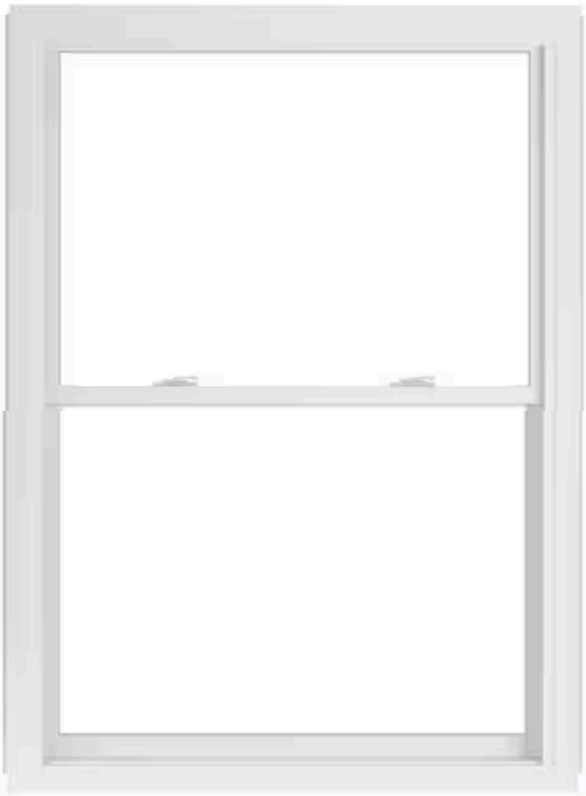

HardiePlank
Siding
Approvals: ESR-2290, HUD MR1263, LAS AA-647
ASTM C1186 grade II type A Compliant
Miami-Dade County Product Control Approved
PLK PR CM SEL
X2130724 GL PW
James Hardie Building Products Inc.
Chicago, IL 60601
1-888 J Hardie
For installation & safety information:
JamesHardie.com
Patent: JamesHardie.com/patent
27396
15522



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Images (6) Videos (3) Customer Images (1)





Instr #2024077472 BK: 6030 PG: 280, Filed & Recorded: 10/1/2024 4:13 PM #Pgs:3 Doc. D $0.70
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $27.00

Prepared by:

Daniel S. Lang, Esq.
741 A1A Beach Blvd.
SAINT AUGUSTINE, FL 32080
When recorded return to:

Daniel S. Lang, Esq.
741 A1A Beach Blvd.
SAINT AUGUSTINE, FL 32080

(Space above this line reserved for recording office use only)

WARRANTY DEED

COPY

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: The Blue Pelican of St. Augustine, LLC., A Florida Limited Liability Company
178 Baldwin Avenue
Locust Valley, NY 11560

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Susanne M. Sellars
178 Baldwin Avenue
Locust Valley, NY 11560

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

LOT 7, BLOCK C, GENOVAR ADDITION, A SUBDIVISION OF THE CITY OF ST. AUGUSTINE ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number is 209640-0000.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars ($10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

COPY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever.

8. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

Executed on October 1, 2024.

The Blue Pelican of St. Augustine, LLC., A Florida Limited Liability Company, a Florida corporation

By: _____ 10/1/24
Susanne M. Sellars (Date)
Manager
The Blue Pelican of St. Augustine, LLC., A Florida Limited Liability Company, a Florida corporation
178 Baldwin Avenue
Locust Valley, NY 11560

Signed in the presence of:

10/1/24

Printed Name Robert S Thomas (Date)

Address 91 Lincoln St
St Augustine, FL 32084

Witness

Signed in the presence of:

10.1.24

Printed Name Daniel Lang (Date)

Address 741 A1A Beach Blvd
St. Augustine FL 32080

Witness

COPY

STATE OF FLORIDA
COUNTY OF SAINT JOHNS

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of [✓] physical presence or sworn to (or affirmed) by [ ] online notarization, this 1st day of October, 2024, by Susanne M. Sellars, Manager of The Blue Pelican of St. Augustine, LLC., A Florida Limited Liability Company, a Florida corporation, on behalf of the corporation. Susanne Sellars is personally known to me or has produced _____ as identification.

Notary Public - State of Florida

Notary Public State of Florida
Daniel S. Lang
My Commission HH 141080
Expires 08/11/2025

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2096400000
Location Address	91 KINGS FERRY WAY SAINT AUGUSTINE 32084-0000
Neighborhood	Genovar Addition (627)
Tax Description*	GENOVAR ADDN CITY LOT 7 BLK C OR6030/280 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Genovar Addition
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.130
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Sellars Susanne M 100%
Mailing Address	178 BALDWIN AVE LOCUST VALLEY, NY 11560-0000

Map



Valuation Information

	2025
Building Value	$183,072
Extra Features Value	$0
Total Land Value	$225,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$408,072**
Total Deferred	$0
Assessed Value	**$408,072**
Total Exemptions	$0
Taxable Value	**$408,072**

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

Historical Assessment Information

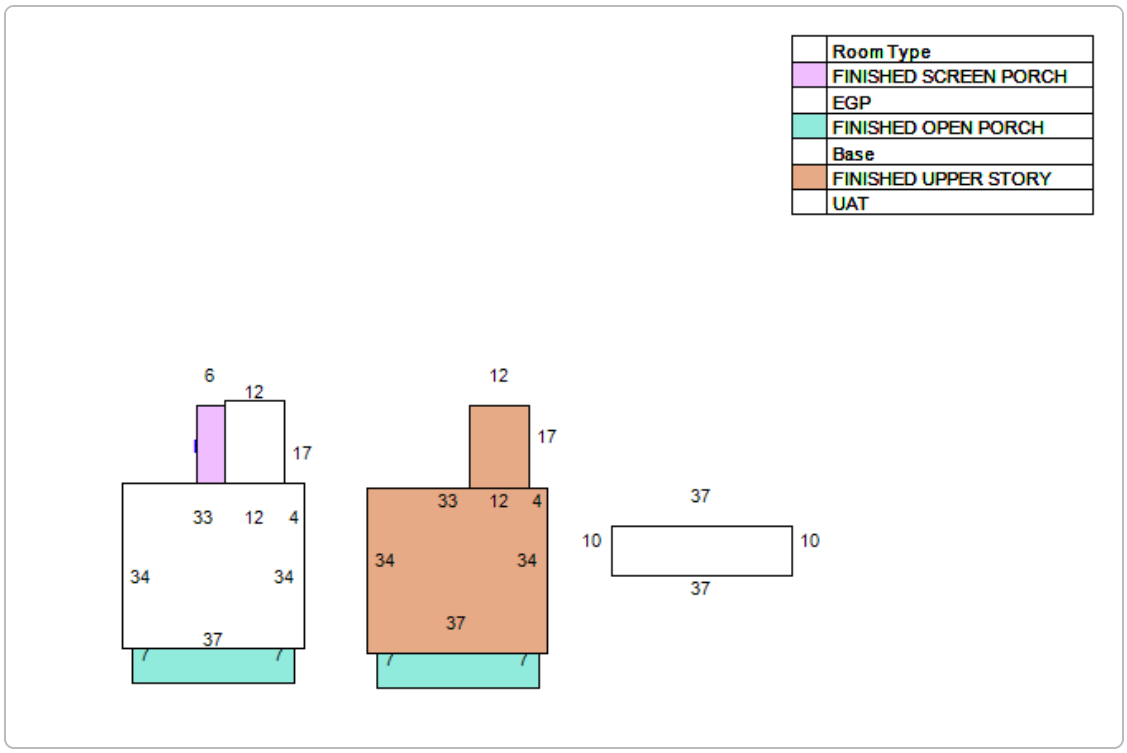
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$189,610	$0	$225,000	$0	$0	$414,610	$414,610	$0	$414,610
2023	$188,874	$0	$200,000	$0	$0	$388,874	$388,874	$0	$388,874
2022	$344,713	$0	$190,400	$0	$0	$535,113	$354,300	$180,813	$354,300
2021	$216,413	$0	$150,000	$0	$0	$366,413	$322,091	$44,322	$322,091
2020	$183,306	$0	$130,000	$0	$0	$313,306	$292,810	$20,496	$292,810
2019	$158,710	$0	$130,000	$0	$0	$288,710	$266,191	$22,519	$266,191
2018	$121,992	$0	$120,000	$0	$0	$241,992	$241,992	$0	$241,992
2017	$125,187	$298	$108,000	$0	$0	$233,485	$227,470	$6,015	$227,470
2016	$131,294	$298	$93,750	$0	$0	$225,342	$206,791	$18,551	$206,791
2015	$137,400	$298	$75,000	$0	$0	$212,698	$187,992	$24,706	$187,992
2014	$110,604	$298	$60,000	$0	$0	$170,902	$170,902	$0	$170,902

Building Information

Building	1
Building Value	$183,072
Year Built	1906
Actual Area	3948
Conditioned Area	2924
Use	Duplex
Style	01
Exterior Wall	Cement Fiber, Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Hardwood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
UNFINISHED ATTIC	370
FINISHED UPPER STORY	1258
BASE AREA	1258
FINISHED OPEN PORCH	231
BASE AREA	204
FINISHED OPEN PORCH	231
FINISHED UPPER STORY	204
UNFINISHED ENCLOSED PORCH	96
FINISHED SCREEN PORCH	96
Total SqFt	3948

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	50	125	50	EF	$225,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/1/2024	10/1/2024	$100.00	WARRANTY DEED	6030	280	U	I	THE BLUE PELICAN OF ST AUGUSTINE LLC	SELLARS SUSANNE M
4/2/2024	3/28/2024	$100.00	QUIT CLAIM DEED	5924	1979	U	I	SELLARS SUSANNE MONICA	THE BLUE PELICAN OF ST AUGUSTINE LLC
2/18/2022	2/18/2022	$462,000.00	WARRANTY DEED	5497	964	Q	I	GOBETS MICHEL,LARYSSA	SELLARS SUSANNE MONICA
6/18/2021	6/18/2021	$64,600.00	WARRANTY DEED	5294	1528	U	I	GOBETS MICHEL	GOBETS MICHEL,LARYSSA
	6/30/1998	$120,000.00	WARRANTY DEED	1330	1713	Q	I	SONDERGRATH MARY M	GOBETS MICHEL
	7/31/1997	$38,000.00	WARRANTY DEED	1255	976	U	I	PETERSON DAVID L,COLLETTE F	SONDERGRATH MARY M
	6/29/1994	$35,000.00	WARRANTY DEED	1061	1037	Q	I	CHASE WILLARD LINWOOD 189 INLET DRIVE,ST AUGU	PETERSON DAVID L
	11/1/1989	$0.00		837	1477	U	I		CHASE WILLARD LINWOOD 189 INLET DRIVE,ST AUGU

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 17, 2025 Meeting



Application HP2025-0028 Address: 27 Lovett Street

New Direction Construction LLC – Applicant

Robert P. Jr. & Angela N. Hrdlicka – Owner

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

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01191
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1917-1924
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2110200000		
Agenda Item:	9(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the south side of Lovett Street on the block between M.L. King Avenue and Oneida Street, this Frame Vernacular residence was constructed between 1917 and 1924 and is a contributing building to the Lincolnville National Register Historic District.

The applicant is seeking partial demolition approval as detailed in the scope of work below.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a building contributing to a National Register Historic District that does not meet the criteria for in-kind replacement 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 **CONTINUE** a **Certificate of Demolition for Partial Demolition** at **27 Lovett Street** to allow the applicant time to consider a more appropriate replacement siding and window materials/designs and provide additional information regarding the extent and method of window replacement.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Wholesale replacement of existing vinyl windows with new Mezzo vinyl windows
    b. Wholesale replacement of existing novelty and lap siding with Hardie lap siding
2. Encase existing front porch posts and beam in cedar (may be administratively approved as a temporary modification to the porch if the existing posts are being retained)

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 contributes to the Lincolnville National Registers 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 currently features a combination of wood sidings including novelty siding on most of the structure, and wood lap siding used as infill on portions that may have been previously repaired and also on larger areas such as the west elevation. Existing windows are all vinyl replacements with wood framing in a combination of 1/1 and 6/6 and 8/8 lite patterns with interior muntins.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The building does not have a unique typology for the area but the original wood siding, while exhibiting some deterioration and water damage, appears reparable, at least on the front elevation where the porch has protected it from the elements. Wholesale replacement of the wood siding would further erode the original fabric of the building which has already been impacted by the loss of the original windows which the Florida Master Site File details as 2/2 DHS and metal. The existing windows are inappropriate replacements for 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. Hardie wood lap siding is proposed to replace the existing novelty and wood lap siding. Hardie is not an in-kind replacement for the existing siding because it does not have the same appearance as the existing novelty siding and does not reflect the depth of the existing wood lap because it is not as thick.

The proposed vinyl replacement windows may be appropriate if they more closely reflect the depth of wood windows when installed. More information regarding how installation will be completed is necessary to determine whether the replacement windows can achieve the desired design of how a traditional window sits within an opening. A modern nail fin installation would be inappropriate. Additionally, the applicant should include details regarding whether the windows will be replaced size-for-size or if fenestration changes are proposed and whether a specific lite pattern is proposed (any new lite pattern must have exterior muntins).

Wrapping of the porch posts and beam in cedar may be administratively approved as a temporary modification to the already altered front porch if the existing posts will remain.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify this building for listing individually, although the building 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 novelty siding appears to be the original exterior cladding on the structure and was a popular siding design during the time this building was constructed. The removal and replacement of the existing siding with a different design erodes the historic fabric 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 seen changes over time. The Florida Master Site File describes alterations the building including replacement windows, roof replacement, opening of the previously enclosed porch, and removal of the chimney.

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, West Augustine, and North City neighborhoods. While the architectural elements proposed for replacement are not the last surviving examples, the replacements in a different design and material will have a different look and feel.

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 Hardie lap siding proposed will be significantly different in appearance from the existing novelty drop siding. It is likely the proposed vinyl windows will be different in appearance from the existing inappropriate vinyl windows depending on how they will be installed.

11. ***The justification for the proposed partial demolition.*** The applicant seeks to replace the existing siding due to damage, particularly on the west and south elevations where some wood rot and previous repairs are apparent. No justification was provided for window replacement or encasing of porch posts and beam in cedar.

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(3)d, 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(4), 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.

(Section 28-89(5), CoSA Code of Ordinances) **Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past,** may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

~~~~~

SEE NEXT PAGE FOR BUILDING'S ELIGIBILITY FOR DEMOLITION REVIEW / PARTIAL DEMOLITION APPROVAL
~~~~~

The building was built by 1924, 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 and siding proposed do not use in-kind features or materials or match architectural elements of those previously existing.

The requirements for review 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

27 Lovett Street
Staff Photos



Front (north) Elevation

27 Lovett Street
Staff Photos



Northwest Elevation

27 Lovett Street
Staff Photos



Northeast Elevation

27 Lovett Street
Staff Photos



East Elevation

27 Lovett Street
Staff Photos



West Elevation

27 Lovett Street
Staff Photos



West Elevation Details



27 Lovett Street
Staff Photos



West Elevation



Southwest Elevation

27 Lovett Street
Staff Photos



South Elevation

27 Lovett Street
Staff Photos



Southeast Elevation

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 1191 1009==

Site Name: 50 Lovett Street 830== Survey Date: 7901 820==

Address: 50 Lovett Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Keith Subdivision F 3 868==
(subdivision) (block) (lot)

Muellist SJ 3248 868==

Owner of Site: Name: Edwards, Raymond and Willie Mae ;

Address: 50 Lovett Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Edwards, Raymond 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 469693 3305770 890== Location: T07S R30E N19 812==
(zone) (easting) (northing) (T) (R) (S)

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. 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: L-shape 966==

Exterior Fabrics: Wood, dropside, with cornerboards; BEC 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2 (metal) 942==

Foundation: Concrete block piers 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, corrugated 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 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 was constructed between 1917 and 1924.

Keith Subdivision is a later development than the areas surrounding it. The 1885 and 1894 Birdeye maps of St. Augustine show it as an orange grove with an old plantation house and few other buildings. Over the years the orange grove was subdivided and developed, and most buildings there date from the first third of the twentieth century. One wing of the old plantation house survives today at 55 Keith Street. Aside from churches, the development is mostly residential. Most of the homes are modest woodframe structures, though there are also some houses built of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's. Threats to the area include traffic along South and Riberia Streets and Central Avenue. There is also a problem of housing deterioration in the area.

HISTORY

The southwestern end of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this area and contained a mission church and redoubt. Bernardo Segui, a Minorcan merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promotor, attempted but failed to promote residential construction on the northern fringes of the estate. In the 1870's, William Keith of Boston, Massachusetts, president of the St. Augustine City Council, purchased this northern section where he established his residence and cultivated citrus. His widow, Harriet, and son, Benjamin, began subdividing the estate in 1901. The east-west streets, Lovett [originally Cyprian after the Episcopal Church of the same name] and Keith, were cut through by 1910 and 1917 respectively. The area north of Keith Street was developed primarily by Blacks as an early 20th century expansion of Lincolnville while the section to the south was developed generally as a White neighborhood, contiguous to the racially similar neighborhood in the Buena Esperanza Subdivision.[2]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano 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; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

2. Deed Records, Book K, pp. 101 and 288; Book R, p. 46; Book X, p. 233; Map Book Q, pp. 20 and 27; Sanborn Fire Insurance Map, 1910, 1917; St. Augustine City Directory, 1904, 1910, 1917.

☐ Original
☒ Update

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

Site#8 SJ01191
Field Date 12-9-2020
Form Date 1-11-2021
Recorder # MAP

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

Site Name(s) (address if none) 27 Lovett 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
27		Lovett	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 19W — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2110200000 — Landgrant _____
Subdivision Name Keith Subdivision — 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: 1920 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1920 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1920 — To (year): 2020
Other Use: _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address: 50 Lovett ST
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature: windows, unenclosed porch, chimney
Additions: ☒yes ☐no ☐unknown Date: _____ Nature: rear
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Lemakos Guy,Lesley

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: 1
Exterior Fabric(s): 1. Drop siding 2. _____ 3. _____
Roof Type(s): 1. Cross-gabled 2. _____ 3. _____
Roof Material(s): 1. Sheet metal:standing seam 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension 2. _____
Windows (types, materials, etc.)

single and paired replacement 6/6 sash, single 8/8 replacement sash, 1/1 sash

Distinguishing Architectural Features (exterior or interior ornaments)

cross gable roof w hip extension over wrap around porch, partial porch enclosed, horizontal wood siding, cornerboards, chimney removed

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

hedges, single car grass/dirt drive

DHR USE ONLY — OFFICIAL EVALUATION — DHR USE ONLY

NR List Date _____
☐Owner Objection

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ01191

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details)

slightly off center contemporary door under hip extension roof

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

open wrap around porch under hip extension roof, spindle wood supports and railings, off center masonry steps

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

This 1920 single story Frame Vernacular style building is in good condition, and has a Gable-intersecting roof and Drop siding.

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

DOCUMENTATION

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

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

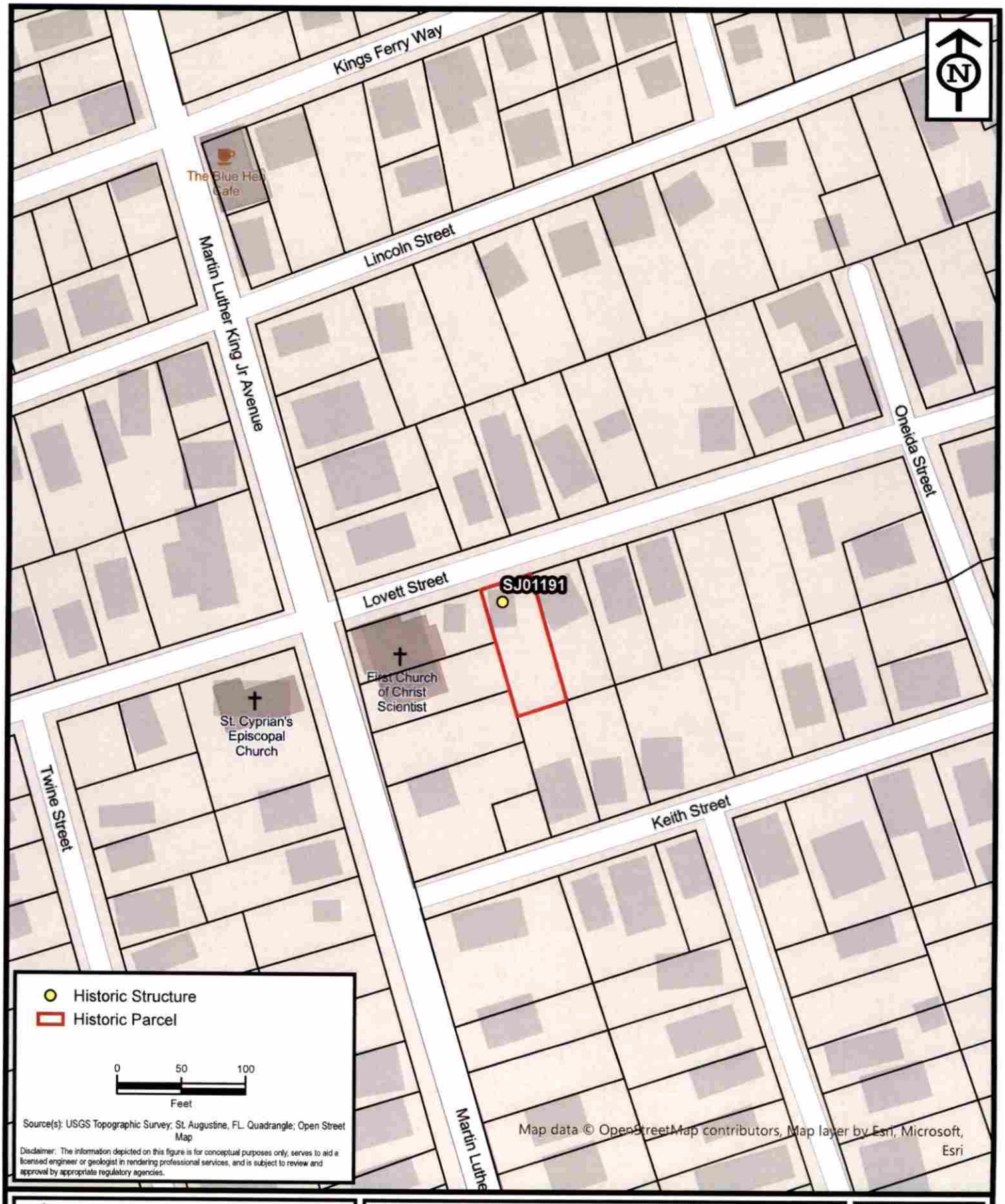
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/:
(address / phone / fax / e-mail)

Required Attachments

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



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

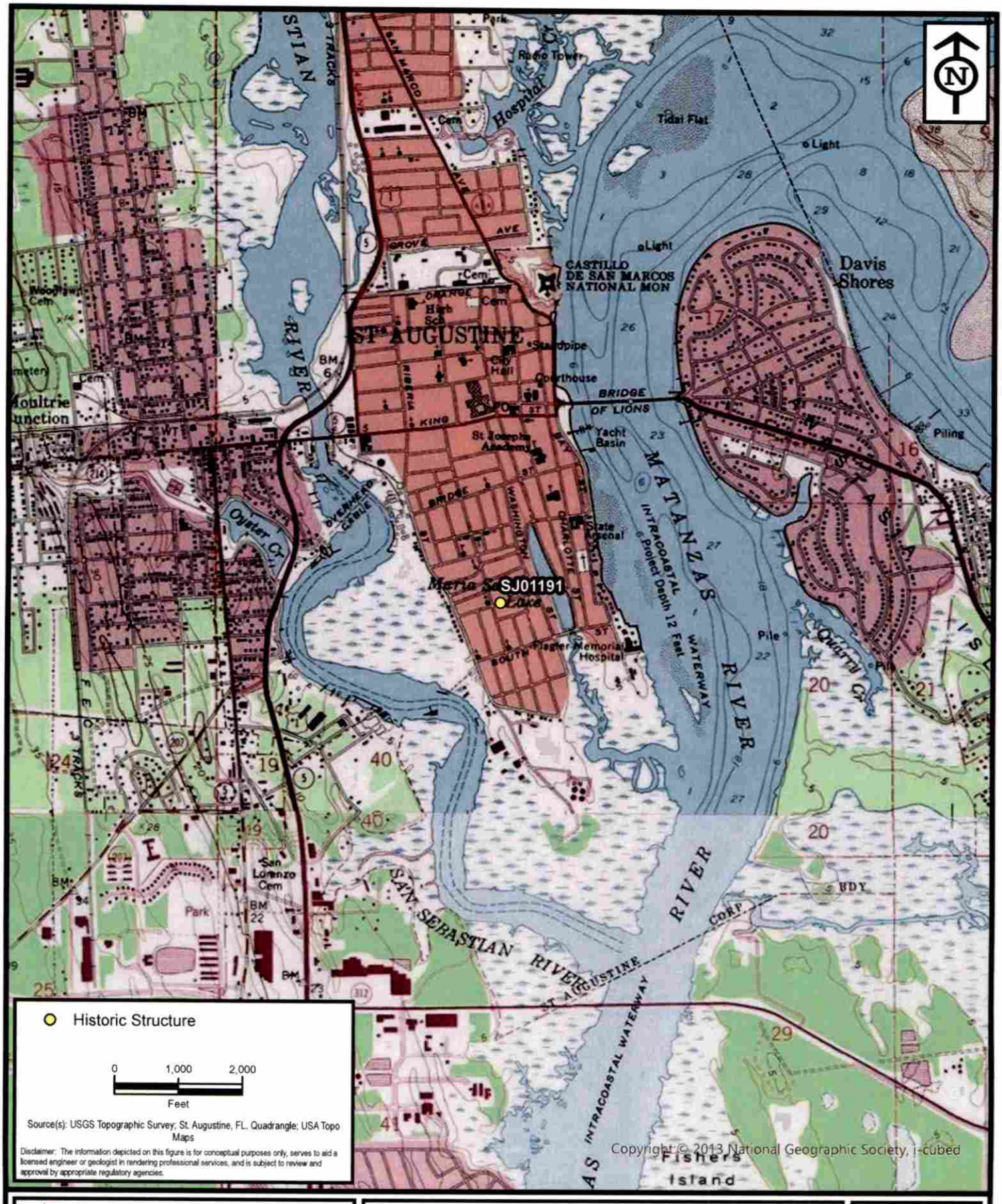
Parcel Location - SJ01191

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ01191

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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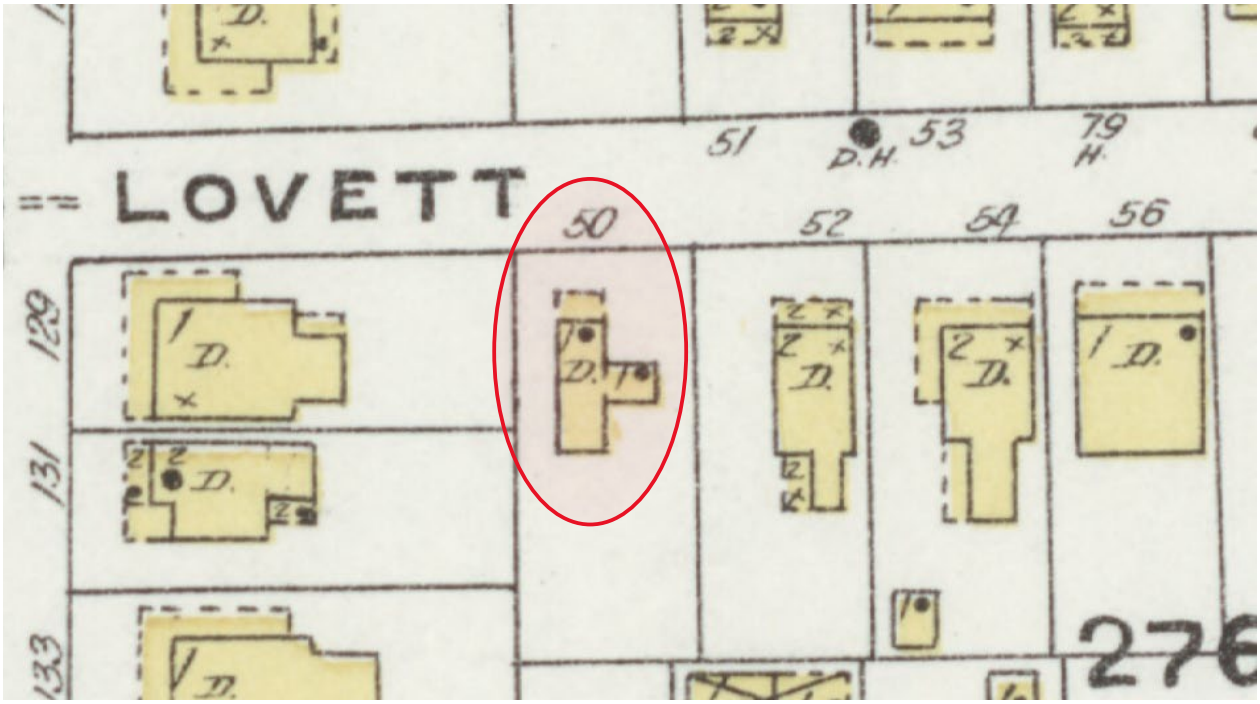




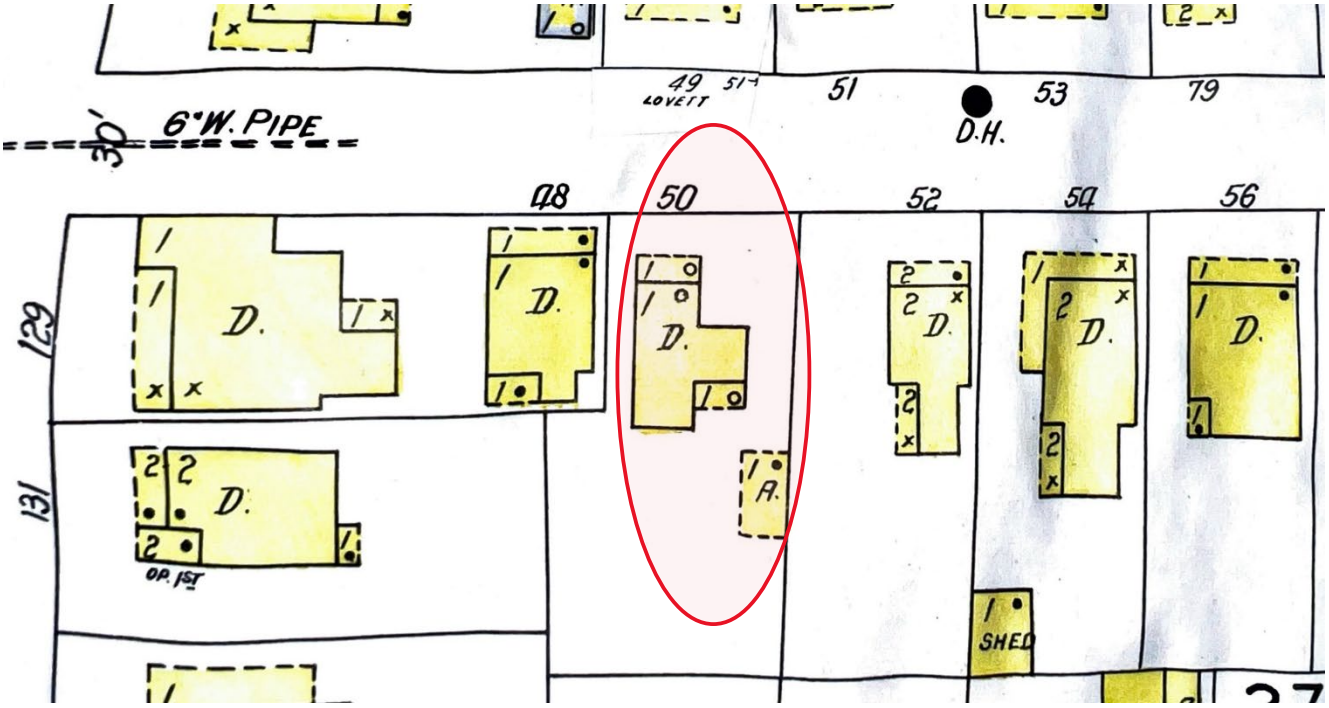




SANBORN MAPS
27 Lovett Street



1924



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2025-0028 **Meeting Date: Thursday, April 17, 2025**

1. NAME OF APPLICANT: New Direction Construction
   Business (if applicable):
   Address: 820 Worth Rd.
   City: St. Johns State: FL Zip Code: 32259
   Daytime Telephone: 904-891-9980 E-Mail Address: BRETT.HAURY@HOTMAIL.COM

2. NAME OF PROPERTY OWNER: Angela and Robert Hrdlicka
   Business (if applicable):
   Address: 27 lovett St.
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 912-580-9410 E-Mail Address: brett.haury@hotmail.com

3. PROJECT LOCATION: 27 Lovett St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 3 BLK F OR6082/465

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, to include wholesale replacement of siding and windows with new materials and designs.

Information attached by applicant includes:

- ApplicationAgreement
- Photographs of Existing Conditions
- Proposed Replacement Specs

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: 27 Jarrett St, St. Augustine FL 32084

Applicant's Name: ANGELA HRDLICKA Applicant's Signature: [signature]

Owner's Name: ROBERT HRDLICKA Owner's Signature: [signature]

Owner's Name: Brett Haury Contractor Owner's Signature: [signature]

Owner's Name: Scott Skinner Contractor Owner's Signature: [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 3/17/2025
Planning & Building Department



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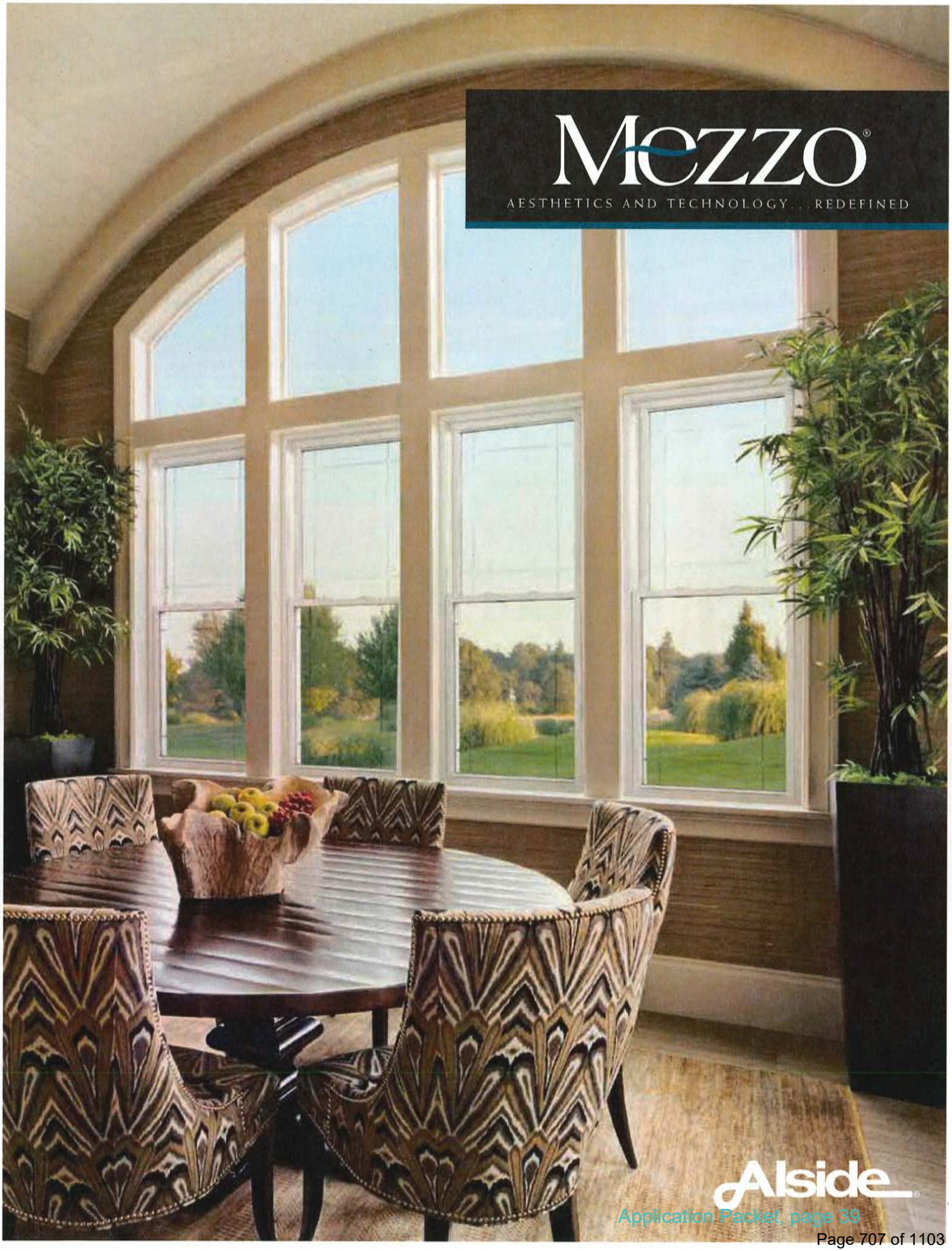


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Mezzo®
AESTHETICS AND TECHNOLOGY . . . REDEFINED
Alside®

Double-Hung Windows



FOREVER IN STYLE

Mezzo's refined and purposeful design stays true to the classic double-hung style, yet exudes a cool, contemporary elegance with clean lines and crisp corners. The double-hung window is equally loved for its carefree functionality. No need to struggle with hard-to-reach areas. Both sashes tilt in to allow easy cleaning from inside the comfort of your home.

Built for everyday wear and tear, the expertly constructed sashes raise and lower easily on a constant force balance system, thus eliminating sash cords, weights and pulleys. Both the beauty and smooth operation of Mezzo Double-Hung Windows will be a simple pleasure.

- Narrowline frame and sashes with fusion-welded corners for exceptional beauty, strength and energy efficiency.
- Integrated sash-to-sill interlock provides a unified wall of strength, fortifying the sash to help prevent bowing in harsh winds.
- Low-conductive composite reinforcement[8] in the meeting rails allows for secure mounting of hardware and improves energy efficiency.
- True sloped sill creates a highly efficient drainage system to inhibit water and debris accumulation.
- Constant force balance system provides smooth raising and lowering of sashes.
- Hidden screen track for a neat, clean appearance.



Comfortable, playful and
practical,
home is inspired by life.

Near Right: The easy-to-clean feature of Mezzo Double-Hung Windows adds to its popularity. Simply tilt in the sashes to access both sides of the glass from inside your home. Single-hung windows also are available, with a tilt-in bottom sash only. **Far Right:** Narrowline frame and sashes enhance the aesthetic appeal, inside and out.

[8]Double-hung base model will automatically be upgraded to ST (steel reinforcement) for all units ordered in excess of 48" wide or 84" high.

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FrameWorks® Color Collection

EXCEPTIONAL STYLE FOR EVERY HOME

Beauty and vision, performance and strength – it all comes together in Mezzo's exciting collection of styles, colors and custom accents. Our FrameWorks exterior colors feature a cutting-edge polyurethane coating technology with heat-reflective pigments for a remarkably strong and fade-resistant finish. Interior woodgrain laminates are performance-engineered for superb durability that maintains its attractive appearance over the life of the product.

EXTERIOR COLORS



INTERIOR COLORS



†† Extruded solid color. Note: Classic Clay base is not available with exterior color finishes.
¥White woodgrain is available with a Beige or Classic Clay base only.
Note: White, Beige and Classic Clay windows and patio doors will have matching interior hardware. Windows and patio doors ordered with a Light Oak, Dark Oak or Rich Maple interior will receive Pontiac Gold hardware. Windows and patio doors ordered with a Cherry or Foxwood interior will receive Brown hardware.

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Design Options

GRID OPTIONS

Decorative grids lend an added measure of style and dimension to your windows. Contoured grids are available in 3/4" and 1" profiles with complementary colors and matching woodgrains.[10] All grids are enclosed within the insulated glass unit for easy cleaning. First, select a grid pattern from one of our five styles, and then choose a grid profile to achieve your ideal finished look.

Flat Grids – available in Colonial, Diamond, Craftsman, Prairie and Double Perimeter patterns.

Contoured Grids – available in Colonial, Craftsman, Prairie and Double Perimeter patterns.

[10]1" contoured grids are not available in matching woodgrains.

PATTERNS

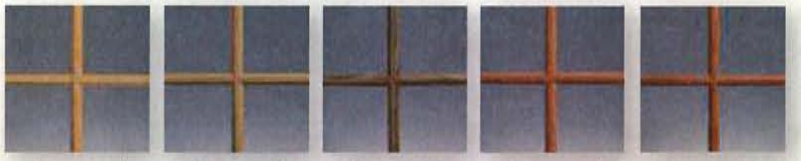


Colonial | Diamond | Craftsman | Prairie | Double Perimeter

PROFILES



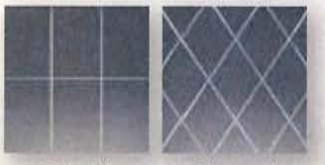
Flat White | Flat Beige | Flat Classic Clay | Contoured White | Contoured Beige | Contoured Classic Clay



Contoured Rich Maple | Contoured Light Oak | Contoured Dark Oak | Contoured Foxwood | Contoured Cherry

V-GROOVED CUT GLASS

Mezzo Windows and Alside Patio Doors offer three classic V-grooved cut glass patterns – the perfect way to add a touch of elegance without obstructing the view.



Colonial | Diamond



Prairie

SIMULATED DIVIDED LITES

Simulated Divided Lites[11] expertly combine the distinctive historical window design with the superior quality, energy efficiency and easy-care convenience of today's advanced technology.

[11]Not available with triple-pane glass packages.

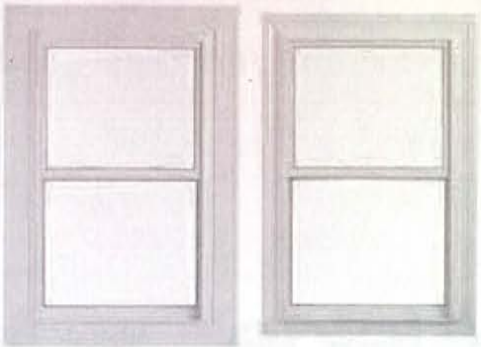


1-1/4" with Mill Finish Shadow Bar | 7/8" with Mill Finish Shadow Bar

TRIMWORKS® EXTERIOR TRIM SYSTEM

TRIMWORKS

This full-frame window replacement system features a variety of exterior casing and brickmould options that are custom fabricated with each window for a weathertight installation and beautiful finished look.



Flat Casing
Available with and without bullnose sill.

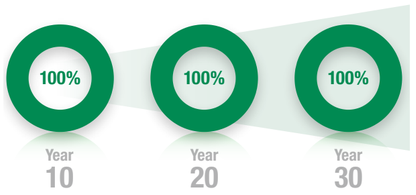
Brickmould
Available in 1-1/2" and 3/4" profiles.

Love your look, wherever you live.

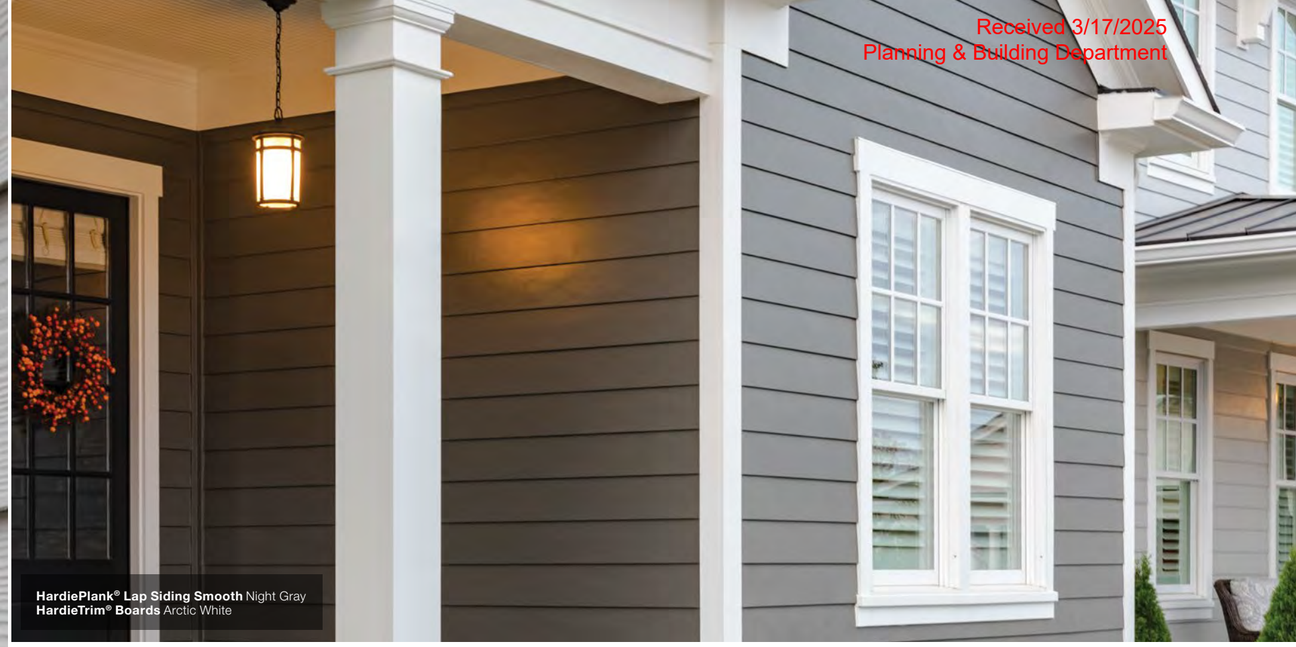
As you get further into your journey, you'll discover the importance of style that endures. Only James Hardie® fiber cement siding and trim are specifically designed to perform beautifully wherever you live. Our HZ5® products resist shrinking, swelling and cracking even after years of wet or freezing conditions. Our HZ10® products stand up to hot, humid conditions, blistering sun and more.

Unlike other brands, James Hardie doesn't prorate its substrate warranties

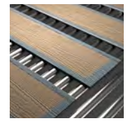
30-year non-prorated, limited siding warranty
15-year non-prorated, limited trim warranty







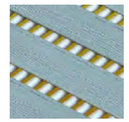
Lasting beauty begins with the finish.
Siding and finish choices represent a major investment. Research which products will keep their good looks over time. James Hardie manufactures its siding and trim boards and applies ColorPlus® Technology finishes in the same factory. Compare that to wood-based siding that typically relies on third parties for painting. Our controlled, single-source process delivers a more consistent finish that performs better with less maintenance than paint on wood-based siding. Enjoy the peace of mind that comes with our 15-year limited finish warranty.



Exceptional finish adhesion
Our proprietary coating is applied to the surface and edges of our boards for durable performance.



Superior color retention
Our ColorPlus finish is baked onto James Hardie® products, enhancing resistance to peeling and chipping.



Superior UV resistance
ColorPlus finishes retain vibrancy longer when compared to vinyl siding and typical field paints on other siding products.

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Received 3/17/2025
Planning & Building Department

Superior siding — it's the easiest decision along the way.

Your home should be your rock. James Hardie designs superior strength into every fiber cement board to resist swelling, buckling, warping and splitting, despite what nature brings. No wood, wood-based, vinyl or other fiber cement siding can match our overall ability to protect your home's exterior from the elements. Before long, wood-based siding can show the effects of damage caused by weather, water, fire and pests. James Hardie® siding is specifically engineered to better resist the harsh conditions nature unleashes.



JAMES HARDIE® SIDING | WOOD-BASED SIDING



Resists Weather

James Hardie siding
Resists shrinking, swelling and cracking in changing weather

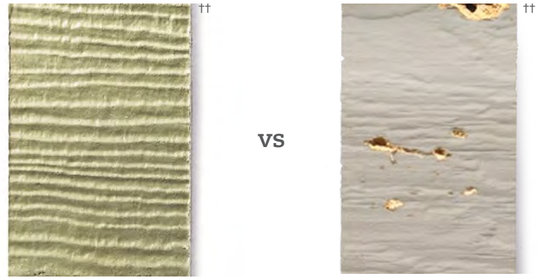
Wood-based siding
Shrinks and swells with changes in moisture and humidity



Resists Fire

James Hardie siding
Won't burn and is recognized by fire departments nationwide†

Wood-based siding
Will burn when exposed to a significant source of heat or flame



Resists Pests

James Hardie siding
Won't be eaten by woodpeckers and other pests

Wood-based siding
Subject to damage from woodpeckers and other pests

*The images illustrate samples of HardiePlank® lap siding and engineered wood both unexposed (left) and exposed (right) to repeated cycles of wetting and drying. **The images represent HardiePlank® lap siding and engineered wood siding samples exposed to a blowtorch flame for 90 seconds. †James Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S. including Marietta, GA, Flagstaff, AZ and Orange County, CA. ††Images depict undamaged HardiePlank® lap siding and engineered wood exhibiting woodpecker damage.

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Planning & Building Department

James Hardie® siding provides authentic design that vinyl siding can't match.

Our products are up to 5x thicker than vinyl siding, providing deeper shadow lines and a warmer wood grain texture with seams that are less visible. When investing in your home, don't be misled by vinyl siding's short term cost. Its color can be more susceptible to fading. Vinyl siding may also crack, buckle or sag with weather stress and time, possibly diminishing your home's charm and value.



HardiePlank® Lap Siding Smooth Arctic White
HardieTrim® Boards Arctic White

JAMES HARDIE® SIDING		VINYL SIDING
	VS	

Resists Weather

James Hardie siding
Resists damage from wind, rain, freezing temperatures and hail.

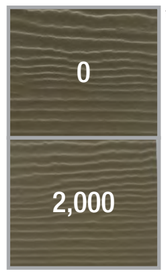
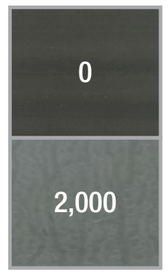
Vinyl siding
Can be damaged by hail and more prone to cracks, buckling or warping with extreme temperature changes.

	VS	

Resists Heat

James Hardie siding
Noncombustible and resists damage from extreme heat.

Vinyl siding
Vulnerable to melting caused by flame, grills and Low-E windows.

	VS Hours of UV light exposure	

Resists Fading

James Hardie siding
ColorPlus® Technology finishes are baked onto the boards, creating consistent color that performs better and looks brighter on homes.

Vinyl siding
Color stability varies with product quality, which can affect susceptibility to color change.

*The images illustrate samples of HardiePlank® lap siding both unexposed (left) and exposed (right) to repeated cycles of wetting and drying. Image of vinyl siding illustrates potential damage from hail or other impact. ** The images represent HardiePlank® lap siding sample exposed to a blowtorch flame for 90 seconds, and a vinyl siding sample heated to 140°F for 30 seconds. †Within a controlled lab environment, samples were exposed to an accelerated QUV test of 2,000 hours under ASTM G154-12a.

Compare our fiber cement products to vinyl products at jameshardie.com/james-hardie-vs-vinyl

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Instr #2025002169 BK: 6082 PG: 465, Filed & Recorded: 1/9/2025 3:46 PM #Pgs:2 Doc. D $3,220.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

Prepared by and Return to:
St. Johns Blue Ocean Title, LLC
Randi Crews
403 Anastasia Boulevard
St. Augustine, FL, 32080
File No.: SJBOT-24-430

Parcel: 211020-0000 $460000.00
24125369

General Warranty Deed

Made this 23rd day of December, 2024 by **Casa Lovett LLC, a Florida Limited Liability Company**, whose mailing address is 635 Madeore Street, St. Augustine, FL 32084, hereinafter called the **Grantor**, to **Robert P. Hrdlicka, Jr. and Angela N. Hrdlicka, husband and wife**, whose mailing address is: 27 Lovett Street, 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:

Lying and being in the City of St Augustine, in the County of St Johns and State of Florida, being Lot numbered Three (3) in Block "F" of the Keith Subdivision in the City of St Augustine, said lot having a frotage of Forty (40) feet on the South line of Lovett Street and a depth of One Hundred (100) feet.

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.

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

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

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

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

Signed, sealed, and delivered in the presence of:

Witness Signature

Printed Name

Address

City, State, Zip

Witness Signature

Printed Name

Address

City, State, Zip

Casa Lovett LLC, a Florida Limited Liability Company

By: _____
Miranda Nicol

COPY

St Johns Blue Ocean Title
403 Anastasia Blvd
St. Augustine FL 32080

St Johns Blue Ocean Title
403 Anastasia Blvd
St. Augustine FL 32080

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of December, 2024, by **Miranda Nicol Casa Lovett LLC**, who is/are ☒ personally known to me or who has/have ☐ produced _____ as identification.

RANDI CREWS
MY COMMISSION # HH 223674
EXPIRES: April 18, 2026

Notary Public Signature

Notary Public Printed Name

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2110200000
Location Address	27 LOVETT ST SAINT AUGUSTINE 32084-0000
Neighborhood	Keith Subdivision (SF & MH) (623)
Tax Description*	2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 3 BLK F OR6082/465 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Keith Subdivision, Map Of Subdivision Of
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.100
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Hrdlicka Robert P Jr,Angela N 100% Hrdlicka Angela N 100%
Mailing Address	27 LOVETT ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	$187,428
Extra Features Value	$0
Total Land Value	$167,895
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$355,323**
Total Deferred	$0
Assessed Value	**$355,323**
Total Exemptions	$0
Taxable Value	**$355,323**

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

Historical Assessment Information

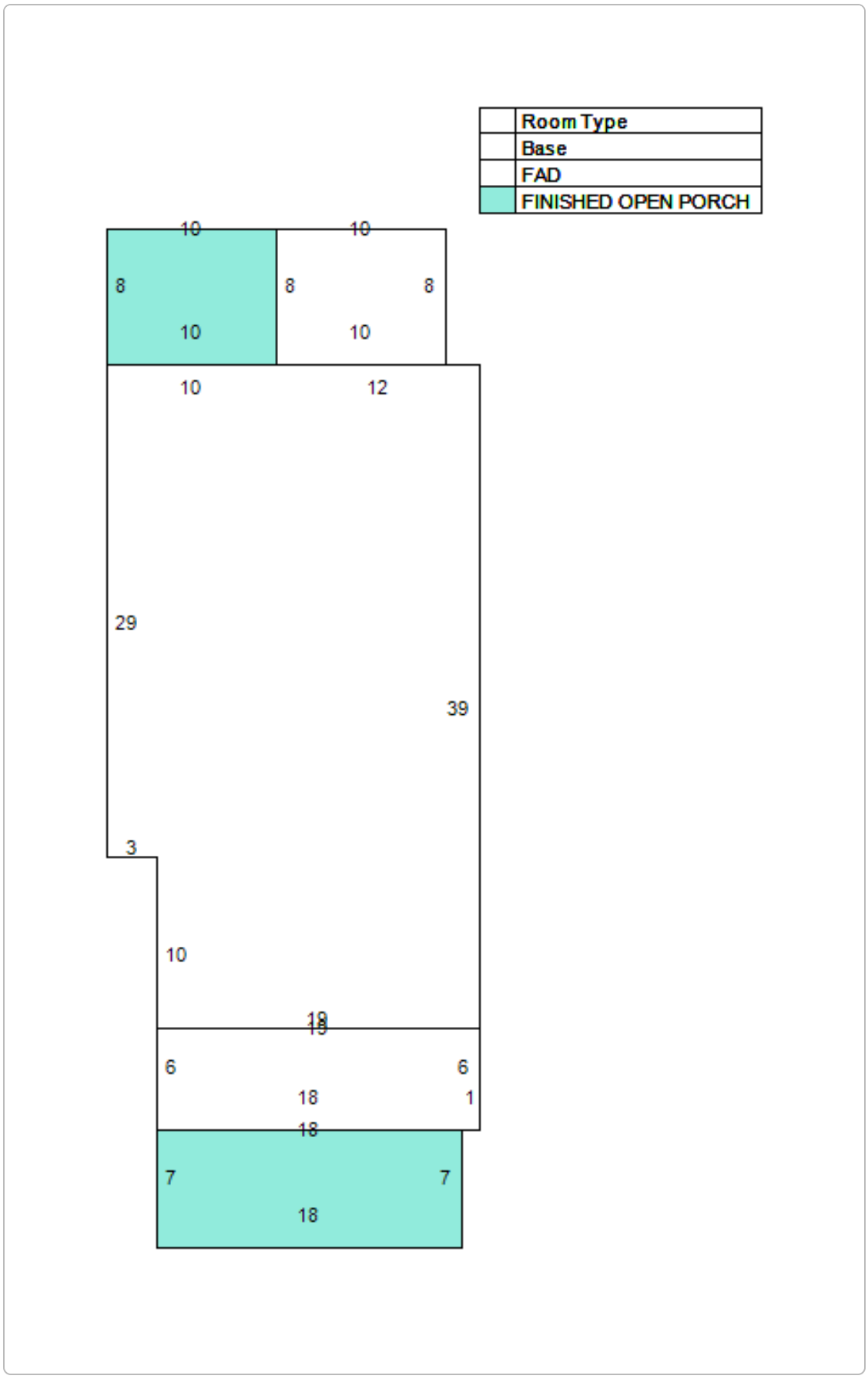
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$181,470	$0	$167,895	$0	$0	$349,365	$349,365	$0	$349,365
2023	$186,730	$0	$149,240	$0	$0	$335,970	$316,701	$19,269	$316,701
2022	$145,834	$0	$142,076	$0	$0	$287,910	$287,910	$0	$287,910
2021	$87,768	$0	$121,258	$0	$0	$209,026	$199,782	$9,244	$199,782
2020	$89,058	$0	$97,006	$0	$0	$186,064	$181,620	$4,444	$181,620
2019	$73,119	$0	$97,006	$0	$0	$170,125	$165,109	$5,016	$165,109
2018	$60,555	$0	$89,544	$0	$0	$150,099	$150,099	$0	$150,099
2017	$29,773	$627	$80,590	$0	$0	$110,990	$110,990	$0	$110,990
2016	$60,555	$717	$69,956	$0	$0	$131,228	$115,844	$15,384	$115,844
2015	$62,574	$806	$55,965	$0	$0	$119,345	$105,313	$14,032	$105,313
2014	$50,072	$895	$44,772	$0	$0	$95,739	$95,739	$0	$95,739

Building Information

Building	1
Building Value	$187,428
Year Built	1920
Actual Area	1228
Conditioned Area	1022
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2

Description	Square Footage
BASE AREA	828
FINISHED OPEN PORCH	80
ADDITION	80
ADDITION	114
FINISHED OPEN PORCH	126
Total SqFt	1228

Sketch Information


Room Type
Base
FAD
FINISHED OPEN PORCH
10
10
8
8
8
10
10
10
12
29
39
3
10
19
6
6
18
1
18
7
7
18

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	41	100	41	EF	$167,895

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/9/2025	12/23/2024	$460,000.00	WARRANTY DEED	6082	465	Q	I	CASA LOVETT LLC	HRDLICKA ROBERT P JR,ANGELA N
4/19/2023	4/12/2023	$100.00	QUIT CLAIM DEED	5742	275	U	I	NICOL MIRANDA J	CASA LOVETT LLC
1/31/2023	1/31/2023	$425,000.00	WARRANTY DEED	5702	561	Q	I	MCCARTHY-JENSEN DONNA ET AL	NICOL MIRANDA J
7/6/2021	7/6/2021	$381,000.00	WARRANTY DEED	5310	923	Q	I	LEMAKOS GUY,LESLEY	MCCARTHY-JENSEN DONNA ET AL
8/5/2016	8/4/2016	$161,000.00	WARRANTY DEED	4235	1264	Q	I	HUMPHREYS JAY,DREMA D	LEMAKOS GUY,LESLEY
3/29/2010	3/24/2010	$36,400.00	WARRANTY DEED	3299	535	U	I	HUMPHREYS TRAVIS	HUMPHREYS JAY,DREMA D
	9/28/2004	$100.00	WARRANTY DEED	2308	760	U	I	HUMPHREYS TRAVIS,DARLENE & JAY	HUMPHREYS TRAVIS,DARLENE & JAY (T/C)
	5/17/2002	$48,000.00	WARRANTY DEED	1760	1203	Q	I	KROLL KAILANI	HUMPHREYS TRAVIS,DARLENE & JAY (JTRS)
	3/8/2002	$23,000.00	WARRANTY DEED	1730	196	U	I	EDWARDS WILLIE MAE	KROLL KAILANI

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/18/2025, 12:20:15 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 17, 2025 Meeting



Application 2021-0104 Address: 84 Bridge Street

Applicant: Sarah Ryan Architect

Property Owner: Trinity Independent Methodist Church Inc.

Project description: For partial demolition of a church building, constructed c. 1913, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, to include dismantling of the existing bell tower and reconstruction with new materials, removal and replacement of bricks around the building base with installation of new flood vents, removal of an existing chimney visible from the west elevation, replacement of an existing pier at the northeast building corner, and various repairs to exterior brick and windows to match existing.

Architectural Style:	Gothic Revival (NR nomination) Masonry Vernacular (FMSF)	Florida Master Site File:	SJ0368
National Register:	Lincolnville National Register Historic District: Contributing	Construction date:	1913
Archaeology Zone:	IID	Zoning District:	RS-2
Parcel number:	2026700000		
Agenda Item:	9(d)	Previous Action(s):	COD2021-0104 (Partial Demo approved)

STAFF SUMMARY AND ANALYSIS:

1. Located in the Lincolnville National Register Historic District, this contributing building is located on the north side of Bridge Street to the west of the intersection with Granada Street. The church was built in 1913 and is potentially eligible to be individually designated in a proposed St. Augustine Civil Rights Multiple Property Submission for the cultural association with the Civil Rights Movement.
2. This is an application for a Certificate of Partial Demolition (COD-P). Previously, a COD-P with a project scope mostly limited to the bell tower was heard twice in 2021 before being approved in November. See more context from that review and past work to the bell tower below. At the time of HARB's review in 2021, the Partial Demolition was not in place, which limited the purview.
3. At the first 2021 hearing, the application was submitted based on a different set of plans that required the top of the tower to come off while the structural steel beams were inserted from the top. Another structural engineer, who had been part of an earlier project team dedicated to stabilizing the tower, and a steel fabricator evaluated the tower again at that time and indicated that the top of the tower could stay in place while structural work took place.
4. After being reassessed nearly four years later by the same structural engineer and an architectural firm, who is acting as the applicant, a determination has been made that the bell tower will have to be reconstructed with new materials. More details to explain the necessity are included in the engineer's letter at the front of the application packet, which is summarized on page 5 of this report.
5. Furthermore, with funding secured from the Lincolnville Community Redevelopment Area (LCRA), a more complete and comprehensive project scope has been compiled by the architectural firm that is serving as the applicant, which includes restoring the wood shingled top of the existing tower, addressing deteriorated bricks that are evident on the lower courses, stained glass window and exterior wood door restoration, permanent removal of a brick chimney that is not visible from the street, a new roof and gutters, and solutions for better drainage. Interior work is also planned, but that is not within the HARB's purview.
6. If the masonry is to be cleaned and repointed in areas of deteriorated mortar, it is crucial that an appropriate mortar is used that matches the existing texture/color and is not harder than the brick units. Cleaning methods should use the gentlest means possible.
7. The property is located in an archaeological zone and any new ground disturbing work will require an Archaeological Review. The applicant should contact the City Archaeologist as soon as possible to begin scheduling this review process.

Context From Previous HARB Reviews (Certificate of Partial Demolition 2021-0104):

1. A Certificate of Partial Demolition was first heard at the August 19, 2021 HARB meeting and continued to October, when it was continued to the November meeting upon the request of the applicant.
2. At the August 2021 meeting, the HARB requested updated plans from a structural engineer and stressed the need to work with a contractor when applying for the permit to do the approved work. Updated structural engineering plans were received and are included in the November 2021 application packet. Staff spoke to the structural steel contractor who had been asked to do the work. However, he stated that he will not be pulling the permit and recommended a general contractor to coordinate all the required elements needed for this type of project.
3. Temporary shoring was installed to support the tower in 2014 with permit 2014-0671 following notice received by the building official that a private engineer found the tower to be unsafe. With further inspection, portions of the sanctuary were also deemed unsafe.
4. Engineering and condition assessments were performed with the Lincolnville CRA program in 2019 for the potential to use the LCRA Institutional Rehabilitation as a funding source to repair the damage to the tower and sanctuary. The Church proceeded to conduct repairs independent of the program, but structural stabilization and repair work remains, leading the Church to request a partial demolition of the church limited to the tower. There is an official city record regarding the building condition and no additional materials were requested of the applicant in this regard.
5. For the August 2021 meeting, the applicant had originally included in the project description the removal of the top of the bell tower in order to do the structural work and detailed plans were not provided to substantiate the nature of the proposed scope of work. Staff requested building permit materials from the Church to assess the impacts of the proposed work on the tower and as of November 2021 report they had not been received.
6. However, the updated engineering plans and follow-up emails/phone conversations from/with the engineer and structural steel contractor confirmed that the tower could remain in place and the top of the tower does not need to be removed to do the structural work. The plans indicate the arched stained-glass windows should be temporarily removed and stored for safe keeping and that the pointed arch details over the windows and doors and the distressed brick should be removed, cleaned and reused after the steel framing on the interior is completed. Specs on the plans call for damaged brick to be replaced with matching brick, for the tower to be cleaned and repointed in areas of deteriorated mortar.
7. Permanent removal of the tower or its key elements like the top, it stained glass windows, or decorative arches would have negative impacts on the visual and historic integrity of the building.

STAFF RECOMMENDATION:

Based on a review of the AGHP, previous discussion by the HARB at the 2021 meetings, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Partial Demolition** at **84 Bridge Street if the following findings can be determined by the HARB:**

1. The newly submitted structural engineering plans clearly define the necessity to reconstruct the building's failiing bell tower in a manner that is structural sound since the existing tower and materials have deteriorated too far.
2. The reconstruction of a matching bell tower will mitigate the partial demolition/permanent removal that is limited to the tower, and that the other proposed work that requires temporary removal will help assist in the restoration of other important and unique features, such as the existing stained glass windows, wood doors, wood shingle top of the existing tower, and the tower's decorative arch details.

With the following condition:

1. For any salvagable historic materials to be salvaged if possible in accordance with Sec. 28-89(6): The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

For partial demolition of a church building as part of an overall rehabilitation project, to include:

1. Dismantle the existing bell tower and reconstruction with new masonry materials:
    a. Concrete block masonry unit construction
    b. New matching brick is specified
2. Carefully remove, store, and return wood shingled top structure to new bell tower, after being restored while on the ground:
    a. New asphalt shingle roofing to replace existing in same material
    b. Add new stainless steel steeple cap to pointed roof
    c. New cedar shake shingles to replace existing on walls
3. Reroof main building roof with matching new asphalt roof shingles
4. Replace existing gutters with new half round gutters
5. Remove and replace bricks around the building base with installation of new flood vents
6. Repair of brickwork including the replacement with of lower courses of deteriorated bricks, on approximately the lower 2', with salvaged bricks from the bell tower
7. Build new brick piers for steps leading to exterior doorways
8. Permanently remove existing chimney visible from the west elevation
9. Replace an existing pier at the northeast building corner
10. Repair/restore windows off-site, including the stained glass pointed arch windows, and return in place
11. Restore existing wood doors
12. Replace one wood sash window on rear of the building with matching

DEMOLITION REVIEW CRIERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, this building contributes to the Lincolnville National Register Historic District.

3. The contribution of the structure to the mass and scale of the streetscape. The building is an institutional-sized historic structure with unique characteristics that contribute to the mass and scale of the streetscape.

4. The impact of the loss of the structure on the streetscape. This is a significant building, and the bell tower is a significant building feature. The loss of the tower would be a negative impact on the architectural integrity of the building and therefore create an interruption in the streetscape. However, the bell tower is proposed to be rebuilt using the same design, scale, outer materials, etc., which may mitigate the permanent loss of the historic bell tower.

5. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. *Because the bell tower is proposed to be replaced in a manner in both design and visible materials, that will match the existing bell tower but be structurally sound, this will improve the impact to the landscape, since there has been steel bracing shoring up the tower, boarded window openings, and visibly deteriorated masonry on the bell tower for many years.*

6. The historical or cultural merit of the structure. The building is contributing to the Lincolnville National Register District, is listed on the Florida Master Site File, and potentially individually eligible as a National Register listing through the Civil Rights Sites Multiple Property Submission.

7. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because the building is located in the Lincolnville National Register Historic District and the building is a historic church, the permanent loss of a distinctive feature such as a historic bell tower feature or use of a different, nonmatching brick for replacement, would have a negative impact on the integrity of the building and therefore the district and the neighborhood. However, the bell tower is to be carefully rebuilt so that it will be structurally sound and to use brick that will match the existing.

8. 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 Masonry Vernacular building with Gothic Revival elements. The building is unusual for Lincolnville and one of a few buildings that used the beige brick masonry units.

9. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The building is a unique example that is limited in the city, and is very special, as it retains most of its original materials and features, both on the exterior but also on the interior.

10. 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. Recently submitted information indicates the tower feature cannot be rehabilitated with all of the deterioration that has occurred over the years. The bell tower is proposed to be rebuilt to match the existing, which has required careful planning and a carefully design replacement. Other architectural features are to be restored.

11. ***The justification for the proposed demolition.*** The building feature has been deemed unsafe for a number of years. The scope of work proposed with this application, as compared with the one reviewed in 2021, has changed based on the condition of the bell tower worsening since that time. The same structural engineer's current assessment noted that with the additional deterioration, the existing brick, which is also very soft in nature, should not be used as load bearing components for the bell tower. Therefore, the proposed plan is to dismantle the existing historic bell tower and reconstruct one with concrete block masonry unit construction using the same design, scale, outer materials, etc., which may mitigate the permanent loss of the historic bell tower. The top of the tower will be removed for restoration on the ground and returned on the rebuilt tower. The existing brick will be salvaged and used to replace the damaged brick along the bottom courses of the church building's exterior walls. Other existing architectural elements, such as the stained glass windows and wood doors will be removed so that they can be restored off-site and returned.

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(3)d, 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(4), 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.

(Section 28-89(5), CoSA Code of Ordinances) **Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past,** may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

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SEE NEXT PAGE FOR BUILDING'S ELIGIBILITY FOR DEMOLITION REVIEW / PARTIAL DEMOLITION APPROVAL
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The building was built in 1913, so is more than 50 years old. The building is a contributing structure to the Lincolnville National Register Historic District and is recorded in the Florida Master Site File, but is not in a Historic Preservation Zoning District or currently individually designated on the National Register of Historic Places.

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:
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LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Older photographs
4. Sanborn Maps

STAFF PHOTOS
84 Bridge Street



84 Bridge Street
Staff Photos







84 Bridge Street
Staff Photos



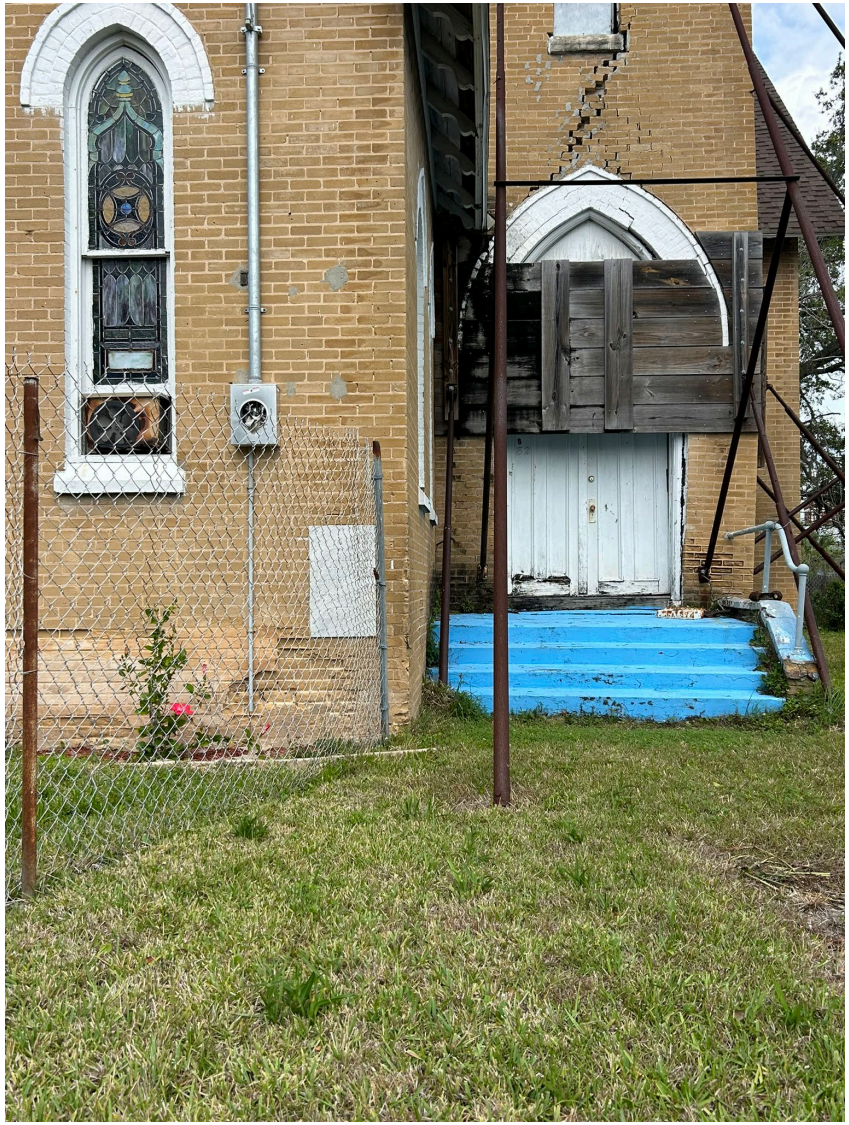


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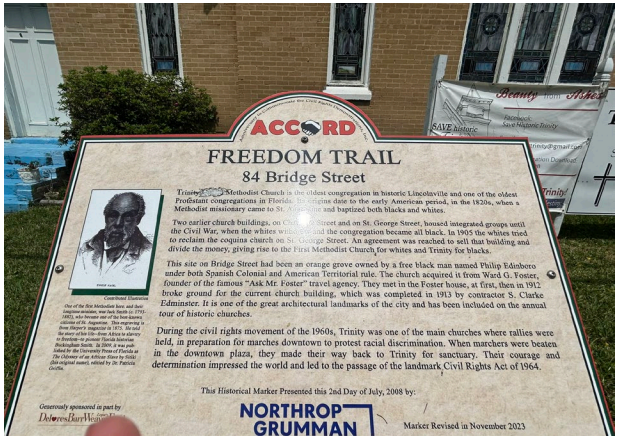


84 Bridge Street
Staff Photos





84 Bridge Street
Staff Photos



Trinity United Methodist Church is the oldest congregation in historic Lincolnville and one of the oldest Protestant congregations in Florida. Its origins date to the early American period, in the 1820s, when a Methodist missionary came to St. Augustine and baptized both blacks and whites.

Two earlier church buildings, on Charlotte Street and on St. George Street, housed integrated groups until the Civil War, when the whites withdrew and the congregation became all black. In 1905 the whites tried to reclaim the coquina church on St. George Street. An agreement was reached to sell that building and divide the money, giving rise to the First Methodist Church for whites and Trinity for blacks.

This site on Bridge Street had been an orange grove owned by a free black man named Philip Edinboro under both Spanish Colonial and American Territorial rule. The church acquired it from Ward G. Foster, founder of the famous "Ask Mr. Foster" travel agency. They met in the Foster house, at first, then in 1912 broke ground for the current church building, which was completed in 1913 by contractor S. Clark Edminster. It is one of the great architectural landmarks of the city and has been included on the annual tour of historic churches. During the civil rights movement of the 1960s, Trinity was one of the main churches where rallies were held, in preparation for marches downtown to protest racial discrimination. When marchers were cursed and had bottles thrown at them in the downtown plaza, they made their way back to Trinity for sanctuary. Their courage and determination impressed the world and led to the passage of the landmark Civil Rights Act of 1964. https://www.accordfreedomtrail.org/84bridge.html

Staff Photos 2021:
Trinity Church, 84 Bridge Street



South Elevation



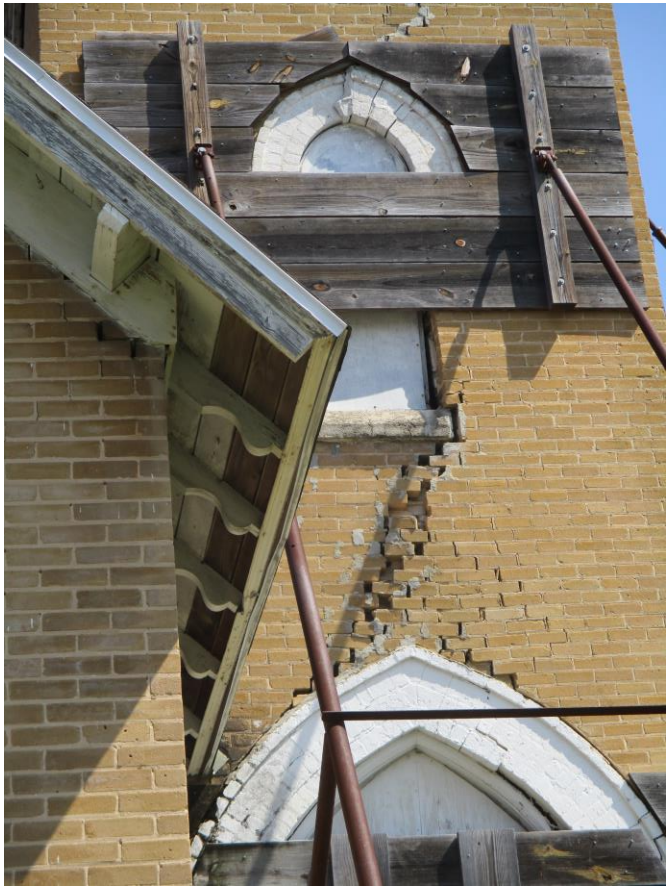
East Elevation



East elevation



South elevation



South elevation



East elevation

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ368 1009==
Site Name: TRINITY UNITED METHODIST CHURCH 830== Survey Date: 7807 820==
Address: 84 Bridge Street, St. Augustine, Fla. 32084 905==
Instructions for Locating:
813== County: St. Johns 808==
Location: City of St.Augustine 46F pt. 8 868==
(subdivision) (block) (lot)
MULTIST 8ST3248 868==
Owner of Site: Name: Trinity United Methodist Church;
Address: 84 Bridge Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: 904==
Type of Ownership: Institutional 848== Zoning: CBD
NR Classification Category: Building 916== Recording Date: 8010 832==
UTM: 17 469630 3306340 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (:R 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: Religious 838== Present Use: Religious 850==

Date: +1913 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry vernacular 964==

Plan Type: Latin Cross 966==

Exterior Fabrics: Brick, wood, shingles, butt 854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: 942==

Foundation: Brick wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Steeple 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Jigsawn rafters, stained glass windows, lancet and tracery, 4 panel doors, brackets below steeple 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Mixed Residential/Commercial/Institutional 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion, Commerce, Blacks, Social/Humanitarian, Communication 920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Masonry Vernacular Trinity Methodist Episcopal Church at 84 Bridge Street was constructed in 1913 and is one of the early churches built in this area. Built on a Latin Cross plan, it has jigsawn rafters, lancet and tracery stained glass windows, four panel doors, and brackets below the steeple.

This area is bordered and cut through by narrow, heavily traveled thoroughfares. It is adjacent to the downtown business district and reflects the parking problems of that area. It is bounded at the west by a largely abandoned industrial and warehouse district along Riberia Street. On the east it is bordered by what was filled land of Maria Sanchez Creek, transformed into the great hotels of the Flagler era. The whole area suffers from the fact that it has been zoned in commercial classifications, residential neighborhoods and all. It is a combined commercial, industrial and residential area where the residential sector has been losing out to the commercial one over the years. Significant buildings like the Buckingham Hotel, the Gilbert Villa and the Kellogg Cottage have been demolished for parking lots and other developments. The area once was famous in landscape architecture for its orange groves and rose gardens, but these, too, are gone. The area borders on sites listed on the National Register of Historic Places, including Markland, Hotel Ponce de Leon and Alcazar Hotel, and contains many significant buildings and groups of buildings. Along Bridge Street, and in the area of Weeden, Sanford, and Bravo Streets it is one of St. Augustine's most extensive Victorian neighborhoods. Also Block 46-A is an architectural curiosity of the city, containing more examples of different styles than any other single block.

HISTORY

The neighborhoods bounded by King, Bridge, Granada and Riberia Streets evolved out of five late 18th century Spanish land grants. The largest, encompassing three-quarters of the area, was given to Valentine Fitzpatrick, an Irishman who was chief physician at the royal hospital, and was later acquired by Fernando de la Maza Arredondo, Jr., one of the largest landholders in colonial Florida. The area was generally dedicated to citriculture, and one orange grove along Bridge Street between Central Avenue and Granada

(over)

V. BIBLIOGRAPHY

1. Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; St. Johns County Court House, Deed Records, Book B and L, p. 52; Book C, p. 134; Book I-J, p. 174; Biographical File, St. Augustine Historical Society.

2. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; F. W. Dorr, "San Augustine and Vicinity, East Florda, 1860"; Deed Records, Book H, pp. 83, 84.

3. Map Book 2, p. 7, 1885 and 1894 Birds-Eye Views of St. Augustine; Sanborn Fire Insurance Map, 1930.

Street was owned by Philip Edinburgh, a free Black, from 1801-1831.(1) Prominent early streets in the area include Bridge Street, a colonial thoroughfare which led to one of three late 18th century ferry crossings and a mid-19th century sawmill, and King Street, a public road opened in the 1820's which connected the old city with the newly completed San Sebastian River Bridge. Of all sections outside the colonial city, this area was the most intensively developed in the pre-Civil War years, particularly along the two principal streets.(2) Extensive residential development first occurred in the late 19th century, especially along Bridge, Sanford, Weeden and Bravo Streets. A number of stately buildings were then constructed along King Street, the Senator Gilbert residence and Zorayda Castle, and along Granada (formerly Bronson) Street, the Buckingham Smith Benevolent Home for Blacks, later a hotel. Another construction boom took place in the 1920's along Central Avenue and Cedar Street, and the western section of the street was platted at that time into Burt and Colee Subdivisions, the latter housing the stables for the St. Augustine Transfer Company.(3)

In 1978, when the church was celebrating its 157th anniversary, a capsule history was given as to its origins:

> "The coming of Methodism to St. Augustine in 1821 was the beginning of St. Augustine Circuit of the Methodist Episcopal Church (now Trinity United Methodist Church). The membership of the St. Augustine Circuit included all races.
>
> "Membership of this circuit increased daily until the beginning of the Civil War, when the entire white male membership enlisted with the Confederate Army.
>
> "The women and children abandoned the church, leaving it to the Black membership. In 1870, the church was reorganized."(4)

In 1877 the Methodist Episcopal Church on St. George Street turned over the building to the Black congregation for their services. However in 1905, the Trustees requested that the property be returned. When the Black people refused, it was determined that the entire property should be sold and the proceeds divided equally between the two factions. In 1907 with $5,000, Trinity M.E. South purchased part of the Ward G. Foster property on Bridge Street and continued to use the house there until the Church was completed in 1913, and at which time the cornerstone was inscribed: "Tinity M.E. Church, Founded in 1870, Rebuilt, 1913."(5) By 1917 the former Foster house was vacant, and is gone by 1924.(6)

The monies from the congregation had increased sufficiently so that between 1924 and 1930, the Trinity Methodist Home (parsonage) was built next door to the Church.(7)

Ward G. Foster, whose home on Bridge Street was the meeting place for the Trinity M.E. Church, was a prominent St. Augustine merchant. In 1895 he was the proprietor of El Unico, a flower-fruit-and-stationary shop in the Cordova Hotel and a pioneer historian who had

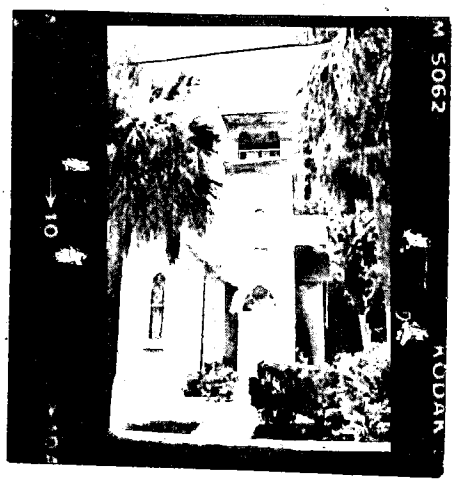
> " . . . prepared and placed in prominent places papers

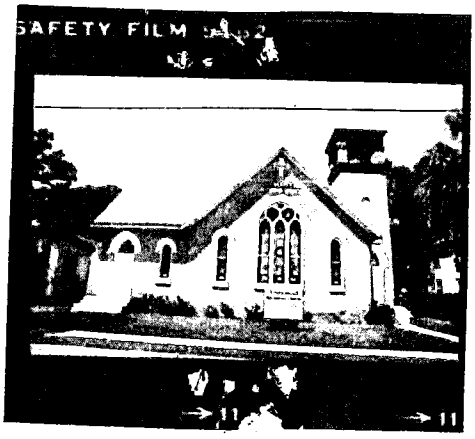
> for signature memorializing Congress to preserve the historic ruins of this State, saying 'they are among the most interesting in the country.'"(8)

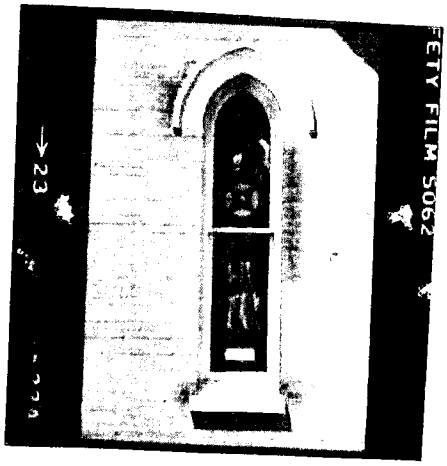
He also proposed that a "historical society be formed, or the old one revived for the purpose of preserving the ruins at Ormond and New Smyrna."(9) With Charles Foster he compiled the Standard Guide for St. Augustine and operated an information center in the Cordova Hotel. In 1900 he was president of the Humane Society.(10)

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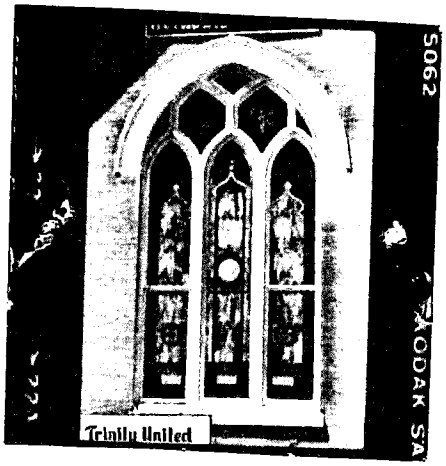
4. St. Augustine Record, Weekend Edition, August 26-27, 1978.
5. First United Methodist Church, "150th Anniversary" pamphlet (St. Augustine, 1975), p. 5; Irene Liody Williams, "History of Grace Methodist Church" (St. Augustine, 1962), p. 3; St. Augustine City Council Correspondence, 1908; Sanborn Fire Insurance Maps, 1904, 1910, 1917; Historic Properties Inventory Research File.
6. Sanborn Maps, 1917, 1924.
7. HPI Research File.
8. Tatler, February 16, 1895, p. 19; St. Augustine City Directory, 1899.
9. Tatler, February 16, 1895, p. 19.
10. Ibid., January 13, 1900, p. 14; March 24, 1900, p. 21; City Directory, 1904.

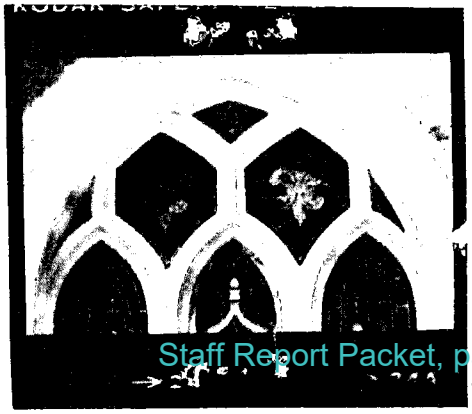

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KODAK


SAFETY FILM


FETY FILM 5062


KODAK SAFETY FILM


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Trinity United



SJ368

State group highlights local buildings as threatened

staugustine.com/news/20180528/state-group-highlights-local-buildings-as-threatened

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Braces support the structurally unsound steeple of the Trinity Independent Methodist Church in St. Augustine. [PETER WILLOTT/THE RECORD]

Hide caption

The Rev. Craig Anderson, pastor of Trinity Independent Methodist Church, stands in front of his church building on Bridge Street in St. Augustine on Friday, November 10, 2017. The church is working to raise money to save the building which has been deemed unsafe because of structural problems. [PETER WILLOTT/THE RECORD]

Hide caption

Braces support the structurally unsound steeple of the Trinity Independent Methodist Church in St. Augustine. [PETER WILLOTT/THE RECORD]

Hide caption

The Rev. Craig Anderson, pastor of Trinity Independent Methodist Church, stands in front of his church building on Bridge Street in St. Augustine on Friday, November 10, 2017. The church is working to raise money to save the building which has been deemed unsafe because of structural problems. [PETER WILLOTT/THE RECORD]

Hide caption

Braces support the structurally unsound steeple of the Trinity Independent Methodist Church in St. Augustine. [PETER WILLOTT/THE RECORD]

By Sheldon Gardner
Posted May 28, 2018 at 6:21 AM Updated May 29, 2018 at 4:05 PM

A community in St. Johns County crafted by one of the state's well-known architects is also one of the most endangered sites in the state.

The Florida Trust for Historic Preservation, a nonprofit, recently named the Westminster Woods retirement community in Julington Creek as one of its 11 to Save. The list is published annually to highlight threatened historical sites, and this year it includes St. Augustine's Trinity Independent Methodist Church in Lincolnville and a Palatka hotel designed by architect Henry Klutho.

"The announcement is just sort of the beginning of a yearlong effort," said Melissa Wyllie, executive director of the Florida Trust for Historic Preservation.

The trust's next steps are assigning ambassadors from the organization to help local people find ways save each property, she said.

Robert Broward was known for using the mid-century modern style and designed the retirement community in the 1960s, according to the Trust for Historic Preservation. Broward, who was from Florida and lived part of his life in St. Johns County, studied Frank Lloyd Wright's work and drew from Wright in creating organic architecture — a style that preserves and highlights the natural surroundings of a site.

It's also a great example of mid-century modern architecture, said Marty Hylton, a member of the committee who selected the 11 sites.

"[Westminster Woods] kept all of the natural vegetation like the beautiful live oak and the moss...It's that connection to nature both visually and physically," Hylton said.

The Florida Trust for Historic Preservation's '11 to Save' for 2018

The Florida Trust for Historic Preservation recently announced this list of 11 sites in Florida that are threatened and should be saved. The list, which includes background details provided by the trust, has been edited for brevity:

• Federal Courthouse in Fort Lauderdale: Built in 1979 and designed by architect Bill Morgan, the courthouse is of a mid-twentieth century architectural style with rough or textured concrete. Federal funding was set aside in March to demolish the building.

• Hotel James in Palatka: It was built in 1916 and designed by architect Henry John Klutho. It has been unoccupied since the '90s and is deteriorating.

• Trinity Independent Methodist Church: Located in the historic neighborhood of Lincolnville in St. Augustine, the church was the site of civil rights activities in the '60s but has been closed for years because of structural problems.

• Patten House in Ellenton: Built in 1895, the house was expanded from a one-story building into two stories with a large porch. While it had been open to the public for many years, the Patten House closed in 2014 in part because of termite damage.

• Rochelle Church and School in Alachua County: Formerly Perry Junction, the area became Rochelle in 1882 to honor the family of a governor's wife. The town was a railway stop, and the Gothic Revival style wooden church and Italianate school are remnants from the special time in Florida's history. Both buildings were abandoned decades ago.

• Green Gables in Melbourne: Built in 1896, Green Gables is an example Victorian architecture that predates the official founding of Melbourne, and it was the home of inventor and industrialist William T. Wells. The building needs repair and is threatened by development.

• Richmond Hotel in Jacksonville. The hotel opened in the early 1900s and hosted notable African-American entertainers such as Ella Fitzgerald. The building is partially occupied but has been modified.

• Raney House Museum in Apalachicola. Built 1838, the house was designed in the Federal style but was renovated around 1850 and embellished with Greek Revival-style details. The foundation has cracked and become unstable, which has caused further damage to the property.

• Marjorie Stoneman Douglas House in Miami. Built in 1926, Douglas worked on her book "The Everglades: Rivers of Grass" at the house. Damage from Hurricane Irma has threatened the building.

• Westminster Woods at Julington Creek in St. Johns County. Designed in the 1960s by mid-century modern architect Robert Broward, the community reflects the tenets of organic architecture practiced by Frank Lloyd Wright. It has been threatened with demolition.

• Bank of Everglades in Collier County: Opened in 1927, the Bank was designed in a Neoclassical style by architect William O. Sparklin. The bank building is now vacant.

Westminster Woods has one-story residential buildings, covered walkways and an accessible design for residents, according to the Trust for Historic Preservation.

A few years ago, a developer received approval from the county government for a new development at the site, said St. Johns County spokesman Michael Ryan. That approval is still active, which means the site could be demolished if the developer wished to do so.

Henry Klutho was another architect well known in the region, especially for the wealth of buildings he designed in Jacksonville.

But he also made his mark in Putnam County.

The Hotel James, which Klutho designed and which was built in 1916, is another site that's threatened, according to the Trust for Historic Preservation.

"[The Hotel James] was completed in six short months thanks in part to the steamer service on the St Johns River," according to the Trust for Historic Preservation. "Inspired by the Prairie style architecture of Frank Lloyd Wright, the hotel's brick and limestone exterior has strong horizontal lines juxtaposed to vertical piers of varying scale. Carved sculptural reliefs are displayed on the building's monumental corner piers."

The Hotel James closed in 1984, and the building was used by a nonprofit until it was sold in 1990. Now the inside of the building is "in an advanced state of deterioration," according to the organization.

"Our hope for the building is that someone will purchase it and restore it to its original grandeur," said Roberta Correa, president of the nonprofit Revitalize Historic Palatka.

While some sites are highlighted for the people who designed them, others are recognized for their connections to historically significant events.

That is the case for Trinity Independent Methodist Church, formerly Trinity United Methodist Church, which served as a rallying point for protests against racism during the civil rights movement, according to the trust. The church was established in the 1820s and later moved to Lincolnville. The current church was built in the early 20th century.

Since 2014, the congregation has been meeting in another building because the city declared the building unsafe.

Pastor Craig Anderson said church members are trying to get partial funding to restore the church from the city's Lincolnville Community Redevelopment Area. The entity uses tax revenue to make improvements to buildings and other infrastructure in the area.

The church also would like to start new programs for the community, such as breakfast for people in need.

"We really want to be a light to the community like we once were," he said.

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St. Aug Record (weekend edition) Aug 26-7, 1978



Photo By GENE MOTLEY

Trinity Methodist concluding anniversary celebration

Trinity 157 Years Old

The Rev. Dr. James Lloyd Knox, superintendent of the DeLand District of the United Methodist Church, will be guest speaker Sunday at Trinity United Methodist Church, climaxing the 157th anniversary celebration of the church. The celebration began June 19.

THE REV. AND MRS. KNOX were missionaries of the board of missions of the Methodist Church in Cuba and Argentina from 1958-64.

From 1965-73, he served as coordinator of the Florida Methodist Spanish Ministry. He is a member of the general board of the church and the society and the boards of trustees of the Florida Methodist Children's Home and Bethune-Cookman College.

He is a graduate of Florida Southern College and Candler School of Theology, Emory University. He is also a recent honorary degree recipient of the Doctor of Divinity degree from Bethune-Cookman.

FINAL CELEBRATIONS FOR Trinity church began Saturday, when the congregation had its annual picnic at Riverdale Park.

At 9:30 a.m., Sunday, the church school will have its promotion program, continuing the special observances for this grand finale.

THE COMING OF Methodism to St. Augustine in 1821 was the beginning of St. Augustine Circuit of the Methodist Episcopal Church (now Trinity United Methodist Church.) The membership of the St. Augustine Circuit included all races.

Membership of this circuit increased daily until the beginning of the Civil War, when the white male membership enlisted with the Confederate Army.

The women and children abandoned the church, leaving it to the Black membership. In 1870, the church was reorganized.

The present church membership here stands at 100.

The public is invited to attend Sunday's final celebrations. The Rev. Golden Smith is current church pastor.

Stake Meet

The Church of Jesus Christ Latter Day Saints Jacksonville Florida East Stake will have its quarterly conference on Saturday and Sunday.

THE PUBLIC IS invited to attend the Sunday session beginning at 10 a.m., at 4087 Hendricks Ave., Jacksonville.

A nursery will be provided and Jacksonville Stake President Blaine Vorwaller will preside.

Staff Report Packet page 49


JESUS SAVES
TRINITY
METHODIST CHURCH
Trinity United
Methodist Church

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DRS OFFICE 1ST.
IR. CL.
GRO. STORAGE.
GRO. 3" CONCRETE VENEERING.
88
86
84
80
78
76
74
BRIDGE
D.H.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2025-0023 **Meeting Date: Thursday, April 17, 2025**

1. NAME OF APPLICANT: Sarah Ryan Architect
   Business (if applicable):
   Address: 201 Owens Avenue
   City: St. Augustine State: FL Zip Code: 32080
   Daytime Telephone: 9045479430 E-Mail Address: sr@sarahryanarchitect.com

2. NAME OF PROPERTY OWNER: Trinity Independent Methodist Church Inc
   Business (if applicable):
   Address: 84 BRIDGE ST
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: (904) 824-2876 E-Mail Address: craiganderson789@gmail.com

3. PROJECT LOCATION: 84 Bridge St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG LOTS 8 & 15 BLK 46-F OR4384/1490(Q/C) & 4390/395(C/D)

5. SCOPE OF WORK: For partial demolition of a church building, constructed c. 1913, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, to include dismantling of the existing bell tower and reconstruction with new materials, removal and replacement of bricks around the building base with installation of new flood vents, removal of an existing chimney visible from the west elevation, replacement of an existing pier at the northeast building corner, and various repairs to exterior brick and windows to match existing.

Information attached by applicant includes:

- Application Agreement
- Owner's Authorization Form
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Drawings
- Additional Information

OWNER'S AUTHORIZATION FOR AGENT

Saran Ryan Architects is/are hereby authorized TO ACT ON BEHALF OF the owner(s) of those lands described within the attached application, and described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's:

(check all that apply)

- [X] Historic Architectural Review Board
- [X] Planning and Zoning Board
- [X] CRA Institutional Rehabilitation Grant
- [X] City Commission/CRA

Property located at: 84 Bridge Street, St. Aug FL 32084

By: Craig Anderson
Signature of Owner

Craig Anderson
Print Name of Owner

904 315 2712
Telephone

Sworn to and subscribed before me by means of [X] physical presence or [ ] online notarization, on this 25 day of March, 2025.

Notary Public:

My Commission Expires: 8/22/2026

[ ] Personally known to me -OR- [X] Produced identification
Type of identification produced: FL DL

DYLON CORMIER
Notary Public - State of Florida
Commission # HH 303173
My Comm. Expires Aug 22, 2026
Bonded through National Notary Assn.

Rev. 01/09/20

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: 84 BRIDGE STREET

Applicant's Name: SARAH RYAN Applicant's Signature: S Ryan

Owner's Name: JAIME PERKINS 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.

ATLANTIC ENGINEERING SERVICES

Pittsburgh, PA
Jacksonville, FL
Morgantown, WV

March 11, 2025

Ms. Sarah Ryan, AIA
Sarah Ryan, Architect LLC
201 Owens Avenue
St. Augustine, FL 32080-7376

Re: Trinity Independent Church - New Tower
St. Augustine, Florida

AES Project: #324-195

Dear Sarah:

The following is in regard to the proposed re-construction of the existing bell tower at the Trinity Independent Church in St. Augustine, Florida.

Atlantic Engineering Services of Jacksonville (AES) originally surveyed the church on April 26, 2018, to evaluate the existing church tower. The bell tower walls consist of three (3) wythe brick at the ground level that corbels to two (2) wythe brick at mid-height and four (4) wythe at the foundation level. The tower was severely distressed and temporary bracing was erected to help stabilize the tower. Our original report recommended installing helical piers to stabilize the foundations and a steel frame on the interior walls to brace the buckled walls. The helical piers were installed; however, the steel framing was never installed.

Based on our current study of the building, the brick tower has further deteriorated and is too unstable to repair. The wall buckling has worsened, and the new steel framing cannot safely be installed. The existing brick is a yellow brick contaminated with sand and is very soft in nature. It is not recommended that the salvaged brick be used as a load bearing in the re-constructed tower. It is our intent to use the salvaged brick to repair the eroded brick at other areas of the church. The new tower will consist of reinforced CMU walls with a new brick veneer matching the original brick as close as possible. The new tower will be supported on a concrete mat on deep foundations.

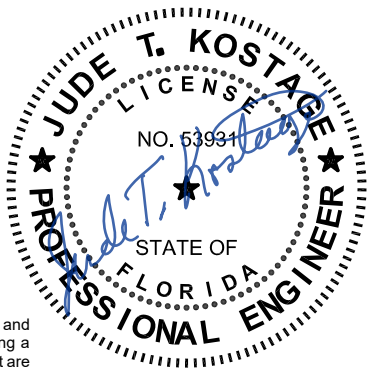
In conclusion, the existing tower has deteriorated beyond repair and requires re-construction. The existing salvaged brick will be used to repair the main church building and new brick will be used as a veneer in the new tower.

Please contact our office if there are any questions regarding this correspondence, or if you need any additional information or assistance.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Jude T. Kostage, PE
Principal

JTK/drg



This document has been electronically signed and sealed by Jude T. Kostage, PE on 03/11/25 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

Received 3/12/2025
Planning & Building Department

SARAH RYAN
ARCHITECT



Trinity Independent Church – Steeple Reconstruction – Photo #1

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

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Trinity Independent Church – Steeple Reconstruction – Photo #2

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Trinity Independent Church – Steeple Reconstruction – Photo #3

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Trinity Independent Church – Steeple Reconstruction – Photo #4

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Trinity Independent Church – Steeple Reconstruction – Photo #5

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Trinity Independent Church – Steeple Reconstruction – Photo #6

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Trinity Independent Church – Steeple Reconstruction – Photo #7

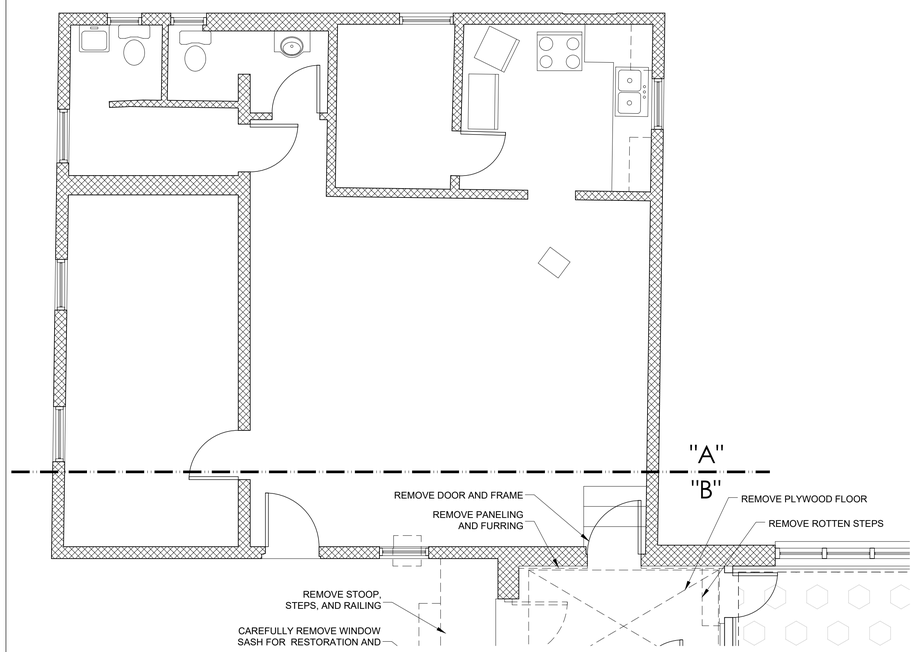


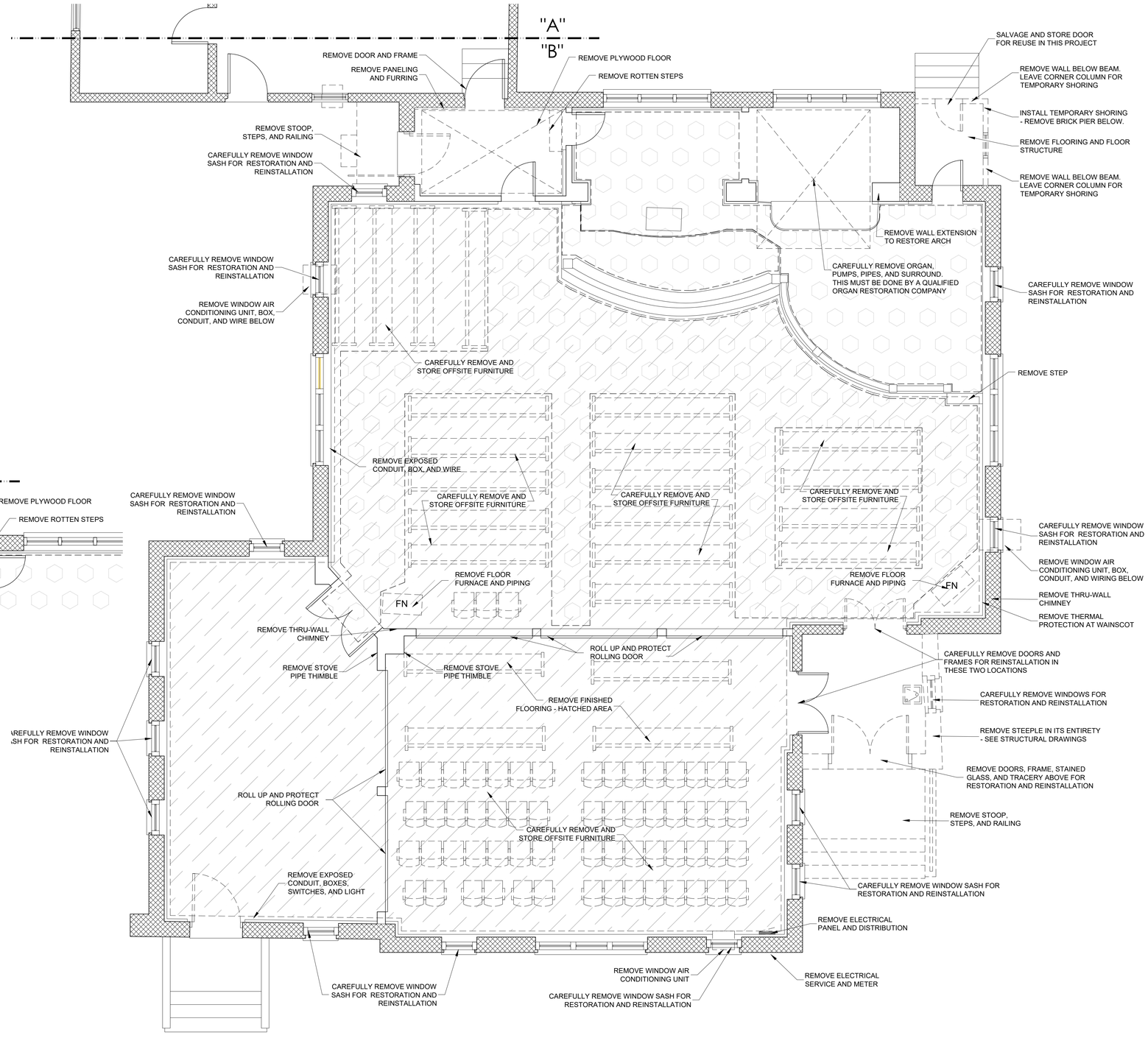
Trinity Independent Church – Steeple Reconstruction – Photo #8



Trinity Independent Church – Steeple Reconstruction – Photo #9
Note the soft nature of the existing brick

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AREA HATCHED THUS - REMOVE CARPET, TRANSITION STRIPS, AND TACK STRIPS. EVALUATE CONDITION OF WOOD FLOORING BENEATH

AREA HATCHED THUS - EVALUATE WOOD FLOORING. REPLACE COMPROMISED BOARDS IN THEIR ENTIRETY - BUDGET 10% OF FLOOR. REPLACE THE FLOOR IN ITS ENTIRETY AT DIRECTION OF THE ARCHITECT (ADD ALTERNATE). REPAINT ENTIRE FLOOR

AREA INDICATED THUS - REMOVE THE ITEM COMPLETELY.

IF FLOORING, TO THE TOP OF JOISTS.

EXISTING / DEMO FLOOR PLAN

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

SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

STRUCTURAL ENGINEER:
Atlantic Engineering Services
4141 Southpoint Dr E C,
Jacksonville, FL 32216
904.743.4633

MEP:
Powell & Hinkle Engineering
1409 Kingsley Ave #12A
Orange Park FL 32073
904-264-5570

CONTRACTOR:

TRINITY INDEPENDENT CHURCH
84 Bridge Street, St Augustine, FL 32084

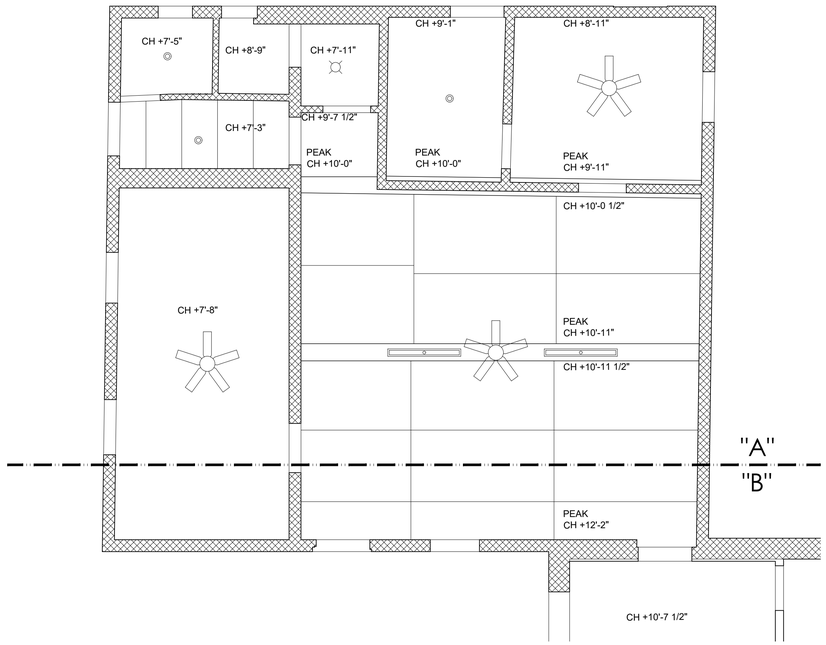
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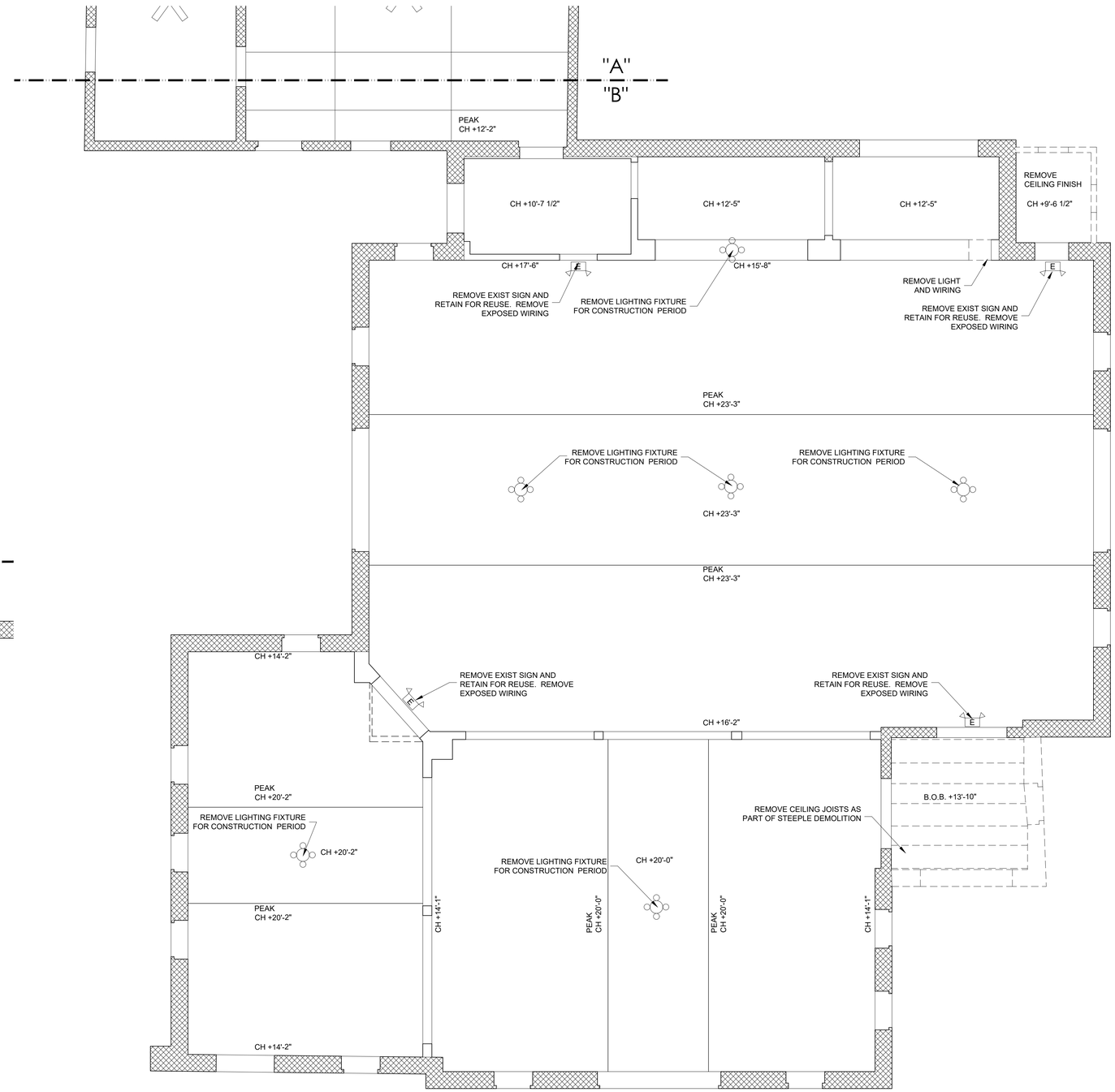
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EXISTING / DEMOLITION FLOOR PLAN

Sheet Number AD1.01

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EXISTING / DEMOLITION REFLECTED CEILING PLAN

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

SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

STRUCTURAL ENGINEER:
Atlantic Engineering Services
4141 Southpoint Dr E C,
Jacksonville, FL 32216
904.743.4633

MEP:
Powell & Hinkle Engineering
1409 Kingsley Ave #12A
Orange Park FL 32073
904-264-5570

CONTRACTOR:

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CHURCH
84 Bridge Street, St Augustine, FL 32084

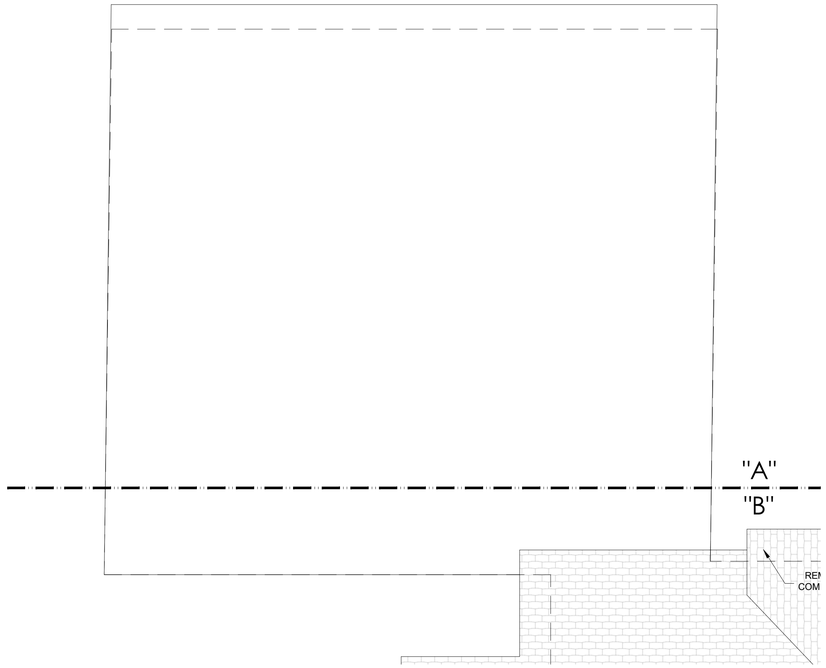
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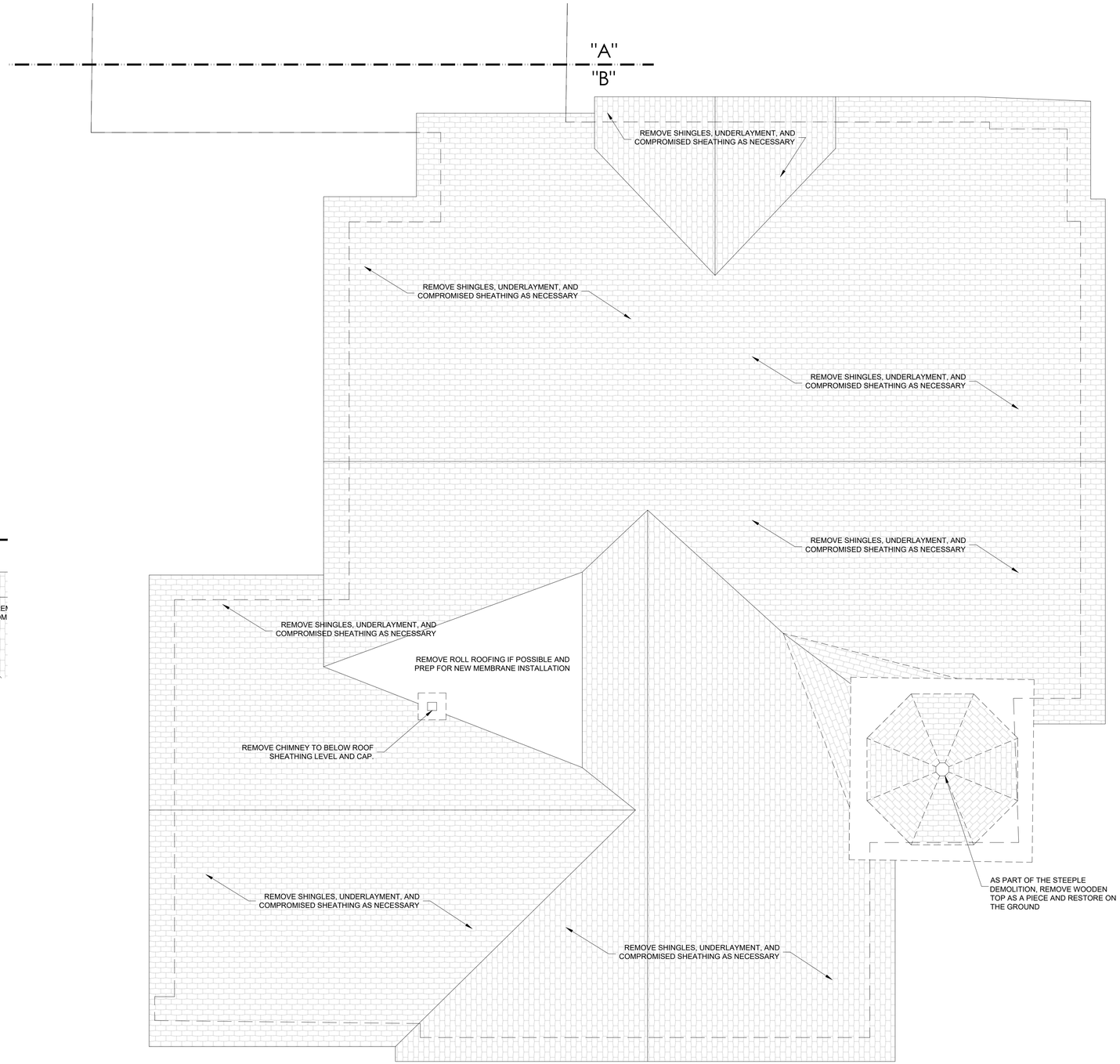
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Sheet Number AD1.02

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EXISTING / DEMOLITION ROOF PLAN 1/4"=1'-0" **1**

SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

STRUCTURAL ENGINEER:
Atlantic Engineering Services
4141 Southpoint Dr E C,
Jacksonville, FL 32216
904.743.4633

MEP:
Powell & Hinkle Engineering
1409 Kingsley Ave #12A
Orange Park FL 32073
904-264-5570

CONTRACTOR:

TRINITY INDEPENDENT CHURCH
84 Bridge Street, St Augustine, FL 32084

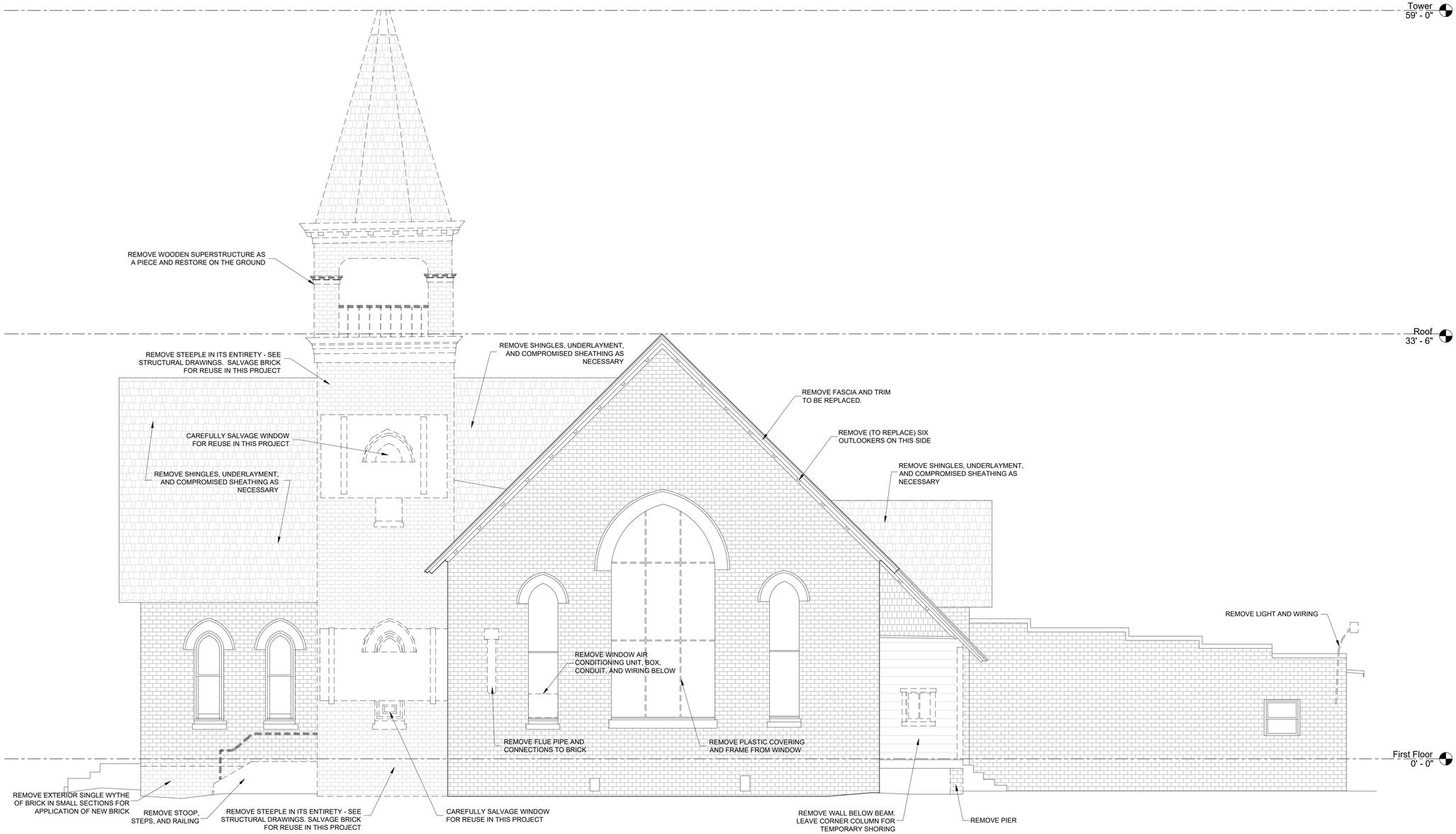
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EXISTING / DEMOLITION ROOF PLAN

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EXISTING / DEMOLITION EAST ELEVATION

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

SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

STRUCTURAL ENGINEER:
Atlantic Engineering Services
4141 Southpoint Dr E C,
Jacksonville, FL 32216
904.743.4633

MEP:
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904-264-5570

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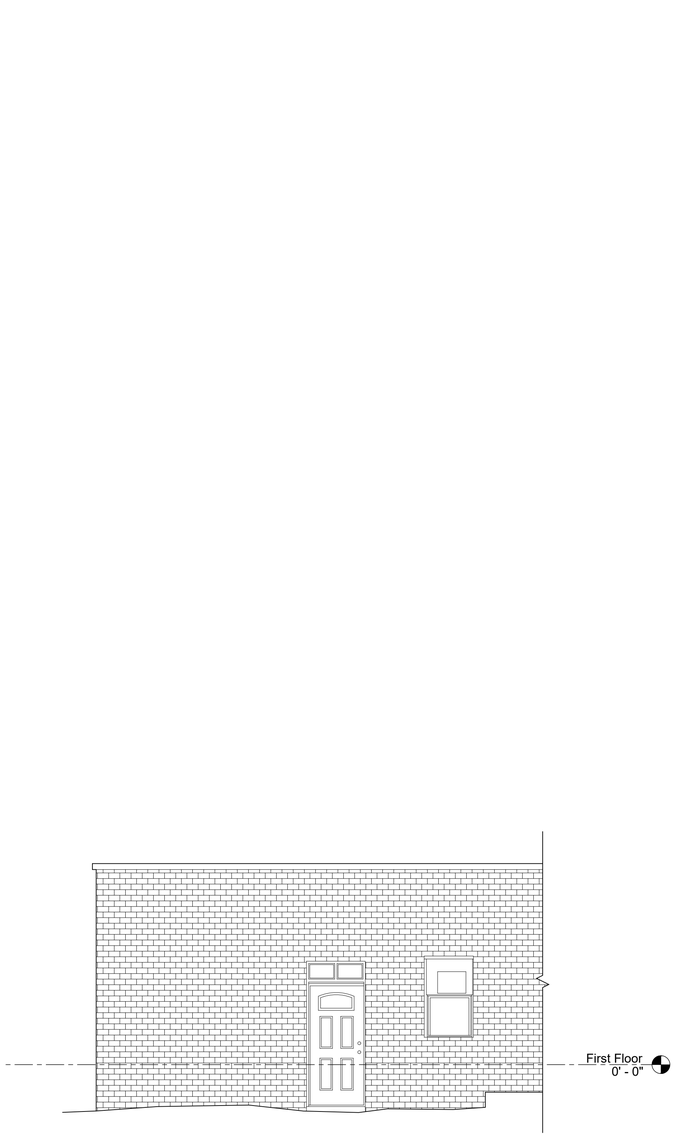
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EXISTING / DEMOLITION EAST ELEVATION

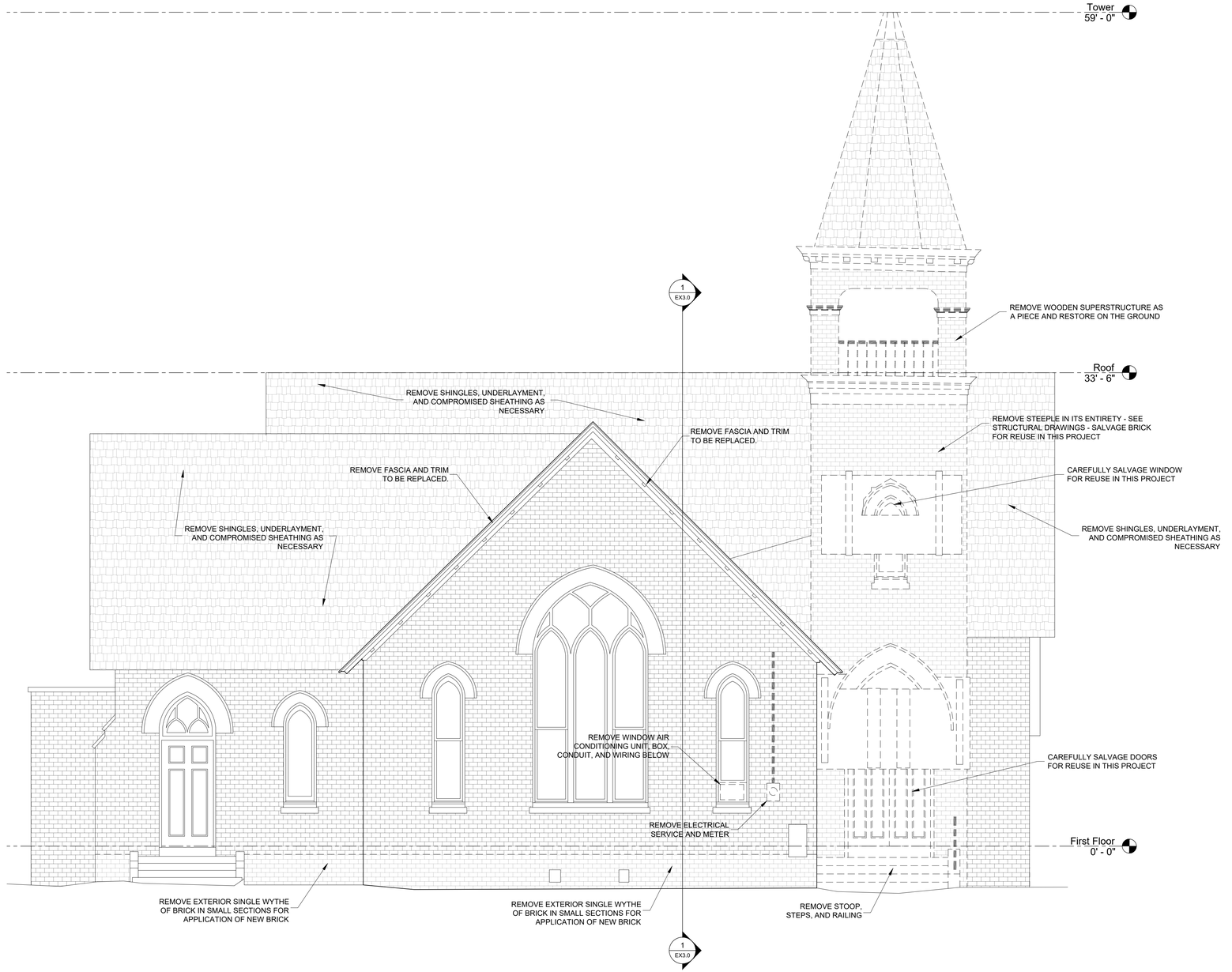
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PARTIAL NORTH ELEVATION

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



EXISTING / DEMOLITION SOUTH ELEVATION

1/4"=1'-0" | 2

SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
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4141 Southpoint Dr E C,
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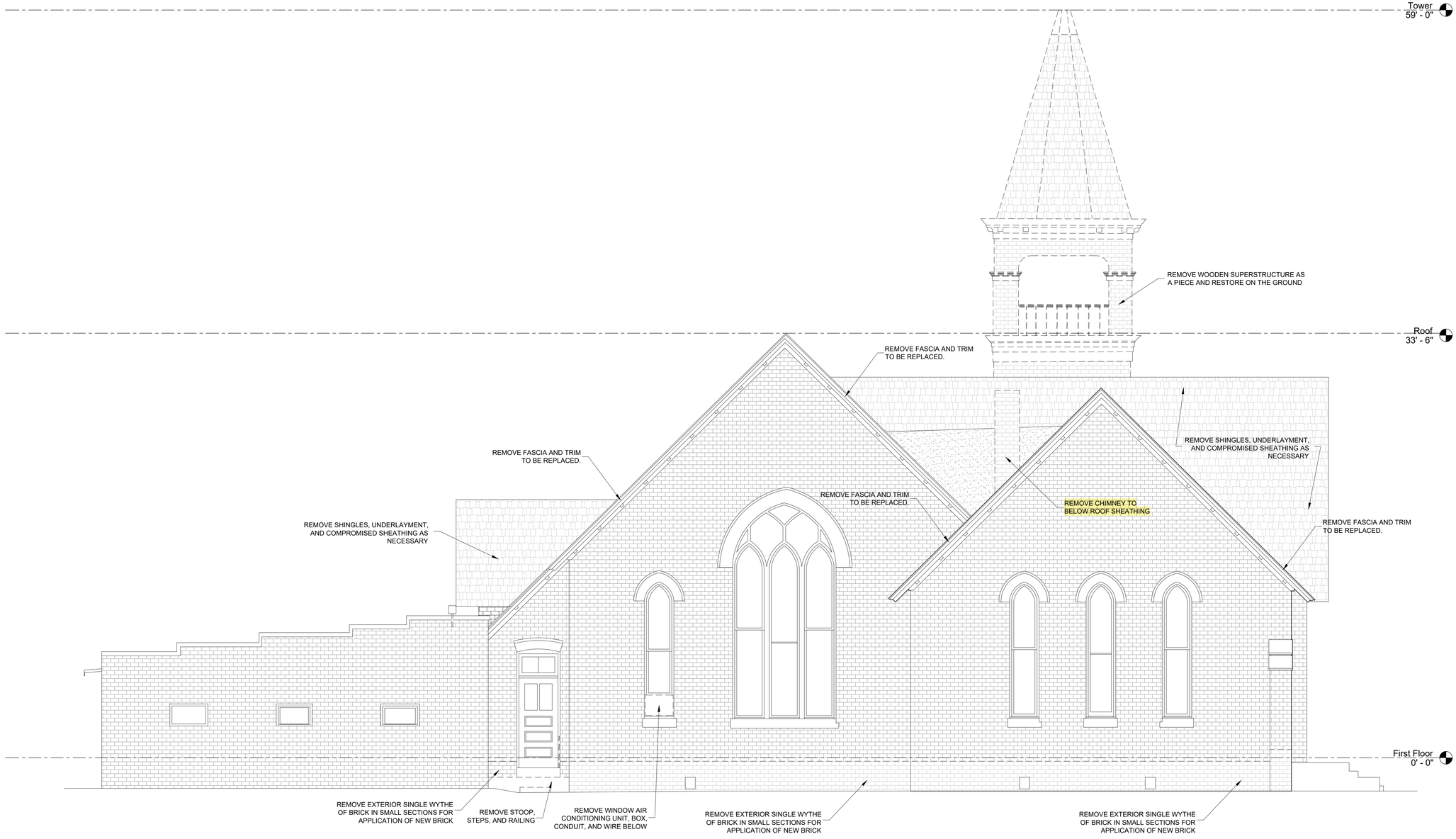
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EXISTING / DEMOLITION SOUTH ELEVATION

Sheet Number AD2.02

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EXISTING / DEMOLITION WEST ELEVATION

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

SARAH RYAN
ARCHITECT

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

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City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

STRUCTURAL ENGINEER:
Atlantic Engineering Services
4141 Southpoint Dr E C,
Jacksonville, FL 32216
904.743.4633

MEP:
Powell & Hinkle Engineering
1409 Kingsley Ave #12A
Orange Park FL 32073
904-264-5570

CONTRACTOR:

TRINITY INDEPENDENT CHURCH
84 Bridge Street, St Augustine, FL 32084

No.	Date:	Description:
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2	2.10.25	50% CDs

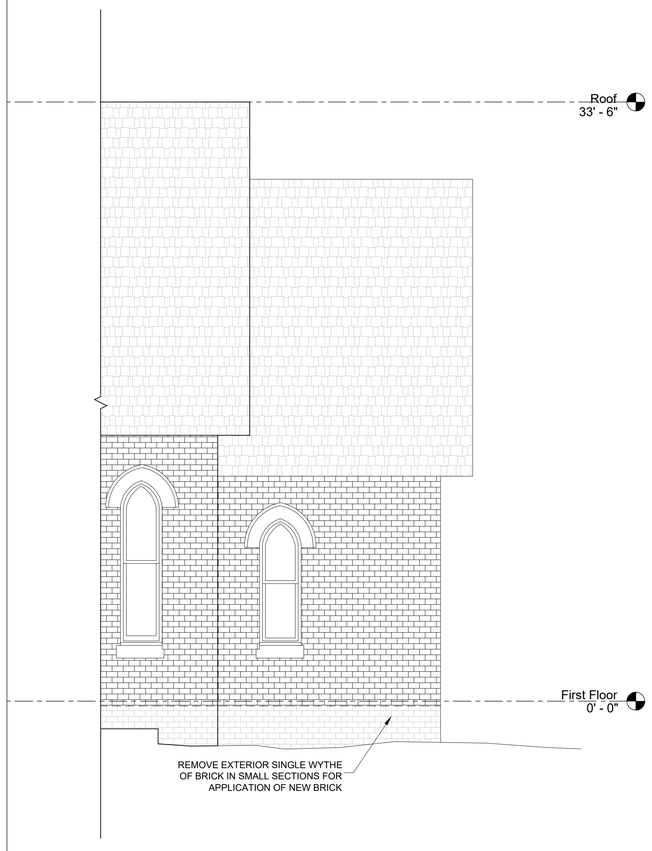
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EXISTING / DEMOLITION WEST ELEVATION

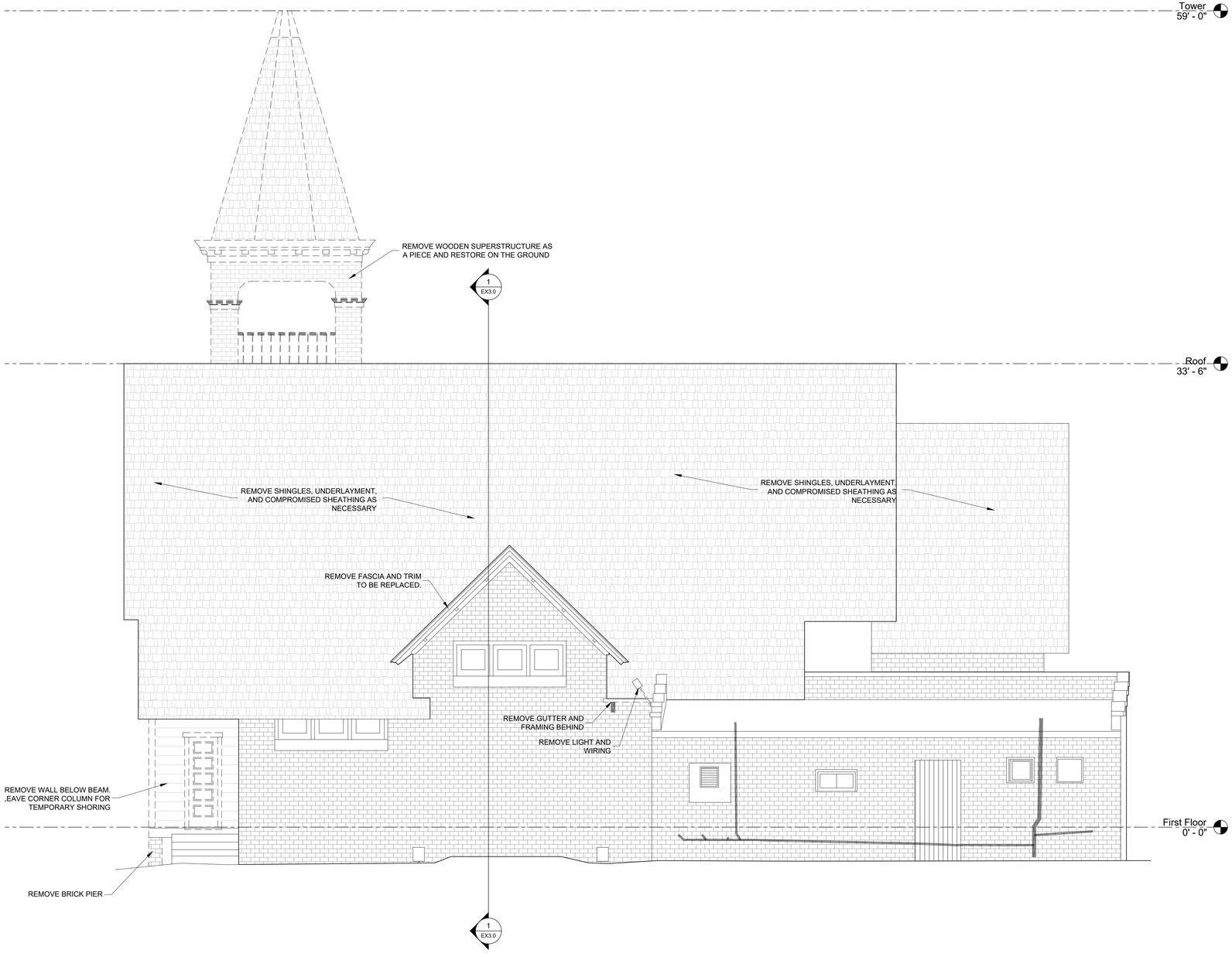
Sheet Number AD2.03

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PARTIAL NORTH ELEVATION

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



EXISTING / DEMOLITION WEST ELEVATION

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

SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

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Atlantic Engineering Services
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Jacksonville, FL 32216
904.743.4633

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904-264-5570

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No.	Date:	Description:
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2	2.10.25	50% CDs

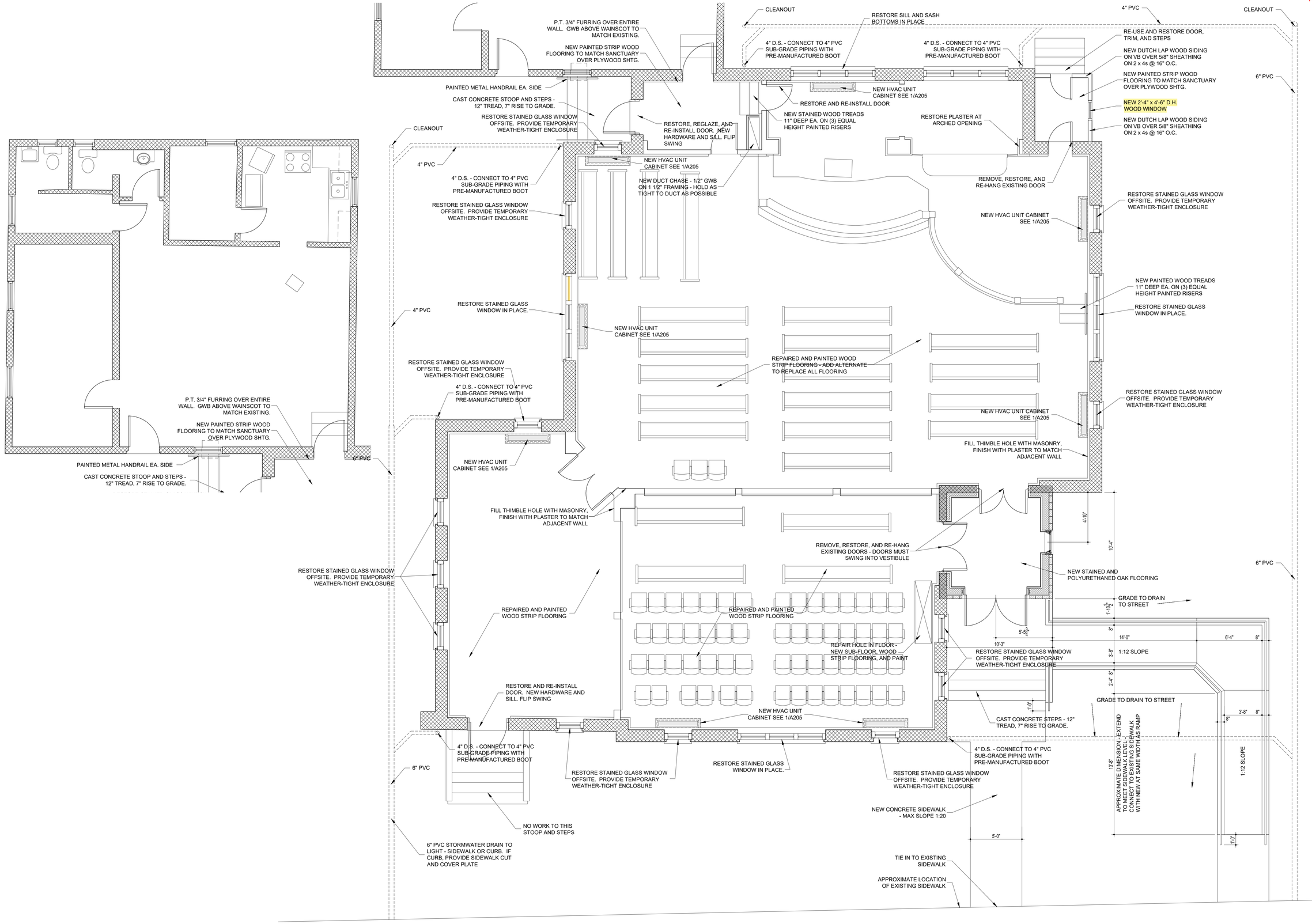
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Sheet title

EXISTING / DEMOLITION NORTH ELEVATION

Sheet Number AD2.04

Received 3/12/2025
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FLOOR PLAN 1/4"=1'-0" | 1

SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
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Jacksonville, FL 32216
904.743.4633

MEP:
Powell & Hinkle Engineering
1409 Kingsley Ave #12A
Orange Park FL 32073
904-264-5570

CONTRACTOR:

TRINITY INDEPENDENT CHURCH
84 Bridge Street, St Augustine, FL 32084

No.	Date:	Description:
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2	2.10.25	50% CDs

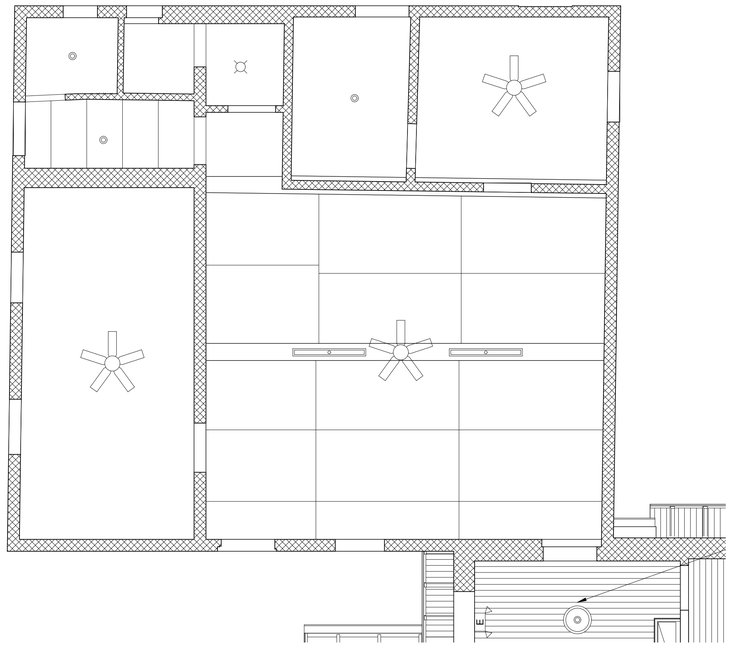
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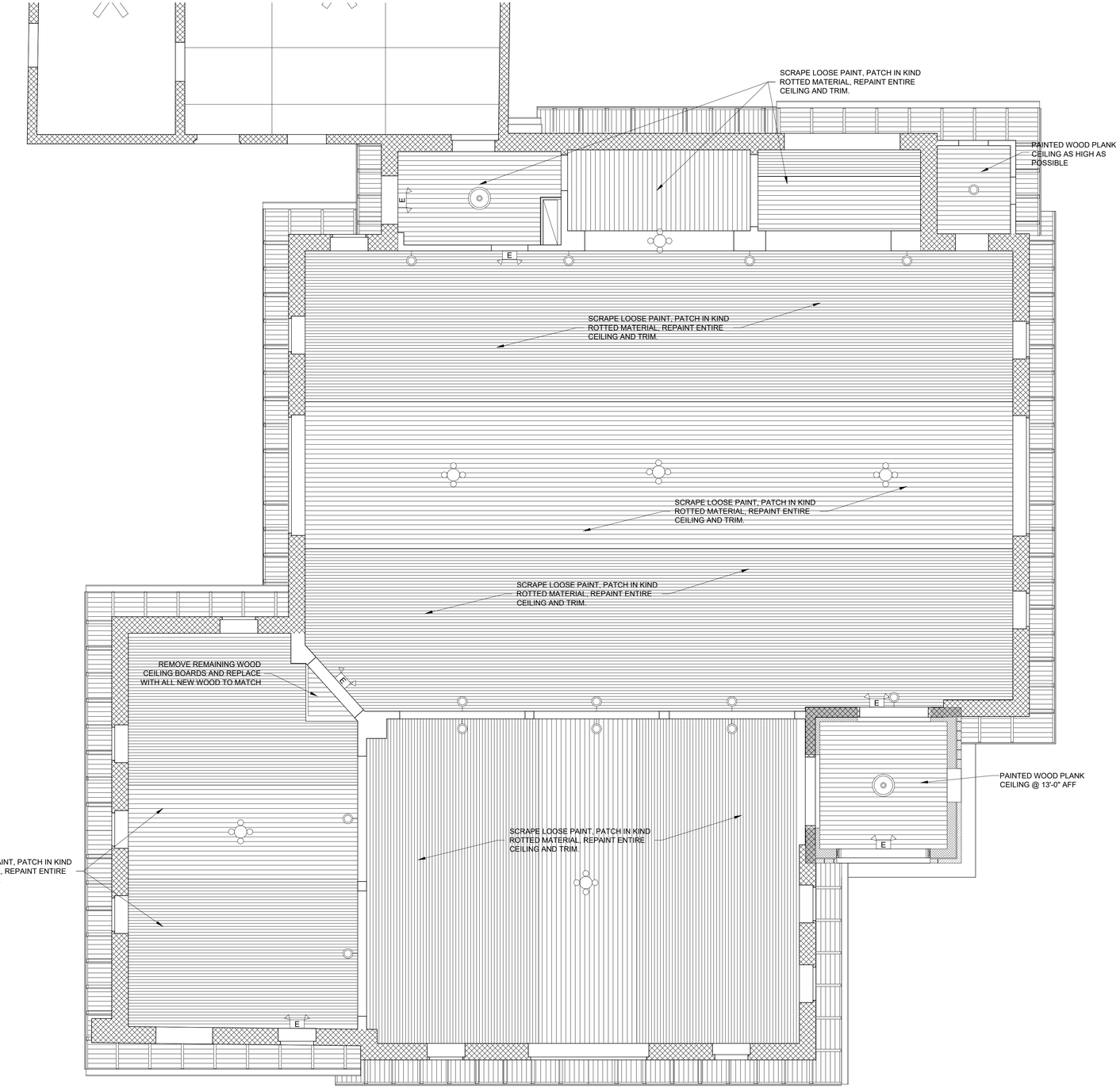
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FLOOR PLAN

Sheet Number A1.01

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REFLECTED CEILING PLAN

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

SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

STRUCTURAL ENGINEER:
Atlantic Engineering Services
4141 Southpoint Dr E C,
Jacksonville, FL 32216
904.743.4633

MEP:
Powell & Hinkle Engineering
1409 Kingsley Ave #12A
Orange Park FL 32073
904-264-5570

CONTRACTOR:

TRINITY
INDEPENDENT
CHURCH
84 Bridge Street, St Augustine, FL 32084

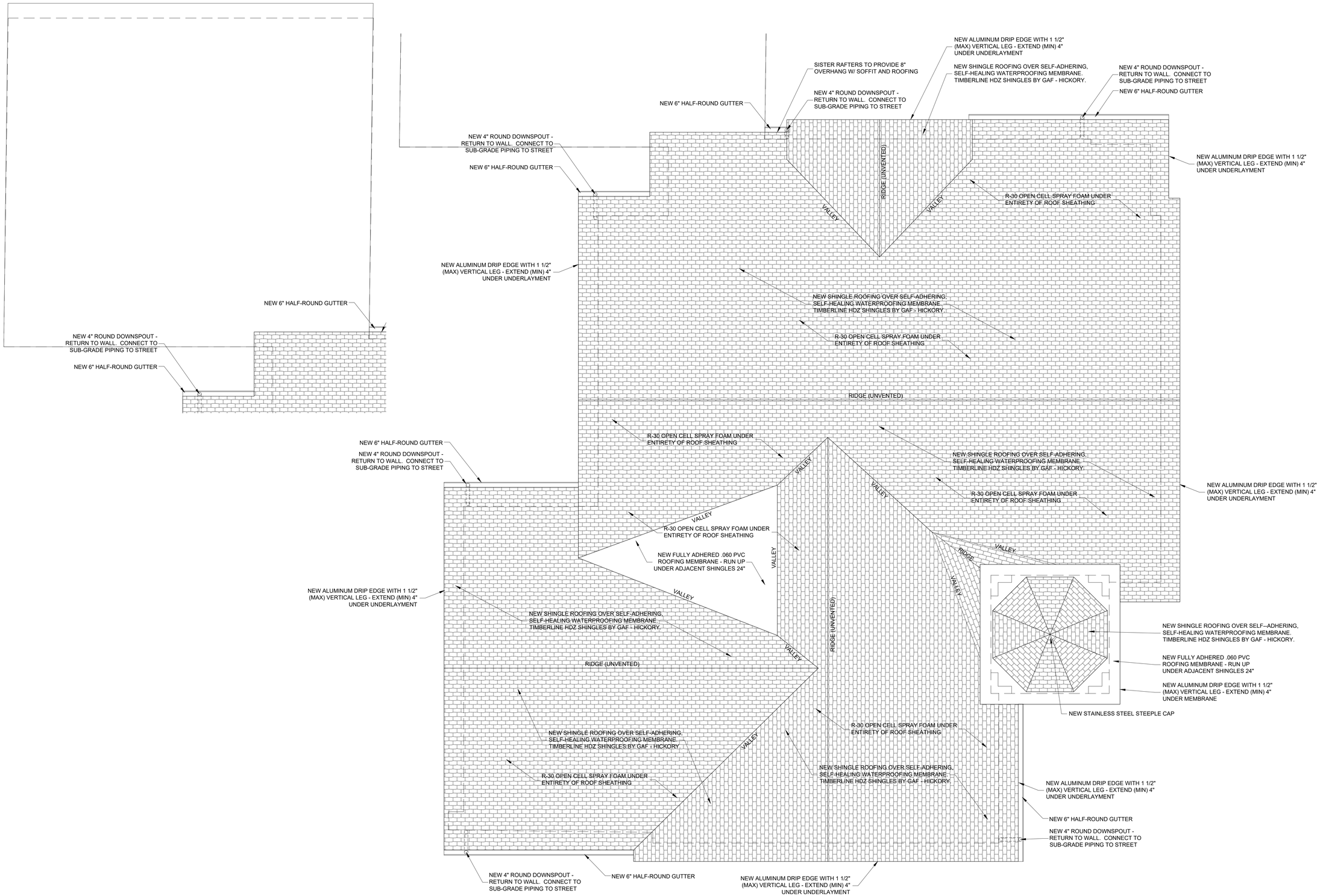
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2	2.10.25	50% CDs

Scale AS NOTED

Sheet title
REFLECTED
CEILING
PLAN

Sheet Number A1.02

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ROOF PLAN

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

SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

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Atlantic Engineering Services
4141 Southpoint Dr E C,
Jacksonville, FL 32216
904.743.4633

MEP:
Powell & Hinkle Engineering
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Orange Park FL 32073
904-264-5570

CONTRACTOR:

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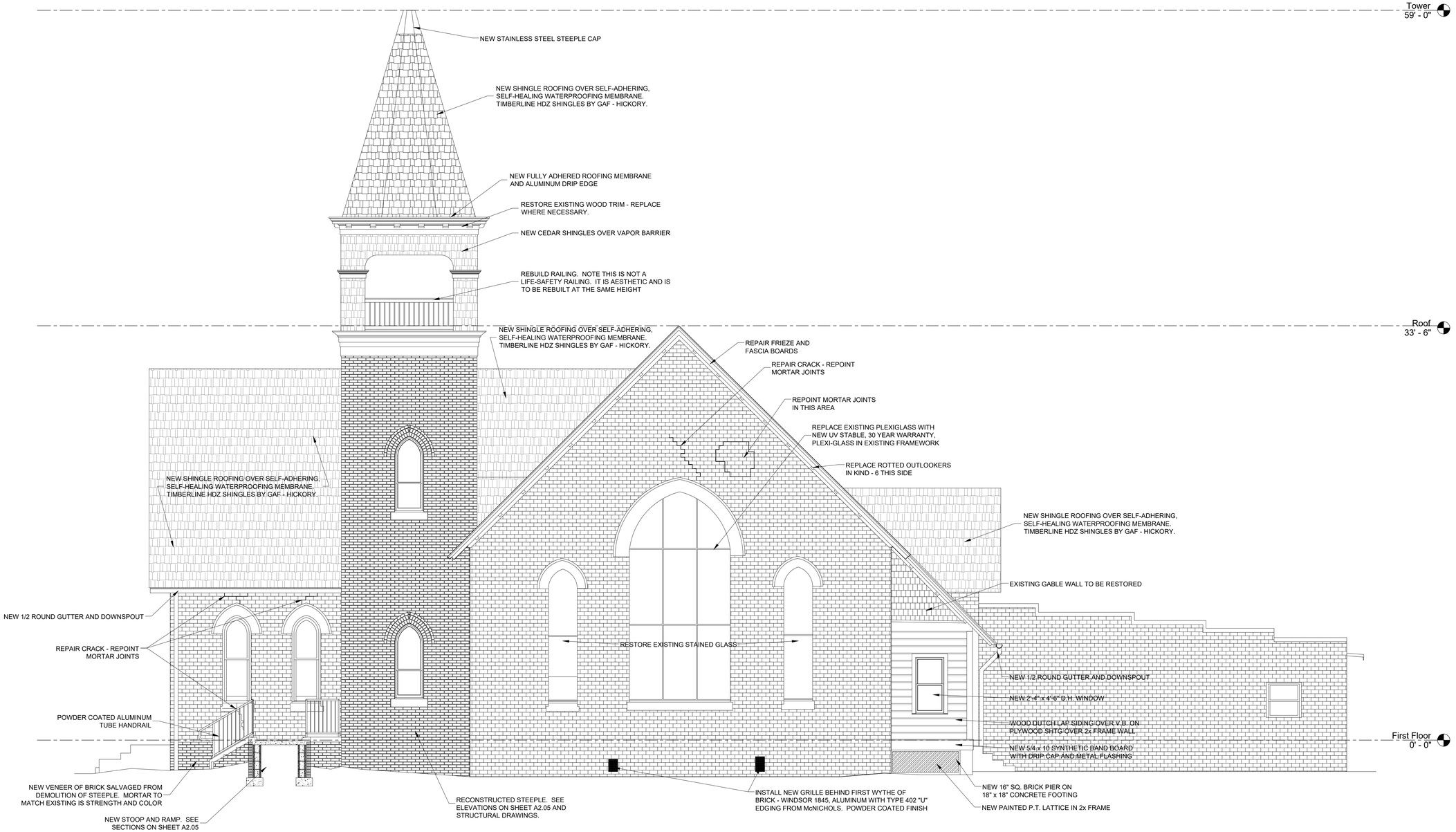
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2	2.10.25	50% CDs

Scale AS NOTED

Sheet title
ROOF PLAN

Sheet Number A1.03

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EAST ELEVATION

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

SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

STRUCTURAL ENGINEER:
Atlantic Engineering Services
4141 Southpoint Dr E C,
Jacksonville, FL 32216
904.743.4633

MEP:
Powell & Hinkle Engineering
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Orange Park FL 32073
904-264-5570

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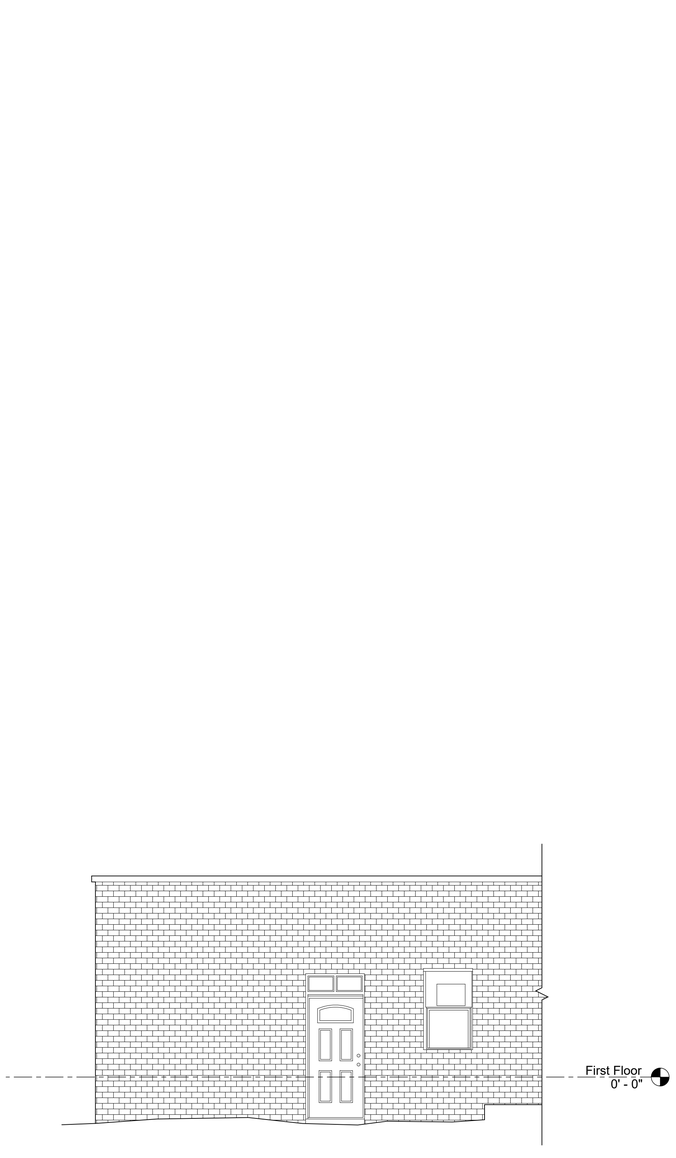
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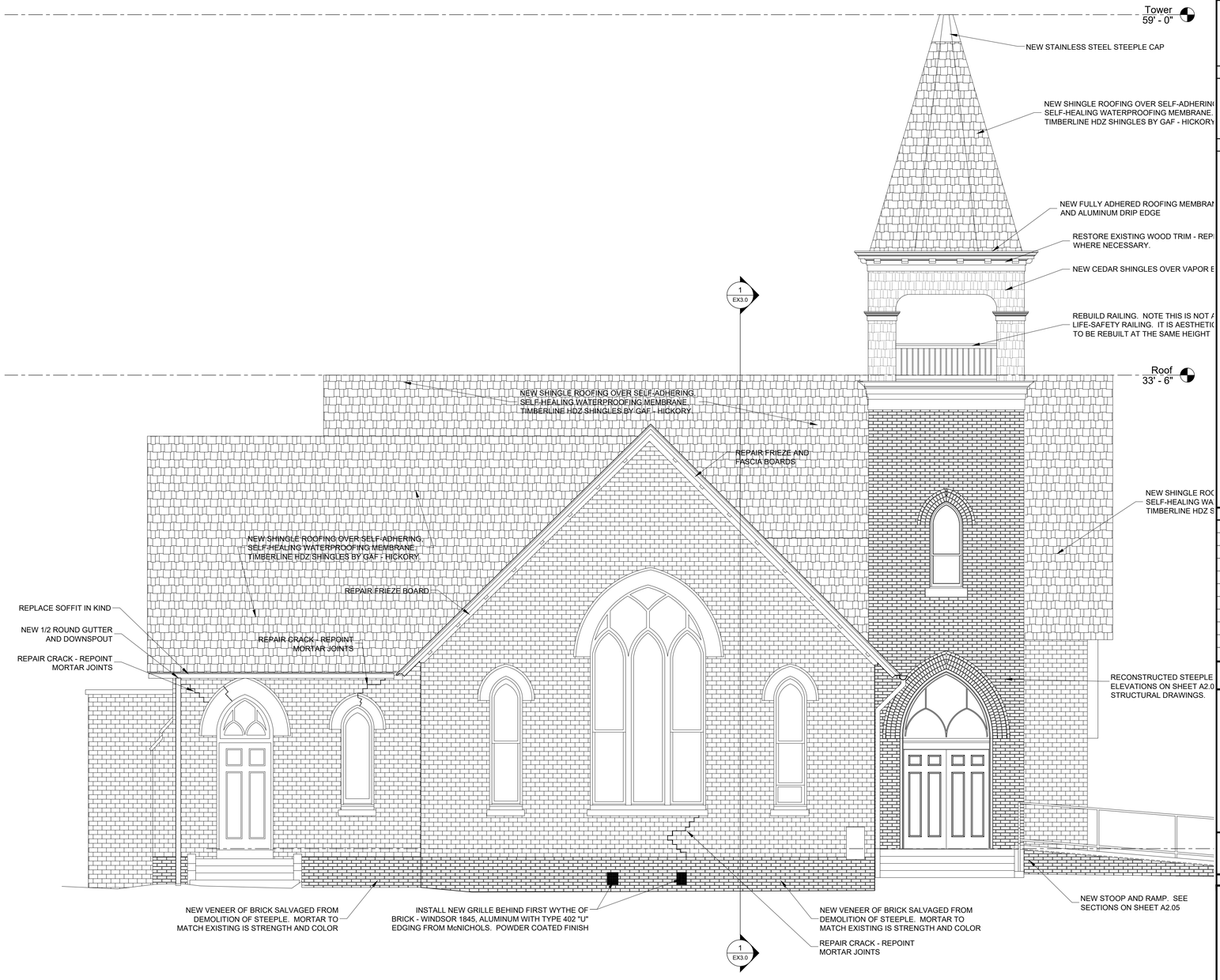
Sheet title
EAST ELEVATION

Sheet Number A2.01

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PARTIAL NORTH ELEVATION 1/4"=1'-0" **1**



SOUTH ELEVATION 1/4"=1'-0" **2**

SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

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Atlantic Engineering Services
4141 Southpoint Dr E C,
Jacksonville, FL 32216
904.743.4633

MEP:
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1409 Kingsley Ave #12A
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904-264-5570

CONTRACTOR:

TRINITY INDEPENDENT CHURCH
84 Bridge Street, St Augustine, FL 32084

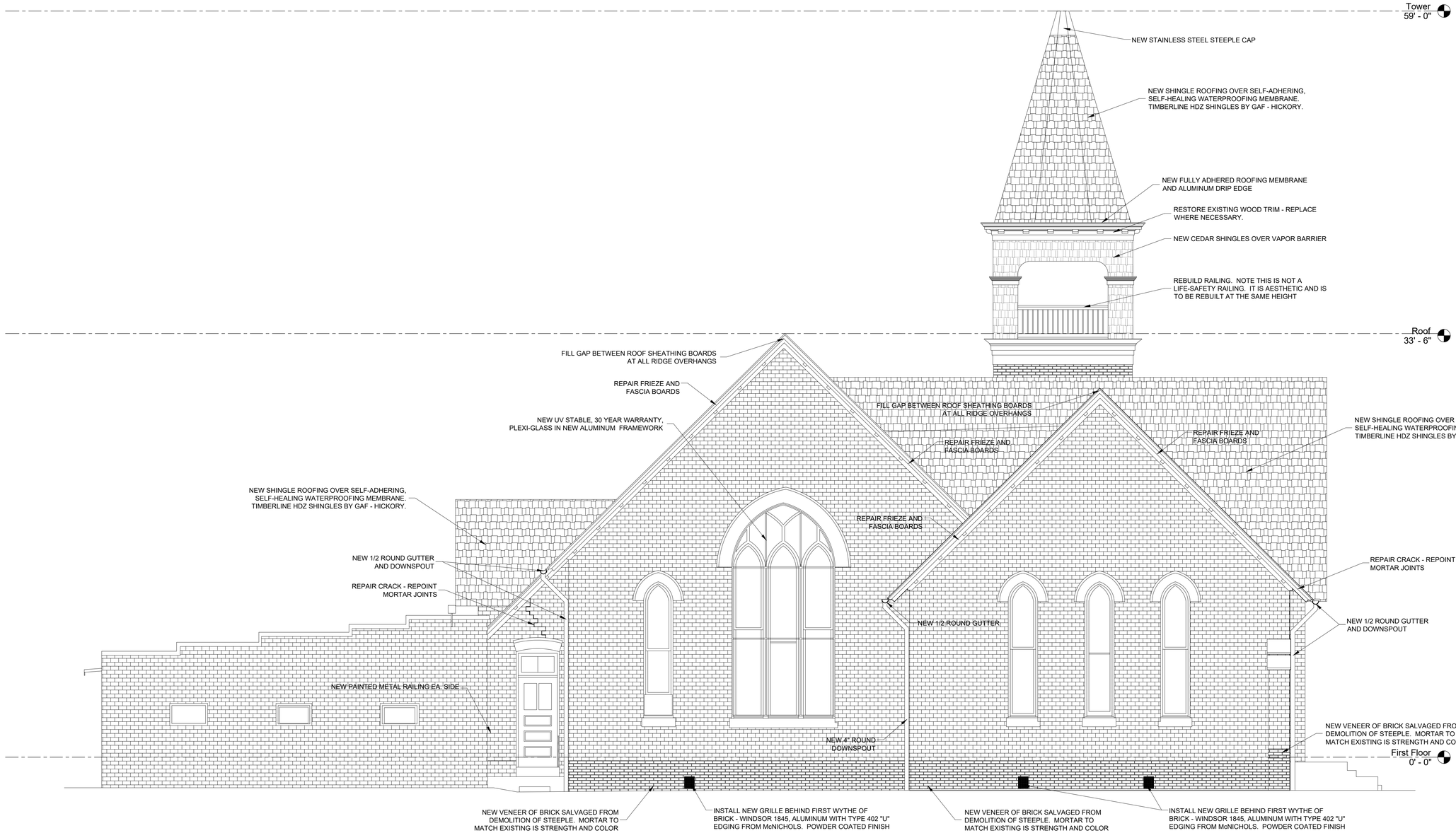
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2	2.10.25	50% CDs

Scale AS NOTED

Sheet title
SOUTH ELEVATION

Sheet Number A2.02

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WEST ELEVATION

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

SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

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Atlantic Engineering Services
4141 Southpoint Dr E C,
Jacksonville, FL 32216
904.743.4633

MEP:
Powell & Hinkle Engineering
1409 Kingsley Ave #12A
Orange Park FL 32073
904-264-5570

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84 Bridge Street, St Augustine, FL 32084

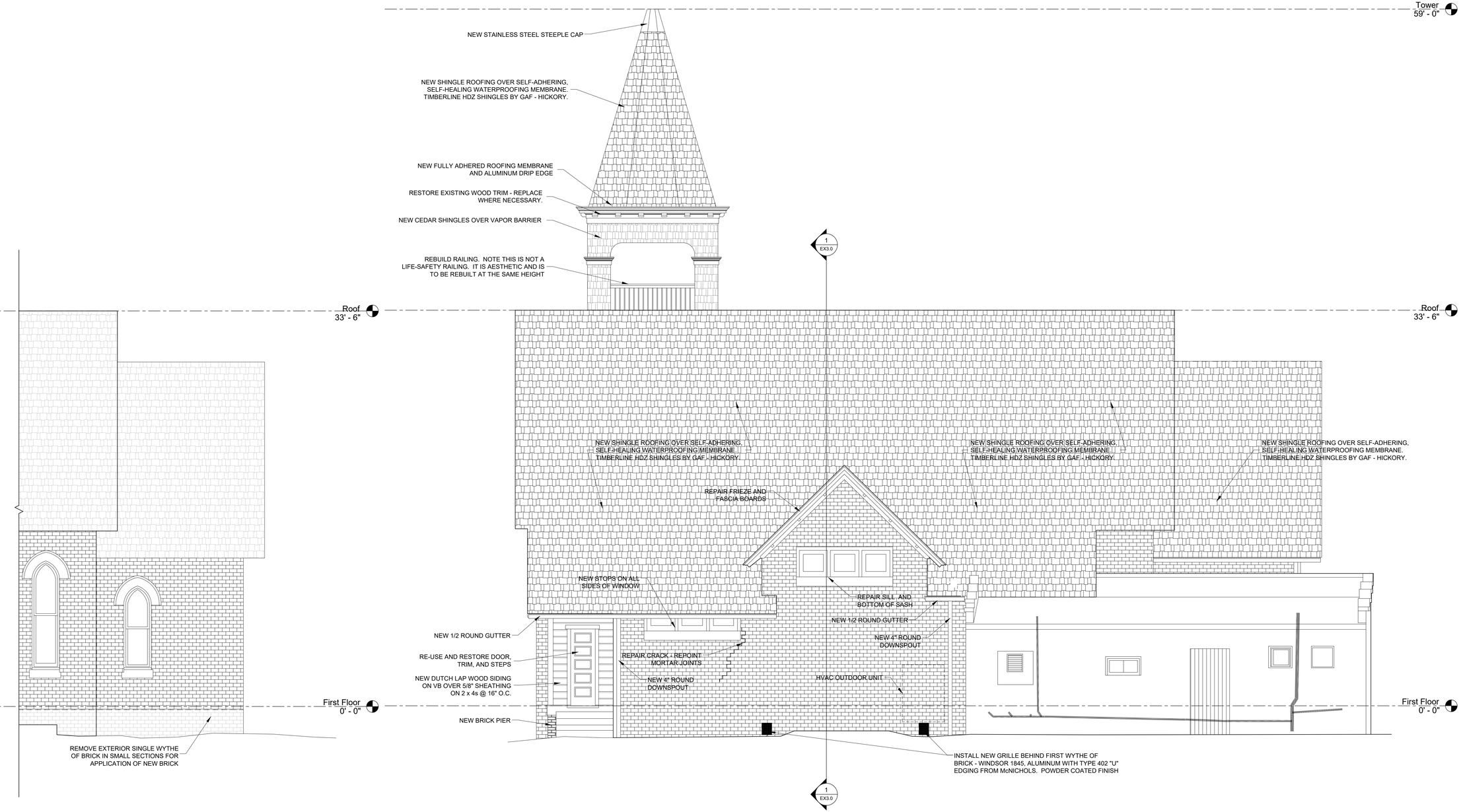
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2	2.10.25	50% CDs

Scale AS NOTED

Sheet title
WEST ELEVATION

Sheet Number A2.03

Received 3/12/2025
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PARTIAL NORTH ELEVATION

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

WEST ELEVATION

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

SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

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Atlantic Engineering Services
4141 Southpoint Dr E C,
Jacksonville, FL 32216
904.743.4633

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Powell & Hinkle Engineering
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Orange Park FL 32073
904-264-5570

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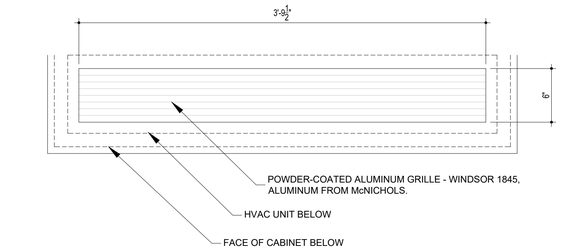
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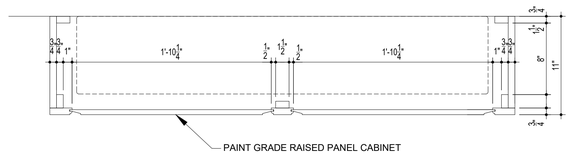
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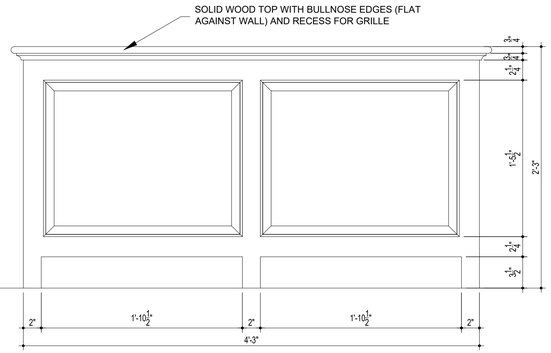
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NORTH ELEVATION

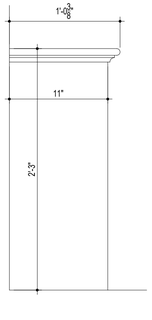
Sheet Number A2.04

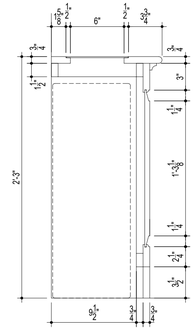
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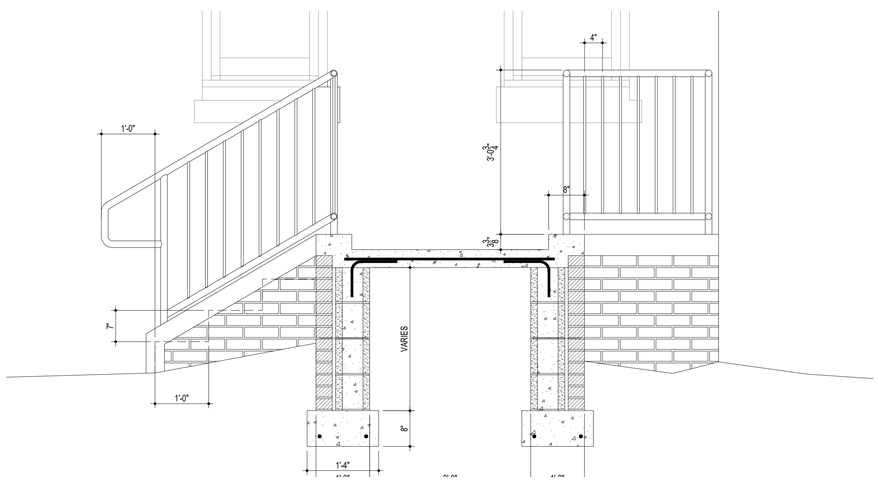






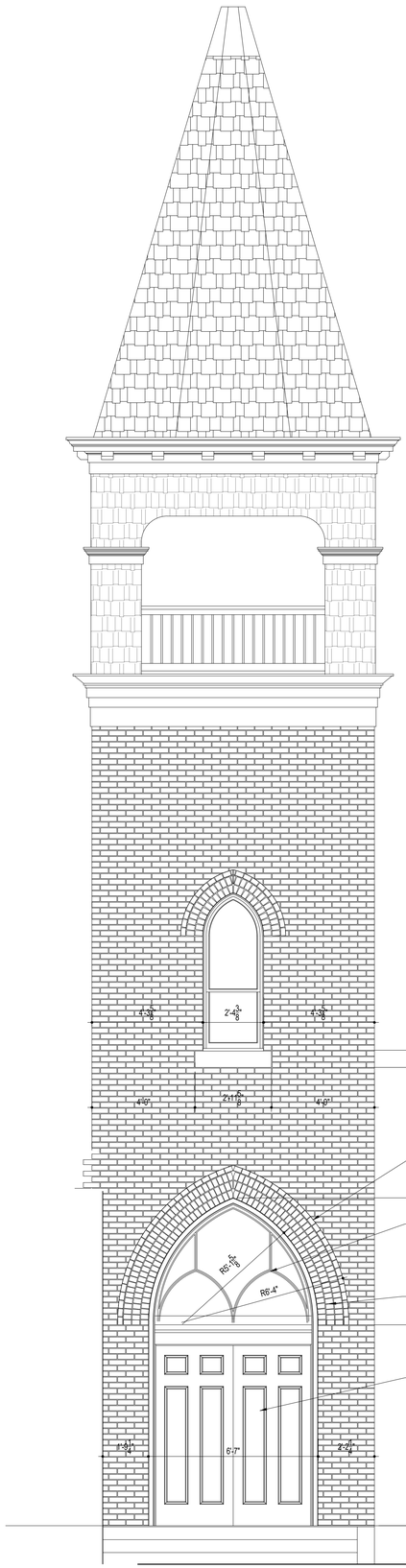
HVAC CABINET (TYP)

1 1/2"=1'-0" | 1



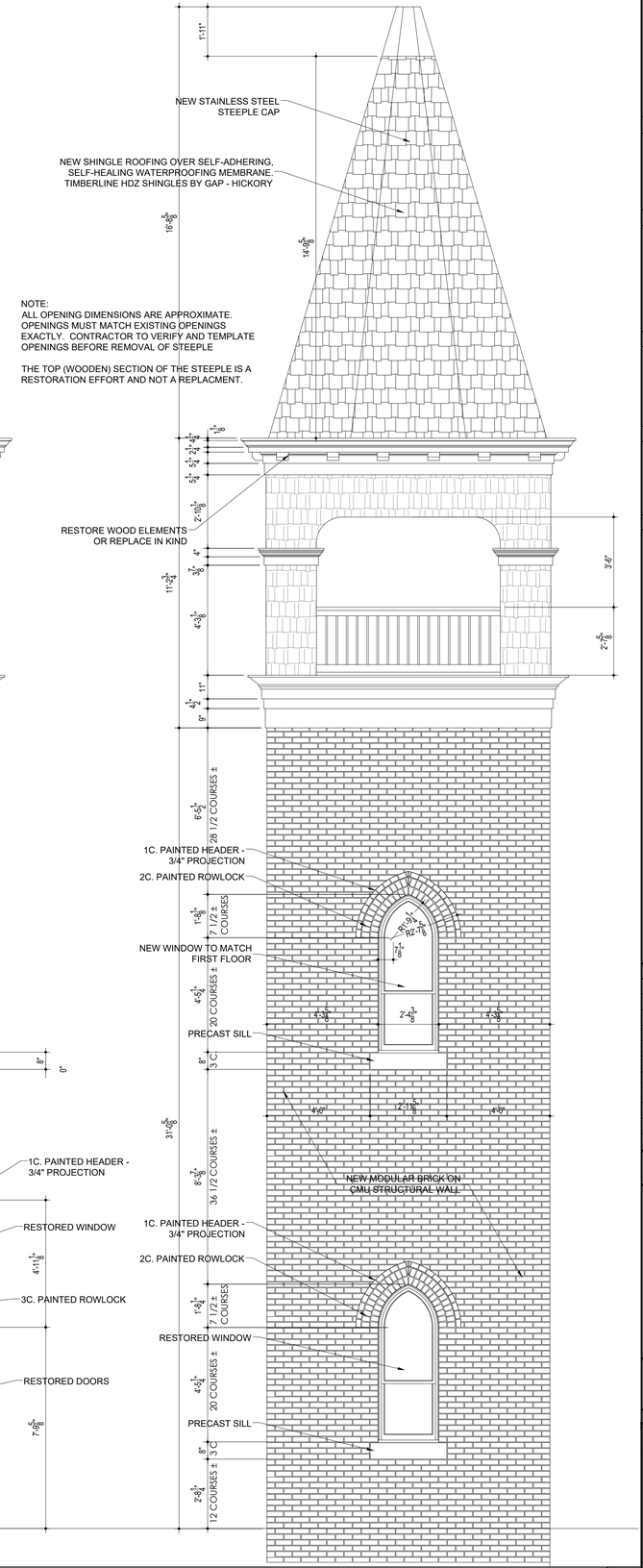
SECTION AT RAMP

3/4"=1'-0" | 2



STEEPLE ELEVATIONS

3/8"=1'-0" | 3



SARAH RYAN
ARCHITECT

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

CRA CONTACT:
Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

STRUCTURAL ENGINEER:
Atlantic Engineering Services
4141 Southpoint Dr E C,
Jacksonville, FL 32216
904.743.4633

MEP:
Powell & Hinkle Engineering
1409 Kingsley Ave #12A
Orange Park FL 32073
904-264-5570

CONTRACTOR:

TRINITY INDEPENDENT CHURCH
84 Bridge Street, St Augustine, FL 32084

No.	Date:	Description:
1	1.17.25	Design Development
2	2.10.25	50% CDs

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Sheet title
STEEPLE ELEVATIONS

Sheet Number A2.05

From: mm@sarahryanarchitect.com
To: Julie Courtney; mm@sarahryanarchitect.com
Cc: "Sarah Ryan"
Subject: RE: Trinity
Date: Tuesday, April 8, 2025 9:12:37 AM
Attachments: image002.png
image003.png
image004.png

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Everything gets put back where it came from except for the small window in the rear vestibule. The problem is that the two upper windows in the bell tower aren't really there (just a few pieces remain) and those will be custom made to match the original gothic arched windows in the building proper.

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

Do you really need to print this e-mail?

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Tuesday, April 8, 2025 8:02 AM
To: mm@sarahryanarchitect.com
Cc: 'Sarah Ryan' <sr@sarahryanarchitect.com>
Subject: RE: Trinity

Learn More

Hello Mark,
Thank you for the additional information and explanation, as it is important for me to understand the full project scope and what I am looking at upfront. For the square structure that is proposed to be removed and reconstructed, I will be referring to that as the bell tower. I appreciate the confirmation that slide 6 was inside of that bell tower area.

With the partial demolition ordinance, HARB does have purview over what is being removed and /or replaced and what the replacement is for the exterior of contributing buildings to National Register Historic Districts, so it is good to be as clear as possible. I appreciate the additional explanation for the salvaged bricks.

I did not ask about the windows in the bell tower because the elevations note that they will be removed/salvaged and reused. So I took that to mean put back on the newly constructed bell tower. Where will they be reused?

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: mm@sarahryanarchitect.com <mm@sarahryanarchitect.com>
Sent: Monday, April 7, 2025 5:21 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: 'Sarah Ryan' <sr@sarahryanarchitect.com>
Subject: RE: Trinity

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Slide 6 is showing the inside of the Steeple. I will talk about what they are seeing during the presentation.

The window in the rear vestibule is 1/1 painted wood.

Since this is a demolition permit application, what we do with the salvaged bricks (that are too soft to reuse in the steeple) I don't think fall under the review of HARB but… the bottom couple feet of brick around about half of the church has been horribly eroded by rising moisture. At some point in the past, someone skimmed the eroded brick with plaster (not stucco) and scored joints in it. the impermeable surface layer caused the moisture to rise even farther up the wall. We will remove the plaster and the eroded brick and rebuild the veneer layer using the salvaged brick so it will match. They will probably have a similar

problem in 75 years that may be delayed by the new gutters but at least the brick will match.

You didn't mention it, but the windows in the second floor area of the steeple will be custom made here in St. Augustine to match the adjacent windows and glazed with stained glass to match the other single hung gothic-arched windows in the building. We have no evidence that those windows were ever more than fixed wood panels but it seems like the right thing to do.

Mark

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



From: Julie Courtney <jcourtney@citystaug.com>
Sent: Monday, April 7, 2025 4:56 PM
To: mm thesummitstudio.com <mm@thesummitstudio.com>
Cc: Sarah Ryan <sr@sarahryanarchitect.com>
Subject: RE: Trinity

Hello Mark,
Thank you for your email with this info and the presentation slides, which I will merge to the application packet. A couple of questions:
-Is slide 6 showing the inside the bell tower?
-Can you please let me know where the new window is being proposed on the rear and more info besides presumably a Kolbe Heritage window that is proposed for the replacement? What type of window is it – 1/1 wood that will be painted?
-What is the area that is not under HARB's purview where the salvaged bricks will be used?

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: mm thesummitstudio.com <mm@thesummitstudio.com>
Sent: Monday, April 7, 2025 4:08 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Sarah Ryan <sr@sarahryanarchitect.com>
Subject: Trinity

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Hi Julie –

Please see the attached pdf of the powerpoint that we will present at the HARB meeting. We may edit the information for the live show but this is the latest version. It has photos of the condition of the steeple, plans for the re-construction, specifications for the ONE window at the rear of the building, and one image of an area not under the purview of HARB but shows where we will be using the salvaged brick.

The brick veneer to be used on the steeple will be Modular Desert Sun Smooth made by The Belden Brick Company at their Sugarcreek Plant #6. We will bring samples of the new brick and a few of the existing for comparison.

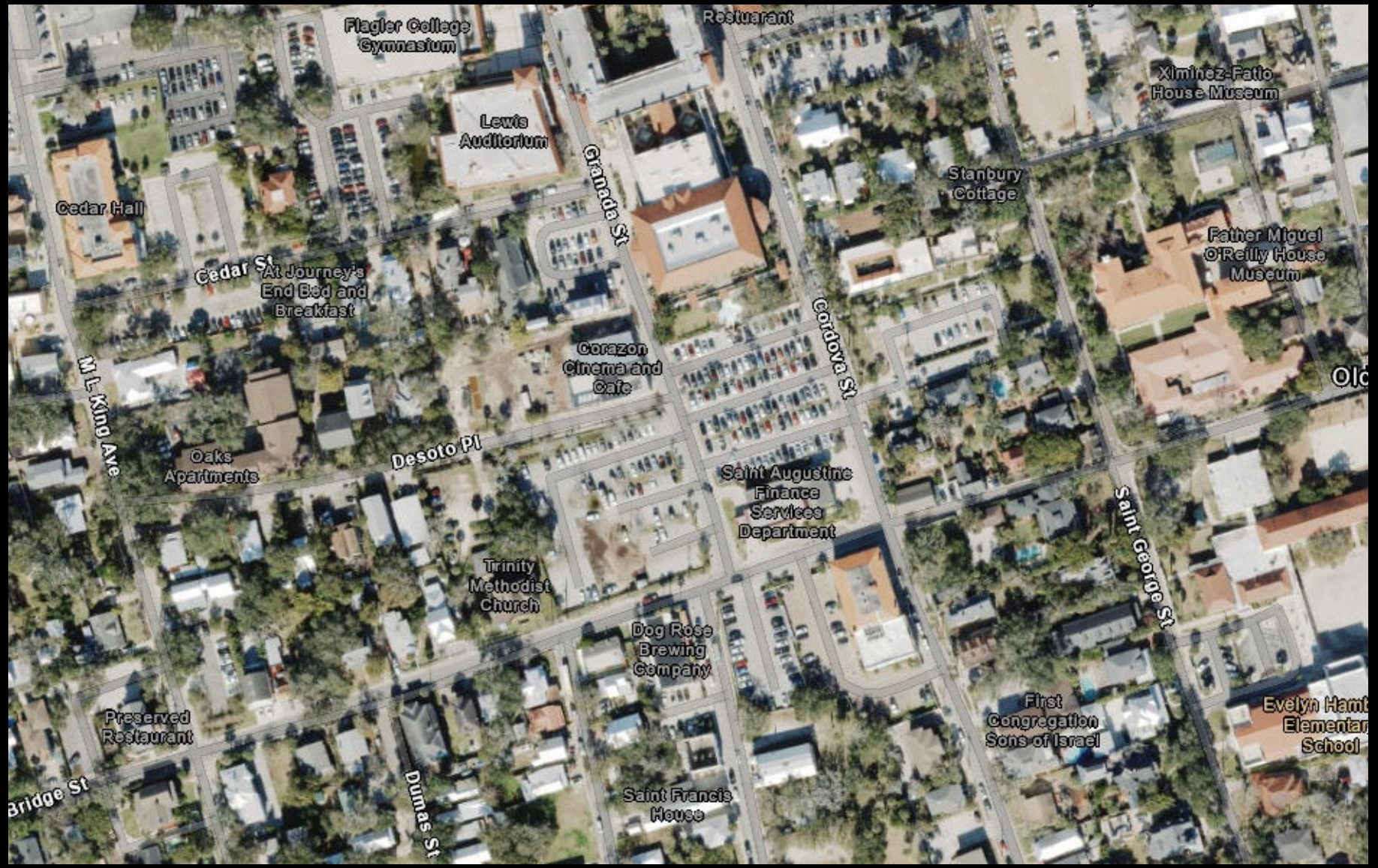
Please let us know if you need anything else.

Regards

Mark

Mark McConnel, AIA, LEED AP
Summit Studio, LLC
4615 Old Fredericksburg Road
Mineral, Virginia 23117
540.915.1233

Received April 7, 2025
Planning & Building Department



SARAH RYAN
ARCHITECT

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SARAH RYAN
ARCHITECT

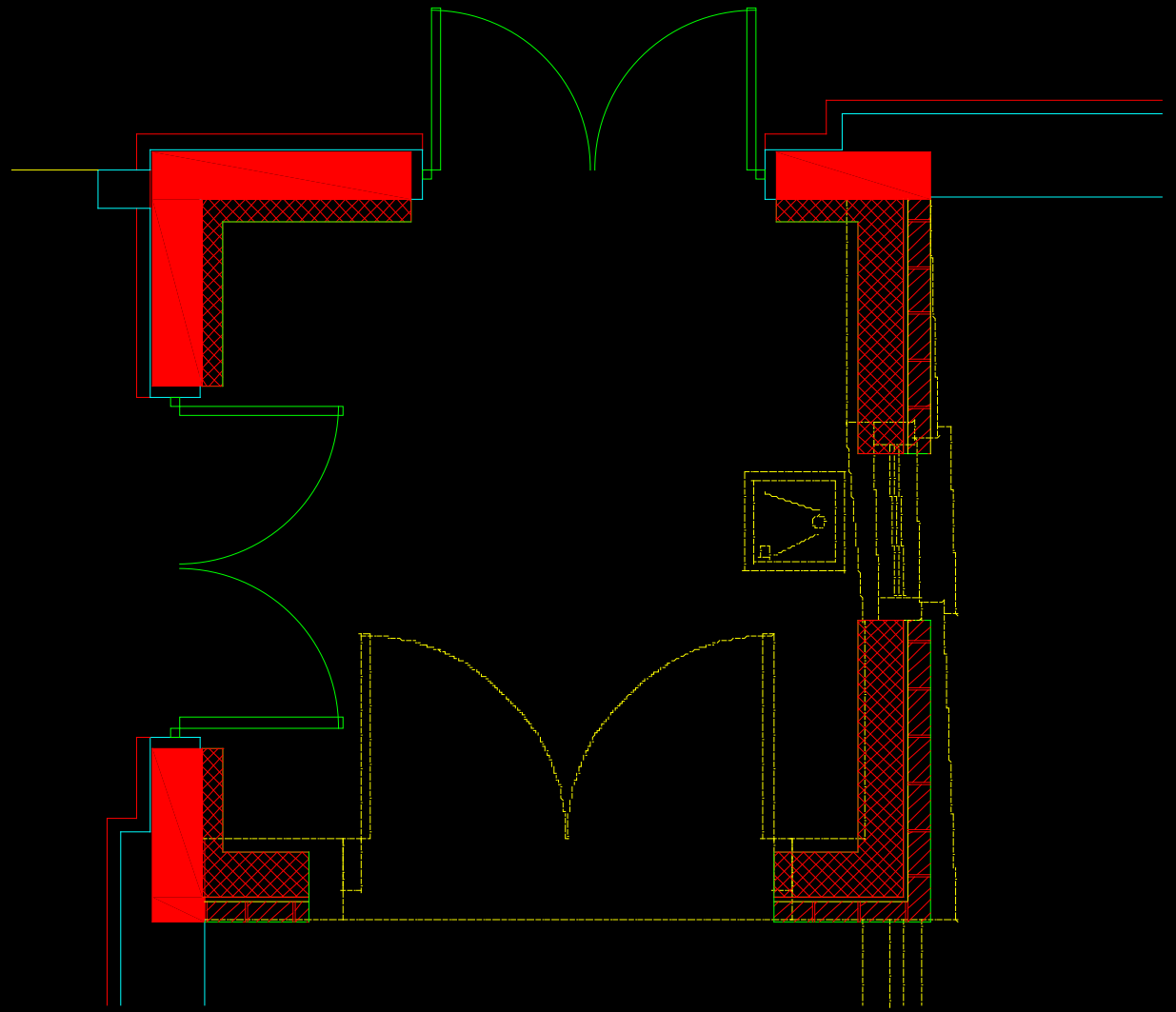




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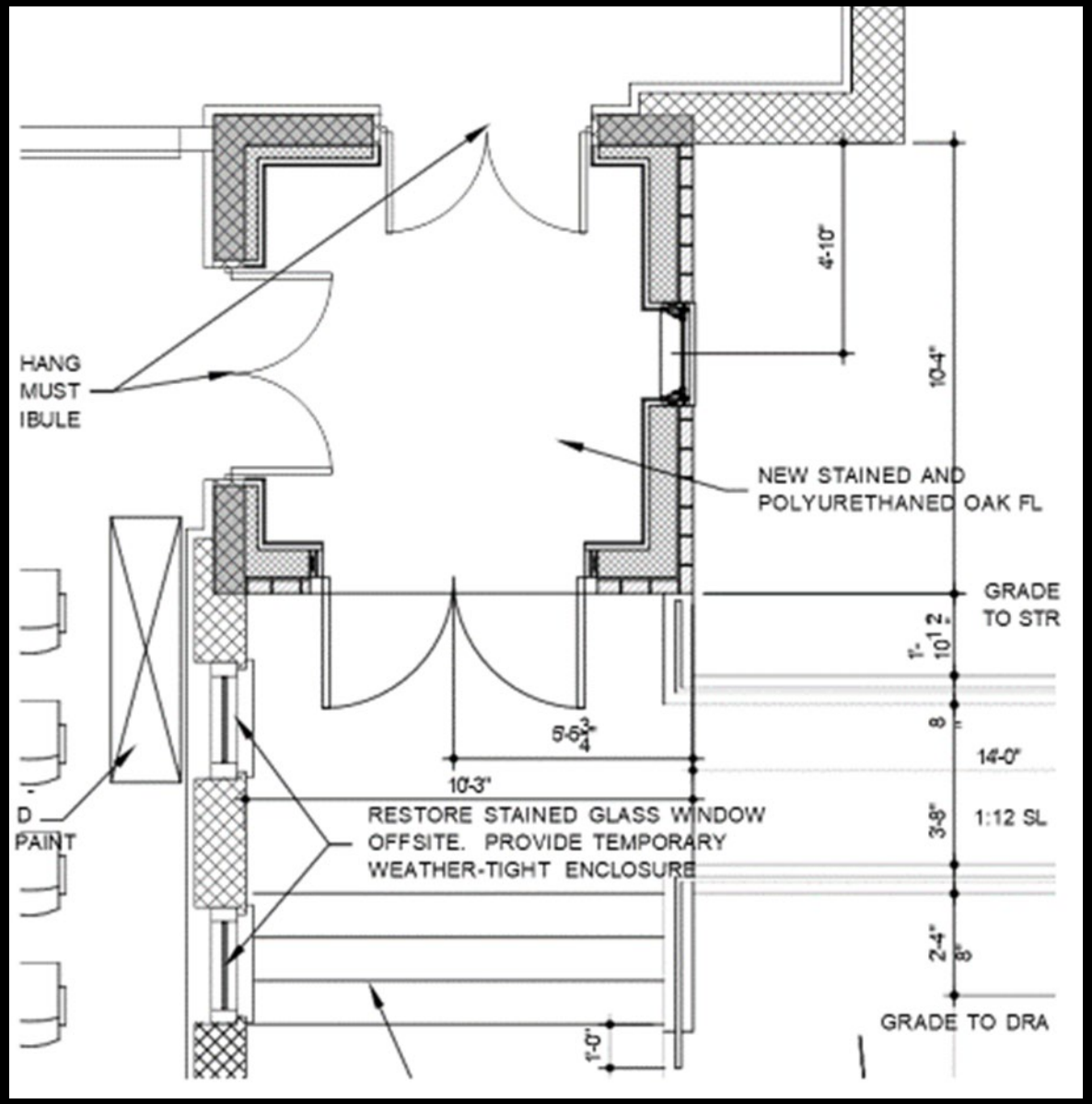
SARAH RYAN
ARCHITECT

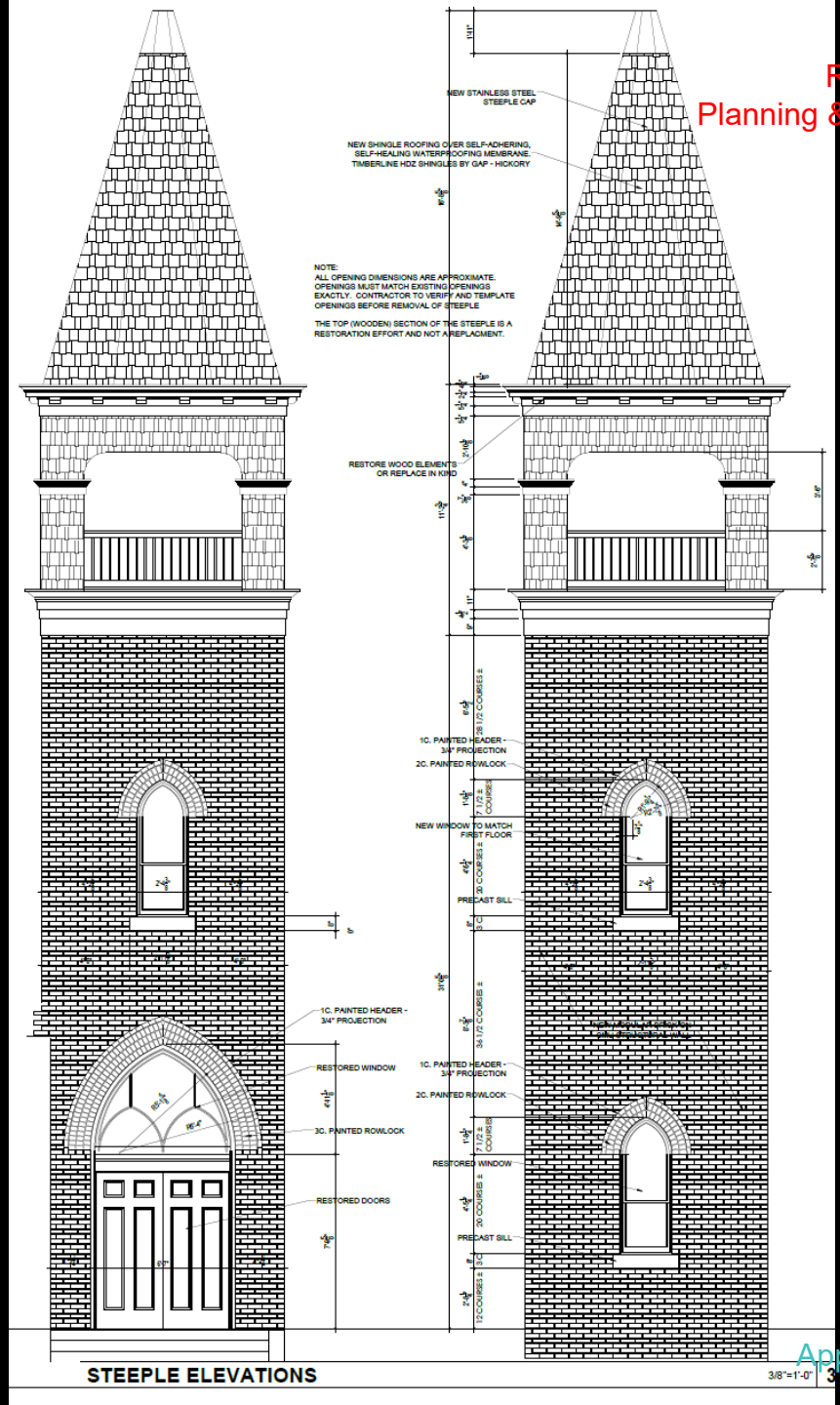
Received April 7, 2025
Planning & Building Department



SARAH RYAN
ARCHITECT

Received April 7, 2025
Planning & Building Department





Received April 7, 2025
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SARAH RYAN
ARCHITECT



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The Heritage Series

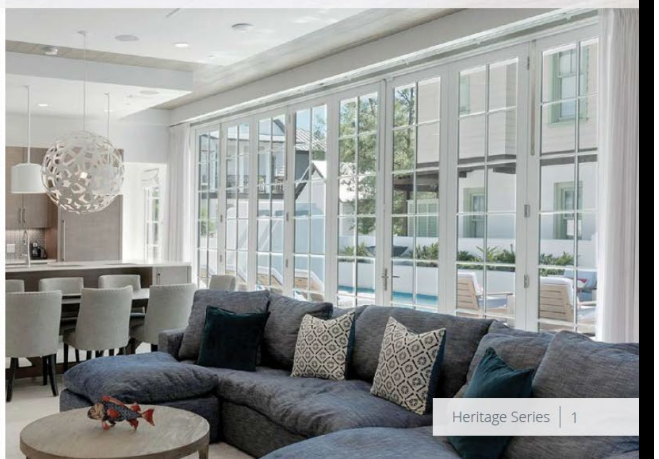
All-wood windows & doors designed for architectural & historical authenticity.

Kolbe's Heritage Series windows and doors are carefully crafted with a wood interior and exterior, making it possible to replicate architectural details with authenticity and alignment with historic district requirements. Choose from an extensive array of exterior colors, interior wood species, finishes, divided lite profiles, and more.

The Heritage Series provides:

- Wood exterior available in unfinished, primed, or painted with our K-Kron II finish, for ultimate flexibility
- High performance exterior K-Kron II finish in 40+ standard colors, plus custom blends
- Wood interior in familiar to exotic species, with 20+ standard pre-finishes, plus custom finishes
- Traditional design aesthetics with ability to replicate intricate architectural details
- Divided lite profiles & patterns
- Glazing options for enhanced energy efficiency, decorative & specialty glass needs
- Hardware options & finishes to match any décor
- Automation options for ease of operation


© Marre Design Group



Capabilities

Received April 7, 2025
Planning & Building Department

Craftsmanship

Kolbe products are truly built to order, with numerous options and custom solutions that allow us to craft windows and doors exactly to your specifications. You can choose from standard to exotic wood species, sizes, shapes, divided lite profiles and patterns, glass, interior and exterior finishes, brickmoulds, casings, hardware, and more – or we'll work with you to create a custom product, color or finish for a more personalized design.


Moore Architects, LEED® Silver | Photo © Hoachlander Davis Photography

Historical Replication

Heritage Series all-wood products are ideal for replicating architectural details with authenticity, blending traditional design aesthetics with advanced technology, functionality, and optimal energy efficiency. Adhering to strict building codes and historical district requirements, Kolbe's Heritage Series products were the perfect solution for many National Historic Landmarks and National Trust for Historic Preservation projects aross the US.


Photo courtesy of Big Cedar Lodge

Customized options to address historical or architectural design elements are available, including traditional or enhanced glazing options. Please contact your Kolbe dealer.

SARAH RYAN
ARCHITECT

Instr #2017041670 BK: 4390 PG: 395, Filed & Recorded: 6/16/2017 11:18 AM #Pgs:4
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $35.50 Doc. D $0.70

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Randolph J. Rush, Esquire
Winderweedle, Haines, Ward
& Woodman, P.A.
Post Office Box 880
Winter Park, FL 32790-0880

Tax parcel number: 2026700000

CORRECTIVE QUIT CLAIM DEED

COPY

THIS CORRECTIVE QUIT CLAIM DEED made and executed the 13th day of June, 2017, by **THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., a Florida not for profit corporation,** whose address is 450 Martin Luther King Jr Avenue, Lakeland, Florida 33815 ("Grantor") to **TRINITY INDEPENDENT METHODIST CHURCH, INC., a Florida not for profit corporation**, whose address is 84 Bridge Street, St. Augustine, Florida 32084 ("Grantee"):

WITNESSETH, that the Grantor, for and in consideration of the sum of $10.00, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, convey and quit-claim unto the 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:

Lots 8 and 15, Block 46-F, of the Dumas Tract as pre Official Map of St. Augustine, Florida, on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

Being Tax Parcel No. 2026700000.

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

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

THIS DEED IS GIVEN TO CORRECT THE NAME OF THE GRANTEE ON THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4384, PAGE 1490, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be signed and sealed the day and year first above written.

Signed, sealed and delivered
in the presence of:

THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., a Florida not for profit corporation

Print Name: JEHONATHAN MCLENDON

Print Name: MARILYN SANTIAGO

By: Yoniece Dixon
Name: Yoniece Dixon
Title: President

Sue E Bennett
Print Name: Sue E BENNETT

Print Name: Kathryn Fellner

By: Anthony C Prestipino, VI
Name: Anthony C Prestipino, VI
Title: Treasurer

COPY

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 13th day of June, 2017, by Yoniece Dixon, as President of THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., a Florida not for profit corporation, on behalf of the corporation, [ ]who is personally known to me or [X]who produced a Florida Driver's License or _____ as identification.

Notary Public
My commission expires: 12/18/17

MITZI SCHOCH
Notary Public, State of Florida
Commission# FF 75532
My comm. expires Dec. 18, 2017

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 14 day of June, 2017, by Anthony Prestipino, as Treasurer of THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., a Florida not for profit corporation, on behalf of the corporation, [X] who is personally known to me or [ ] who produced a Florida Driver's License or _____ as identification.

VIRGINIA L. GARSKE
Notary Public - State of Florida
Commission # FF 245118
My Comm. Expires May 22, 2019
Bonded through National Notary Assn.

Virginia Garske
Notary Public
My commission expires: 5/22/2019

COPY

CONSENT OF BISHOP

I, **KENNETH CARTER**, Bishop of the Florida Area Annual Conference of the United Methodist Church, hereby consents to the above conveyance, and certifies that such conveyance has been approved by the undersigned and a majority of the District Superintendents of the Florida Area Annual Conference. I hereby certify that I have determined that such conveyance conforms to the Discipline of the United Methodist Church.

KENNETH CARTER, Bishop

COPY

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 13 day of June, 2017, by KENNETH CARTER, as Bishop of the Florida Area Annual Conference of the United Methodist Church, who is personally known to me or who produced a Florida Driver's License or _____ as identification.

VIRGINIA L. GARSKE
State of Florida
Commission # FF 245118
My Comm Expires May 22, 20[illegible]
Bonded through National Notary Assn

Virginia Garske
Notary Public
Commission Expires: May 22, 2019
Commission # FF 245118

R:\Florida Annual Conference UMC\Trinity St Augustine\QCD (BOT to Trinity Indep Methodist Church).doc
6/13/17 (8:11 AM)

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

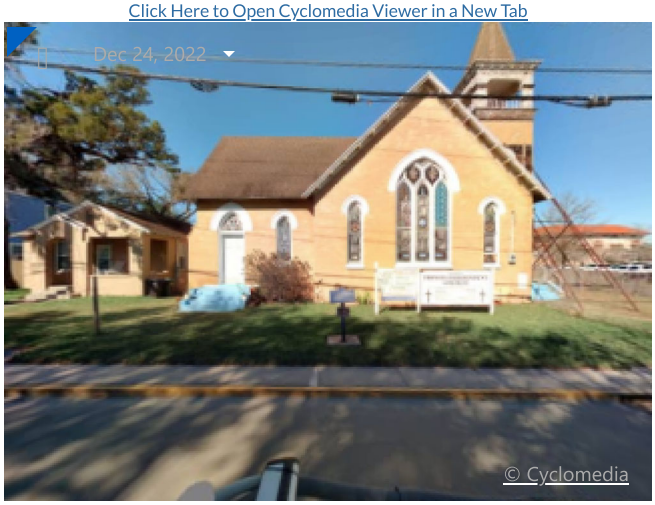
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2026700000
Location Address	84 BRIDGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug Granada/Riberia Corridor (COM) (610.18)
Tax Description*	CITY OF ST AUG LOTS 8 & 15 BLK 46-F OR4384/1490(Q/C) & 4390/395(C/D) *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.640
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Trinity Independent Methodist Church Inc 100%
Mailing Address	84 BRIDGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$893,306

Map



Valuation Information

	2025
Building Value	$314,035
Extra Features Value	$676
Total Land Value	$607,048
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$921,759**
Total Deferred	$28,453
Assessed Value	**$893,306**
Total Exemptions	$893,306
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$308,089	$676	$607,048	$0	$0	$915,813	$812,096	$915,813	$0
2023	$304,240	$676	$607,048	$0	$0	$911,964	$738,269	$911,964	$0
2022	$265,869	$928	$607,048	$0	$0	$873,845	$671,154	$873,845	$0
2021	$162,901	$928	$458,838	$0	$0	$622,667	$610,140	$622,667	$0
2020	$162,901	$928	$458,838	$0	$0	$622,667	$554,673	$622,667	$0
2019	$148,119	$928	$458,838	$0	$0	$607,885	$504,248	$607,885	$0
2018	$148,119	$928	$309,360	$0	$0	$458,407	$458,407	$458,407	$0
2017	$148,401	$928	$309,360	$0	$0	$458,689	$458,689	$458,689	$0
2016	$137,607	$928	$309,360	$0	$0	$447,895	$447,895	$447,895	$0
2015	$137,607	$928	$309,360	$0	$0	$447,895	$447,895	$447,895	$0
2014	$129,512	$928	$330,958	$0	$0	$461,398	$461,398	$461,398	$0

Building Information

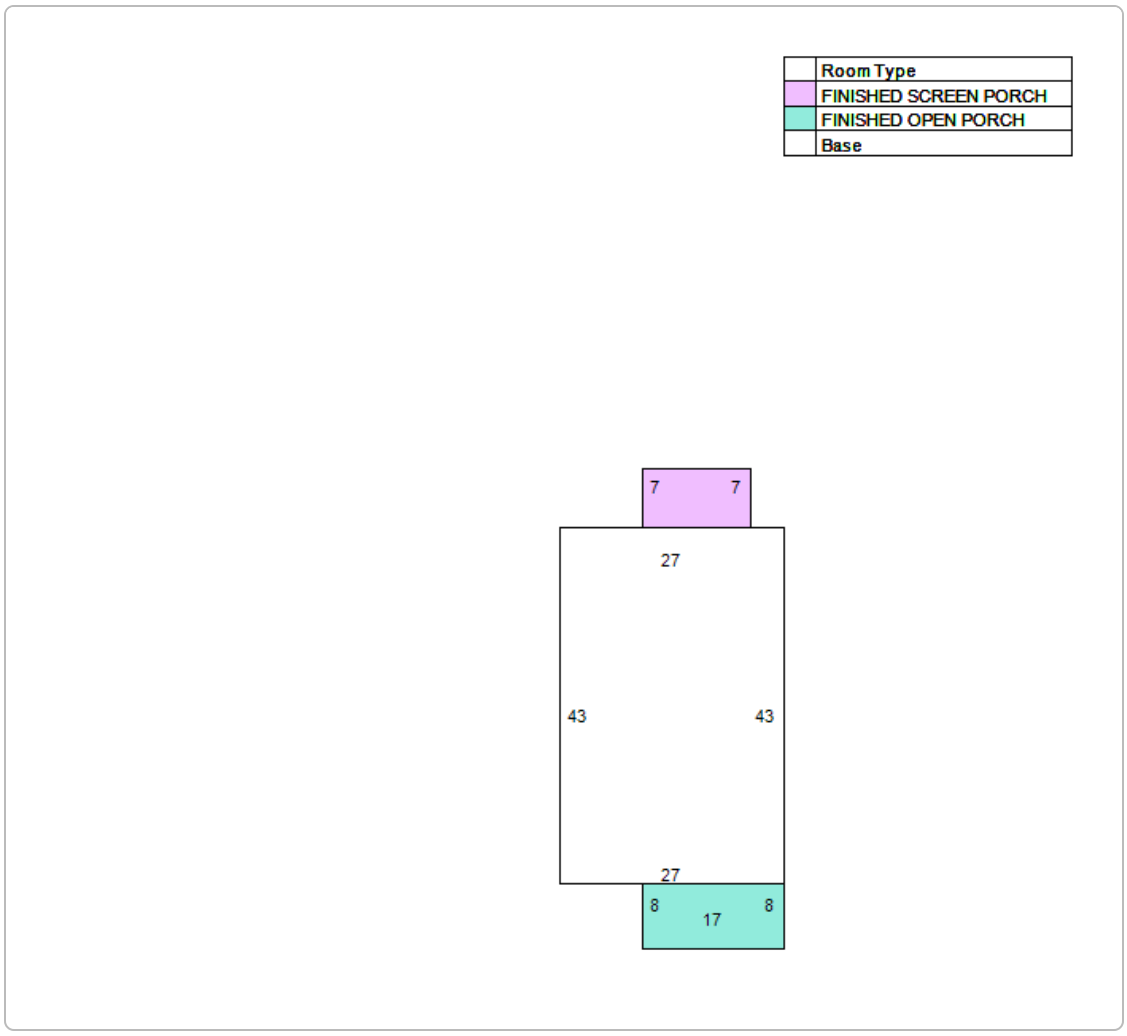
Building	1	**Roof Cover**	Composite Shingle
Building Value	$212,562	**Roof Structure**	Gable Hip
Year Built	1913	**Interior Flooring**	Pine Wood
Actual Area	4475	**Interior Wall**	Minimum
Conditioned Area	3455	**Heating Type**	None
Use	Churches	**Air Conditioning**	Window
Style	04	**Bedrooms**	
Exterior Wall	Jumbo Brick	**Baths**	

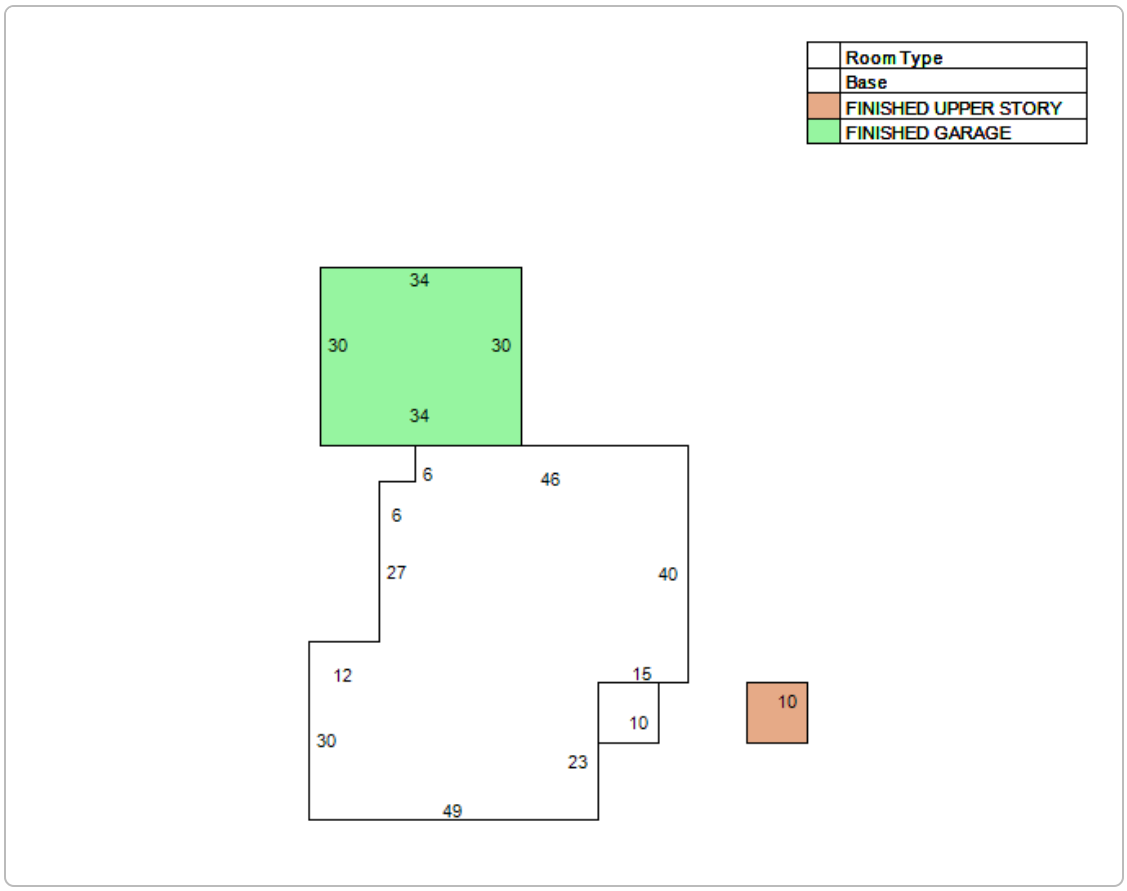
Description	Square Footage
FINISHED GARAGE	1020
FINISHED UPPER STORY	100
BASE AREA	3255
BASE AREA	100
Total SqFt	4475

Building	2	**Roof Cover**	Slate
Building Value	$101,473	**Roof Structure**	Gable Hip
Year Built	1940	**Interior Flooring**	Hardwood
Actual Area	1388	**Interior Wall**	Drywall
Conditioned Area	1161	**Heating Type**	None
Use	Single Family Residence	**Air Conditioning**	None
Style	01	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	1161
FINISHED OPEN PORCH	136
FINISHED SCREEN PORCH	91
Total SqFt	1388

Sketch Information





Extra Feature Information

Code Description	Status	Value
Metal Fence - 6' (COM)		676

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	119	130	119	EF	$315,588
Churches	118	110	118	EF	$291,460

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/16/2017	6/13/2017	$100.00	CORRECTIVE DEED	4390	395	U	I	FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIS CHURCH INC	TRINITY INDEPENDENT METHODIST CHURCH INC
6/6/2017	3/13/2017	$100.00	QUIT CLAIM DEED	4384	1490	U	I	FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH INC	TIRNITY INDEPENDENT METHODIST CHURCH INC
6/6/2017	2/18/2017	$100.00	QUIT CLAIM DEED	4384	1485	U	I	TRINITY UNITED METHODIST CHURCH	FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH INC

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

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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Contact Us

Developed by SCHNEIDER GEOSPATIAL



Detail by Entity Name

Florida Not For Profit Corporation
TRINITY INDEPENDENT METHODIST CHURCH, INC.

Filing Information

Document Number	N16000000970
FEI/EIN Number	N/A
Date Filed	01/21/2016
State	FL
Status	ACTIVE

Principal Address

84 BRIDGE STREET
SAINT AUGUSTINE, FL 32084

Mailing Address

84 BRIDGE STREET
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

ANDERSON, CRAIG
63 SMITH STREET
SAINT AUGUSTINE, FL 32085

Officer/Director Detail

Name & Address

Title PD

ANDERSON, CRAIG
63 SMITH STREET
SAINT AUGUSTINE, FL 32084

Title TD

Jones, Precious
84 BRIDGE STREET
SAINT AUGUSTINE, FL 32084

Title Officer

GARDENER, Gary
240 ORANGE STREET
st, augustine flo, FL 32084

Title Officer

holley, glady
3108 24 ave
tampa, FL 33605

Title Ms

Anderson, Julia
63smith st
Tampa fl, FL 32214

Title Director

Brant, Gregory
63 smith street
Daytona Beach, FL 32084

Annual Reports

Report Year	Filed Date
2023	01/04/2023
2024	01/09/2024
2025	01/06/2025

Document Images

01/06/2025 -- ANNUAL REPORT	View image in PDF format
01/09/2024 -- ANNUAL REPORT	View image in PDF format
01/04/2023 -- ANNUAL REPORT	View image in PDF format
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01/05/2021 -- ANNUAL REPORT	View image in PDF format
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01/03/2019 -- ANNUAL REPORT	View image in PDF format
01/03/2018 -- ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
01/21/2016 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 17, 2025 Meeting



Application: HP2025-0010 Address: 53 Evergreen Avenue

Elev8 Demolition – Applicant

Sandra Russaw Fluitt, Jacquiline Russaw Allen, & Joyce Russaw Browne - Owner

Project description: To demolish a residential building, constructed c. 1950, that is recorded in the Florida Master Site File and not located in a district. *(Continued from the March 20, 2025 HARB meeting)*

Architectural Style:	Masonry Vernacular	Florida Master Site File:	8SJ6884
National Register:	N/A	Construction date:	c. 1950
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1034250030		
Agenda Item:	9(e)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

An email (see attachments), submitted by the property owner, was received just prior to the March meeting and explained that a representative could not be present for this item, but the hearing could proceed. The HARB chose to continue the application to allow an applicant, owner, or other authorized representative to attend and address neighborhood concerns submitted to staff prior to the hearing.

No substantive changes were made to the original staff report, and the staff recommendation remains the same. As always, the Board may choose to continue the application to allow the applicant time to provide additional information or to instruct staff to conduct additional research related to potential Local Landmark designation. Approval can be made with or without conditions.

Per City Code, the Board may deny the demolition of a building outside of an HP zoning district or National Register Historic District if the building is determined eligible for Local Landmark status. As of the drafting of this staff report, no historic or cultural associations are known that would qualify the building for listing individually in the National Register and the 2019 Survey of West Augustine suggests the building would not contribute to a district if one were created.

This property is located on the southwest corner of Evergreen and Nesbit Avenues. The Masonry Vernacular residence was constructed c. 1950 and features an L shaped plan with cross gable shingle roof. Sanborn Maps and the existence of two front entry doors suggest the eastern portion of the structure, with a front gable roof and front gable enclosed porch, is the original portion of the building and the western ell with secondary entrance covered by an aluminum awning is a later addition. Aluminum and vinyl windows are seen throughout, and the exterior is a painted stucco finish.

The applicant is seeking full demolition of the residential structure. An attached carport, detached carport, and shed are also extant on the property and will be demolished.

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 requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **53 Evergreen Avenue** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building and associated outbuildings.

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 , when viewed from the street, as the numerous one-story residential buildings that are in the neighborhood with a similar age; however, the later addition makes the building footprint one of the largest on this block.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other Masonry Vernacular structures in the area.

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 consider the Tree and Landscape Ordinance and meet zoning requirements.

5. The historical or cultural merit of the structure. The building is recorded in 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 and the 2019 Survey of West Augustine suggests the building would not 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 or to be considered contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of simple post-WWII masonry construction that has seen alterations and 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 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 does not have plans to redevelop the property at this time. Based upon the note submitted with the application, the owners are hoping to have the building demolished prior to taxes being due. The applicant has stated that the building is not livable, however, no evidence was provided to confirm this claim.

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

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review 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. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(7), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 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 or partial demolition permits for historic or regulated structures. Also, review 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"… for potential designation as an historical landmark. "Local historic 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(6), 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:

- 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.*

(Section 28-89(5), CoSA Code of Ordinances) **Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past,** may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

~~~~~

The building was built by 1950 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.
~~~~~

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Polk City Directory Research
5. Email (dated March 20, 2025) from Property Owner in response to mailed notices for March HARB meeting

Staff Photographs
53 Evergreen Avenue



Front (North) Elevation

Staff Photographs
53 Evergreen Avenue



Front (North) Elevation

Staff Photographs
53 Evergreen Avenue



West Elevation

Staff Photographs
53 Evergreen Avenue



West Elevation

Staff Photographs
53 Evergreen Avenue



East Elevation

Staff Photographs
53 Evergreen Avenue



East Elevation

Staff Photographs
53 Evergreen Avenue



East Elevation and Detached Carport

Staff Photographs
53 Evergreen Avenue



South Elevation

Staff Photographs
53 Evergreen Avenue



Southwest Elevation

Staff Photographs
53 Evergreen Avenue





Shed

Staff Photographs
53 Evergreen Avenue





Interior Photographs

Staff Photographs
53 Evergreen Avenue





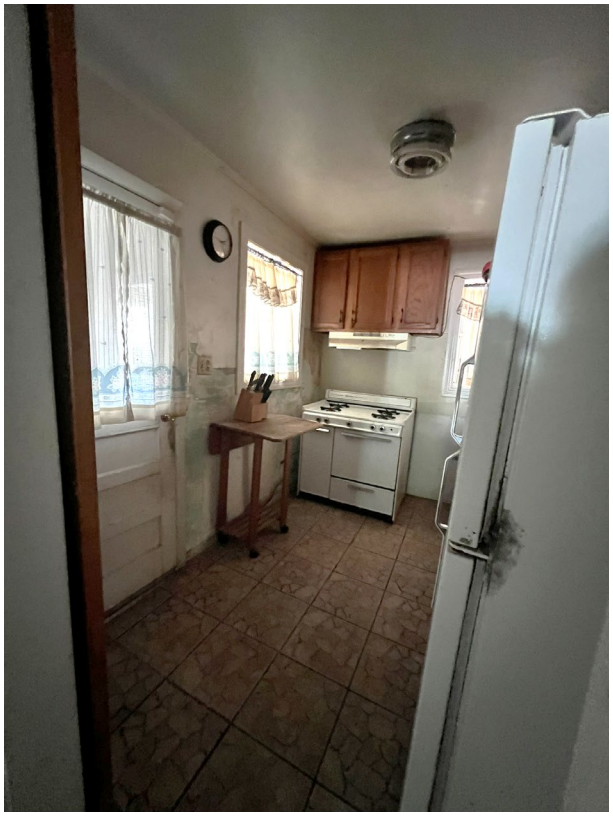
Interior Photographs

Staff Photographs
53 Evergreen Avenue



Interior Photographs

Staff Photographs
53 Evergreen Avenue

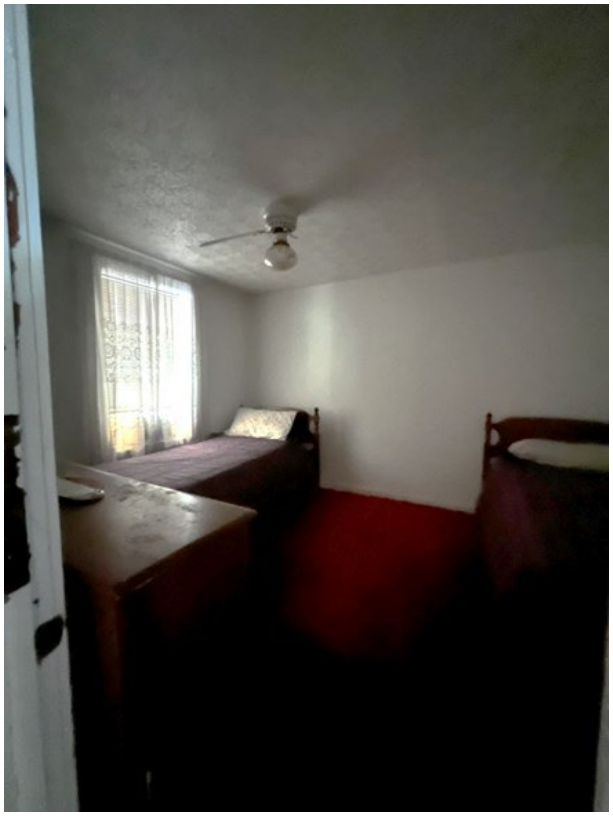




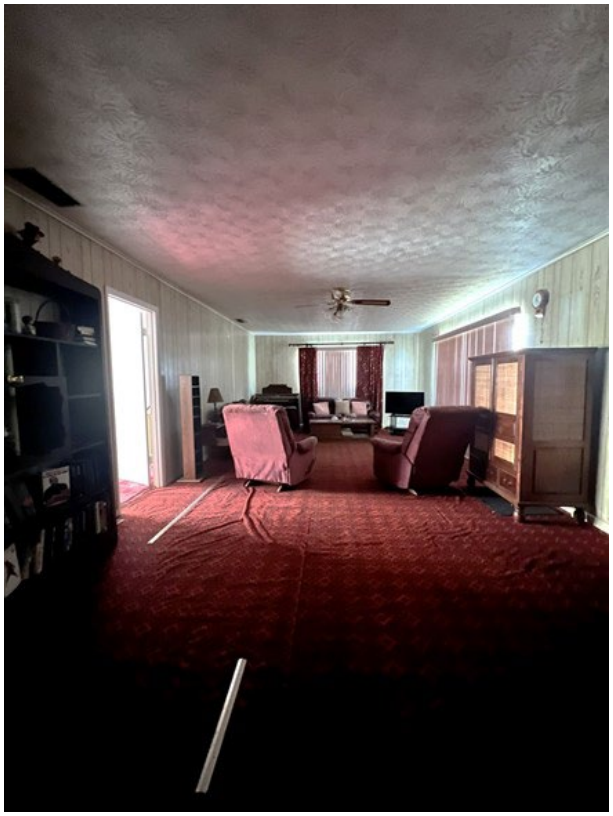


Interior Photographs

Staff Photographs
53 Evergreen Avenue







Interior Photographs

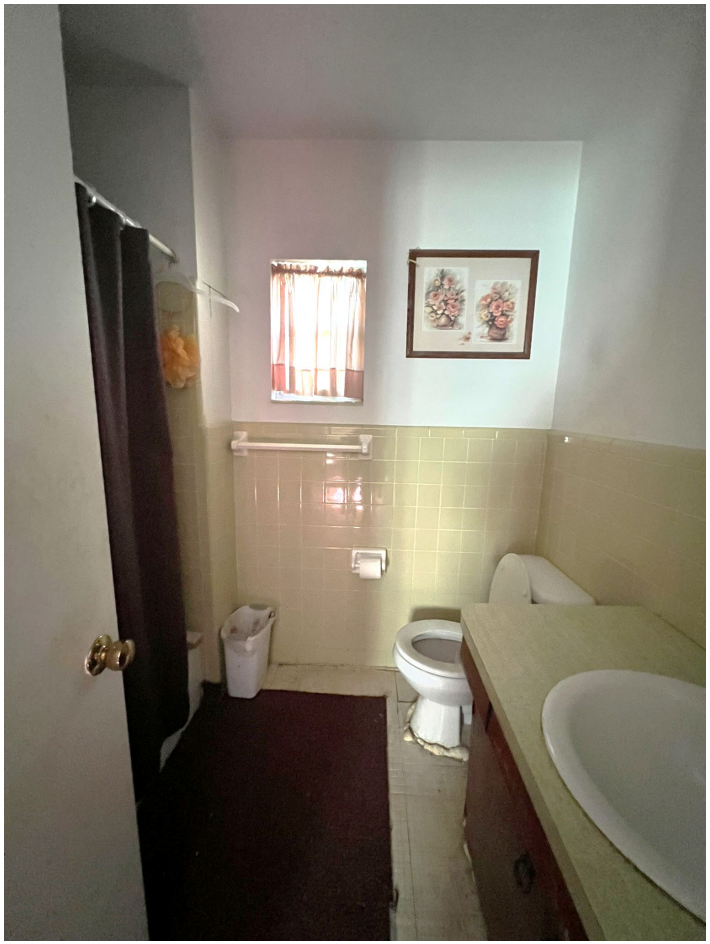
Staff Photographs
53 Evergreen Avenue





Interior Photographs

Staff Photographs
53 Evergreen Avenue





Interior Photographs

Cultural Resource Detailed Report

2/26/2025

SJ6884 - 53 EVERGREEN AVE

Historic Structure

SHPO Evaluation

Ineligible for NRHP (Jul 22, 2020)

Address

53 EVERGREEN AVE

Year Constructed

1950

Condition

Fair

Structure Uses

Private Residence (House/Cottage/Cabin)

Style

Masonry Vernacular

Stories

1

Exterior Plan

L-shaped

Structural Systems

Wood frame

Foundation Materials

Concrete, Generic

Exterior Fabrics

Drop siding
Stucco

Roof Type

Cross-gabled

Quad Map Names

ST. AUGUSTINE

City

St. Augustine

Township | Range | Section

07S | 29E | 41

Associated Manuscripts

27071

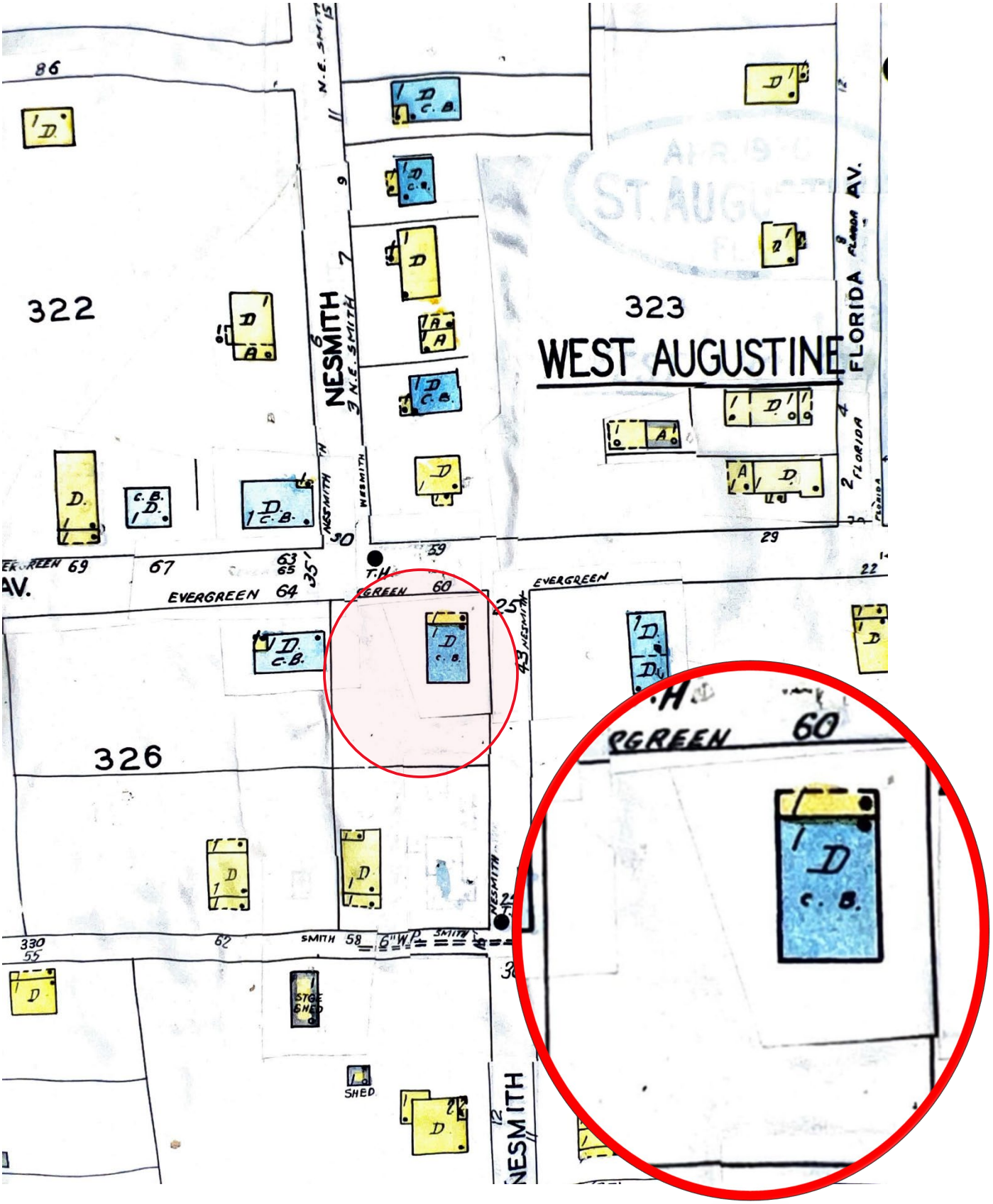
Field Visit Dates

January 2020

Narrative Description

This 1950 Masonry Vernacular building is in fair condition. It has a Intersecting gables roof, Stucco, and is 1 story.

SANBORN MAP
53 (formerly 60) Evergreen Avenue



53 (formerly 60) Evergreen Avenues (c. 1950)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1951	William D. Battle Mrs. Gladys E. Battle	(c)	Student Nurses Aide, Flagler Hospital
1955	Mrs. Daisy S. Russaw (widow Melvin L.)	(o)	Teacher, Public School
1960	Mrs. Daisy S. Russaw	(o)	Teacher, Webster Elementary
1965	Mrs. Daisy S. Russaw Sandra Russaw	(o)	Teacher, Webster Elementary Student
1970	James L. Colbert (wife: Daisy S.)	(o)	Manager, Star Cleaners Teacher, Crookshank Elementary
1975	James L. Colbert (wife: Daisy S.)	(o)	Star Cleaners Teacher, Orange Street 5th Grade Center
1979-80	James L. Colbert (wife: Daisy S.)	(o)	Teacher, Brentwood Elementary Teacher, Crookshank Elementary
1984-85	James L. Colbert (wife: Daisy S.)	(o)	Manager, Star Cleaners Teacher, Evelyn Hamblen

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

Candice Seymour

From: Kenneth Allen <kallens@gte.net>
Sent: Thursday, March 20, 2025 11:32 AM
To: Harb
Cc: Candice Seymour; Amber Reeder
Subject: March 20, 2025 Meeting

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.

Greetings,
This communication is sent to inform you that the owners of 53 Evergreen Ave. in St Augustine, Florida are not able to attend the scheduled meeting today. Our request to receive your permission to demolish our property, we understand, is on your expedited agenda and therefore agree to the submitted report and pictures for your approval. We waive presenting any additional information.
Respectfully, Sandra Russaw Fluitt
Jacqueline Russaw Allen
Joyce Russaw Browne

FOR THE APRIL 17, 2025 HARB MEETING

COD HP2025-0010
53 Evergreen Avenue

New Information Submitted by the Owners

Received 4/3/2025
Planning & Building Department

April 2, 2025

TO; Historical Architectural Board

St. Augustine, Florida

FROM: Sandra Russaw Fluitt

Jacqueline Russaw Allen

Joyce Russaw Browne

SUBJECT: 53 Evergreen Ave. Demolition

Thank you for affording us an opportunity to share our thoughts with you regarding the demolition of 53 Evergreen, St. Augustine, Florida.

The three of us were born to Melvin Russaw, a US Postal employee and Daisy Selmore Russaw, an educator in the schools of St. John's County. They labored hard to build and provide a comfortable dwelling in which to raise their three daughters.

The dwelling is where we spent our lives growing up. It was located in a residential community where there was no crime, no apartments, no duplexes and neighbors helped each other and maintained their yards.

After growing up, going to college, leaving 53 Evergreen Avenue and getting married, we established our families and maintained a career.

Years after our father passed, our mother remarried, and she continued to maintain the property despite the community's transformation. Both she and our stepfather resided in this dwelling we spent a large portion of our years living in.

God called our mother to heaven in 2007 and legally her spouse, our stepfather, received a "life estate" regarding the property Even though we agreed to assist with maintaining the property as our mother would have, our assistance was not accepted, and we were barred from the property.

2007 to present day we monitored the lack of upkeep and maintenance of 53 Evergreen Ave. After continuous discussion among ourselves and legal consultation, we pursued the path to retrieve our property since our stepfather had not lived in house but allowed his son to live in said property.

After the property was legally returned to us, we have surveyed damages and continue to cry over how the property has been neglected to the point of us deciding to demolish the structure and maintain the land as our birth legacy.

Unfortunately, the following concerns support our decision.

1. Duplexes have been built across the street.
2. Apartments have been built next to the duplexes.

3. There are no sidewalks.
4. Trees have grown where their roots have split the curve
5. Our address was listed as an advertising business.
6. Possibly rooms were rented.
7. Possibly individuals involved in criminal acts frequented our property.
8. Possibly individual with mental issues and criminal behavior exist.
9. Possibly mold, termites, rust in house, floor safety a concern in some areas, plumbing and electrical issues, and bacteria on furniture, drapes due to fact not replaced since 2007

We grieve at the demise of what our parents established and built for us to dwell in as a loving family. The ONLY conclusion we come to is the demolition of an UNFIT structure to live in or sell.

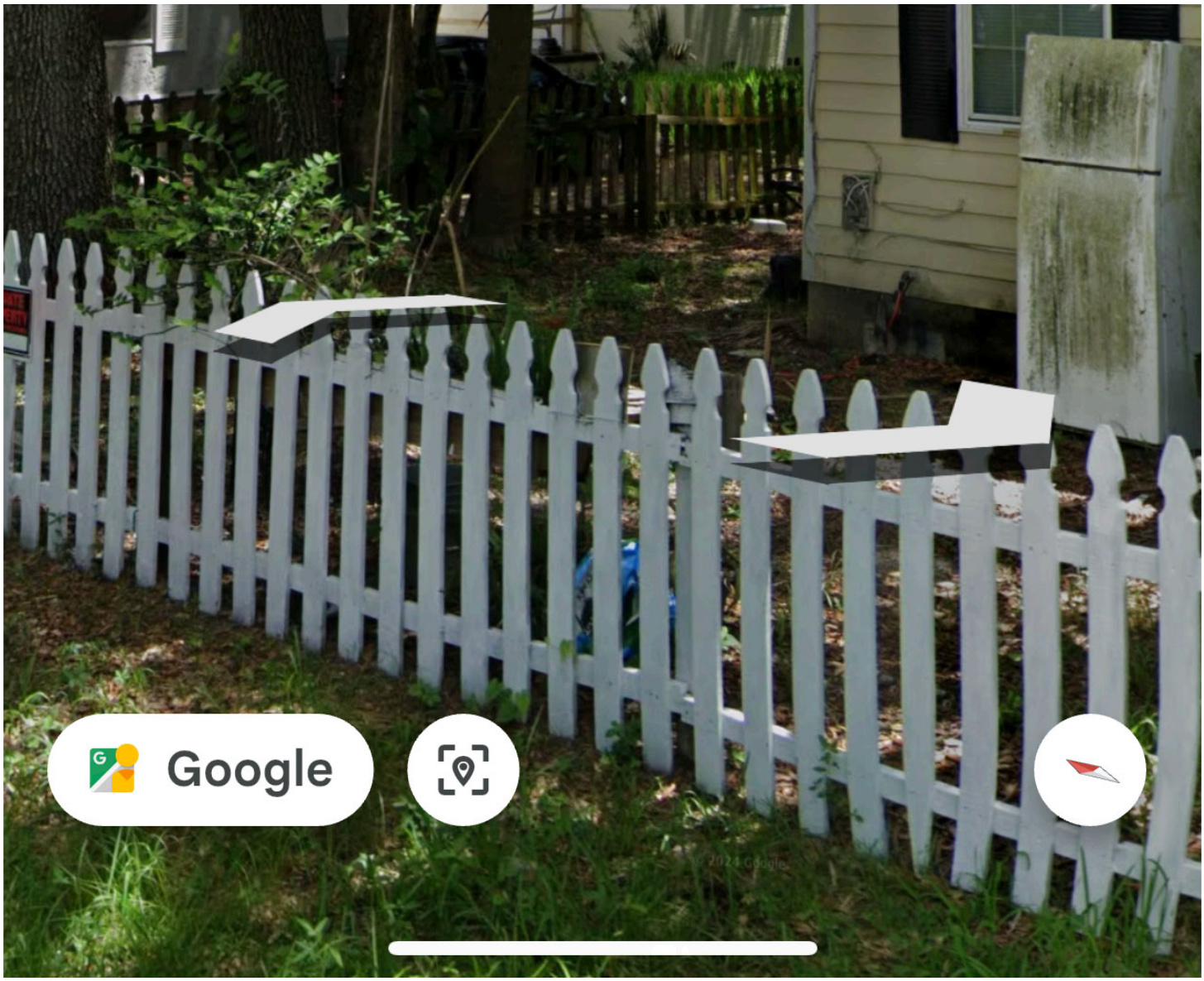
(Please see attached pictures of support.)




33


St. Augustine, Florida


12:42
24 Nesbit Ave
St. Augustine, Florida


Google


RESIDUAL AVE


Benjamin
Moore



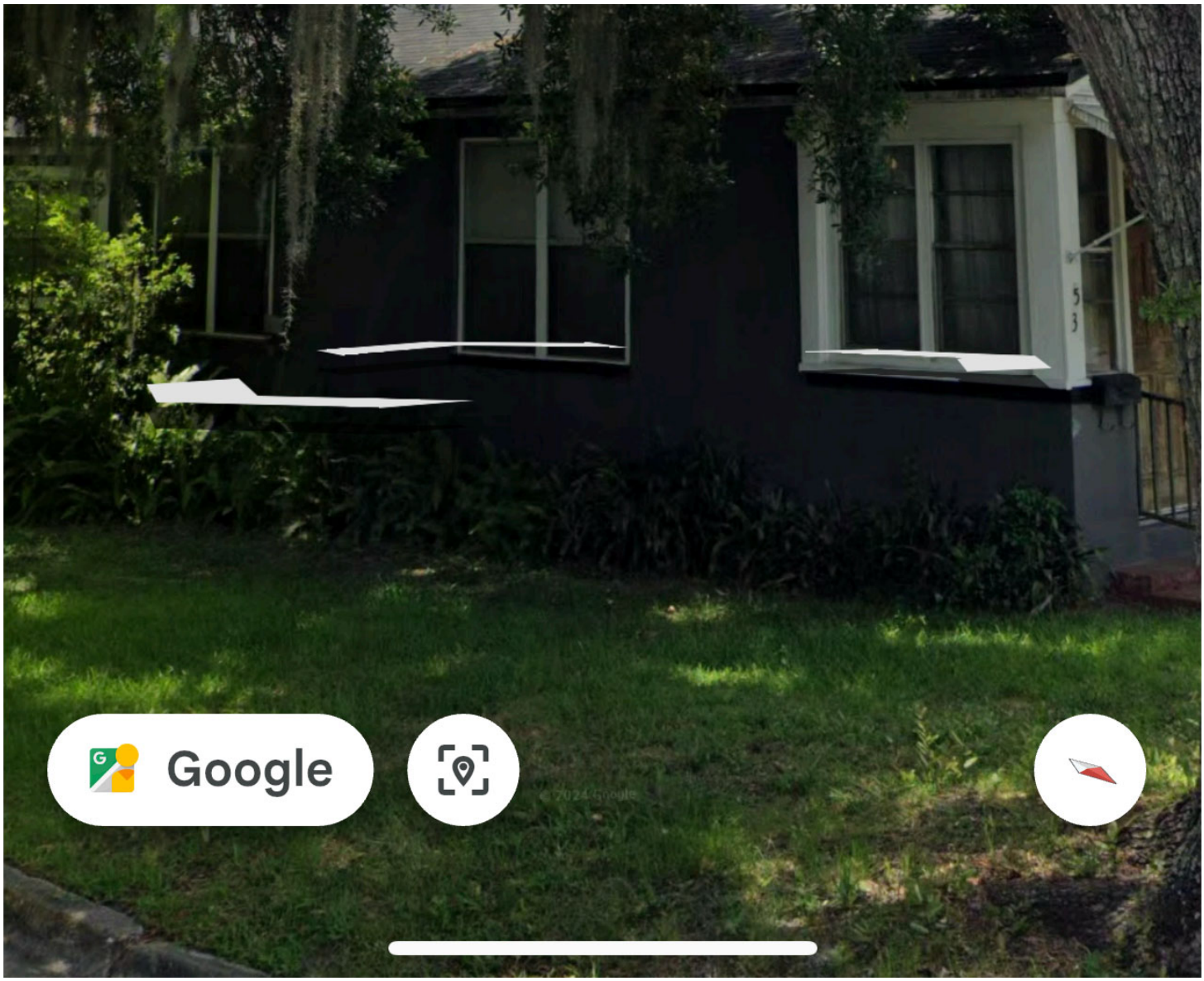

Benjamin
Moore










53
Google




2:00
5G
56 Evergreen Ave
St. Augustine, Florida

March 24, 2025

Ben Pfotenhauer
4627 Heckscher Dr
Jacksonville, FL 32226

cc: Jacqueline Russaw Allen

Re: Certificate of Demolition (Full) - 53 EVERGREEN AVE, Saint Augustine, FL, 32084 - HP2025-0010

Dear Ben Pfotenhauer,

On March 20, 2025, the Historic Architectural Review Board (HARB) met and discussed your application To demolish a residential building, constructed c. 1950, that is recorded in the Florida Master Site File and not located in a district.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the April 17, 2025, meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by April 7, 2025.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, 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.:	HP2025-0010
Applicant:	Ben Pfotenhauer
Owner:	Jacqueline Russaw Allen
Address:	53 Evergreen Ave
Parcel Number:	1034250030

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, To demolish a residential building, constructed c. 1950, that is recorded in the Florida Master Site File and not located in a district.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, MARCH 20, 2025, 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 Thursday, March 20, 2025, 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 RS-2
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request To demolish a residential building, constructed c. 1950, that is recorded in the Florida Master Site File and not located in a district..

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.

-
- To April 17, 2025
-
-

DONE AND ORDERED, at a public hearing on the 20th day of March, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0010 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 20th day of March, A.D., 2025.

Notary Public, State of Florida

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2025-0010 **Meeting Date: Thursday, March 20, 2025**

1. NAME OF APPLICANT: Ben Pfotenhauer
   Business (if applicable):
   Address: 4627 Heckscher Dr
   City: Jacksonville State: FL Zip Code: 32226
   Daytime Telephone: 9045241769 E-Mail Address: amber@elev8jax.com

2. NAME OF PROPERTY OWNER: Jacqueline Russaw Allen
   Business (if applicable):
   Address: 66 Kellet Way
   City: St Johns State: FL Zip Code: 32259
   Daytime Telephone: 8134802681 E-Mail Address: kallens@verizon.net

3. PROJECT LOCATION: 53 EVERGREEN AVE, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-56 BOVEE SUB E100FT OF UNPLATTED PT BLK A (FORMERLY (3 & 4) GREENO TRACT E100FT OF LOT 1 BLK 3) DB173/170 & OR3073/1671(L/A) & 3139/1930(H/R) & 6018/977(Q/C) & 6053/465(C/D)

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1950, 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
- Proposed Replacement Building/Feature Drawings

Received 1/27/2025
Planning & 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: 53 Evergreen Ave

Applicant's Name: Ben Pfotenhauer Applicant's Signature: Ben Pfotenhauer

Owner's Name: Jacqueline Russaw Allen Owner's Signature: Jacqueline R. Allen

Owner's Name: Sandra Russaw Fluitt Owner's Signature: Sandra R. Fluitt

Owner's Name: Joyce B. Russaw Owner's Signature: Joyce B. Russaw

(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 1/07/2025
Planning & Building Department

Received 10/7/2025
Planning & Building Department

Received 10/27/2025
Planning & Zoning Department

Received 10/7/2025
Planning & Building Department

Received 9/27/2024
Planning & Building Department

Received 1/27/2025
Planning & Building Department

Received 10/2/2025
Planning & Zoning Department



Received 1/27/2025
Planning & Building Department

Received 1/27/2025
Planning & Building Department

Received 1/27/2025
Planning & Building Department



There are no plans for redevelopment of 53 Evergreen Ave at the moment. The owners are trying to have it taken down before taxes are due in March. It is not livable.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1034250030
Location Address	53 EVERGREEN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Bovee's (473)
Tax Description*	2-56 BOVEE SUB E100FT OF UNPLATTED PT BLK A (FORMERLY (3 & 4) GREENO TRACT E100FT OF LOT 1 BLK 3) DB173/170 & OR3073/1671(L/A) & 3139/1930(H/R) & 6018/977(Q/C) & 6053/465(C/D) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Bovee, Plat Showing Subdivision Of Prope
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.280
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Fluitt Sandra Russaw Et AL 33.33% Allen Jacqueline Russaw 33.33% Browne Joyce Russaw 33.33%
Mailing Address	66 KELLET WAY SAINT JOHNS, FL 32259-0000

Map



Valuation Information

	2025
Building Value	$184,450
Extra Features Value	$2,340
Total Land Value	$111,720
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$298,510**
Total Deferred	$0
Assessed Value	**$298,510**
Total Exemptions	$0
Taxable Value	**$298,510**

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

Historical Assessment Information

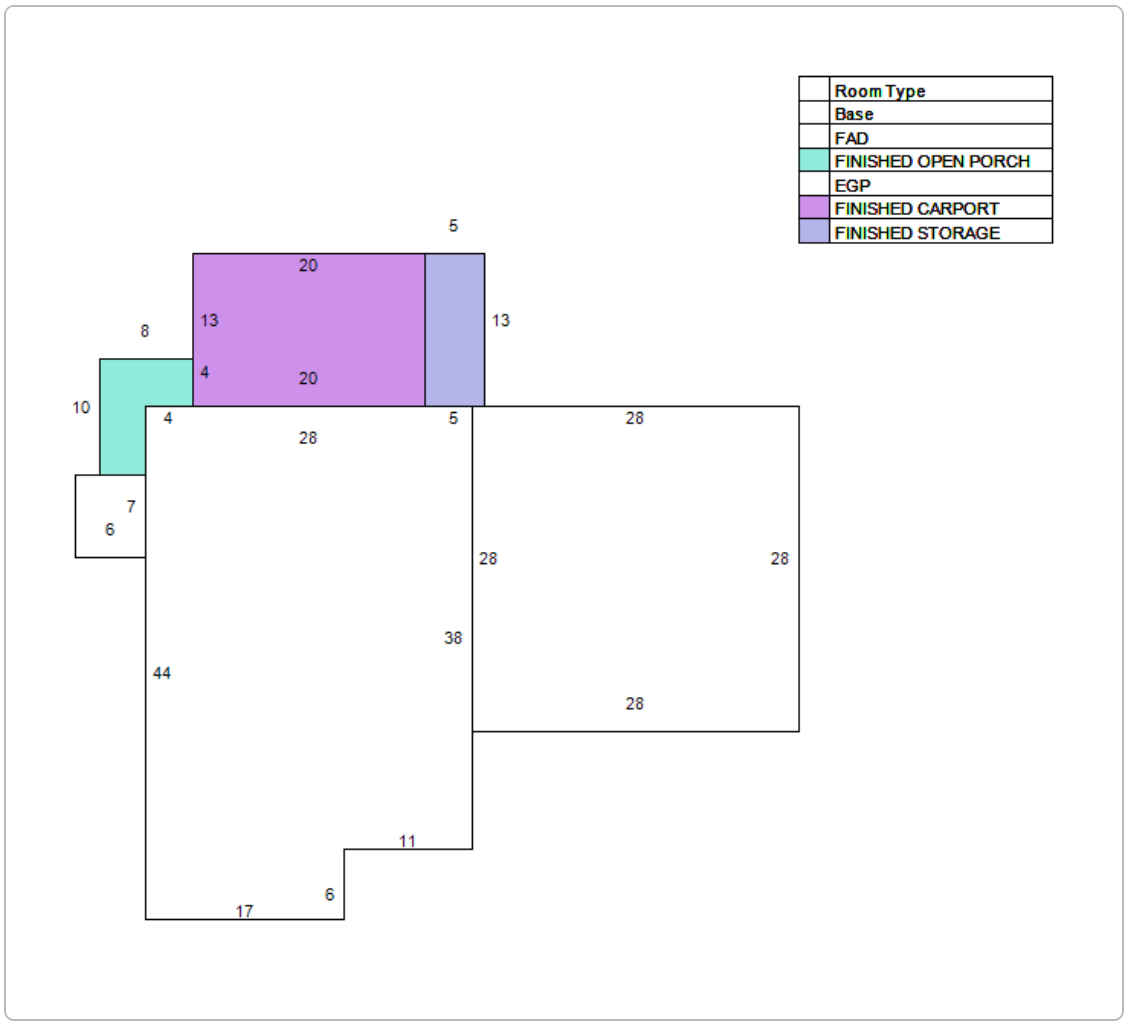
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$181,576	$2,430	$111,720	$0	$0	$295,726	$295,726	$0	$295,726
2023	$173,521	$2,520	$93,100	$0	$0	$269,141	$49,118	$250,023	$19,118
2022	$150,083	$2,148	$91,630	$0	$0	$243,861	$47,687	$221,674	$22,187
2021	$120,937	$2,148	$55,370	$0	$0	$178,455	$46,298	$157,657	$20,798
2020	$124,776	$2,148	$41,650	$0	$0	$168,574	$45,659	$148,415	$20,159
2019	$119,304	$1,942	$41,650	$0	$0	$162,896	$44,632	$143,764	$19,132
2018	$120,985	$2,015	$31,850	$0	$0	$154,850	$43,800	$136,550	$18,300
2017	$103,389	$2,435	$31,360	$0	$0	$137,184	$42,899	$119,785	$17,399
2016	$91,407	$2,480	$24,990	$0	$0	$118,877	$42,017	$102,360	$16,517
2015	$77,372	$2,525	$22,540	$0	$0	$102,437	$41,725	$86,212	$16,225
2014	$73,805	$2,570	$22,540	$0	$0	$98,915	$41,394	$83,021	$15,894

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$184,450	**Roof Structure**	Gable Hip
Year Built	1950	**Interior Flooring**	Pine Wood, Sheet Vinyl
Actual Area	2373	**Interior Wall**	Drywall
Conditioned Area	1950	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	1166
FINISHED OPEN PORCH	56
FINISHED CARPORT	260
FINISHED STORAGE/UTILITY	65
UNFINISHED ENCLOSED PORCH	42
ADDITION	784
Total SqFt	2373

Sketch Information



Extra Feature Information

Code Description	Status	Value
Carport (Mix)		2340

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	120	100	EF	$111,720

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/15/2024	11/12/2024	$0.00	CORRECTIVE DEED	6053	564	U	I	COLBERT JAMES L	FLUITT SANDRA RUSSAW ET AL
9/10/2024	9/10/2024	$0.00	QUIT CLAIM DEED	6018	977	U	I	COLBERT JAMES	FLUITT SANDRA RUSSAW ET AL
12/19/2011	12/1/2011	$0.00	PERSONAL REP	3505	1879	U	I	FLUITT SANDRA RUSSAW AS PER/REP OF DAISY COLBERT ESTATE	FLUITT SANDRA RUSSAW,ALLEN JACQUELINE RUSSAW & JOYCE RUSSAW BROWN
	4/25/2008	$0.00	WILL	3073	1668	U	I	COLBERT DAISY SELMORE RUSSAW DEC'D	
	4/22/2008	$0.00	LETTERS OF ADMN	3073	1671	U	I	RUSSAW DAISY SELMORE DEC'D	FLUITT SANDRA RUSSAW P/R
11/13/2008	4/15/2008	$0.00	ORDER DET HX REAL P	3139	1930	U	I	COLBERT DAISY SELMORE RUSSAW ESTATE	COLBERT JAMES ***
	10/25/2007	$0.00	OTHER INSTRUMENT	2999	242	U	I	RUSSAW MELVIN L DEC'D	RUSSAW DAISY SELMORE DEC'D
10/18/2007	10/4/2007	$0.00	SUMMARY ORDER ADMIN	2996	536	U	I		RUSSAW MELVIN L DEC'D

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/5/2007	10/4/2007	$0.00	SUMMARY ORDER ADMIN	2991	1004	U	I	RUSSAW MELVIN L DEC'D 8-15-1954	

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: 2/20/2025, 12:12:24 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Instr #2024089638 BK: 6053 PG: 564, Filed & Recorded: 11/15/2024 11:46 AM #Pgs:3 Doc M: Exempt
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $27.00

Prepared by and when recorded return to:

David D. Naples, Jr., Esq.
D. Naples Law, PLLC
2807 North Tenth Street
St. Augustine, Florida 32084

Property Appraiser's Parcel Identification No. 103425-0030

(Space above this line reserved for recording office use only)

COPY

CORRECTIVE[1] QUITCLAIM DEED[2]

THIS INDENTURE made on this the 12th day of November, 2024, by **JAMES L. COLBERT, by his Guardian of the Property, GRACIE GARDNER[3],** a single man conveying non-homestead property (hereinafter referred to as "Grantor"), who resides at 219 Phoenetia Drive, St. Augustine, Florida 32086, for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable consideration in hand paid, to **SANDRA RUSSAW FLUITT,** who resides at 66 Kellet Way, St. Johns, Florida 32259, to **JACQUELINE RUSSAW ALLEN**, who resides at 4296 Caveat Court, Fairburn, Georgia 30213, and to **JOYCE RUSSAW BROWN**, who resides at 4296 Caveat Court, Fairburn, Georgia 30213 (hereinafter collectively referred to as "Grantee"). Grantor hereby REMISES, RELEASES and QUITCLAIMS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of St. Johns and State of Florida:

> Commencing at the northeast corner of Evergreen and Nesmith Streets which is also the northeast corner of lot one (1), Block three (3) of the Greeno Subdivision of the City of St. Augustine, Florida, run along the north line of lot 1 and bordering Evergreen Street, 50 feet thence 100 feet south and parallel with Nesmith Street thence east 50 feet and parallel with Evergreen Street thence 100 feet north and along Nesmith Street to the point of beginning.

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[1] This corrective deed is intended to correct the addresses of the Grantees and the legal description contained in the Quitclaim Deed recorded at Book 6018, Page 977, of the Public Records of St. Johns County, Florida.

[2] The intent of this Quitclaim Deed is to extinguish the Grantor's life estate interest by transferring said interest to the remainder beneficiaries (the Grantees). The Grantor and Grantees' respective interests in this property were established via Court Order in the Estate of Daisy Selmore Colbert, Case No. CP07-605, in and for St. Johns County, Florida, and recorded at Book 3139, Page 1930, of the Official Records of St. Johns County, Florida.

[3] Pursuant to a Court Order in the Guardianship of James L. Colbert, Case No. GA23-186.

More commonly known as 53 Evergreen Avenue, St. Augustine, Florida 32084.

This deed was prepared without the benefit of title insurance.

The conveyance made hereby is made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in St. Johns County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Taxes for the current year have been prorated and are assumed by Grantee.

COPY

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year first above written.

Witness 1 Signature

Liliana González Pérez
Witness 1 Print

38 Grant Street
St. Augustine, FL 32084
Witness 1 Address

Witness 2 Signature

Amanda L. Sekel
Witness 2 Print

38 Grant Street
St. Augustine, FL 32084
Witness 2 Address

Gracie L. Gardner
JAMES L. COLBERT, by his Guardian of the Property, GRACIE GARDNER, Grantor

STATE OF FLORIDA §
§
COUNTY OF ST. JOHNS §

The foregoing instrument was acknowledged before me, the undersigned authority, by **JAMES L. COLBERT, by his Guardian of the Property, GRACIE GARDNER**, Grantor, who produced FLDL that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, and whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 12th day of November, 2024.

Notary Public State of Florida
Amanda L Sekel
My Commission HH 407828
Expires 6/16/2027

Amanda L Sekel
Notary Public

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 17, 2025 Meeting



Application HP2025-0030 Address: 1306 N. Ponce de Leon Boulevard

Applicant: Old City Law, PLLC Owner: Ponce Hospitality, Inc.

Project description: To demolish a commercial building, constructed c. 1963, that is not recorded in the Florida Master Site File or located in a district.

Architectural Style:	Mid-Century Modern Commercial	Florida Master Site File:	N/A (survey will be added in 2025)
National Register:	N/A	Construction date:	c. 1963
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	1903800000		
Agenda Item:	9(f)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Location and Date of Construction: Located at the southeast corner of North Ponce de Leon Boulevard (or U.S. 1) and Sebastian Avenue, this "recent past" commercial building has character defining elements associated with mid-century modern architecture. The north wing and dramatic triangular masonry canopy was constructed around 1963 as a Phillips '66 filling and service station, listed under the business Solano's 66 Service Gas from 1964 to the early1970s in the Polk City Directory. The masonry block building and retains one of the more uniquely designed roadside architecture masonry canopy building features remaining along this commercial stretch of the of U.S. 1 corridor, the coastal highway that runs north/south from Canada.to Key West. The south wing of the building was added onto the building sometime around the 1980s, according to an applicant team member.
2. Architectural Description: One-story in height, the building has a flat roof, with dramatic winged awning centered on the front façade/west elevation. An aluminum framed storefront with floor to ceiling canted windows flank a single-door entrance with short transom above. On the north end of the building, a garage door is centered within each of the three bays, while two garage doors are located on the south end. Exterior walls are masonry block in construction with stucco finished exterior walls. A later and less symmetrical wing addition extends southward with a similar footprint and general appearance. Overall on the side and rear elevations, there are no fenestration openings. Built closely to the south east property line, the building is within an easement area for the adjacent property, according to an applicant team member.
3. Master Plan Goal to Preserve and Document buildings from the Recent Past: During the many public meetings that developed goals and work tasks for the 2018 adopted Historic Preservation Master Plan, it was recognized that recent past buildings in our city are especially vulnerable to demolition and a priority should be made to preserve and document this part of the city's history. (See B.1.6 Task- Document the Recent Past)
4. City Initiatives Related to Recent Past Architecture: Resulting from the City Commission's January 2023 meetings, Historic Preservation Staff was asked to apply for the Florida Division of Historical Resources Grants, with a focus on preservation and documentation of recent past architecture of St. Augustine. Two small grants were awarded for projects that started in January, which includes a historic resources survey of unrecorded buildings from the recent past (1940-1980) and a heritage education project to create StoryMaps with a focus on architecture, historic events, and the city's development from the recent past. Both projects should be completed this year, and it is important that this building be documented in both.
5. Analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 4 of this staff report. Proposed full demolitions of a structure aged 50 years or older requires review and approval by the HARB. For demolition review of buildings that are not in Historic Preservation Zoning Districts or contributing to National Register Historic Districts, the HARB can take the actions outlined per City Code (see pages 5-6).

SUMMARY SCOPE OF WORK:

1. Full demolition of a commercial masonry building.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions related to a Certificate of Demolition at 1306 N. Ponce de Leon Boulevard:

1. APPROVE because the existing structure is not a local landmark or otherwise designated as a historic building, with the following possible conditions:
    a. 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. A Florida Master Site File survey should be completed.
    b. Salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties

Or

2. CONTINUE to allow time for:
    a. the applicant to consider the adaptive use of at least the original portion of the strucure that consists of the northern wing and masonry canopy
    b. the consideration of a local historic landmark designation for the northern portion and the center masonry canopy, which would require further HARB review

Julie Courtney
Julie Courtney, Historic Preservation Officer

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 one-story building with flat roof has a lower profile and smaller mass and scale to many of the structures along North Ponce de Leon Boulevard, especially many of the other commercial buildings on the east side of Ponce, which has open land immediately to the west in that area.

3. The impact of the loss of the structure on the streetscape. While the main building has a simple design, the prominent masonry central canopy is a unique typology for the area. Overall, the building has design elements common in mid-century to recent past architecture, fitting in within the context of the 20th century buildings that evolved over time along this corridor.

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

5. The historical or cultural merit of the structure. The building is not listed in a local or national historic district and is not yet officially recorded on the Florida Master Site File. However, it is one of the structures that was identified for the current architectural survey currently taking place with a focus on unrecorded structures built between 1940-1980. The building may contribute to a multi-property designation if one were created or could be considered by the HARB for local historic landmark designation.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Not located within a historic district, the recent past building was constructed around 1963 along the city's busy commercial corridor, which developed with the construction of many other 20th century/post WWII buildings. Many of these structures have been demolished and replaced over time with commercial buildings that have no historic context to the road-side architecture and development that evolved during the last century. Losing another structure from this mid-century to recent past era will weaken that remaining context.

7. *Whether or not the structure is representative of a style or type of architecture or a method of construction.* The building is an interesting example of the Mid-Century Modern architectural style, constructed during the post-WWII era and has unique design elements.

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. Although there are mid-century era buildings throughout the city, there are few surviving examples of commercial buildings with similar features as the centered masonry canopy.

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 materials and some original elements of the building may not be difficult to reproduce, but the central canopy would be more challenging to reproduce with the same level of proportion and detail. New construction will be significantly different in appearance.

10. The justification for the proposed demolition. The applicant seeks to redevelop this property to accommodate an expanded parking lot for the adjacent hotel immediately to the east. Staff discussed with an applicant team member the possibility of retaining the original north wing and central canopy for an adaptive use.

Retaining these elements would be a desirable way to mitigate the loss of another recent past building along Ponce de Leon Boulevard.

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

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review 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. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(7), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 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 or partial demolition permits for historic or regulated structures. Also, review 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"… for potential designation as an historical landmark. "Local historic 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(6), 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:

- 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.*

Built c. 1963, the building is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, and is not individually listed on the National Register of Historic Places or recorded on the Florida Master Site File.

The requirements have been sufficiently met.

Additional References for Demolition Review From City Code:

Sec 28-89(3) (as revised in 2024): In the case of the proposed demolition of an existing historic structure, or a project that constitutes partial demolition of a historic structure that the removal of such structure or architectural features will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property.

a. Approval of the plans for demolition in the latter event the board may issue an order postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total postponement period not to exceed two (2) twelve-month periods. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence they may desire to present concerning the proposed order. Within the period of postponement, the board shall ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section.
b. If the building or structure is of exceptional significance including a local historic landmark, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.

Sec 28-87(10) under (HARB) Responsibilities:
Designate historic landmarks. As utilized herein the term "local historic landmark" shall mean a building, object, site, or structure of the highest historical, architectural, *cultural, or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city. In the event the historic architectural review board desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark*, the historic architectural review board shall initiate proceedings for designation of the structure as a historic landmark. *In the designation of a historic landmark,* the historic architectural review board shall evaluate the subject property using criteria and standards established by the National Register of Historical Places for national landmarks, or if evaluating the structure as a potential local historic landmark substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as a historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. In addition, consistent with F.S. ch. 553.79(25), a local landmark designation for a privately owned single-family residential structure that qualifies for complete demolition by statute must include the consent of its owner. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

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:

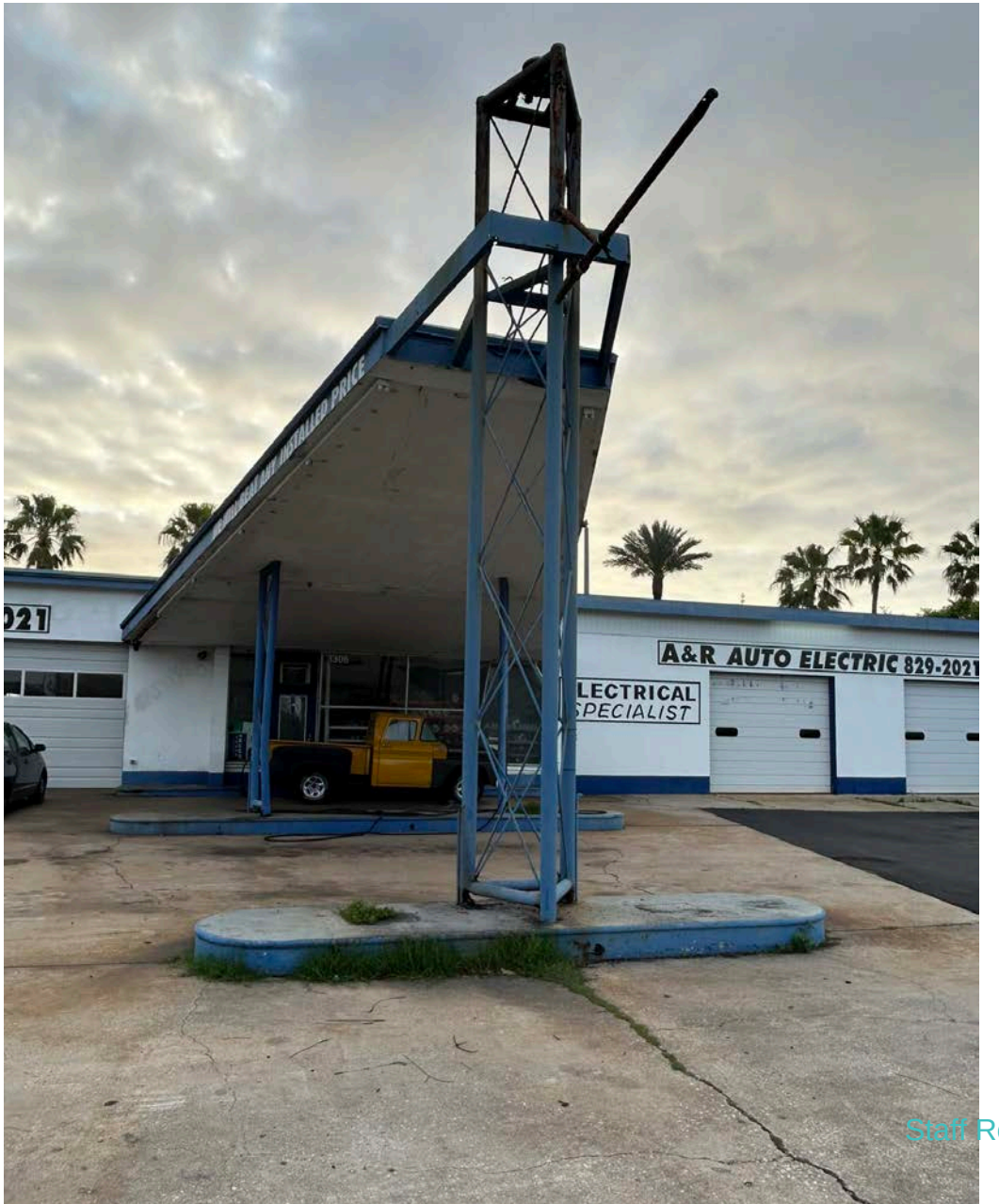
LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Map(s)
3. Polk City Directory Research
4. St. Johns County Property Appraiser Cards (courtesy of St. Augustine Historical Society Research Library)

STAFF PHOTOGRAPHS
1306 N. Ponce de Leon Boulevard



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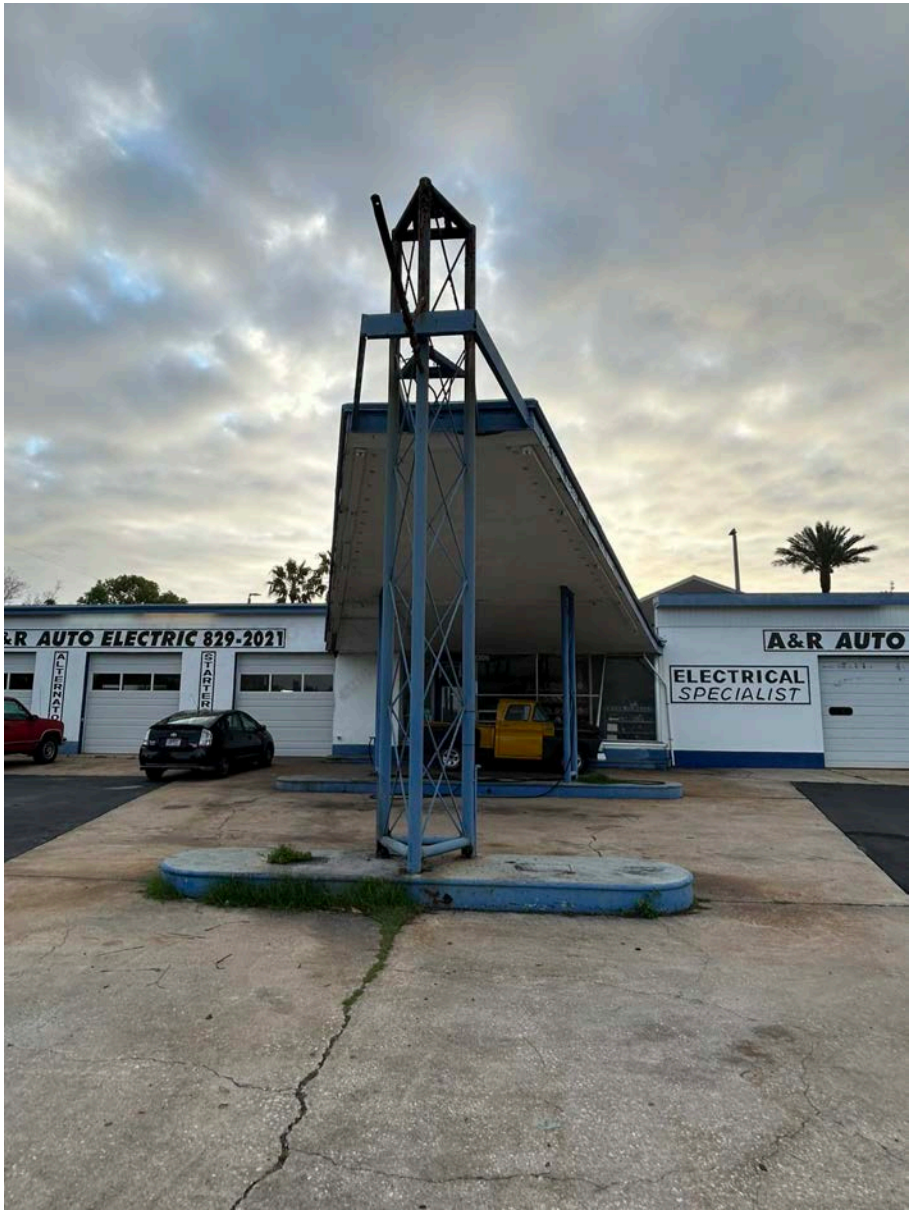


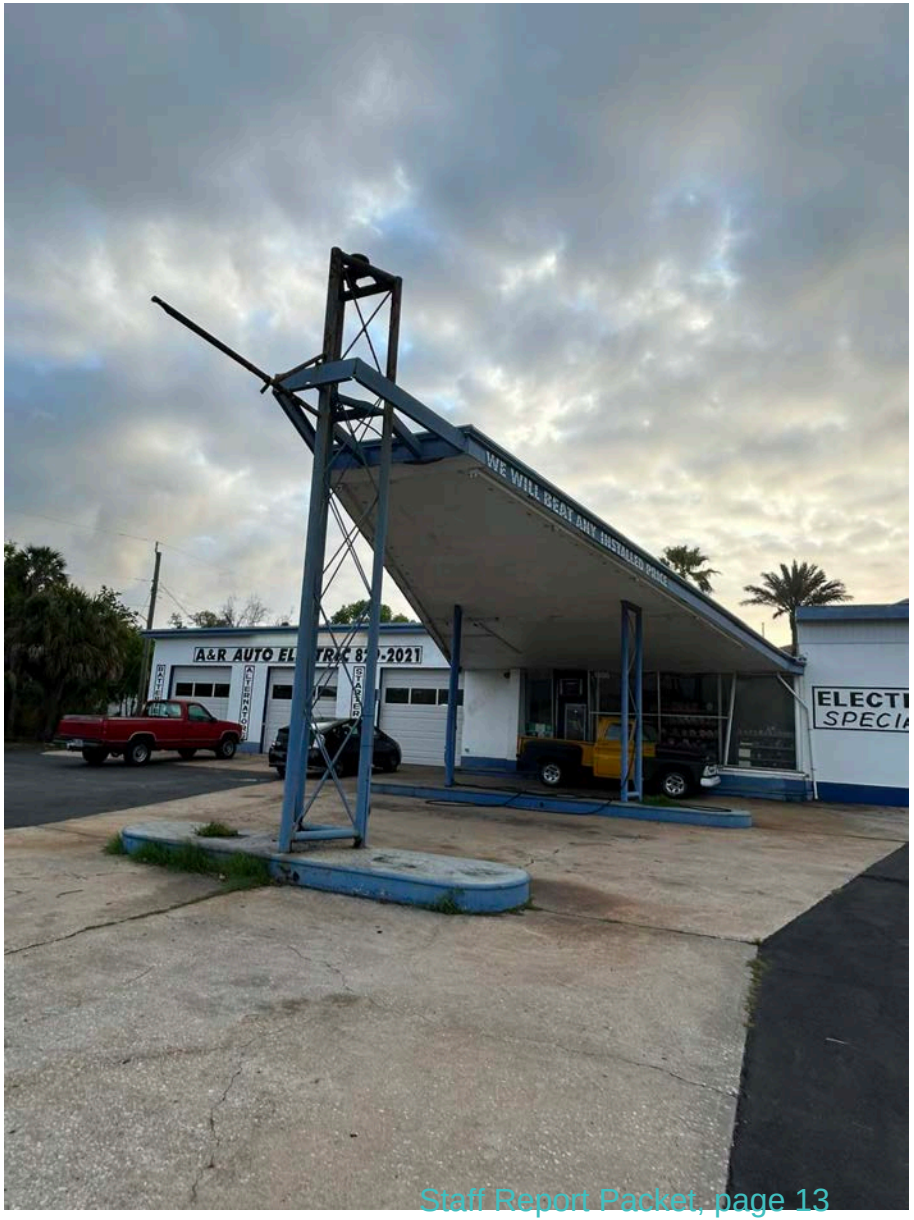
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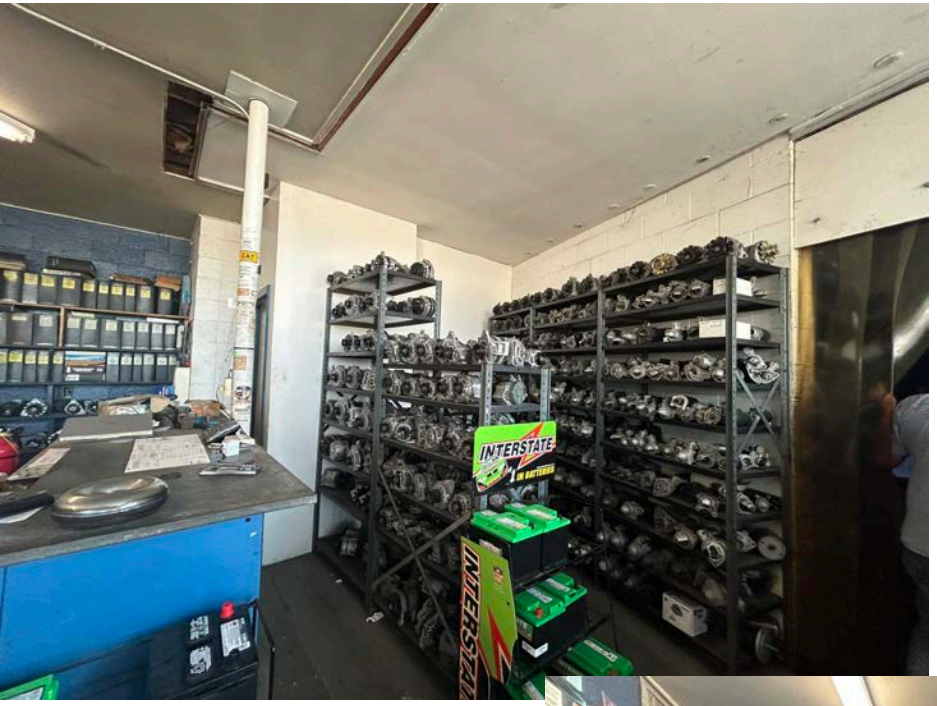


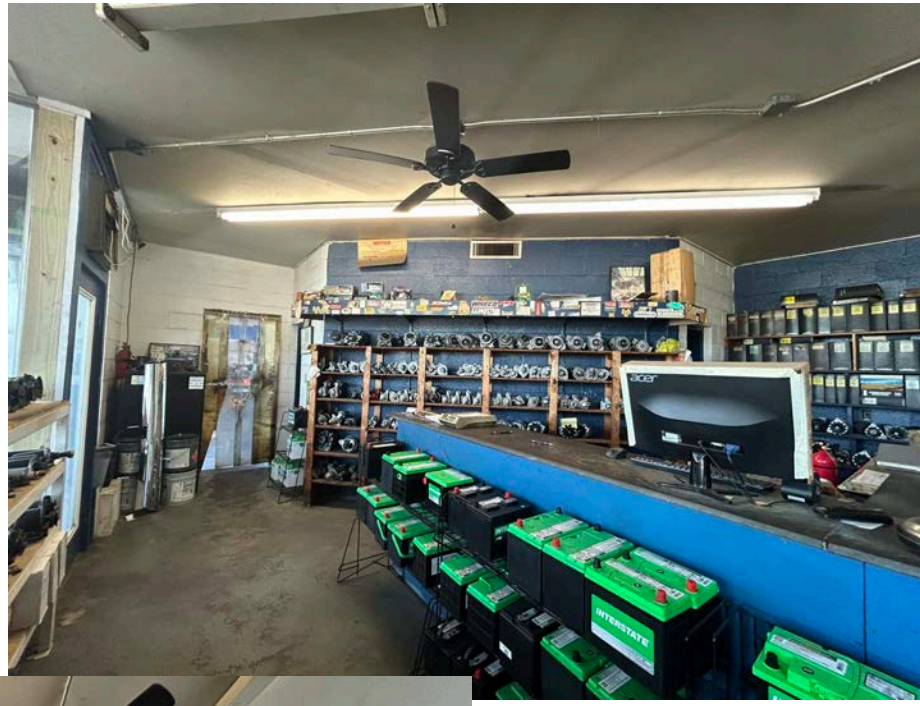
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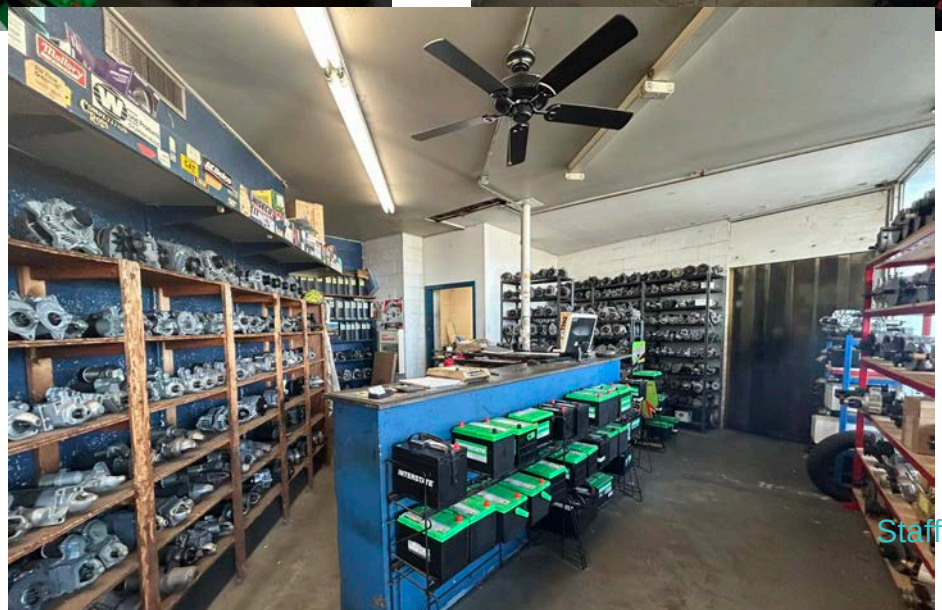




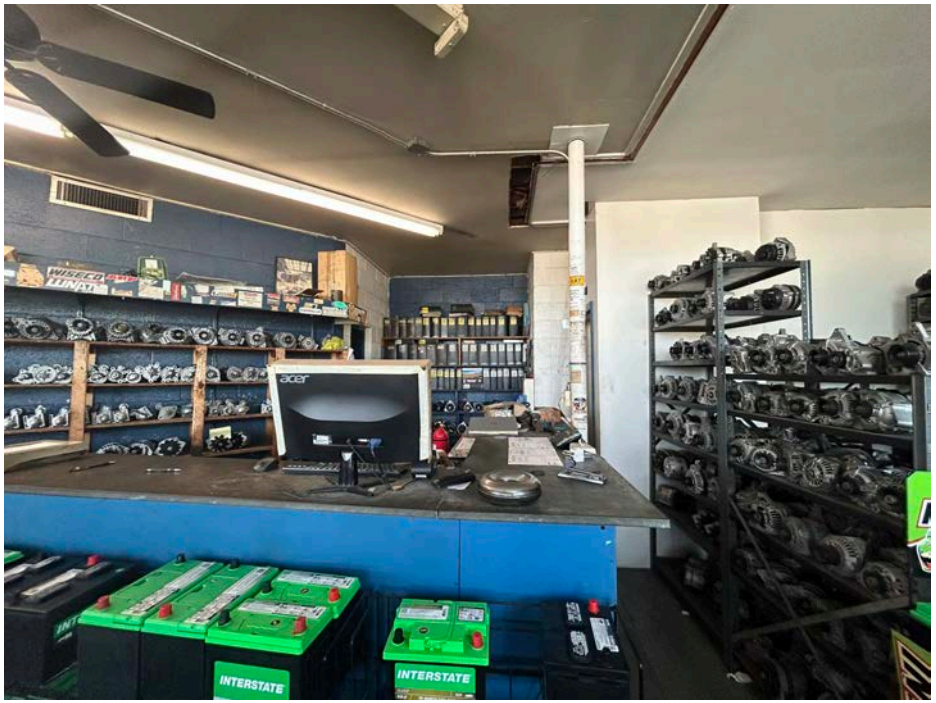
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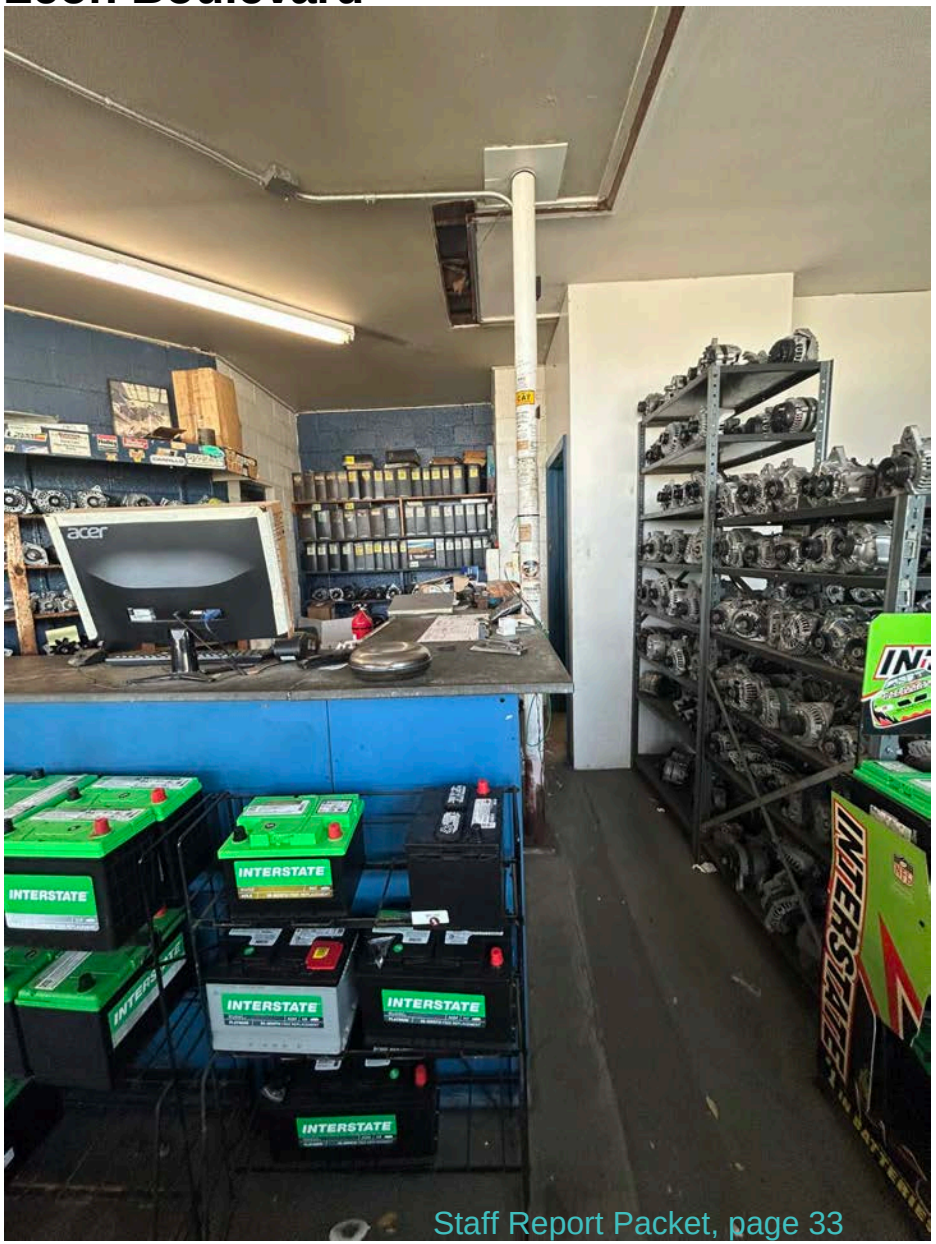






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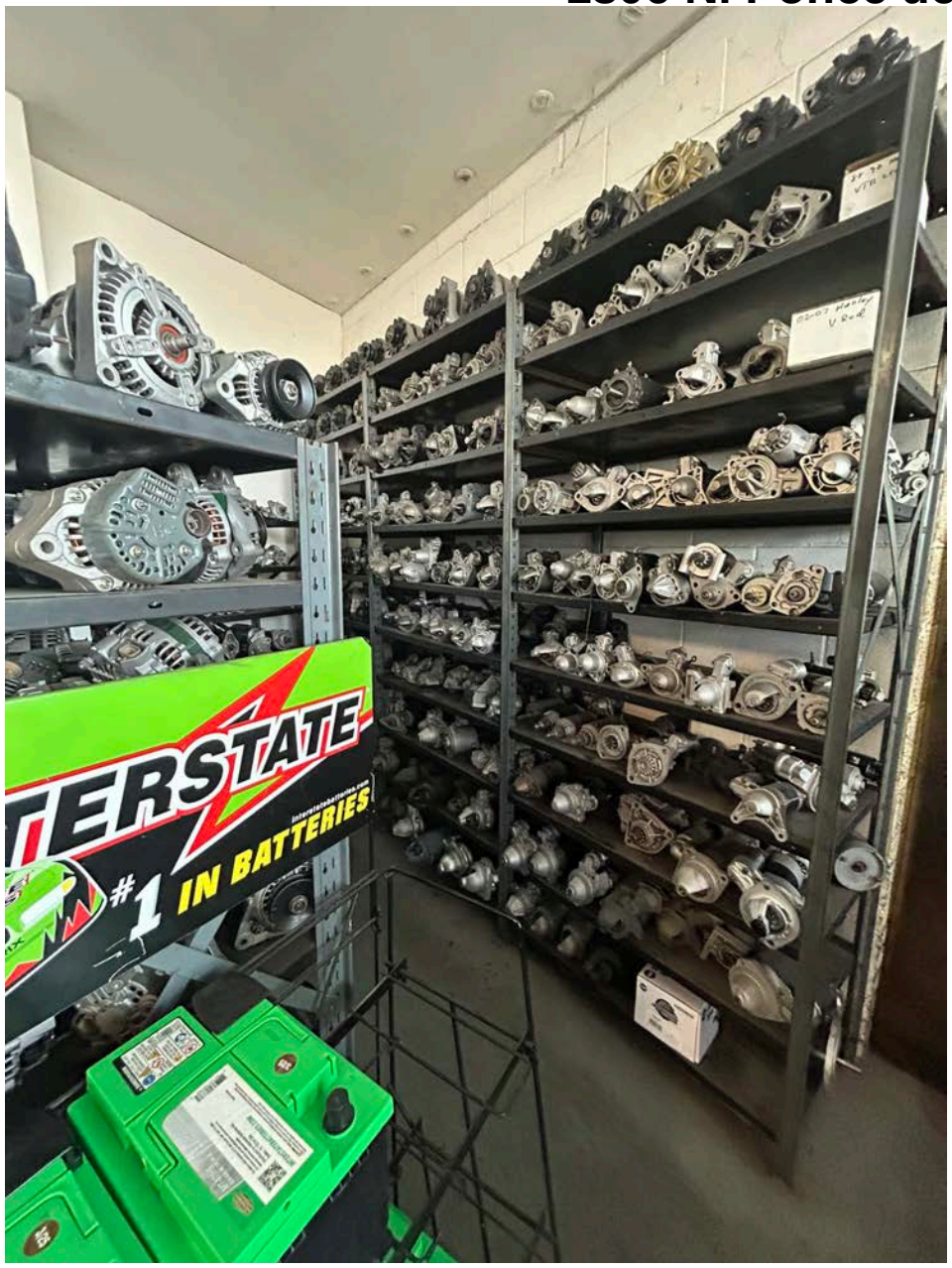


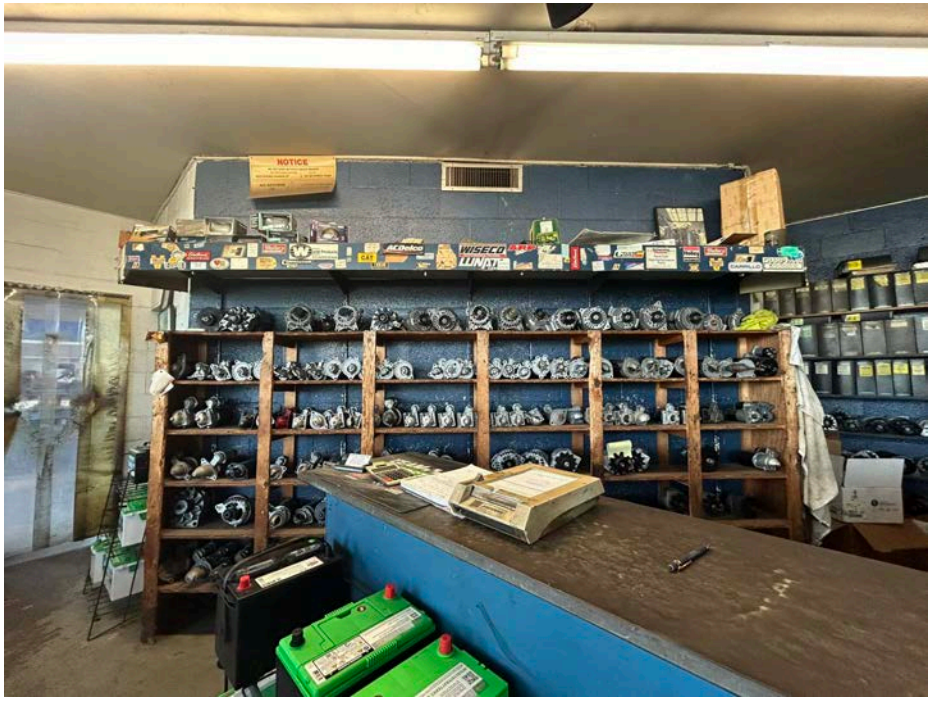
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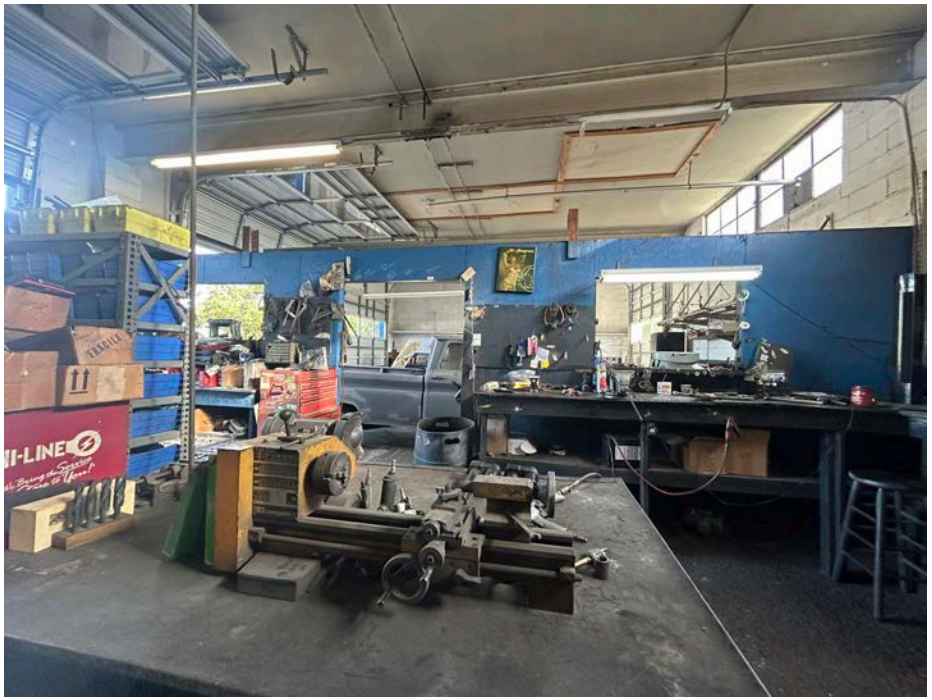


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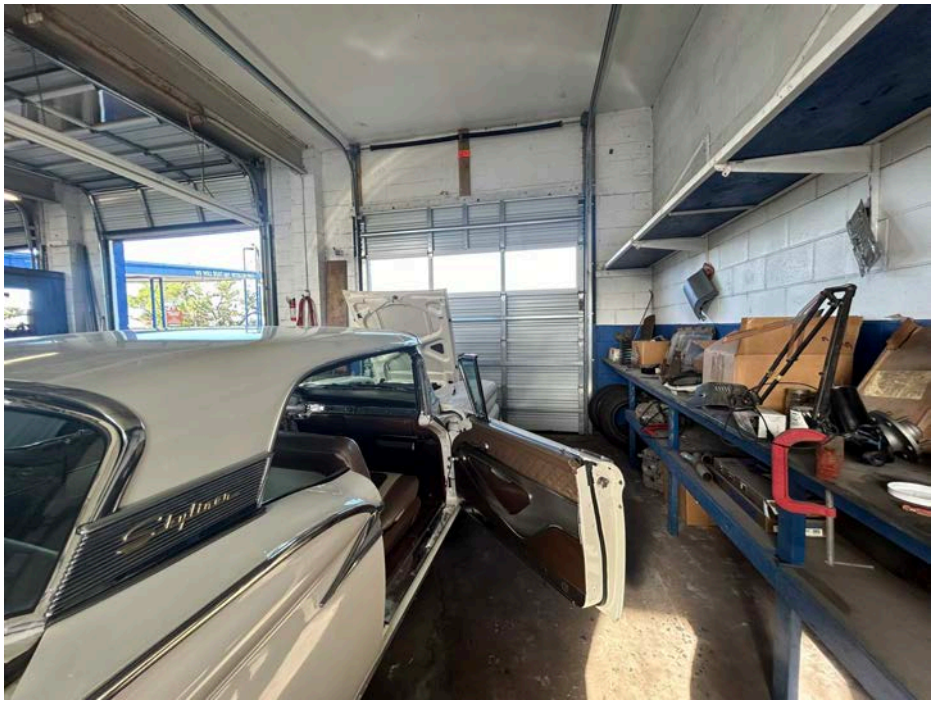


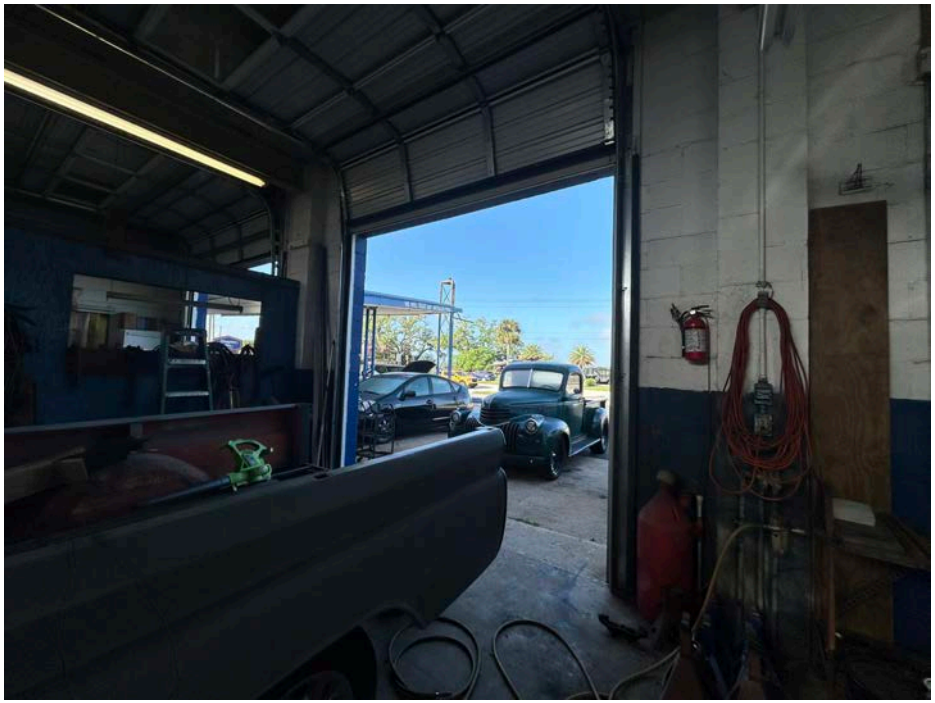
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1930 SANBORN MAP UPDATED TO 1965

APR. 1930
ST. AUGUSTINE
FLA.

19

23

(SAN) SEBASTIAN AV.

SAN SEBASTIAN

ST. SEBASTIAN

6" W. PIPE

O.H.

PARK'G.

FILL'G STA.

(BL. 179)

179

PONCE DE LEON BL'VD.

OR U.S. HWY No 1A

1302

1306

100

50

30

N.C. 1963
(C.B. BR. F.)
H-1-6
NONCOMB. CEILG'S.

D.

A.

N

SANBORN MAP COMPANY INC.

N.C. 1968
(TILE)
0-1-6.

2 FAN STAIRS FAN.

STAIRS

S
C.B.BR.F.

POOL

REST.

KITCHEN

LOBBY

C. B. BR. F. 1ST.
C. B. 2ND
CONC. FL'S. WOOD RF.

HOLIDAY INN MOTEL 100 UNITS

ST. LOUIS AV. (ST. LOUISE AV.)

6" W.P.

LIME & CEMENT STGE.
BUSH'N MFRS.

BLDG MATL

PLANER

SHED

LBR. STGE.

(B.S.CO.)

BUILDER'S SERVICE CO.

L.B.R.

BLDG MATL & PAINTS

O.H.

T.H.

30'

33'

ST. LOUISE

T.H. 33 31 29 25 23 21 19 17 15

FILL'G STA.

181

DAWSON CHAPEL C.M.E. CHURCH (COLORED)

HEAT: STOVES

42 40 38 BERNARD 36 34 32 30 28 26 24 22

BERNARD

BERNARD 43 41 39 BERNARD 37 33 31 29 27 25 23

VAC. & OP.

CHURCH (COLORED)
HEAT: STOVE
LIGHTS: ELEC.

R. 30 BERNARD

R. 29 BERNARD

R. 25 BERNARD

29½

LIME & CEMENT STGE.

(IR. CL.)

EOS

182A

(BL. 182A)

WOODWKG SHOP

LBR

O.U.P.

OOOR WHO

RIBERA

SIDING

AUTO REP.

ROAD PLATFORM

BAKERY W.HO.

O.H.

182

(BL. 182)

OFF.

STGE

A.

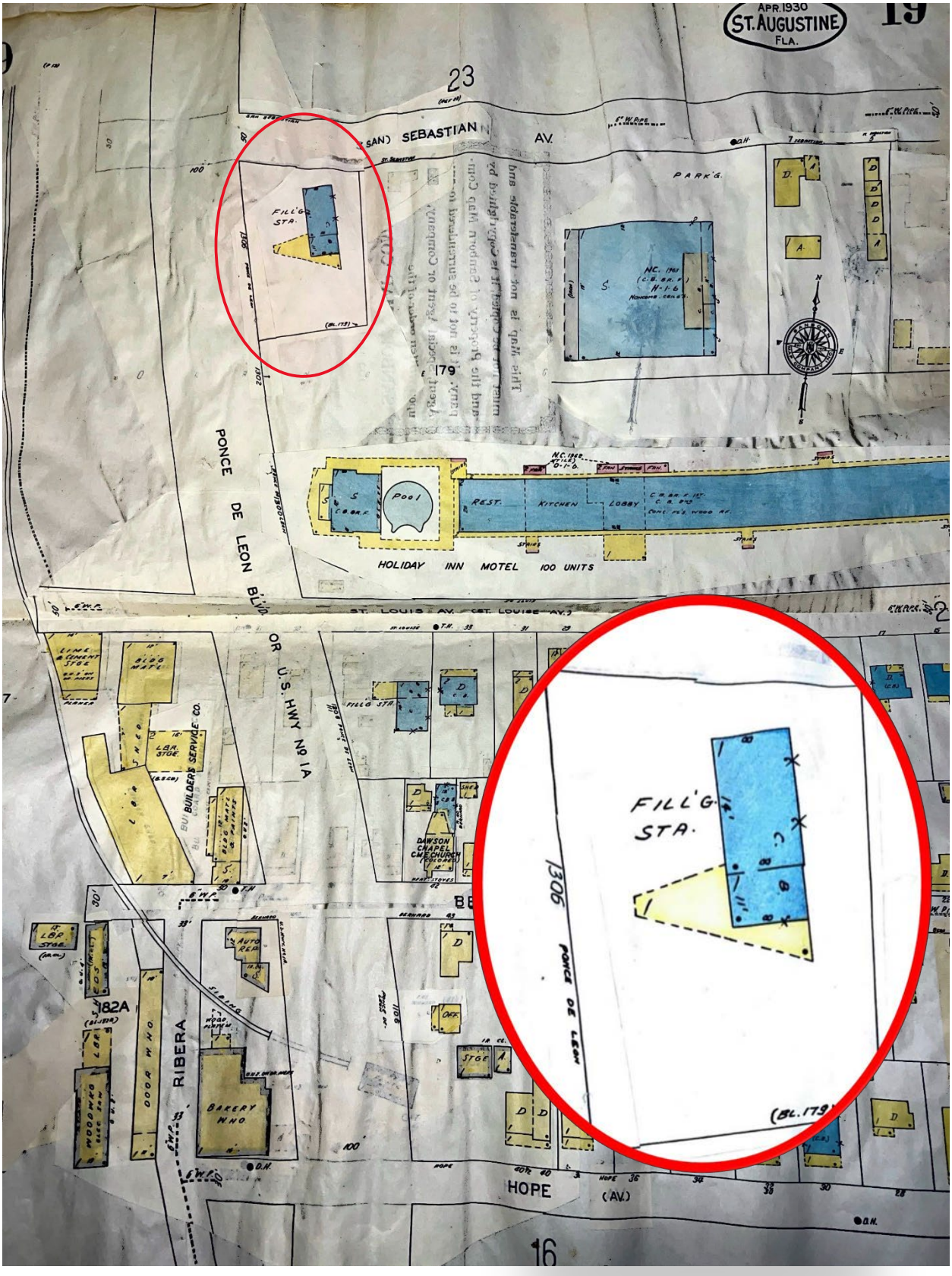
HOPE

40½ 40 38 HOPE 36 34 32 30 28

HOPE (AV.)

16

1930 SANBORN MAP UPDATED TO 1965
1306 N Ponce de Leon Boulevard



1306 N. Ponce de Leon Boulevard (c. 1963)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1964	Solano's 66 Service Gas		
1965	Solano's 66 Service Gas		
1970	Solano's 66 Service Gas		
1975	Vaughn's Sixty-six Service Center		
1979-80	Vacant		
1984-85	A&R Auto Electric YMCA Program Center		
1990	A&R Auto Electric		

\+ First entry found for this address

ST. JOHNS COUNTY
TAX ASSESSORS OFFICE

US #1 NO — PHILLIPS SERVICE STA. AND ELECTRIC CO INC — 1179121 — 46826 ACCT. NO. -190380-0000

AREA	ZONING	SURVEY NO.	AERIAL NO.S	USE CODE	BUS. NAME	SITE USE	CARD	MAP NO.	SEC.	TSP.	RNG	PARCEL NO.
455T			153C	27 ~~2664~~			/	5E /75X	~~7-18~~	07	30	(2)

TAX ROLL DESCRIPTION

~~3-18~~ GARNETT ADDN ~~CITY N 150 C E W 125 FT~~ BLK 11 LYING E OF PONCE DE LEON BLVD
OR55/404

1980 (CORRECTION)
(2) GARNETT ADDN CITY PART OF N 160 FT OF BLK 11 LYING E OF PONCE DE LEON BLVD
OR 55/404

OWNERS NAME AND ADDRESS

DATE	BOOK/PAGE	AMOUNT	NOTES
			~~CEANE DISCUE & ELLIS JOH & MC CARTHY DANIEL D PO BOX 4833 ATLANTA GA 30302~~
Recorded 4/15/74	252/550	* 64,100	REPRECO INC ~~% Phillips Pet Co, Tax Dept PO 1324 4455 Atlanta Ga 30302~~ C/o Anthony J. Puleo, Trustee 289 John Anderson DR. ORmond Bch, 32074
1-13-79	436/137		Puleo, Anthony J. - Trustee of Anthony J. Puleo Family Trust 289 John Anderson DR. ORmond Bch Fl 32074

1187

SITE DATA

TOPO:	STREETS ✓		
ABOVE			
LEVEL ✓	SIDEWALKS		
BELOW	CURB ✓		
DRAINAGE	SWALES & CUL.		
STORM SEW.			
SEPTIC TK.	LOCATION		
SEWER SER. ✓	NEIGHB'D.		
WELL	LATE SUBD.	ELECT. ✓	
WATER SER. ✓	%IMPR. YR. %	ST. LTG. ✓ 1968	
FIRE HYD. ✓	TREND	GAS ✓ ECON. 1-5	
SOIL TYPE:	TREES	70%	
		29,600	

EXEMPTIONS

YA					
HX					
GS					
WD					
DTS					
AG					

LAND

TYPE - DESCRIPTION	SIZE - AREA	UNIT PRICE	D. F.	FRONT FT.	VALUE
150+(5x3)	151.5 X 115	250 —	97	242 50	36 740
1965	151.5 X 115	500 —	97	485 —	

YEAR	1987	1974		1980		1981		1984		1985	
IMPRV.	35 950	26 100		26 100	X1.12	29 230	X1.04	34 930		34 930	
LAND	73 530	36 740	X1.25	45 930		45 930	X1.12	51 580		73 480	
TOTAL	109 480	62 840		72 030		75 160		86 510		108 410	
LAND CLASS'D.											
TOTAL CLASS'D.											

CF

8-1/16

0089 0000 0207

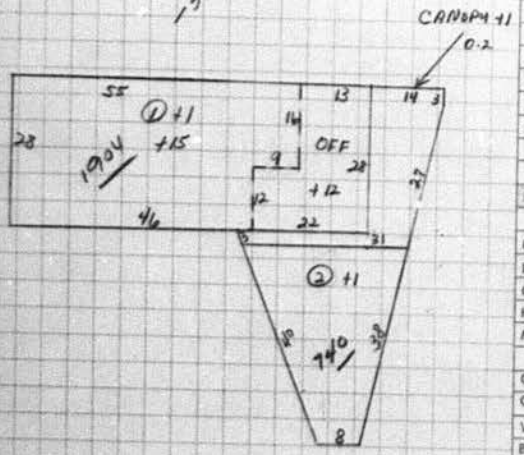
PROPERTY ADDRESS

ACCT NO. 190380 CARD 1/1

NO.	IMPRV	ROOMS
1	SFR ETC	TOTAL ROOMS
2	CANOPY	EFF. APT
3		APT
4		APT
5		APT
6		
7		

1973-76 = 15827/mo

3 BAY



BLDG NO.	1	2	3	4
A FOUNDATION				
CAR LINES	✓			
PIERS				
CONT. WALL				
C. B.				
BR.				
HEIGHT				
B EXTERIOR WALLS				
POST				
WALL BD/WF 15				
SHEETMETAL 16				
STUCCO/WF 28				
WD-NO-SH/WF 30				
ASB. SHGLE/WF 33				
WD-SH/WF 33				
AL-SDG./WF 33				
BRICK/WF 38				
C. B. 31	✓			
C B S 33				
6" JUMBO BR 33				
BR/MAS 38				
HEIGHT				
C ROOF TYPE				
FLAT & SHED 7	✓			
GABLE 8				
HIP 8				
MANSARD 9				
CONC. SLAB 10				
CONC. PRESTR. 10				
WD TR & WD DK 13				
BJ & RIG INSUL 14				
ST. TRUSS 15				
FREE SPAN				
PEAK HGT				

BLDG NO.	1	2	3	4
D ROOFING MATERIALS				
SH METAL 2				
ROLL COMP 2				
BU & TG 3	✓			
COMP SGLE 4				
ASB SGLE 5				
CEM TILE 6				
CLAY TILE 7				
WOOD SGLE 8				
E FLOORING				
NO				
PLY 3				
S PINE 5				
CONC/GRADE 6	✓			
COMP TILE 7				
CONC RAISED 8				
TERRAZO 9				
D PINE 10				
D HWD 12				
C & U 12				
PARQUET 15				
F INTERIOR FINISH				
UNFINISHED 0	W			
PAINTED 5				
WD OR CLBD 15	15			
L. C. DRYWALL 18	a			
PLAS-NO FUR 24				
PLY PANEL 24				
PLASTER & FUR 30				
DRYWALL 30				
PINE PANEL 35				
UNF CEIL	✓			
CEIL ACCOUST 30				
CEIL SUS ACC 34				
G ELECTRICAL				
NONE 0				
MIN 1				
AV 3				
MAX 5	✓			

BLDG NO.	1	2	3	4
H PLUMBING				
NONE 0				
POOR PLAIN 5				
AV NO TILE 8				
AV TILE 11	✓			
I PLUMBING EXTRA FEATURES				
FX BATH				
FX BATH				
FX TOILET				
2 FX R R	2			
TILE FLOOR				
½ TILE WALLS				
FULL TILE WALLS	176			
UTL				
J HEAT & AIR CONDITIONING				
NONE				
GAS	457			
OIL F.H.A.	✓			
ELECT				
R. C.				
AIR COND				
FIREPLACE				
DUCTS				
THRU WALLS R. C.				
THRU WALLS A. C.				
FIXTURES				
EQUIP				
INSU WALLS				
INSU CEIL				
K ADJUSTMENTS				
FR. TIMBER				
FR. OPEN ST.				
FR. REIN CONC				
FR. F. P. STEEL				
HEIGHT	✓ 7			
FRONT & INT				
PARTITIONS				
SPECIAL USE	✓ 20			
APT. EQUIV.				
SHAPE & COR				

1648

NO.	DEPRECIATION ADJ.	NO.	STYS	CLASS SCALE	CLASS UNITS	CONST UNITS	TOTAL UNITS	BASE RATE	ADJ. RATE	INDEX	SQ FT COST	BASE AREA	ADJ. AREA	EXTRAS	REPL. COST	BUILT	REN.	COND	ADJ	F	VALUE
	ECONOMIC -15%	1	1	M/C	+15	99	114	3.04	3.47	4.2	14 57	1904	1986	2658	31 594	1963		65	15		20 540
	FUNCTIONAL -15%	2	2	CANOPY					1.50	4.2	630	740			4 662			65	15		3 030
		3																			
		4																			
		5	Conc. Pad.						.19	4.2	.71		1600		1136			20			900
		6	ASP PAV.						.06	4.2	.25		11500		2875			60			1738
		7																			

0089 0008 0208

PROPERTY RECORD CARD
ST. JOHNS COUNTY, FLORIDA
PERCY R. PALETHORPE, TAX ASSESSOR

PHILLIPS 55 #18291 190380

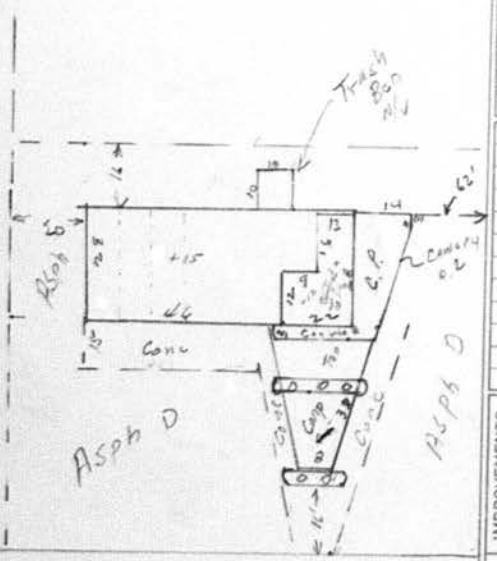
CARDS	MAP NO.	SECTION	TOWNSHIP	RANGE	PARCEL NUMBER
1	5E/75	7	7	30	0

PROPERTY LEGAL DESCRIPTION	OWNERSHIP RECORD				
	OWNER AND ADDRESS	DATE	SALES PRICE	DEED BOOK	PAGE
7-7S-30E Garnett Addn. - City N. 150 OF W. 125 FT., BLK 11 LYING E. OF PONCE DE LEON BLVD. OR BK 28 PG 472	~~Phillips Petroleum Co.~~ ~~3737 NEPTUNE STREET~~ ~~TAMPA 9, FLA.~~				
	~~MARY K. TRAINOR~~ ~~9 RAVENHURST AVE.~~ ~~STATEN ISLAND~~ ~~N.Y. 10, N.Y.~~	1963	$80,000	OR 42	17
	DISQUE D. DEANE, JOHN ELLIS + DANIEL D. MCCARTHY 16 E. 93RD ST. N.Y.C., N.Y.	1964	-	OR 55	404
	MLS # 368	10-17-69 5/70	$ 18,500 4027 No Sale Recorded JKJ	SOLD	B.C.g

0089 0000 0209

0089 0000 02 10

TOPO	ABOVE / LEVEL / BELOW	S. WALKS ____ LF TYPE ____	
SEWER ____	S. TK ____	S. SEWER ____	
GAS ____	ELECT ____	WATER ____	
CURB ____	S. WALK ____	P. STREET ____	
CONC. DRIVES & APRON		____ SF	
FENCES	CL ____ HT	____ LF	
	WOOD ____ HT	____ LF	
	WALLS ____ TYPE	____ SF	
B.B.Q. PITS	PATIOS		
TP. SIZE ____ SF	TP. SIZE ____ SF		



CONSTRUCTION DATA

BUILDING	1	2	3	4
1	SERV. STA			
2				
3				
4				

SHEATHING				
Yes				
None	0			

EXTERIOR WALLS				
Unfinished				
Wood				
Roll				
Sheet				
Composition				
Shingles				
Metal				
Asbestos				
Stucco				
Common Brick				
Face Brick				
Stone				
Rf. Concrete				
Notes	Conc B	0		

ROOF TYPE				
Flat	0			
Shed				
Gable				
Hip				

ROOF FRAME				
FLAT	0			

ROOFING				
Roll				
Sheet				
Shingles				
Composition				
Metal				
Wood				
Asbestos				
Tile				
Notes	R.U.	0		

SUB-STRUCTURE				
Slab	0			
Piers				
Continuous Wall				

WALL FRAME				
Wood				
Block Conc	0			
Tile				
Brick				
Stone				
Rf. Concrete	0			
Steel				
Notes				

FLOORS				
Dirt				
Single				
Double				
Pine				
Hardwood				
Concrete	0			
Asphalt Tile				
Terrazzo				
Notes				

INTERIOR WALLS				
Unfinished	0			
Wall Board				
Ceiling				
Plaster				
Panel Board				
Plywood				
Pine Panel				
Hardwood Panel				
Notes				

FURRING				
Yes				
None				

ROOMS				
Res. Rooms	2			
Others				
Notes				

PLUMBING				
None				
1 Fixture Toilet				
2 Fixture Toilet	2			
2 Fixture Bath				
3 Fixture Bath				
4 Fixture Bath				
Tile Floor	0			
1/2 Tile Walls	0			
Full Tile Walls				
Notes				

HEATING				
None				
Chimney				
Fireplace				
Steam				
Hot Water				
Forced Hot Air	0			
Hot Air				
Electric				

ELECTRICITY				
Yes	0			
None				

EQUIPMENT				
Vent Fan				
Air Cond. ____				
Insulation				

INTERIOR				
Type				
Condition	F			
Notes				

NOTES: SERVICE STATION 1964
(3 stalls)

B A-1-SS 1904 SF A.90
+ ROOF + .10
- INT. WALL FIN. - .16
+ HEAT (SEP. AREA) 472 SF @ .53 +250
+ CANOPIES 224 SF x .40 +500
+750 x .39
323

2 PUMP ISLANDS 1-16'X3', 1-24'X3'
3 FRONT O/H DOORS & 1 IN REAR
OVER HEAD DOOR IN REAR 1965 STALL #3
PERMIT 5900 5/16/65 $500

NO.	PHY.	ADJUSTMENT	COND.
1			
2			
3			
4			

IMPROVEMENTS

NO.	STYS	SH.	CLASS	AREA	100 INDEX	RATE	ADDITIONS	REPL. COST	DATE BUILT	COND.	ADJ.	VALUE
1	1		A-1-SS	1904	323	807		15 365	1963	98		15 060
	PUMP ISLDS			120 SF	300	750		900		80		720
	CONC. PVMT.			1 600 SF	25	62		992		80		790
	ASP. PVMT.			11 500 SF	107	17		2 070		80		1660

LAND

QUANTITY - TYPE - DESCRIPTION	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	155'X115'	160 -	97		155 20	24 060

YEAR	VALUE 1963	VALUE 1964	VALUE 1968	VALUE 19	VALUE 19	VALUE 19
IMPRS.		18 290	Econ. 1-75			
LAND	24 060	24 060	7070			
TOTAL	24 060	42 350	29 600			
	19 250	30 930				

-12690

V51

SE COR. US 1 + ST. SEBASTIAN AVE.
PROPERTY ADDRESS

PLOTTED		DRAWN BY	DATE / /
RANDOM		CLASSED BY	DATE / /

FORM No. 850-14

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2025-0030 **Meeting Date: Thursday, April 17, 2025**

1. NAME OF APPLICANT: Old City Law, PLLC c/o Anish K. Patel, Esq.
   Business (if applicable):
   Address: 1 Riberia Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048296383 E-Mail Address: Anish.Patel@oldcitylaw.com

2. NAME OF PROPERTY OWNER: Ponce Hospitality, Inc.
   Business (if applicable):
   Address: 32 Avenida Menendez Ave
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048265504 E-Mail Address: kanti.patel@jalaramhotels.com

3. PROJECT LOCATION: 1306 N Ponce de Leon Blvd, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: (2) GARNETT ADDN CITY PT OF N 160 OF BLK 11 LYING E OF PONCE DE LEON BLVD OR5962/1066

5. SCOPE OF WORK:

Information attached by applicant includes:

- Application Agreement
- Owners' Authorization Form
- Letter of Request for Approval of Certificate of Demolition
- Proposed Replacement Building/Feature Drawings: listed N/A
- SJCPA (property appraiser) map
- Zoning Map
- SJCPA (property appraiser) report, deed, & Sunbiz
  (Not included duplicate of same documentation required to be added by staff)
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Drawings: listed N/A - photo renderings included showing expanded parking lot in area of demolished building

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: 1306 N. Ponce De Leon Blvd., St. Augustine, FL 32084

Applicant's Name: Oldcity law, PLLC Anish K. Patel Applicant's Signature: [signature]

Owner's Name: Ponce Hospitality, Inc. Kanti Patel Owner's Signature: [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.

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Old city law, PLLC c/o Anish Patel is/are hereby authorized TO ACT ON BEHALF OF Ponce Hospitality, Inc., the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's HARB Board, for an application related to the structure located at: 1306 N. Ponce De Leon Blvd., St. Augustine, FL 32084

BY: _____
Signature of Owner

Kanti Patel - Ponce Hospitality, Inc.
Print Name of Owner

904-826-5504
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 18th day of March, 2025

By Kanti Patel

Identification verified:

Oath sworn: ✓ Yes ____ No

Holden Baker
Comm.:HH 247012
Expires: Mar. 30, 2026
Notary Public - State of Florida

Notary Signature: _____

My Commission expires: Mar 30, 2026

Rev:120219 jw

From:	Julie Courtney
To:	Anish.Patel@oldcitylaw.com
Cc:	kanti.patel@jalaramhotels.com
Subject:	1306 N Ponce de Leon Blvd HARB Certificate of Demolition application for April 17 meeting
Date:	Wednesday, March 26, 2025 10:21:00 AM
Attachments:	image002.png image003.png image004.png COD Economic Hardship Claim Worksheet.pdf

RE: 1306 N Ponce de Leon Blvd

Hello,
This email formally acknowledges receipt of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board (HARB). The meeting is currently scheduled at 1 pm on Thursday, April 17, 2025, as an in-person meeting to be held in the Alcazar Room of City Hall (75 King Street). Please read this e-mail thoroughly. Below are the next steps for your application:

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

A preliminary review of your application was completed by staff and the following items are still required recommended to complete your application:

- While there are no design requirements in the area, conceptual plans for redevelopment of the property should be submitted. The HARB maintains the right to require that the building permits for demolition and new development be submitted simultaneously as a condition of a COD approval.
- Rational for the proposed full demolition would be helpful.
- Documents supporting Undue Economic Hardship may be submitted using the attached worksheet as a guide.

Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. Any updates, or additional and supporting materials for this Certificate of Demolition application must be uploaded in PDF format to your application in the Planning and Building Portal. Additional materials will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by Monday, April 7, 2025,** per Ordinance 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

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

- Because of the quasi-judicial nature of HARB hearings, **someone must physically be at the meeting to represent the application**. **If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application**. The form requires the property owner's signature and must be notarized. It does not have to be completed if it has already been submitted or the representative authorized is listed as applicant on the existing application form and will be present for the meeting.

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

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

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.

Received 3/18/2025
Planning & Building Department

OLD CITY LAW
A MODERN APPROACH TO AN OLD PRACTICE

March 18, 2025

Application for
Certificate of Demolition
(FULL)

Re: Ponce Hospitality, Inc. - Applicant
Request for Approval of Certificate of Demolition

Please be advised that the Applicant has retained this firm to represent its interest with respect to the below request and has authorized Anish K. Patel, Esq., of Old City Law, PLLC to be its authorized agent (Authorization attached to Application). The Applicant, Ponce Hospitality, Inc., owns the property located at 1306 N. Ponce De Leon Blvd., St. Augustine, FL 32084 ("Property"). The Property is currently Zoned CM-2 (Commercial Medium-Two) and currently has a Land Use designation of Commercial Medium Intensity.

A. General Summary of Statement of Desired Request:

Applicant would like to request the Historical Architectural Review Board (HARB) to approve a certificate of demolition permit for the above referenced Property and provides the following:

The Application request for the demolition permit of an UNREMARKABLE structure located on the Property is required merely based on the fact that the improvement/structure thereon is over 50 years old, and such property improvements/structures are required to go to HARB based on the City of St. Augustine Ordinance(s).

Moreover, the demolition of the structure will not adversely impact the City's historic preservation efforts. Nor does such approval of demolition adversely impact the surrounding neighborhood/community. There are no significant changes or alterations to the Applicant's Property or Use which would adversely impact the surrounding area. In fact, the Applicant's request would positively enhance the visual appearance of the Property, safety, welfare, and character of the surrounding neighborhood.

Sincerely,

Anish K. Patel

1 RIBERIA STREET
SAINT AUGUSTINE, FLORIDA 32084
OFFICE: (904) 829-6383 | FAX: (904) 478-8082
WWW.OLDCITYLAW.COM

Received 3/18/2025
Planning & Building Department

OLD CITY LAW
A MODERN APPROACH TO AN OLD PRACTICE

March 18, 2025

Application for
Certificate of Demolition
(FULL)

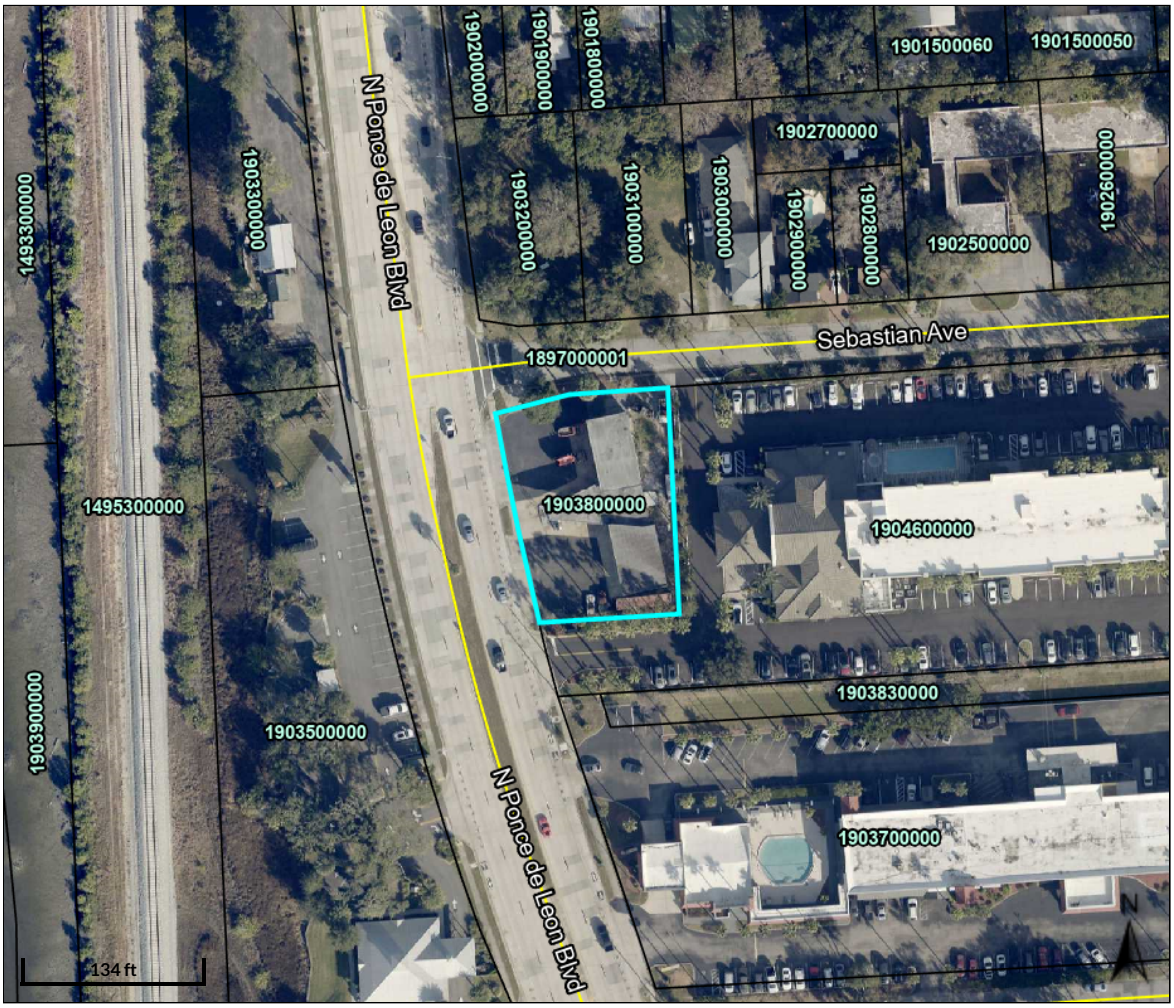
Re: Ponce Hospitality, Inc. - Applicant
Request for Approval of Certificate of Demolition

Proposed Replacement Building/Feature Drawings

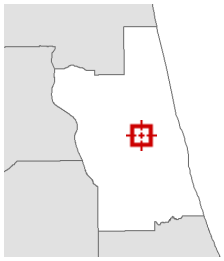
N/A

1 RIBERIA STREET
SAINT AUGUSTINE, FLORIDA 32084
OFFICE: (904) 829-6383 | FAX: (904) 478-8082
WWW.OLDCITYLAW.COM

St. Johns County, FL



Overview



Legend

Parcels

Parcel ID	1903800000	**Physical Address**	1306 N PONCE DE LEON BLVD SAINT AUGUSTINE	**Building Value**	$80,718	**Last 2 Sales**			
Property Class	2505 - Repair Service Shops (Non-automotive) (Owner Occupied)			**Extra Feature Value**	$18,622	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine	**Mailing Address**	PONCE HOSPITALITY INC 32 AVENIDA MENENDEZ AVE SAINT AUGUSTINE FL 32084-0000	**Total Land Value**	$455,400	6/4/2024	$1750000	37	U
Acres	0.35			**Just Value**	$554,740	n/a	0	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	$554,740				
				Total Exemptions	N/A				
				Taxable Value	$554,740				

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.

Date created: 3/18/2025
Last Data Uploaded: 3/18/2025 12:20:15 AM

Developed by SCHNEIDER GEOSPATIAL

1306 N Ponce de Leon Blvd, Saint Augustine, FL, 32084, USA

Results:4

Zoning Districts 1

Commercial Medium-Two (CM-2)

Description	COMMERCIAL
Zoning Class	Commercial Medium-Two (CM-2)
Municode	View

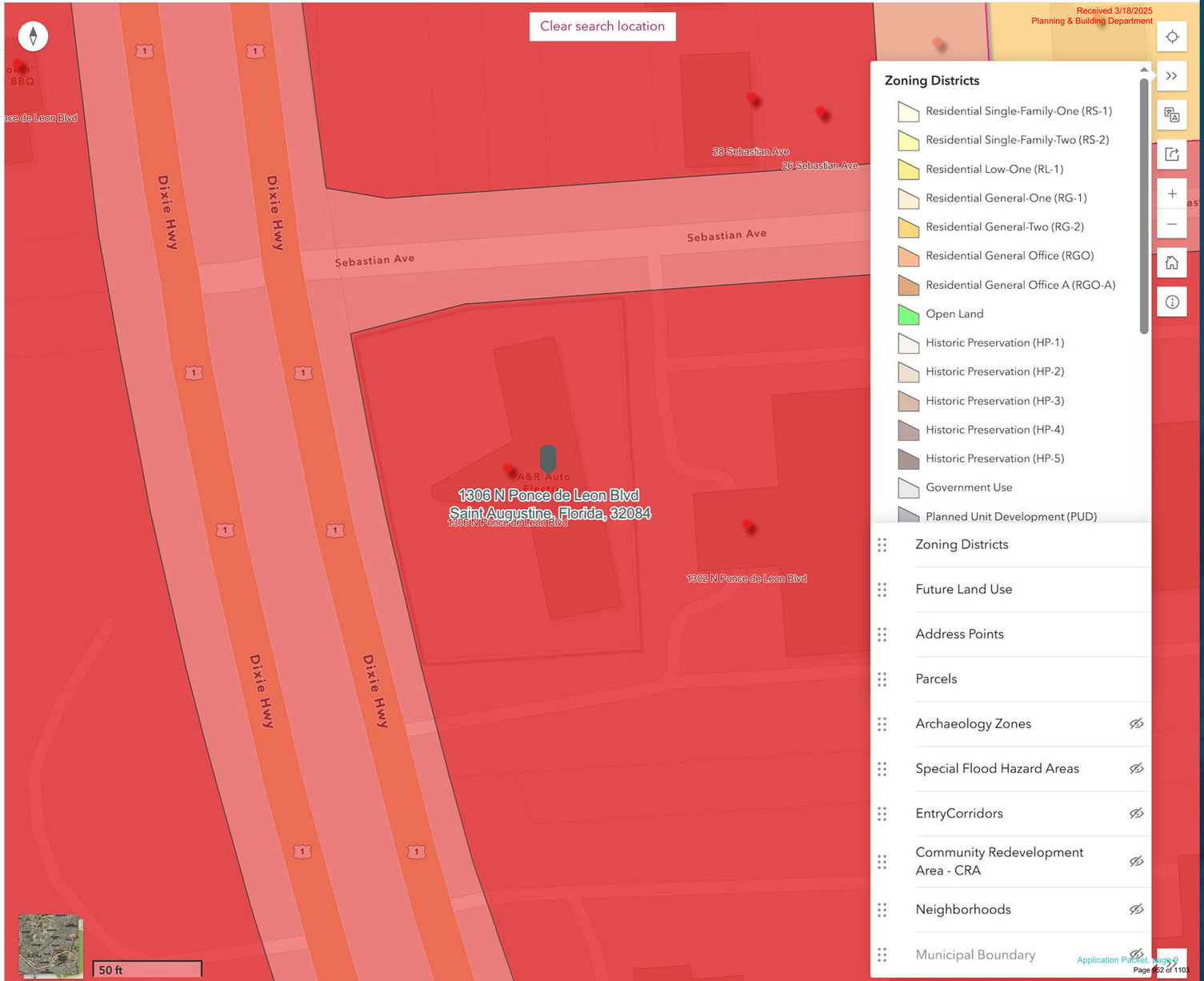
Parcels 1

Future Land Use 1

COMMERCIAL MEDIUM INTENSITY

Land Use Code	1400
Land Use Description	COMMERCIAL MEDIUM INTENSITY
Maximum Density/Intensity	View

Special Flood Hazard Areas 1





Received 3/18/2025
Planning & Building Department



Received 3/18/2025
Planning & Building Department



Received 3/18/2025
Planning & Building Department



Received 3/18/2025
Planning & Building Department

Received April 7, 2025
Planning & Building Department

Project:
1306 N. Ponce De Leon Blvd.

HP2025-0030

Received April 7, 2025
Planning & Building Department

REQUEST:

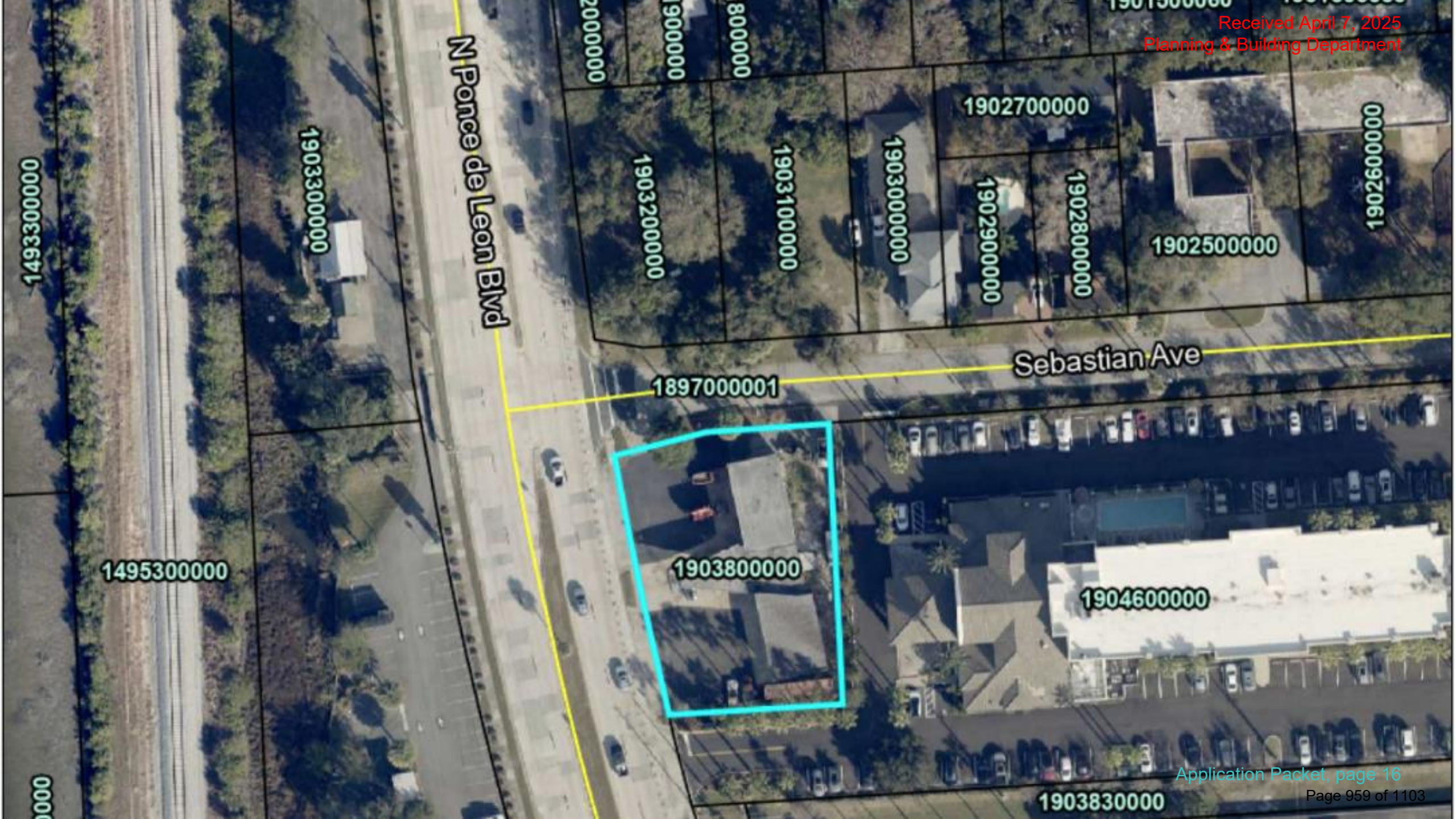
Approval of Certificate of Demolition

Owner:
- Ponce Hospitality, Inc.

Applicant:
- Ponce Hospitality, Inc.

Legal:
- Old City Law, PLLC

Jalaram Hotels, Inc.


Received April 7, 2025
Planning & Building Department
N Ponce de Leon Blvd
Sebastian Ave
1897000001
1903800000
1904600000
1903830000
1902700000
1902500000
1903200000
1903100000
1903000000
1902900000
1902800000
1902600000
1903300000
1493300000
1495300000

A & R Auto Electric

Results:4

Zoning Districts 1

Commercial Medium-Two (CM-2)

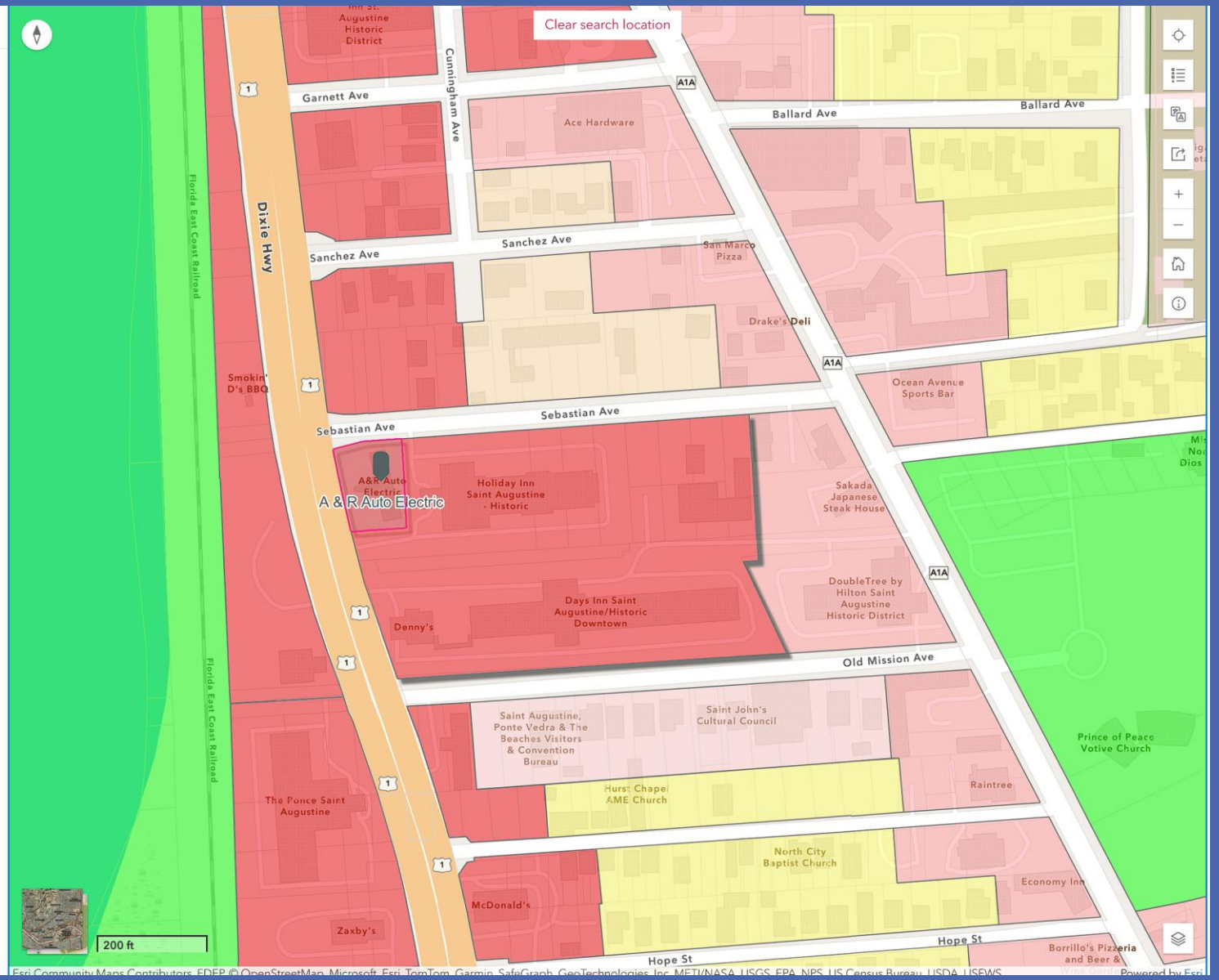
Description	COMMERCIAL
Zoning Class	Commercial Medium-Two (CM-2)
Municode	View

Parcels 1

Future Land Use 1

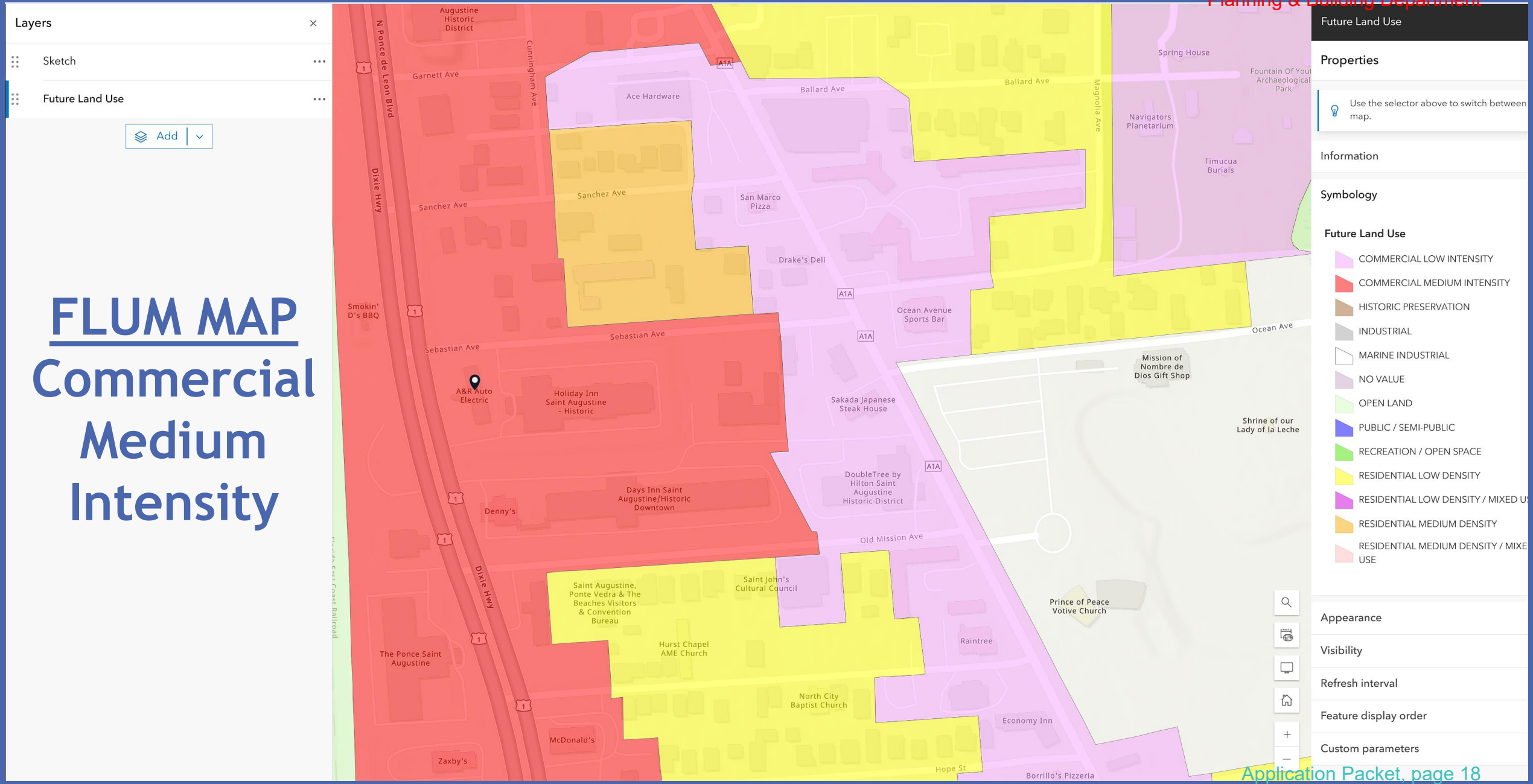
Special Flood Hazard Areas 1

ZONING - CM2



Received April 7, 2025
Planning & Building Department

FLUM MAP
Commercial Medium Intensity



Received April 7, 2025
Planning & Building Department

Property Information:

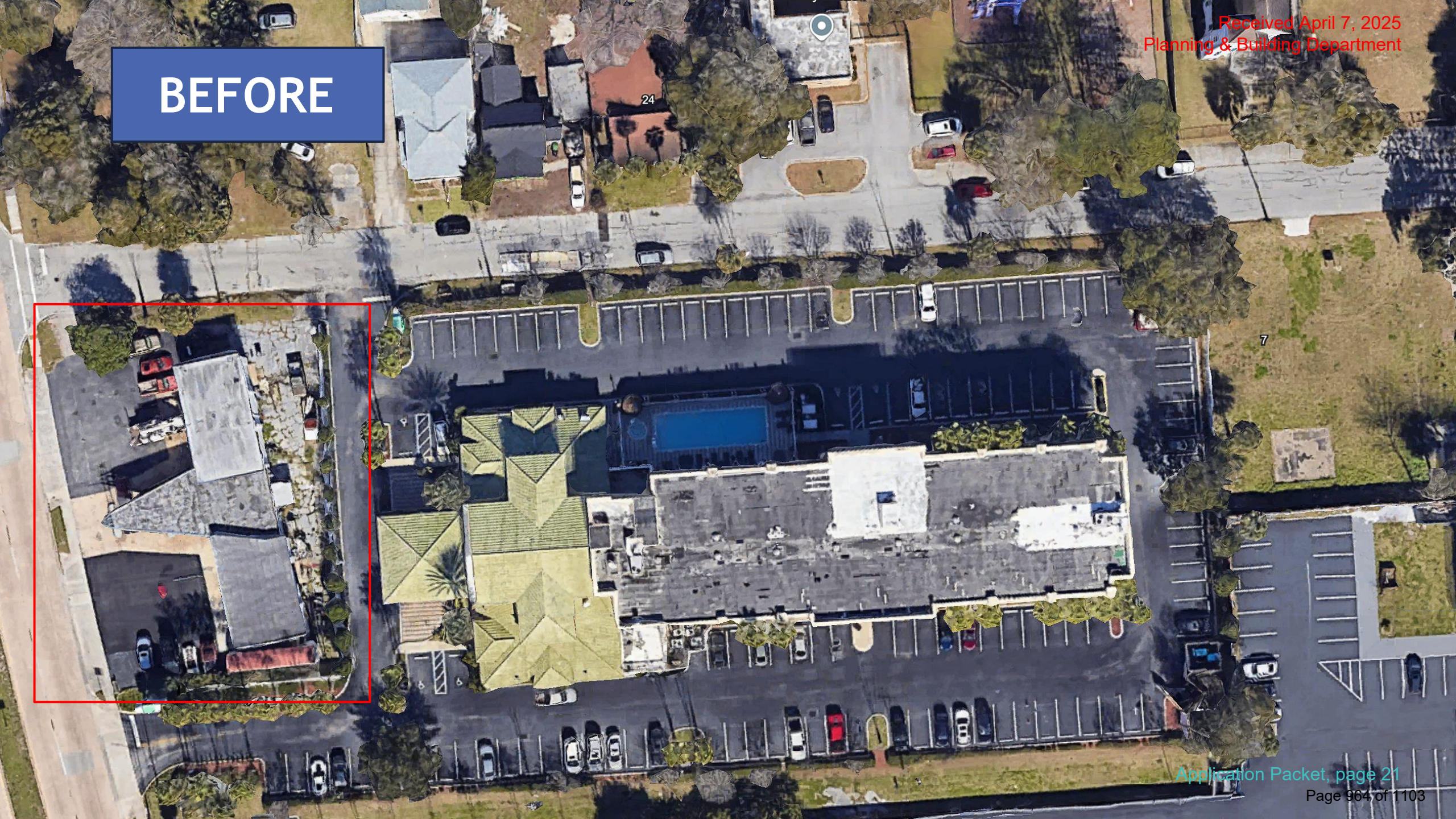
- Property Address: 1306 N. Ponce De Leon Blvd.
- Year Built: Approximately 1963
- Current Use: Auto Repair Service Shop
- Proposed use: Parking lot

Received April 7, 2025
Planning & Building Department

BEFORE



Received April 7, 2025
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Received April 7, 2025
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AFTER



Received April 7, 2025
Planning & Building Department



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Received April 7, 2025
Planning & Building Department

CONCLUSION OF REQUEST

The Application request for the demolition permit of an UNREMARKABLE structure located on the Property is required merely based on the fact that the improvement/structure thereon is over 50 years old, and such property improvements/structures are required to appear before HARB based on the City of St. Augustine Ordinance(s).

Moreover, the demolition of the structure will not adversely impact the City's historic preservation efforts. Nor does such approval of demolition adversely impact the surrounding neighborhood/community. There are no significant changes or alterations to the Applicant's Property or Use which would adversely impact the surrounding area.

In fact, the approval of Applicant's request would positively enhance the visual appearance of the Property, safety, welfare, and character of the surrounding neighborhood.

The Owner/Applicant kindly requests HARB to approve this application for Certificate of Demolition.

Instr #2024043732 BK: 5962 PG: 1066, Filed & Recorded: 6/5/2024 11:50 AM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $27.00 Doc. D $12,250.00

Prepared by and return to:
Anish K. Patel, Esq.
Old City Law, PLLC
1 Riberia Street
Saint Augustine, FL 32084
(904) 829-6383
File Number: **2024-5125**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th **day of June, 2024** between **Anthony M. Puleo, an unmarried man** whose post office address is **1306 N Ponce De Leon Blvd., Saint Augustine, FL 32084**, grantor, and **Ponce Hospitality Inc., a Florida Corporation** whose post office address is **32 Avenida Menendez Ave., St. Augustine, FL 32084**, grantee:

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

COPY

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

Parcel 1:
A part of GARNETT'S SUBDIVISION of the City of St. Augustine, Florida, according to plat thereof recorded in Deed Book "SS" at Page 189, of the Public Records of St. Johns County, Florida, more particularly described as follows, to wit: For POINT OF BEGINNING commence at an iron set in the easterly right of way line of Ponce De Leon Boulevard which point is South 75° 34'10" west from an iron set in the southerly right of way line of San Sebastian Avenue, thence North 75°34'10" east along the southerly line of a parcel of land conveyed to the State of Florida by deed recorded in Deed Book 210 at page 397 of the Public Records of St. Johns County, Florida, 64.85 feet to an iron in the southerly right of way line of San Sebastian Avenue, thence North 85°55'50" east 60.15 feet; thence south 4 *4'10" east 160 feet more or less to a point, which point lies North 85°55'50" east of a point in the easterly right of way line of Ponce de Leon Boulevard, which point is 150 feet southerly of the point of beginning along said right of way line; thence south 85°55'50" west 104 feet more or less to the easterly right of way line of Ponce de Leon Boulevard; thence northwesterly along said easterly right of way line of Ponce de Leon Boulevard 150 feet to the point of beginning.

Parcel Number: 1903800000

SUBJECT TO: Those matters listed in Exhibit "A" attached hereto and by reference made a part hereof including, any covenants, conditions, restrictions, reservations, limitations, easements and agreements of records, if any; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, however, this reference does not operate to reimpose same; Subject to zoning Ordinances that may affect subject property.

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**.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Anish Patel
Address: 1 Liberia St.
St. Augustine, FL 32084

Witness
Printed Name: Madisyn Lake
Address: 1 Liberia St.
St. Augustine, FL 32084

Anthony M. Puleo

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 4th day of June, 2024 by Anthony M. Puleo who [ ] is personally known or [x] has produced a driver's license as identification.

[Seal]

Anish Kanti Patel
Comm. #HH109117
Expires: March 25, 2025
Bonded Thru Aaron Notary

Notary Public
Print Name: Anish Kanti Patel
My Commission Expires: 03/25/2025

COPY

Exhibit "A"

1. Taxes accruing subsequent to 2023.

2. Easement recorded in Deed Book 234, Page 58, Public Records of Saint Johns County, Florida.

3. All matters contained on the Plat of GARNETT'S SUBDIVISION of the City of St. Augustine, Florida, according to plat thereof recorded in Deed Book "SS" at Page 189, of the Public Records of St. Johns County, Florida.

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1903800000
Location Address	1306 N PONCE DE LEON BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	Repair Service Shop (Non-auto) B (COM) (647.57)
Tax Description*	(2) GARNETT ADDN CITY PT OF N 160 OF BLK 11 LYING E OF PONCE DE LEON BLVD OR5962/1066 *The Description above is not to be used on legal documents.
Property Use Code	Repair Service Shops (Non-automotive) (Owner Occupied) (2505)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.350
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Ponce Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ AVE SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	$80,718
Extra Features Value	$18,622
Total Land Value	$455,400
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$554,740**
Total Deferred	$0
Assessed Value	**$554,740**
Total Exemptions	$0
Taxable Value	**$554,740**

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

Historical Assessment Information

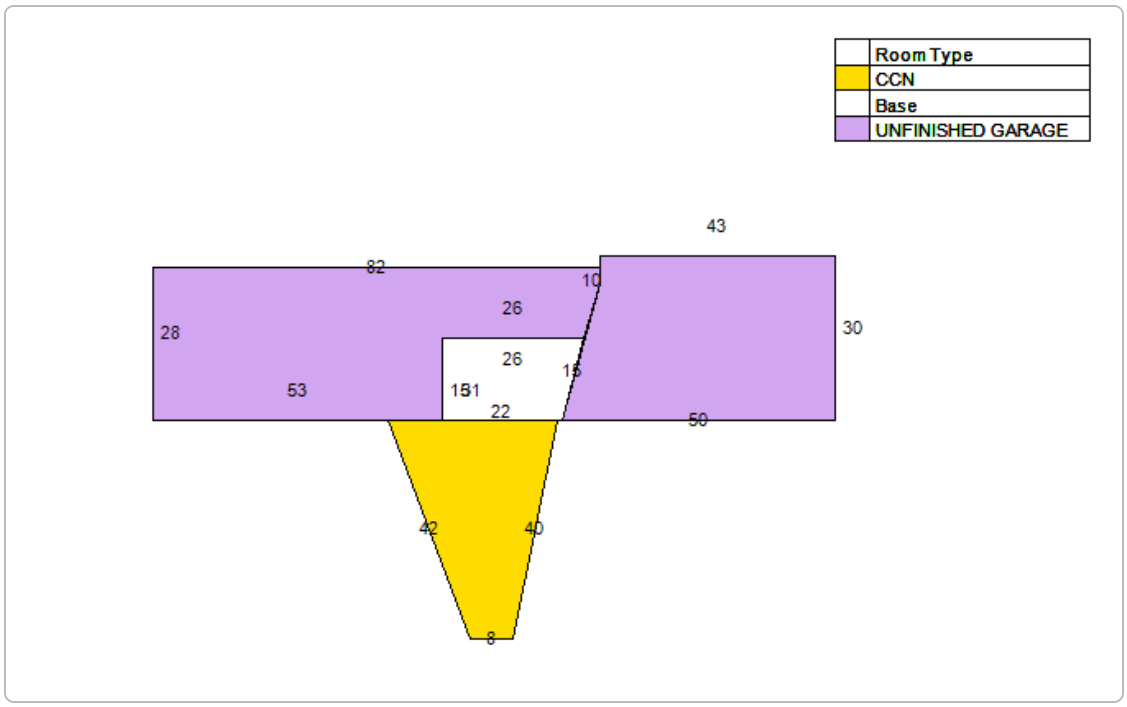
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$78,986	$19,672	$455,400	$0	$0	$554,058	$303,321	$250,737	$303,321
2023	$70,561	$15,866	$455,400	$0	$0	$541,827	$275,746	$266,081	$275,746
2022	$49,663	$3,665	$227,700	$0	$0	$281,028	$250,678	$30,350	$250,678
2021	$42,022	$3,665	$227,700	$0	$0	$273,387	$227,889	$45,498	$227,889
2020	$44,315	$3,665	$227,700	$0	$0	$275,680	$207,172	$68,508	$207,172
2019	$38,211	$3,877	$227,700	$0	$0	$269,788	$188,338	$81,450	$188,338
2018	$30,779	$4,092	$182,160	$0	$0	$217,031	$171,216	$45,815	$171,216
2017	$38,211	$3,590	$113,850	$0	$0	$155,651	$155,651	$0	$155,651
2016	$40,122	$4,276	$113,850	$0	$0	$158,248	$158,248	$0	$158,248
2015	$41,396	$4,960	$113,850	$0	$0	$160,206	$160,206	$0	$160,206
2014	$40,159	$5,177	$113,850	$0	$0	$159,186	$159,186	$0	$159,186

Building Information

Building	1
Building Value	$80,718
Year Built	1963
Actual Area	4364
Conditioned Area	360
Use	Repair Service Shops (Auto)
Style	04
Exterior Wall	Concrete Block
Roof Cover	Built Up
Roof Structure	Rigid Frame
Interior Flooring	Concrete Finish
Interior Wall	Minimum
Heating Type	N/A
Air Conditioning	None
Bedrooms	
Baths	

Description	Square Footage
UNFINISHED GARAGE	1846
BASE AREA	360
FINISHED CANOPY	780
UNFINISHED GARAGE	1378
Total SqFt	4364

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		9508
Asphalt Paving (COM)		9114

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Repair Service Shops (Non-automotive)	132	115	15180	SF	$455,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/5/2024	6/4/2024	$1,750,000.00	WARRANTY DEED	5962	1066	U	I	PULEO ANTHONY M	PONCE HOSPITALITY INC
	1/4/2008	$100.00	QUIT CLAIM DEED	3034	214	U	I	PULEO ANTHONY J TRUSTEE	PULEO ANTHONY M
	1/2/2007	$100.00	QUIT CLAIM DEED	2847	878	U	I	PULEO ANTHONY J TRUSTEE	PULEO ANTHONY M (ADDL 10%) (TOTAL 90%)
	12/8/2006	$100.00	QUIT CLAIM DEED	2834	1564	U	I	PULEO ANTHONY J TRUSTEE	PULEO ANTHONY M (ADDL 10%) (TOTAL 80%)
	1/4/1999	$100.00	QUIT CLAIM DEED	1377	177	U	I	PULEO ANTHONY J TRUSTEE	PULEO ANTHONY M (ADDL 8%)
	11/23/1998	$100.00	QUIT CLAIM DEED	1365	1420	U	I	PULEO ANTHONY J TRUSTEE	PULEO ANTHONY M (ADDL 8%)
	11/24/1997	$100.00	QUIT CLAIM DEED	1280	1143	U	I	PULEO ANTHONY J TRUSTEE	PULEO ANTHONY M (ADDL 8%)
	1/30/1996	$100.00	CORRECTIVE DEED	1156	160	U	I	PULEO ANTHONY J TRUSTEE	PULEO ANTHONY M
	1/29/1996	$100.00	QUIT CLAIM DEED	1153	594	U	I	PULEO ANTHONY J TRUSTEE	PULEO ANTHONY J TRUSTEE
	7/12/1995	$100.00	QUIT CLAIM DEED	1118	1550	U	I	PULEO ANTHONY J TRUSTEE	PULEO ANTHONY J TRUSTEE
	7/12/1994	$100.00	QUIT CLAIM DEED	1063	1102	U	I	PULEO ANTHONY J TRUSTEE	PULEO ANTHONY J TRUSTEE
	4/20/1993	$100.00	QUIT CLAIM DEED	988	927	U	I	PULEO ANTHONY J TRUSTEE	PULEO ANTHONY J TRUSTEE
	1/1/1979	$0.00		436	137	U	I		PULEO ANTHONY J TRUSTEE

No data available for the following modules: Exemption Information.

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Contact Us

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SCHNEIDER GEOSPATIAL

Detail by Entity Name

Florida Profit Corporation
PONCE HOSPITALITY, INC.

Filing Information

Document Number	P04000051164
FEI/EIN Number	56-2447853
Date Filed	03/22/2004
State	FL
Status	ACTIVE

Principal Address

1302 PONCE DE LEON BLVD.
ST AUGUSTINE, FL 32084

Changed: 04/23/2009

Mailing Address

32 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Changed: 04/07/2008

Registered Agent Name & Address

Old City Law, PLLC
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 02/12/2024

Address Changed: 01/03/2019

Officer/Director Detail

Name & Address

Title DP

PATEL, KANTIBHAI M
32 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Title DST

PATEL, KALAVATI K
32 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	01/25/2022
2023	01/18/2023
2024	02/12/2024

Document Images

02/12/2024 -- ANNUAL REPORT	View image in PDF format
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01/25/2022 -- ANNUAL REPORT	View image in PDF format
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05/31/2005 -- ANNUAL REPORT	View image in PDF format
03/22/2004 -- Domestic Profit	View image in PDF format

CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 17, 2025 Meeting



Application HP2025-0025 Address: 24 Macaris Street

A V S Builders, Inc. – Applicant Elliot C. Pacetti & Wanda L. Wicker - Owner

Project description: To demolish a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District.

Architectural Style:	Bungalow	Florida Master Site File:	SJ01222
National Register:	Fullerwood Park Residential NRHD: Contributing	Construction date:	c. 1924-30
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	1535200000		
Agenda Item:	9(g)	Previous Action(s):	HP2025-0008

STAFF SUMMARY AND ANALYSIS:

This 1-½ story Bungalow style residence is located on the north side of Macaris Street on the block between Douglas and Rainey Avenues in the Fullerwood Park Residential National Register Historic District. The building features a side gable shingle roof with wide central dormer and chimney on the east elevation, an offset shed roofed front porch, and wood lap siding. The interior of the building has been gutted and the windows have been removed because the applicant is currently permitted for rehabilitation work.

The Board heard a partial demolition application for this structure under HP2025-0008 in February of this year which approved wholesale window replacement, Hardie lap siding on the sides and rear, and a new rear addition. The applicant is now seeking full demolition of the building.

Because the building is contributing to a National Register Historic District, a condition assessment completed by a Florida licensed architect or engineer with experience in historic buildings was required to be submitted for the full proposed demolition. No credentials were included with the report to indicate if the engineer who conducted the assessment has demonstrated experience in "restoration, rehabilitation, or renovation as to the structural soundness of the building and its adaptability for continued use", which is a requirement stated in the City Code (Sec 28-89(7)).

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 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 **CONTINUE** a **Certificate of Demolition** at **24 Macaris Street** to allow the applicant time to supply additional information/evidence related to undue economic hardship to support the claim that rehabilitation of the existing structure is cost-prohibitive compared to demolition and new construction.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full 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. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the Fullerwood Park Residential National Register Historic District.

3. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood with a similar age.

4. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other bungalow style residences within the district and along the streetscape.

5. 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 consider the Tree and Landscape Ordinance and meet zoning requirements. The existing structure, and surrounding residences for several lots in both directions, are 1-1-½ story structures. The applicant has supplied current approved plans for the renovation, suggesting that the new construction may be similarly designed.

6. 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 known historic or cultural association are known that would qualify this building for listing individually, thought it contributes to its district.

7. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Demolition of the building continues to erode the historic fabric of the neighborhood and the Fullerwood Park National Register Historic District.

8. 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 bungalow style structure that has seen some alterations over time and has been further altered at least temporarily with a rehabilitation project that had begun.

9. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Fullerwood Park and Nelmar Terrace neighborhoods.

10. ***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.

11. ***The justification for the proposed demolition.*** The applicant has provided a Condition Assessment Report by Structures International, LLC which suggests that salvage of the existing structure is cost prohibitive due to the nature of the project scope which would be considered a Substantial Improvement and require that updates to the structure be brought to current Building Code standards. Because this building is a historic structure, some Code requirements may not apply, and the finished floor elevation could be retained at the current height via a variance process. No case for economic hardship has been made by the applicant to confirm that rehabilitation would be more cost prohibitive than demolition and new construction.

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

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review 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. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(7), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 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 or partial demolition permits for historic or regulated structures. Also, review 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"… for potential designation as an historical landmark. "Local historic 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(6), 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:

- 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.*

(Section 28-89(5), CoSA Code of Ordinances) **Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past,** may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

~~~~~

The building was built by 1930 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District.

The requirements for contributing buildings to prove "undue economic hardship" to justify demolition have not sufficiently been met.
~~~~~

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map(s)
4. Polk City Directory Research

Staff Photographs
24 Macaris Street



Front (South) Elevation

Staff Photographs
24 Macaris Street



Front (South) Elevation

Staff Photographs
24 Macaris Street



West Porch Elevation (Hardie Siding already applied)

Staff Photographs
24 Macaris Street



West Elevation

Staff Photographs
24 Macaris Street



Northwest Elevation and Location of Expanded Addition

Staff Photographs
24 Macaris Street



North Elevation

Staff Photographs
24 Macaris Street

South Elevation
Chimney to be removed
Second-story door to be replaced with window



Staff Photographs
24 Macaris Street





Siding Deterioration

Staff Photographs
24 Macaris Street





East Porch Details (Hardie Siding already applied)

Staff Photographs
24 Macaris Street



Roof Detail

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1222 1009==

Site Name: 24 Macaris 830== Survey Date: 7906 820==

Address: 24 Macaris, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Fullerwood (subdivision) 12 (block) E. 25' of 254 and (lot) 868==

all 255 868==

Owner of Site: Name: Murray, James E. and Roberta A.;

Address: 24 Macaris

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS1

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

UTM: 17 (zone) 469166 (easting) 3309135 (northing) 890== Location: T07S (T) R30E (R) N7 (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: +1930 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, weatherboard, with cornerboard, plywood siding 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 3/1, 8/8 (metal) 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch, shed dormers 942==

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

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

Materials: (882)

Chimney: Brick stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 1 954== Stories: 1½ 950==

Other: 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Residential building across from campus of Florida School for the Deaf and Blind 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Bungalow at 24 Macaris Street was constructed between 1924 and 1930.

Fullerwood Subdivision was developed in the pre-and post-World War I years by the Fullerwood Development Company. Houses in the neighborhood generally draw their inspiration from the Bungalow, Colonial Revival, and Mediterranean Revival styles popular at that time. Elements of all three styles contribute to the general ambiance of the neighborhood. Many of the homes in the subdivision were obviously built from the same plans. Lot sizes generally run 50' by 100', and the houses are set back on tree-lined streets, forming one of the city's pleasant residential neighborhoods. The area is bounded on the south by the campus of the Florida School for the Deaf and the Blind and on the east by marshland. Threats to the area include traffic and commercial encroachment from San Marco Avenue and drainage problems when it rains.

HISTORY

Fullerwood Park Subdivision evolved out of two early 19th century Spanish land grants and a large tract belonging to the Royal government. The early 18th century Indian village of Macaris and a British period plantation were located in the southeastern part of the subdivision.(1) Between 1844 and 1869, these lands formed the northern section of the large North City plantation belonging to Thomas Douglas, a Florida Supreme Court Justice. Charlotte B. Hildreth of Massachusetts purchased part of the plantation in 1869 and shortly thereafter built a large residence which at 65 Fullerwood Drive is one of the oldest buildings in North City. By 1914, Frank E. Wood, co-owner with C. M. Fuller of the Fuller-Wood Development Company, had acquired most of the former Douglas estate as well as the northern part of the Genopoly Tract to the south and began selling lots. Although some houses were built by 1924, most development took place within the following six years.(2)

V. BIBLIOGRAPHY

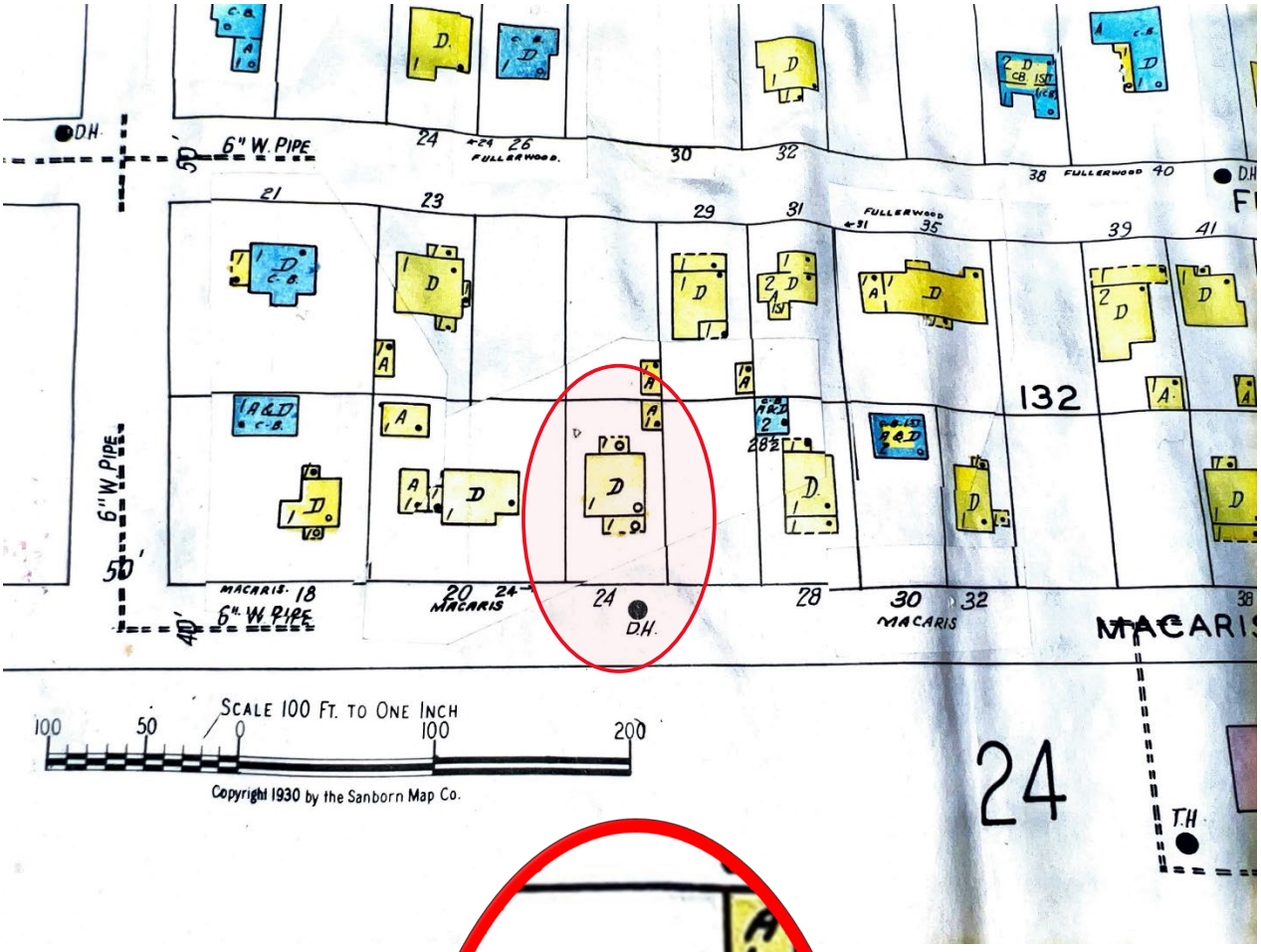
1. Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), IV, 160-161, 209-210, 212, 259, 270-271; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), III, 179-181; St. Johns County Courthouse, Deed Records, Book S, p. 213.

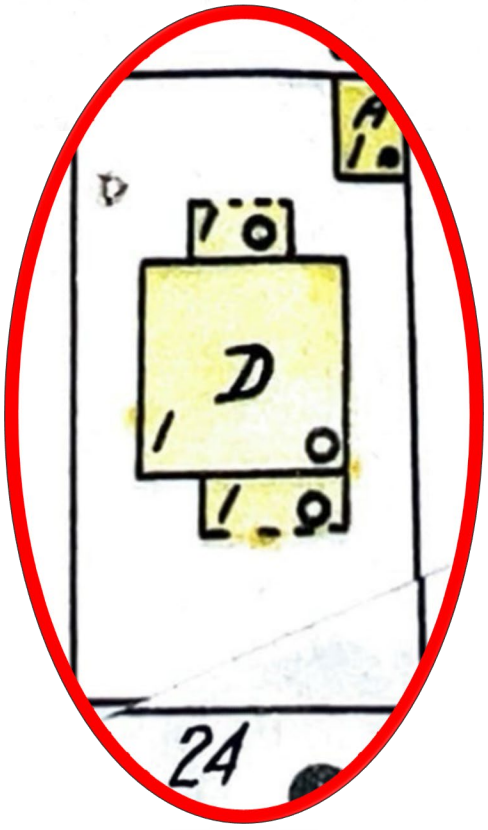
2. Deed Records, Book S, pp. 18, 56, 58, 121; Book T, p. 23; Book CC, pp. 164, 173; Book 28, pp. 385, 432; Book 30, p. 488; Map Book 2, p. 18; Sanborn Fire Insurance Map, 1924, 1930.





1930 SANBORN MAP UPDATED TO 1965
24 Macaris Street





24 Macaris Street (c. 1924-1930)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1927	Bert R. Lucas (wife: Lilly M.)		Clerk
1930	Bert R. Lucas (wife: Lilly M.)		Lucas & Wiles
1934	Bert R. Lucas (wife: Lilly M.)		Lucas & Wiles
1940	Bert R. Lucas (wife: Lilly M.)	(o)	Pres. Lucas & Wiles Inc.
1945	Bert R. Lucas (wife: Lilly M.)	(o)	Post Office Clerk
1951	Bert R. Lucas (wife: Lilly M.)	(o)	Novelties Manufacturer
1955	Bert R. Lucas (wife: Lilly M.)	(o)	Not Listed
1960	Lillie R. Lucas	(o)	Widow: Bert
1965	Vacant		
1970	James E Murray (wife: Roberta A.)	(o)	Agent, United Insurance of America
1975	James E Murray (wife: Roberta A.)	(o)	Agent, United Insurance of America
1979-80	James E Murray (wife: Roberta A.)	(o)	Agent, United Insurance of America
1984-85	Edward Mc Cown (wife: Miriam)	(o)	Employee, University of North FL (Employee, Eckerds Drugs)
1990	Edward Mc Cown (wife: Miriam)	(o)	Employee, University of North FL (Employee, Eckerds Drugs)

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

[note: Lilly Lucas' name is also sometimes spelled "Lillie."]

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2025-0025 **Meeting Date: Thursday, April 17, 2025**

1. NAME OF APPLICANT: Victor Sarris
   Business (if applicable):
   Address: 124 Spanish Oaks Lane
   City: Saint Augustine State: FL Zip Code: 32080
   Daytime Telephone: 904-219-2592 E-Mail Address: victor@avsbuildersinc.com

2. NAME OF PROPERTY OWNER: Victor Sarris
   Business (if applicable):
   Address: 124 Spanish Oaks Lane
   City: Saint Augustine State: FL Zip Code: 32080
   Daytime Telephone: 904-219-2592 E-Mail Address: victor@avsbuildersinc.com

3. PROJECT LOCATION: 24 Macaris St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK SUB E25FT OF LOT 254 & ALL LOT 255 BLK 12 OR4349/469

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Condition Assessment Report
- 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: 24 Macaris St

Applicant's Name: Victor Sarris Applicant's Signature: Victor Sarris

Owner's Name: Elliott & Wendy Pacetti Owner's Signature: _____

Owner's Name: Wanda Wicker Pacetti Owner's Signature: Wanda Wicker Pacetti

Owner's Name: Elliott C. Pacetti Owner's Signature: Elliott C. Pacetti

(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 3/13/2025
Planning & Building Department



Received 3/13/2025
Planning & Building Department



Received 3/13/2025
Planning & Building Department



Received 3/13/2025
Planning & Building Department



Received 3/13/2025
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Received 3/13/2025
Planning & Building Department



Received 3/13/2025
Planning & Building Department



STRUCTURES INTERNATIONAL, LLC
...Providing Simple Solutions to Complex Problems®

FIELD OBSERVATION REPORT

24 MACARIS STREET
St. Augustine, Florida



Prepared For:
Mr. Elliot and Ms. Wanda Pacetti
24 Macaris Street
St. Augustine, 32084

Prepared By:

STRUCTURES INTERNATIONAL, LLC
7563 Philips Highway
Building 600
Jacksonville, Florida 32256
SI Project Number: 25031-01, Date: March 12, 2025

FIELD OBSERVATION REPORT

REPORT NO:	25031-01	**OBSERVATION DATE:**	03/10/2025
PROJECT:	24 Macaris Street St. Augustine, Florida	**REPORT DATE:**	03/12/2025
CONTRACTOR:	Mr. Victor Saris	**WEATHER:**	Overcast and raining
CLIENT:	Mr. Elliot & Ms. Wanda Pacetti	**YOUR REFERENCE:**	Structural Observation
OBSERVED BY:	Mr. Daniel Charletta, P.E.	**OUR REFERENCE:**	25031
PREPARED BY:	Mr. Daniel Charletta, P.E.		

REASON FOR OBSERVATION: To observe the current condition of the dwelling structure, fireplace chimney and provide a professional opinion as to the feasibility of salvaging the structure.

PERSONS INVOLVED:

Mr. Elliot Pacetti	*Owner (not present)*
Ms. Wanda Pacetti	*Owner (not present)*
Mr. Victor Saris	*AVS Builders, Inc.*
Mr. Lawrence Surage	*Architect (not present)*
Mr. Dan Charletta, P.E.	*Structures International, Principal Engineer*

ITEMS EXCHANGED: Copy of the HARB report from Saris to Charletta

OBSERVATIONS & DISCUSSIONS:

The subject dwelling was originally constructed in 1926 and is a single-family residence of approximately 2,400 square feet over two stories. It is a wood framed structure over a crawl space. The photographs included in attached Exhibit A were taken during the observation and are referenced in this report.

At the time of this observation, all the windows, interior finishes, first floor decking, and joists had been removed (photographs 1 & 2). Per Saris, the original first floor joists had to be removed due to extensive deterioration from moisture rot and wood destroying organisms. There are multiple segments of interior load bearing walls that are awkwardly supported on concrete pad footings (photograph 3). The wall framing contains diagonal braces for lateral resistance (photograph 4). The existing foundations consist of concrete masonry (CMU) piers bearing on isolated concrete pad footings (photograph 5). There is no connection between the floor beams and the foundations.

The existing fireplace and chimney are a clay brick masonry structure that is finished with coquina on the exterior (photographs 6, & 7). Mortar joints that could be observed were found to exhibit varying degrees of deterioration from age (photograph 8 & 9). It is unclear how the chimney is anchored to the dwelling structure.

The permitted drawings, prepared by Surage and dated November 10, 2023, specify reconfiguration of space on both the first and second floors, as well as an addition at the rear of the dwelling. The Historical Architectural Review Board (HARB) met on February 20, 2025, and discussed the homeowner's application for partial demolition and work related to rehabilitation, including alterations to exterior siding, windows, roof, and removal of chimney and existing rear addition. In the HARB report dated February 24, 2025, HARB approved the following:

- Removal of the windows and standing seam metal roof.

- Replacement of exterior siding on the sidewalls and rear wall with Hardie in same reveal and matching corner boards and window frames.
- Maintain original / salvaged siding on the front of the dwelling including the porch.
- Retain the chimney or provide a structural engineer's report.

The project is classified as an alteration level 3 project per the Florida Building Code, Existing Buildings, (FEBC) 8th Edition (2023) as it includes a reconfiguration of space and impacts more than 50 percent of the building area. As such the code requires all existing lateral elements of the lateral force resisting system to comply with current building code provisions (§907.4). Additionally, Chapter 12 of the FEBC, which governs historic buildings, states that the objectives of this chapter of the code to be as follows (§1203.2):

1. *Preservation of the original qualities or character of a building, structure, site or environment shall be encouraged.*

2. *Removal or alteration of any historic material or distinctive architectural features shall be minimized.*

3. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.*

4. *A compatible use for a property that requires minimal alteration of the building, structure or site and its environment shall be encouraged.*

5. *New additions or alterations shall be designed and constructed in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired to the greatest degree possible.*

6. *Repairs, alterations, restorations, changes of occupancy, additions and relocations shall be guided by the recommended approaches in rehabilitation set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Appendix B).*

CONCLUSIONS & RECOMMENDATIONS:

It is my opinion that salvaging the existing dwelling structure, fireplace and chimney is cost-prohibitive and instead, a new structure should be designed and constructed in compliance with the Florida Building Code, Residential, 8th Edition (2023). This new dwelling design should provide an aesthetic that reflects that of the original dwelling, is in harmony with the neighborhood, and conform to the requirements of the HARB report. It is my opinion that a new dwelling can be designed to satisfy the intent of the six objectives stated in Chapter 12 (§1203.2) while using new framing and foundations.

At present time, the only original elements that are candidates to be salvaged, beyond some of the siding, are the framing members for the roof, second floor, walls, and first floor beams. All these framing elements will be obscured from view once new finishes are installed and, therefore, replacement with new framing members does not contradict objectives 1, 2, or 3 of Chapter 12 (§1203.2). The HARB report currently allows for all new windows and new siding on three sides of the dwelling. The current architectural drawings do not provide for the introduction of a proper moisture barrier, which is required, on the exterior of the existing dwelling structure and a reliable lateral load path, compliant with current code, would need to be established which will require modifications from the roof rafters down through the foundations. Salvaging the existing structure will also require temporary supports to allow new first floor joists to be installed.

With respect to the existing chimney, it will be challenging and expensive to retain considering the temporarily stabilization and rehabilitation required once the dwelling has been demolished. Instead, should a chimney be a requirement of the neighborhood aesthetic, a new chimney can be constructed with a matching coquina finish and geometry.

If you have any questions, or if I can be of any further assistance, please let me know.

Sincerely,

This document has been electronically signed and sealed by Daniel J. Charletta, PE. on the date shown using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Daniel J. Charletta, P.E.
Principal Engineer, Managing Member

(Attachments)

EXHIBIT A

PHOTOGRAPHS



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7

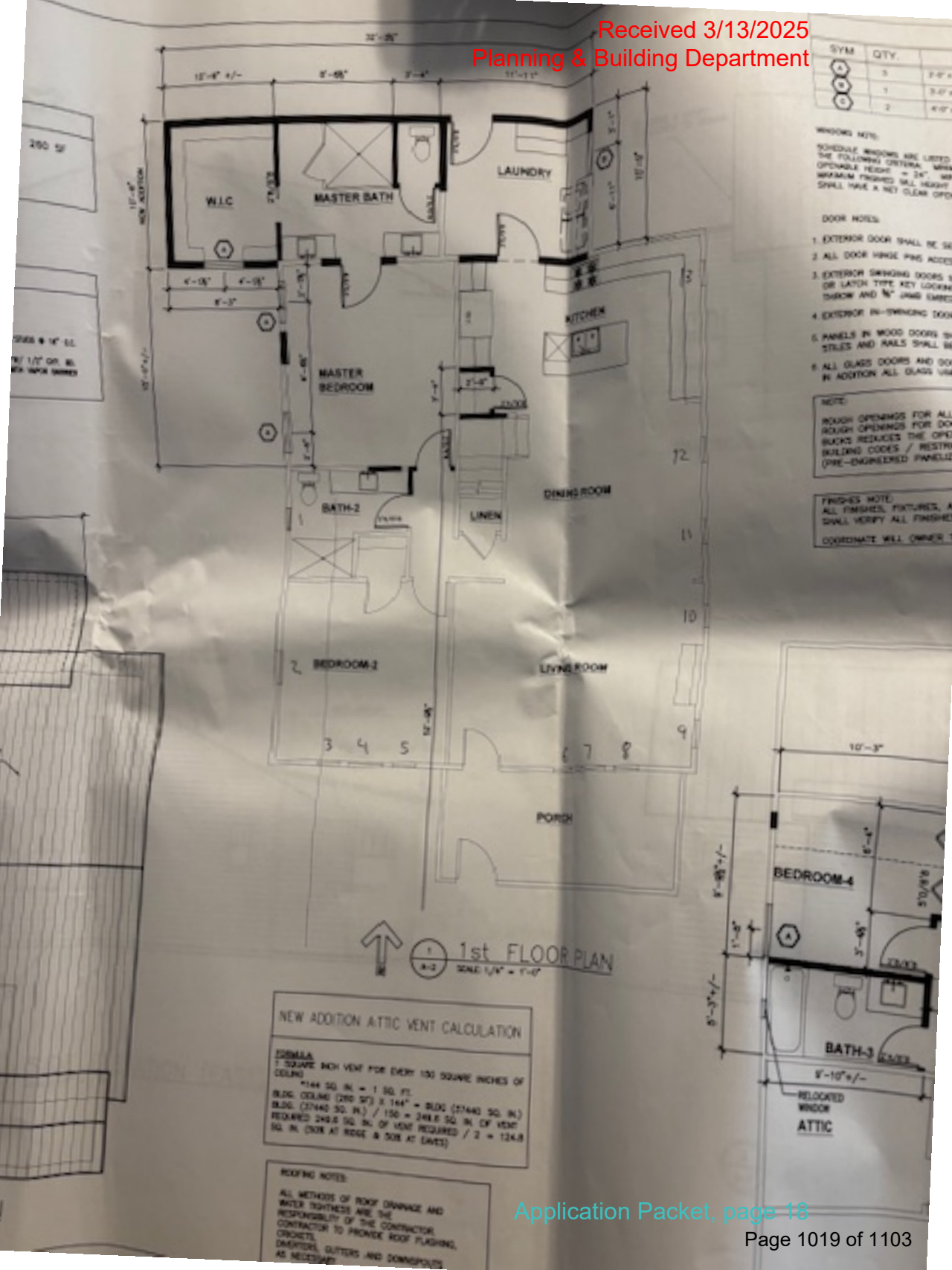


PHOTOGRAPH 8



PHOTOGRAPH 9

Received 3/13/2025
Planning & Building Department



October 7, 2024

AVS Builders
ATTN: Anthony V. Sarris
124 Spanish Oakes Ln
Saint Augustine, FL 32080

RE: Building Permit Application for 24 Macaris Street

To whom it may concern;

This letter is to inform you that I have determined that the above-mentioned application is considered a Substantial Improvement. This letter will outline as to what is required for a Substantial Improvement project and/or how to appeal the Substantial Improvement determination.

To make a determination if a project is a Substantial Improvement, it is my responsibility, as outlined in CoSA Ord. Section 8-419, to determine the fair market value of the structure and compare it to the cost to perform the improvement. If the cost equals or exceeds 50 percent of the fair market value, it is considered to be a Substantial Improvement and the entire structure will have to comply with all of the floodplain management requirements for new construction. The value that is used for the fair market value is the Building Value that is identified on the St. John's County Property Appraiser's website at the time of submittal. The information for this project is:

Fair market value:	$279,573
Cost of improvements:	$530,000
Percent improvement:	189.57%

The permit application will not be approved for issuance until the Substantial Improvement is addressed in accordance with CoSA Ordinances and the Florida Building Code, Existing Building. Below is a list of options as to how it can be addressed:

1. Provide an elevation certificate showing that the current finished floor elevation for both the house and garage are at or above the design flood elevation. The design flood elevation is one foot above the base flood elevation. The design flood elevation is 8' NAVD 1988 for this property.
2. If the finished floor elevation is below the design flood elevation, provide an elevation certificate showing the current finished floor elevation and engineer drawings on how the structure will be brought into compliance with the elevation requirements, either elevating the finished floor or dry-floodproofing.
3. Appeal the determination by providing a third-party appraisal of the structure only. The appraisal shall be performed and signed by a Florida licensed property appraiser.

For the structure to come into compliance with the floodplain management requirements, the finished floor elevation will have to be at or above the design flood elevation. Additionally, all equipment servicing the structure must be at or above the design flood elevation.

If you have any questions or concerns, feel free to contact me at the number below.

Respectfully,

R. "Buddy" Schauland, CBO, CFM
Building Official
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.209.4327 | Mobile: 904.495.6701
Email: rschauland@citystaug.com
Web: www.CityStAug.com

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.

PACETTI
HOME RENOVATIONS AND ADDITION

APPROVED

These plans have been reviewed for compliance with the City of St. Augustine Land Use & Development Codes. Any deviation from these plans or specifications related to the above codes must be reviewed and approved in advance in writing by the Planning & Building Department.
An approved set of these plans must be kept on the job site at all times.

Sarah Daugherty 11/14/2024

24 MACARIS ST.
ST. AUGUSTINE, FL

11.10.23

CONSTRUCTION DOCUMENTS

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

PROJECT NO P23102

INDEX OF DRAWINGS

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

STATE OF FLORIDA
LAWRENCE SURAGE
AR 95129
REGISTERED ARCHITECT

Approved
These plans have been reviewed and found to be in substantial compliance with the provisions of the 2023 Florida Building Code and the City of St. Augustine building ordinances. Any deviations or revisions to these plans must be approved by the City of St. Augustine Building Official.

Richard "Buddy" Schauland 11/12/2024

Condition: The A/C unit shall be elevated to a minimum of 9' NAVD 1988. A new elevation certificate shall be submitted showing the new elevation prior to the final inspection.

Provide Elevation Certificate prior to scheduling the final inspection. Minimum finished floor elevation must be at the Design Flood Elevation.

All construction shall comply with NPDES including the use of perimeter silt barrier fences, waste materials washout/containing pits, stabilized driveways during construction, silt protection of storm drains, waterways, unprotected slopes, and all stormwater systems.

GENERAL NOTES

CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL MECHANICAL AND ELECTRICAL OPENINGS AND MAKE PROVISIONS FOR FLOOR STUB UPS SLEEVES, ECT PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, COORDINATE FINISH MATERIALS SELECTED. IF DIFFERENT FROM THAT SHOWN ON ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.

INTERIOR DIMENSIONS SHOWN ARE TO THE FACE OF STUDS UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY THESE DIMENSIONS AND COORDINATE WITH SIZE AND TYPE OF STUD WALL AND FINISH MATERIALS USED (EG. PANELING, BRICK, STONE, VENEER. ETC.)

EXTERIOR DIMENSIONS SHOWN FOR DOOR AND WINDOW OPENINGS ARE TO THE CENTERLINE OF OPENING. CONTRACTOR/BUILDER TO VERIFY THESE DIMENSIONS AND COORDINATE WITH ACTUAL SIZE AND TYPE OF DOORS AND WINDOWS SELECTED.

DEVIATIONS FROM THE APPROVED PLANS, OR CHANGES REQUIRING FIELD MODIFICATION OF A STRUCTURAL NATURE ARE NOT PERMITTED. THE SELLER SHALL BE HELD HARMLESS FOR ANY SUCH FIELD MODIFICATIONS.

ALL PERMITS, LICENSES AND COMPLIANCE THEREOF SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE SELLER IS HELD HARMLESS IN ALL RESPECTS IN THE ACQUISITION OF THE AFOREMENTIONED.

ALL MATERIALS COVERED IN THESE GENERAL NOTES ARE NOT NECESSARILY USED ON A SPECIFIC MODEL. MATERIALS REQUIRED ARE AS SHOWN ON PLANS.

APPROVAL OF THE FLOOD PLAIN MANAGEMENT OF THE ENVIRONMENTAL DEVELOPMENT DIVISION, COUNTY ENGINEER FACILITIES CONTROL DISTRICT MAY BE REQUIRED. COORDINATE CHANGES IF REQUIRED WITH PLANS

GARAGE WALLS LESS THAN 3'–0" FROM PROPERTY LINE SHALL HAVE 1 HOUR EXTERIOR PROTECTION WITH NO OPENINGS.

DIMENSIONS WHEN SHOWN, TAKE PRECEDENCE OVER USING SCALE ON PRINTS.

ALL CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH APPLICABLE FEDERAL; STATE AMD ;PCA; CODES & ORDINANCES.

THESE DRAWINGS, PLANS AND CONTENTS REPRESENT PROPRIETARY MATERIAL AND ARE NOT TO BE COPIED OR REPRODUCED.

STEEL FRAMING MATERIAL IS SUPPLIED WITH AS MANY OF THE DIFFERENT ITEMS CUT TO LENGTH AS POSSIBLE WHERE LARGE QUANTITIES OF THE SAME PARTS ARE REQUIRED. OTHER SMALL QUANTITY PARTS, VARIABLE LENGTH PARTS, AND CLIPS, PLATES, ANGLES, ECT SHALL BE FIELD CUT FROM SUPPLIED STOCK LENGTH PARTS.

ALL MATERIAL MUST BE STORED IN A SECURED AREA AND ON A FLAT PLANE AND PROTECTED FROM CONDITIONS THAT MAY CAUSE ANY PHYSICAL DAMAGE. IF MATERIAL DAMAGE (E.G. REUSE, DENTED, BENT OR TWISTED) OCCURS, IT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER OR ARCHITECT TO DETERMINE WHAT IS DAMAGED. ANY DAMAGED MATERIAL SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY AND REPLACED BY THE CONTRACTOR/BUILDER.

NO DEVIATION FROM THESE PLANS WILL BE ACCEPTED. MODIFICATIONS TO PLANS, PREFABRICATED WALL PANELS, FLOOR TRUSSES, ROOF TRUSSES, OR ANY OTHER PREFABRICATED COMPONENT IS NOT PERMITTED.

SHEATHING NOTES

"WALL AND ROOF SHEATHING" MUST BE INSTALLED AS SHOWN. OMITTING SUCH MATERIAL VOIDS THE STRUCTURAL DESIGN OF THE HOME. MATERIALS SUBSTITUTED FOR THOSE SHOWN MUST HAVE EQUIVALENT DIAPHRAGM SHEAR STRENGTH AND STIFFNESS CHARACTERISTICS. OR THE CONTRACTOR MUST PROVIDE ADDITIONAL WIND BRACING AS REQUIRED BY THE CURRENT BUILDING CODE.

WHERE INDICATED AS "APA APPROVED" IN THESE DRAWINGS, "WALL SHEATHING" SHALL BE A MINIMUM 7/16 TH. THICK, EXPOSURE 1, SPAN RATED 24 / 16 BEARING AN APA APPROVED STAMP. VENEERED PLYWOOD, IF USED, SHALL BE A MINIMUM C–D, GROUP 1 WITH THE SAME RATING AS STATED ABOVE. FASTEN ROOF SHEATHING TO FRAMING MEMBERS WITH 8d NAILS OR #8–20 X 1–¼" LONG SELF–DRILLING SCREWS SPACED AT 12" O.C. IN FIELD OF PLYWOOD SHEETS AND 6" O.C. AT SEAMS AND EDGES OF PLYWOOD SHEET UNLESS NOTED OTHERWISE.

WHERE INDICATED AS "APA APPROVED" IN THESE DRAWINGS, "ROOF SHEATHING" SHALL BE A MINIMUM 7/16" THICK, EXPOSURE 1, SPAN RATED 24/16 BEARING AN APA APPROVED STAMP. VENEERED PLYWOOD, IF USED, SHALL BE A MINIM C–D, GROUP 1 WITH THE SAME RATING AS STATED ABOVE. FASTEN ROOF SHEATHING TO FRAMING MEMBERS WITH 8d NAILS OR #8–20 X 1–¼" LONG SELF–DRILLING SCREWS SPACED AT 12" O.C. IN FIELD OF PLYWOOD SHEETS AND 6" O.C. AT SEAMS AND EDGES OF PLYWOOD SHEET UNLESS NOTED OTHERWISE.

WHERE INDICATED AS "APA APPROVED' IN THESE DRAWINGS, "FLOOR DECKING" SHALL BE ¾" apa RATED STURD–I–FLOOR FOR MAXIMUM JOIST SPACING OF 24" O.C., TONGUE AND GROOVE DECKING SHALL BE GLUED TO JOIST USING ADHESIVES CONFORMING TO APA SPECIFICATIONS AFG–01. FASTEN FLOOR DECKING TO JOISTS USING #8–18 X 1 15 /16" LONG SELF–DRILLING SCREWS AT 12" O.C. IN FIELD OF PLYWOOD SHEET AND 6" O.C. AT SEAMS AND EDGES OF PLYWOOD SHEET. UNLESS NOTED OTHERWISE.

ABBREVIATIONS

ABOVE FINISHED FLOOR	A.F.F.
ACOUSTIC CEILING TILE	A.C.T.
ADJACENT	ADJ.
AIR HANDLER UNIT	A.H.U.
ALTERNATE	ALT.
ALUMINUM	ALUM.
APPROXIMATE	APPROX.
ARCHITECTURAL	ARCH.
ASPHALT	ASPH.
AUTOMATIC	AUTO.
BEAM	BM.
BENCH MARK	B.M.
BLOCKING	BLKG.
BOARD	BD.
BOTTOM	BOT.
BUILDING	BLDG.
CARD READER	C.R.
CARPET	CPT.
CEILING	CLG.
CENTERLINE	℄ or C.L.
CERAMIC TILE	C.T.
CLEAR	CL.
CENTER	CTR.
COLUMN	COL.
COMPRESSIBLE	COMP.
CONCRETE	CONC.
CONCRETE BLOCK	CONC. BLK.
CONCRETE MASONRY UNIT	CMU
CONNECTION	CONN.
CONTINUOUS	CONT.
CONTROL JOINT	C.J.
CORRIDOR	CORR.
CUBIC	CU.
DEGREE	DEG.
DETAIL	DET.
DIAMETER	DIA.
DIMENSION	DIM.
DIRECT–APPLIED EXTERIOR FINISH SYSTEM	D.E.F. S.
DISTANCE	DIST.
DIVIDER	DIV.
DOOR	DR.
DOWN	DN.
DRAWING	DWG.
DRINKING FOUNTAIN	D.F.
EACH	EA.
EXTERIOR INSULATION FINISH SYSTEM	EIFS
EXISTING DIMENSION	E.D.
ELECTRICAL	ELEC.
ELECTRICAL WATER COOLER	E.W.C.
ELEVATION	EL.
ENCLOSURE	ENCL.
EQUAL	EQ.
EQUIPMENT	EQUIP.
EXISTING	EXIST.
EXPANSION JOINT	E.J.
EXPOSED	EXP.
EXTERIOR	EXT.
FEET	FT.
FIELD VERIFY	F.V.
FINISH	FIN.
FIRE EXTINGUISHER CABINET	F.E.C.
FIRE EXTINGUISHER	F.E.
FIRE HOSE CABINET	F.H.C.
FIRE HOSE RACK	F.H.R.
FIXTURE	FIXT.
FLIGHT	FIDS
INFORMATION DISPLAY SYSTEM	
FLOOR	FL.
FLOOR DRAIN	F.D.
FLUORESCENT	FLUOR.
FRAME	FR.
GAUGE	GA.
GALVANIZED	GALV.
GLASS	GL.
GYPSUM BOARD	GYP.BD.
HARDWARE	HDW.
HEAD	HD.
HEIGHT	HT.
HOLLOW METAL	H.M.
HORIZONTAL	HORIZ.
INCHES	IN.
INSIDE DIAMETER	I.D.
INSULATION	INSUL.
INTERIOR	INT.
JANITOR	JAN.
JOINT	JT.
LAMINATED	LAM.
LAVATORY	LAV.
LINEAR FEET	L.F.
LOW POINT	L. PT.
MASONRY OPENING	M.O.
MATERIAL	MATL.
MAXIMUM	MAX.
MECHANICAL	MECH.
METAL	MTL.
MINIMUM	MIN.
MISCELLANEOUS	MISC.
MULLION	MULL.
NOMINAL	NOM.
NOT IN CONTRACT	N.I.C.
NOT TO SCALE	N.T.S.
NUMBER	NO.
ON CENTER	O.C.
OPENING	OPG.
OPPOSITE	OPP.
OUNCE	OZ.
OUTSIDE DIAMETER	O.D.
OVERALL	O.A.
PAIR	PR.
PANEL JOINT	P.J.
PLASTIC LAMINATE	PLAM
PLASTER	PLAS.
PLATE	PL.
PLUMBING	PLMBG.
PLYWOOD	PLYWD.
POLYVINYLCHLORIDE	P.V.C.
POINT	PT.
POUNDS	LBS.
POUNDS PER SQUARE INCH	PSI.
PRESSURE TREATED	P.T.
PROPERTY	PRPTY.
QUANTITY	QTY.
QUARRY TILE	Q.T.
RADIUS	R.
RECTANGULAR	RECT.
REINFORCEMENT	REINF.
REQUIRED	REQD.
REVISION	REV.
RIGHT HAND	R.H.
ROOF DRAIN	R.D.
ROOM	RM.
SEALED CONCRETE	S.C.
SCHEDULE	SCHED.
SECTION	SECT.
SHEET	SHT.
SIMILAR	SIM.
SQUARE FEET	S.F.
STAINLESS STEEL	S.S.
STANDARD	STD.
STATION	STA.
STEEL	STL.
STRUCTURAL	STRUCT.
SUSPENDED	SUSP.
SYMBOL	SYM.
TELEPHONE	TEL.
THICKNESS	THK.
TYPICAL	TYP.
UNDERWRITERS LABORATORIES UNLESS OTHERWISE NOTED	U.L. U.O.N.
VINYL BASE	V.B.
VERTICAL	VERT.
VINYL COMPOSITION TILE	V.C.T.
VINYL WALL COVERING	V.W.C.
VOLUME	VOL.
WATER CLOSET	W.C.
WEIGHT	WT.
WELDED WIRE FABRIC	W.W.F.
WOOD	WD.
WORKING POINT	W.P.

MATERIALS LEGEND

- CMU (CONCRETE MASONRY UNIT)
- CONCRETE
- WOOD BLOCKING
- BATT INSULATION
- RIGID INSULATION
- GYPSUM BOARD

PROJECT NOTES

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL COMPLETION AND PERFORMANCE OF THE CONTRACT FOR CONSTRUCTION. THE CONTRACTOR SHALL FURNISH ALL ITEMS OF MATERIALS AND LABOR REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

VERIFY ALL EXISTING GRADES, DIMENSIONS, CONDITION ETC. RELATED TO EXISTING CONSTRUCTION AND CONTOURING. NEW GRADES TO BE ESTABLISHED BETWEEN OWNER AND CONTRACTOR FOR PROPER DRAINAGE.

VERIFY EXACT LOCATIONS OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION. CAUTION SHALL BE TAKEN DURING EXCAVATION AND FOUNDATION WORK TO AVOID UTILITY LINES.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATORY AGENCIES. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN AND FIELD ADJUSTMENTS MADE ACCORDINALY.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY ERRORS THAT ARE NOT REPORTED.

THE DRAWINGS DOES NOT PROVIDE ANY FRAMING OR FINISH MATERIALS FOR INTERIOR OR EXTERIOR STAIR STRUCTURES, LANDINGS, HANDRAILS AND/OR GUARDRAILS OR ANY OTHER STAIR RELATED ITEMS. THE DESIGN AND CONSTRUCTION OF SUCH STAIR STRUCTURES MUST BE PROVIDED BY THE CONTRACTORS NECESSARY TO SATISFY LOCAL/GOVERNING BUILDING CODES/AUTHORITY.

THE DRAWINGS DOES NOT PROVIDE ANY FRAMING OR FINISH MATERIALS FOR FIREPLACES, CHIMNEYS, HEARTHS OR ANY OTHER FIREPLACE RELATED ITEMS. THE DESIGN AND CONSTRUCTION OF THE FIREPLACE MUST BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO SATISFY LOCAL/GOVERNING BUILDING CODES/AUTHORITY.

THE DRAWINGS DOES NOT PROVIDE ANY FRAMING OR FINISH MATERIAL FOR INTERIOR MILLWORK OR CASEWORK ITEMS, COUNTERTOP, HARDWARE OR ANY OTHER CABINETRY RELATED ITEMS. THE DESIGN AND CONSTRUCTION OF BUILT–IN'S MUST BE PROVIDED BY THE CONTRACTOR AS NECESSARY AND VERIFY WITH OWNER.

ATTIC VENTILATION TO BE PROVIDED AS NECESSARY TO COMPLY WITH LOCAL/GOVERNING BUILDING CODES/ AUTHORITY THE SPECIFIC SIZE AND NUMBER OR VENTS REQUIRED TO COMPLY WITH APPLICABLE CODES TO BE DETERMINED BY THE CONTRACTOR AND VERIFIED WITH LOCAL BUILDING OFFICIALS PRIOR TO CONSTRUCTION.

THE CONTRACTOR MUST PROVIDE SAFETY GLAZING AS NECESSARY TO COMPLY WITH LOCAL/GOVERNING BUILDING CODES. THE CONTRACTOR MUST VERIFY APPLICABLE CODES REQUIREMENTS AND SAFETY GLAZING LOCATIONS PRIOR TO CONSTRUCTION.

THE CONTRACTOR MUST PROVIDE ANY ADDITIONAL DRAWINGS, CALCULATIONS AND/OR SPECIFICATION FOR ANY MECHANICAL, ELECTRICAL AND/OR PLUMBING ITEMS WHICH MAY BE REQUIRED FOR PERMITTING AND/OR CONSTRUCTION.

ENERGY CALCULATIONS MUST BE PROVIDED BY OTHERS AS REQUIRED BY LOCAL/GOVERNING CODES/AUTHORITY.

ADDITONAL NOTES

CONTRACTOR TO INSTALL WATER RESISTANT GYPSUM BOARD AT ALL PLUMBING AREAS (WET WALLS).

MASONRY FIREPLACES AND HEARTHS ARE NOT PERMITTED ON FLOOR SYSTEMS. ALL FIREPLACES ARE TO BE FACTORY BUILT TYPE UNITS AND ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH UL 127 AND CHAPTER 10 OF THE 2003 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS FLOOR SYSTEM APPLICATIONS ARE DESIGNED TO SUPPORT 10 PSF DEAD LOAD, MAXIMUM.

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

PACETTI RESIDENCE RENOVATIONS AND ADDITION

24 MACARIS ST.
ST. AUGUSTINE, FL

STATE OF FLORIDA
LAWRENCE SURAGE
AR 95129
REGISTERED ARCHITECT

REVISIONS

DATE ISSUED: 11.10.2023

PROJECT NUMBER
P23102

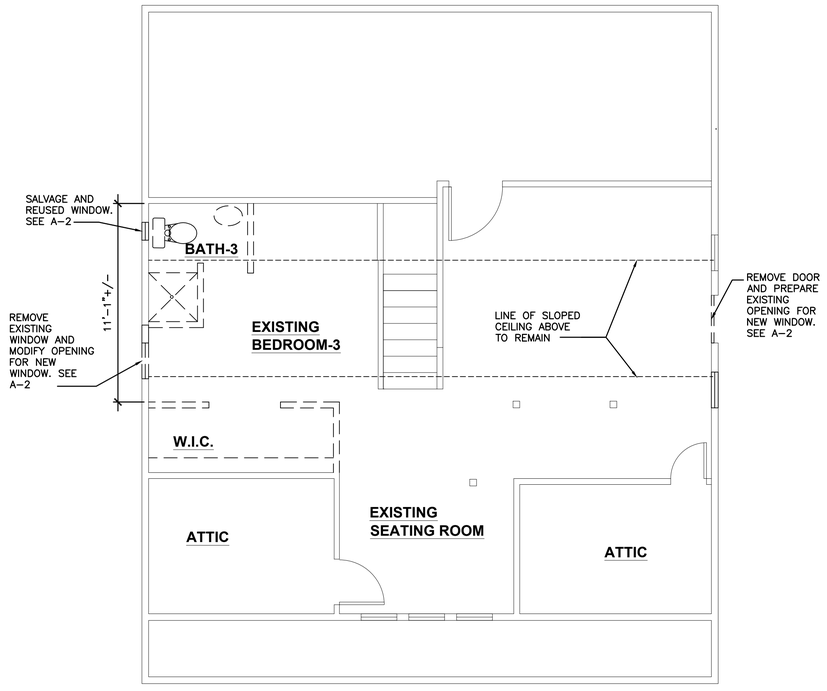
SHEET TITLE
GENERAL NOTES

SHEET NUMBER
A-0

WALL LEGEND

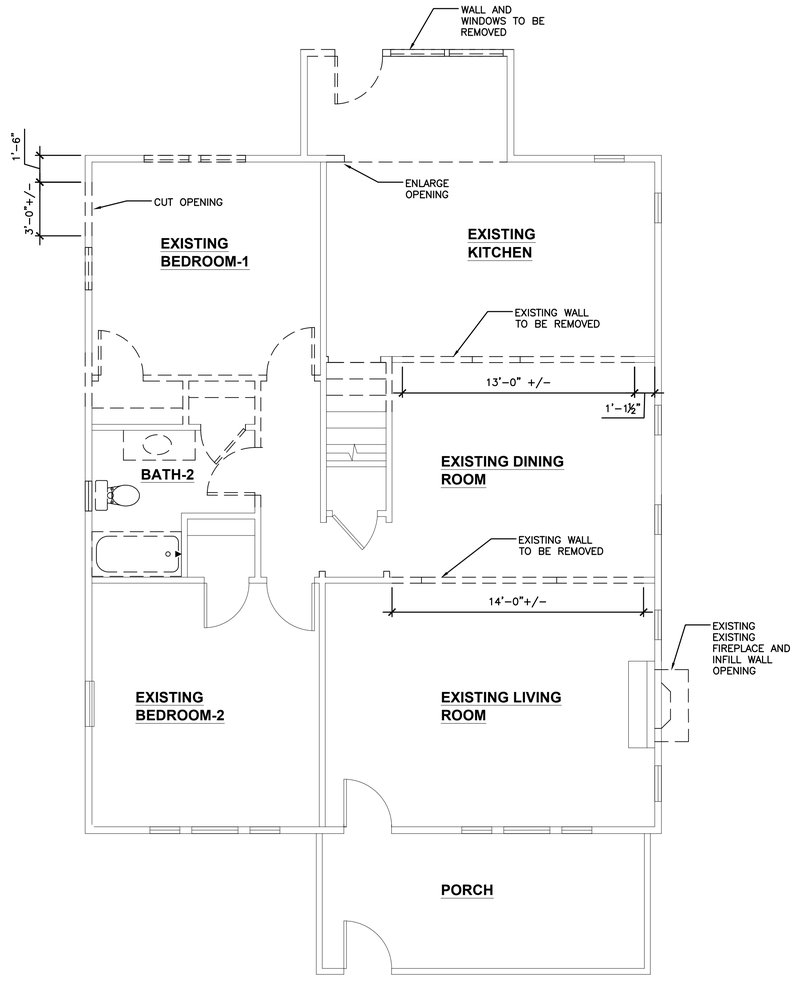
EXISTING BUILDING ELEMENTS TO REMAIN

EXISTING BUILDING ELEMENTS TO BE REMOVED



2 D-1 2nd DEMOLITION PLAN

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



1 D-1 1st DEMOLITION PLAN

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

S&A

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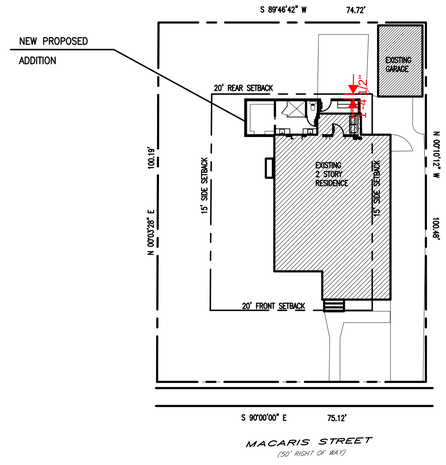
SHEET TITLE
DEMOLITION PLANS

SHEET NUMBER
D-1

LOT AREA TABULATION		
	AREA	PERCENTAGE
LOT AREA	7,527	(+/_)
EXISTING BUILDING COVERAGE	1,711 SF	22%
NEW BUILDING COVERAGE	260 SF	
TOTAL BUILDING COVERAGE	1,971 SF	26%
IMPERVIOUS COVERAGE	3,163 SF +/–	42%

NOTES

1. SETBACKS ARE MEASURED TO THE FURTHEST PROJECTION.
2. NEW ADDITION TOTAL HEIGHT 26'–10" +/–



1 / A–1 SITE PLAN
SCALE: 1" = 20'–0"

0 10' 20' 40'
SCALE: 1" = 20'–0"

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SHEET TITLE
SITE PLAN

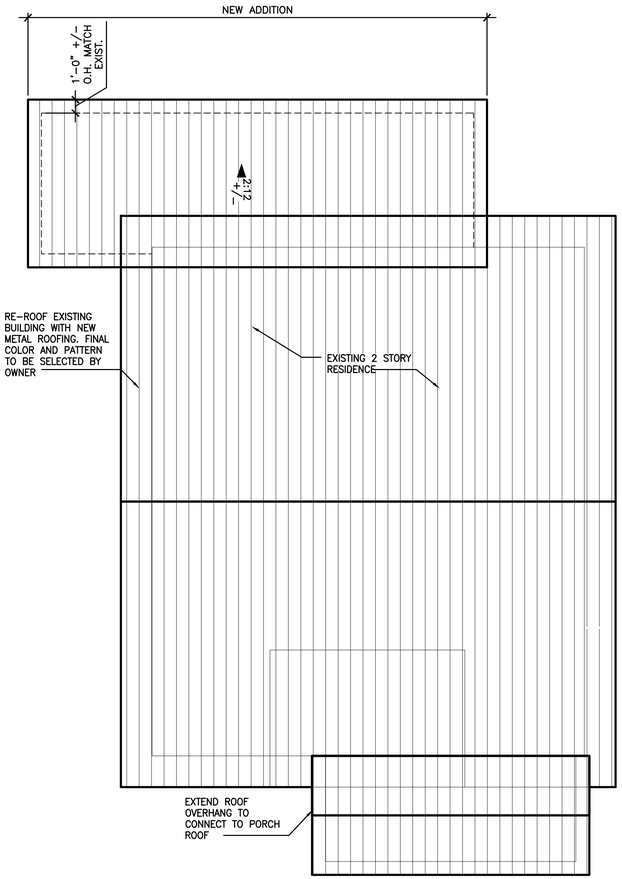
SHEET NUMBER
A-1

ADDITION AREA TABULATION

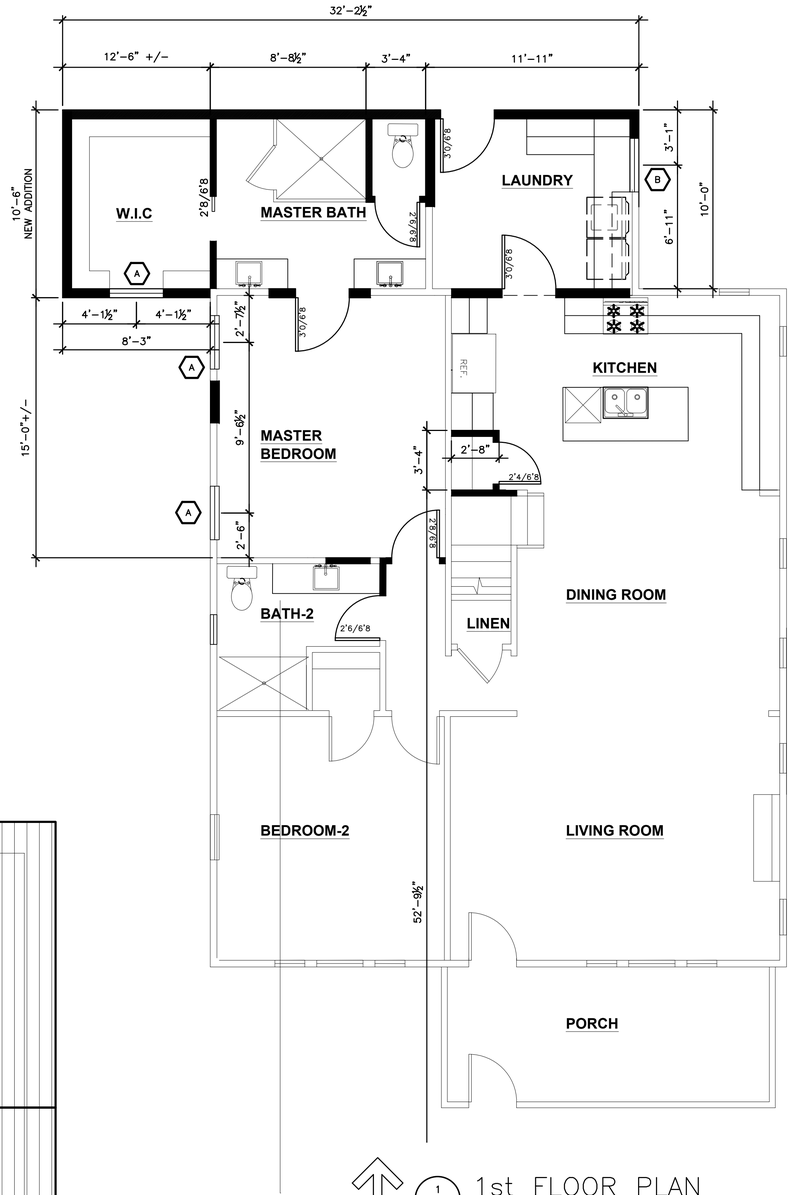
NEW ADDITION – CONDITIONED SPACE	260 SF

WALL LEGEND

- EXISTING BUILDING ELEMENTS TO REMAIN
- NEW INTERIOR PARTITIONS: 1/2" GYP. BD. ON 2x4 WOOD STUDS @ 16" O.C.
- NEW EXTERIOR WALL 2x6 WOOD STUDS WALL @ 16" O.C. W/ 1/2" GYP. BD. AT INTERIOR AND 7/16" EXTERIOR PLYWOOD SHEATHING WITH VAPOR BARRIER AND HARDI LAP SIDING TO MATCH EXISTING.



3 A–2 ROOF PLAN
SCALE: 3/16" = 1'–0"



N

1 A–2 1st FLOOR PLAN
SCALE: 1/4" = 1'–0"

NEW ADDITION ATTIC VENT CALCULATION

FORMULA:
1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (260 SF) X 144" = BLDG (37440 SQ. IN.)
BLDG. (37440 SQ. IN.) / 150 = 249.6 SQ. IN. OF VENT REQUIRED 249.6 SQ. IN. OF VENT REQUIRED / 2 = 124.8 SQ. IN. (50% AT RIDGE & 50% AT EAVES)

ROOFING NOTES:

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

WINDOW SCHEDULE

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

WINDOWS NOTE:

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

DOOR NOTES:

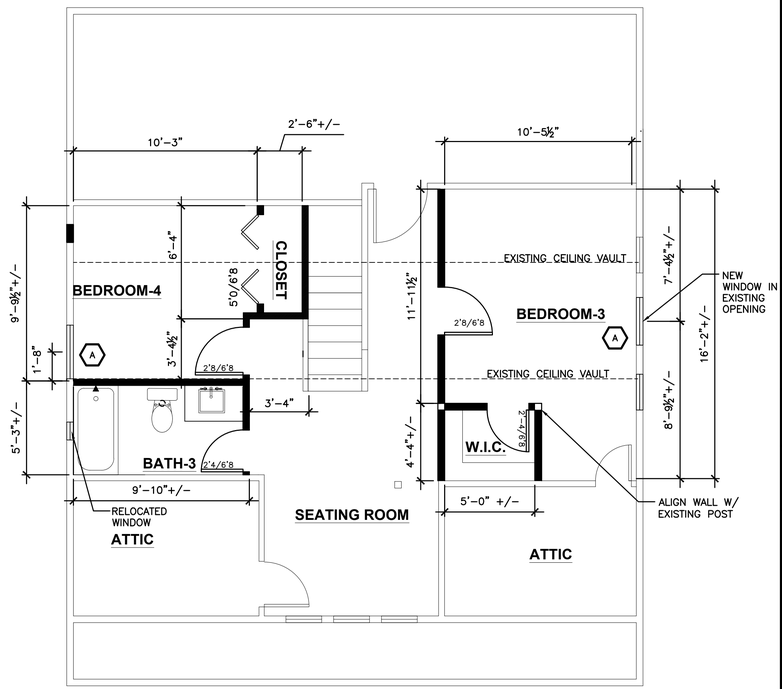
1. EXTERIOR DOOR SHALL BE SELF–CLOSING, TIGHT FITTING 1 ¾ MINMUM THICKNESS SOLID CORE.
2. ALL DOOR HINGE PINS ACCESSIBLE FORM THE OUTSIDE SHALL BE THE NON–REMOVABLE TYPE.
3. EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A LATCH AND KEY OPERATED DEADBOLT OR LATCH TYPE KEY LOCKING DEVICE DEADBOLTS SHALL HAVE A HARDENED INSERT 1" MINIMUM THROW AND ⅝" JAMB EMBEDMENT.
4. EXTERIOR IN–SWINGING DOORS SHALL HAVE ONE PIECE OR RIVETED DOOR STOPS.
5. PANELS IN WOOD DOORS SHALL BE MINIMUM ⅝" THICK AND NOT MORE THE 30 SQ. IN IN AREA STILES AND RAILS SHALL BE A MINIMUM 1 ⅜" THICK AND 3" IN WIDTH.
6. ALL GLASS DOORS AND DOOR PANELS SHALL BE SAFETY–GLAZED WITH TEMPERED GLASS IN ADDITION ALL GLASS USED WITHIN 24" DOORS SHALL BE TEMPERED.

NOTE:

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

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

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



N

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

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

PACETTI RESIDENCE RENOVATIONS AND ADDITION

24 MACARIS ST.
ST. AUGUSTINE, FL

STATE OF FLORIDA · LAWRENCE SURAGE · AR 95129 · REGISTERED ARCHITECT

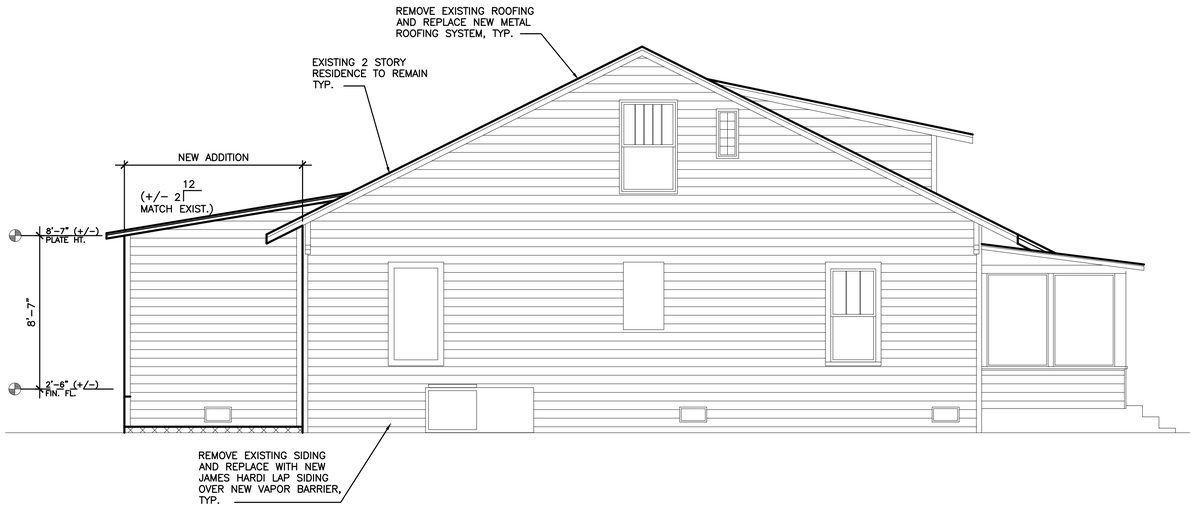
REVISIONS

DATE ISSUED: 11.10.2023

PROJECT NUMBER
P23102

SHEET TITLE
1ST AND 2ND FLOOR PLAN

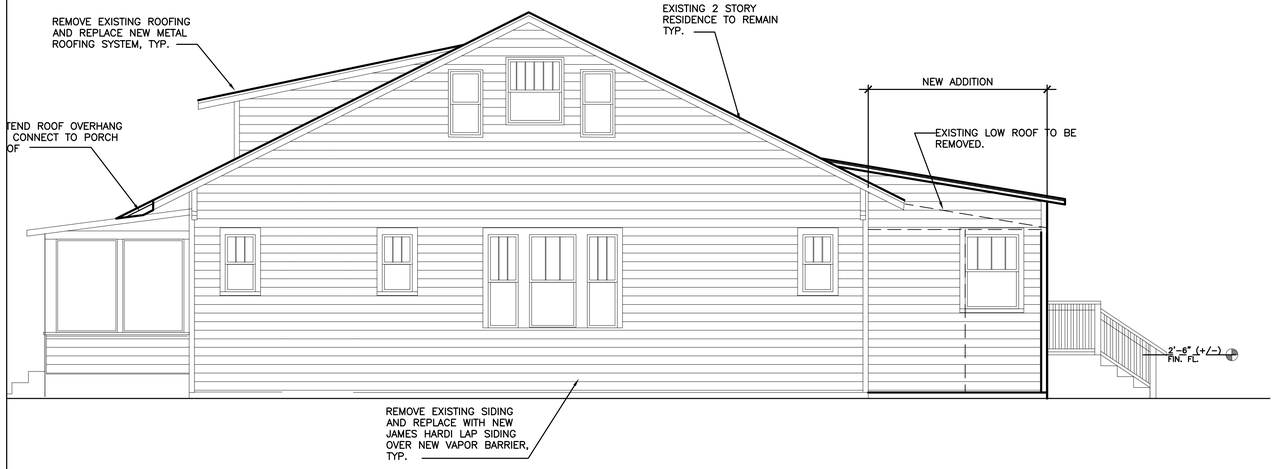
SHEET NUMBER
A-2



2 A-4 SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



1 A-4 FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



4 A-4 SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



3 A-4 REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

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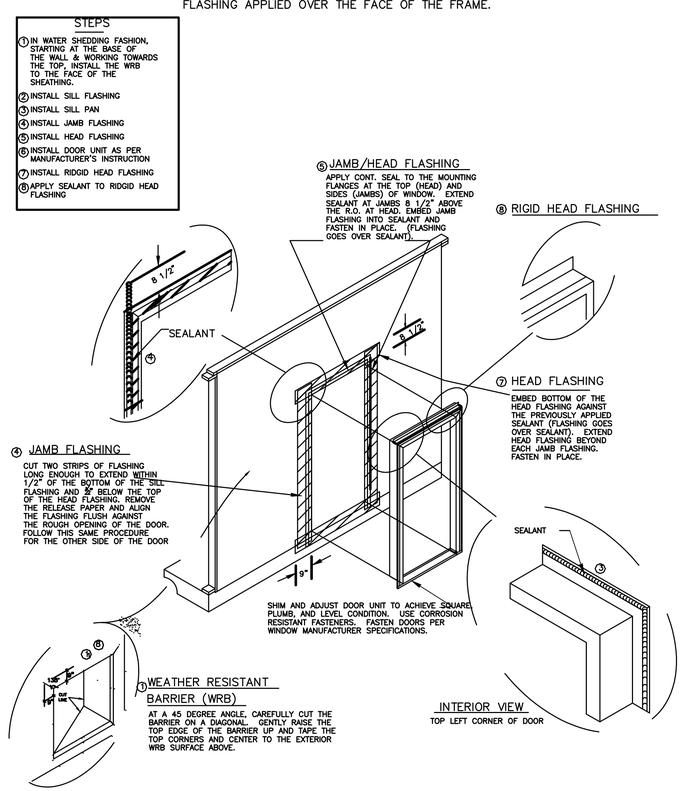
PROJECT NUMBER
P23102

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

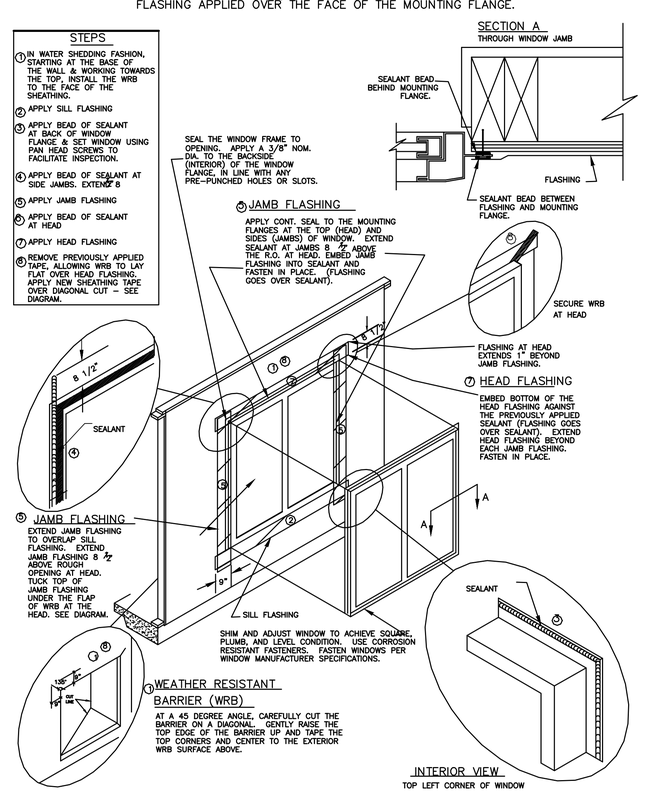
DOOR INSTALLATION
WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE DOOR INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE FRAME.

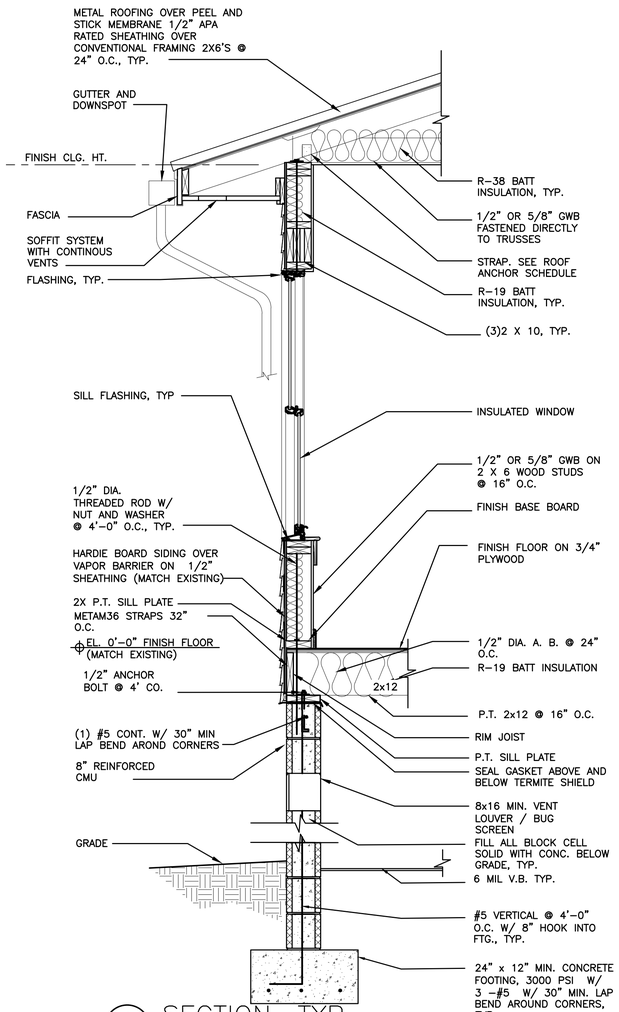
STEPS
1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. INSTALL SILL FLASHING
3. INSTALL SILL PAN
4. INSTALL JAMB FLASHING
5. INSTALL HEAD FLASHING
6. INSTALL DOOR UNIT AS PER MANUFACTURER'S INSTRUCTION
7. INSTALL RIDGID HEAD FLASHING
8. APPLY SEALANT TO RIDGID HEAD FLASHING



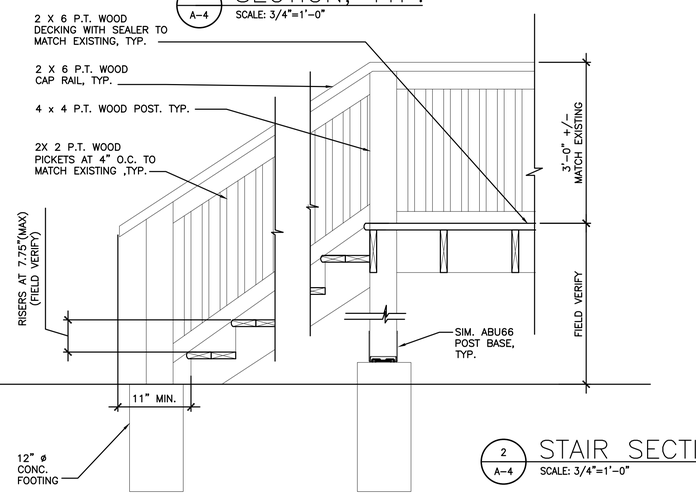
WINDOW INSTALLATION (METHOD A–1)
WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

STEPS
1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. APPLY SILL FLASHING
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8
5. APPLY JAMB FLASHING
6. APPLY BEAD OF SEALANT AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT – SEE DIAGRAM.



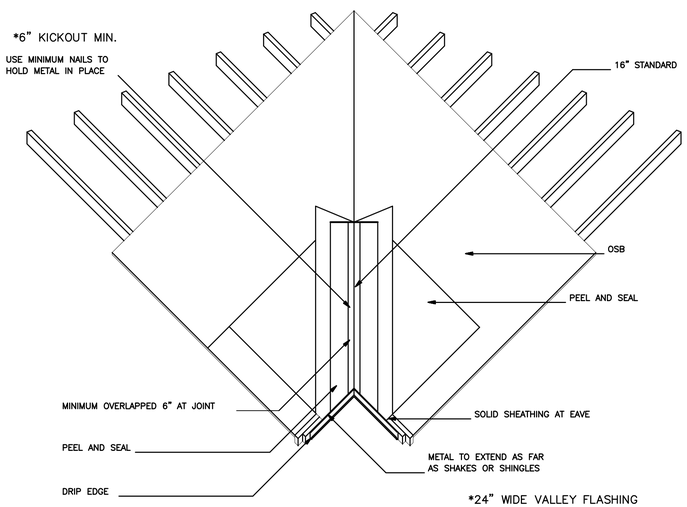


1 / A–4 SECTION, TYP.
SCALE: 3/4"=1'–0"



2 / A–4 STAIR SECTION
SCALE: 3/4"=1'–0"

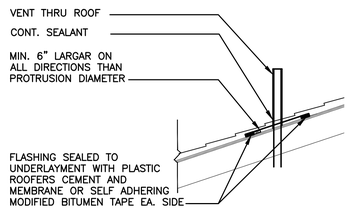
4 / A–4 DOOR DETAIL, TYP.
SCALE: NTS



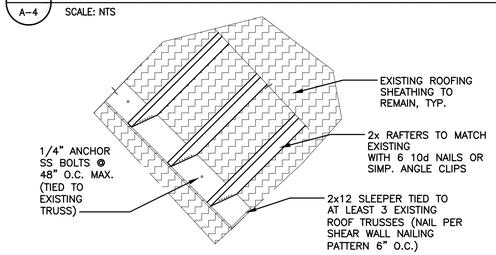
*24" WIDE VALLEY FLASHING
VALLEYS WILL BE INSTALLED PER SECTION R905.2.8.2 OF THE FLORIDA BUILDING CODE

6 / A–4 ROOF VALLEY FLASHING DETAIL
SCALE: NTS

3 / A–4 WINDOW DETAIL, TYP.
SCALE: NTS



5 / A–4 TYPICAL PIPE PENETRATION DETAIL
SCALE: NTS



7 / A–4 TYP. ROOF SLEEPER DETAIL
SCALE: NTS

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PROJECT NUMBER
P23102

SHEET TITLE
SECTIONS AND DETAILS

SHEET NUMBER
A-4

DESIGN SPECIFICATIONS:

DESIGN CODE: 2023 FLORIDA BUILDING CODE (FBC)
OCCUPANCY: RESIDENTIAL GROUP R-3 (ONE AND TWO-FAMILY DWELLINGS)
CONSTRUCTION: TYPE V, UNPROTECTED
BASIC WIND SPEED: Vult= 130 MPH Vall= 101 MPH
RISK CATEGORY: II
WIND EXPOSURE: C
INTERNAL PRESSURE COEFFICIENT: ± 0.18 ENCLOSED BUILDING
MAXIMUM DESIGN WIND PRESSURES (PSF):

OPENING SIZE (SF)	EDGE ZONES (3'-0" FROM OUTSIDE CORNERS)	INTERIOR ZONE
0-10	+30.4 and (-)40.7	+30.4 and (-)33.0
11-20	+29.0 and (-)38.0	+29.0 and (-)31.6
21-51	+27.2 and (-)34.3	+27.2 and (-)29.8
51-100	+25.9 and (-)31.6	+25.9 and (-)28.4
>100	+22.7 and (-)25.2	+22.7 and (-)25.2

DESIGN LIVE LOADS:
ROOF: 20 PSF
FLOORS/STAIRS: 40 PSF

DESIGN DEAD LOADS:
ROOF: 15 PSF
PARTITION: 20 PSF
FLOORS: 10 PSF

NOTE: THE ASCE 7-22 LOAD RESISTANT FACTORED DESIGN (LRFD) COMPONENT AND CLADDING PRESSURES LISTED ABOVE MAY BE MULTIPLIED BY 0.6 (IN ACCORDANCE WITH ASCE 7-22 AND THE 2023 FLORIDA BUILDING CODE) TO OBTAIN THE UN-FACTORED ALLOWABLE STRESS DESIGN (ASD) PRESSURES. THE (ASD) PRESSURES MAY BE USED FOR SELECTION OF THE COMPONENTS & CLADDING ELEMENTS OF THE STRUCTURE ONLY IF THE DESIGN PRESSURES LISTED BY THE MFG. HAVE NOT BEEN FACTORED.

SOILS:

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

FOOTINGS AND FOUNDATIONS:

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

MASONRY STEMWALLS:

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

CONCRETE:

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

SLAB ON GRADE

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

STEEL REINFORCEMENT:

REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60 STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH FBC, ACI 318 AND AS NOTED IN THESE PLANS.
CONCRETE COVER SHALL BE IN ACCORDANCE WITH FBC AND AS FOLLOWS:
3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
2" FOR CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
1-1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
VERTICAL AND HORIZONTAL REINFORCEMENT WILL BE LAPPED FOR 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESORIES DURING PLACING OF CONCRETE. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE AS FOLLOWS:
MASONRY: 48 BAR DIA.
CORNER REINFORCEMENT SHALL BE LAPPED 30".

MASONRY:

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

VERTICAL FRAMING:

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

**CONVENTIONAL STRAPPING:

WHERE "CONVENTIONAL STRAPPING IS SHOWN ON THESE PLANS, USE THE FOLLOWING:
SIMPSON SPH TOP AND BOTTOM OF EACH STUD W/ (6) 10d NAILS EACH END OF EACH STRAP @ EACH END OF EACH WALL, EACH KING STUD, AND @ MAX 32" O.C. . FIRST FLOOR SILL PLATES TO FOUNDATION W/ ½" ANCHOR BOLTS AT MAX 32" O.C. . SECOND FLOOR SILL PLATES TO FLOOR BEAMS WITH (2) .131X3" NAILS @ 12" O.C. & SECOND FLOOR WALL STUDS TO BEAMS BELOW W/ SIMPSON CS16 OR MSTA24 STRAPPING W/ (7) 10Dx1.5" NAILS EACH END OF EACH STRAP @ EACH END OF EACH WALL, EACH KING STUD, AND @ MAX 32" O.C.

THREADED ROD:

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

WOOD:

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

FLOOR JOISTS BRIDGING AND BLOCKING:

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

FLOOR JOISTS NOTCHING AND BORING:

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

STEEL:

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

SUBFLOORS:

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

ANCHOR BOLTS:

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

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

METAL CONNECTORS:

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

HEADERS/JACK STUDS:

REFER TO THESE PLANS FOR HEADER AND JACK STUD REQUIREMENTS.

ROOF SHEATHING AND DIAPHRAM ATTACHMENT:

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

EXTERIOR WALL & INTERIOR SHEARWALL SHEATHING:

PROVIDE APA RATED SHEATHING WHERE STUCCO, BRICK OR STONE VENEER, OR HARDIPLANK LAP SIDING ARE INDICATED ON PLANS.
PROVIDE APA RATED SHEATHING AT INTERIOR SHEARWALLS.
FASTEN 7/16" MIN. THICK SHEATHING W/ 8D COMMON NAILS SPACED 6" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS, APPLIED HORIZONTALLY. REDUCE NAIL SPACING TO 3" O.C. AROUND ALL OPENINGS. USE 3" EDGE NAILING IN THE LOWER TOP PLATE ON ALL EXTERIOR WALLS.
SW-3 INDICATES 3" O.C. NAILING IS ALSO REQUIRED AT THE BOTTOM AND SIDE EDGES OF THE SHEATHING.

POST AND BEAM FRAMING:

ATTACH HEADERS TO POSTS W/ (2) SIMPSON CS16 OR MSTA24 FLAT STRAPS W/ (7) 10Dx1.5" NAILS TO HEADER AND (7) 10Dx1.5" NAILS TO POST.
NOTCH HEADERS UNDER TOP PLATES AND BEAR-ON-JACK STUDS OR USE SIMPSON HUC410 HANGER W/ (8) 16D TO WALL (8) 16D TO HEADER.
ANCHOR POSTS TO FOUNDATION W/ SIMPSON ABU POST BASE W/ (1) ⅝" THREADED ROD SET 7" INTO FOOTING AND (12) 16D NAILS TO POST OR USE (1) SIMPSON HTT16 W/ (1) ⅝" THREADED ROD SET 7" INTO FOOTING (18) 16D NAILS TO POST.

ROOF AND CEILING FRAMING:

ROOF ASSEMBLIES SHALL BE IN ACCORDANCE WITH FBC.
ALL CONVENTIONAL FRAMING SHALL BE SYP #2. REFER TO TRUSS SHOP DRAWINGS FOR TRUSS DETAILS. PROVIDE 1X4 PULIN BRACING ABOVE THE BOTTOM CHORD OF ROOF TURSSES AT THE SPACING INDICATED IN THE SHOP DRAWINGS. FASTEN W/ (2) 6D NAILS AT EACH TRUSS. PROVIDE SOLID BLOCKING AT ROOF SHEATHING JOINTS IN THE FIRST TWO RAFTERS OR TRUSS SPACES FROM THE GABLE ENDS.

GABLE ENDWALLS:

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

GROUT:

THE GROUT SHALL BE IN ACCORDANCE WITH ASTM C 476 AND SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/8" PLACED AT AN 8" TO 11" SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C 1019.

LAMINATED WOOD FRAMING:

FABRICATION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APA AND THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION:
MINIMUM ALLOWABLE STRESSES SHALL HAVE THE FOLLOWING PROPERTIES AND SHALL BE A DRY USE CONDITION:
GRADE: 2.0 E
FLEXURAL STRESS: 2800 PSI

MASONRY CONSTRUCTION:

CONCRETE MASONRY UNITS: SHALL BE HOLLOW UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI WHEN USING TYPE M OR S MORTAR (ASTM C 270)
IN ACCORDANCE WITH ACI 530, THE 1900 PSI BLOCK IN COMBINATION WITH TYPE M OR S MORTAR PROVIDES A DESIGN COMPRESSIVE STRENTH (f'm) OF 1500 PSI.

SEE SECTION ABOVE FOR GROUT SPECIFICATIONS

DEFINITIONS:
GROUT POUR HEIGHT – THE TOTAL HEIGHT OF MASONRY TO BE GROUTED PRIOR TO ERECTION OF ADDITIONAL MASONRY.
GROUT POUR – CONSISTS OF ONE OR MORE GROUT LIFTS.
GROUT LIFT – THE LAYER OF GROUT PLACED IN A SINGLE CONTINUOUS OPERATION AND IS LIMITED TO 5 FEET (1524 MM).
RODDING – THE ACT OF COMPACTING FRESHLY POURED CONCRETE OR GROUT IN ITS FORM BY FREEING THE MASS OF AIR POCKETS WITH REPEATED STABS OF A ROD.
PUDDLING – THE PROCESS OF INDUCING COMPACTION OF GROUT BY USE OF A TAMPING ROD.
PUDDLE – THE ACT OF WORKING CONCRETE TO ELIMINATE HONEYCOMB, AND TO PRODUCE A DENSER MASS.
PUDDLE STICK – A STICK OR ROD USED TO CONSOLIDATE GROUT BY HAND.

MASONRY CONSTRUCTION AND INSPECTION GUIDELINES:
1. LAY UP MASONRY IN RUNNING BOND FOR SIZES AND REINFORCING PER PLANS AND ELEVATIONS.
2. FACE SHELLS OF BED JOINT SHALL BE MORTARED.
3. WEBS SHALL BE MORTARED AT CELLS TO BE GROUTED.
4. VERTICAL CELLS ARE TO BE ALIGNED WHERE THEY ARE TO BE GROUT FILLED UNLESS BOND IS SHIFTED DUE TO SITE CONDITIONS.
5. INSTALL HORIZONTAL JOINT REINFORCING AT 16 INCHES (407 MM) ON CENTER STARTING FIRST BLOCK ABOVE FOUNDATION.
6. MAINTAIN MINIMUM OF 1/2 INCH (12.7 MM) COVER ON JOINT REINFORCING TO EXTERIOR AND REINFORCING SHALL BE EMBEDDED IN MORTAR.
7. GROUT SPACES BOTH VERTICAL AND HORIZONTAL ARE TO BE SUBSTANTIALLY FREE OF DROPPINGS, DEBRIS, LOOSE AGGREGATE AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT.
8. INSTALL REINFORCING IN GROUT CELLS PRIOR TO GROUTING.
9. GROUT SPACES ARE TO BE INSPECTED PRIOR TO PLACING GROUT.
10. FILL CELLS AS NOTED ON THE PLANS, ELEVATIONS AND DETAILS.
11. PLACE GROUT IN LIFT TO 60 INCHES IN HEIGHT (CLEAN OUT HOLES ARE NOT REQUIRED).
12. A REINFORCING BAR MAY BE USED TO ROD GROUT IN CELL, TO ENSURE THERE ARE NO VOIDS IN GROUT.
13. PLACE REINFORCING APPROXIMATELY 1 INCH (25 MM) TO THE SIDE OF DOWEL IN CELL (ACI 530-1.12.3.3)
14. GROUT SHOULD SET IN APPROXIMATELY 90 MINUTES DEPENDING ON GROUT SLUMP AND WEATHER CONDITIONS.
15. DO NOT BEND OR MOVE REINFORCEMENT AFTER GROUT HAS SET.
16. FILL ALL CELLS SOLID BELOW FINISH FLOOR ELEVATION.
17. PROVIDE LEVEL "B" QUALITY ASSURANCE, AS PER ACI 530-05 TABLE 1.15.2.

TOLERANCES
CENTER REINFORCING:
CENTERLINE LOCATION SHOULD BE WITHIN 1/2 INCH (13MM) OF CENTER OF MASONRY.
HORIZONTAL LOCATION SHALL BE WITHIN 2 INCHES (51 MM) OF THE CENTER OF THE CELL.
REINFORCING SHALL MAINTAIN POSITION WITHOUT BEING TIED.
DO NOT MOVE REINFORCING AFTER INITIAL SET OF GROUT.

REINFORCING AT EACH FACE:
MAINTAIN AT LEAST 1/4 INCH (6 MM) CLEAR OF MASONRY FOR FINE GROUT AND 1/2 INCH (13 MM) FOR COARSE GROUT.
REINFORCING SHALL BE PLACED 1 INCH CLEAR TO THE SIDE OF THE DOWELS.

BOND BEAMS:
HORIZONTAL REINFORCING SHALL BE 1/4 INCH (6 MM) CLEAR OF MASONRY FOR FINE GROUT AND 1/2 INCH (13 MM)FOR COARSE GROUT.
KNOCK OUT WEB BLOCKS SHALL BE USED FOR BLOCK AT THE TOP AND/OR THE BOTTOM OF THE BOND BEAMS, DEPENDING ON THE LOCATION.
WIRE MESH OR SOME OTHER MEANS SHALL BE USED TO PREVENT GROUT FROM ESCAPING FROM THE BOTTOM OF THE BOND BEAMS INTO CELLS WITHOUT VERTICAL REINFORCING.

DEEP FOUNDATIONS:

SHOULD DEEP FOUNDATIONS BE USED WITHIN THIS DESIGN, A LICENSED MATERIAL TESTING AGENCY SHALL VERIFY THE MIN. REQUIRED PILE LOADS AS SPECIFICED ON THE PLANS. A LOAD TEST WILL BE REQUIRED TO VERIFY CONDITIONS.

GENERAL NOTES

1. CODES USED: 2023 FLORIDA BUILDING CODE, ACI, NDS, APA AND ASCE-7-22. ALL LATEST EDITIONS USED.
2. ALL DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THE WORK.
3. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. DETAILS FOUND WITHIN THESE DRAWINGS SHALL BE ASSUMED TO BE TYPICAL DETAILS FOR THIS JOB ONLY. DETAILS SHALL GOVERN CONSTRUCTION FOR THIS JOB UNLESS OTHERWISE NOTED ON THE PLANS.
5. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS. IF DIMENSIONS CANNOT BE DETERMINED FROM THE ARCHITECTURAL PLANS, CONTACT THE ENGINEER OF RECORD.

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PONTE VEDRA, FL 32081
904-347-1811
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PACETTI RESIDENCE RENOVATIONS AND ADDITION

24 MACARIS ST.
ST. AUGUSTINE, FL

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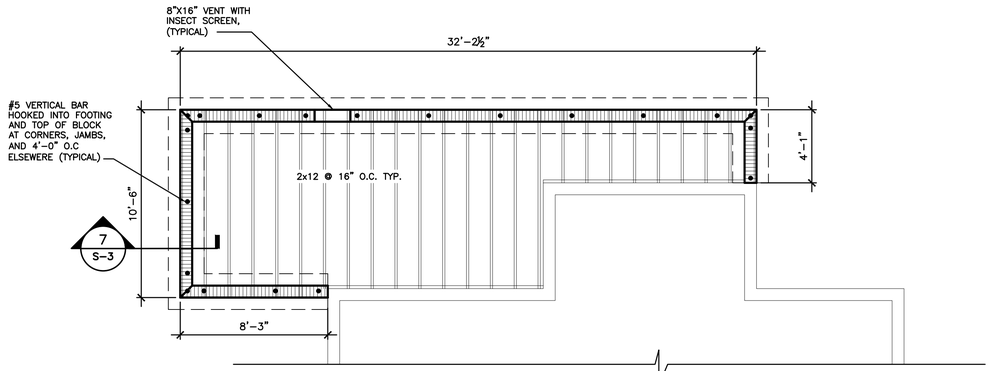
REVISIONS

DATE ISSUED: 11.10.2023

PROJECT NUMBER
P23102

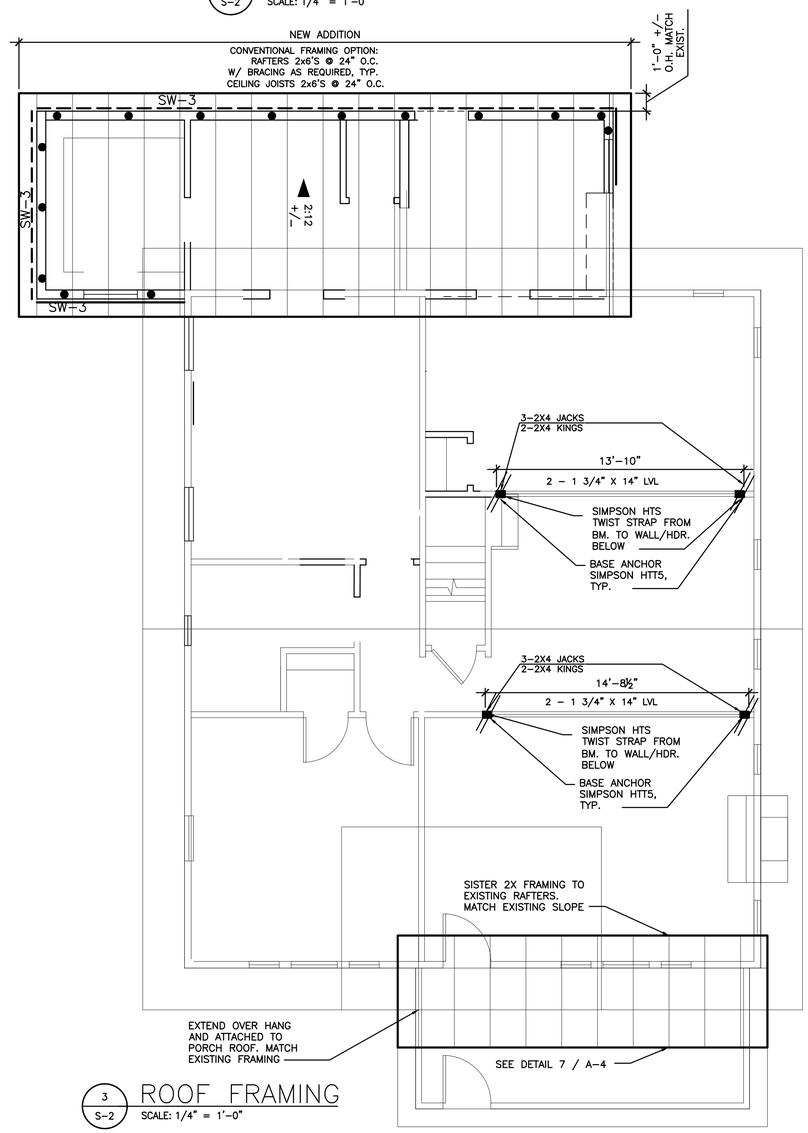
SHEET TITLE
GENERAL NOTES

SHEET NUMBER
S-1



1 S-2 FOUNDATIONS AND FLOOR FRAMING PLAN

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



3 S-2 ROOF FRAMING

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

CONVENTIONAL FRAMING NOTES:

1. ALL CONVENTIONAL FRAMING SHALL BE SYP. NO. 2 OR BETTER.
2. ALL RAFTERS SHALL BE 2X10" s @ 16" O.C. U.N.O.
3. FASTEN ALL RAFT. TO PLATES WITH SIMP. H8 CLIPS w/ (5) 10d X 1.5" NAILS EACH END FOR SPANS UP TO 10 FT.
4. FASTEN ALL RAFTERS AT RIDGES WITH 2X6 COLLAR TIES. FACE-NAIL COLLAR TIES TO RAFTERS WITH (5) .131 X 3" NAILS.
5. FASTEN ALL JACK RAFT. TO HIPS AND VALLEYS w/(5) .131 X 3" TOE-NAILS.
6. ALL RIDGES, HIPS AND VALLEYS SHALL BE ONE (1) NOM. SIZE LARGER THAN ADJOINING RAFTERS U.N.O.
7. FASTEN RAFTERS TO CEILING JOISTS WITH (5) .131 X 3" NAILS.
8. FASTEN RAFTERS AND CEILING JOISTS TO PLATES WITH (3) .131 X 3" TOE-NAILS.
9. FASTEN ALL HIP AND VALLEYS TO PLATES WITH (2) SIMP. MTS12 TWIST STRAPS w/(7) 10d X 1.5" NAILS EACH END OF EACH STRAP.
10. FASTEN NAILERS TO EA. RAFTER W/ (3) 16d NAILS OR W/ ¼"ø WASHERS & #8X3" SCREWS.
11. BENEATH EACH HIP OR VALLEY TO PLATE CONN. USE MIN. (2) SYP.#2 STUDS BENEATH.
12. FROM POST TO PLATE/WALL, STRAP DOWN W/ (2) MSTA24 FLAT STRAPS.
13. ALL INTERIOR WALLS WITH POST FROM ABOVE TO BE STRAPED TO FDN. W/ CONVENTIONAL STRAPPING. SEE GENERAL NOTES.

SYMBOL KEY

- ● ½" DIA. THREADED ROD LOCATION W/ 3X3X¼" WASHER @ 48" O.C. & ON EA. SIDE OF EA. OPENING & AT ENDS OF EA. WALL & WHERE SHOWN
- // FASTEN (2) SIMPSON MSTA36 FLAT STRAPS
- △ SIMPSON HTS TWIST STRAP FROM BM. TO WALL/HDR. BELOW
- SW-3 SHEARWALL W/ 3" NAILING PATT. (SEE GENERAL NOTES)

TRUSS UPLIFT SCHEDULE:

USE (2) SIMPSON H8'S EA. END OF EACH TRUSS TYP.

FRAMING NOTES:

ALL EXTERIOR WALLS ARE 2X6 U.N.O., SEE ARCH. PLAN AND GENERAL NOTES.

ROOF TRUSS HURRICANE CLIP SCHEDULE FOR FRAMING

HURRICANE STRAPS ARE REQUIRED TO ATTACH EACH ROOF TRUSS TO THE WALL. LOCATE TYPICALLY AT EACH BEARING POINT OF EACH TRUSS TO HANDLE UPLIFT. CHOOSE CLIP FROM TABLE BELOW BASED ON THE UPLIFT REQUIREMENTS FROM THE MANUFACTURER. UNLESS NOTED OTHERWISE ON PLANS.

MARK	
1/H2.5	INDICATES 1-SIMPSON H2.5 HURRICANE TIE NAILED WITH 8-8D COMMON NAILS
2/H2.5	INDICATES 2-SIMPSON H2.5 HURRICANE TIE NAILED WITH 8-8D COMMON NAILS
1/MTS18	INDICATES 2-SIMPSON MTS18 TWIST STRAP NAILED WITH 14-10D X 1 1/2" NAILS
MFG	INDICATES TRUSS CONNECTION DESIGNED BY MANUFACTURER
2/MTS18	INDICATES 2-SIMPSON MTS18 TWIST STRAPS. EACH NAILED WITH 14-10D X 1 1/2" NAILS
2/HTS20	INDICATES 2-SIMPSON HTS20 HURRICANE TIES EACH NAILED WITH 24-10D X 1 1/2" NAILS
1/H10	INDICATES 1-SIMPSON H10 HURRICANE TIE EACH NAILED WITH 16-8D X 1 1/2" NAILS
2/H10	INDICATES 2-SIMPSON H10 HURRICANE TIE EACH NAILED WITH 16-8D X 1 1/2" NAILS

UPLIFT FROM TRUSS MANUFACTURER	REQUIRED HURRICANE CLIP ON WOOD-FRAMED WALL
0 TO 445 LBS	1/H2.5 (OPTION: 1/MTS18)
456 TO 910 LBS	2/H2.5 (OPTION: 1/MTS18)
911 TO 1000 LBS	1/MTS18
1001 TO 1455 LBS	1/MTS18 PLUS 1/H2.5
1456 TO 2000 LBS	2/MTS18
2001 TO 2900 LBS	2/MTS20

FOUNDATION NOTES:

1. REFER TO FLOOR PLAN FOR WALL LOCATIONS & DIMS.
2. FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH FBC CHAPTER 18
3. A SOILS INVESTIGATION REPORT IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS
4. ASSUMED ALLOWABLE SOIL BEARING CAPACITY = 2,500 PSF
5. SOIL COMPACTION AND FILL SHALL BE IN ACCORDANCE WITH FBC 1804.2 AND SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557
6. MONOLITHIC FOOTING MAY BE SUBSTITUTED FOR STEMWALL FOOTING DETAIL SEE TYPICAL FOR DETAILS.

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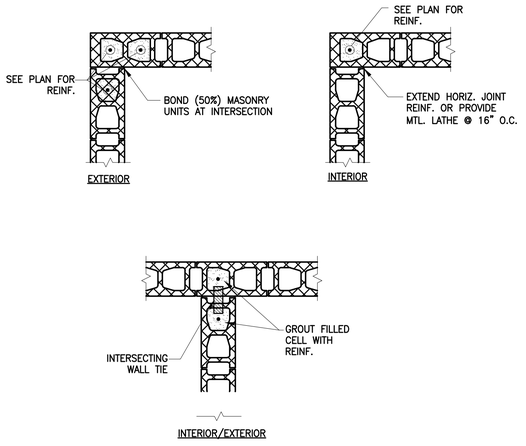
REVISIONS

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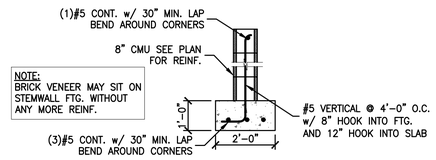
PROJECT NUMBER
P23102

SHEET TITLE
FOUNDATIONS AND ROOF FRAMING PLANS

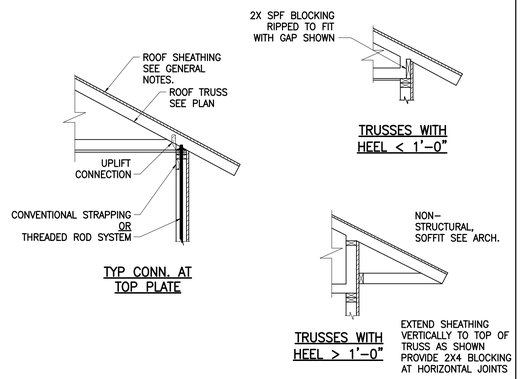
SHEET NUMBER
S-2



10 / S-3 CMU CORNER JOINTS
SCALE: 3/4" =1'-0"

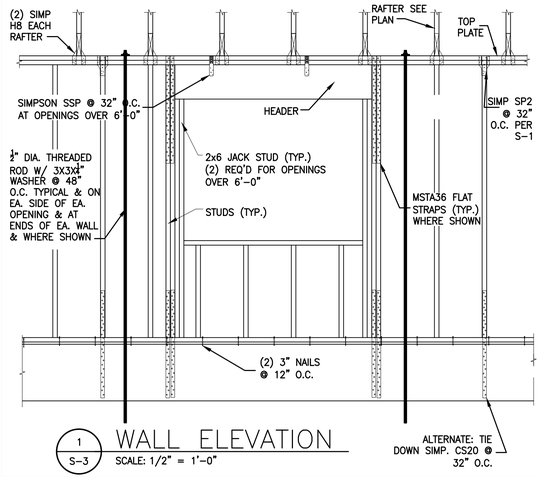


7 / S-3 STEMWALL/MONOLITH FTG
SCALE: 1/2" = 1'-0"

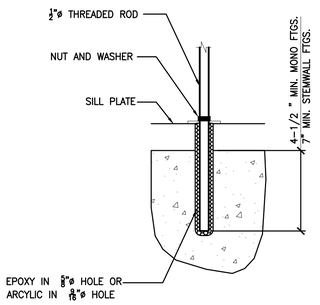


TYP CONN. AT TOP PLATE

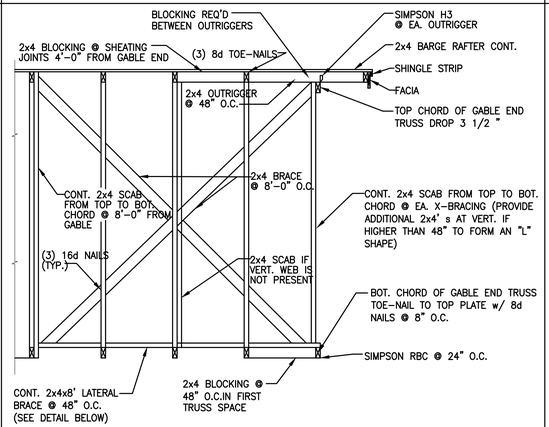
4 / S-3 TURSS CONNECTION FRAMING
SCALE: 1/2" = 1'-0"



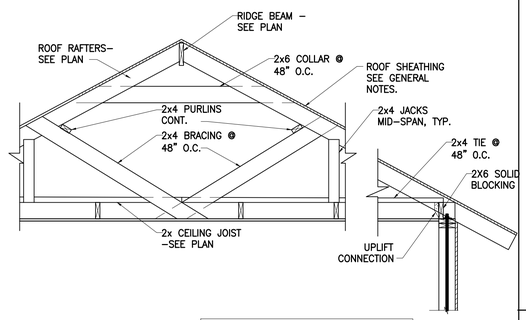
1 / S-3 WALL ELEVATION
SCALE: 1/2" = 1'-0"



11 / S-3 THREAD ROD EMBEDMENT DETAIL
SCALE: 1/2"=1'-0"

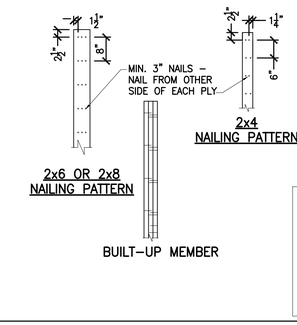


8 / S-2 GABLE END DETAIL, TYP.
SCALE: 1/2" = 1'-0"



NOTE:
EITHER OPTION (PRE-ENGINEERED TRUSSES OR CONVENTIONAL FRAMING) MAY BE USED FOR THE ROOF FRAMING

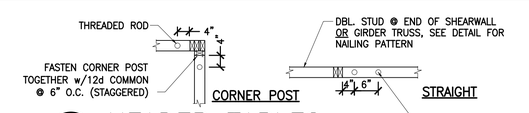
5 / S-3 CONVENTIONAL ROOF FRAMING
SCALE: 1/2" = 1'-0"
(ALTERNATE)



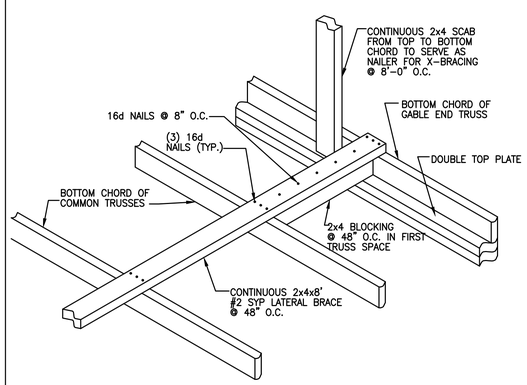
TYPICAL HEADER NAILING PATTERN	
HEADER SIZE	FASTENING PATTERN
(2)2x6	(5) 10dx3" NAILS @ 12" O.C.
(2)2x8	(6) 10dx3" NAILS @ 12" O.C.
(2)2x10	(8) 10dx3" NAILS @ 12" O.C.
(2)2x12	(10) 10dx3" NAILS @ 12" O.C.
(3)2x12	(10) 10dx3" NAILS @ 6" O.C.

HEADER SPAN TABLE

HEADER SIZE	MAX SPAN	# JACK STUDS	# KING STUDS
(2)2x6	3'-9"	1	1
(2)2x8	5'-0"	1	1
(2)2x10	6'-0"	2	1
(2)2x12	7'-0"	2	2
(3)2x12	8'-9"	3	2



2 / S-3 HEADER TABLES
SCALE: 1/2" = 1'-0"



9 / S-2 GABLE END LATERAL BRACE
SCALE: 1/2" = 1'-0"

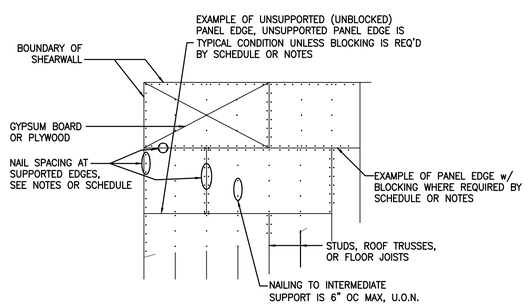
HEADER SPAN TABLE

HEADER SIZE	MAX SPAN	# JACK STUDS	# KING STUDS
(2)2x6	3'-9"	1	1
(2)2x8	5'-0"	1	1
(2)2x10	6'-0"	2	2
(2)2x12	7'-0"	2	2
(3)2x12	8'-9"	3	2
(2)1 3/4"x11 7/8" LVL	11'-0"	3	2
(2)1 3/4"x14" LVL	13'-0"	3	3
(2)1 3/4"x16" LVL	14'-9"	3	3

TYPICAL MULTI-PLY HEADER/BEAM NAILING PATTERN U.N.O.	
HEADER/BEAM SIZE	FASTENING PATTERN (ALTERNATE SIDES WHEN FASTENING)
(_)2x6	(2) ROWS OF 10dx3" NAILS @ 8" O.C.
(_)2x8	(3) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
(_)2x10	(4) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
(_)2x12	(4) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
(_)1.75x14" LVL"S	(6) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
(_)1.75x16" LVL"S	(6) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.

NOTE:
SEE FRAMING PLAN FOR SPECIFIC HEADER SIZES. USE THIS CHART ONLY WHEN UP-SIZING OR HEADER IS NOT NOTED

6 / S-3 HEADER TABLE AND NAILING
SCALE: 1/2" = 1'-0"



NAILING PATTERN FOR SHEATHING ON ROOF, FLOOR, AND SHEARWALLS

3 / S-3 NAILING PATTERN DETAIL
SCALE: 1/2"=1'-0"

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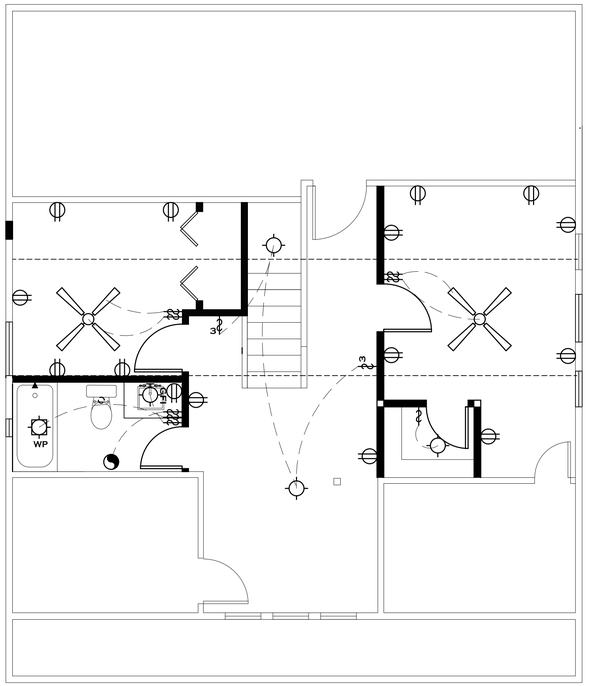
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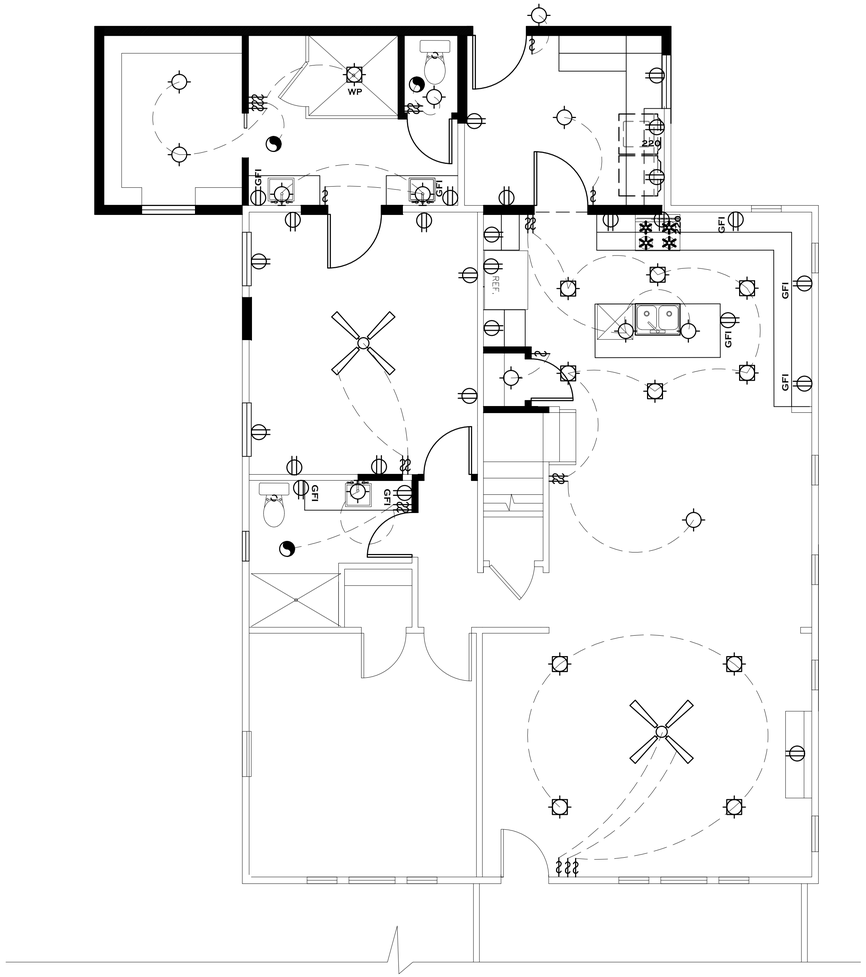
PROJECT NUMBER
P23102

SHEET TITLE
SECTION AND DETAILS

SHEET NUMBER
S-3



2 A-2 2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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

ELECTRICAL KEY

- $ Wall Switch
- $3 Three-Way Switch
- $4 Four-Way Switch
- $DM Dimmer Switch
- 110V Duplex Outlet
- 110V Switched Outlet
- 220V Outlet
- Special Service Outlet / Junction Box
- WP Waterproof Outlet
- GFI Ground-Fault Circuit Interrupter Outlet
- Ceiling Mounted Incandescent Light
- Wall Mounted Incandescent Light
- Recessed Light
- J FAN/LT JB Reinforced Fan / Light Junction Box
- Flood Light / Motion Detection
- SD Smoke Detector
- Exhaust Fan
- T Thermostat
- J Junction Box
- Chimes
- Push Button
- Electrical Panel
- Telephone outlet
- LED Light Fixture
- Ceiling Fan

ELECTRICAL NOTES:

1. Provide and install cerfied SMOKE DETECTORS as required by National Fire Protection Association (NFPA) and meeting requirements of all governing codes.
2. Provide and install GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) as required by National Electric Code (NEC) and meeting the requirements of all governing codes.
3. Electrical Contractor to provide required Direct Hook-Ups / Cutoffs.
4. HVAC contractor to verify Thermostat locations.
5. All Electrical and Mechanical Equipment (I.E. Furnaces, A/C Units, Electrical Panels, Sanitary Sump Pits, Drain Tile Sump, and Water Hearters) are subject to relocation due to field conditions.
6. Pool lighting and power by pool contractor. coordinate with owner. typ.

ELECTRICAL DEVICES:	ABOVE FINISHED FLOOR:
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	18" TO CL
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO CL
WATER SOFTENER AND SUMP OUTLETS	48" TO CL
TELEPHONE OUTLETS	18" TO CL
TELEVISION OUTLETS	18" TO CL
EXERIOR GFI OUTLETS	18" TO CL
GARAGE GFI (ABOVE GARAGE FLOOR)	48" TO CL
BASEMENT WALL OUTLETS	48" TO CL
FRONT DOOR COACH LIGHT	72" TO CL
GARAGE DOOR COACH LIGHT, (ABOVE GARAGE FLOOR)	84" TO CL 64" TO BTM
DINING AND BREAKFAST FIXTURE	OF FIXTURE
FOYER AND STAIRWAY FIXTURE	96" TO BTM OF FIXTURE
THERMOSTAT	54" TO CL
DOORBELL CHIMES	84" TO CL
DOORBELL BUTTON	LEVEL W/ DR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET.	76" TO CL
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL

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REVISIONS

DATE ISSUED: 11.10.2023

PROJECT NUMBER
P23102

SHEET TITLE
ELECTRICAL PLANS

SHEET NUMBER
E-1

Instr #2017020893 BK: 4349 PG: 469, Filed & Recorded: 3/27/2017 11:33 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $2,240.00

After Recording Return to:
Rec: 18.50 Doc: 2,240.00 (320,000)
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084

This Instrument Prepared by:
Margie Cassese
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
153520-0000
File No.: 61325

WARRANTY DEED

COPY

This Warranty Deed, Made the 27th day of March, 2017, by **JOHN M. STEVENS, SINGLE** whose post office address is: 401 69th ST Miami Beach FL 33141, hereinafter called the "Grantor", to **ELLIOTT C. PACETTI and WANDA L. WICKER, BOTH SINGLE, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, NOT AS TENANTS IN COMMON** whose post office address is: 2791 Central Valley Rd Murfreesboro, TN 37129, , hereinafter called the "Grantee".

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

EAST 25 FEET OF LOT 245 AND ALL OF LOT 255, BLOCK 12, FULLER-WOOD PARK, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2016, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

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

Witness Signature: _____ _____
Printed Name: _____ JOHN M. STEVENS

Witness Signature: _____
Printed Name: _____

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 27th day of March, 2017 by JOHN M. STEVENS, who is/are personally known to me or has/have produced driver license(s) as identification.

_____ My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: Carol Lagasse

COPY

CAROL A LAGASSE
Notary Public - State of Florida
Commission # GG 013684
My Comm. Expires Jul 21, 2020
Bonded through National Notary Assn.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1535200000
Location Address	24 MACARIS ST SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK SUB E25FT OF LOT 254 & ALL LOT 255 BLK 12 OR4349/469 *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	18.72
Acreage	0.170
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Pacetti Elliott C Etal 100% Wicker Wanda L 100%
Mailing Address	2791 CENTRAL VALLEY RD MURFREESBORO, TN 37129-0000

Map



Valuation Information

	2025
Building Value	$276,078
Extra Features Value	$1,800
Total Land Value	$204,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$482,628**
Total Deferred	$17,746
Assessed Value	**$464,882**
Total Exemptions	$0
Taxable Value	**$464,882**

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

Historical Assessment Information

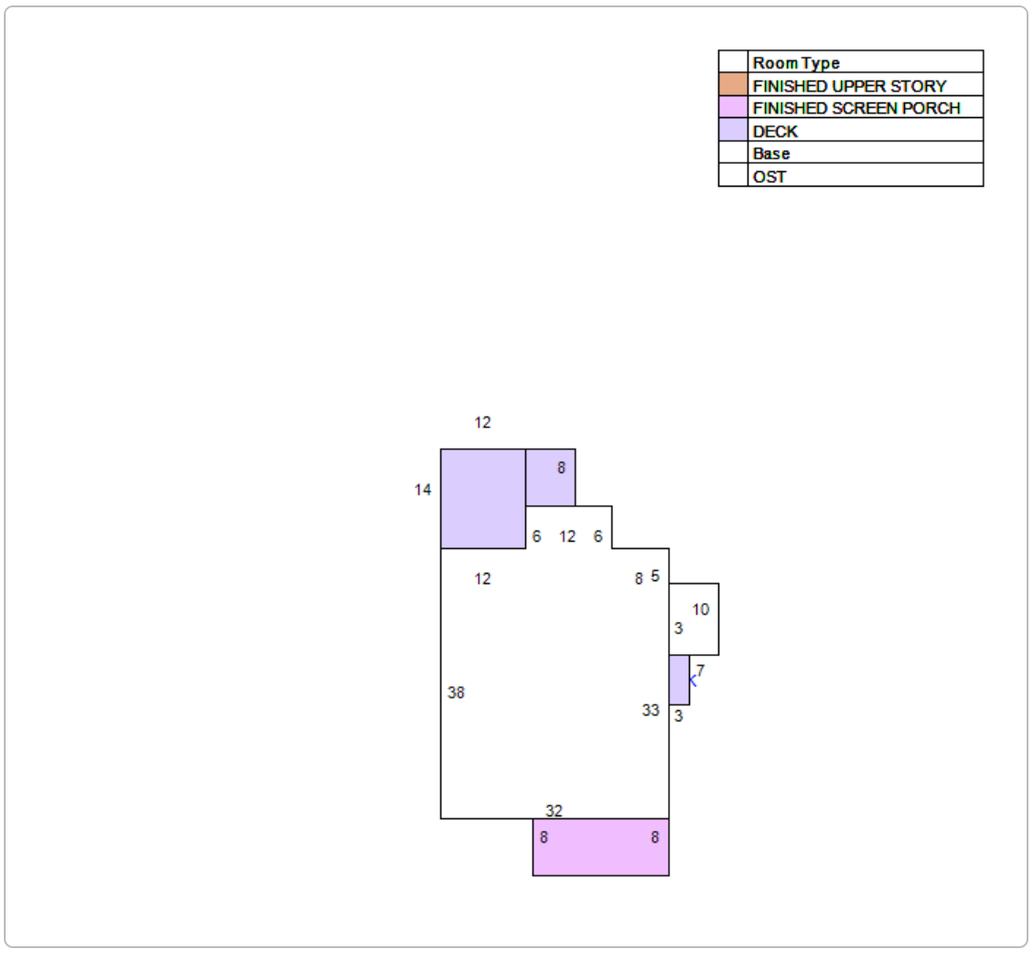
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$279,573	$1,890	$204,750	$0	$0	$486,213	$422,620	$63,593	$422,620
2023	$271,745	$720	$237,169	$0	$0	$509,634	$384,200	$125,434	$384,200
2022	$284,214	$1,404	$198,744	$0	$0	$484,362	$349,273	$135,089	$349,273
2021	$193,237	$1,434	$122,850	$0	$0	$317,521	$317,521	$0	$317,521
2020	$195,683	$1,463	$109,200	$0	$0	$306,346	$306,346	$0	$306,346
2019	$185,025	$1,445	$109,200	$0	$0	$295,670	$295,670	$0	$295,670
2018	$187,309	$1,474	$81,900	$0	$0	$270,683	$270,683	$0	$270,683
2017	$123,953	$2,691	$81,900	$0	$0	$208,544	$157,619	$100,925	$107,619
2016	$125,605	$2,880	$81,900	$0	$0	$210,385	$154,377	$106,008	$104,377
2015	$106,480	$3,072	$67,568	$0	$0	$177,120	$153,304	$73,816	$103,304
2014	$93,709	$2,223	$67,568	$0	$0	$163,500	$152,087	$61,413	$102,087

Building Information

Building	1
Building Value	$276,078
Year Built	1926
Actual Area	2399
Conditioned Area	1932
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
OUTSIDE STAIRS	70
BASE AREA	1288
FINISHED DECK	56
FINISHED DECK	21
FINISHED DECK	168
FINISHED SCREEN PORCH	152
FINISHED UPPER STORY	644
Total SqFt	2399

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		1800

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	75	100	75	EF	$204,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/27/2017	3/27/2017	$320,000.00	WARRANTY DEED	4349	469	Q	I	STEVENS JOHN M	PACETTI ELLIOTT C ETAL
	12/15/2003	$220,000.00	WARRANTY DEED	2107	425	Q	I	KOEBRICK AMY M	STEVENS JOHN M
	11/4/2002	$0.00	FINAL JUDGMENT	1845	653	U	I	KOEBRICK JEFFREY L & AMY M	KOEBRICK AMY M
	10/3/2002	$0.00	QUIT CLAIM DEED	1912	1793	U	I	KOEBRICK JEFFREY L (PER DISS/MARR)	KOEBRICK AMY M
	11/6/2001	$122,000.00	WARRANTY DEED	1677	1032	Q	I	MC COWN EDWARD M,MIRIAM K	KOEBRICK JEFFREY L,AMY M
	1/1/1983	$47,000.00		568	1393	Q	I		MC COWN EDWARD M,MIRIAM K
	1/1/1980	$36,000.00		464	56	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Developed by SCHNEIDER GEOSPATIAL

For the April 17, 2025 Historic Architectural Review Board (HARB) Meeting
(Continued from the March 20, 2025 HARB meeting)

Certificate of Appropriateness Application: **HP2025-0011**
Address: **New location - Toques Place parking lot - (HP-3)**
Various areas within/adjacent to the existing City right-of-way (including PID 961500001)
Applicant: **CBVR Telecom Design Group and**
Cellco Partnership Successor in Interest to Verizon Wireless
Property Owner: **City of St. Augustine**
Project Description: **To install a new cell antenna and related cellular equipment in each of the locations.**

1. Recognizing the significance and potential visual and archaeological impact of the proposed 35' H "small cell antennas" proposed in areas including a prominent location right next to the Plaza in the downtown, within the St. Augustine Town Plan National Historic Landmark area, the St. Augustine National Register Historic District, Historic Preservation Two and Three (HP-2, HP-3) Zoning Districts, and significant and sensitive Archaeology Zones, the HARB continued this item to allow the applicant time to come back with alternatives.
2. The HARB called for creative solutions, in both alternative designs and locations, including:
    a. Shorter poles. HARB members stated that the 35' height was unacceptable
    b. More sensitively placed locations, such as behind buildings, in service areas, in alleys, possibly on top of taller buildings
    c. What co-location options would look like or conversion of other streetscape elements (flag poles, light poles, trash cans, benches) that were mentioned as possible alternative solutions
    d. Examples on how this type of technology was applied in other significant historic districts nationally
3. For this April meeting, the applicant submitted new plans for a new location within the Toques Place parking lot, which included photo renderings. As was expressed by staff at the March meeting, the accuracy of the photo rendering showing the combined FPL light pole/antenna and its 35' height within the Toques Place parking lot is unknown, especially since the street lights in the downtown are 15' high.
4. This location has not yet been reviewed under the required process for new utilities or new items going in the City's right-of-way (ROW), so the feasibility of this location is not yet known. Therefore, staff recommends that the HARB review the proposed plans in the context of providing the applicant feedback on the appropriateness of the antenna being proposed on an FPL light pole and its location that is in a culturally (Toques Place is within Archaeology Zone IA) and historically significant area, as touched on under #1 of this memo.
5. With the desire of the cell carriers to have regularly spaced antennas within the city limits, including the historic downtown, which could result in numerous small cell antennas being proposed by various carriers, staff recommends that the HARB request a master plan from the current applicant and future cell carrier applicants so that there is a fuller understanding of the various locations being considered, rather than reviewing each of the many locations separately and in isolation..
6. Since the feasibility of this location is currently unknown, and the analysis and recommendations made in the March 20, 2025 staff report remain the same, please review the attached report.
7. The following City Code is also applicable to this review:
    <u>From 28-89(2) - Criteria for certificate or opinion of appropriateness, relocation or demolition or partial</u>

    Before approving the plans for any proposed structure **[in the case of this application, the proposed cell antenna]** or signs located or to be located in a historic preservation zoning district, the board shall find:

    a. In the case of a proposed alteration or addition to an existing structure, that such alteration or addition will not materially impair the architectural or historic value of the structure.

    b. In the case of a proposed new structure, that such structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity.

    c. In the case of a proposed new structure, that such structure will not be injurious to the general visual character of the district or districts in which it is to be located.

Julie Courtney
Historic Preservation Officer

STAFF PHOTOGRAPHS
Toques Place Parking Lot









CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 20, 2025 Meeting



Application HP2025-0011

Address: Various areas within / adjacent to the City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and **98 St. George Streets**

Applicant: CBVR Telecom Design Group
and Cellco Partnership Successor in Interest to Verizon Wireless

Property Owner: City of St. Augustine

Project description: To install a new cell antenna and related cellular equipment in each of the locations.

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	Town Plan NHL, St. Augustine NRHD	Construction date:	N/A
Archaeology Zone:	IA, IB (17 King)	Zoning District:	HP 2 (17 King); HP-3 (98 St. George); facing HP-3 (43 Cordova)
Parcel number:	961500001		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness application was to review three different locations for proposed "Small Cell Antennas" in the historic downtown. However, after a recent Right-of-Way (ROW) Utilities review by City staff, two of the locations (17 King Street and 43 Cordova Street), were determined to not meet the City's requirements for a ROW permit, so are not approvable locations. HARB may take formal action on the proposed 98 St. George Street antenna and its location at the March meeting, but should not formally review the other two antennas until alternative locations that can be approved by the Utilities Department are found.
2. While the HARB can provide feedback on the overall design, height, finish color, and other elements of the three proposed antennas, other important considerations should be also be reviewed.
3. Attention should be given to the appropriateness of the proposed placement within the historic context of the Town Plan National Historic Landmark (NHL) area and the St. Augustine National Register Historic District (NRHD). A NHL is the highest federal designation given to cultural resources, and the Town Plan contains resources relating to the period of national significance of circa 1572 -1821. The St. Augustine NRHD has a "mosaic of architectural styles and periods of development," with a period of significance that extends to 1930, with a number of Colonial reconstructions from the 1960-70s more recently added.
4. In addition, the HARB should consider the visual impact of the proposed antennas (a 33' high antenna is shown for 98 St. Geroge Street) at the specified locations to the adjacent architecture, streetscape, and viewshed for all three locations, but should only make a formal determination on the antenna proposed at the 98 St. George Street location at the March meeting, unless the Board finds the proposed designs do not comply with the design requirements.
5. **Archaeological Impact:** The proposed locations are in the most highly sensitive archeological zones. All ground disturbance for the underground lines and 9' embedment of the pole centered within a 2' diameter hole will need to be hand-excavated by the city archaeologists in order to document the historic resources of an NHL that the proposed equipment will be destroying. This will require much longer maintenance of traffic (MOT) / street closures, as the archaeological field work will likely take a few weeks to do at each site, and will result in a lengthy and costly endeavor.
6. **According to the Architectural Guidelines for Historic Preservation (AGHP):**
   a. "Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in *The Houses of St. Augustine 1565-1821*, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority."
   b. Cellular antennas and related equipment should be reviewed under the Electrical and Mechanical Equipment section of the AGHP, which has recommendations for both pre-1821 and post-1821 applications. The proposed 98 St. George Street location is within HP-3.
   c. For both pre-1821 or post-1821 applications, mechanical equipment "should not be visible from the street and should not be located on street facades" and "be placed in an inconspicuous location behind buildings or where it is screened." Post-1821 recommendations also state character-defining features should not be "radically changed, damaged or destroyed" by new mechanical systems. When considering alternative locations, the AGHP states that mechanical equipment "may only be installed when it does not damage or conceal important architectural features, and is not located on significant facades. This equipment is not appropriate on visible roof locations."

7. The antenna poles have decorative Depending on the location, the "small cell antennas" are nearly as high or higher than the maximum allowed heights of buildings within the downtown, and only cover approximately just over half of a mile radius. This drives the carrier's perceived need for cell antennas to be placed at regular intervals throughout an area. Therefore, the proposed locations for the three antennas related to this application are just the beginning of the many antennas this carrier is planning to place within the city and our downtown, and this is only representative of just one of multiple carriers.
8. **Necessity for additional cell antennas in St. Augustine:** The applicant has provided information on coverage and rationale for the necessary spacing of antennas for optimal coverage. Justification from the application materials include network densification through adding more small cells, which ensures capacity and coverage "to handle the surge in communications during large-scale events or emergencies," thus providing reliable communication. However, the case for the real necessity for additional antennas within our historic downtown has not been adequately made.
   a. Public safety does not appear to be at risk due to the existing cellular coverage within the city limits. Cellular access to critical services does not seem limited by the existing cellular infrastructure within the city. Staff conferred with the City's Police and Fire Chiefs and Director of IT. The St. Johns Sheriff Office 911 communications center, who is responsible for St. Augustine, provided feedback to staff's question if the public was unable to make 911 calls from within the downtown or other areas inside city limits both during normal times and peak season events like Nights of Lights.
   b. The 911 staff who indicated they had not received complaints and explained, "a 911 call from a mobile phone should ping to the nearest cell tower. If that tower is saturated it should route to another tower and so forth regardless of which carrier the person uses." A map of the carrier tower and antenna sites throughout the city is provided in the attachments section.
   c. The Director of IT stated that he never heard of complaints that a 911 call couldn't go through. He did state that the City switched to FirstNet (a nationwide network that provides priority for services and a secure network) for essential personnel.
   d. While the recreational use of cell phones is not critical, to counter limitations to services in the downtown during peak events or high tourist visitation, the City can encourage the carriers to use temporary cell booster antennas, which has been done at Francis Field for certain events that draw big crowds.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for **a CERTIFICATE OF APPROPRIATENESS at the proposed location adjacent to 98 St. George Street, 43 Cordova Street, and 17 King Street:**

1. **Continue** the application for all three proposed antennas to allow for an analysis of other potential designs, locations, or other technology that would less visibly impactful, or to provide more clarifying information on the real visual impact if located in this or other historically significant areas.
   or
2. **Deny** the application if the HARB determines any of the following:
   a. The proposed overall design of the cell antennas and related equipment is inappropriate within the historic context of its proposed location and the high visibility within the right-of-way will have a negative impact to the architectural, historical, and cultural integrity of the significant Town Plan National Historic Landmark (NHL) area and the St. Augustine National Register Historic District (NRHD)
   b. The cellular equipment does not meet the criteria of the Secretary of the Interior's Standards (SOIS) for Rehabilitation 2, 5, 8, or 9
   c. The proposed design and location can not be mitigated in a desirable way that would meet the requirements of the AGHP and/or SOIS.

   Per State Statute 337.401(7)(k), HARB's authority is not limited to enforce historic preservation zoning regulations consistent with the preservation of local zoning authority under 47 U.S.C.s.332(c)(7) (see language in attachments).

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. To install a "small cell antenna" at the specified location at 98 St. George Street, which includes:
    a. Steel pole with decorative bases, one of the 3 locations show a decorative light fixture also mounted
        i. to be embedded 9' into the ground with a 2' perimeter hole dug
        ii. painted black to match light poles in the city

    **The applicant should verify the dimensions provided on C-3 of , which states the pole is 36' H but shows the overall height above ground level at 33'.

    b. Commscope antennas at top and three Ericsson antennas around the perimeter
    c. Equipment enclosure box 5' high that hangs from the pole, to be located 12' above ground level
    d. Electrical meter and breaker at base of the pole

CITY CODE

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION
Secretary of the Interior's Standard's for Rehabilitation 2, 5, 8 and 9 apply.
2. Retention of Distinguishing Architectural Character
5. Sensitive Treatment of Distinctive Features and Craftsmanship
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Electrical and Mechanical Equipment

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

Do...
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.

Don't...
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

Pre-1821
Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.

Lighting fixtures must be simple colonial fixtures, usually rectangular, and made of pierced tin or black metal with glass. They may be attached to walls or posts, or suspended under loggia or balcony roofs. Modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Post-1821

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

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

LIST OF ATTACHMENTS:

1. Google StreetView images
2. Map showing cellular antenna and tower locations in St. Augustine
3. State Statute 337.401(7)(k)

98 St George Antenna Location (Spanish Street Looking North)
Google StreetView



98 St George Antenna Location (Spanish Street Looking South)
Google StreetView



98 St George Antenna Location (Spanish Street Looking North)
Google StreetView



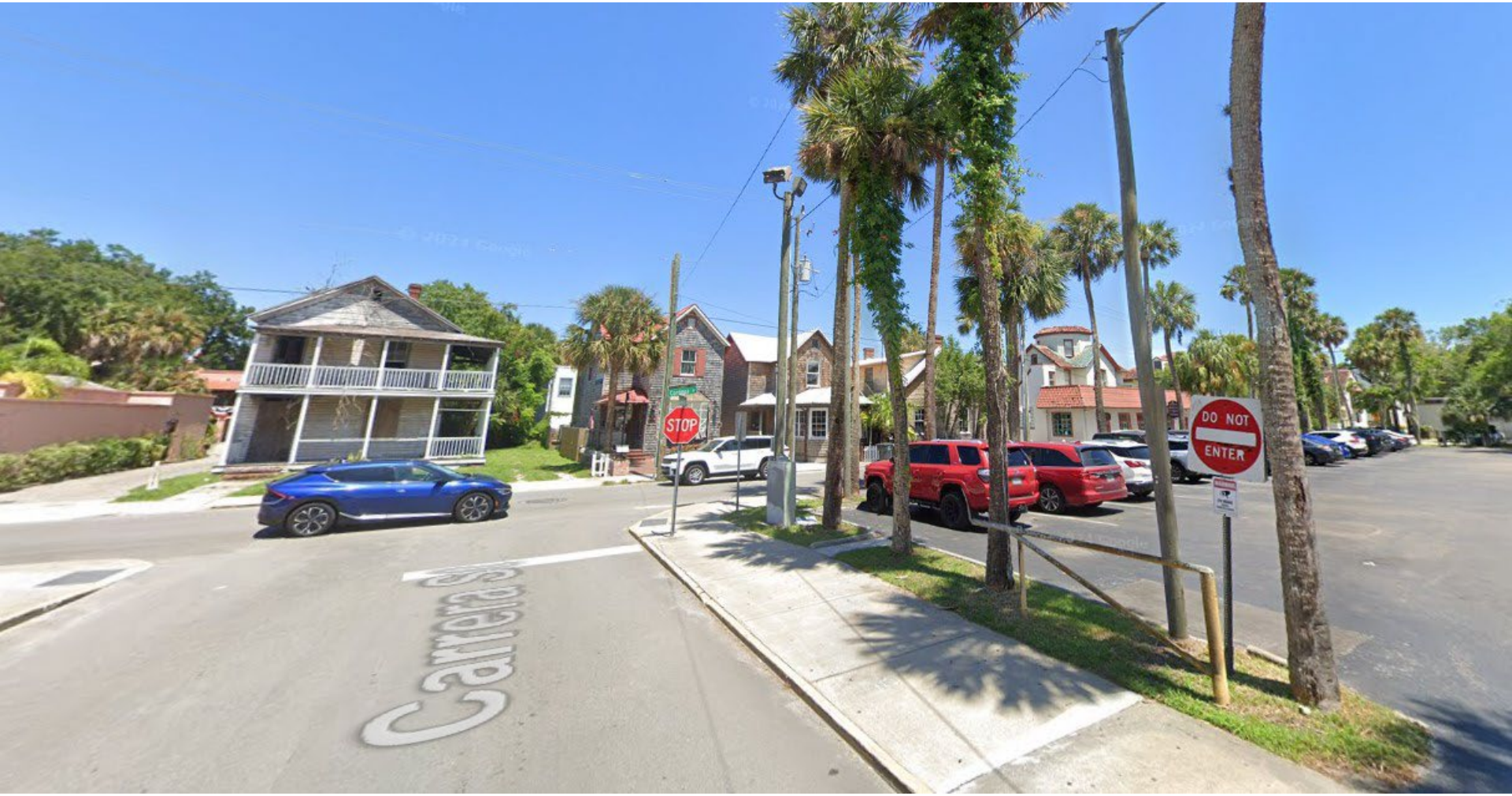
98 St George Antenna Location (Spanish Street Looking South)
Google StreetView



43 Cordova Street Antenna Location near intersection with Carrera Street
Google StreetView



43 Cordova Street Antenna Location near intersection with Carrera Street
Google StreetView



17 King Street: Looking West
Google StreetView

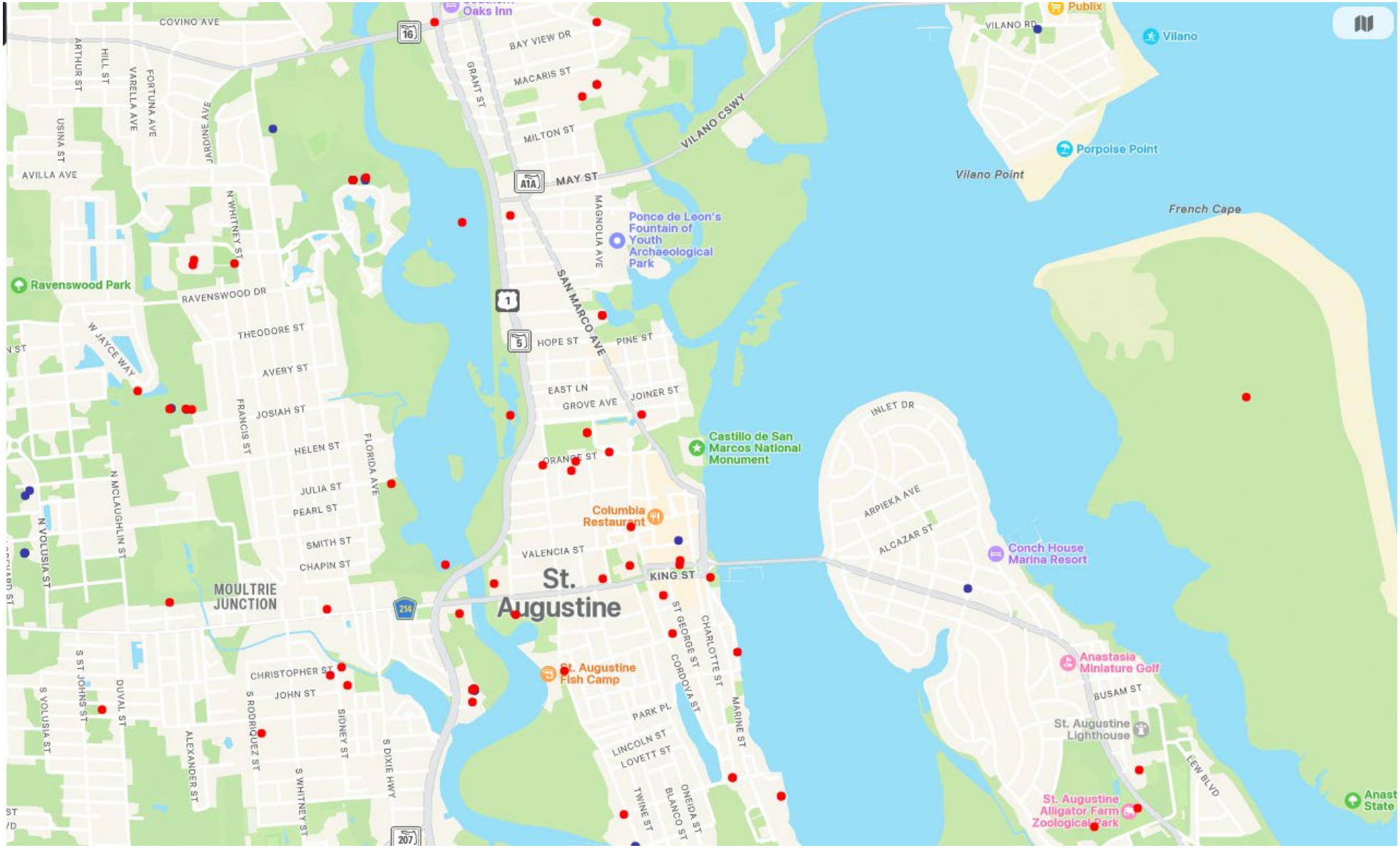


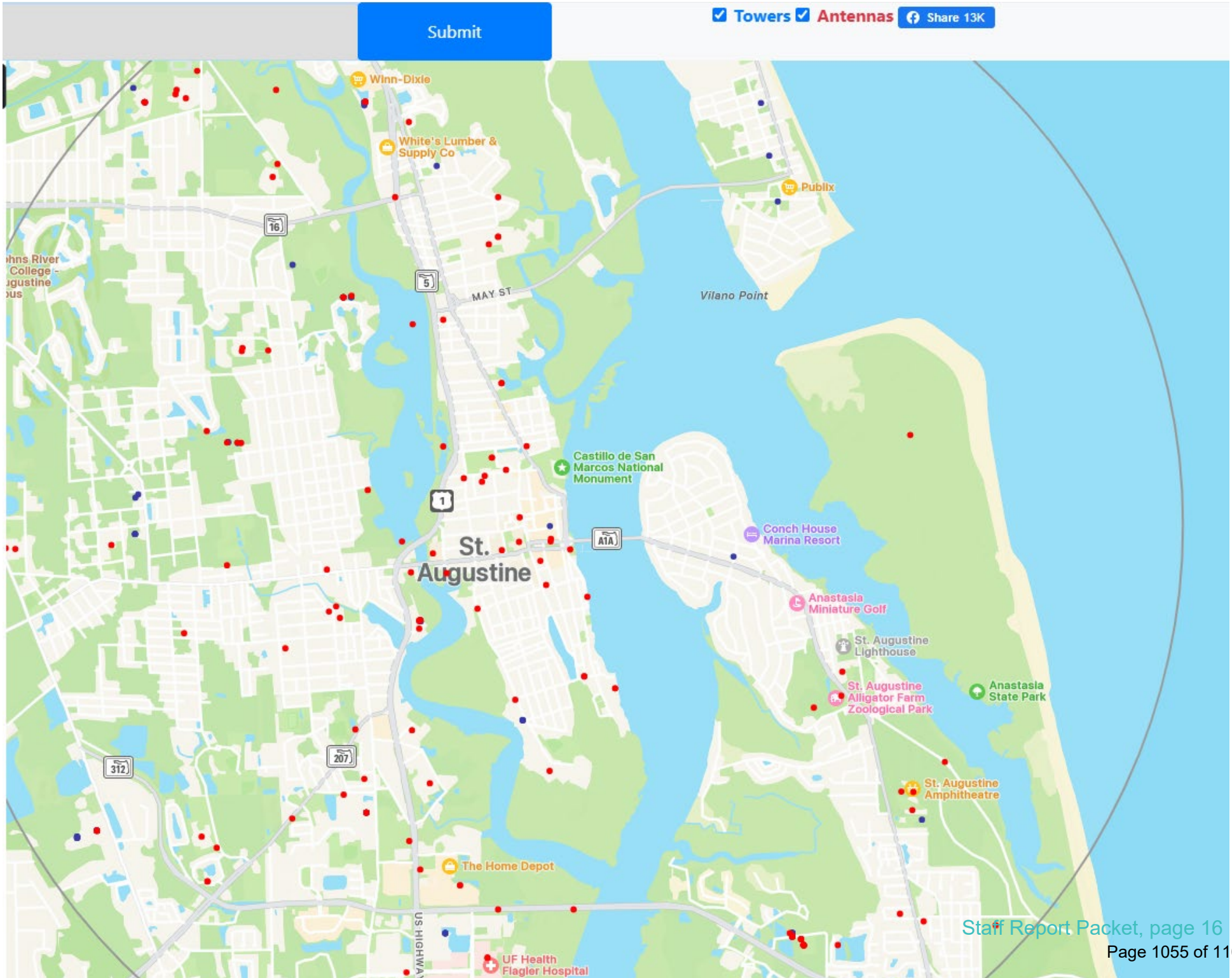
17 King Street: Looking East
Google StreetView



☑ Towers ☑ Antennas

March 14, 2025:




Submit
Towers
Antennas
Share 13K
Winn-Dixie
White's Lumber & Supply Co
Publix
Vilano Point
MAY ST
Castillo de San Marcos National Monument
St. Augustine
Conch House Marina Resort
Anastasia Miniature Golf
St. Augustine Lighthouse
St. Augustine Alligator Farm Zoological Park
Anastasia State Park
St. Augustine Amphitheatre
The Home Depot
UF Health Flagler Hospital
16
5
1
A1A
312
207

antennasearch.com/HTML/search/search.php?address=32084

ST AUGUSTINE VIEW | Cityworks - Office C... | NRHD Properties/A... | St. Augustine Histor... | FMSFweb Login | Landmark Web Offi... | St. Augustine, FL | O... | Permits, Forms & A... | Preapproved-Colors... | https://acco

44 Avenida Menendez, Saint Augustine, FL 32084, United States

Submit

Towers Antennas Share

Results Summary

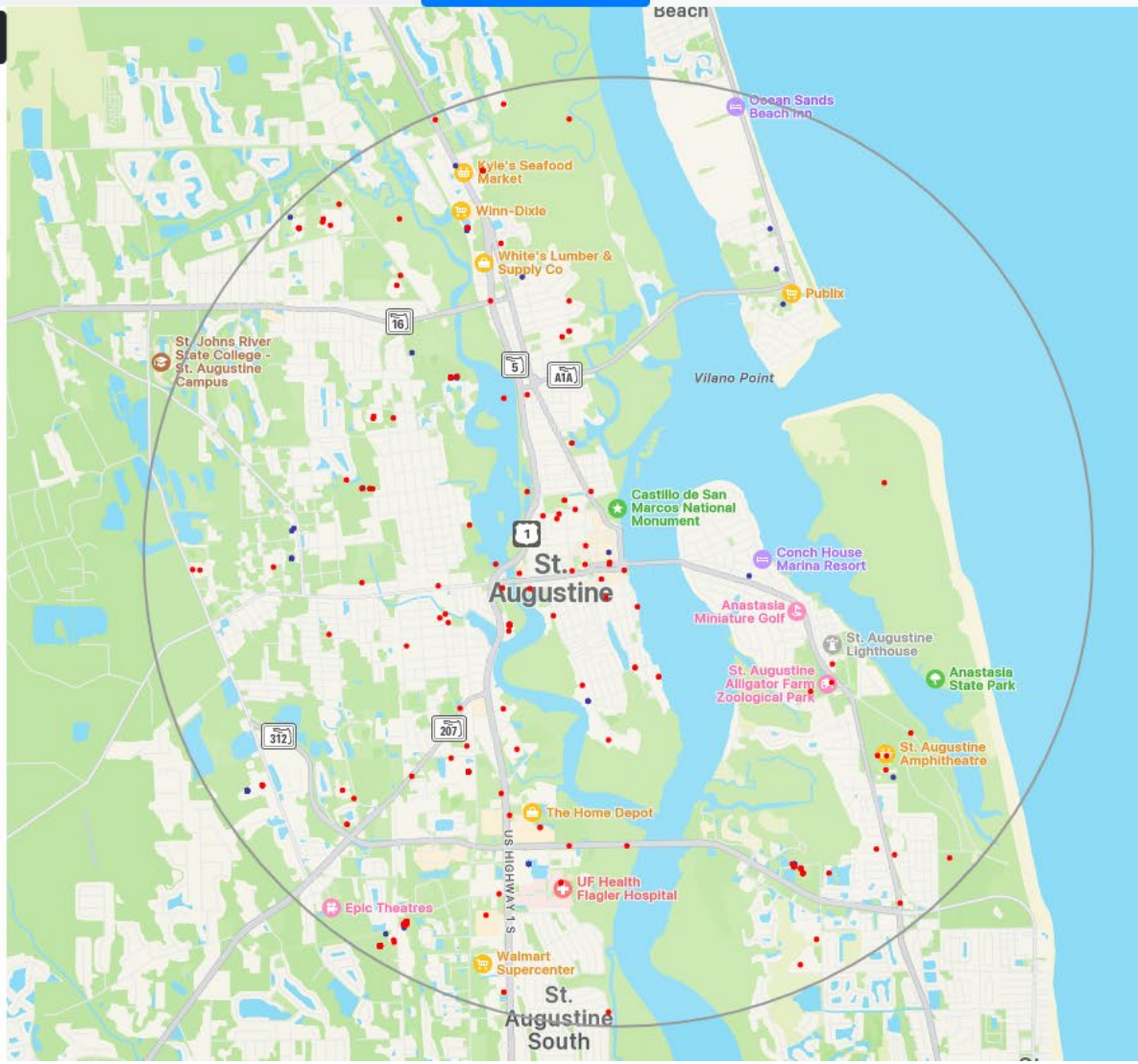
89 *towers and* ***235*** *antennas within a 3.0 mile radius of 44 Avenida Menendez, Saint Augustine, FL 32084, United States.*

Registered Towers

ID	Carrier/Owner	Distance
0	Sprint Nextel	0.8 mi
1	Crown Castle Towers 06-2 Llc	1.5 mi
2	Comcast Of Arkansas/louisiana/minnesota/mississippi/tennessee, Llc	1.7 mi
3	Saint Johns County, Florida	1.7 mi
4	American Towers Llc	2.1 mi
5	Diamond Towers Iv Llc	2.1 mi
6	T-mobile	2.3 mi
7	Verizon	2.3 mi
8	Sba Towers Iii, Llc	2.3 mi
9	AT&T	2.7 mi
10	Pinnacle Towers Llc	2.9 mi
11	Saint Johns, County Of	3.0 mi

Non-registered Towers

ID	Carrier/Owner	Distance
12	Jacksonville University Comm	0.1 mi



Fl. Stat. 337.401(7)(k)

This subsection **does not limit a local government's authority to enforce historic preservation zoning regulations consistent with the preservation of local zoning authority** under 47 U.S.C. s. 332(c)(7), the requirements for facility modifications under 47 U.S.C. s. 1455(a), or the National Historic Preservation Act of 1966, as amended, and the regulations adopted to implement such laws. **An authority may enforce local codes, administrative rules, or regulations adopted by ordinance in effect on April 1, 2017, which are applicable to a historic area designated by the state or authority.** An authority **may enforce pending local ordinances, administrative rules, or regulations applicable to a historic area designated by the state if the intent to adopt such changes has been publicly declared on or before April 1, 2017.** An authority may waive any ordinances or other requirements that are subject to this paragraph.

ADDITIONAL MATERIALS RECEIVED
FOR APRIL 17, 2025
HARB MEETING

HP2022-0011
VERIZON SMALL CELL ANTENNAS

SUBMITTED BY APPLICANT

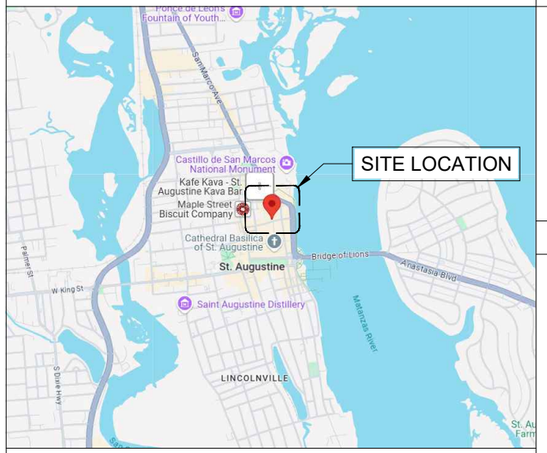
verizon

SITE NAME: ST AUG SC001

MDG #: 5000901934

LOCATION: SAINT AUGUSTINE, FL 32084
ST. JOHNS COUNTY COUNTY

LOCATION SKETCH



SITE DIRECTIONS

From US-1 S & I-95 (Jacksonville):

1. Head southeast on US-1 toward John St (go 1.4 mi)
2. Use the 2nd from the left lane to turn left onto Emerson St (go 0.3 mi)
3. Turn right to merge onto I-95 S (go 0.2 mi)
4. Merge onto I-95 S (go 29.2 mi)
5. Take exit 318 toward St Augustine (go 0.3 mi)
6. Use any lane to turn left onto FL-16 E (go 5.4 mi)
7. Turn right onto N Ponce De Leon Blvd (go 1.3 mi)
8. Turn left onto W Castillo Dr (go 0.3 mi)
9. Turn right onto A1A Scenic and Historic Coastal Byway/S Castillo Dr (go 0.4 mi)
10. Turn right onto Hypolita St (go 404 ft)
11. Turn right (go 95 ft)
12. Destination will be on the left

CONTACT INFORMATION

APPLICANT:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

TOWER OWNER:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

ARCHITECT/ ENGINEER:
CBVR/ HUGH O. REILLY, PE
6505 N HIMES AVE
TAMPA, FLORIDA 33614

CITY OF ST AUGUSTINE NOTES

a. PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS REQUIRED ONE (1) WEEK PRIOR TO START OF WORK. CONTACT THE PUBLIC WORKS TECHNICIAN AT (904) 201-2734 TO SCHEDULE.
b. ALL DISTURBED AREAS MUST BE RESTORED TO EXISTING OR BETTER CONDITION. THIS INCLUDES PAVEMENTS, STREET (CONCRETE AND ASPHALT) SIDEWALKS (WHICH WILL BE REPAIRED OR REPLACED FROM JOINT TO JOINT), AND VEGETATION.
c. NO WORK IS PERMITTED ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY OBSERVED HOLIDAYS.
d. SIDEWALK CLOSURE MUST ALWAYS ALLOW ACCESS TO BUSINESSES.
e. CONTACT CITY INSPECTOR DONALD SNELLGROVE AT (904) 808-2113, MINIMUM 3 WORKING DAYS PRIOR TO THE START OF WORK.
f. CONTRACTOR WILL VISUALLY VERIFY ALL CITY UTILITIES PRIOR TO ANY WORK WITH THE CITY INSPECTOR.
g. ALL CROSSING INVOLVING CITY UTILITIES MUST CROSS BELOW WITH A MINIMUM OF 18" VERTICAL SEPARATION.
h. CONTRACTOR TO VISUALLY VERIFY DEPTHS OF CITY WATER AND SEWER UTILITIES BY POTHOLING OR OTHER METHODS ACCEPTABLE TO CITY INSPECTOR BEFORE CROSSING BELOW WITH REQUIRED SEPARATION.
i. CONTACT ANDREA WHITE, PHD, CITY ARCHAEOLOGIST AT (904) 669-4377 AS THIS PROJECT IS LOCATED WITHIN THE ARCHAEOLOGICAL ZONE.
j. THE CITY WILL DESIGNATE THE ACCEPTABLE WORKING DAYS & HOURS FOR THIS PROJECT.
k. MAINTAIN 3 FEET MINIMUM SEPARATION FROM CITY UTILITIES.

APPROVALS

PROPERTY OWNER: _____

RF ENGINEER: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

ZONING: _____

NETWORK: _____

OPERATIONS: _____

SITE INFORMATION

JURISDICTION:	ST AUGUSTINE
PARCEL ID #:	N/A (R.O.W.)
LATITUDE:	29° 53' 42.60" NORTH 29.895166° N
LONGITUDE:	81° 18' 45.14" WEST 81.312539° W

SCOPE OF WORK

A. REPLACEMENT OF EXISTING FP&L LIGHT POLE WITH NEW VERIZON SMALL CELL POLE
B. INSTALLATION OF ANTENNAS ON PROPOSED POLE
C. INSTALLATION OF CONCEALED ENCLOSURE CABINET ON PROPOSED POLE
D. INSTALLATION OF LIGHT FIXTURE ON PROPOSED POLE

APPLICABLE CODES

BUILDING CODE: FLORIDA BUILDING CODE (FBC) , 8TH EDITION (2023)
NATIONAL ELECTRICAL SAFETY CODE: NEC 2020
ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
MECHANICAL CODE: MECHANICAL CODE, 8TH EDITION
LIFE SAFETY CODE: NFPA-101-2021
DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

ASCE 74-20, 4TH EDITION

THE FOLLOWING DESIGN CRITERIA APPLY:
2020 NESC RULE 250C WIND DATA IS USED.
BASIC WIND SPEED OF 95 MPH
RISK CATEGORY II.
EXPOSURE CATEGORY C.
TOPOGRAPHIC CATEGORY 1

LIST OF DRAWINGS

SITE GENERAL ARRANGEMENT PLANS
T-1 TITLE SHEET
N-1 NOTES

ARCHITECTURAL/ CIVIL PLANS
C-1 SITE PLAN W/ AERIAL
C-2 ELEVATION & EQUIPMENT PLAN
C-3 DETAILS

ELECTRICAL PLANS
E-1 CITY AND ELECTRICAL NOTES
E-2 UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE
E-3 GROUNDING DETAIL & NOTES

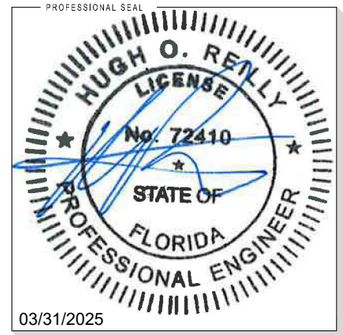
811 Know what's below. Call before you dig.

PREPARED BY

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6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL



03/31/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000901934
ST AUG SC001
29.895166° N, 81.312539° W
0
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	03.31.25

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1

GENERAL NOTES

1. FOR THE PURPOSES OF THESE CONSTRUCTION DRAWINGS. THE FOLLOWING DEFINITIONS SHALL APPLY:
   OWNER - VERIZON WIRELESS
   ENGINEER - CBVR TELECOM DESIGN GROUP
   CONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)

2. PRIOR TO SUBMITTING HIS BID. THE CONTRACTOR SHALL VISIT THE JOB SITE IN ORDER TO (1) VERIFY ALL EXISTING CONDITIONS, (2) CONFIRM WHETHER ALL DIMENSIONS ARE AS SHOWN ON THE PLANS AND (3) CONFIRM WHETHER THE WORK MAY BE ACCOMPLISHED AS SHOWN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.

3. A 9-FOOT (MIN) HORIZONTAL CLEARANCE DISTANCE SHALL BE MAINTAINED FROM ALL EXISTING POWER LINES.

4. THE CONTRACTOR'S USE OF A CONSTRUCTION STAGING AREA SHALL BE COORDINATED WITH THE OWNER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.

5. LABOR, MATERIAL, TOOLS, EQUIPMENT, TRANSPORTATION AND TEMPORARY POWER SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. LABOR AND MATERIALS SHALL BE FURNISHED AS REQUIRED FOR COMPLETE SYSTEMS. INCLUDING ALL ELEMENTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.

6. FOR TASKS REQUIRED TO BE PERFORMED BUT NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT START WORK ON SUCH TASKS WITHOUT HAVING RECEIVED WRITTEN AUTHORIZATION FROM THE CONSTRUCTION MANAGER TO PROCEED.

7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE INDICATED BY DIMENSIONS OR DETAILS, EXACT EQUIPMENT LOCATIONS MAY BE MODIFIED AS REQUIRED BY ACTUAL FIELD CONDITIONS. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER AND THE CONSTRUCTION MANAGER.

8. THE CONTRACTOR SHALL OBTAIN, PAY FOR AND DELIVER ALL REQUIRED PERMITS. CERTIFICATES OF INSPECTION, INCLUDING UTILITY CONNECTION FEES, ETC., REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND SHALL DELIVER SUCH DOCUMENTS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

9. THE CONTRACTOR'S OPERATIONS SHALL BE CONFINED TO AREAS OF NEW CONSTRUCTION.

10. ALL NECESSARY PROVISIONS SHALL BE MADE TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC. AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME RESULTING FROM THE CONSTRUCTION WORK. ALL DISTURBED AND DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF ALL WORK TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.

11. THE FOLLOWING CLEANUP TASKS SHALL BE PERFORMED AS FOLLOWS: (1) ON A DAILY BASIS. KEEP THE GENERAL AREA CLEAN AND HAZARD FREE, REMOVING ALL WASTE, DEBRIS AND TRASH FROM THE SITE AND DISPOSING OF SAME IN A LEGAL MANNER. (2) UPON COMPLETION. LEAVE THE PREMISES IN A CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

12. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S RECOMMENDATIONS EXCEPT WHERE IT IS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

13. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS. ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AS WELL AS LOCAL AND STATE CODES. ORDINANCES AND APPLICABLE REGULATIONS.

14. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES. USING THE BEST SKILLS AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL OF THE CONSTRUCTION MEANS. METHODS. TECHNIQUES. SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE OWNER'S AUTHORIZED REPRESENTATNE.

15. WITHIN TEN (10) WORKING DAYS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS. SWEEP TEST. CYLINDER TESTS. LIEN RELEASES. AND OTHER CLOSEOUT DOCUMENTATION AS REQUIRED BY THE OWNER. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO THE OWNER'S ACCEPTANCE.

16. THE PROPOSED INSTALLATION WILL NOT:
   - INTERFERE WITH THE SAFE OPERATION OF TRAFFIC CONTROL EQUIPMENT;
   - INTERFERE WITH SIGHT LINES OR CLEAR ZONES FOR TRANSPORTATION, PEDESTRIANS, OR PUBLIC SAFETY PURPOSES;
   - INTERFERE WITH COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OR SIMILAR FEDERAL OR STATE STANDARDS

   VERIZON WIRELESS MEETS ALL FCC PLANNING IN REGARDS TO FREQUENCY AND POWER ASSIGNMENTS. THIS TAKES INTO ACCOUNT PUBLIC SAFETY AS WELL AS COMMERCIAL DEPLOYMENTS OF WIRELESS SYSTEMS. IN DOING SO, ISSUES WITH INTERFERENCE ARE VERY RARE BY DESIGN AND VERIZON WIRELESS ADHERES, TO ESTABLISHED FCC PROCEDURES SHOULD ANYTHING ARISE.

SITE WORK NOTES

1. THE APPROPRIATE UTILITY LOCATING SERVICES SHALL BE CONTACTED PRIOR TO THE START OF CONSTRUCTION IN ORDER TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

2. THE INSTALLATION OF NEW UTILITIES SHALL BE COORDINATED WITH LOCAL AUTHORITIES.

3. ALL EXISTING ACTIVE SEWER, WATER, GAS. ELECTRIC AND OTHER UTILITIES, WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES. WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SUCH UTILITIES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE CONSTRUCTION MANAGER. EXTREME CAUTION SHALL BE USED WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.

4. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES THAT INTERFERE WITH THE EXECUTION OF THE WORK SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS THAT WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE CITY AND/OR LOCAL UTILITIES.

6. DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION SHALL BE MINIMIZED.

7. ANY AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE. SUCH GRADING SHALL CAUSE SURFACE WATER TO FLOW AWAY FROM ANY EQUIPMENT AND POLE AREAS AND THE SOIL SHALL BE STABILIZED TO PREVENT EROSION. EROSION CONTROL MEASURES REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

8. THE SUB-GRADE SHALL BE COMPACTED AND BROUGHT TO A UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

9. BACKFILL SHALL CONSIST OF CLEAN SAND FILL APPROVED FOR USE BY THE ENGINEER. NO UNAPPROVED MATERIAL WILL BE ALLOWED. CLEAN SAND FILL SHALL BE FREE OF ALL ROOTS, BOULDERS, OR OTHER DELETERIOUS MATERIAL.

10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL TO OR BETTER CONDITION THAN ORIGINAL.

11. SITE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR SUCH SIGNAGE AS MAY BE CONTAINED IN THESE DRAWINGS.

STRUCTURAL STEEL NOTES

1. MATERIAL:
   A. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL".
   B. ALL STRUCTURAL STEEL WF BEAMS SHALL BE ASTM A992 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   C. ALL STRUCTURAL PLATES, ANGLES. AND CHANNELS SHALL BE ASTM A36 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   D. ALL TS MEMBERS SHALL BE ASTM A500 GRADE B (Fy=46ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   E. ALL STRUCTURAL PIPE MEMBERS SHALL BE ASTM A500 GRADE B (Fy-42ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   F. ALL NON-STRUCTURAL PIPE MEMBERS SHALL BE ASTM A53 GRADE B, AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.

2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL CONNECTIONS SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL.

3. WELDING:
   A. ALL WELDS, WELDERS, AND WELD INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF AWS D 1.1, LATEST REVISION.
   B. ALL WELDS SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES.
   C. ALL STEEL SHALL BE SPRAY GALVANIZED AFTER WELDING.

4. ALL BOLTS SHALL BE GALVANIZED 3/4" DIAMETER, A325-N, UNLESS NOTED OTHERWISE AND TIGHTENED TO A “SNUG TIGHT”' CONDITION AS DEFINED BY AISC. SECURE NUT WITH LOCKING WASHER.

5. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.

6. THE CONTRACTOR/STEEL FABRICATOR SHALL LOCATE ANY REINFORCEMENT IN THE STRUCTURAL MEMBERS IN SUCH A MANNER SO THAT THERE WILL NOT BE CONFLICT WITH THE REINFORCEMENT WHEN INSTALLING ANCHORS. THE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTION.

7. THE CONTRACTOR/STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION.

8. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.

9. THE CONTRACTOR/STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.

10. THE CONTRACTOR/STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED. THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES.

11. AT THE CONTRACTOR'S OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.

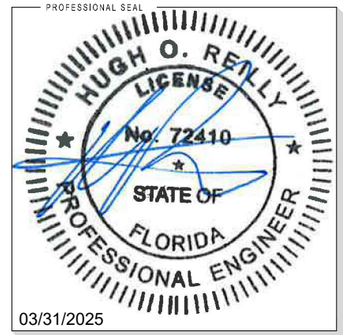
12. SUBMIT ORIGINAL SHOP DRAWINGS. INCLUDING COMPLETE DETAILS. SCHEDULES OF FABRICATION AND ASSEMBLY, PROCEDURES, AND DIAGRAMS. INCLUDE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLE, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS A2.1 AND A2.4 SYMBOLS, AND SHOW SIZE, LENGTH, AND TYPE OF WELD. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGES TO BE INSTALLED AS WORK OF OTHERS' SECTIONS.

PREPARED BY

CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL



03/31/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000901934
ST AUG SC001
29.895166° N, 81.312539° W
0
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

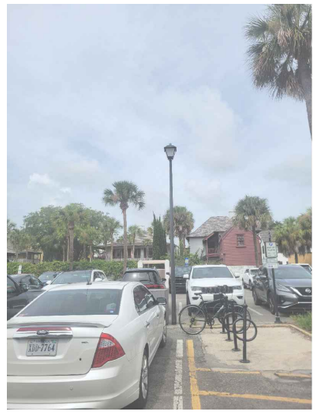
0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	03.31.25

SHEET NAME

NOTES

SHEET NUMBER

N-1



PROPOSED POLE
LOCATION VIEW

CONSTRUCTION NOTE:

ANY CONSTRUCTION AT THE SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES, AS ALSO REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE ONSTRUCTION DRAWING.

NOTES:

- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION
- ALL NEW WORK TO BE PERFORMED PER LATEST VERIZON WIRELESS STANDARDS & SPECIFICATIONS

SITE PLAN W/ AERIAL

GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)

11x17 SCALE: 1"=20'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF — UGF
EXISTING UNDERGROUND ELECTRIC	UG/E — UG/E
EXISTING UNDERGROUND GAS	GAS — GAS
EXISTING UNDERGROUND SANITARY SEWER	SS — SS
EXISTING UNDERGROUND STORM SEWER	ST — ST
EXISTING UNDERGROUND WATER	WTR — WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW — RCW
EXISTING OVERHEAD UTILITY WIRES	OH — OH
EXISTING ROW/ PROPERTY LINE	– – –
PROPOSED OVERHEAD ELECTRIC	OH — OH

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

03/31/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

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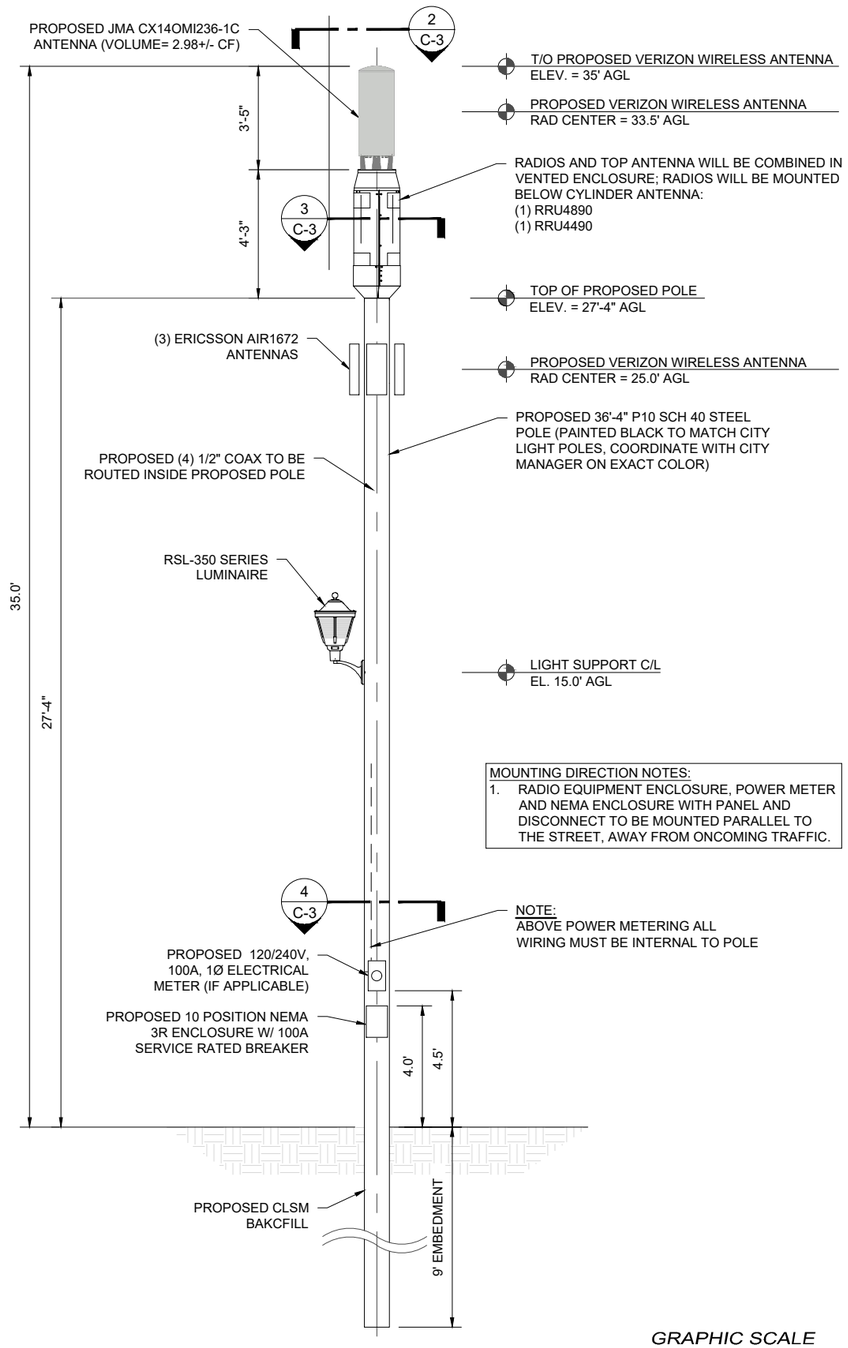
SHEET NAME

SITE PLAN W/ AERIAL

SHEET NUMBER

C-1

ALL ATTACHED HARDWARE AND EQUIPMENT TO BE PAINTED BLACK IN COLOR TO MATCH CITY LIGHT POLES, COORDINATE WITH CITY MANAGER ON EXACT COLOR. ANTENNA, SHROUD, U-GUARD, EQUIPMENT CABINET, METER & DISCONNECT.



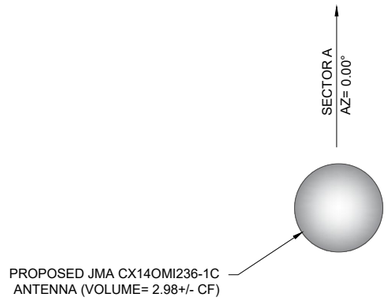
NOTE:
1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (8TH EDITION, 2023) AND ANSI/ TIA-222-G STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS; BASIC WIND SPEED 95 MPH, 3 SECOND GUST.
3. AZIMUTH INFO TAKEN FROM VERIZON WIRELESS RF SITE DESIGN DATA. TOWER AND ANTENNAS HEIGHTS TAKEN FROM RECENT TOWER SURVEY DATA.
4. REFERENCE LATEST STRUCTURAL ANALYSIS REPORT.

GRAPHIC SCALE

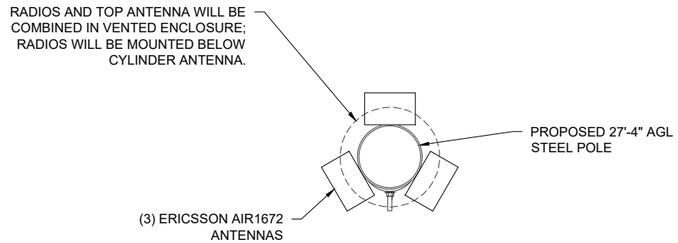
0' 2.5' 5'

(SCALE IN FEET)
11x17 SCALE: 1"=5'

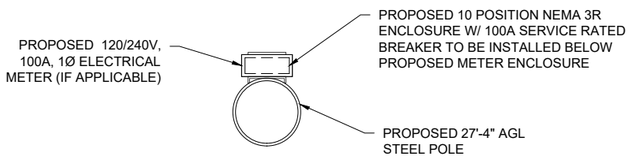
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3

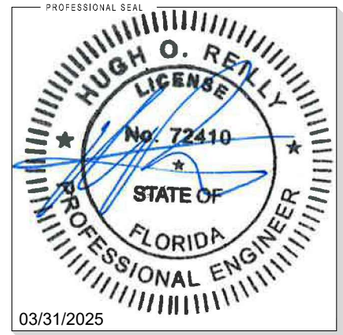


EQUIPMENT LAYOUT — NTS | 4

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SHEET NAME

ELEVATION & EQUIPMENT PLAN

SHEET NUMBER

C-2

HB687 - DEFINES ANTENNA NOT TO EXCEED 6 CUBIC FEET.

CONTRACTOR TO SUPPLY ANTENNA MOUNT. CONTRACTOR TO COORDINATE WITH ANTENNA MANUFACTURER.

Product Specifications

CX14OMI236-1C

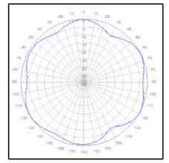
NWAV™ X-Pol OMNI Cantenna | 14-Port | 2.98 cu. ft | 360°

JMA WIRELESS

14-Port 2.98 cu. ft 360° Cantenna with RET-controlled from 1695–2700 MHz

(2) 698–960 MHz & (4) 1695–2700 MHz & (4) 3550–3700 MHz & (4) 5150–5925 MHz

- X-Pol, small cell, Quasi OMNI antenna
- Suitable for pole or building mount
- 2x2 MIMO low-band, 4x4 MIMO for each of AWS/PCS/CBRS/LAA
- Internal beam combining
- Dependent RET control for 1695–2700 MHz frequencies
- Suitable for LTE/UMTS/CDMA/GSM technologies
- Cost-effective solution for neutral host locations



Omni Clover

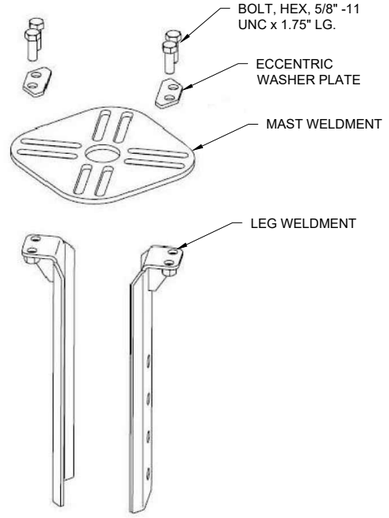


Electrical specification (min./max.)	Ports 1, 2			Ports 3, 4, 5, 6				
Frequency bands, MHz	698–798	824–894	880–960	1695–1880	1850–1990	1920–2180	2300–2500	2500–2690
Polarization	± 45°			± 45°				
Average gain over all tilts, dBi	4.8	4.9	5.2	9.0	9.2	9.9	10.1	9.9
Horizontal beamwidth (HBW), degrees[1]	360°			360°				
Vertical beamwidth, (VBW), degrees[1]	37°	30°	26°	15.4°	14.4°	13.5°	12.0°	11.0°
Electrical downtilt (EDT) range, degrees	0° (FET)			2-8° (RET)				
X polar isolation, P2P, dB[1]	25	25	25	25	25	25	25	25
Max. VSWR/return loss, dB	1.5:1/ -14.0			1.5:1/ -14.0				
Max. PIM (3rd order 2x20 W carrier dBc)	-153			-153				
Maximum input power port, watts	250			150				
Total max. composite power, watts	900							

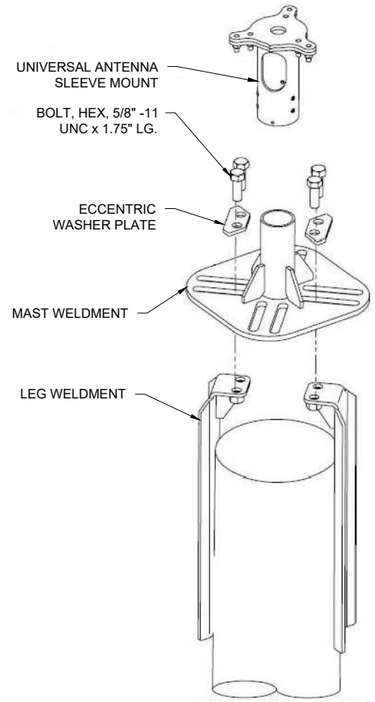
Electrical specification(Min/Max)	Ports 7,8,9,10	Ports 11,12, 13,14				
Frequency bands, MHz	3550–3700	5150–5250	5250–5350	5470–5725	5725–5850	5850–5925
Polarization	± 45°	± 45°				
Average gain over all tilts, dBi	5.0	5.5	5.7	5.5	5.5	5.6
Horizontal beamwidth (HBW), degrees[1]	360°					
Vertical beamwidth (VBW), degrees[1]	28°	24°	24°	20°	14°	18°
Electrical downtilt (EDT) range, degrees	0° (FET)					
X polar isolation, P2P, dB[1]	25	25				
Max. VSWR/return loss, dB	1.5:1/ -14.0	1.5:1/ -14.0				
Max. PIM (3rd Order 2x20W carrier dBc)	N/A					
Maximum input power port	10	.5	0.125	.125	0.5	0.5

Mechanical specifications	
Dimensions height/diameter, inches (mm)	33.5/14 (947/355)
Volume (cubic feet)	2.98
No. of RF input ports, connector type and location	14 x 4.3-10 female, bottom
RF connector torque	96 lbf·in (10.85 N·m or 8 lbf·ft)
Net antenna weight, lb (kg)	35 (15.9)
Rated wind survival speed, mph (km/h)	150 (241)
Frontal wind loading @ 160 km/h, lbf (N)	58.7 (261.2)
Equivalent flat plate @100 mph and Cd=2, sq. ft	1.17

ANTENNA SPECIFICATIONS NTS 1



ALTERNATIVE LEG ARRANGEMENT TO FIT SMALLER POLES 5-1/4" Ø TO 7-1/8" Ø (MAST REMOVED FOR CLARITY)



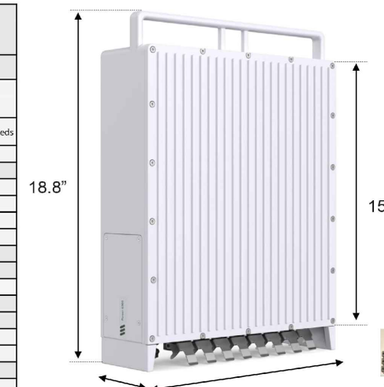
ARRANGEMENT FITS POLES 7-1/8" Ø TO 14-1/8" Ø

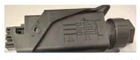
NOTE:
TYPICAL MOUNT SHOWN. CONTRACTOR TO VERIFY WITH VZW CX PM AND MANUFACTURER SPECIFICATIONS.

ANTENNA MOUNTING BRACKET DETAIL NTS 2

Power 6308 Data sheet

Input voltage	2P+PE: 208/120-220/127 VAC 1P+N+PE: 200-240 VAC 1P+N+PE: 100-140 VAC
Recommended AC external fuse/CB (for full capacity)	40A
Rectifier unit power capacity	6 kW @ 200 – 240VAC input Peak 3.5 kW, average 3.0kW @ 100-127VAC input
Input power limitation	Input power can be limited to support smaller incoming AC feeds
Rectifier unit efficiency	>96% @ 200 – 240VAC input
AC SPD	4kA 10/350µs
AC cable conductor	2.5 mm^2 to 8.36 mm^2 (8 awg)
EMI emissions	EN 55022 Class B, CISPR 22 Class B
# of DC power outputs	7
# of battery input ports	2
DC SPD	4kA 10/350µs
Fuse size on DC output (A)	6, 20, 25, 30, 35, 40, 45, 50 (50A is max)
DC cable conductor	2.5 to 16 mm^2 (6 awg)
Body Size (HxWxD) (bookshelf mount)	385x110x343 mm
Size incl foot and handle (HxWxD) (bookshelf mount)	477x110x343 mm
Weight	14kg (31 lbs)
External alarm output ports	2 ports
Northbound network interface	APC Light serial communication port
Management system	Integrated with ENM
Safety	IEC 62368-1:2014 Ed. 3, EN 62368-1 UL 62368-1: Ed.3 CSA C22.2 No. 62368-1-14 Ed.2
Telecom Network EMC	ETSI EN 300 386 V2.1.1*
Telecom Power Supply interface AC	ETSI EN 300 132-1*
NEBS	GR-1089-CORE, GR-3178-CORE, GR-3108-CORE





AC connector RNT 141 23/1 comes included

p/n BML 901 480/1

POWER 6308 DATA SHEET NTS 3

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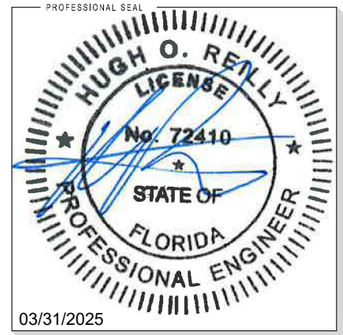
CBVR

TELECOM DESIGN GROUP

6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL



03/31/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000901934
ST AUG SC001
29.895166° N, 81.312539° W
0
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	03.31.25

SHEET NAME

DETAILS

SHEET NUMBER

C-3

GENERAL

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (EDITION ADOPTED BY LOCAL JURISDICTION) AND APPLICABLE LOCAL CODES.
2. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE.
3. ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.L. APPROVED OR LISTED.
4. ALL POWER WIRING SHALL BE STRANDED COPPER, TYPE THHN/THHW. AND 90 DEGREES C RATED.
5. GROUNDING ELECTRODE CONDUCTORS SHALL BE BARE. TIN COATED COPPER AND EQUIPMENT GROUND CONDUCTORS SHALL BE GREEN INSULATED. UNLESS OTHERWISE NOTED.
6. ALL POWER WIRING SHALL BE INSTALLED IN GALVANIZED RIGID STEEL CONDUIT. PVC. OR FLEXIBLE LIQUIDTIGHT CONDUIT. AS INDICATED.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS. PAY PERMIT FEES. AND SCHEDULE INSPECTIONS.
8. CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS. SERVICE ROUTING. AND METER SOCKET TYPE WITH LOCAL POWER COMPANY.
9. CONTRACTOR SHALL APPLY FOR TELEPHONE SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS AND SERVICE ROUTING WITH TELEPHONE COMPANY.
10. PROVIDE ALL LABOR AND MATERIAL DESCRIBED ON THIS DRAWING. AND ALL ITEMS INCIDENTAL TO COMPLETING AND PRESENTING THIS PROJECT AS FULLY OPERATIONAL.
11. WHERE LONG POWER CABLE RUNS PREVAIL. CONTRACTOR SHALL CALCULATE THE VOLTAGE DROP AND SIZE WIRES AND CONDUIT ACCORDINGLY.
12. WHERE TRANSFORMER IS REQUIRED FOR ELECTRICAL SERVICE. TRANSFORMER SECONDARY SHALL BE GROUNDED PER N.E.C.. ARTICLE 250-26.
13. REFER TO SITE SPECIFIC DRAWINGS FOR ELEVATIONS.
14. ALL ELECTRICAL DEVICES EXPOSED TO WEATHER SHALL BE OF RAINPROOF CONSTRUCTION AND SHALL REQUIRE WATER TIGHT CONDUIT HUBS. NEMA 3R TYPICAL
15. CONTRACTOR SHALL COIL CABLES AT HANDHOLE WITH LENGTHS AS REQUIRED BY ELECTRICAL UTILITY FOR CONNECTION.
16. ALL UNDERGROUND SERVICE ENTRANCE POWER CABLES SHALL BE TYPE FOR SUCH USE. CONTRACTOR SHALL CALCULATE VOLTAGE DROP AND RE-SIZE CABLES PER NEC REQUIREMENTS FOR CABLE RUNS EXCEEDING 250 FEET.

POWER CABLE AND SERVICE

1. CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING TO BTS AND VERIFY EXACT CONDUIT ROUTING. RACEWAY SYSTEM MATERIALS AND DEVICES FURNISHED SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS OF ANSI. NEMA. AND UL. RACEWAY SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE N.E.C.
2. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH WALLS, FLOORS AND ROOFS TO PREVENT MOISTURE PENETRATION OR VERMIN INFESTATION.
3. CONDUCTORS RUNNING ALONG HORIZONTAL SURFACES (ROOF TOP OR SLAB) SHALL BE INSTALLED IN RIGID CONDUIT SUPPORTED ON ELECTRICAL CONDUIT SUPPORT.
4. ALL VERTICAL RUNS OF POWER CABLE EXCEEDING 80 FEET IN LENGTH SHALL BE SUPPORTED PER N.E.C. ARTICLE 300 USING KELLEMS GRIPS OR ACCEPTABLE EQUAL CABLE SUPPORT SYSTEM.
5. WHERE A SEPARATE ELECTRICAL SERVICE DROP IS ADDED. CONTRACTOR SHALL INSTALL PERMANENT SERVICE DISCONNECT OR GROUPING THEREOF. DENOTING ALL OTHER SERVICE ENTRANCES. LOCATION OF EACH AND THE AREAS SERVED BY EACH.
6. WHERE ELECTRICAL POWER IS TO BE SUB-FED FROM AN EXISTING DISTRIBUTION SYSTEM. THE FOLLOWING SHALL APPLY:
   A. CONTRACTOR SHALL PERFORM LOAD TESTING TO DETERMINE MAXIMUM FEEDER DEMAND PER N.E.C. ARTICLE 220-35
   B. CONTRACTOR SHALL VERIFY WHETHER EXISTING FEEDER CAPACITY EXCEEDS VALUE CALCULATED PER N.E.C. ARTICLE 220-35
   C. EACH BRANCH CIRCUIT PROTECTIVE DEVICE SHALL HAVE SAME INTERRUPTING RATING AS EQUIPMENT SUPPLYING IT.
   D. PREFERRED MEANS OF SUPPLY SHALL BE A BRANCH CIRCUIT PROTECTIVE DEVICE LOCATED IN EXISTING PANEL.
   E. IF A BRANCH CIRCUIT PROTECTIVE DEVICE CANNOT BE OBTAINED OR SPACE IS NOT AVAILABLE. A BRANCH CIRCUIT MAY BE TAPPED FROM EXISTING FEEDER CONDUCTORS USING AN INSTALLED 2-POLE FUSED DISCONNECT AND METER BASE PER N.E.C. ARTICLE 240-21 WITH TEN FOOT (10) MAXIMUM TAP CONDUCTORS. FUSED DISCONNECT SHALL BE LISTED SAME OR BETTER INTERRUPTING RATING AS EXISTING SOURCE OF SUPPLY.

RF (COAX) AND LOW VOLTAGE CABLE

1. RF CABLES AND LOW VOLTAGE CABLING BETWEEN BTS. LNA OR TMA AND ANTENNA SHALL BE SUPPORTED USING ANDREW "SNAP-IN" HANGERS OR ACCEPTABLE EQUAL.

IDENTIFICATION

1. LOCATE NAMEPLATE. MARKING. OR OTHER IDENTIFICATION MEANS ON OUTSIDE EQUIPMENT OR BOX FRONT COVERS.
2. PROVIDE NAMEPLATE ENGRAVED WITH EQUIPMENT DESIGNATION FOR EACH SAFETY SWITCH AND ALL OTHER ELECTRICAL CABINETS, ETC.
3. DURING TRENCH BACK-FILLING FOR EACH UNDERGROUND ELECTRICAL, TELEPHONE, SIGNAL AND COMMUNICATIONS LINE, PROVIDE A CONTINUOUS UNDERGROUND WARNING TAPE TWELVE INCHES BELOW FINISHED GRADE.

PREPARED BY

TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

03/31/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000901934
ST AUG SC001
29.895166° N, 81.312539° W
0
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

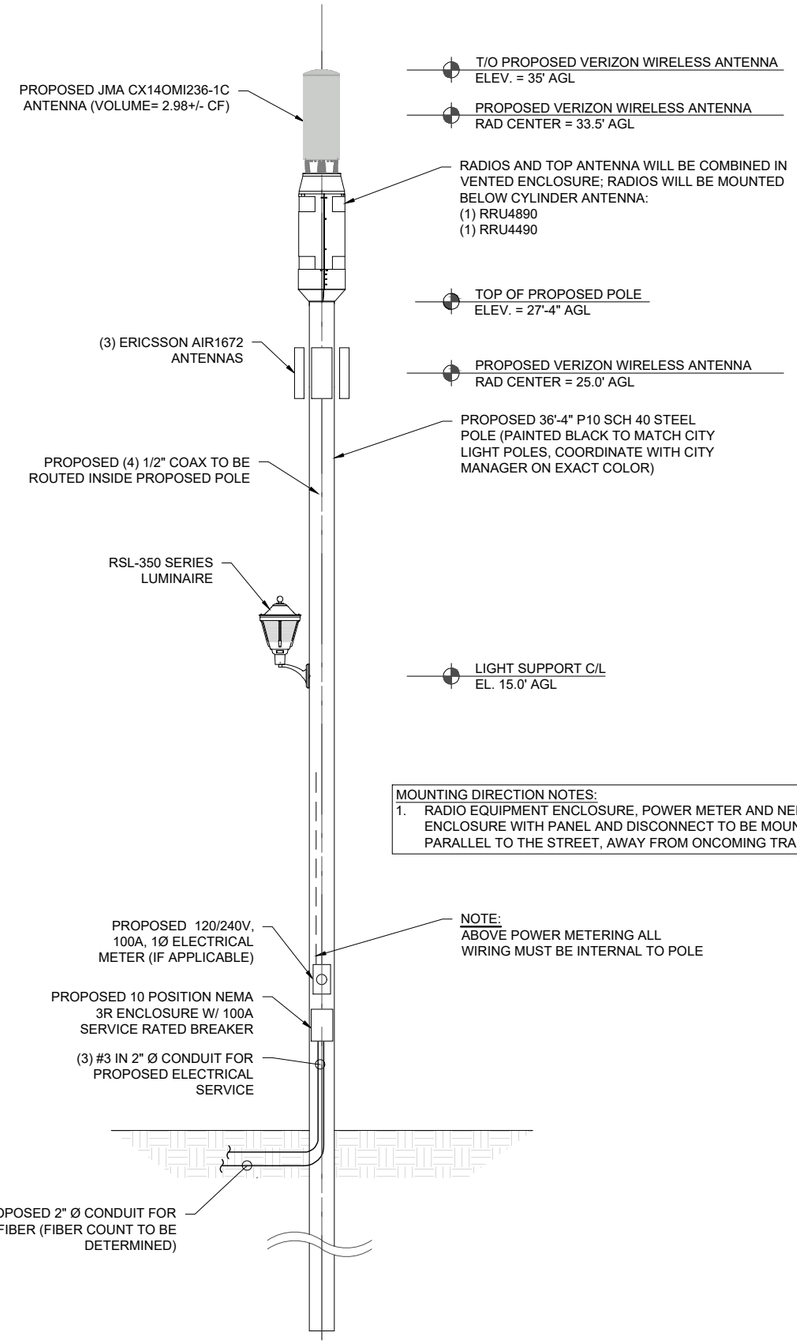
0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	03.31.25

SHEET NAME

ELECTRICAL NOTES

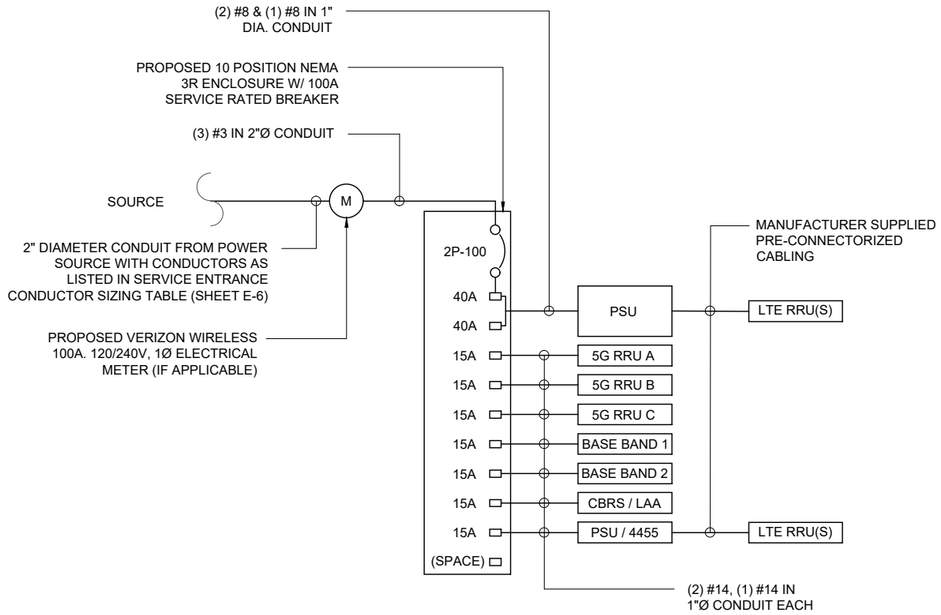
SHEET NUMBER

E-1



MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.

UTILITY ROUTING — NTS — 1



ELECTRICAL NOTE:
VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, BREAKERS, CONDUITS, AND CONDUCTORS WITH VERIZON CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

ONE-LINE DIAGRAM — NTS — 2

PANEL NAME: VERIZON WIRELESS LOCATION: ST AUG SC001 - 5000901934			PANEL RATING			100 AMPS 120/240 VOLTS		
PHASE	1		X	MCB	100	AMP		
WIRE	3		MAIN LUG ONLY					
CKT NO.	DESCRIPTION		KVA A	KVA B	AMP POLE	WIRE	GND	COND.
1	PSU		4.0	-	40/2	#8	#8	1"
2			-	4.0				
3	5G RRU A		0.40	-	15/1	#14	#14	1"
4	5G RRU B		-	0.40	15/1	#14	#14	1"
5	5G RRU C		0.40	-	15/1	#14	#14	1"
6	BASE BAND 1		-	0.30	15/1	#14	#14	1"
7	BASE BAND 2		0.30	-	15/1	#14	#14	1"
8	CBRS / LAA		-	0.20	15/1	#14	#14	1"
9	PSU / 4455		0.85	-	15/1	#14	#14	1"
10	SPACE		-	-				
SUB TOTAL KVA (CONT)			5.95	4.90				
SUB TOTAL KVA (NON-CONT)			0.0	0.0				
TOTAL KVA NON-CONT + 125% CONT.			13.6					
TOTAL AMPS			56.7					

NOTE:

THE ELECTRICAL SYSTEM IS DESIGNED TO ACCOMMODATE A MAXIMUM DEMAND LOAD OF 60A. IF ADDITIONAL EQUIPMENT IS INSTALLED THAT EXCEEDS THE DESIGN DEMAND LOAD, THE SYSTEM SHALL BE REEVALUATED AND MODIFIED AS NECESSARY.

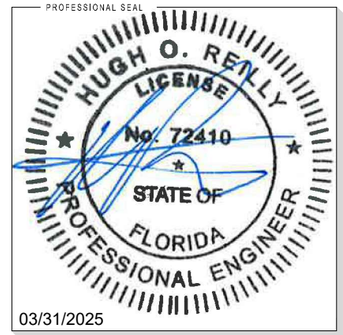
PANEL SCHEDULE — NTS — 3

PREPARED BY

CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL



03/31/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

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SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
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SHEET NAME

UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE

SHEET NUMBER

E-2

GENERAL

1. INSTALLATION OF GROUNDING ELECTRODE SYSTEM SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND WITH BUILDING CODES OF AUTHORITIES HAVING JURISDICTION.
2. GROUNDING CONDUCTORS SHALL BE 2 AWG TINNED SOLID BARE COPPER BELOW AND ABOVE GRADE. UNLESS OTHERWISE NOTED AND SHALL BE ROUTED IN A DOWNWARD PATH TOWARDS GROUND BARS.
3. GROUNDING CONDUCTORS SHALL BE KEPT AS SHORT AND DIRECT AS POSSIBLE WITH MINIMUM BEND RADIUS OF 12 INCHES.
4. ALL BELOW GRADE CONNECTIONS SHALL BE CADWELD TYPE CONNECTIONS AND ALL CONNECTIONS TO EQUIPMENT AND GROUND BARS SHALL BE 2-HOLE BRONZE COMPRESSION CONNECTORS UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL NEW GROUNDING SYSTEM PER SPECIFICATIONS AND INTERCONNECT NEW SYSTEMS TO ANY EXISTING GROUNDING SYSTEMS AS REQUIRED BY NFPA 70 AND 780 (THIS APPLIES TO ELECTRICAL POWER DISTRIBUTION GROUNDING SYSTEM, LIGHTNING PROTECTION GROUNDING SYSTEM. COAX CABLE GROUNDING SYSTEM AND ANY OTHER EXISTING GROUNDING SYSTEMS).
6. GROUNDING CONDUCTORS SHALL BE BONDED TO ANTENNA FRAME AND ANY SUPPORT FRAMES OR RACKS USING CADWELD OR MECHANICAL CONNECTIONS.
7. CONTRACTOR SHALL PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. STAINLESS STEEL HARDWARE SHALL BE USED THROUGHOUT.
8. GROUNDING CONDUCTORS EMBEDDED IN CONCRETE SHALL BE ENCASED IN PVC CONDUIT. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS UNLESS REQUIRED BY LOCAL CODES OR OTHERWISE INDICATED ON DRAWINGS. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS TO PREVENT MOISTURE PENETRATION AND VERMIN INFESTATION.
9. CONTRACTOR SHALL BOND GROUNDING SYSTEM VIA THE MASTER GROUND BAR TO ALL METAL OBJECTS WITHIN 12 FEET OF EQUIPMENT, CONDUIT AND CABLES.
10. BONDING OF GROUNDED CONDUCTOR (NEUTRAL) AND GROUNDING CONDUCTOR SHALL BE AT SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250-28.
11. CONTRACTOR SHALL VERIFY EXACT CONDUIT ROUTING FOR GROUNDING CONDUCTORS WHERE APPLICABLE.
12. CONNECTIONS TO CGB SHALL BE ARRANGED IN THE FOLLOWING THREE GROUPS:
    * SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TELCO CABINET AND POWER PEDESTAL GROUND).
    * SURGE ABSORBERS (GROUNDING ELECTRODE RING OR BUILDING STEEL).
    * NON-SURGING OBJECTS (EGB GROUND IN BTS).
13. DOUBLING OR STACKING OF ANY GROUNDING CONNECTIONS IS NOT ACCEPTABLE.
14. ALL GROUND BARS SHALL BE INSTALLED WITH STAND OFF INSULATORS.

PREPARATION

1. SURFACES: ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED TO ENSURE PROPER CONTACT. ALL GALVANIZED SURFACES ON WHICH GALVANIZING HAS BEEN REMOVED BY CUTTING, DRILLING, OR ANY OTHER OPERATION SHALL BE RE-GALVANIZED IN ACCORDANCE WITH ASTM A780 USING "ZINC RICH" COATING AS MANUFACTURED BY ZRC CHEMICAL PRODUCTS COMPANY (LOCATED IN QUINCY, MASSACHUSETTS), OR ACCEPTABLE EQUAL. NO WASHERS ARE ALLOWED BETWEEN ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED PRIOR TO INSTALLATION.
2. GROUND BAR: ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED. NO FINGER PRINTS OR DISCOLORED COPPER SHALL BE PERMITTED.

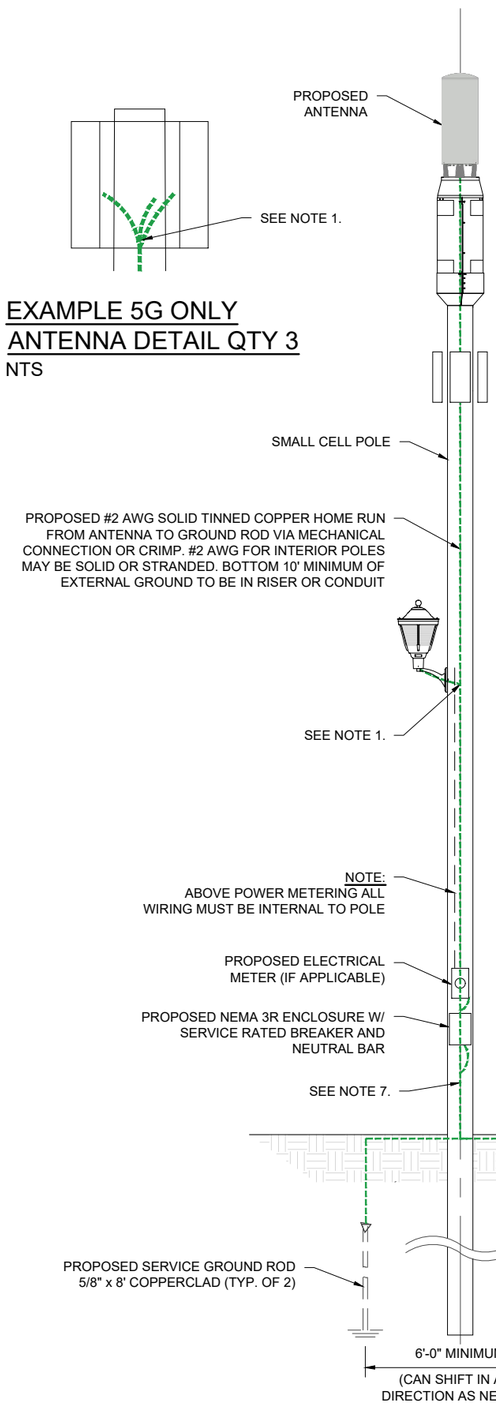
LAND BUILDS AND CO-LOCATE

1. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS UNIFORMLY SPACED AROUND THE EQUIPMENT FOUNDATION AND AROUND THE PERIMETER OF THE TOWER FOUNDATION. THE GROUND RODS SHALL BE 96" X 10'-O' COPPER CLAD STEEL INTERCONNECTED WITH 2 SOLID TINNED BARE COPPER GROUND CONDUCTOR TO FORM A GROUND RING AT A DEPTH OF 30 INCHES BELOW THE SURFACE OF THE SOIL. A MINIMUM OF 1 FOOT AND A MAXIMUM OF 3 FEET CLEARANCES SHALL BE MAINTAINED FROM FOUNDATIONS. TOWER AND EQUIPMENT GROUND RINGS SHALL BE INTERCONNECTED WITH TWO GROUNDING CONDUCTORS OF EQUAL LENGTH AND MATERIALS.
2. GROUND RODS SHALL BE BONDED TO GROUND RINGS AND INTERCONNECTING CONDUCTORS AT EQUAL INTERVALS OF APPROXIMATELY 10 FEET.
3. GROUND BARS SHALL BE BONDED TO GROUND RING WITH SINGLE GROUNDING CONDUCTOR.
4. BONDS TO ANTENNA MASTS, FENCE POSTS, WAVEGUIDE BRIDGE, TOWER STEEL (UNLESS PROHIBTTED BY TOWER MANUFACTURER) AND THOSE BELOW GRADE SHALL BE EXOTHERMIC TYPE (CADWELD). ALL OTHER BONDS SHALL BE BRONZE 2-HOLE COMPRESSION FITTINGS UNLESS OTHERWISE NOTED.
5. GROUNDING CONDUCTORS MAKING A TRANSITION FROM ABOVE TO BELOW GRADE SHALL BE INSULATED FROM EARTH CONTACT BY PASSING THROUGH PVC CONDUIT. THE CONDUIT SHALL EXTEND AT LEAST 6 INCHES ABOVE AND 12 INCHES BELOW GRADE LEVEL.

GROUNDING REQUIREMENTS

1. CONTRACTOR SHALL INSPECT AND TEST ANY NEW OR EXISTING VERIZON WIRELESS GROUNDING SYSTEM WITH A BIDDLE-MEGGER TESTER UTILIZING THE FALL OF POTENTIAL METHOD AND CONTACT CONSTRUCTION MANAGER IF RESISTANCE EXCEEDS 5 OHMS AND SHALL FIELD MODIFY GROUNDING SYSTEM AS NECESSARY TO ACHIEVE COMPLIANCE. TEST RESULTS AND CONCLUSIONS SHALL BE RECORDED FOR PROJECT CLOSE-OUT DOCUMENTATION.
2. COAX CABLE OUTER CONDUCTORS (SHIELDS) SHALL BE GROUNDED USING COAX GROUNDING KITS AT A MINIMUM OF TWO POINTS. INCLUDING AT ANTENNA AND AT MASTER GROUND BAR. THE COAXIAL CABLE SHALL NOT EXCEED 1OO FEET BETWEEN GROUNDING KITS.

GROUNDING NOTES NTS 1



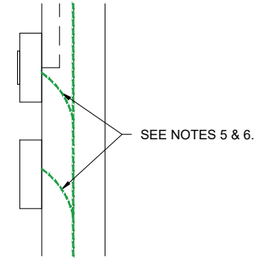
TYPICAL GROUNDING DETAIL NTS 2

EXAMPLE 5G ONLY ANTENNA DETAIL QTY 3

NTS

NOTES:
1. ALL CONNECTIONS SHALL BE MADE USING UL RATED COMPRESSION CONNECTIONS AS FIRST PREFERRED OR MECHANICAL IF SPACE CONSTRAINTS EXIST. BELOW GRADE CONNECTIONS MAY BE COMPRESSION OR CAD WELD.
2. NO EXTERNAL GROUND BARS.
3. ALL GROUND LEADS TO BE ROUTED DOWNWARDS TO NEAREST TIE IN POINT TO MAIN HOME RUN GROUND.
4. IF POLE TO GROUND ROD IS >6' ADD 3RD GROUND ROD AT BASE OF POLE.
5. BOND METER ENCLOSURE PER UTILITY REQUIREMENTS. BOND NEUTRAL BAR TO GROUNDING ELECTRODES (GROUND RODS) WITH #2 AWG PER NEC ARTICLE 250. PROVIDE MAIN BONDING JUMPER BETWEEN SERVICE DISCONNECT SWITCH /GROUND BAR AND NEUTRAL PER NEC ARTICLE 250 (SEE NOTE 6).
6. IF INCOMING POWER SOURCE IS NON-SEPARATELY DERIVED (E.G. FED FROM ANOTHER BUILDING OR A BRANCH CIRCUIT) THEN DISCONNECT / PANELBOARD NEUTRAL BAR SHALL NOT BE BONDED TO GROUND. REFER TO NEC ARTICLE 250 IF APPLICATION IS NOT CLEAR.
7. WHEN PRESENT, BOND VERIZON GROUND DOWN CONDUCTOR TO UTILITY POLE GROUND BELOW ANY ANCILLARY EQUIPMENT BOND.
8. GROUND SYSTEM RESISTANCE 25 OHMS OR LESS.
9. ALL EXTERNAL ANTENNA AND EQUIPMENT SHALL BE BONDED DOWNWARD TO HOME RUN GROUND WIRE.
10. ALL INTERNAL ANTENNA AND EQUIPMENT SHALL BE BONDED TO INSIDE CABINET OR SHROUD GROUND POINT.
11. GROUND SYSTEM INSPECTION/TEST WELLS NOT REQUIRED BY VERIZON.
12. IF NON VZ OWNED POLE MAY MODIFY GROUNDING PER POLE OWNER OR AHJ REQUIREMENTS

MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.
2. TYPICAL GROUNDING DETAIL SHOWN, APPLY FOR ALL POLE TYPES.



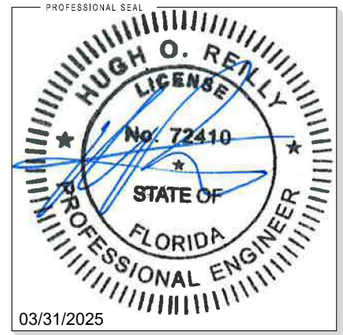
METER/PANEL GROUNDING DETAIL (SIDE VIEW)

NTS

PREPARED BY
CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL



03/31/2025

PREPARED FOR
verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION
5000901934
ST AUG SC001
29.895166° N, 81.312539° W
0
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	03.31.25

SHEET NAME
GROUNDING DETAIL & NOTES

SHEET NUMBER
E-3


PARK
ST AUG
ZONE
50009
This is a better
to help panhandl



Received 4/7/2025
Planning & Building Department



Received 4/7/2025
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Planning & Building Department

St. Augustine HARB

Courtney Barnard & Christopher Milnes II – Verizon

Nikki Nechtem & Jeff Finch – CBVR Telecom

04/17/2025



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Received 4/7/2025
Planning & Building Department

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Small Cells In Historic Boston Area
Small Cells In Historic New Orleans Area
Small Cells In Historic Savannah Area

HARB Review - St. AUG 001 – Toques Pl.

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Current Small Cell Installations in Boston

Small cells are a critical piece of Verizon's network plan – both for our 4G & 5G networks. In addition to helping us enhance our 4G LTE coverage and capacity in locations where usage demands are highest – their deployment on our 5G network will help unleash innovation on a massive scale, delivering superior coverage and signal penetration in even the densest areas.

verizon

Commonwealth Ave. & Arlington St. – Boston Common



Beacon & Charles St. – Boston Common



Brookline & Longwood Ave.



Current Small Cell Installations in New Orleans

Small cells are a critical piece of Verizon's network plan – both for our 4G & 5G networks. In addition to helping us enhance our 4G LTE coverage and capacity in locations where usage demands are highest – their deployment on our 5G network will help unleash innovation on a massive scale, delivering superior coverage and signal penetration in even the densest areas.

verizon

Jackson Square



Canal & Dauphine St.



Royal & Conti St.



Current Small Cell Installations in Savannah

Small cells are a critical piece of Verizon's network plan – both for our 4G & 5G networks. In addition to helping us enhance our 4G LTE coverage and capacity in locations where usage demands are highest – their deployment on our 5G network will help unleash innovation on a massive scale, delivering superior coverage and signal penetration in even the densest areas.

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Drayton & Huntingdon St. – Forsyth Park



W McDonough & Bull St. – Chippewa Square



W Charlton & Barnard St. – Pulaski Square



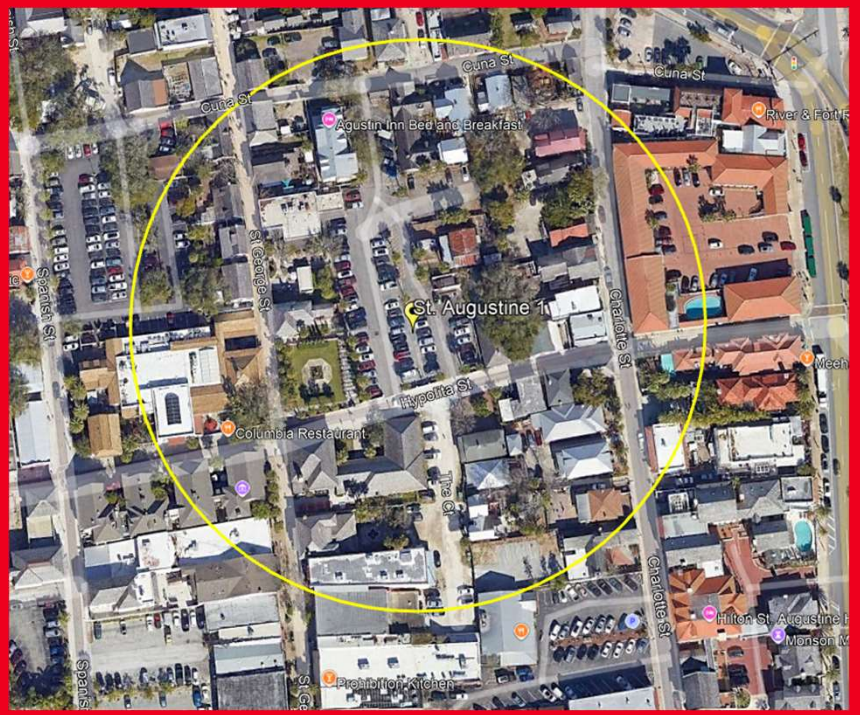
ST AUG SC001

Toques Pl.

Coverage Objective & Footprint

This designed small cell objective is to provide coverage and capacity to the central section of St George St., Charlotte St., and Hypolita St. .

This small cell footprint at 35' overall height will cover a .06 mile circumference.



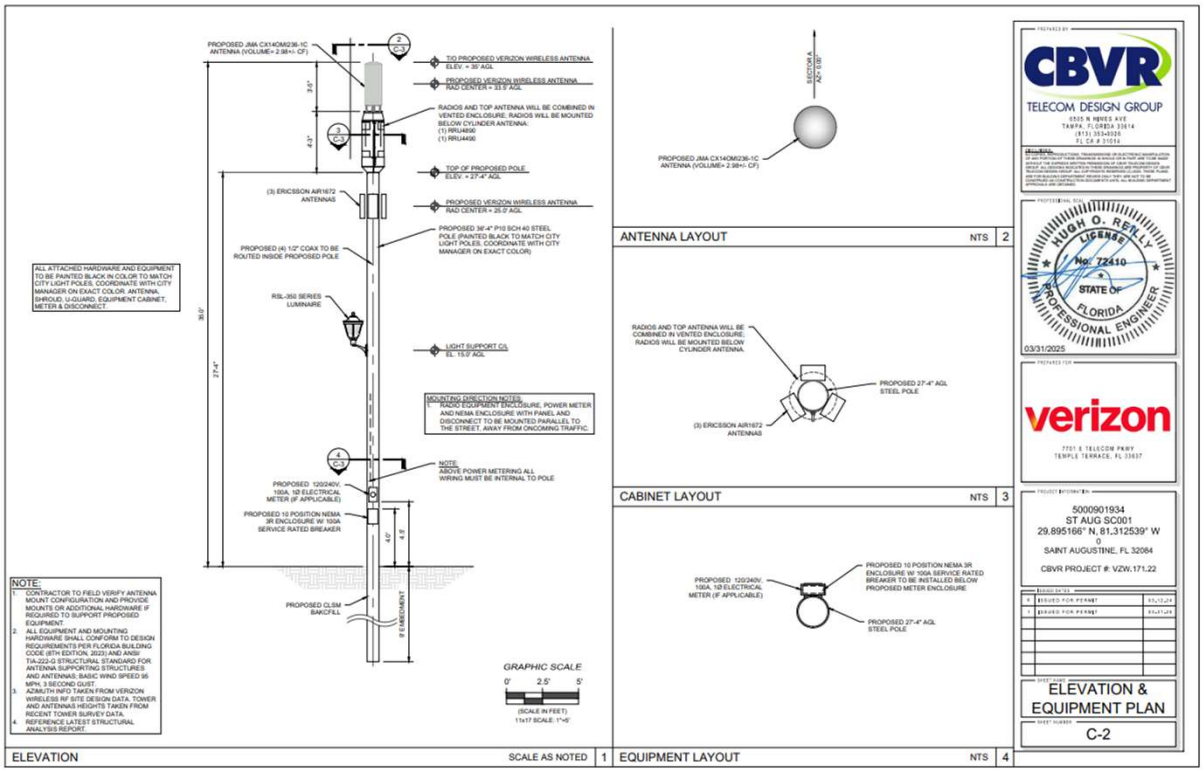
verizon

Received 4/7/2025
Planning & Building Department

ST AUG SC001

Toques Pl.

Please reference Site Designed CDs



ST AUG SC001

Toques Pl.

35’ Flag Pole Site Photo-simulation

View Looking North



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ST AUG SC001

Toques Pl.

35’ FPL Light Pole Site Photo-simulation

View Looking North



verizon

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March 24, 2025

Nikki Nechtem - authorized agent Verizon wireless
7701 E. Telecom Parkway
Temple Terrace, FL 33637

cc: Christopher Milnes

Re: Certificate of Appropriateness - 43 Cordova St, Saint Augustine, FL, 32084 - HP2025-0011

Dear Nikki Nechtem - authorized agent Verizon wireless,

On , the Historic Architectural Review Board (HARB) met and discussed your application Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and 98 St. George Streets.
To install a new cell antenna and related cellular equipment in each of the locations.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the April 17, 2025 meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by April 7, 2025.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, 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.:	HP2025-0011
Applicant:	Nikki Nechtem - authorized agent Verizon wireless
Owner:	Christopher Milnes
Address:	93 Cordova St (adjacent parcel)
Parcel Number:	2052200000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and 98 St. George Streets.
To install a new cell antenna and related cellular equipment in each of the locations.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON , 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 , 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

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and 98 St. George Streets.
To install a new cell antenna and related cellular equipment in each of the locations..

Subject to the following conditions:

- Creative solutions sensitive to design, height, and archaeological impacts
- April 17th, 2025
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 20th day of March, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0011 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 20th day of March, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0011 **Meeting Date: March 20, 2025**

1. NAME OF APPLICANT: Nikki Nechtem
   Business (if applicable):
   Address: 6505 N Himes Avenue
   City: Tampa State: FL Zip Code: 33614
   Daytime Telephone: 8134507450 E-Mail Address: Nikki.nechtem@cbvrtelecom.com

2. NAME OF PROPERTY OWNER: Christopher Milnes
   Business (if applicable):
   Address: 3503 Technological Ave
   City: Orlando State: Fl Zip Code: 32817
   Daytime Telephone: 407-795-4626 E-Mail Address: Christopher.milnes@verizonwireless.com

3. PROJECT LOCATION: 98 SAINT GEORGE ST, Saint Augustine, FL, 32084, 43 Cordova Street, Saint Augustine, FL, 32084, and 17 King Street, Saint Augustine, FL, 32084
4. LEGAL DESCRIPTION: Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses listed above.
5. SCOPE OF WORK: To install a new cell antenna and related cellular equipment in each of the locations.

Information attached by applicant includes:

- Application Agreement
- HARB Presentation
- Photo-rendering of proposed project
- Existing Photographs
- Proposed Plans
- Site Plan
- Individual Information included for 3 proposed locations

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: 43 Cordova St (adjacent parcel) - St AUG SC021

Applicant's Name: Nikki Nechtem - authorized agent Applicant's Signature: Nikki Nechtem (authorized agent)

Christopher Milnes(Cellco partnership Successor in Interest to Verizon Wireless)
Owner's Name: _____ 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 3/11/2025
Plannig & Building Department

St. Augustine HARB

Courtney Barnard & Christopher Milnes II – Verizon

Nikki Nechtem & Jeff Finch – CBVR Telecom

03/20/2025



verizon

Received 3/11/2025
Plannig & Building Department

Small Cell Network Densification

Network Densification is the process of increasing the number of cell sites or access points within a given area to enhance network capacity, coverage, and performance, particularly in densely populated areas or high-traffic zones.

Why Network Densification Needed

The public safety sector relies on network solutions to protect people from preventable injuries and dangers. All aspects of public safety operations can be enhanced by 4G and 5G network solutions that improve response times and increase day-to-day efficiency. Network densification helps ensure that there's enough capacity and coverage to handle the surge in communication needs during large-scale events or emergencies. By adding more small cells, network densification can provide more reliable communication.

verizon

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Received 3/11/2025
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Current Small Cell Installations in Florida & Their Benefits

Small cells are a critical piece of Verizon's network plan – both for our 4G & 5G networks. In addition to helping us enhance our 4G LTE coverage and capacity in locations where usage demands are highest – their deployment on our 5G network will help unleash innovation on a massive scale, delivering superior coverage and signal penetration in even the densest areas.

verizon

City of Orlando
Sign Node/Pole



Winter Park
Decorative Light Node/Pole



City of Orlando
Acorn Light Node/Pole with radio cabinet/trash can




98 ST. GEORGE STREET
Saragossa St
Saint Andrews Ct
Carrera St
Valencia St
King St
Cathedral Pl
Bridge of Lions
Bridge of Lions
Ceda St
Oneida St
Dumas St
Sanford St

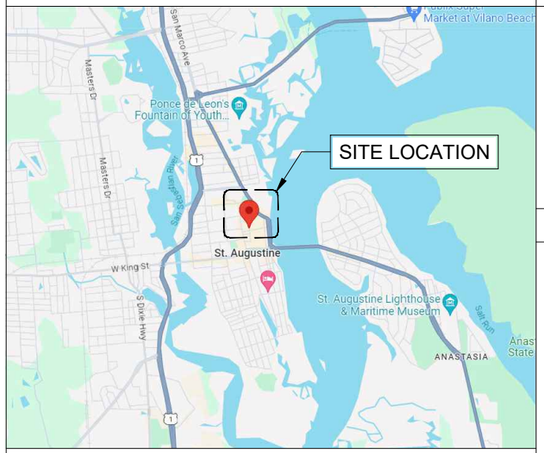

BARLEY
REPUBLIC
PUB & CULTURE
PARKING
ENTRANCE
Curbside
Pickup
ONE WAY
OPEN!
We Missed You

verizon

SITE NAME: ST AUG SC019
MDG #: 5000900225

LOCATION: ROW ON SOUTHEAST SIDE OF SPANISH ST, 164'
SOUTH OF CUNA ST
ST AUGUSTINE, FL 32084
ST. JOHNS COUNTY COUNTY

LOCATION SKETCH



SITE DIRECTIONS

From US-1 E & I-95 (Jacksonville):

1. Head north on US-1 N (go 16.4 mi)
2. Turn right onto Carrera St (go 0.4 mi)
3. Turn right onto Cordova St (go 0.1 mi)
4. Turn left onto Treasury St (go 233 ft)
5. Turn left onto Spanish St (go 0.1 mi)
6. Destination will be on the right

CONTACT INFORMATION

APPLICANT:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

ARCHITECT/ ENGINEER:
CBVR/ HUGH O. REILLY, PE
6505 N HIMES AVE
TAMPA, FLORIDA 33614

TOWER OWNER:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

CITY OF ST AUGUSTINE NOTES

A. PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS REQUIRED ONE (1) WEEK PRIOR TO START OF WORK. CONTACT THE PUBLIC WORKS TECHNICIAN AT (904) 201-2734 TO SCHEDULE.
B. ALL DISTURBED AREAS MUST BE RESTORED TO EXISTING OR BETTER CONDITION. THIS INCLUDES PAVEMENTS, STREET (CONCRETE AND ASPHALT) SIDEWALKS (WHICH WILL BE REPAIRED OR REPLACED FROM JOINT TO JOINT), AND VEGETATION.
C. NO WORK IS PERMITTED ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY OBSERVED HOLIDAYS.
D. SIDEWALK CLOSURE MUST ALWAYS ALLOW ACCESS TO BUSINESSES.
E. CONTACT CITY INSPECTOR DONALD SNELLGROVE AT (904) 808-2113, MINIMUM 3 WORKING DAYS PRIOR TO THE START OF WORK.
F. CONTRACTOR WILL VISUALLY VERIFY ALL CITY UTILITIES PRIOR TO ANY WORK WITH THE CITY INSPECTOR.
G. ALL CROSSING INVOLVING CITY UTILITIES MUST CROSS BELOW WITH A MINIMUM OF 18" VERTICAL SEPARATION.
H. CONTRACTOR TO VISUALLY VERIFY DEPTHS OF CITY WATER AND SEWER UTILITIES BY POTHOLING OR OTHER METHODS ACCEPTABLE TO CITY INSPECTOR BEFORE CROSSING BELOW WITH REQUIRED SEPARATION.
I. CONTACT ANDREA WHITE, PHD, CITY ARCHAEOLOGIST AT (904) 669-4377 AS THIS PROJECT IS LOCATED WITHIN THE ARCHAEOLOGICAL ZONE.
J. THE CITY WILL DESIGNATE THE ACCEPTABLE WORKING DAYS & HOURS FOR THIS PROJECT.
K. MAINTAIN 3 FEET MINIMUM SEPARATION FROM CITY UTILITIES.

APPROVALS

PROPERTY OWNER: _____

RF ENGINEER: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

ZONING: _____

NETWORK: _____

OPERATIONS: _____

SITE INFORMATION

JURISDICTION: ST AUGUSTINE
PARCEL ID #: N/A (R.O.W.)
LATITUDE: 29° 53' 43.02" NORTH
29.895282° N
LONGITUDE: 81° 18' 49.38" WEST
81.313716° W

SCOPE OF WORK

INSTALLATION OF PROPOSED SMALL CELL EQUIPMENT ON POLE:

A. INSTALLATION OF PROPOSED POLE
B. INSTALLATION OF ANTENNAS ON POLE
C. INSTALLATION OF ENCLOSURE CABINET ON POLE
D. INSTALLATION OF UNDERGROUND ELECTRICAL SERVICE BY WAY OF DIRECTIONAL BORE TO PROPOSED POLE

APPLICABLE CODES

BUILDING CODE: FLORIDA BUILDING CODE (FBC) , 8TH EDITION (2023)
NATIONAL ELECTRICAL SAFETY CODE: NEC 2020
ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
MECHANICAL CODE: MECHANICAL CODE, 8TH EDITION
LIFE SAFETY CODE: NFPA-101-2021
DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

ASCE 74-20, 4TH EDITION

THE FOLLOWING DESIGN CRITERIA APPLY:
2020 NESC RULE 250C WIND DATA IS USED.
BASIC WIND SPEED OF 95 MPH
RISK CATEGORY II.
EXPOSURE CATEGORY C.
TOPOGRAPHIC CATEGORY 1

LIST OF DRAWINGS

SITE GENERAL ARRANGEMENT PLANS	
T-1	TITLE SHEET
N-1	NOTES
S-1	SURVEY
ARCHITECTURAL/ CIVIL PLANS	
C-1	SITE PLAN W/ AERIAL
C-2	SITE PLAN
C-3	ELEVATION & EQUIPMENT PLAN
C-4	DETAILS (1 OF 2)
C-5	DETAILS (2 OF 2)
ELECTRICAL PLANS	
E-1	CITY AND ELECTRICAL NOTES
E-2	UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE
E-3	GROUNDING DETAIL & NOTES
E-4	GROUNDING DETAILS
E-5	ELECTRICAL ROUTING PLAN
E-6	ELECTRICAL DETAILS
E-7	ELECTRICAL PROFILE
MOT-1	MOT DETAILS
MOT-2	FDOT MOT INDEX 102-600
MOT-3	FDOT MOT INDEX 102-660
MOT-4	MUTCD TA-20

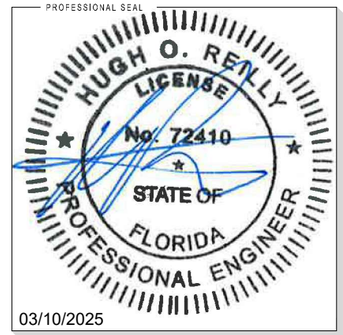
811 Know what's below. Call before you dig.

PREPARED BY

CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(770) 853-1233
FL CA # 31014

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PROFESSIONAL SEAL



03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900225
ST AUG SC019
29.895282° N, 81.313716° W
ROW ON SOUTHEAST SIDE OF SPANISH ST, 164' SOUTH OF CUNA ST
ST AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

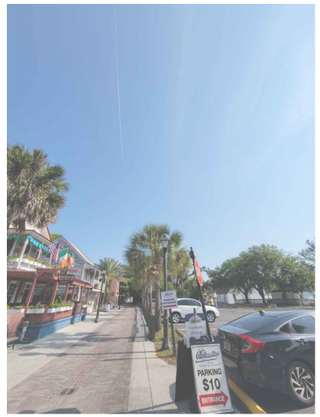
0	ISSUED FOR PERMIT	01.29.24
1	ISSUED FOR PERMIT	07.30.24
2	ISSUED FOR PERMIT	10.21.24
3	ISSUED FOR PERMIT	03.07.25
4	ISSUED FOR PERMIT	03.10.25

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1



PROPOSED POLE
LOCATION VIEW

CONSTRUCTION NOTE:

ANY CONSTRUCTION AT THE SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES, AS ALSO REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE ONSTRUCTION DRAWING.

NOTES:

- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION
- ALL NEW WORK TO BE PERFORMED PER LATEST VERIZON WIRELESS STANDARDS & SPECIFICATIONS

SITE PLAN W/ AERIAL

GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)

11x17 SCALE: 1"=20'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF UGF
EXISTING UNDERGROUND ELECTRIC	UG/E UG/E
EXISTING UNDERGROUND GAS	GAS GAS
EXISTING UNDERGROUND SANITARY SEWER	SS SS
EXISTING UNDERGROUND STORM SEWER	ST ST
EXISTING UNDERGROUND WATER	WTR WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW RCW
EXISTING OVERHEAD UTILITY WIRES	OH OH
EXISTING ROW/ PROPERTY LINE	
PROPOSED OVERHEAD ELECTRIC	OH OH

PREPARED BY

CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(770) 853-1233
FL CA # 31014

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900225
ST AUG SC019
29.895282° N, 81.313716° W
ROW ON SOUTHEAST SIDE OF SPANISH ST, 164' SOUTH OF CUNA ST
ST AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	01.29.24
1	ISSUED FOR PERMIT	07.30.24
2	ISSUED FOR PERMIT	10.21.24
3	ISSUED FOR PERMIT	03.07.25
4	ISSUED FOR PERMIT	03.10.25

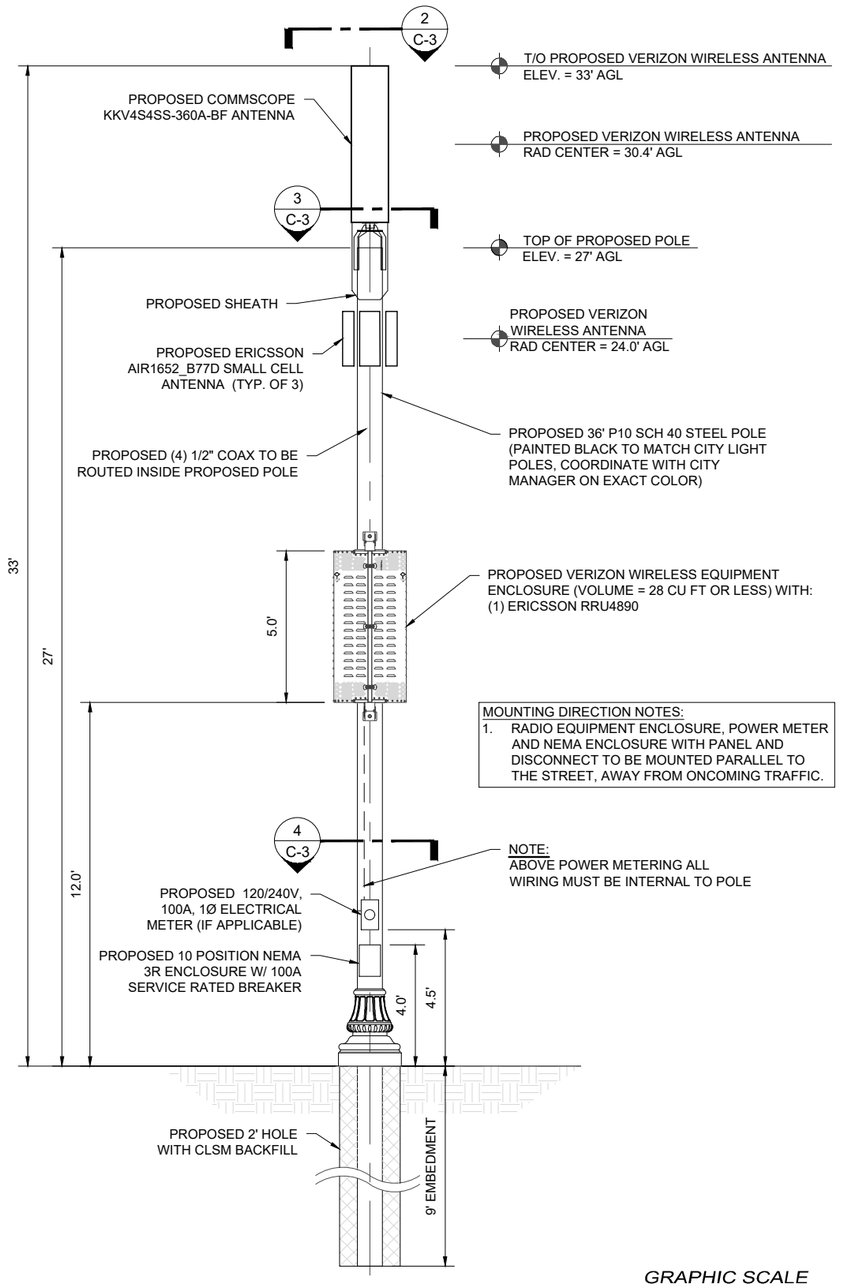
SHEET NAME

SITE PLAN W/ AERIAL

SHEET NUMBER

C-1

ALL ATTACHED HARDWARE AND EQUIPMENT TO BE PAINTED BLACK IN COLOR TO MATCH CITY LIGHT POLES, COORDINATE WITH CITY MANAGER ON EXACT COLOR. ANTENNA, SHROUD, U-GUARD, EQUIPMENT CABINET, METER & DISCONNECT.



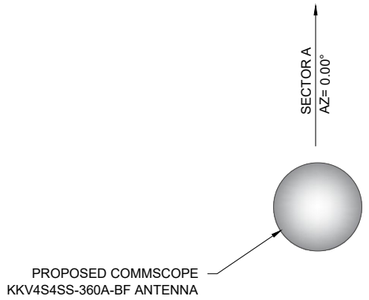
NOTE:
1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (8TH EDITION, 2023) AND ANSI/ TIA-222-G STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS; BASIC WIND SPEED 95 MPH, 3 SECOND GUST.
3. AZIMUTH INFO TAKEN FROM VERIZON WIRELESS RF SITE DESIGN DATA. TOWER AND ANTENNAS HEIGHTS TAKEN FROM RECENT TOWER SURVEY DATA.
4. REFERENCE LATEST STRUCTURAL ANALYSIS REPORT.

GRAPHIC SCALE

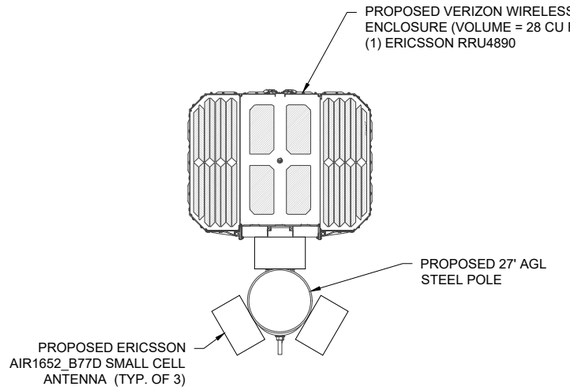
0' 2.5' 5'

(SCALE IN FEET)
11x17 SCALE: 1"=5'

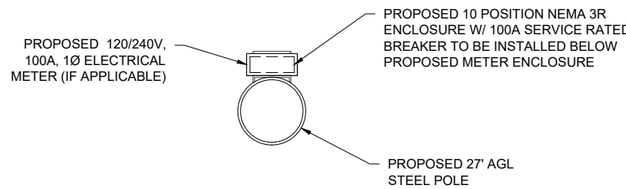
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3

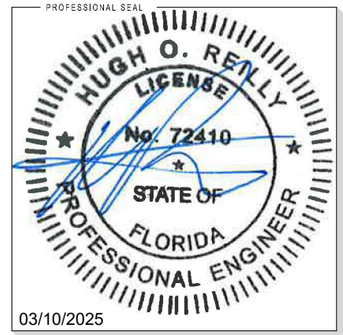


EQUIPMENT LAYOUT — NTS | 4

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03/10/2025

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verizon

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SHEET NAME

ELEVATION & EQUIPMENT PLAN

SHEET NUMBER

C-3

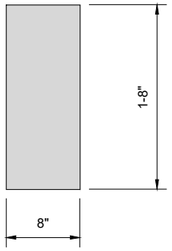
SMALL CELL ANTENNAS TO BE
FLUSH MOUNTED TO POLE.
CONTRACTOR TO PROVIDE MOUNT.

SMALL CELL ANTENNA

DIMENSIONS (LxWxD)..... 20"x8"x5"

ANTENNA WEIGHT..... 53 LBS

VOL IN CUBIC FT. 0.463



SMALL CELL ANTENNA — NTS | 1

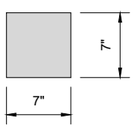
LAA ANTENNAS TO BE BANDED TO POLE.
CONTRACTOR TO PROVIDE MOUNT.

LAA ANTENNA

DIMENSIONS (LxWxD)..... 7"x7"x4"

ANTENNA WEIGHT..... 12.24 LBS

VOL IN CUBIC FT. 0.11

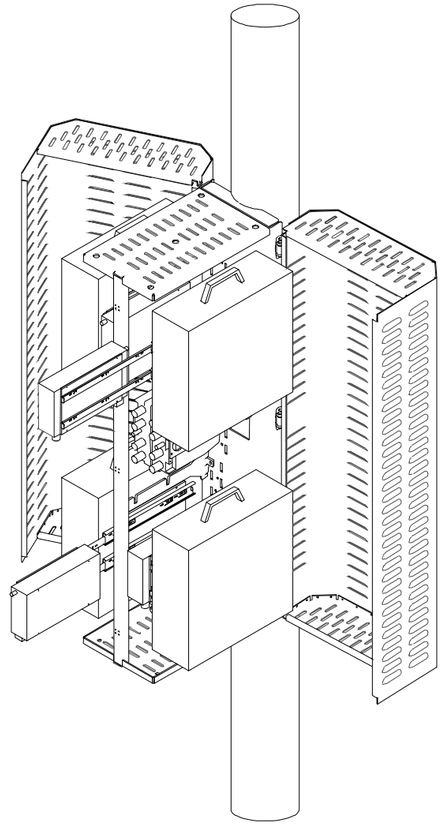


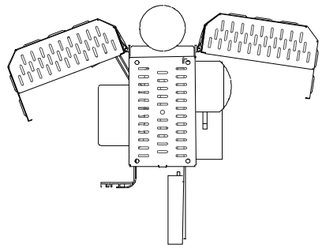
LAA ANTENNA — NTS | 2

HB687 - DEFINED CABINET BELOW OR SIMILAR
NOT TO EXCEED 28 CUBIC FEET.

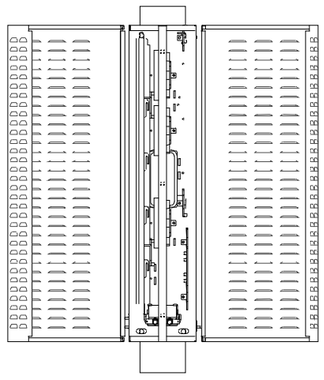
ENCLOSURE:

DIMENSIONS (HxWxD)	60"x28.64"x21.75"
CUBIC FEET	21 CU FT
WEIGHT	SEE STRUCTURAL ANALYSIS BY MANUFACTURER

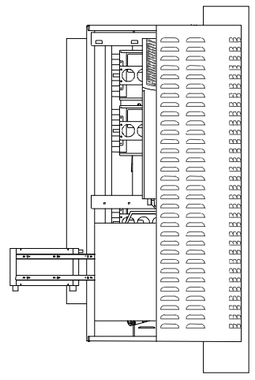




TOP VIEW



FRONT VIEW



SIDE VIEW

ENCLOSURE SPECIFICATIONS — NTS | 3

PREPARED BY

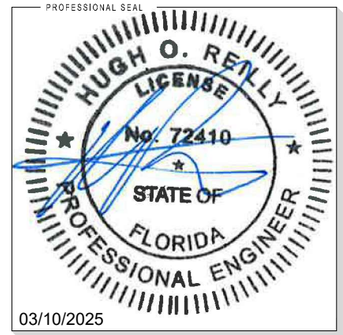
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SHEET NAME

DETAILS (1 OF 2)

SHEET NUMBER

C-4

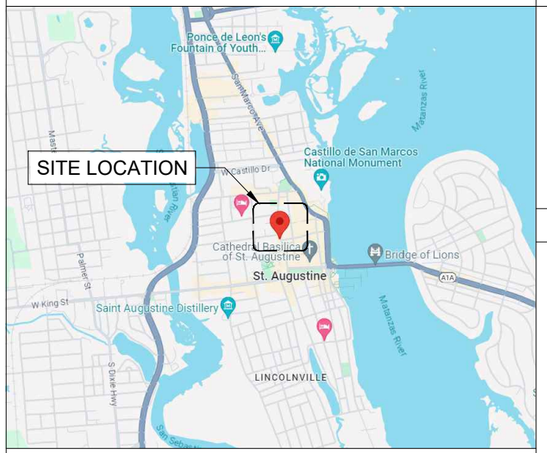

43 Cordova Street
Saragossa St
Saint Andrews Ct
Sevilla St
Carrera St
Valencia St
Calle Sita
Cathedral Pl
King St
Bridge of Lions
Bridge of Lions
Cedar St
Dumas St

REVISED PLANS RECEIVED MARCH 10, 2025
Planning & Building Department

SITE NAME: ST AUG SC021
MDG #: 5000900177

LOCATION: ROW ON WEST SIDE OF CORDOVA ST, 54' SOUTH OF CARRERA ST
ST AUGUSTINE, FL 32084
ST. JOHNS COUNTY COUNTY

LOCATION SKETCH



SITE DIRECTIONS

From US-1 E & I-95 (Jacksonville):

1. Head north on US-1 N (go 16.4 mi)
2. Turn right onto Carrera St (go 0.4 mi)
3. Turn right onto Cordova St (go 62 ft)
4. Destination will be on the right

CONTACT INFORMATION

APPLICANT:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

ARCHITECT/ ENGINEER:
CBVR/ HUGH O. REILLY, PE
6505 N HIMES AVE
TAMPA, FLORIDA 33614

TOWER OWNER:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

CITY OF ST AUGUSTINE NOTES

A. PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS REQUIRED ONE (1) WEEK PRIOR TO START OF WORK. CONTACT THE PUBLIC WORKS TECHNICIAN AT (904) 201-2734 TO SCHEDULE.
B. ALL DISTURBED AREAS MUST BE RESTORED TO EXISTING OR BETTER CONDITION. THIS INCLUDES PAVEMENTS, STREET (CONCRETE AND ASPHALT) SIDEWALKS (WHICH WILL BE REPAIRED OR REPLACED FROM JOINT TO JOINT), AND VEGETATION.
C. NO WORK IS PERMITTED ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY OBSERVED HOLIDAYS.
D. SIDEWALK CLOSURE MUST ALWAYS ALLOW ACCESS TO BUSINESSES.
E. CONTACT CITY INSPECTOR DONALD SNELLGROVE AT (904) 808-2113, MINIMUM 3 WORKING DAYS PRIOR TO THE START OF WORK.
F. CONTRACTOR WILL VISUALLY VERIFY ALL CITY UTILITIES PRIOR TO ANY WORK WITH THE CITY INSPECTOR.
G. ALL CROSSING INVOLVING CITY UTILITIES MUST CROSS BELOW WITH A MINIMUM OF 18" VERTICAL SEPARATION.
H. CONTRACTOR TO VISUALLY VERIFY DEPTHS OF CITY WATER AND SEWER UTILITIES BY POTHOLING OR OTHER METHODS ACCEPTABLE TO CITY INSPECTOR BEFORE CROSSING BELOW WITH REQUIRED SEPARATION.
I. CONTACT ANDREA WHITE, PHD, CITY ARCHAEOLOGIST AT (904) 669-4377 AS THIS PROJECT IS LOCATED WITHIN THE ARCHAEOLOGICAL ZONE.
J. THE CITY WILL DESIGNATE THE ACCEPTABLE WORKING DAYS & HOURS FOR THIS PROJECT.
K. MAINTAIN 3 FEET MINIMUM SEPARATION FROM CITY UTILITIES.

APPROVALS

PROPERTY OWNER: _____

RF ENGINEER: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

ZONING: _____

NETWORK: _____

OPERATIONS: _____

SITE INFORMATION

JURISDICTION:	ST AUGUSTINE
PARCEL ID #:	N/A (R.O.W.)
LATITUDE:	29° 53' 40.96" NORTH 29.894711° N
LONGITUDE:	81° 18' 52.74" WEST 81.314650° W

SCOPE OF WORK

INSTALLATION OF PROPOSED SMALL CELL EQUIPMENT ON POLE:

A. INSTALLATION OF PROPOSED POLE
B. INSTALLATION OF ANTENNAS ON POLE
C. INSTALLATION OF ENCLOSURE CABINET ON POLE
D. INSTALLATION OF OVERHEAD ELECTRICAL SERVICE TO PROPOSED POLE

APPLICABLE CODES

BUILDING CODE: FLORIDA BUILDING CODE (FBC) , 8TH EDITION (2023)
NATIONAL ELECTRICAL SAFETY CODE: NEC 2020
ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
MECHANICAL CODE: MECHANICAL CODE, 8TH EDITION
LIFE SAFETY CODE: NFPA-101-2021
DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

ASCE 74-20, 4TH EDITION

THE FOLLOWING DESIGN CRITERIA APPLY:
2020 NESC RULE 250C WIND DATA IS USED.
BASIC WIND SPEED OF 95 MPH
RISK CATEGORY II.
EXPOSURE CATEGORY C.
TOPOGRAPHIC CATEGORY 1

LIST OF DRAWINGS

SITE GENERAL ARRANGEMENT PLANS	
T-1	TITLE SHEET
N-1	NOTES
S-1	SURVEY
ARCHITECTURAL/ CIVIL PLANS	
C-1	SITE PLAN W/ AERIAL
C-2	SITE PLAN
C-3	ELEVATION & EQUIPMENT PLAN
C-4	DETAILS (1 OF 2)
C-5	DETAILS (2 OF 2)
ELECTRICAL PLANS	
E-1	CITY AND ELECTRICAL NOTES
E-2	UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE
E-3	GROUNDING DETAIL & NOTES
E-4	GROUNDING DETAILS
E-5	ELECTRICAL ROUTING PLAN
E-6	ELECTRICAL PROFILE
MOT-1	MOT DETAILS
MOT-2	FDOT MOT INDEX 102-600
MOT-3	FDOT MOT INDEX 102-602
MOT-4	FDOT MOT INDEX 102-604
MOT-5	FDOT MOT INDEX 102-660

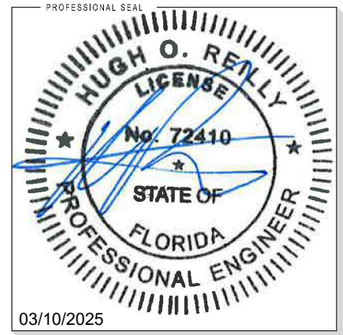
811 Know what's below. Call before you dig.

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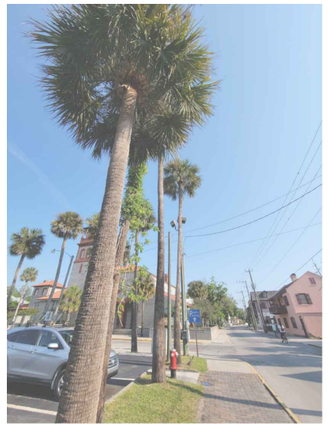
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5	ISSUED FOR PERMIT	03.07.25
6	ISSUED FOR PERMIT	03.10.25

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1



PROPOSED POLE
LOCATION VIEW

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11x17 SCALE: 1"=20'

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EXISTING UNDERGROUND SANITARY SEWER	SS
EXISTING UNDERGROUND STORM SEWER	ST
EXISTING UNDERGROUND WATER	WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW
EXISTING OVERHEAD UTILITY WIRES	OH
EXISTING ROW/ PROPERTY LINE	
PROPOSED OVERHEAD ELECTRIC	OH

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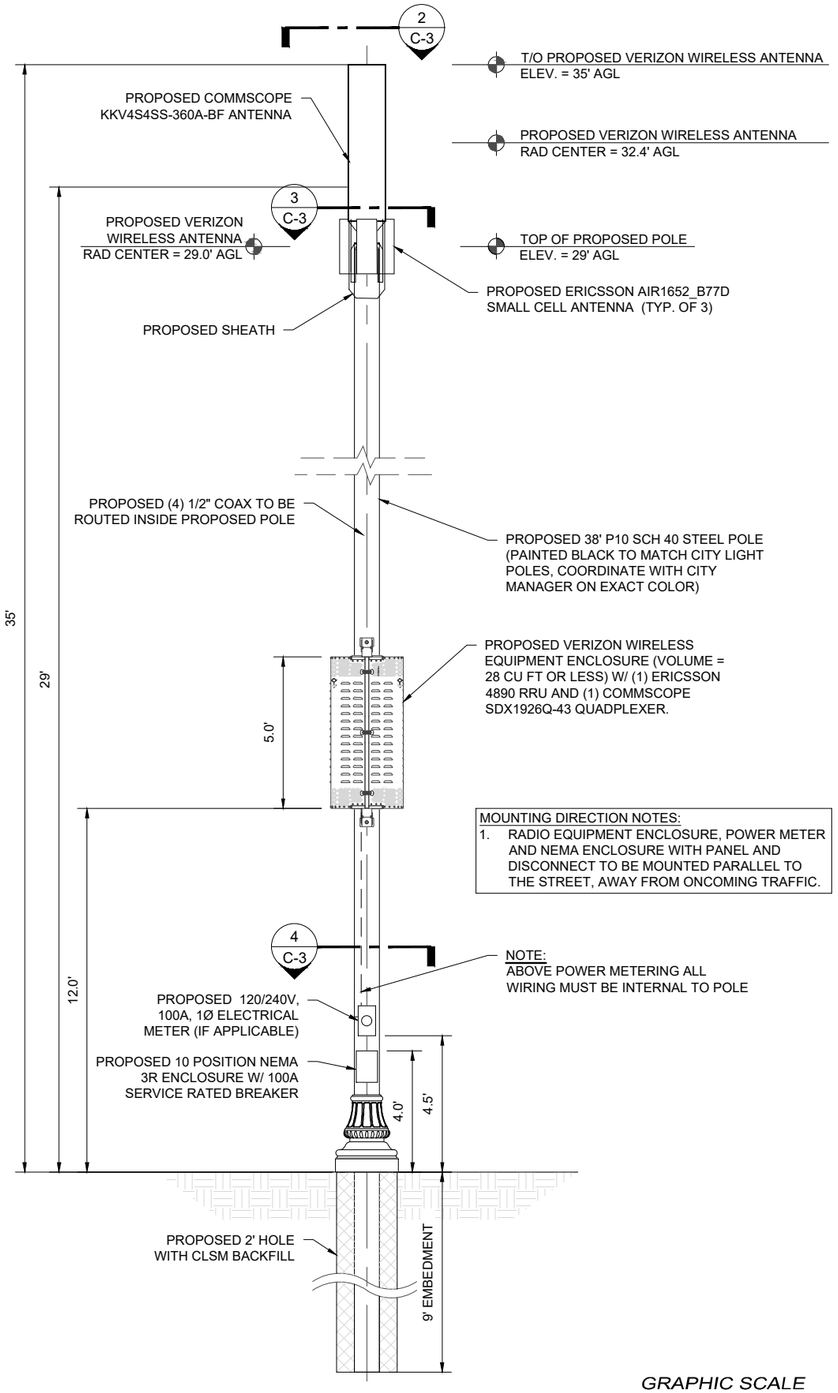
SHEET NAME

SITE PLAN W/ AERIAL

SHEET NUMBER

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MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.

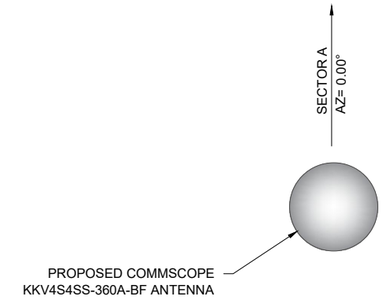
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GRAPHIC SCALE

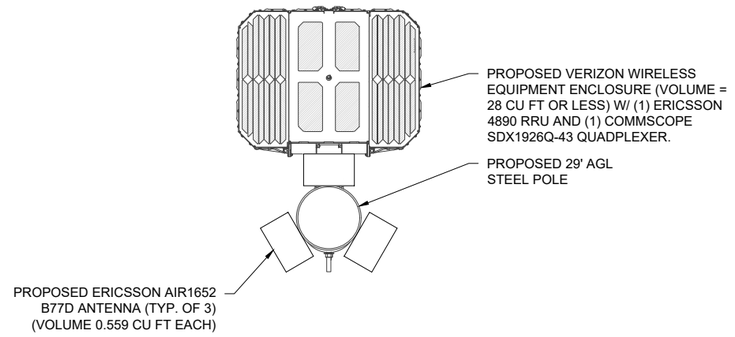
0' 2.5' 5'

(SCALE IN FEET)
11x17 SCALE: 1"=5'

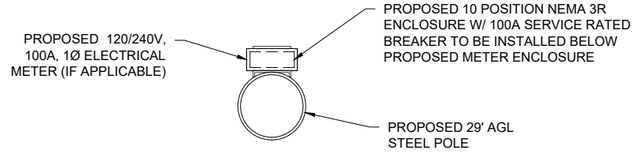
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3



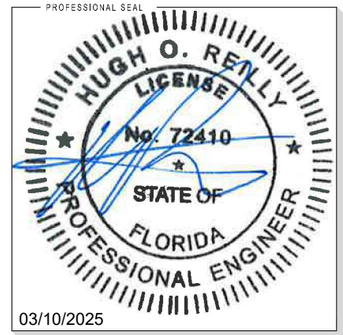
EQUIPMENT LAYOUT — NTS | 4

PREPARED BY

CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(770) 853-1233
FL CA # 31014

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PROFESSIONAL SEAL



03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900177
ST AUG SC021
29.894711° N, 81.314650° W
ROW ON WEST SIDE OF CORDOVA ST,
54' SOUTH OF CARRERA ST
ST AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	01.23.24
1	ISSUED FOR PERMIT	02.05.24
2	ISSUED FOR PERMIT	07.18.24
3	ISSUED FOR PERMIT	09.03.24
4	ISSUED FOR PERMIT	11.14.24
5	ISSUED FOR PERMIT	03.07.25
6	ISSUED FOR PERMIT	03.10.25

SHEET NAME

ELEVATION & EQUIPMENT PLAN

SHEET NUMBER

C-3


17 KING STREET
Carrera St
Sevilla St
Calle Sta
Valencia St
Cathedral Pl
King St
Bridge of Lions
Bridge of Lions
Arpieka Ave
Anastasia Blvd
Cedar St
Oneida St
Dumas St

Received 3/13/2025
Planning & Building department

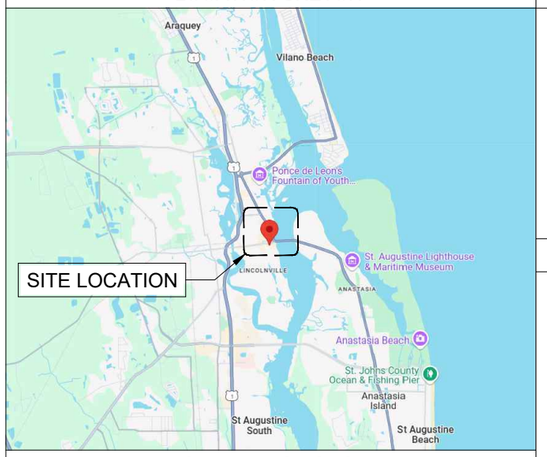


Received February 10, 2025
Planning & Building Department

SITE NAME: ST AUG SC018
MDG #: 5000900226

LOCATION: ROW ON SOUTH SIDE OF KING ST, 138' WEST OF AVILES ST
SAINT AUGUSTINE, FL 32084
ST. JOHNS COUNTY

LOCATION SKETCH



SITE DIRECTIONS

From US-1 S & I-95 (Jacksonville):

1. Head southeast on US-1 S (go 4.0 mi)
2. Keep right to stay on US-1 S (go 20.9 mi)
3. Turn left onto Malaga St (go 0.2 mi)
4. Turn left onto King St (go 0.5 mi)
5. Destination will be on the right

APPROVALS

PROPERTY OWNER: _____

RF ENGINEER: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

ZONING: _____

NETWORK: _____

OPERATIONS: _____

CONTACT INFORMATION

APPLICANT:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

TOWER OWNER:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

ARCHITECT/ ENGINEER:
CBVR/ HUGH O. REILLY, PE
6505 N HIMES AVE
TAMPA, FLORIDA 33614

CONSTRUCTION NOTES

A. PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS REQUIRED ONE (1) WEEK PRIOR TO START OF WORK. CONTACT THE PUBLIC WORKS TECHNICIAN AT (904) 201-2734 TO SCHEDULE.
B. ALL DISTURBED AREAS MUST BE RESTORED TO EXISTING OR BETTER CONDITION. THIS INCLUDES PAVEMENTS, STREET (CONCRETE AND ASPHALT) SIDEWALKS (WHICH WILL BE REPAIRED OR REPLACED FROM JOINT TO JOINT), AND VEGETATION.
C. NO WORK IS PERMITTED ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY OBSERVED HOLIDAYS.
D. SIDEWALK CLOSURE MUST ALWAYS ALLOW ACCESS TO BUSINESSES.
E. CONTACT CITY INSPECTOR DONALD SNELLGROVE AT (904) 808-2113, MINIMUM 3 WORKING DAYS PRIOR TO THE START OF WORK.
F. CONTRACTOR WILL VISUALLY VERIFY ALL CITY UTILITIES PRIOR TO ANY WORK WITH THE CITY INSPECTOR.
G. ALL CROSSING INVOLVING CITY UTILITIES MUST CROSS BELOW WITH A MINIMUM OF 18" VERTICAL SEPARATION.
H. CONTRACTOR TO VISUALLY VERIFY DEPTHS OF CITY WATER AND SEWER UTILITIES BY POTHOLING OR OTHER METHODS ACCEPTABLE TO CITY INSPECTOR BEFORE CROSSING BELOW WITH REQUIRED SEPARATION.
I. CONTACT ANDREA WHITE, PHD, CITY ARCHAEOLOGIST AT (904) 669-4377 AS THIS PROJECT IS LOCATED WITHIN THE ARCHAEOLOGICAL ZONE.
J. THE CITY WILL DESIGNATE THE ACCEPTABLE WORKING DAYS & HOURS FOR THIS PROJECT.
K. MAINTAIN 3 FEET MINIMUM SEPARATION FROM CITY UTILITIES.

SITE INFORMATION

JURISDICTION:	FDOT
PARCEL ID #:	N/A (R.O.W.)
LATITUDE:	29° 53' 31.81" NORTH
	29.892170° N
LONGITUDE:	81° 18' 43.79" WEST
	81.312163° W

SCOPE OF WORK

INSTALLATION OF PROPOSED SMALL CELL EQUIPMENT ON POLE:

A. INSTALLATION OF PROPOSED POLE
B. INSTALLATION OF ANTENNAS ON POLE
C. INSTALLATION OF ENCLOSURE CABINET ON POLE
D. INSTALLATION OF UNDERGROUND ELECTRICAL SERVICE BY WAY OF DIRECTIONAL BORE TO PROPOSED POLE

APPLICABLE CODES

BUILDING CODE: FLORIDA BUILDING CODE (FBC) , 8TH EDITION (2023)
NATIONAL ELECTRICAL SAFETY CODE: NEC 2020
ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
MECHANICAL CODE: MECHANICAL CODE, 8TH EDITION
LIFE SAFETY CODE: NFPA-101-2021
DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

ASCE 74-20, 4TH EDITION

THE FOLLOWING DESIGN CRITERIA APPLY:
2020 NESC RULE 250C WIND DATA IS USED.
BASIC WIND SPEED OF XXX MPH
RISK CATEGORY II.
EXPOSURE CATEGORY C.
TOPOGRAPHIC CATEGORY 1

LIST OF DRAWINGS

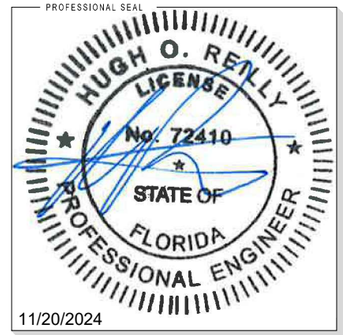
SITE GENERAL ARRANGEMENT PLANS	
T-1	TITLE SHEET
N-1	NOTES
S-1	SURVEY
ARCHITECTURAL/ CIVIL PLANS	
C-1	SITE PLAN W/ AERIAL
C-2	SITE PLAN
C-3	ELEVATION & EQUIPMENT PLAN
C-4	DETAILS (1 OF 2)
C-5	DETAILS (2 OF 2)
ELECTRICAL PLANS	
E-1	CITY AND ELECTRICAL NOTES
E-2	UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE
E-3	GROUNDING DETAIL & NOTES
E-4	GROUNDING DETAILS
E-5	ELECTRICAL ROUTING PLAN
E-6	ELECTRICAL DETAILS
E-7	ELECTRICAL PROFILE
MOT-1	MOT DETAILS
MOT-2	FDOT MOT INDEX 102-600
MOT-3	FDOT MOT INDEX 102-602
MOT-4	FDOT MOT INDEX 102-660

811 Know what's below. Call before you dig.

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PROFESSIONAL SEAL



11/20/2024

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900226
ST AUG SC018
29.892170° N, 81.312163° W
ROW ON SOUTH SIDE OF KING ST, 138' WEST OF AVILES ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

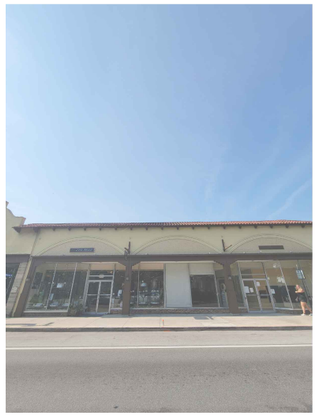
0	FOR PERMIT / CONSTRUCTION	11.20.24

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1



PROPOSED POLE
LOCATION VIEW

CONSTRUCTION NOTE:

ANY CONSTRUCTION AT THE SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES, AS ALSO REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE ONSTRUCTION DRAWING.

NOTES:

- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION
- ALL NEW WORK TO BE PERFORMED PER LATEST VERIZON WIRELESS STANDARDS & SPECIFICATIONS

SITE PLAN W/ AERIAL

GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)
11x17 SCALE: 1"=20'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF UGF
EXISTING UNDERGROUND ELECTRIC	UG/E UG/E
EXISTING UNDERGROUND GAS	GAS GAS
EXISTING UNDERGROUND SANITARY SEWER	SS SS
EXISTING UNDERGROUND STORM SEWER	ST ST
EXISTING UNDERGROUND WATER	WTR WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW RCW
EXISTING OVERHEAD UTILITY WIRES	OH OH
EXISTING ROW/ PROPERTY LINE	
PROPOSED OVERHEAD ELECTRIC	OH OH

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

11/20/2024

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

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29.892170° N, 81.312163° W
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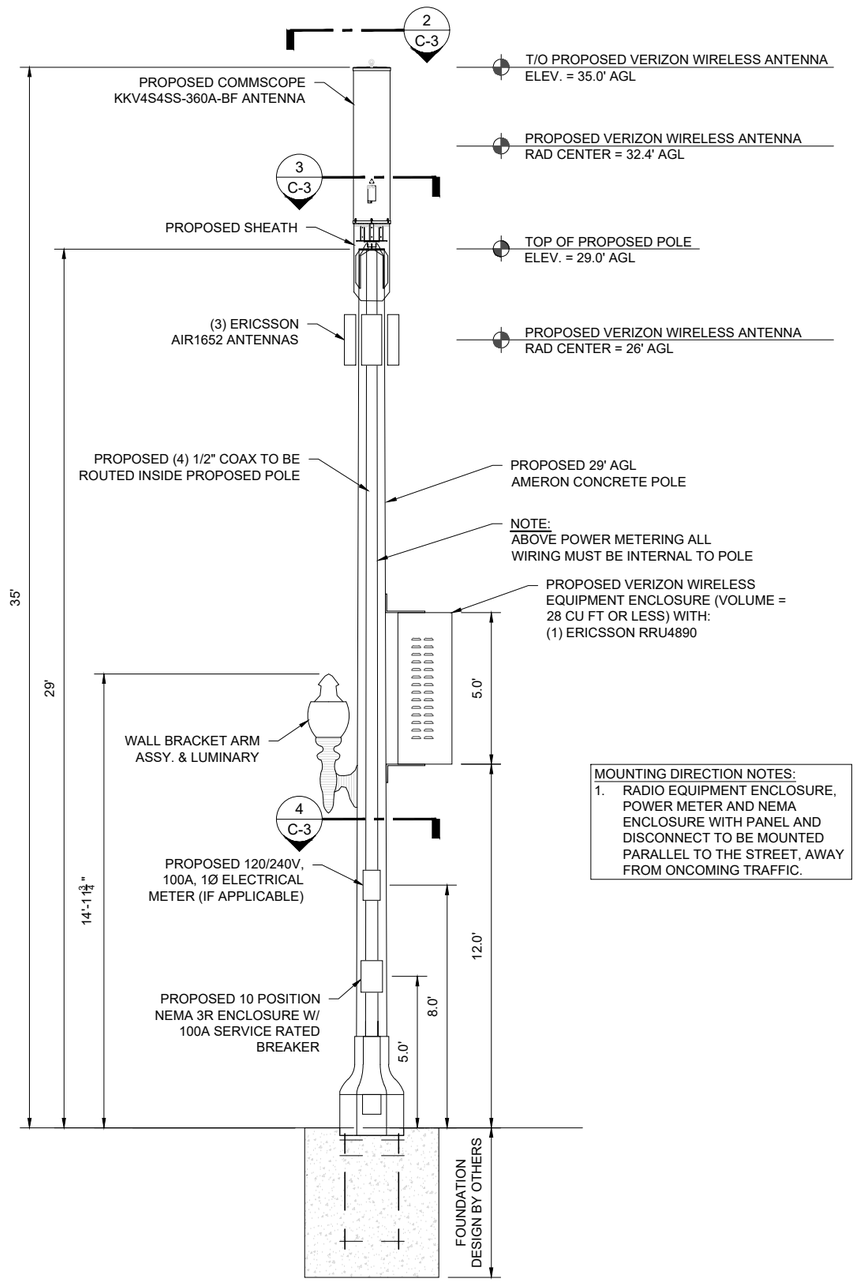
0	FOR PERMIT / CONSTRUCTION	11.20.24

SHEET NAME

SITE PLAN W/ AERIAL

SHEET NUMBER

C-1



MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.

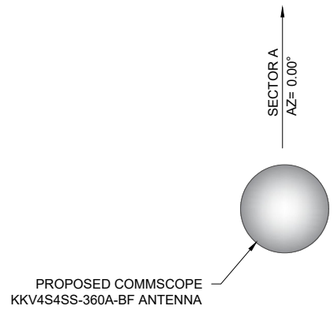
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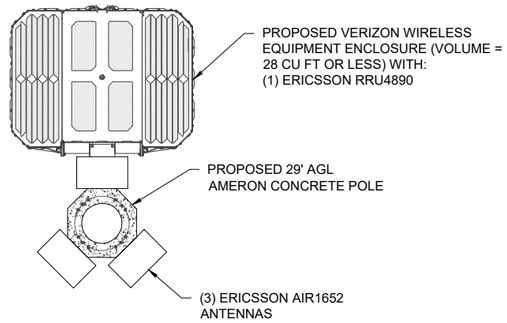
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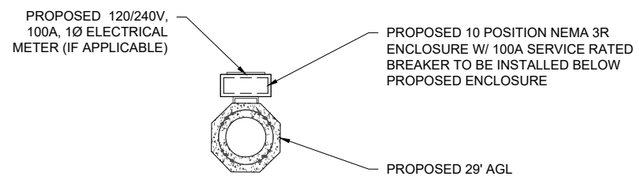
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3

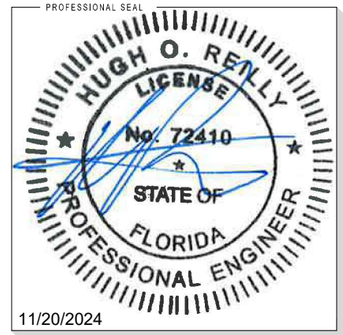


EQUIPMENT LAYOUT — NTS | 4

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PROFESSIONAL SEAL



11/20/2024

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

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ROW ON SOUTH SIDE OF KING ST, 138'
WEST OF AVILES ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	FOR PERMIT / CONSTRUCTION	11.20.24

SHEET NAME

ELEVATION & EQUIPMENT PLAN

SHEET NUMBER

C-3

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: April 17, 2025

Re: Planning and Building Permits – Historic Preservation Districts

During the month of April 2025, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

REPAIR MAINTENANCE AND NEW CONSTRUCTION

145 Cordova Street (Reroof, removed existing shingles and install new GAF HDZ Architectural Shingles)

71 Fullerwood Drive (Interior and exterior renovation)

20 Hypolita Street (Shingle to shingle roof replacement, FL10674.1)

86 Park Place (Tear off existing shingle on back porch and put on metal, FL29669.01)

22 Rohde Avenue (Re-roof shingle to metal, FL3604.3)

34 Saint Francis Street (Straited 5v crimp metal panel in galvalume finish per HARB approval)

152 Saint George Street (Renovation of existing retail store and new store front, HARB approved)

30 Spanish Street (Build masonry wall to match existing masonry wall)

72 M L King Avenue (Reroof 21 squares shingle to metal, FL24397.2)

150 M L King Avenue (Re-roof metal with metal 5V Crimp, FL24397.2)

DEMOLITIONS

156 Avenida Menendez (Partial demolition, as approved by HARB)

SIGNS

36 Granda Street (Little Miss Ha: Installation of two (2) wall-mounted back-lit sign. Both signs are 1.04' x 9.04' total of 9.41sf each)

91 Saint George Street (Playa Bowls: To install one hanging sign 2'x3' 6SF externally illuminated. Install 1 wall mounted externally illuminated sign above door 1'x6' 6SF. Install 1 wall mounted no illumination 3'x2' 6SF all with approved colors, font, and material.)

Kaeli Dickinson

Kaeli Dickinson, Planning & Building Clerk