CITY OF ST AUGUSTINE EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD

****AMENDED****

A G E N D A

WEDNESDAY, JUNE 18, 2025 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) April 17, 2025 - Regular Meeting
4. Modification and approval of Agenda
5. Certificate of Demolition - Full

*a)	HP2025-0025 CONTINUED FROM APRIL 17, 2025 REQUESTING CONTINUANCE TO JULY 15, 2025	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.
b)	HP2025-0041 CONTINUED FROM MAY 19, 2025	John Valdes & Associates, Inc. - Applicant Danmac LLC - Owner 156 Avenida Menendez To demolish a residential building, constructed c. 1839, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District.

6. Certificate of Appropriateness

a)	HP2025-0037 CONTINUED FROM MAY 19, 2025	Patricia Dobosz - Applicant My Tato, LLC - Owner 105 Marine Street For after-the-fact and future window replacement and fenestration changes.

b) HP2025-0016
CONTINUED FROM
MARCH 20, 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 on the sides and rear; and, to replace an existing canopy on the east elevation, modify front balcony decking, reconstruct the rear access stairs with a new configuration, change stucco finish from rough to smooth, and modify the existing detached garage structure.

c) HP2025-0042

John Valdes & Associates, Inc. - Applicant
Partners Team One LLC - Owner
26 Toques Place
For after-the-fact approval of modifications to the previously approved design and for review of new landscape and hardscape plans.

7. Certificate of Demolition - Partial

a) HP2025-0036
CONTINUED FROM
MAY 19, 2025

Reiter Roofing, Inc. - Applicant
Peter Schirduan - Owner
19 Sevilla Street
For partial demolition of a residential building, constructed c. 1917-1922, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of existing roof material with a different material and design.

*b) HP2025-0033
CONTINUED FROM
MAY 19, 2025
REQUESTING CONTINUANCE
TO JULY 15, 2025

Gloria Daniele - Applicant and Owner
58 Riberia Street
For partial demolition of a residential building, constructed c. 1962, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic district, including replacement of the existing decorative metal porch posts and railings with a new material and design.

c) HP2025-0046

Craig & Stephanie Kiker - Applicant and Owner
66 Sanford Street
For partial demolition of a residential building, constructed c. 1905-1910, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including wholesale replacement of existing siding with a different material and design.

d) HP2025-0039 — Robert and Nancy Irving - Applicant and Owner
93 Kings Ferry Way
For partial demolition of a building, constructed c. 1849-1899, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including replacement of existing siding, windows, and reconstruction of the existing porch.

8. 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 existing City rights-of-way within Historic Preservation Zoning Districts 1 through 5.
To install new cell antennas and related cellular equipment in proposed locations.

9. Planning and Building Staff Communications

a) Staff Approved Permits Report

10. Other Business

11. Next Scheduled Meeting Date(s):

a) Tuesday, July 15, 2025 - Regular Meeting (day moved due to conflict)

12. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
April 17, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, April 17, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Brad Beach, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

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

City Staff:

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

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2. General Public Comments for Items not on the Agenda

BJ Kalaidi shared the emergency information card for residents, provided by the police or sheriffs department.

3. Approval of Minutes

MOTION

Mr. Weaver MOVED to APPROVE the February 20, 2025 minutes as presented. The motion was SECONDED by Ms. Duncan.

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

4. Modification and approval of Agenda

Item 6.a. requested a continuance to the May 15, 2025 meeting.

MOTION

Mr. Weaver MOVED to APPROVE the Agenda including the modification of item 6.a. being continued to the May 15, 2025 meeting. The motion was SECONDED by Ms. Duncan.

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

5. Public Comments related to Expedited Hearing items:

None

6. Certificate of Appropriateness

6. (a) HP2025-0016 – Casey Tafuri – Applicant
Chip Shot Properties L.L.C. – Owner
32 St. Francis Street

Requesting Continuance to May 15, 2025

This item was continued to the May 15, 2025 meeting. See item 4.

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.

6. (b) HP2025-0026 – A to Z Roofing and Construction Inc. – Applicant
Sara & Byrom Young – Owner
172 Avenida Menendez

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

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 172 Avenida Menedez 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.

Charles McComb reviewed the application.

Ex Parte Communication: None

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

The Board discussed:

- The color seemed appropriate
- The neighboring property had the same color roofing
- Only the front porch area would be done at this time
- Replacement was in kind
- The replacement roof would measure 15.5 inches in between the seams
- Galvalume would be more appropriate; however, the proposed replacement was acceptable

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0026 at 172 Avenida Menendez with the proposed medium bronze color. The motion was SECONDED by Mr. Weaver.

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

6. (c) HP2025-0031 – St George Street Ventures LLC – Applicant & Owner
52 St. George Street

For wholesale replacement of second and third story windows with different material.

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 52 St. George Street:

1. APPROVE if the HARB finds that 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

Tracy Douglas, Tim Cubler, and Calvin King reviewed the application.

Mr. King displayed a sample of the proposed replacement window, which was a fibrex material.

Mr. Weaver advised that this was in the HP-3 area, and he felt that what windows existed currently were not appropriate for the area.

Ms. Duncan thought that a few of the windows on the front should be wood. Second floor front and the dormer windows. She said that the windows in the back and on the addition could be the new material.
Ex Parte Communication: None

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

The Board discussed:

- Wood windows and not the composite replacement for the front elevations of the building
- This was the "front porch" of St. Augustine and was the reason that this area was selected for rehabilitation
- The composite replacement window would be acceptable for the secondary elevations
- A high-quality window was necessary.
- The original structure should have wood windows, and the addition could have the replacement windows
- Because this was an important historic building, wood windows should be used
- It was important to maintain the profiles and the trim depth, the wood window would provide both as opposed to a composite material
- The wood window had a patina and quality that was hard to duplicate
- The details for the installation needed to be provided
- The proposed window was a wood clad with the fibrex material
- The board was asking for wood through and through
- Needed to advise the window company that this was an historical project
- The six windows on the main façade would have a high priority
- Suggested using the Hershel Shepherd drawings for reference

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0031 52 St George Street to the May 15, 2025 meeting. The motion was SECONDED by Ms. Potter.

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

7. Opinion of Appropriateness

7. (a) HP2025-0032 – Loci Architects, LLC – Applicant
Kenneth D. Hagler – Owner
5 Palm Row

Ms. Duncan recused herself.[1]

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.

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 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.

Jennifer Peachier reviewed the application. She reviewed the plans for the addition on the original building and the plans for the proposed new building across the street.

The board presented their Ex Parte Communication.

[1] Recusal from with original minutes

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

The Board discussed:

- Confirmed that the new building would have the same footprint as the existing buildings on the street and would be approximately two feet higher
- Removal of the rear porch was acceptable as this would not be visible from the street
- Replacing the shutters was also acceptable with the appropriate material and design
- Asked for clarification of the non-historic materials that would be used to include clad windows and how much flexibility was available
- Preserving the cisterns would add character
- New construction needed a sight line study
- There needed to be compatible mass and scale with the other buildings on the street

Ms. Seymour read an email from a neighbor on Palm Row into the record, expressing support for the project as well as some concerns with the new construction.

- Proposed addition on the back side of the older building worked with the overall existing house design
- Maintaining the exterior cladding added consistency to the neighborhood
- Casement windows at the top were square and the new ones were more rectangular to allow for the egress requirement
- Needed to use a realistic approach to the finish floor elevation
- Municipal Code allowed for a maximum height of thirty-five feet and two and ½ stories
- The new building looked like it would be three stories; however, the third-floor space was under the roof area
- Would like to see an elevation comparison between the older buildings and the proposed building
- The new building was in an important archeological zone and needed the city archeology to be involved

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0032 at 5 Palm Row to modify the existing duplex structure and site; removing the rear porch and steps, retaining the cisterns if possible; allow for the replacement of the existing shutters with the most appropriate operable shutter; to construct a new residential structure on the north side using proper mass and scale and using the proper alternate materials. The motion was SECONDED by Ms. Potter.

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

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

8. (a) HP2025-0029 – Justin and Krista Ahmad – Applicant & Owner
66 Saragossa Street

To review parts I and II of an 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 Historic District.

Ms. Courtney read the staff report and said 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 fit eh HARB finds:

1. This was a qualifying property since it was 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 had 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 replacements or alterations were performed than was indicated or new work was proposed prior to Part III of this application was heard by the HARB, an amended project scope should be submitted for this ad valorem tax exemption application.

Justin Ahmad reviewed the project for the board.

Ex Parte Communication: None

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

The Board discussed:

Ms. Duncan said that this was a great project with great drawings and it appeared that all the details had been recognized. She asked what alternate material was proposed for the replacement in the back of the house.

Mr. Ahmad advised that a metal roof was proposed; however, cost was a factor. Wood siding was what they wanted to use.

Ms. Duncan suggested board and batten as a potential replacement at the rear of the house.

Mr. Weaver was supportive of the project. He advised that this was a qualifying property. He was concerned that the stair did not look like it met code, and the interior was in very bad shape. He thought that there was room for flexibility.

Ms. Potter clarified the roof material.

Mr. Ahmad advised the board that the contractor suggested asphalt roofing as a cost-saving feature; however, the metal roof had been selected. He said that when the building was raised the chimney was removed because it had collapsed, but the bricks had been salvaged and may be used for a feature wall or a brick walkway. He added that the wood from the fireplace had been salvaged to make shelving on the interior of the house.

Mr. Beach said that part I and II were satisfied and it was very important to document all replacement materials.

Ms. Duncan advised the applicant to keep staff involved at all times.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0029 66 Saragossa Street; finding that the building was a qualifying property in the Model Land Company National Register District; the proposed scope of work to the interior and exterior of the building complied with the Secretary of the Interior's Standards for Rehabilitation; the proposed work met the criteria established by the Florida Department of State. The motion was SECONDED by Ms. Duncan.

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

MOTION CARRIED UNANIMOUSLY[2]

9. Certificates of Demolition

9. (a) HP2024-0081 – Mary and 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 contributing 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 structure.

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 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 Standards 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 Standards for Rehabilitation 9 (Compatible Contemporary Design for New Alterations and Additions)

Scott Siefken reviewed the application.

Ex Parte Communication: None

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

The Board discussed:

- If the rear addition was centered, there would be no visibility from the street
- Landscaping could be used to hide the addition
- It would look good if the ridge of the new addition and the ridge of the existing matched
- There were two trees currently in place that would hide the addition on the front elevation
- The proposed demolition was acceptable
- The changes that the board previously suggested had been incorporated into the plan
- The window configuration had been changed
- The new windows would match the size of the original except on the north side
- The rear elevation showed three columns on the first and second floor; however, four would match what exists on the front
- Three doors on the first floor were too many, the one in the middle should be a window
- Change the upper window above the tub to two windows with the same width.

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0081 at 47 Abbott Street as proposed with the following conditions: to add the tree in front of the five foot extension to obscure it; on the rear elevation to have four columns equidistant apart on the first and second floors; to replace the center door on the rear elevation with a window matching the light configuration of the windows on that elevation; on the second floor of the rear elevation to replace the large window on the far left with two paired windows to match the light and configuration of the

[2] Break 2:50 – 3:01 pm

windows on that elevation. The motion was SECONDED by Ms. Potter.

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

9. (b) HP2025-0009 – Susanne Sellars – Applicant & Owner
91 Kings Ferry Way

For partial demolition of a residential building, constructed c. 1904-1940, 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.

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 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 the 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.

Susanne Sellers, Clair Sellers, and Dan Lang reviewed the application.

Ex Parte Communication: None

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

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

The Board discussed:

- The new windows would be a vinyl clad.
- Decking would be Trex which looked like wood but was more durable
- In the HP-1 district was a vinyl clad window was appropriate
- The Anderson windows that were referenced were a composite clad not vinyl
- Certain HP areas have higher standards than others
- This was more of a rehabilitation project
- Hardy Board on the rear elevation was acceptable as long as it was smooth
- The windows were proposed to be one over one
- Railing would be used on both floors and the sample provided was an appropriate material
- The design of the spindle was too decorative to use on both floors, a simpler design was preferred
- A straight picket would be less ornamental and more fitting for the framed vernacular building

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0009 at 91 Kings Ferry Way with the proposed Anderson windows one over one; using the composite porch material and a simple picket, either square or round, with only small turn that would have to be approved by the staff; the siding replacement would be smooth Hardy Lap Siding; the deck

material would be a Trex like material with a natural or gray color, and finally the columns would be square wrapped. The motion was SECONDED by Mr. Weaver.

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

9. (c) HP2025-0028 – New Direction Construction LLC – Applicant
Robert P. Jr. and 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.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE a Certificate of 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.

Angela Hrdlicka and Brett Hary reviewed the application.

Ex Parte Communication: None

27 certified notices were sent, 2 were returned in favor, 1 was returned opposed and 2 had comments.

Public hearing was opened.

BJ Kalaidi said that Lincolnville was changing and needed to be protected. She was concerned that the wholesale replacement of windows and siding would change the character of the building.

Public hearing was closed.

The Board discussed:

- The existing windows were aluminum
- The proposed replacement was a vinyl-based mezio style
- Should there be an attempt to go back to the original wood style window
- A clad window would be appropriate for this area as the guidelines were somewhat different for this area
- All of the original windows were gone, and a compatible contemporary design replacement was acceptable

Ms. Seymour explained the concerns with vinyl windows because they tend to sit very flat, and avoiding nail fin installation would be preferred.

- There should be some shadow line and depth with the windows
- The proposed materials would make the building look flat
- There were areas that had problems with the siding; but other areas seemed to be okay
- Wanted the project to be more specific in detail to see if there could be a possibility of salvaging any materials
- Wood siding could be approved by staff
- There were no drawings showing the windows that would be used for replacement
- A window schedule should be provided
- The window detail needed to be shown including the sills and the shading as well as the material that would be used
- Aluminum clad one over one window would be the best choice

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0028 at 27 Lovett

Street to the May 15, 2025 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Weaver, Duncan, Potter, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[3]

9. (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.

Ms. Courtney read the staff report and said 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 failing bell tower in a manner that is structurally 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 bell tower, and the tower's decorative arch details

With the following condition:

1. 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.

Mark McConnell reviewed the application.

Ex Parte Communication: None

24 certified notices were sent, 3 were returned in favor, 0 were returned opposed and 1 had comments.

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

The Board discussed:

- There were no construction documents for the new tower, and these were important for the future in the event that work had to stop for some reason
- It appeared that the plan was to leave the deteriorating walls that were attached to the building
- Concrete Masonry Unit (CMU) would not be placed on top of crumbling brick
- Wanted to see the architectural details prior to approval
- There was no information describing how the process would go forward
- Questioned the timing of the project as the funding was in place

[3] Break 4:20 – 4:35 pm

- Re-creation of the tower was part of the project
- The drawings would be provided soon
- This building was in crisis mode
- Wanted to move forward as quickly as possible
- Confirmed that the project had to go out for open bid

Ms. Lopez advised that this was not a privately funded project, she said that this was a city project in collaboration with the LCRA and would be managed by the city.

Ms. Courtney advised that conditional approval would allow the contractor to move forward with the project While the construction documents were being prepared.

- Correct brick material was important
- The bricks on the building were a sand fired brick that had been manufactured in Deland
- Mitigation for the softness of the brick
- CMU as a base and then brick

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0023 at 84 Bridge Street for the partial demolition of the church bell tower with the following conditions: complete construction documents including wall sections, window, head, jamb, door, sill details, water proofing details, sections through the bell tower portion in case it would need to be reconstructed and details of how it joined up with the existing two walls that would be maintained without new foundations below; additional samples of brick would be provided with a tumbled edge to replicate the softer edge of the current brick; The motion was SECONDED by Mr. Weaver with the additional condition that any materials would be salvaged according to Section 28-89.

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

9. (e) HP2025-0010 – Elev8 Demolition – Applicant
Sandra Russaw Fluitt, Jacquiline Russaw Allen, & Joyce Russaw Browne – Owner
53 Evergreen Avenue
CONTINUED FROM MARCH 20,2025

To demolish a residential building, constructed c. 1950, that is 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 53 Evergreen Avenue because it is not a local landmark or otherwise designated as a historic building.

Sandra Russaw Fluitt reviewed the application.

Ex Parte Communication: None

Public hearing was opened.

Reginald James had lived in the neighborhood for many years and confirmed that the house was in great disrepair.

Public hearing was closed.

The Board discussed:

Mr. Beach confirmed that the property would be beautified with fencing and landscaping and there were no plans to rebuild at this time.

Mr. Weaver advised that the building had no historic status.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0010 at 53 Evergreen Avenue based on the staff recommendation that the building had no historic status and was not a local landmark and not located in a National Register District. The motion was SECONDED by Ms. Duncan.

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

9. (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 and is not located in a 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 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 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 structure 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

Troy Blevins and Anish Patel (counsel for the applicant) reviewed the application.

Ex Parte Communication: None

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

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

The Board discussed:

- The awning on this building was the only piece that was significant
- This was the Phillips 66 standard design during that period
- This building was not designated as a landmark and was not located in a National Register District
- Recommended documentation with professional photography
- St. Augustine was the only city in the country that had architectural examples from the 16th century to the 21st century
- Was there a way to incorporate the canopy into the proposed parking area
- One idea would be to use it as a tourist information center
- The awning had value that could be repurposed
- Remove the newest addition only on the building
- Save the awning as a piece of outdoor sculpture

Mr. Beach asked the applicant if the ideas presented would be considered.
Mr. Patel advised the board that there would be landscaping in the proposed parking area and in the future there could be further development. He said that any other plans were at the owners discretion.

- This feature did not meet the requirement for a local landmark
- This was now mitigation for the demolition
- Salvaging and repurposing were the intent
- The main part of the building had slanted glass and that seemed to be a significant feature
- While the building did not rise to be a local landmark, it was iconic.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0030 at 1306 N. Ponce de Leon Boulevard with the conditions: that the applicant, at his own expense record the structure for archival purposes prior to demolition and the recording should be photographs and measured drawings and they should salvage and preserve building materials, architectural details, ornaments, fixtures and the like, particularly the canopy with a good faith effort to repurpose the canopy. The motion was SECONDED by Ms. Duncan.

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

9. (g) HP2025-0025 – AVS 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.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE a Certificate of Demolition at 254 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.

Victor Saris, Wanda Pacetti, Thomas Byrd, and Billy Pacetti reviewed the application.

Ex Parte Communication: None

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

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

The Board discussed:

Ms. Duncan asked if the intent or goal was to recreate this structure.

Mr. Saris said that at this point in the rehabilitation, it had been determined that there was no longer anything to save.

Ms. Duncan confirmed that the house had not flooded and was currently was at the base flood elevation plus one. She pointed out that the fair market value seemed low compared to the cost of the repairs and wanted to see a comparison in the cost of the remodel compared to the cost of rebuilding.

Mr. Weaver was not convinced that the building did not still contribute to the Fullerwood District. He observed that the work to date had been discussed in the previous meeting.

Mr. Saris advised that as they have gotten further into the project it had become evident that there was nothing worth saving.

Mr. Beach told the applicant that they were trying to save the building.

Mr. Weaver did not agree that this building had reached total disrepair. He advised that the applicant had to show economic hardship.

Mr. Saris advised that the engineer report had advised that rehabilitation was cost prohibitive.

Mr. Weaver said that the applicant would have to show that there would be undue financial hardship. He was concerned that the procedures should be followed and the applicant had to deliver the documentation. He said that he would not support demolition without the documentation.

Mr. Saris asked for clarification regarding the information that was needed.

Ms. Seymour advised all present where the list of information needed for financial hardship was found in the packet.

Ms. Courtney added that the code clearly stated that for a contributing building within a National Register District, the burden was on the applicant to show economic hardship.

Ms. Duncan said that the goal of the Board was to protect the integrity and retain the bones of the building. She again advised the applicant that there needed to be evidence presented in order to allow for a full demolition.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0025 at 24 Macaris Street to the May 15, 2025 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Weaver, Duncan, Potter, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[4]

10. Certificate of Appropriateness – City Owned Property

10. *(a) HP2025-0011 – 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 the Toques Place parking lot was proposed
CONTINUED FROM MARCH 20, 2025

To install a new cell antenna and related cellular equipment in each of the locations.

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 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 be 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:

[4] Break 7:00 – 7:04 pm

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 cannot 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)

Courtney Barnhardt and Chris Maher reviewed the application advising that if the antenna was allowed in the Toques Place parking lot, the one on Spanish street would not be needed.

Ex Parte Communication: None

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

The Board discussed:

Mr. Beach said that the technology was here to stay, and it was important to have the antenna sites mapped out so that a decision could be made. He thought that it was a good idea to try to locate the antennas out of sight, rather than in the middle of parking areas.

Mr. Weaver wanted to have the opinion of the city's archeologist to see what needed to be researched.

Ms. Duncan stated that there should be maps to look at with optional locations that could be worked out at the next meeting negating the purpose of a workshop. She said keeping the antennas off to the side and as low as possible was preferred.

Mr. Weaver felt that a standard could be set so that going forward cell companies would be able to get their projects completed in a timely manner.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0011 to the June 18, 2025 meeting. The motion was SECONDED by Ms. Potter.

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

11. Planning and Building Staff Communications

11. (a) Staff Approved Permits Report

(Provided for informational purposes)

12. Other Business

12. (a) Save the Date! Historic Window Workshop, hosted by the Historic Preservation Division, Saturday – May 10 (9am-1:30pm): Includes informative overview of window restoration with live demo, followed by a hands-on component

12. (b) Annual St. Augustine History Festival – May 7-11, 2025: https://www.staugustinehistoryfestival.com

12. (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)

13.(a) May 15, 2025 – Regular Meeting

14. Adjournment

There being no further business, the meeting was adjourned at 8:17 P.M.[5]

_____

Brad Beach, Chairperson

DRAFT

[5] Transcribed by Michele Fudo

Candice Seymour

From: victor@avsbuildersinc.com
Sent: Monday, June 9, 2025 4:55 PM
To: Candice Seymour
Cc: 'James Whitehouse'; 'Elliott & Wanda Pacetti'
Subject: 24 Macaris st

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

Good afternoon, Candace,

We are still gathering the information requested for our request on 24 Macaris and we need to push the hearing to the July meeting to gather additional information. In the meantime , we are proceeding with the previously approved partial demo work which was approved on the February 20.2025 order from HARB . We believe that the work will also reveal additional evidence requested by HARB showing irreconcilable issues with the entire structure and we will get you all that info to you prior to the July hearing.

Please confirm receipt and that you will be able to move the hearing to July.

Thanks ,

Victor Sarris
AVS Builders Inc.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 11, 2025 Meeting



Application HP2025-0041 Address: 156 Avenida Menendez (59 Marine Street)

Applicant: John Valdes & Associates, Inc. Owner: Danmac LLC

Project description: To demolish a residential building, constructed c. 1839, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District. *(Continued from the May 19, 2025 meeting)*

Architectural Style of Existing:	Frame Vernacular (Territorial Period)	Florida Master Site File:	8SJ0201 (156 Avenida Menendez) 8SJ1271 (59 Marine)
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1839; c. 1890 and c. 1924-1930 portions are now demolished (per COD-P HP2024-0080 approval)
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1984800000		
Agenda Item:	5(b)	Previous Action(s):	COD 2004-1149; OOA 2005-1171; COA 2005-1460 OOA HP2023-0074 COD HP2023-0068 (property wall) COD-P HP2024-0080

STAFF SUMMARY AND ANALYSIS:

1. Located on a through-lot that fronts both Avenida Menendez and Marine Street, the building is within Historic Preservation Zoning District One (HP-1), Archaeology Zone IB, and the block bounded by St. Francis and Bridge Streets. The St. Johns County Property Appraiser recognizes this property as 156 Avenida Menendez.
2. Within the St. Augustine National Register Historic District nomination, the building was designated as a contributing structure under both addresses of 156 Avenida Menendez, the portion which was demolished in March 2025 (Mediterranean Revival, constructed 1924-1932 with a stucco exterior, flat roof with parapet and a tile eave across the front with exposed rafter tails, and wood awning windows) and 59 Marine Street, which is the original and remaining portion of the structure described below (a Frame Vernacular, constructed c. 1839). Similarly, the building is recorded in the Florida Master Site File (FMSF) under both addresses. A wood frame addition, likely added c. 1890 -1900, bridged the two addresses. Exploratory, non-structural interior demolition had been ongoing under building permit 2023-1388, pointing to unique construction evidence of each of the three portions.
3. This current Certificate of Demolition (COD) application for the 59 Marine Street portion of the building was first heard at the May 19, 2025 meeting and continued by the HARB to allow the applicant additional time to compile the documentation that the board requested (https://staugustinefl.new.swagit.com/videos/343072 is a link to the video recording of the hearing for this item (go to item 8f)). Based on the discussion at the May meeting, many concerns were expressed by the Board and additional information was requested from the applicant to be provided for the June meeting (see page 3 for the list).
4. Please see a summary of this demolition request and summaries of building condition assessments by two different engineers on page 6, under Context for COD HP2025-0041. Multiple applications have been reviewed by the HARB related to the overall structure, summarized under the Context of Past HARB Reviews section below (page 6).
5. Per City Code* 28-89(7): 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:
   a. A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in restoration, rehabilitation, or renovation as to the structural soundness of the building and its adaptability for continued use.
   b. Proof of unreasonable or undue economic hardship. (See list of items that can help make that case listed on pg. 11)
6. Per 28-29(3)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.
7. Per 28-29(1)d: In the case of a certificate of demolition: A determination is made that the demolition or partial demolition of the structure will or will not adversely impact the city's historic preservation efforts. The applicant may also be required to submit information on the structural condition of the building from an engineer or architect to justify the need for the demolition or the partial demolition of the structure, and all other requirements of this Code.

*City Code pertaining to the review of proposed demolition by the HARB is found on page 9-10 of this report.

STAFF SUMMARY AND ANALYSIS (continued):

7. With this Certificate of Demolition application, the applicant has stressed the existing structure's lack of structural soundness to justify the need for full demolition. Although he testified at the May HARB meeting that this full demolition request was not really a case of undue economic hardship, additional documentation was submitted to also help make that case for the June meeting. Therefore based on the evidence provided, the HARB must determine if a sufficient case has been made for either justifying the need for demolition based on its structural condition and/or undue economic hardship.
8. Since the May 2025 meeting, the applicant provided three letters to the Building Official with rationale on the urgency and/or necessity to fully demolish the building, including from himself (contractor John Valdes, President of John Valdes & Associates) dated May 29, from Professional Engineer William H. Freeman of Coastal Engineering and Testing (June 2), whose March 2025 structural report of the building was included in the previous application packet, and from the applicant's demolition contractor (June 3). These letters can be found towards the front of the application packet.
9. Professional Engineer Jude Kostage*, Principal of Atlantic Engineering Services (who per the City's request, conducted an independent condition assessment and his May 13, 2025 report reviewed at the May meeting) was asked by the City to provide additional feedback on the subsequent letters related to the building's condition sent to the Building Official (referenced above under #10). In his June 11, 2025 follow up letter that is included at the front of the staff report packet attachments, he writes: "As stated in my report I do agree the house is in a significantly weakened state, however, that is due to the partial demolition of the structure and the lack of appropriate shoring and stabilization. I do not agree it is beyond saving or cannot be temporarily stabilized with shoring. It will require a significant amount of shoring and reinforcing as stated in my report, but it can be accomplished. Concerning flood loading, the house can be temporarily anchored with helical tie downs to mitigate the risk of lifting off the existing foundations.

   Stabilization, and the subsequent rehabilitation, of what remains of this structure will be extensive and very expensive. For the rehabilitation of the home, a significant portion of the original structure will need to be reinforced, or replaced, and many of the historic elements will be lost. However, if the Historical Architectural Review Board (HARB) does not approve demolition it is possible to re-construct this building. The licensed contractor performing the work and the owner have an obligation to keep the property safe so as to not endanger the surrounding properties and occupants.

   As we are now in hurricane season, I recommend that the contractor and homeowner take the appropriate measures to stabilize the property and not wait until the review process by HARB has been completed."

**Staff has requested that Mr. Kostage be present at the June 18 meeting, per the HARB's request.*

10. Additional documentation requested by the HARB at the May 19 HARB meeting was communicated to the applicant by staff in a May 21 email:
    a. Structural analysis focusing on structural walls especially – what can be saved, what the existing fabric is now, how many/much of them can be saved and if they must be replaced, what will it be after stabilization takes place.
    b. Structural engineer/architect to provide details that can be incorporated into architectural plans showing what work is needed to stabilize the existing building for the near future and then for long term, and what would remain if the building were saved.
    c. More developed architectural plans on rehabilitation of the existing or a replacement structure in the case of full demolition:
       -Rehabilitation plan with demolition plan for existing building - Show on plans what is required for rehabilitation of remining structure and what will be left if all the concerns are addressed on both engineers' reports.
       -Show measurables (what portions can remain/be reused/ repurposed / "sistered" and what will need to be brand new construction or materials (would be helpful to color code to differentiate on plans): provide details for each of exterior walls, framing, roof, foundation system, and interior.
       - Plans for replacement building(s): If reconstruction is proposed, what will be reused from the existing house, since what has been submitted to date is very conceptual looking and the context of property will change if the building is demolished (the new structure may sit on the lot differently, or include other features, etc.)
    d. Additional supporting documentation for economic hardship: See suggested list on page 11.
11. The applicant team submitted a memo providing additional information to include items requested by the HARB: summarizing the project history, building condition findings from what has been observed after the partial demolition, outlining the work required under a restoration plan with its potential risks and benefits, adding supporting evidence of undue economic hardship, and listing of proposed replacement house features. Some key points include:
    a. Restated comments in the May 13 building assessment letter provided by independent structural engineer hired by the City and the applicant's engineer (Coastal Engineering) March 2025 report that the majority of the wood framing will require replacement or reinforcing

STAFF SUMMARY AND ANALYSIS (continued):

b. Reinforced that Coastal Engineering's follow-up June 2nd letter concluded the costs and risks outweigh the benefits and recommended demolition
c. Estimated only 5 to 10% of the building's 1839 material may be saved if a rehabilitation occurred
d. The rehabilitation costs would be an estimated 1.5 times the cost/sq ft as the extensive rehabilitation of the c. 1800s Yallaha Estate, more than double (about 55%) of the rehabilitation cost at the neighboring building at 160 Avenida Menendez, and 3 times the cost of new construction
e. Six (6) real estate comparables were provided for real estate transactions within the last three years of homes with similar waterfront views/access
f. Conclusion: rehabilitation will not save much of the historic material, creates safety risk, and an inconvenience to the community (with projection that Marine Street would have to be closed for long periods)
g. Replacement residential building would be in the exact footprint in the Territorial Period style

Proposed Replacement Building(s):

12. Sheets from the same conceptual plans that were submitted for HARB's January 2025 partial demolition review request were also submitted for the May application packet, but do not show an alternative to the rehabilitation of the existing structure in plan form. The applicant has previously indicated that the building needs to be elevated. However, because of its designation as a historic building, per Chapter 12 of the Florida Building Code, a variance may be able to be granted for this requirement.
13. Conceptual drawings reviewed by the HARB for 59 Marine Street's modified elevation with its proposed rehabilitation in previous applications, show a two-story open front porch, which may have existed before it was enclosed; however, during a 2023 Opinion of Appropriateness review the HARB seemed to be in agreement that the enclosed porch be retained, which was likely captured with the 1890s addition. The HARB also had said that they would not approve parking to be added to the front (Marine Street) side of the house if the building was set back some on its lot with a rehabilitation plan.
14. No additional plans were submitted by the applicant team for this June meeting. Because the full set of plans shown with the partial demolition request at the January 2025 have been referenced in the applicant June memo and during the applicant's presentation at the May meeting, staff included those toward the front of the application packet.
15. Approval of a Certificate of Appropriateness for the rehabilitation of the existing and/or proposed new construction on the site will be required prior to commencement of that work. According to the Architectural Guidelines for Historic Preservation (AGHP), "Within Historic Preservation-One, -Two and -Three (HP-1, HP-2 and HP-3), HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently. The demolition permit will be issued at the same time as the building permit, unless HARB approves otherwise. Issuing the demolition permit concurrently with the building permit limits speculative demolition. Speculative demolition not only eliminates historical resources but weakens the streetscape and the integrity of the neighborhood."

How Much of a Historic Building Must Be Retained to Still Be Considered Contributing:

16. At the May HARB meeting, questions were asked by the board related to how much of the existing structure could be removed and still be considered a contributing building to the St. Augustine National Register Historic District. City staff confirmed with the Florida Bureau of Historic Preservation's Supervisor of Survey, Registration, Architectural and Technical Service (under the State Historic Preservation Office) that there is no hard rule by the National Park Service. In the case of the percentages noted by a board member during the meeting, this is specific only to buildings being reviewed for federal Historic Preservation Tax Credits, where 75% of external wall structures (wall/doors/windows, roof, etc.) and 50% of internal structure (studs, floors, circulation pattern, etc) should remain, but "there is also flexibility for "reconstructed" elements that were reconstructed in kind due to structural or material instability or were rebuilt because the element was previously removed or lost to time." This is outlined in the Code of Federal Regulations Eligibility requirements per 36 CFR § 67, 26 U.S. Code § 47. Many examples exist locally of contributing buildings with substantial replacement materials .
17. This section of the Federal Code of Regulations also references the *Secretary's Standards for Rehabilitation, which allows for replacement of deteriorated materials on a historic building, which will still be considered historic if the work is done appropriately. These ten standards are the basis of our City's AGHP (Architectural Guidelines for Historic Preservation. Standard 6 states, "*Deteriorated historic features shall be repaired rather than replaced. Where the severity of 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.
18. FL SHPO staff pointed to the seven aspects of integrity that is considered when properties are evaluated for National Register eligibility, for either individual designation or contributing to a historic district: location, design, setting, materials, workmanship, feeling, and association, and stated that integrity is not evaluated on a scale. Contributing structures

STAFF SUMMARY AND ANALYSIS (continued):

in NRHD are evaluated by the exterior integrity, because when evaluating districts, the primary concern is the interrelationship of the structures with each other, and not the entirety (interior) of the structure.

19. An A-14 for Archaeological review was submitted, but monitoring of ground disturbing activities was required as a condition. The project scope will need to be expanded if the full demolition of the existing structure is approved.
20. Any full demolition of a structure aged 50 years or older requires review and approval by the HARB.
21. Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 7 of this staff report.

STAFF RECOMMENDATION:

Based on a review of the AGHP, discussion at the previous HARB meeting, additional information gathered for this meeting's review, 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 156 Avenida Menendez (59 Marine Street), which includes the remaining c. 1839 building that contributes to the St. Augustine National Register Historic District, with the following finding(s):

1. To APPROVE if the HARB finds that the burden of proof has been sufficiently met by the applicant, in combination with the other evidence provided, in making the case that the structural soundness of the remaining structure is in such a condition that it is not feasible to rehabilitate for continued use or justifies the need for demolition, and/or the case for undue economic hardship has been made, and that the demolition will not be detrimental to the historic and architectural character of the city (per City Code, Sections: 28-89(1)d; 28-89(7); 28-89(3)b).
    a. With the condition that archival documentation by the applicant as specified by the Board will be submitted to the City, and historic architectural materials will be salvaged (per City Code, Section: 28-89(8)
2. To CONTINUE if the HARB finds that the case has not been sufficiently made that the structure is in such a condition that justifies the demolition or that the rehabilitation is not feasible and/or the burden of proof for undue economic hardship has not been met by the applicant. Plans sufficient for a Certificate of Appropriateness for the replacement building(s) should also be submtited for concurrent approval with this Certificate of Demolition.
3. To DENY if the HARB finds that a sufficient case has not been made by the applicant (per City Code 28-89(7) and 28-89(1)d, and/or that enough evidence has been provided by the independent structural engineer's report and followup response that the remaining historic building can be stablized temporarily before it is rehabilitated, and/or that the full demolition of the structure will be detrimental to the historic and architectural character of the city if the applicant has not proven the denial will cause undue economic hardship (per City Code, Section: 28-89(3)b).

Julie Courtney

Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Full demolition of the remaining residential structure at 156 Avenida Menendez / 59 Marine Street, including the frame c, 1839 structure and what has not already been removed from the c. 1890-1900s additions.

CONTEXT OF THE REMAINING PORTION OF THE BUILDING:

Referred to as 59 Marine Street, the oldest portion of the residential building faces west toward Marine and is currently now the only remaining portion of the overall structure, with the exception of portions of the c. 1890-1900 additions. Constructed c. 1839, this is one of the few local remaining Territorial Period structures. Classified in the NRHD nomination as being in the Frame Vernacular style, the building has some modest Federal or Neoclassical architectural styled features. A side facing gable roof (which was later modified on the eastern half) with a central front-facing gable roofed dormer is covered with 5v crimp metal panels, a triangular wood pediment is over the recessed centered entrance, which is flanked by plain wood pilasters, and windows are 1/1 with wood sashes. The exterior of the residential structure is clad with wood shingles overall, with the exception of the inset entrance, which has novelty wood siding. Physical evidence shows that the front elevation of the house that is built to the street is an enclosed front porch and not the original façade, which was set back further from the street. The overall building had been altered many times since the original construction and had over time been split into five (5) dwelling units. Modifications made are reflective of different eras of construction techniques.

CONTEXT FOR COD HP2025-0041 (the application currently being reviewed):

1. On April 22, 2025, John Valdes & Associates, who has been the HARB applicant for the last three applications reviewed starting in 2023, emailed various City administration and staff, including the Building Official and the Historic Preservation Officer, a request for full demolition of 156 Avenida Menendez/59 Marine Street, and included two documents that are now found in the current application packet: a letter, dated April 22, 2025, from John Valdes, President of John Valdes & Associates, and a structural report dated March 23, 2025 signed by Professional Engineer William H. Freeman of Coastal Engineering and Testing. The John Valdes letter indicated that "we have curtailed the partial demolition and have…[helped stabilized] the building North and South from potential failure until such time we receive approval to continue the demolition" and stated the opinion that "the remaining structure is compromised and may pose a threat to public safety and welfare without the hanging barriers in place." Although the May application deadline was April 15, the Historic Preservation Officer requested that a Certificate of Demolition application be submitted immediately so it could be added to the May agenda.
2. The Historic Preservation Officer also requested that an independent structural engineer with known experience in evaluating historic architecture complete a condition assessment of the building, to be paid for under the City's Historic Preservation Division budget. Please see a condition assessment report by Professional Engineer Jude Kostage, Principal of Atlantic Engineering Services, who has been widely used by the City to assess the condition of important historic structures, in the attachment section of this staff report. Some of the concluding findings under the Analysis & Recommendations section (page 2 of 8) of the City's independent engineer's condition assessment letter dated May 13, 2025 are as follows:

   "It is our understanding the Contractor intends to lift the house above the flood elevation. In the current condition of the house, it would likely not survive lifting without significant repair and reconstruction of the structure. The framing is in very poor condition. In order to restore the structural integrity of the first floor, the majority of the floor requires either full replacement or significant reinforcing. The remaining framing on the second and third floors will also require significant reinforcing and replacement to stabilize the structure. Also, the sagging floor and leaning walls will require re-leveling. Overall, the majority of the wood framing will require replacement or reinforcing.

   The building is in a weakened state due to its condition and the partial demolition. Currently, it is not in imminent danger of collapse, however, if a storm event were to occur, additional bracing and shoring would be required to keep it stable. If the building were to collapse, it would likely damage the adjacent structures and possibly fall onto Marine Street. Since we are approaching hurricane season, there is some risk leaving the structure in its current state without additional bracing and shoring. It is my opinion it would not survive a storm event without additional stabilization."
3. The engineer closes the report by stating, "In conclusion, the structure is in poor condition. The house requires new foundations, significant re-framing, replumbing and leveling of the structure. Based on the extent of the required structural reinforcing and replacement, little of the original structure will remain after the repairs are complete."

CONTEXT OF PAST HARB REVIEWS:

1. A number of applications for this overall structure was heard by the HARB, as listed above and summarized below. A Certificate of Demolition application was denied in November 2004 by the HARB under a different owner and applicant (COD 2004-1149), because no proposed replacement plans were provided although replacement was proposed. Subsequently in 2005, an OOA and COA application were submitted and approved to maintain the existing building but alter the roof form and façade. Details from the approval of COA 2005-1460 were provided in the more recent OOA HP2023-0074 staff report packet for reference. Permitting records indicate that work was completed.
2. A plan to save the original structure at 59 Marine Street was heard on October 23, 2023, under Opinion of Appropriateness application (OOA HP2023-0074). The HARB approved the proposal to remove later additions, elevate and relocate the existing structure along Marine Street, and construct a new residential structure along Avenida Menendez. Conditions for the approval were that the later front addition, which consists of an enclosed porch that faces Marine Street, would not be removed and no parking along Marine Street would be incorporated into the design.
3. On January 16, 2025, the HARB most recently reviewed and approved a Certificate of Partial Demolition (COD-P HP2024-0080) for the proposed removal of later additions, including the c. 1890 portion and the c.1920/30s portion, with a finding that the east-facing 156 Avenida Menendez Mediterranean Revival masonry structure was inappropriate to the c. 1839 structure. Demolition of the later additions commenced under building permit 2025-0292, which was issued in March 2025. The staff report for this review and its attachments are included at the back of this report.
4. As stated in a letter from the applicant addressed to the Board and first included in the 2023 Opinion of Appropriateness application and again with the January 2025 COD-P application, "…the exciting news is that our inspection also exposed that the original 1839 Territorial building's wall structure, (hidden behind the two later additions, and facing Marine Street) remained substantially in place and restorable." A summary of the structures from the applicant was also submitted with each, stating the existing conditions, including that of the original structure. The summary with the January 2025 COD-P application noted that despite the widespread damage that has been observed, it "remains in restorable condition", concluding "We strongly recommend the restoration of the original 1839 Territorial structure."

DEMOLITION REVIEW CRITERIA (AGHP): Portions of this section below were taken from the COD-P HP 2024-0080 Staff Report, written by Candice Seymour, Historic Preservation Planner, but this has been modified for this report.

1. *Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.* The structure is located within the Historic Preservation-One (HP-1) zoning district.

2. *The contribution of the structure to the mass and scale of the streetscape.* The building has a similar mass and scale to the adjacent two-story structures along the streetscape as well as several others along Avenida Menendez. The immediately adjacent buildings on Avenida Menendez have been elevated and are closer to the street, making 156 Avenida Menendez appear slightly less massive. Along Marine Street, the close proximity of the building to the street makes it a prominent feature along the streetscape compared to those immediately adjacent; however, several other two-story structures, and 6'+ property walls are also built to the property line.

3. *The impact of the loss of the structure on the streetscape.* The architectural style of structures along Avenida Menendez varies, including Frame Vernacular, Spanish Colonial, Mediterranean Revival, and Moorish Revival. Demolition of 156 Avenida Menendez's 59 Marine Street portion will remove a contributing structure from the Territorial Period, with its visible modifications as it evolved over time, from the streetscape. New construction could look drastically different.

4. *Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.* In the letter dated April 22, 2025 submitted with this application, the applicant indicated that the owner intends to rebuild two structures on the existing lot if the full demolition proceeds. No plans sufficient for a Certificate of Appropriateness have been submitted for the new construction along Avenida Menendez nor for the rehabilitation of 59 Marine Street, though part of the conceptual drawings that were reviewed with the January 2025 Certificate of Partial Demolition, have been provided with this application. For the new building(s), consideration should be given to the height, mass and scale, setbacks, and rhythm of openings along the streetscape, should complement the historic character and materials of the existing and adjacent structures, setbacks, and met the other zoning requirements with the plans for future development. The property is in Archaeology Zone IB and ground disturbing activities, including demolition and new construction, will require archaeological review before work commences.

5. *The historical or cultural merit of the structure.* Both 59 Marine Street and 156 Avenida Menendez are individually recorded in the Florida Master Site File and separately designated as contributing to the St. Augustine National Register Historic District. The Florida Master Site File for 59 Marine Street mentions the 1930s addition extending from the east side; however, the 156 Avenida Menendez Florida Master Site File makes no mention of the wood frame portions of the building that extend westward and would front Marine Street, which is now the remaining portion.

6. *The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.* The full demolition of the c. 1839 portion addressed as 59 Marine Street will be a complete loss of one of the few remaining Territorial Period buildings within the City. There are approximately fifteen Territorial (c. 1822-1845) remaining buildings that were counted. Besides the significant negative impact to the City's historic preservation efforts, a permanent loss of a structure on this property will negatively impact the streetscape and St. Augustine Historic District, as there has been a building fronting both Avenida Menendez at this spot for 100 years and Marine Street for almost 200 years.

Although the COD-P HP2024-0080 application was for partial demolition, removal of 156 Avenida Menendez was full demolition of that contributing structure because it is separately listed as contributing to its district. Per our City Code, full demolition of contributing structures generally requires a Condition Assessment Report by a FL licensed architect or engineer. No report was provided for the review of the proposed eastern masonry construction. The HARB's approval was based on this being an incompatible addition and a necessary step to save the Territorial building fronting Marine Street.

In November of 2004, the HARB heard and subsequently denied a request to fully demolish 156 Avenida Menendez (including 59 Marine Street) because no proposed replacement plans were provided although replacement was proposed.

7. *Whether or not the structure is representative of a style or type of architecture or a method of construction.* The building is an example of a residential structure with a use, architectural style, building footprint, and construction techniques that has evolved over time. During its history, the building expanded and changed from a single family residence to multi-family, with it being subdivided into five units. 59 Marine Street was the first building on the lot and was more representative of American Territorial architecture, with its year of construction around 1839. Late 19th to early 20th century frame construction building techniques were found with the portions that were added later at the front and on the east end. 156 Avenida Menendez was a masonry structure built with techniques utilized in the 1920s and out of a coquina concrete block that used to be made locally, but is not commonly found for purchase today, and with architectural features that were more commonplace with Mediterranean Revival style.

(Continued on next page)

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.* Out of the approximately fifteen Territorial Period buildings that remain in the city, there are a couple nearby, 63 Marine Street and 67 Marine Street. Both are in altered form, since a garage was built directly beneath at ground level.

For the c. 1924-30 portion that was just recently removed after the HARB approved the proposed partial demolition, the Mediterranean Revival is common throughout St. Augustine and is seen within the HP-1 Zoning District, in parts of the Model Land neighborhood, and in Davis Shores, although the coquina block used on the masonry portion is not fabricated locally like it once was.

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 portion of the building that remains and is proposed for full demolition is not of such design or craftsmanship that it could not be reproduced; however, building techniques have changed and some extant historic materials may be difficult to acquire. New construction will look substantially different along the streetscape.

10. *The justification for the proposed demolition.* See front of application packet for additional information that was submitted for the June meeting, which includes a followup letter to the Building Official from the same engineer who wrote the original report states that the building is "exhibiting advanced signs of foundational failure and sever structural degradation, posing an imminent risk to public safety."

For the original review in May 2025, the applicant detailed the existing conditions of the remaining building at 59 Marine Street as rationale for the proposed full demolition in a letter dated April 22, 2025 (See application packet). When staff met with the applicant on a site visit and walk through of the structure, the applicant also stressed being unable to safely lift the structure in its existing state. An engineer's structural report dated March 23, 2025 of the building was also referenced and provided by the applicant and is in the application packet, with conclusions and recommendations to demolish the building in that report. In addition, an economic hardship worksheet was submitted with some of the recommended documents (see page 11 for a list of what was submitted and the application packet for these documents). However, some of the key pieces of information to sufficiently prove undue economic hardship were not provided.

With the prior review in January 2025, the applicant expressed concern for the structural integrity of the 156 Avenida Menendez building, though no formal condition assessment report had been provided at the time of HARB's review of the proposed partial demolition of the masonry portion. A letter from LaRue House Movers that was submitted with the application documents reviewed by the HARB at that time indicated this masonry portion would be unsafe to lift based upon existing visible cracking. At that time, the applicant sought to rehabilitate 59 Marine Street, by removing the 1890s and 1920s rear additions, restoring the now-enclosed two-story front porch, relocating the entry stair to the side, and possibly elevating the building as seen in the conceptual drawings provided by the applicant. In those plans, a new residential structure was proposed for the east side of the lot to replace 156 Avenida Menendez with a 20' courtyard between the structures.

Full plans for the rehabilitation of the 59 Marine Street building that was to remain and the proposed new construction to the rear have not been submitted for a required Certificate of Appropriateness. Likewise, plans sufficient for a Certificate of Appropriateness have not been submitted for a proposed replacement building for 59 Marine Street.

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) and 28-89(3) CoSA Code of Ordinances)

(7) 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: a) requiring submittal of a condition assessment report performed by a qualified professional; b) requiring the applicant to prove "undue economic hardship" to justify demolition (SEE FULL LIST ON PAGE 11); and
(3)b. (see below) 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.

Criteria for certificate of relocation or demolition or partial demolition review. (Section 28-89, CoSA Code of Ordinances)
The criteria for certificate of relocation, certificate of demolition or partial demolition review will be determined as follows:

(1)c In the case of a certificate of relocation of a structure: Consideration will be given to the immediate surroundings and to the district or districts in which it is located or to be located, that the relocation of the structure will not adversely impact the city's historic preservation efforts or negatively affect the streetscape. If the building will be relocated on the same site or moved to a new site in a locally designated historic preservation zoning district, then the process and plan requirements for a certificate of appropriateness also apply to the building's new location.

(1)d In the case of a certificate of demolition or partial demolition: A determination is made that the demolition or partial demolition of the structure will or will not adversely impact the city's historic preservation efforts. The applicant may also be required to submit information on the structural condition of the building from an engineer or architect to justify the need for the demolition or the partial demolition of the structure, and all other requirements of this Code.

(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.

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.*

ADDITIONAL CITY CODE RELATED TO DEMOLITION REVIEW

Criteria for certificate of relocation or demolition or partial demolition review. (Section 28-89, CoSA Code of Ordinances)

(3)c. The demolition of colonial buildings listed on the Florida Master Site File, or colonial buildings designated local historic landmark, or colonial buildings meeting the criteria for eligibility on the National Register of Historic Places must be approved by the city commission.

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.

Sec 28-87 under (HARB) Responsibilities, CoSA Code of Ordinances:

Local Landmark Designation (Section 28-87(3) see also full language of (3) on preceding page & (10) below)

HARB shall have the following responsibilities: "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..."

Sec 28-87(10)

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.

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The building was constructed c. 1839 with additions dating from c. 1890-1990 and c. 1924-1930. The latest addition (masonry portion fronting Avenida Menendez) was recently demolished after HARB's approval of a Certificate of Partial Demolition (HP2024-0080) in January 2025. The building is located within the HP-1 zoning district, is recorded in the Florida Master Site File under two separate addresses, and each address is designated as contributing to the St. Augustine National Register Historic District.

The requirements for a condition assessment from a Florida licensed engineer for proposed full demolition was met with the report dated and a structural report dated March 23, 2025 signed by Professional Engineer William H. Freeman of Coastal Engineering and Testing. Credentials were not submitted to outline the engineer's experience with evaluating historic architecture, which was constructed using different building techniques that do not all met today's building code. Additionally, some documentation was submitted by the applicant related to economic hardship, but some key recommended documentation was not included. Since the City Code states that the burden of proof is on the applicant, the HARB should determine if an adequate case was made by the applicant.
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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 (SEE BELOW)

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(7) 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; *(A detailed breakdown for each was not provided)*
- ☑ 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:
Applicant submitted additional information for the June meeting:

- Cost differentiation of rehabilitation for this existing building vs. other historic rehabilitations and new construction.
- Real estate comps

SEE ECONOMIC HARDSHIP WORKSHEET AT END OF ATTACHMENTS OF THIS REPORT AND IN THE APPLICATION PACKET FOR HARB'S USE

LIST OF ATTACHMENTS:

1. Structural Engineer's response to letters provided by applicant and contractor John Valdes and William Freeman of Coasal Engineering and Testing, Inc., by Professional Engineer Jude Kostage, dated June 11, 2025
2. Structural Assessment Report by Professional Engineer Jude Kostage, dated May 13, 2025
3. Staff Photographs
4. Photos showing three portions of construction (provided with previous application packets)
5. List of the estimated 15 Territorial Period structures remaining in St. Augustine (pulled from Florida Master Site File data provided by Division of Historical Resources)
6. St. Augustine National Register Historic District nomination sheets listing both 156 Avenida Menendez and 59 Marine Street as contributing structures
7. Final Order from January 16, 2025 HARB meeting approving a Certficate of Partial Demoltion Application
8. Minutes from January 16, 2025 HARB meeting for Certficate of Partial Demoltion Application
9. Select attachments pages from January 16, 2025 Staff Report Packet by Candice Seymour
    a. Staff Photos from January 2025 and possibly October 2023
    b. Florida Master Site File surveys for both 156 Avenida Menendez and 59 Marine Street
    c. Sanborn Maps
    d. Minutes from October 19, 2023 HARB meeting for Opinion of Appropriateness application
    e. Final Order from October 19, 2023 HARB meeting approving Opinion of Appropriateness application
10. Polk City Directory Research for both 156 Avenida Menendez and 59 Marine Street by Candice Seymour, Historic Preservation Planner
11. Current City Code related to HARB Review of Certificate of Demolitions (Sec 28-89)
12. Determination of Undue Economic Hardship Worksheet – see 2nd page for HARB's consideration

**SEE May 19, 2025 Staff Report Packet Attachments for the following documents that were not included again for this report:

13. Minutes from November 2004 HARB meeting denying a Certificate of Demolition (full) application
14. Final Order from January 19, 2006 HARB meeting approving a Certificate of Appropriateness application to renovate the building exterior
15. Minutes from January 19, 2006 HARB meeting for a Certificate of Appropriateness application

RECEIVED
JUN 11 2025
Planning/Building Dept.

AES ATLANTIC ENGINEERING SERVICES

Pittsburgh, PA
Jacksonville, FL
Morgantown, WV

June 11, 2025

Ms. Sarah S. Ryan, AIA
Sarah Ryan, Architect LLC
201 Owens Avenue
St. Augustine, FL 32080-7376

Re: Structural Evaluation
156 Avenida Menendez / 59 Marine Street
St. Augustine, Florida

AES Project: #325-111

Dear Sarah:

The following is in response to the letters provided by the contractor Mr. John Valdes on June 3, 2025, and by his engineer, Coastal Engineering and Testing, Inc., on June 2, 2025, in reference to the historic home at the above-referenced address.

As stated in my report I do agree the house is in a significantly weakened state, however, that is due to the partial demolition of the structure and the lack of appropriate shoring and stabilization. I do not agree it is beyond saving or cannot be temporarily stabilized with shoring. It will require a significant amount of shoring and reinforcing as stated in my report, but it can be accomplished. Concerning flood loading, the house can be temporarily anchored with helical tie downs to mitigate the risk of lifting off the existing foundations.

Stabilization, and the subsequent rehabilitation, of what remains of this structure will be extensive and very expensive. For the rehabilitation of the home, a significant portion of the original structure will need to be reinforced, or replaced, and many of the historic elements will be lost. However, if the Historical Architectural Review Board (HARB) does not approve demolition it is possible to re-construct this building. The licensed contractor performing the work and the owner have an obligation to keep the property safe so as to not endanger the surrounding properties and occupants.

As we are now in hurricane season, I recommend that the contractor and homeowner take the appropriate measures to stabilize the property and not wait until the review process by HARB has been completed.

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, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Jude T. Kostage, PE
Principal

JTK/amk

JUDE T. KOSTAGE
LICENSE
NO. 53991
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This document has been electronically signed and sealed by Jude T. Kostage, PE on 06/11/25 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.

Jude T Kostage

Received May 13, 2025
Planning & Building Department

ATLANTIC ENGINEERING SERVICES

Pittsburgh, PA
Jacksonville, FL
Morgantown, WV

May 13, 2025

Ms. Sarah S. Ryan, AIA
Sarah Ryan, Architect LLC
201 Owens Avenue
St. Augustine, FL 32080-7376

Re: Structural Evaluation
156 Avenida Menendez / 59 Marine Street
St. Augustine, Florida

AES Project: #325-111

Dear Sarah:

Per your request, Atlantic Engineering Services of Jacksonville, Inc. (AES) visited the site on May 2, 2025, to perform a structural assessment of the existing structure at the above address. Mr. Jude T. Kostage, PE with AES met on site with Mr. John Valdes of John Valdes & Associates and Ms. Julie Courtney with the City of St. Augustine.

The existing 1839-1890 structure facing Marine Street is a three-story, wood framed building supported on masonry piers. A later masonry addition facing Avenida Menendez Street has already been demolished.

The following was observed:

a. The foundations are in poor condition. The existing brick and coquina piers are deteriorating and have typically shifted or are out of plumb. (See Photographs 1 and 2)

b. The first-floor framing was heavily modified throughout the life of the structure. Based on our observations, the modifications compromised the structural integrity of the first-floor framing. Several loose masonry piers and wood piers were added in an attempt to stabilize the floor framing. There was significant termite damage and decay of the first-floor framing, including the sill beams, and the first floor was visibly sagging and shifted in several areas. (See Photographs 3, 4 and 5)

c. The first, second and third floor framing was in fair to poor condition. There was termite damage throughout the structure, and previous poorly installed framing modifications have significantly weakened the structure. There are numerous areas where the wall and joist framing have been cut and not properly reinforced, leaving an incomplete load path in the framing. The north wall has a significant buckle at the second floor and is unstable. The bottom of the south wall is visibly leaning to the south. (See Photographs 6, 7, and 8)

d. Based on our observations, the third floor was originally an attic and was modified to add rooms. The floor framing is 2x4 joists with the spacing ranging from 20-inches to 40-inches on center. There are areas that have been modified and poorly spliced. The roof framing is typically 2x4 rafters at 32-inches on center. (See Photographs 9 and 10)

4141 Southpoint Drive East Suite C Jacksonville FL 32216 | 904.743.4633 | jax@aespj.com | aespj.com

Received May 13, 2025
Planning & Building Department

ANALYSIS AND RECOMMENDATIONS

It is our understanding the Contractor intends to lift the house above the flood elevation. In the current condition of the house, it would likely not survive lifting without significant repair and reconstruction of the structure. The framing is in very poor condition. In order to restore the structural integrity of the first floor, the majority of the floor requires either full replacement or significant reinforcing. The remaining framing on the second and third floors will also require significant reinforcing and replacement to stabilize the structure. Also, the sagging floor and leaning walls will require re-leveling. Overall, the majority of the wood framing will require replacement or reinforcing.

The building is in a weakened state due to its condition and the partial demolition. Currently, it is not in imminent danger of collapse, however, if a storm event were to occur, additional bracing and shoring would be required to keep it stable. If the building were to collapse, it would likely damage the adjacent structures and possibly fall onto Marine Street. Since we are approaching hurricane season, there is some risk leaving the structure in its current state without additional bracing and shoring. It is my opinion it would not survive a storm event without additional stabilization.

In conclusion, the structure is in poor condition. The house requires new foundations, significant re-framing, re-plumbing and leveling of the structure. Based on the extent of the required structural reinforcing and replacement, little of the original structure will remain after the repairs are complete. Furthermore, the structure is in a weakened state and would likely not be able to resist hurricane force winds without additional shoring and bracing.

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, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Jude T. Kostage, PE
Principal

JTK/amk

JUDE T. KOSTAGE
LICENSE
NO. 53934
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This document has been electronically signed and sealed by Jude T. Kostage, PE on 05/13/25 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.

Jude T Kostage

Digitally signed by Jude T Kostage
DN: C=Jude T Kostage, dnQualifier=A01410C000001922952B91E000307E0, O=H.W. Keister Associates Inc., C=US
Reason: I am certifying this document
Date: 2025.05.13 11:10:43-04'00'



Photograph 1
Existing Deteriorated Foundations



Photograph 2
Existing Deteriorated Foundations



Photograph 3
Underside of First Floor



Photograph 4
Underside of First Floor



Photograph 5
Underside of First Floor



Photograph 6
Deteriorated First Floor Wall Framing



Photograph 7
Buckle at North Wall



Photograph 8
Termite Damage to Second Floor Wall Framing



Photograph 9
Termite Damage to Second Floor Framing and Modified Wall Framing



Photograph 10
Modified Roof Framing

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez



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STAFF PHOTOGRAPHS - April 23 and May 2, 2025

Existing c. 1839 Structure at 59 Marine Street / 13[illegible] Avenida Menendez



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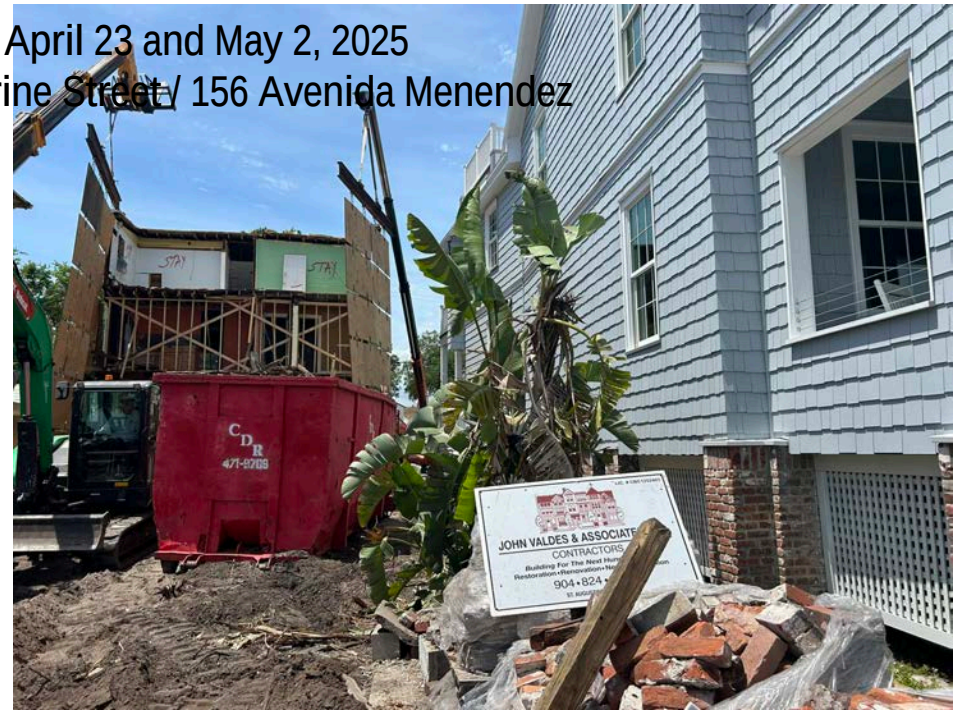





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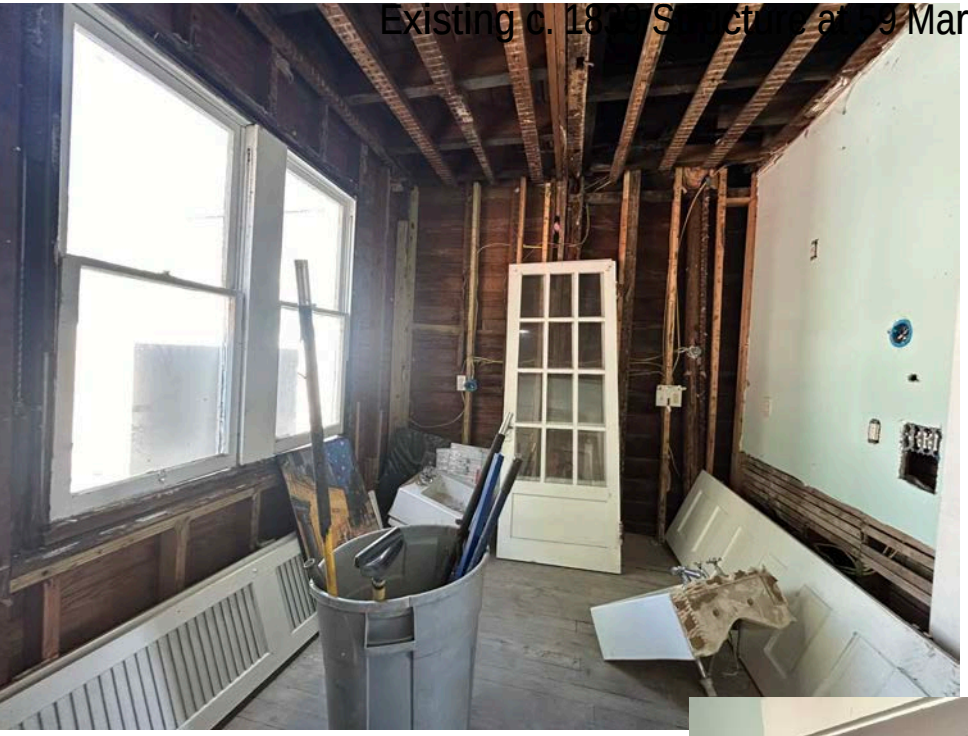





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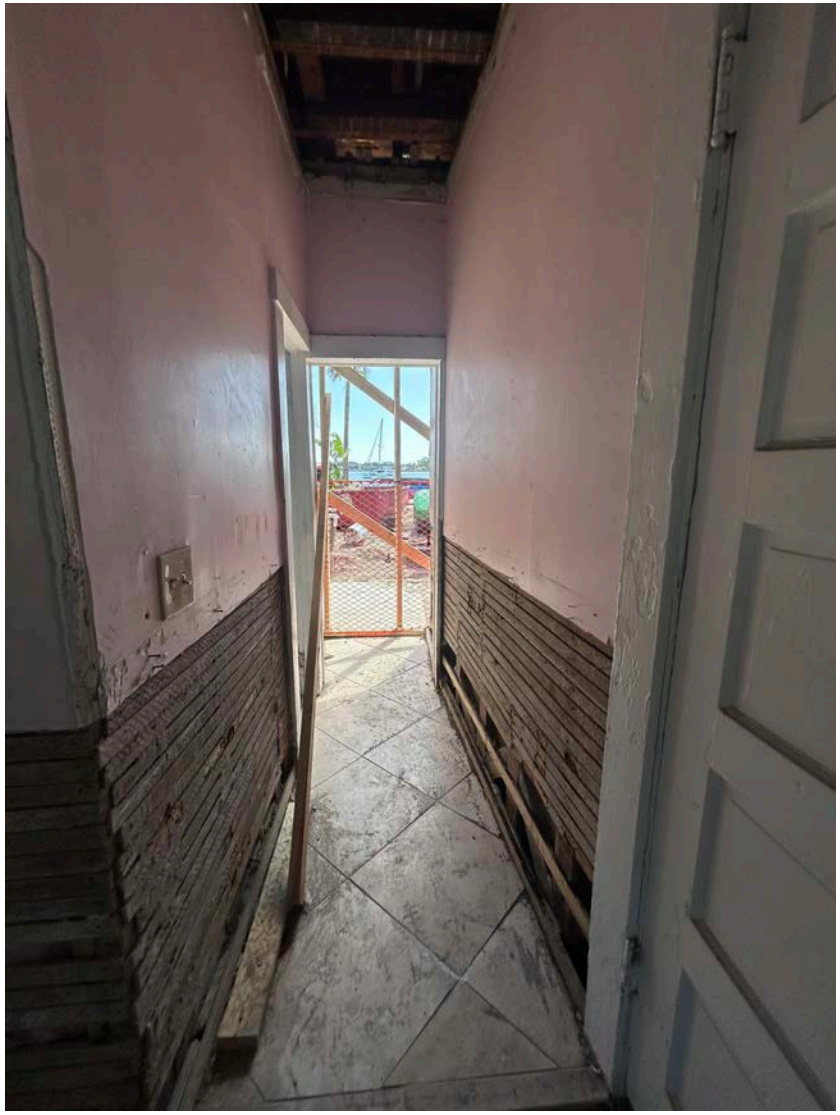



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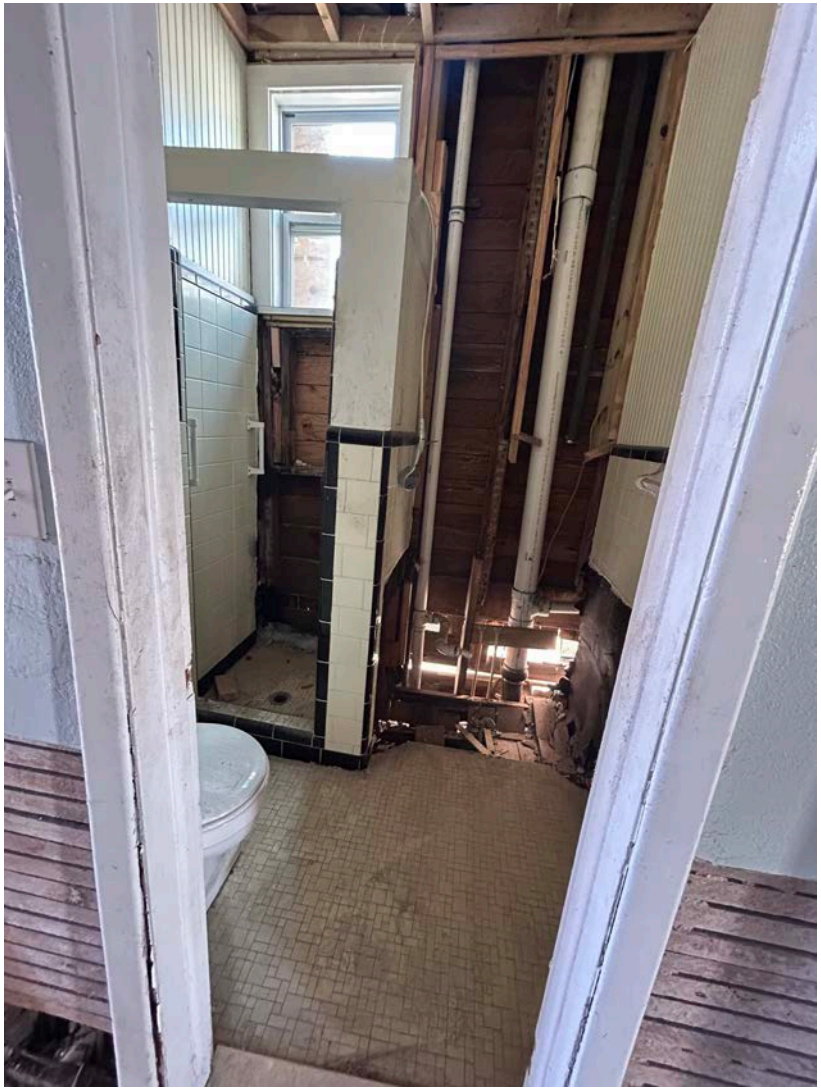

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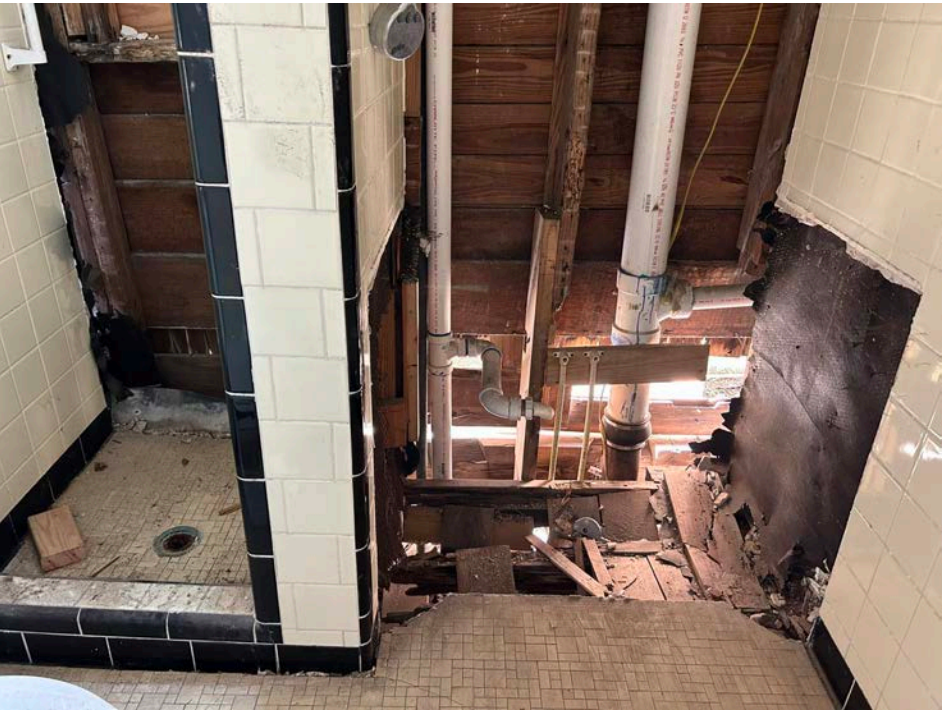



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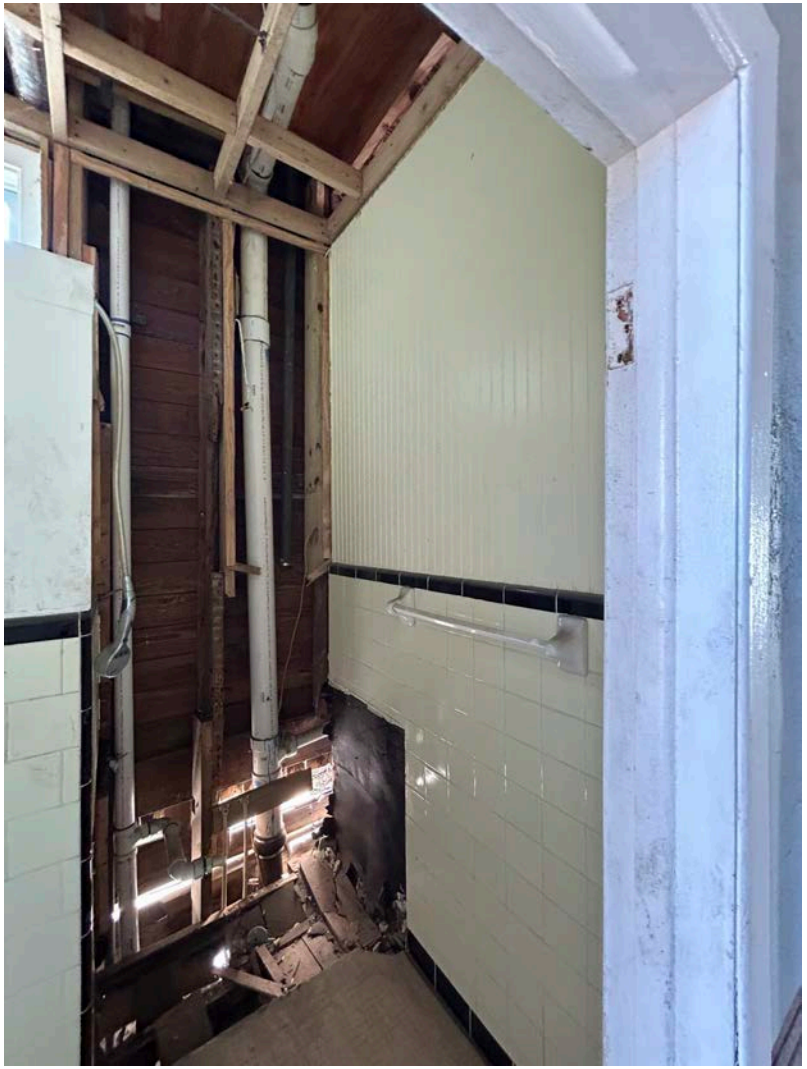

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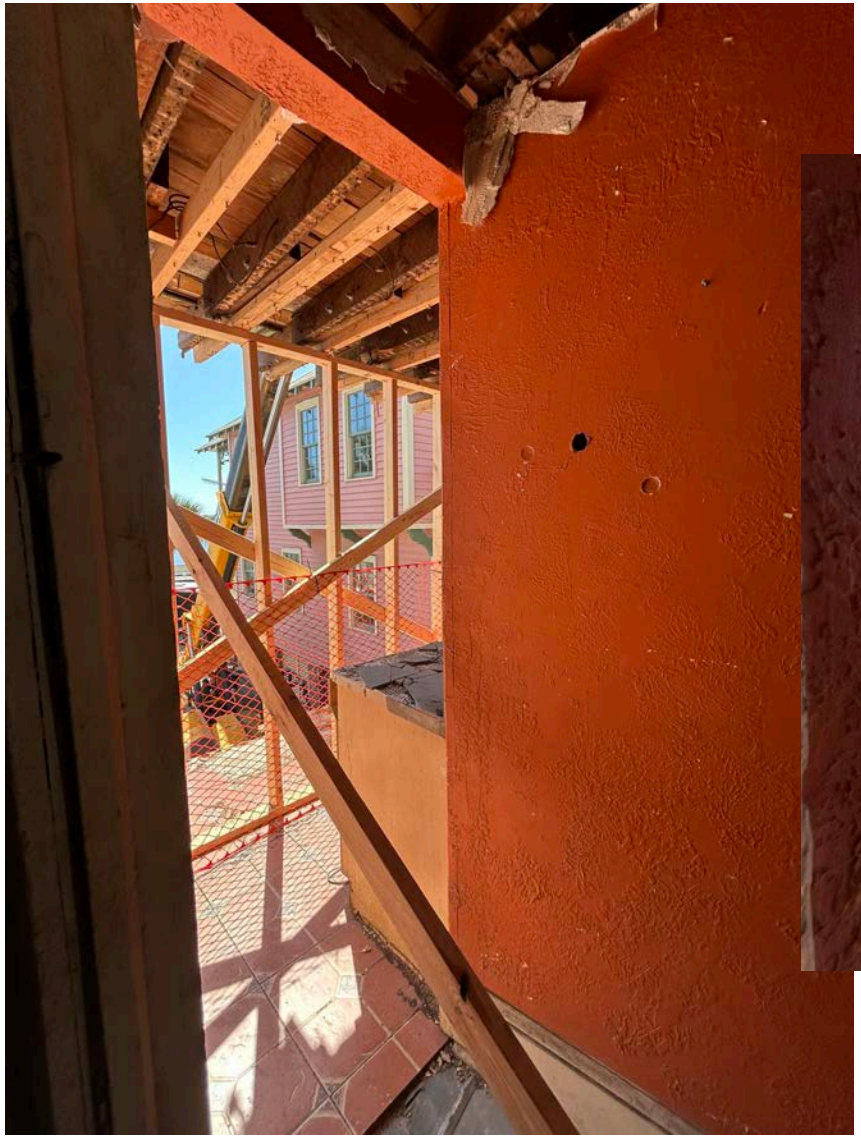



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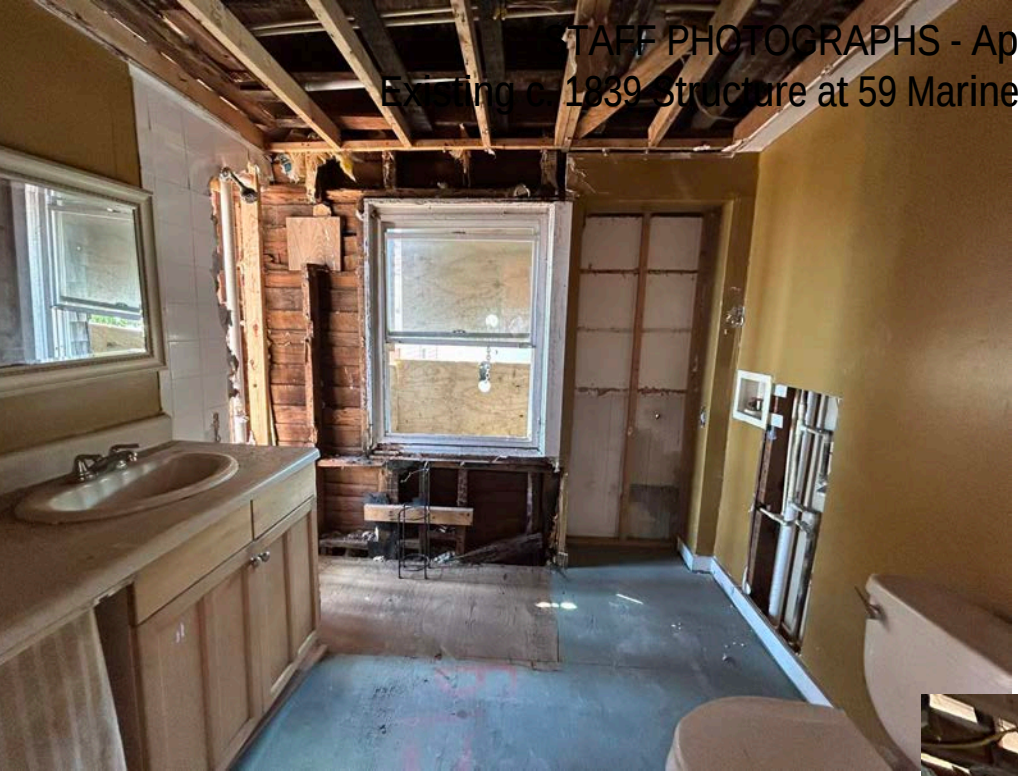



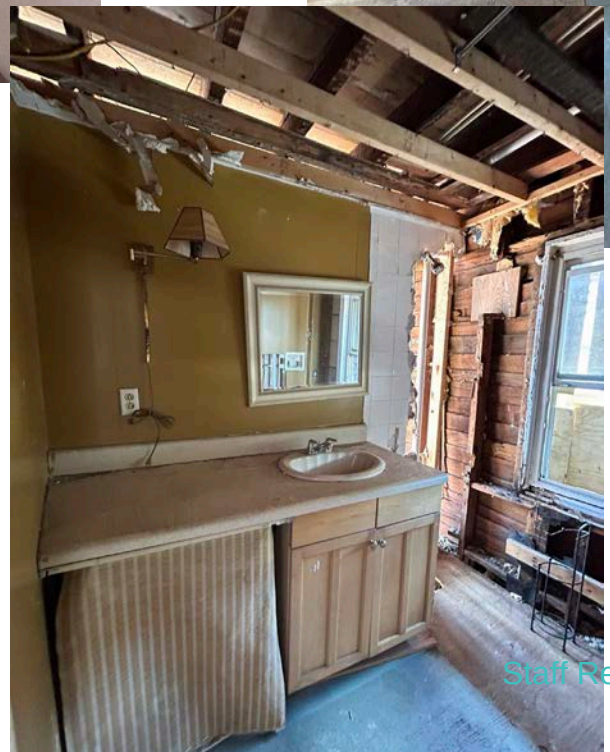



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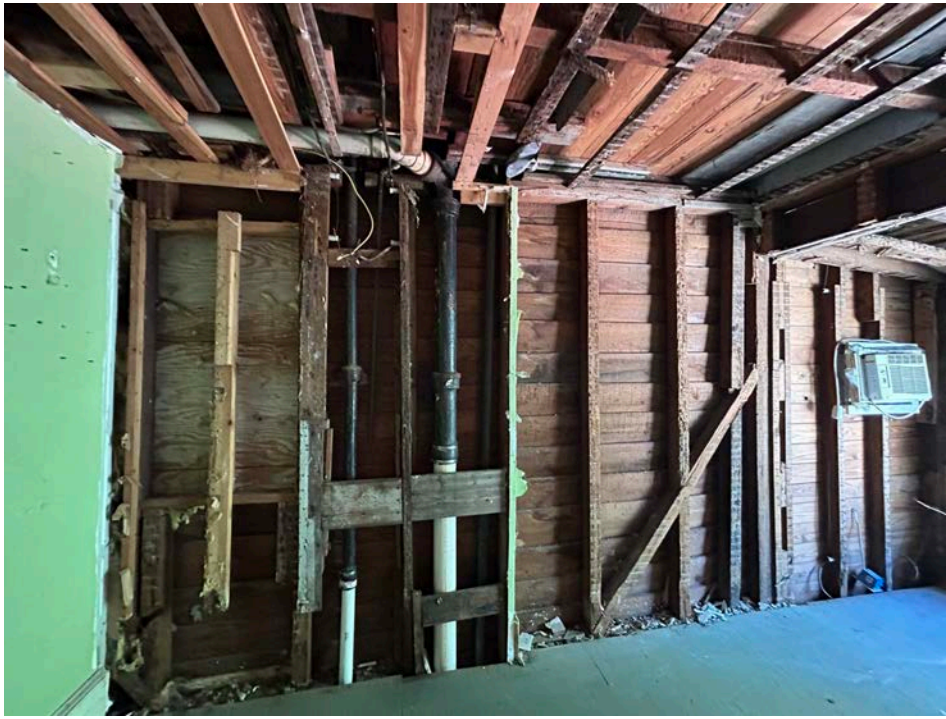

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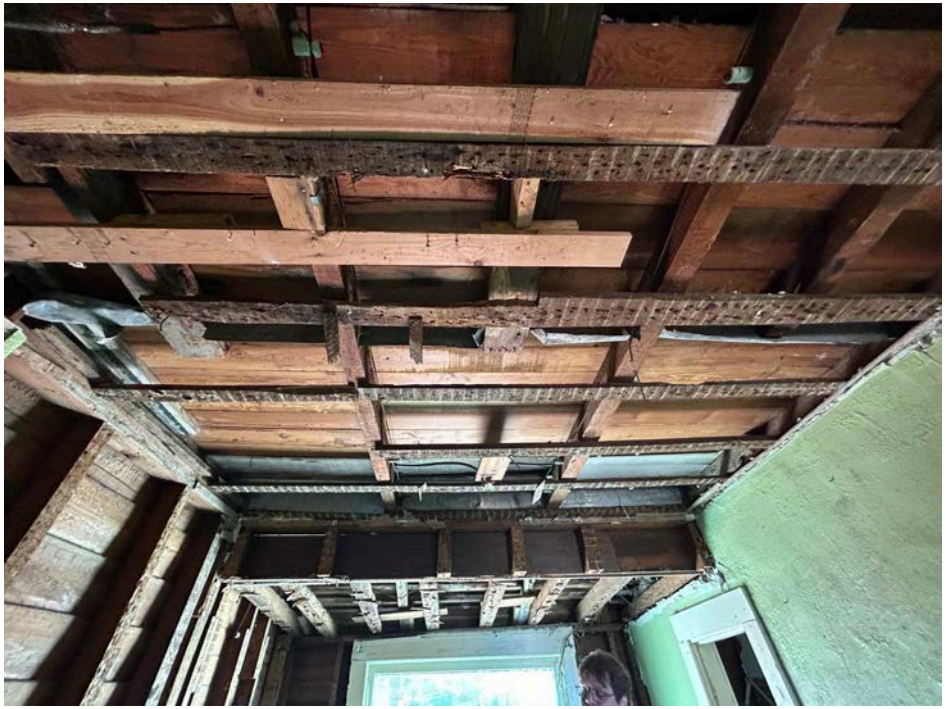



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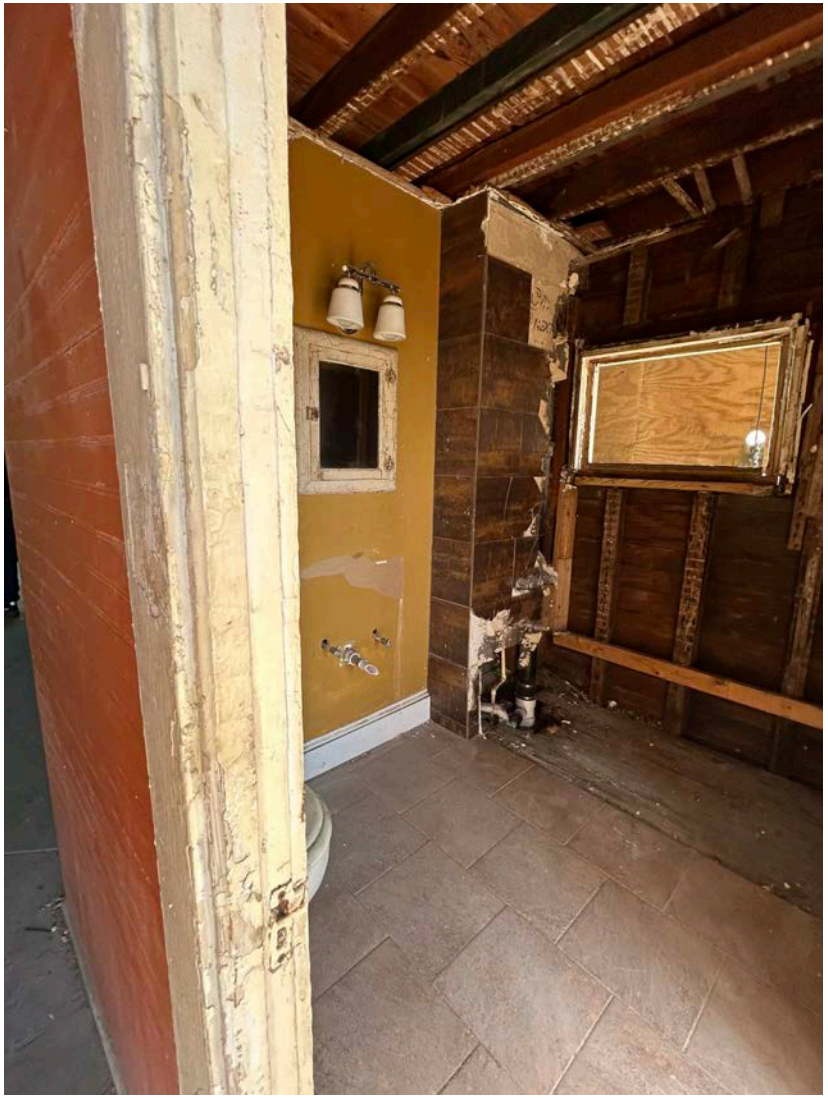

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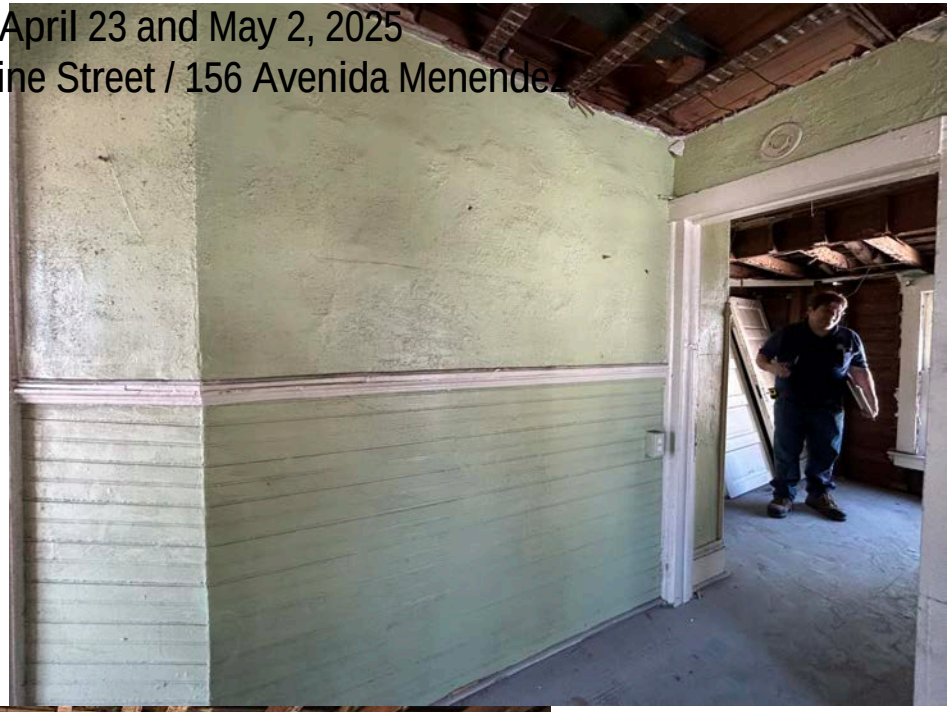



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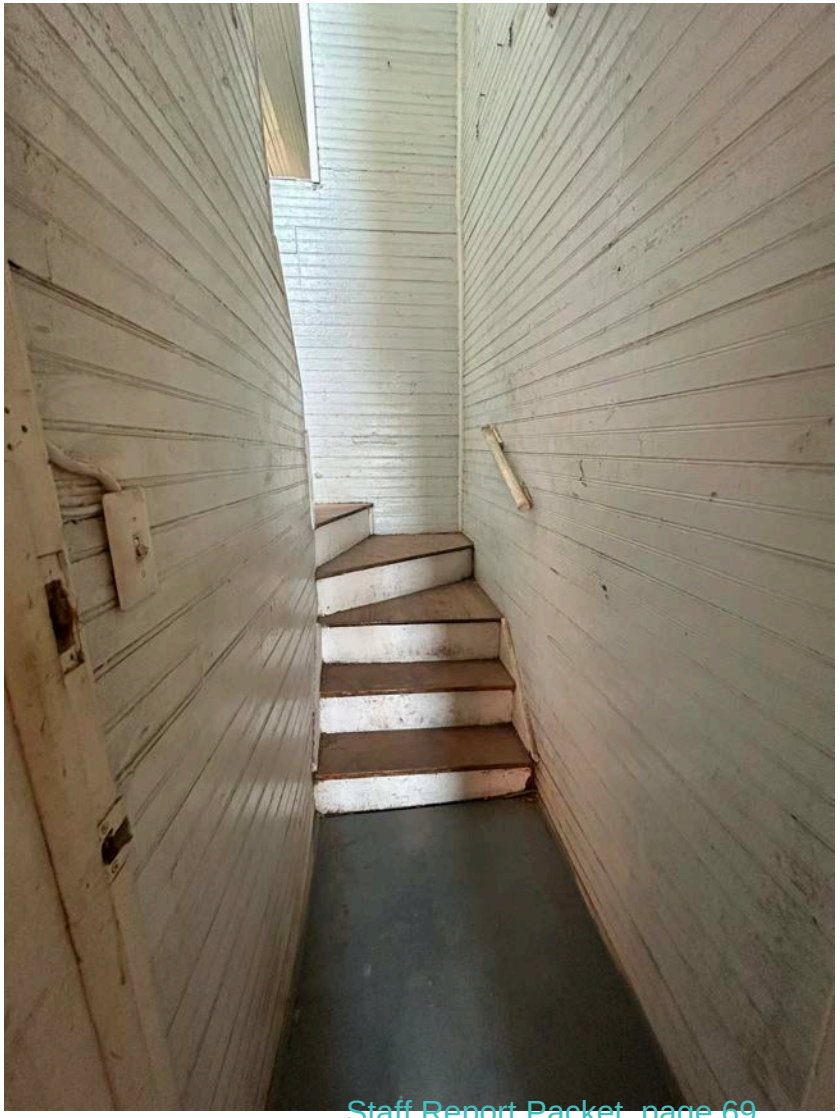

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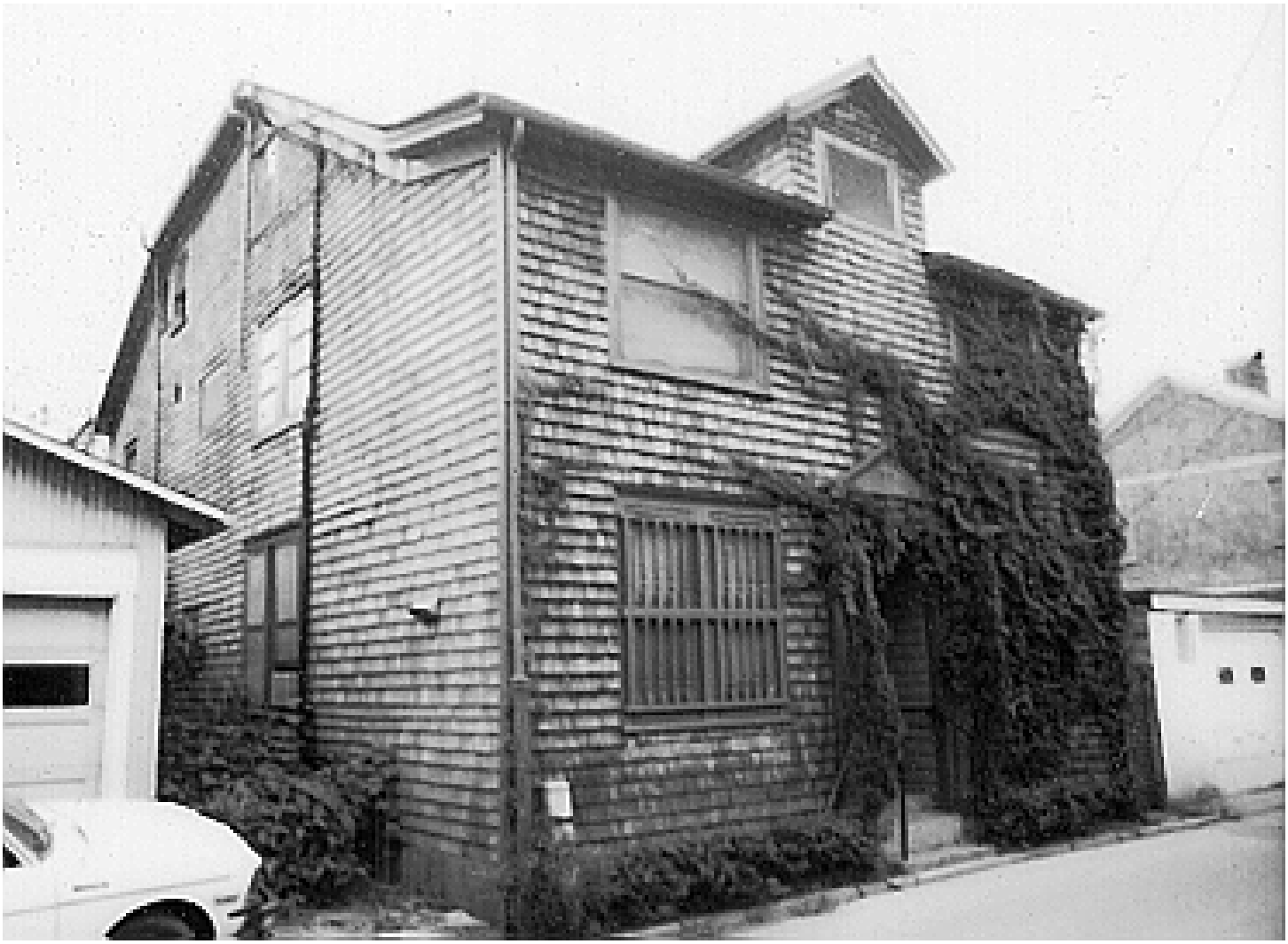

59 Marine Street: 1980 Florida Master Site File Photo

Received 09/13/2023
Planning and Building Department



Received 09/18/2023
Planning and Building Department

#3



NORTHWEST ELE.

59 MARINE ST

#5



SOUTH ELEV.

Territorial Period: Florida became a United States territory on March 30, 1822, after being ceded to the U.S. by Spain in 1821. It existed as a territory until it was admitted to the Union as a state on March 3, 1845.

SiteID	SiteName	Address	Destroyed	SurveyNum	YearBuilt	Style	ExtPlan	StrucSys1	StrucSys2	ExtFabric1	ExtFabric2
SJ01710	PUBLIC MARKET PLACE	150 Charlotte ST	NO	23064	1824		Rectangular	Coquina block	Stone	Stucco	
SJ01913	TRINITY EPISCOPAL CHURCH	215 St George ST	NO	23064	1831	Gothic Revival ca. 1840-present	U-shaped	Coquina block	Masonry	Coquina block	Wood shingles
SJ01865	28 ST FRANCIS STREET	28 Francis ST	NO	23064	1838	Georgian Revival ca. 1880-present	Rectangular	Concrete block	Coquina block	Concrete block	Wood/plywood
SJ00083	MARKLAND	102 King ST	NO	28003	1839	Greek Revival ca. 1825-1860	Rectangular	Coquina block	Masonry	Coquina block	Wood shingles
SJ02367	23 WATER ST	23 Water ST	NO	28003	1839	Queen Anne (Revival) ca. 1880-1910	Irregular	Wood frame		Wood shingles	Wood/plywood
SJ00361	42 BRIDGE ST	42 Bridge ST	NO	23064	1840	Georgian Revival ca. 1880-present	Square	Wood frame		Wood siding	Weatherboard, Clap
SJ00362	CANOVA-DOW HOUSE	46 Bridge ST	NO	23064	1840	Spanish Colonial 1565-1763, 1783-1820	Rectangular	Masonry	Wood frame	Coquina block	Wood siding
SJ00976	19 JOINER ST	19 Joiner ST	NO	28003	1840	Frame Vernacular	L-shaped	Wood frame		Wood siding	Asbestos shingles or
SJ02242	76 SPANISH STREET	76 SPANISH ST	NO	23064	1840	Frame Vernacular	Rectangular	Wood frame		Wood siding	Asbestos shingles or
SJ00087A	DADE MONUMENT	104 Marine ST	NO	23064	1842		Square			Coquina block	Stone
SJ00384	115 BRIDGE ST	115 Bridge ST	NO	28003	1845	Frame Vernacular	L-shaped	Coquina block	Wood frame	Drop siding	Wood shingles
SJ01273	63 MARINE ST	63 Marine ST	NO	23064	1821+	Frame Vernacular	Rectangular	Wood frame		Drop siding	Wood siding
SJ02526	46 SPANISH ST	46 Spanish ST	NO	23064	1821+	Frame Vernacular	Rectangular	Wood frame		Drop siding	
SJ00223	33 AVILES ST	33 Aviles ST	NO	23064	1840+	Frame Vernacular	Rectangular	Wood frame		Wood siding	Stucco
SJ01276	67 MARINE ST	67 Marine ST	NO	27958	c. 1840-1854	Frame Vernacular	Rectangular	Wood frame		Weatherboard, Clapboard	
SJ04971	Avenida Menendez Seawall	Avenida Menendez	NO	27853	c1837	Not Applicable	Not Applicable	Coquina block		Coquina block	
SJ01271	59 MARINE ST	59 Marine ST	NO	23064	c1839	Frame Vernacular	Rectangular	Masonry	Wood frame	Wood shingles	

SJ10

ST. AUGUSTINE HISTORIC DISTRICT

SITE INVENTORY

ADDRESS/NAME	DATE	STYLE	STATUS
ARTILLERY LANE - Between Avilas and St. George Streets			
4 The Oldest Store	1910-1917	Frame Vernacular	C
AVENIDA MENENDEZ - South from the Castillo de San Marcos			
- Castillo de San Marcos (Fort Marion)	1672	Military Structure	C
12 Teepee Town			NC
Intersection of Hypolita Street			
21	1917-1924	Mediterranean Revival	C
22	1910-1917	Mediterranean Revival	C
24 Matanzas Apartments	1914-1917	Mediterranean Revival	C
32 Monson Restuarant and Lounge			NC
Intersection of Treasury St.			
44 Espinosa-Sanchez House	1702-1756	Spanish Colonial	C
46 Drysdale House	1888	St. Augustine Colonial Revival	C
Intersection of Cathedral Street			
111 City Dock Building	1924-1930	Mediterranean Revival	C
118 The Worth House	1961	Spanish Colonial (Reconstruction)	NC
120 Marion Motor Lodge			NC
135	1910-1917	Frame Vernacular	C
138 Whetstone's Bayfront Inn			NC

A9

SJ 10

Intersection of Bridge St.			
142	1885-1893	Frame Vernacular	C
146	1885-1893	Frame Vernacular	C
154	1865-1885	Frame Vernacular	C
*156	1924-1930	Mediterranean Rev.	C
160	1910-1917	Frame Vernacular	C
162	1894-1899	Bungalow	C
164	1865-1885	Frame Vernacular	C
166	1865-1885	Frame Vernacular	C
168	1917-1924	Mediterranean Rev.	C
172 Rovira-Hernandez House	1800-1808	Frame Vernacular	C
176 Brooks Villa	1891	Moorish Revival	C
178	1910-1917	Frame Vernacular	C
AVILES STREET - South from King Street			
3 Hospital of Our Lady of Guadeloupe	1966	Spanish Colonial (Reconstruction)	NC
7	1885-1888		C
9	1911	Mediterranean Rev.	C
Intersection of Artillery Lane			
11	1864-1885	Frame Vernacular	C
12 Sequi House	1702-1703	Spanish Colonial	C
20 Patio House	c. 1800	Spanish Colonial	C
Intersection of Cadiz St.			
21 Solana House	1803-1820	Spanish Colonial	C
31	1885-1888	Frame Vernacular	C
32 O'Reilly House	1788	Spanish Colonial	C
33 Fontane House	1885	Frame Verncular	C

50

SJ10

75	Alcazar Hotel	1889	Spanish Renaissance Revival	C
MARINE STREET- South from Artillery Lane and Avenida Menendez				
10		1924-1930	St. Augustine Colonial Revival	NC
22				NC
28	St. Augustine Art Assn.	1894-1899	Frame Vernacular	C
30		1894-1899	Frame Vernacular	C
Intersection Bravo Lane				
32				NC
35	Rodriquez House	1702-1763	Spanish Colonial	C
38		1865-1885	Frame Vernacular	C
Intersection Bridge Street				
43	Sanchez House	1804-1821	Spanish Colonial	C
44		1924-1930	Garage Apartment	C
46	Duddington Apartments	1865-1885	Frame Vernacular	C
47	Marin House	1791-1799	Spanish Colonial	C
50				NC
53	Puello House	1812-1821	Mediterranean Revival	C
56	Gonzalez-Jones House	1702-1763	Spanish Colonial	C
59		1839	Frame Vernacular	C
60		1885-1893	Frame Vernacular	C
63		1865-1885	Frame Vernacular	C
64		1910-1917	Frame Vernacular	C
66		1894-1899	Frame Vernacular	C
69				NC

57

January 17, 2025

John Valdes & Associates
1395 US Highway 1 S Suite A
Saint Augustine, FL 32084

cc: Dan Cava

Re: Certificate of Demolition (Partial) - 156 Avenida Menendez - HP2024-0080

Dear John Valdes & Associates,

On January 16, 2025, the Historic Architectural Review Board (HARB) met and discussed your application For partial demolition of a building, constructed c. 1839-1930, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District including removal of the later c. 1890 and 1930 additions along Avenida Menendez from the c. 1830s portion of the building addressed 59 Marine Street.

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

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

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

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.:	HP2024-0080
Applicant:	John Valdes & Associates
Owner:	Dan Cava
Address:	156 Avenida Menendez
Parcel Number:	1984800000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, For partial demolition of a building, constructed c. 1839-1930, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District including removal of the later c. 1890 and 1930 additions along Avenida Menendez from the c. 1830s portion of the building addressed 59 Marine Street.

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 HP-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 For partial demolition of a building, constructed c. 1839-1930, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District including removal of the later c. 1890 and 1930 additions along Avenida Menendez from the c. 1830s portion of the building addressed 59 Marine Street.

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.
- Finding that the Masonry addition at 156 Avenida Menendez is an
- inappropriate addition to an 1839 Building
-
-
-

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. HP2024-0080 **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.

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 Regular Meeting
January 16, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, January 16, 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

BJ Kalaidi asked why the 24 Cathedral Place application was being heard separately from this meeting. She said they had requested a continuance to the January 16 meeting and said it appeared that they were getting special treatment.

Ms. Courtney explained that 24 Cathedral Place was a very large project and would take a long time to hear the item in a regular meeting; therefor it would allow the time and energy needed to hear the item. She said that the special meeting would be more of a workshop to allow for more open dialogue between the applicant and the board.

Mr. Weaver agreed that the fatigue factor was an issue for the board members and there would be a lot of public interest in the item, which would also add to the time spent on the item.

3. Approval of Minutes

MOTION
Mr. Beach MOVED to APPROVE the December 19, 2024 minutes as presented. The motion was SECONDED by Mr. Weaver.

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

4. Modification and approval of Agenda

Item 6.a HP2024-0074 requested a continuance to the February 20, 2025 meeting.

MOTION

Mr. Weaver MOVED to APPROVE the Agenda to include the request for continuance to February 20, 2025 for HP2024-0074. The motion was SECONDED by Mr. Beach.

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

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 88 Marine Street if the Board finds that the proposed site alterations, as proposed or modified at the HARS's recommendation, meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

CPT Joel Palmer and Donald Jones, District Construction Manager for the Florida National Guard, reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- Thought that the presentation looked nice and did not see any necessary changes
- The proposal was appropriate
- Wanted to see the photometrics for the lighting for staff to review
- Needed more detail for the proposed wall around the sign
- Supported the idea of using more traditional materials for the loggia
- Wanted a drawing of the sign to be presented to staff prior to construction
- This was a good concept
- The column would be replicated in style not scale
- The landscaping would remain

MOTION

Mr. Beach MOVED to APPROVE Certificate of Appropriateness HP2024-0082 with the following conditions; Photometrics be provided to staff based on the location of the site pole lights; that the color temperature for the lights would be between 2800 and 3000 Kelvin; A detailed drawing or elevation showing the scale proportion of the coquina low wall; the brick pavers throughout the property would match the city standards with brick and pattern, with all of the conditions to be reviewed by staff for approval. The motion was SECONDED by Ms. Duncan.

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

8. Certificates of Demolition

8. (a) HP2024-0080 – John Valdes & Associates, Inc. – Applicant
Danmac LLC – Owner
156 Avenida Menendez

For partial demolition of a building, constructed c. 1839-1930, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District including removal of the later c. 1890 and 1930 additions along Avenida Menendez from the c. 1830s portion of the building addressed 59 Marine 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 APPROVE a Certificate of Demolition at 156 Avenida Menendez if the HARB determines that the applicant has provided sufficient information to justify demolition of 156 Avenida Menendez while retaining 59 Marine Street and with the condition that the applicant salvage useable materials in accordance with Sec. 28-89(5).

Les Thomas and John Valdes reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

Paul Thomas said that he was grateful for the new owners of Marine Street and said that he and the neighbors were in favor of the renovations.

BJ Kalaidi she felt that the historic character of Avenida Menendez had been changed. She discussed the sale of the property and was curious if the property would be eligible for ad valorem tax exemption. She felt that this was demolition by neglect.

Public hearing was closed.

The Board discussed:

- Felt that the older portion of the building was the anchor and agreed that the Mediterranean addition was inappropriate
- Supported the proposal
- Supported the proposal but thought that there should be a formal documentation of the existing structure on Avenida Menendez
- The 1839 portion of the building was a treasure and needed to be restored and preserved
- Was there a record of what the original front porch looked like as well as the fenestration so that there would be a match to the design and intent of the original building

Mr. Thomas advised that there were no photos available of this building and inside framing of the structure showed where the porch had been.

Mr. Valdes told the board that he had been looking for pictorial evidence of the territorial style building and said that the cedar shingle was period style from the turn of the last century.

- The connection between the two structures was important and would be a special place
- Agreed that the demolition was necessary
- Verified that there were two porches on the structure
- The age of the building would make the second story porch historic
- The stained-glass window was in a later addition and had been recycled into another project
- Needed to determine if a metal roof was appropriate for a territorial building
- Much of the block from the 1920 addition would be used, if possible, in the garden walls

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0080 for partial demolition at 156 Avenida Menendez, based on the findings that this was an inappropriate addition to an 1839 building. The motion was SECONDED by Ms. Potter.

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

8. (b) HP2024-0081 – Mary & Scott Siefken – Applicant & Owner
47 Abbott Street

For partial demolition of a 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.

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 16, 2025 Meeting



Application HP2024-0080 Address: 156 Avenida Menendez

John Valdes & Associates, Inc. – Applicant Danmac LLC – Owner

Project description: For partial demolition of a building, constructed c. 1839-1930, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District including removal of the later c. 1890 and 1930 additions along Avenida Menendez from the c. 1830s portion of the building addressed 59 Marine Street.

Architectural Style:	Mediterranean Revival/Frame Vernacular	Florida Master Site File:	8SJ0201 (156) 8SJ1271 (59)
National Register:	St. Augustine NRHD: Contributing x2	Construction date:	c. 1839, c. 1890, c. 1924-1930
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1984800000		
Agenda Item:	8(a)	Previous Action(s):	COD 2004-1149 OOA 2005-1171 COA 2005-1460 COD HP2023-0068

STAFF SUMMARY AND ANALYSIS:

This multi-unit residential structure sits on a through-lot fronting both Avenida Menendez and Marine Streets on the block between Bridge and St. Francis Streets. The building is recorded on the Florida Master Site File and listed as contributing to the St. Augustine National Register Historic District under the addresses 156 Avenida Menendez and 59 Marine Street. This west-facing oldest portion of the building constructed c. 1839, is a Frame Vernacular style with 1/1 wood windows, a 5v crimp metal roof, and wood shingled exterior. East-facing 156 Avenida Menendez is a masonry Mediterranean Revival structure with a stucco exterior, flat roof with parapet and a tile eave across the front with exposed rafter tails, and wood awning windows. A wood frame addition, likely added c. 1890, bridges the two addresses.

The applicant is seeking approval to remove 156 Avenida Menendez and the c. 1890s addition while retaining 59 Marine Street for rehabilitation. An Opinion of Appropriateness, presented and approved in October of 2023, first introduced the possibility of removing the later additions to the building to save the c.1839 portion. The meeting minutes and final order are provided for reference. If approved, the Board may condition issuance of the demolition permit upon approval of the Certificate of Appropriateness for the rehabilitation of 59 Marine Street and the new proposed structure at 156 Avenida Menendez, the full plans for which have not yet been provided. A Certificate of Relocation will also be required if 59 Marine Street is moved on the lot.

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 156 Avenida Menendez if the HARB determines that the applicant has provided sufficient information to justify demolition of 156 Avenida Menendez while retaining 59 Marine Street and with the condition that the applicant salvage useable materials in accordance with Sec. 28-89(5).

Candice Seymour

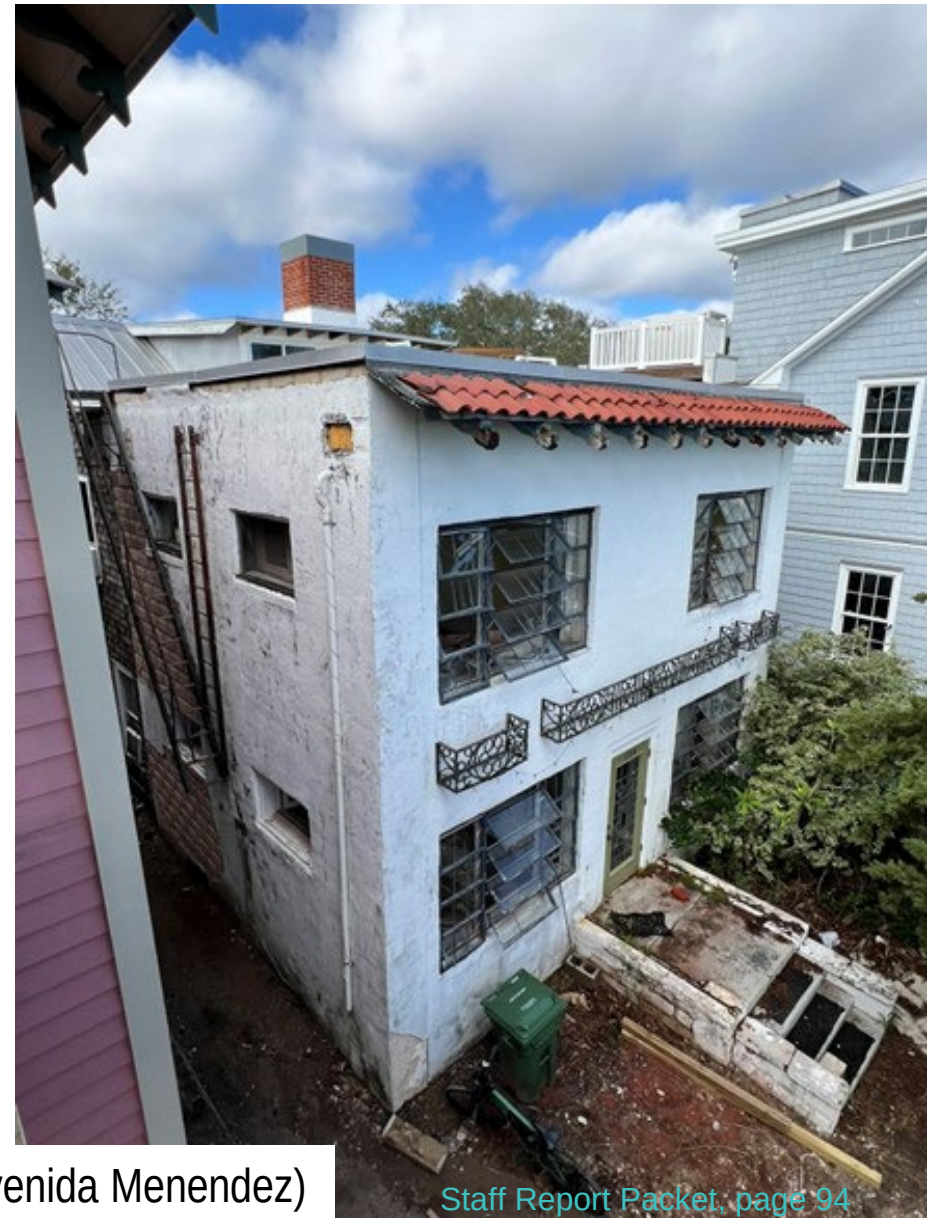
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove 1930s masonry (156 Avenida Menendez) and 1890s additions to the 1839 structure addressed 59 Marine Street

STAFF PHOTOGRAPHS
156 Avenida Menendez





East Elevation (156 Avenida Menendez)

STAFF PHOTOGRAPHS
156 Avenida Menendez





West Elevation (59 Marine Street)

STAFF PHOTOGRAPHS
156 Avenida Menendez





West Elevation (59 Marine Street)

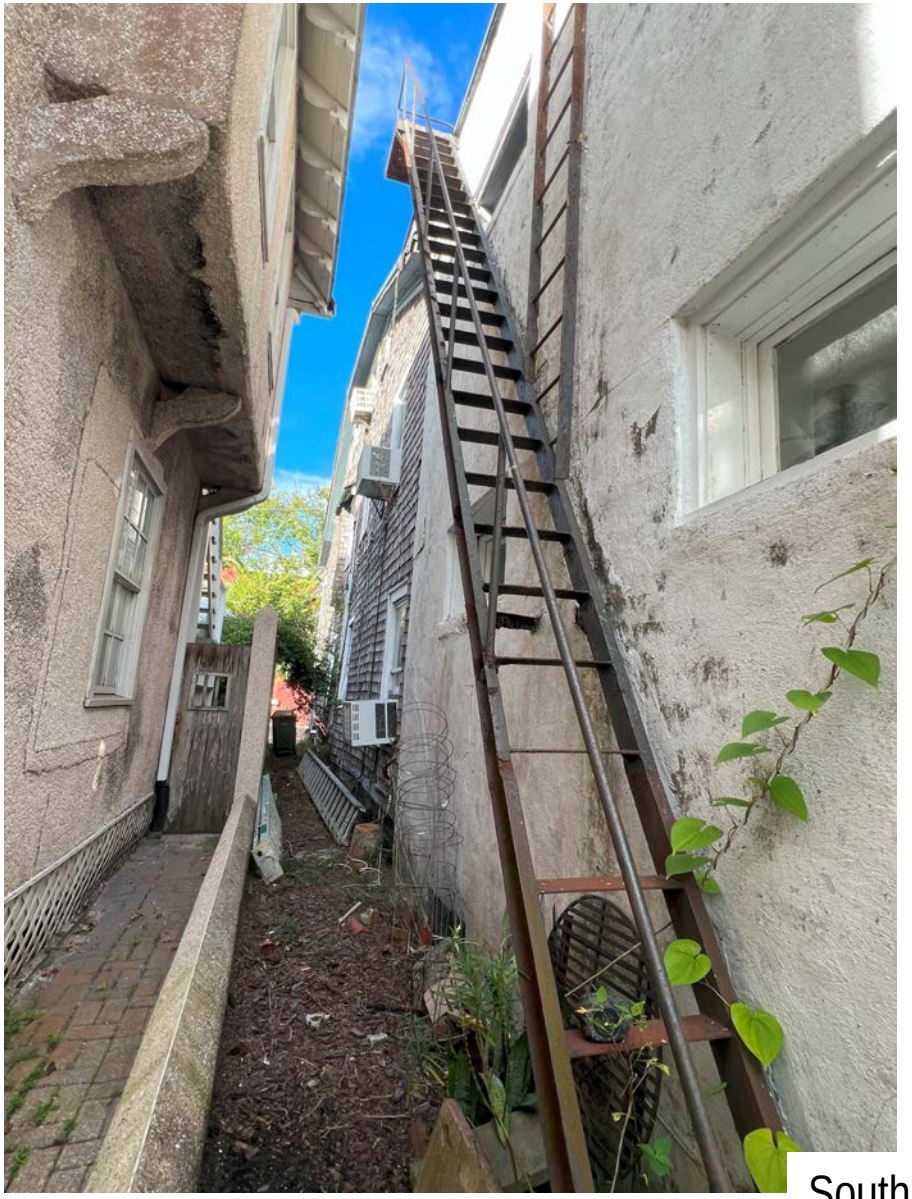
STAFF PHOTOGRAPHS
156 Avenida Menendez





North Elevation

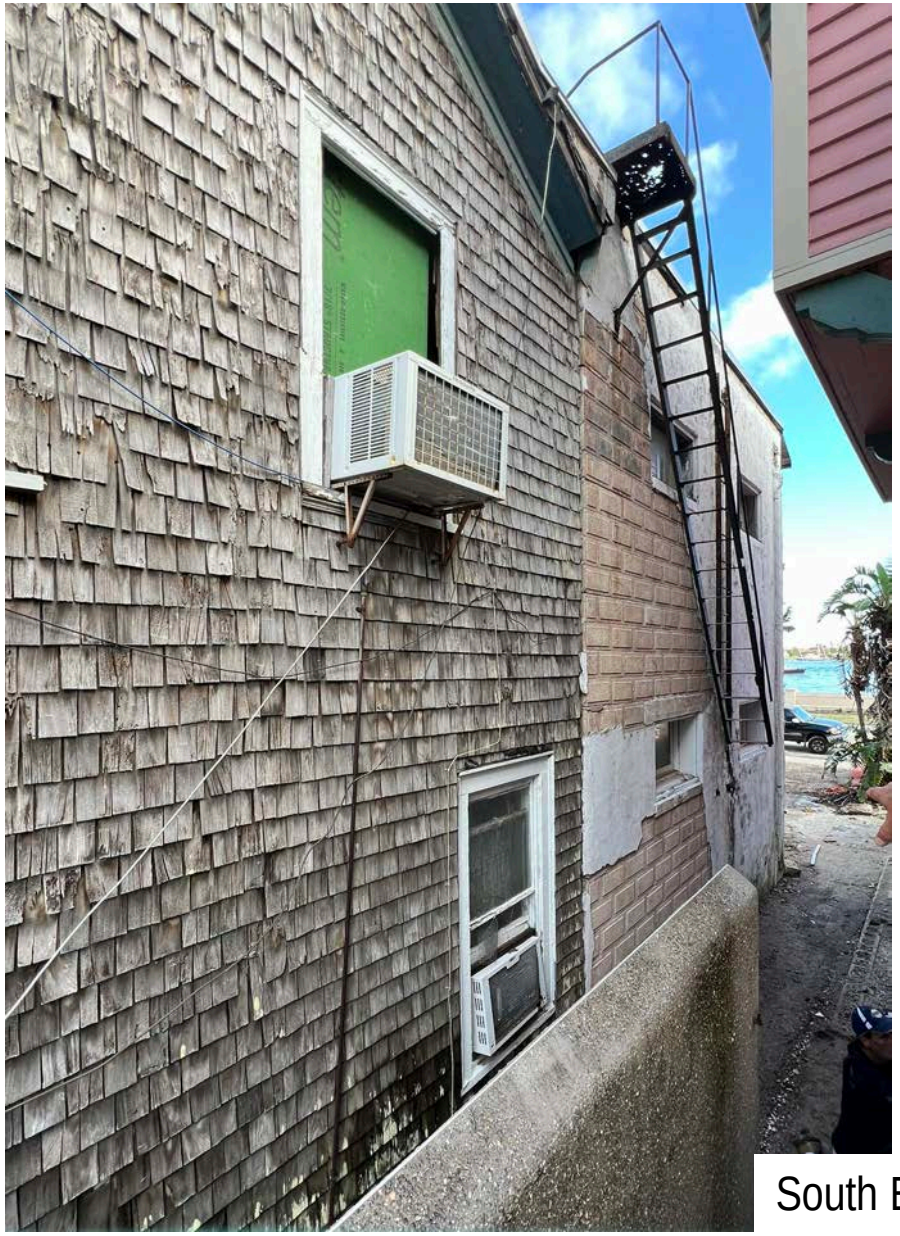
STAFF PHOTOGRAPHS
156 Avenida Menendez



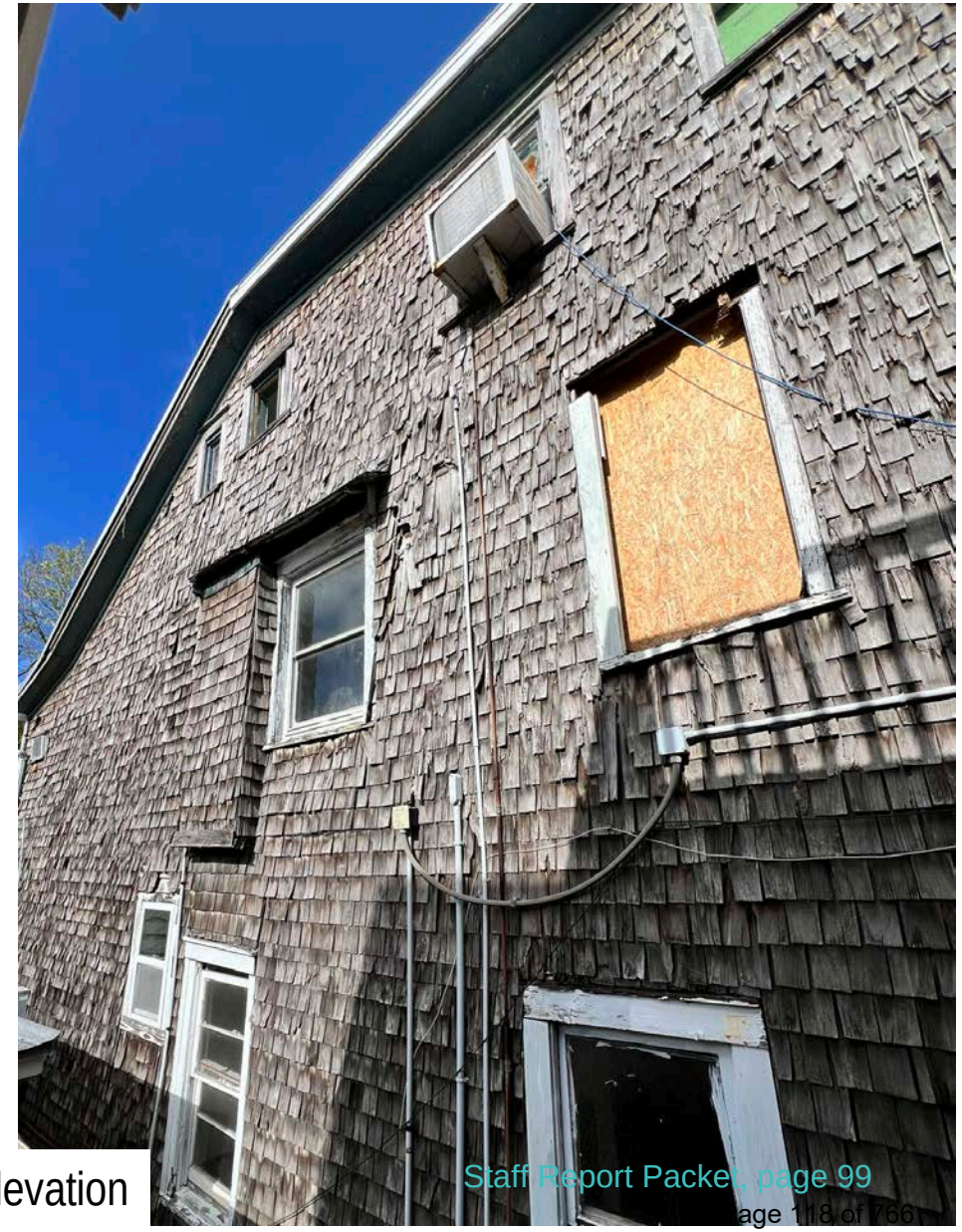
South Elevation



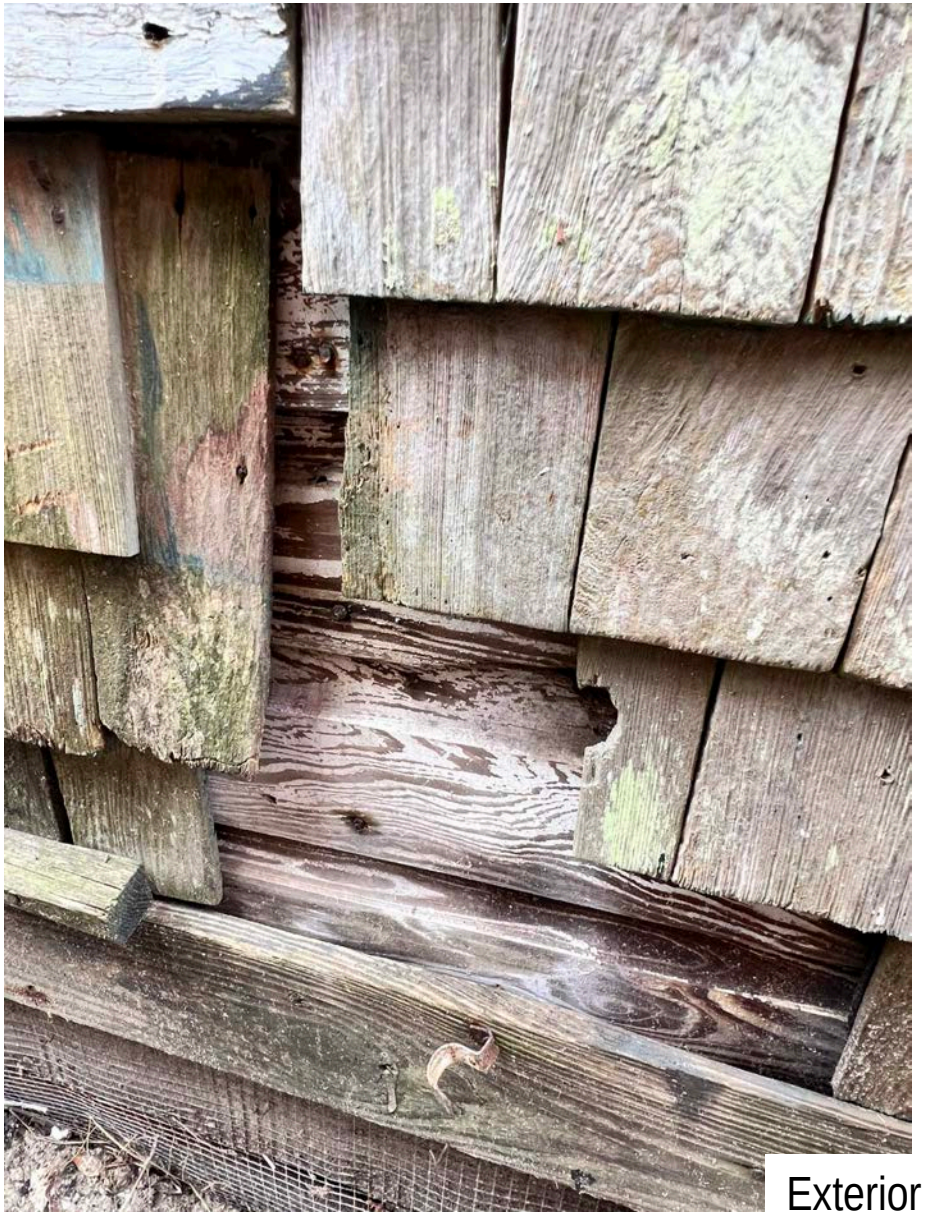
STAFF PHOTOGRAPHS
156 Avenida Menendez



South Elevation



STAFF PHOTOGRAPHS
156 Avenida Menendez

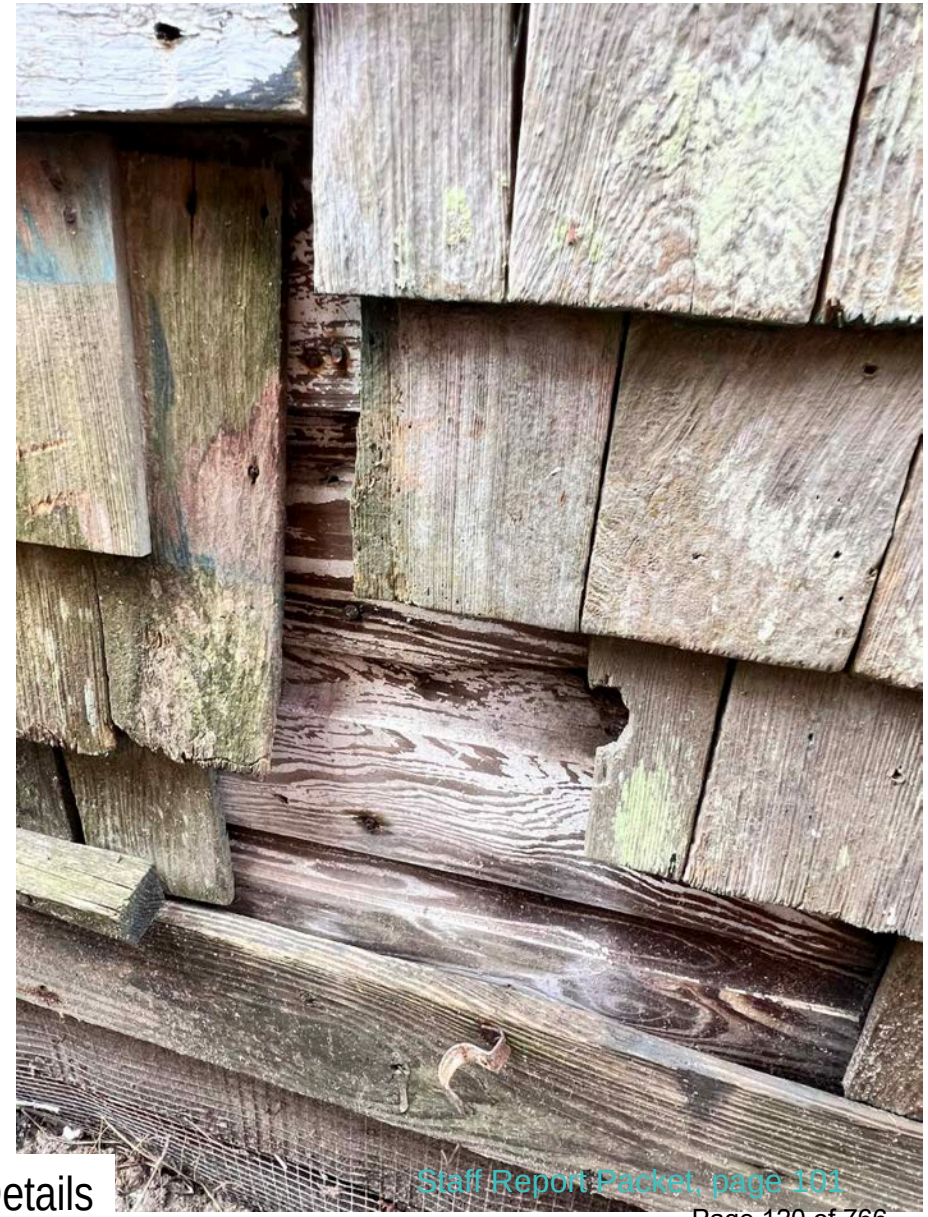




Exterior Details

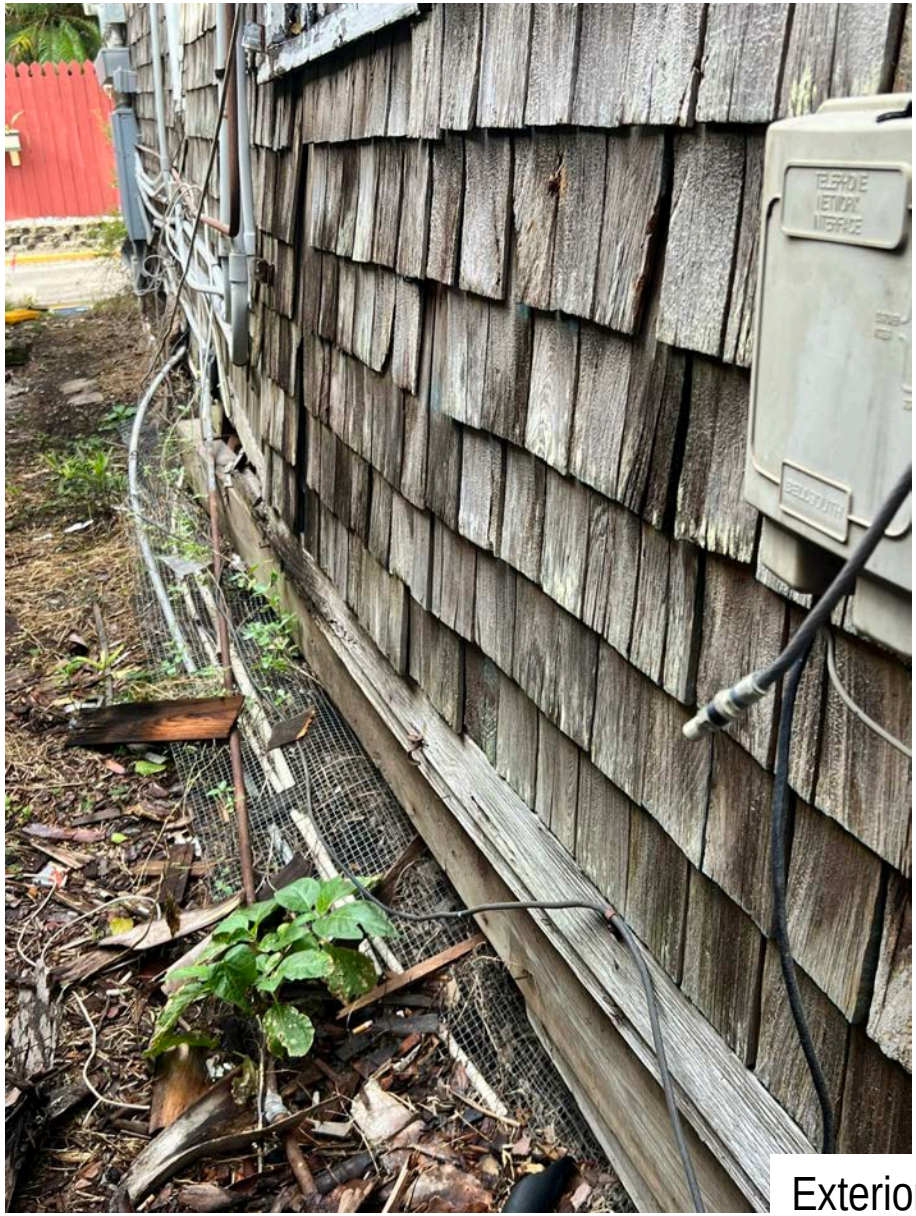
STAFF PHOTOGRAPHS
156 Avenida Menendez

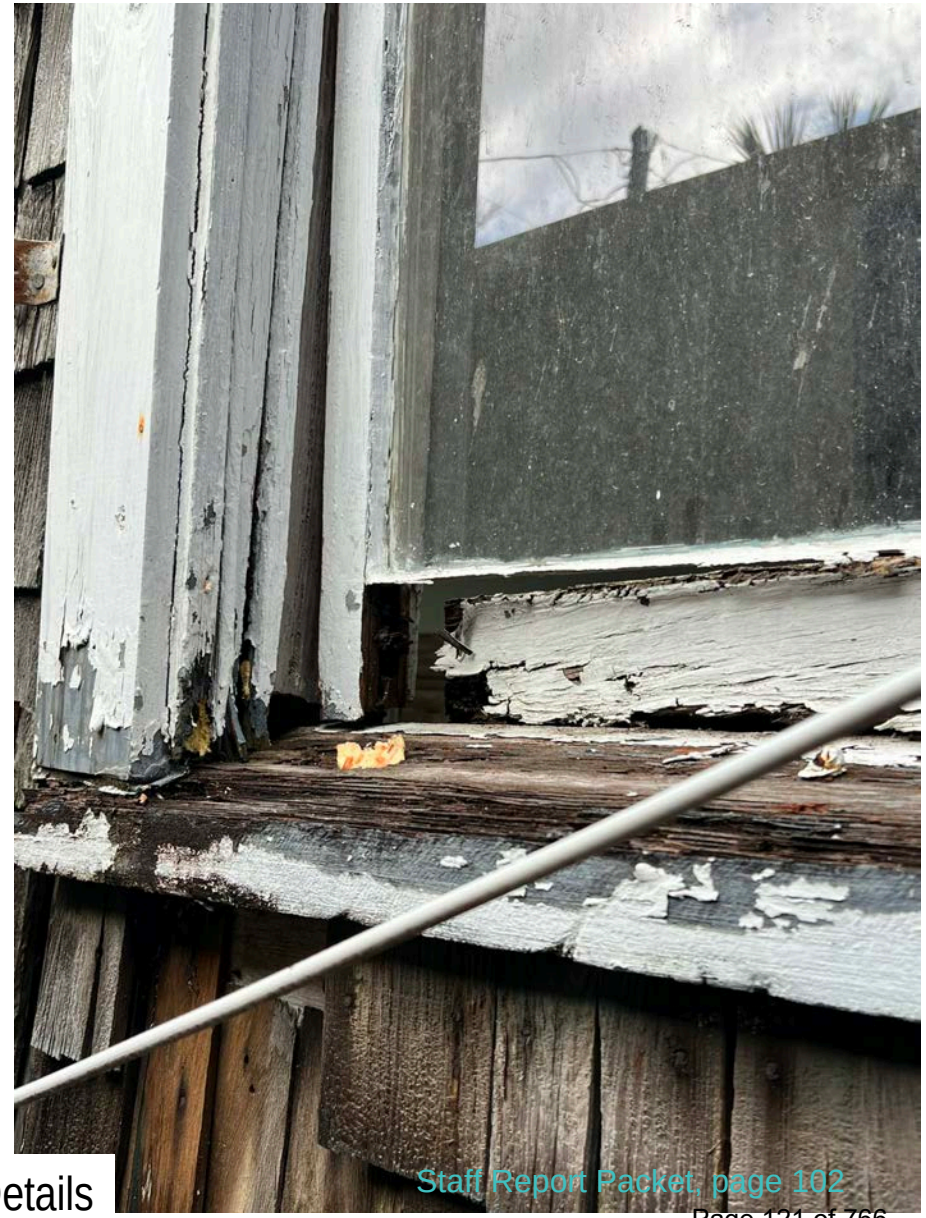




Exterior Details

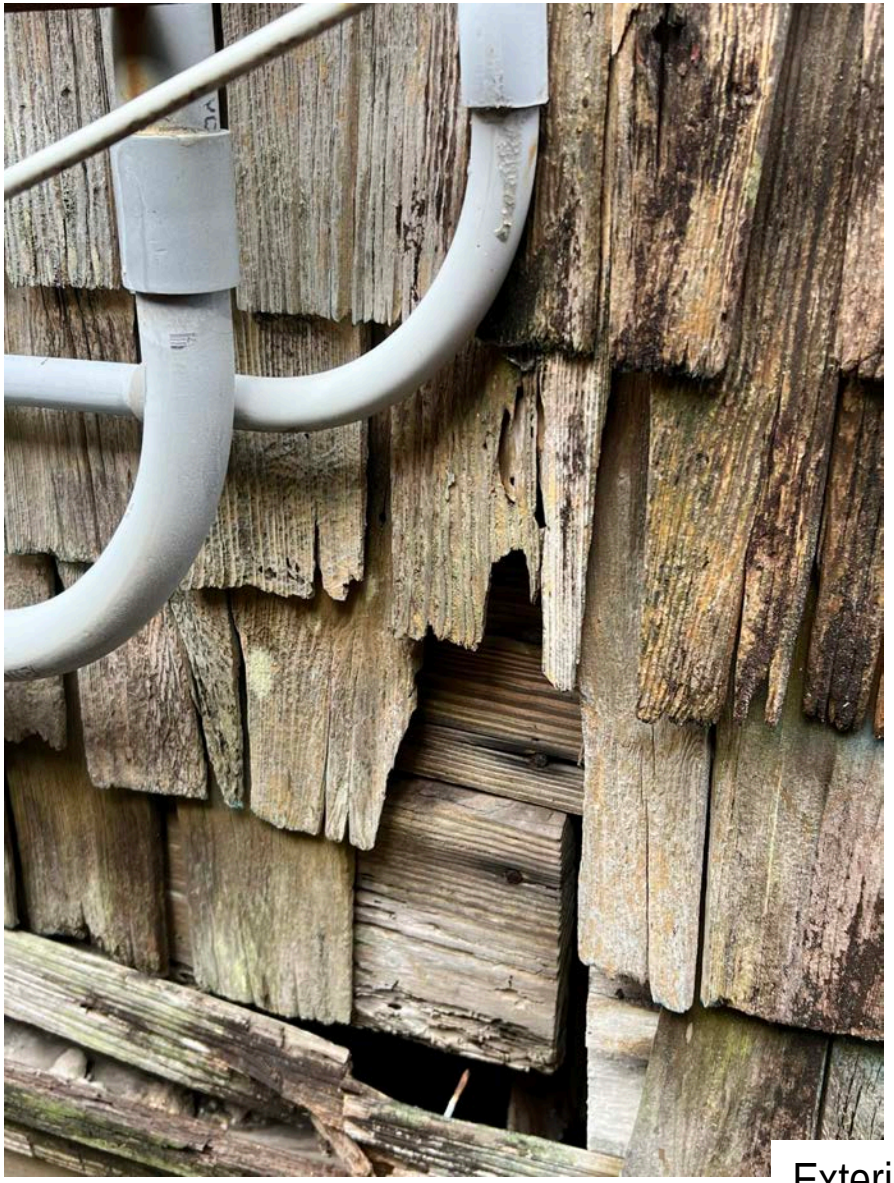
STAFF PHOTOGRAPHS
156 Avenida Menendez





Exterior Details

STAFF PHOTOGRAPHS
156 Avenida Menendez





Exterior Details

STAFF PHOTOGRAPHS
156 Avenida Menendez





Exterior Details

STAFF PHOTOGRAPHS
156 Avenida Menendez





Exterior Details

STAFF PHOTOGRAPHS
156 Avenida Menendez

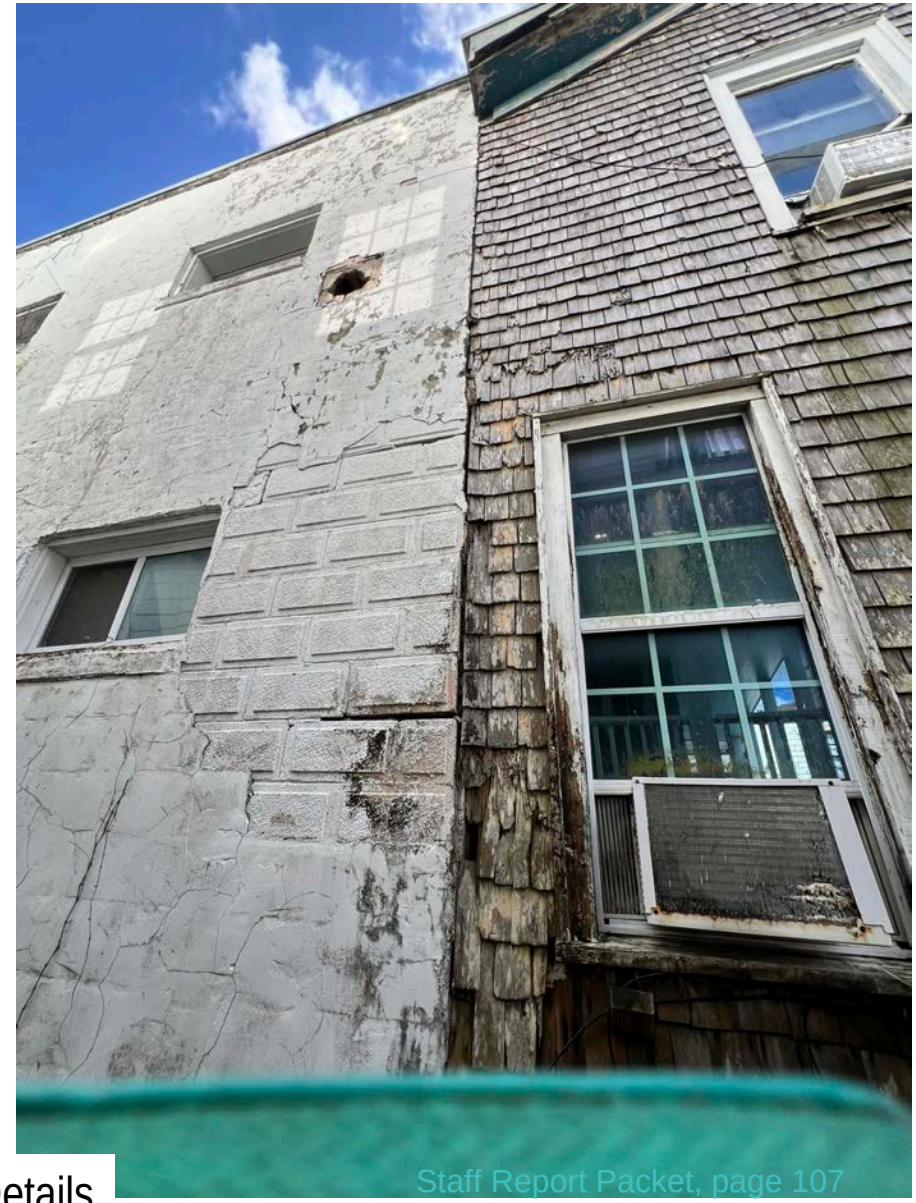




Exterior Details

STAFF PHOTOGRAPHS
156 Avenida Menendez

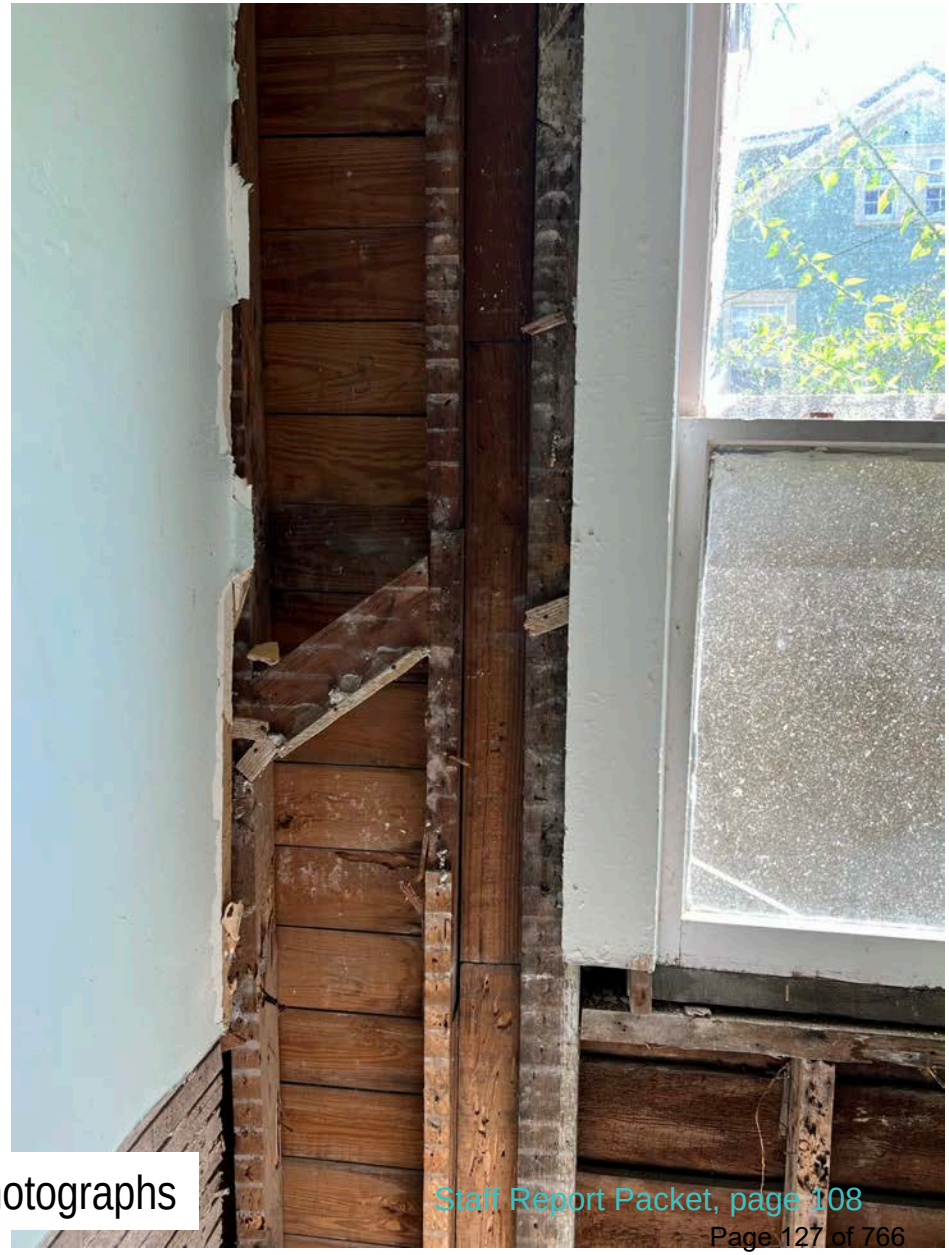




Exterior Details

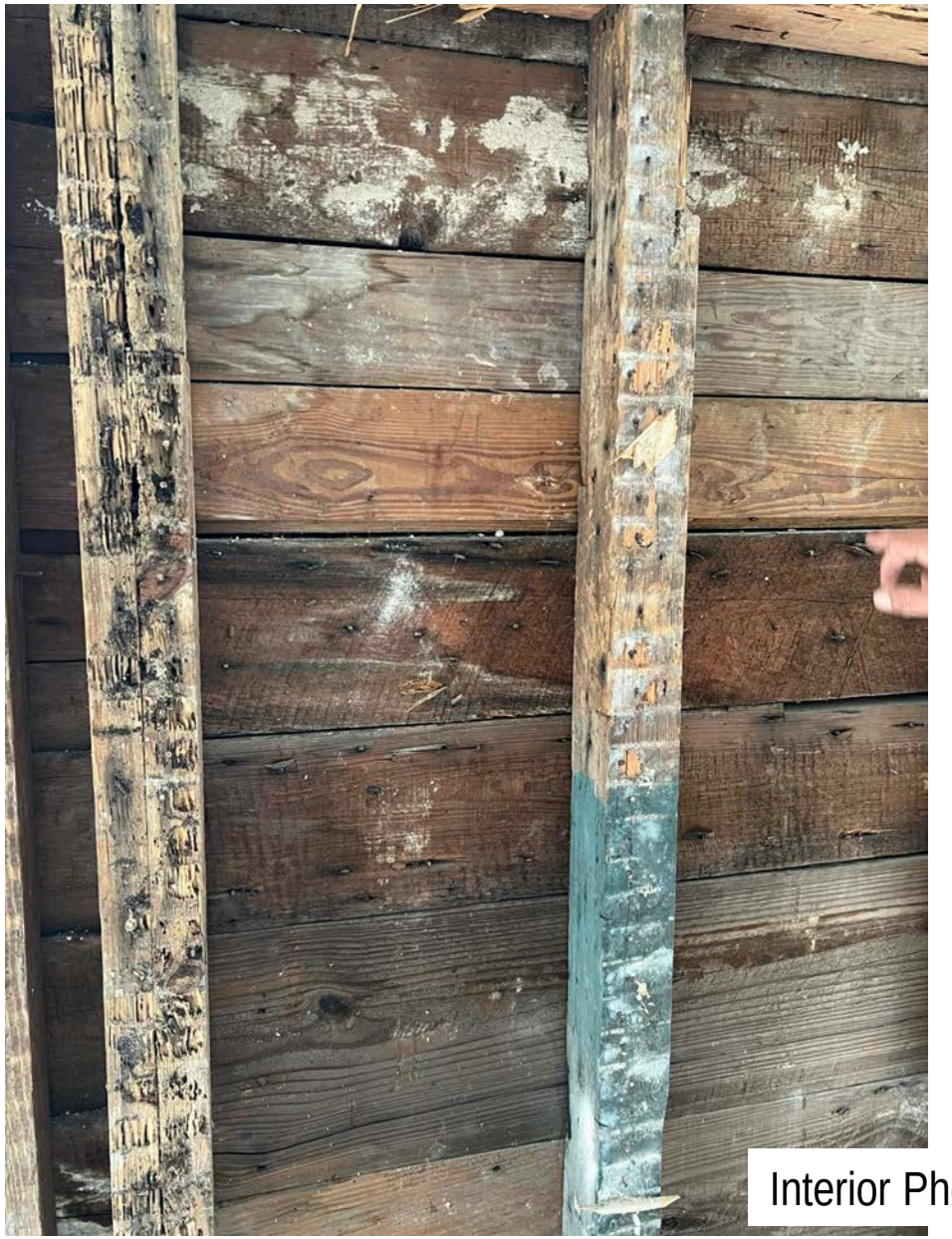
STAFF PHOTOGRAPHS
156 Avenida Menendez





Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez





Interior Photographs

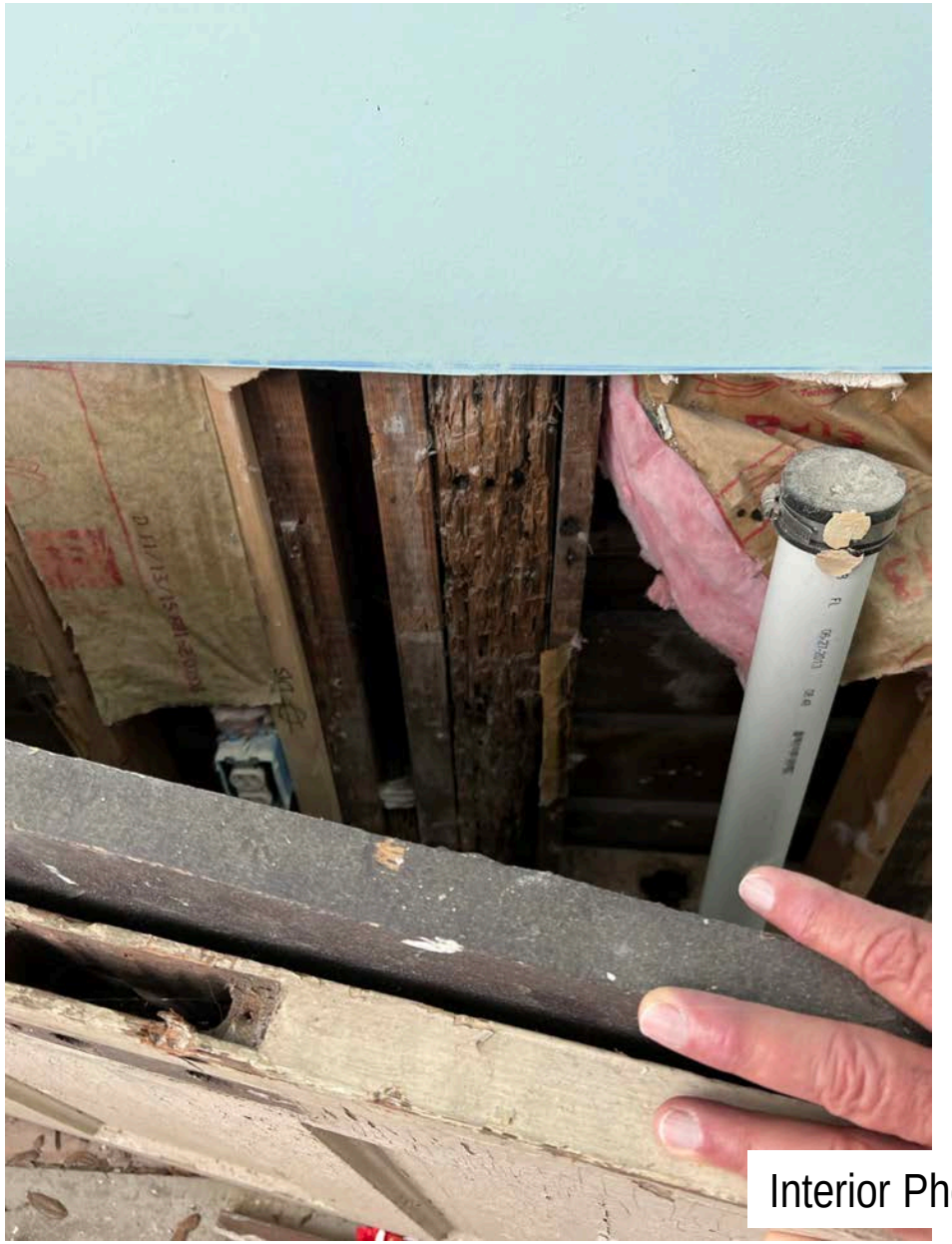
STAFF PHOTOGRAPHS
156 Avenida Menendez

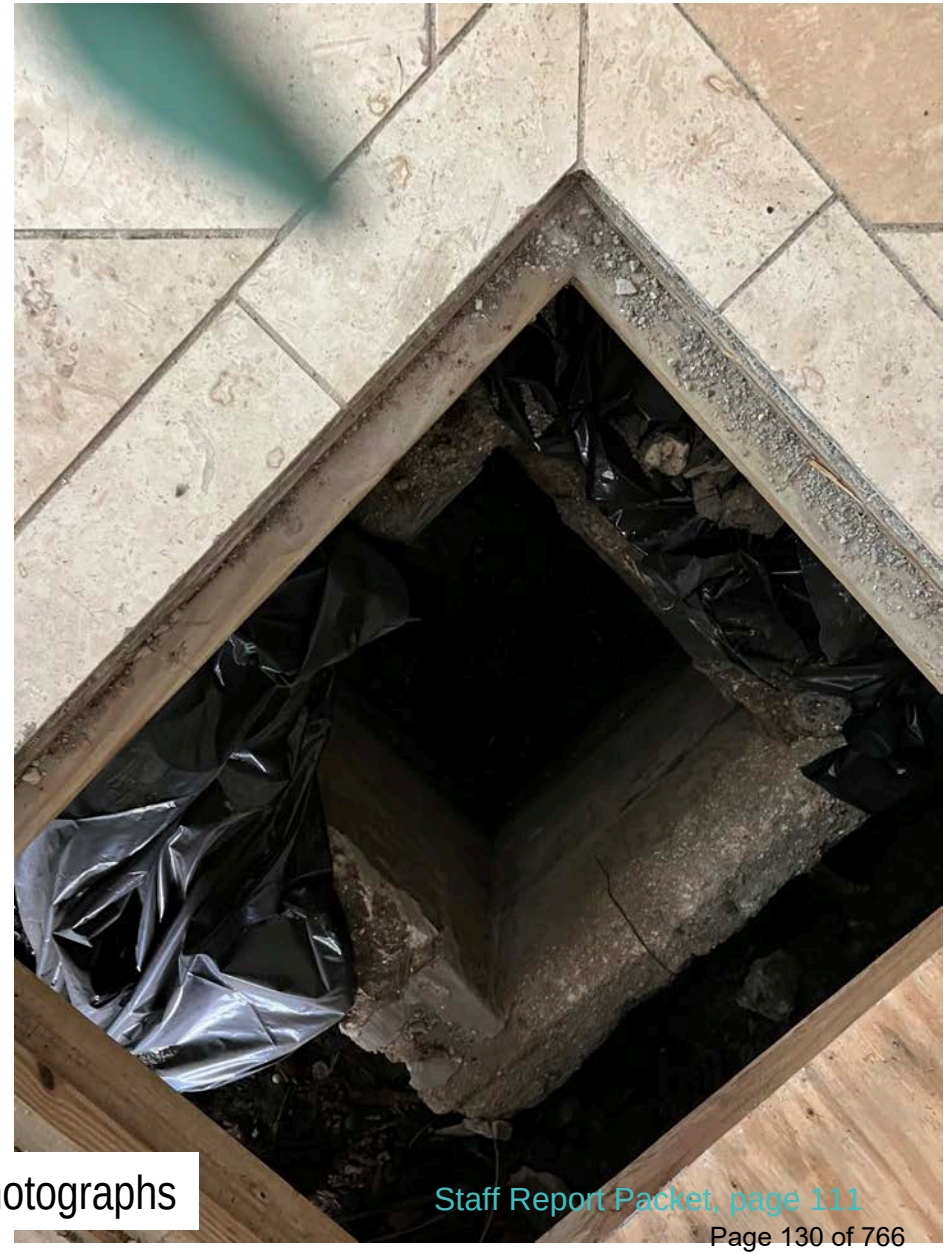




Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez





Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez





Interior Photographs

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156 Avenida Menendez





Interior Photographs

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156 Avenida Menendez





Interior Photographs

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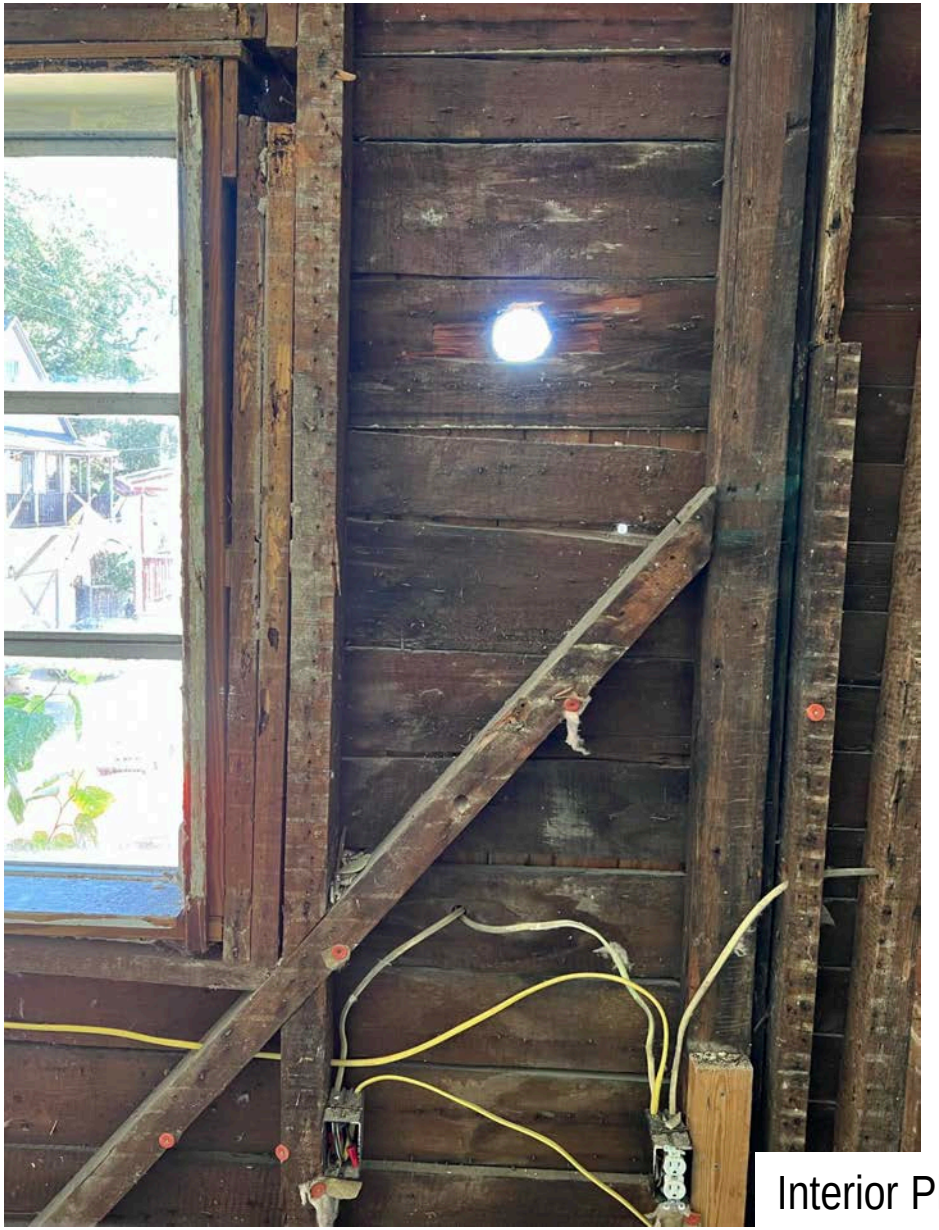
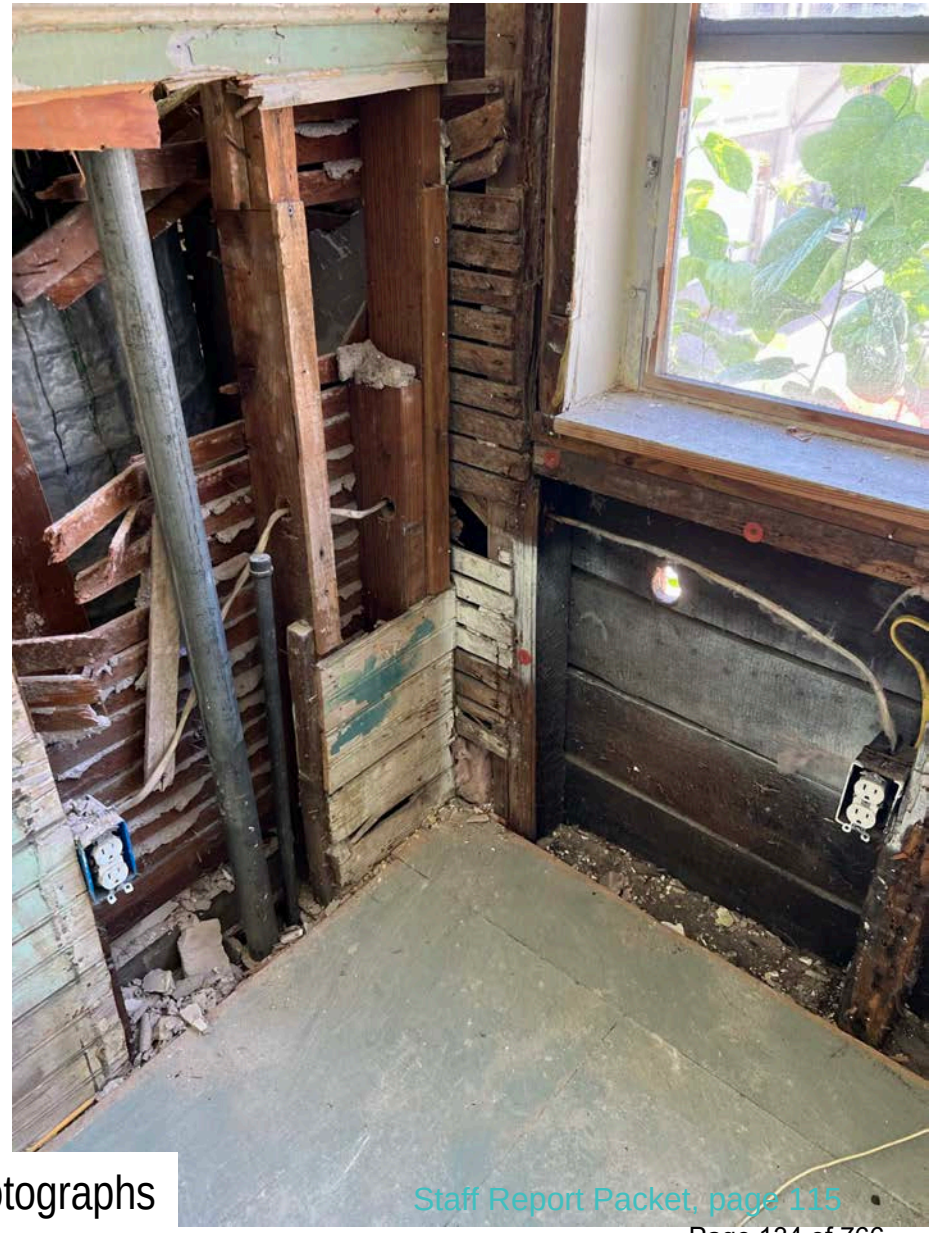
156 Avenida Menendez





Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez





Interior Photographs

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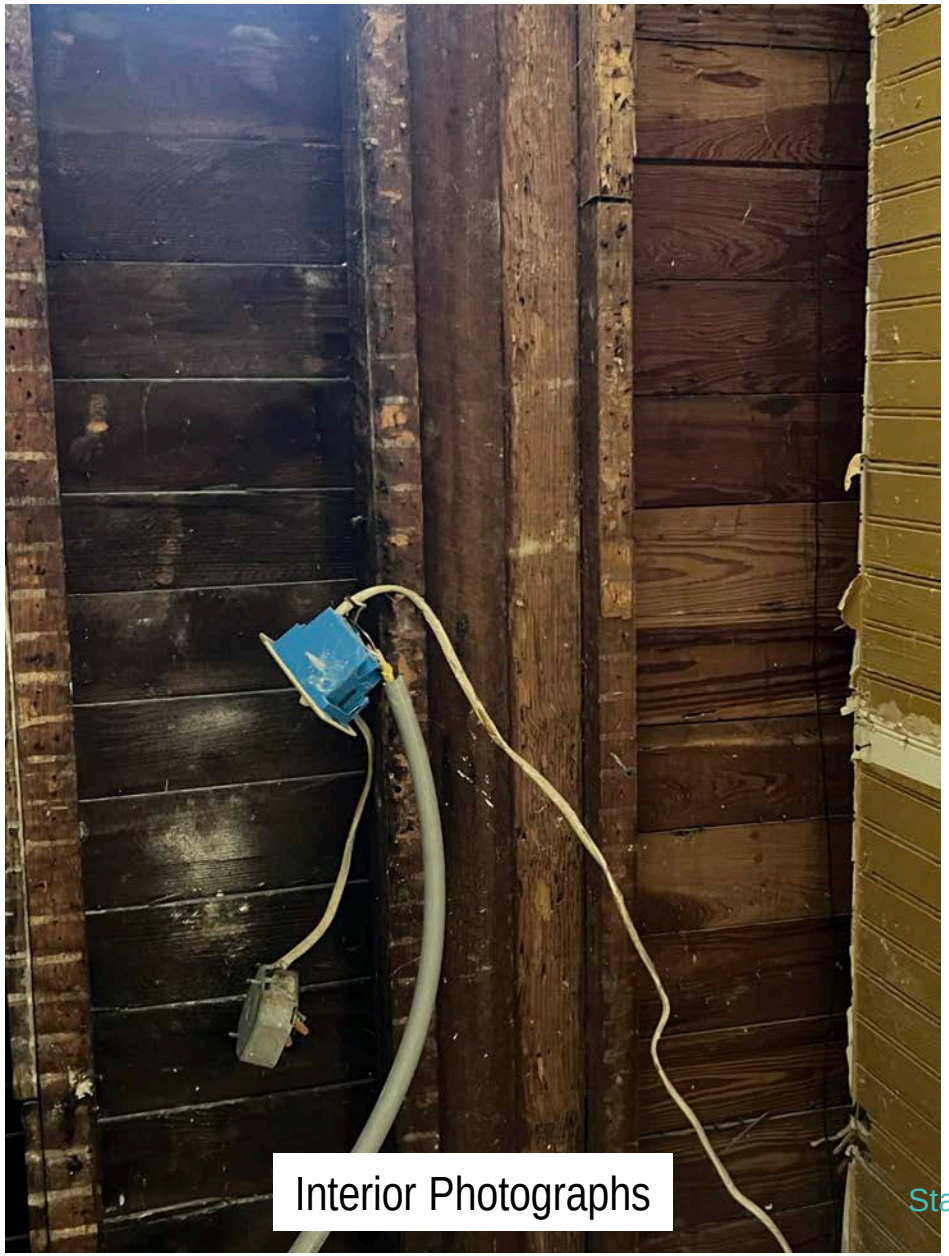
156 Avenida Menendez



Interior Photographs

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156 Avenida Menendez





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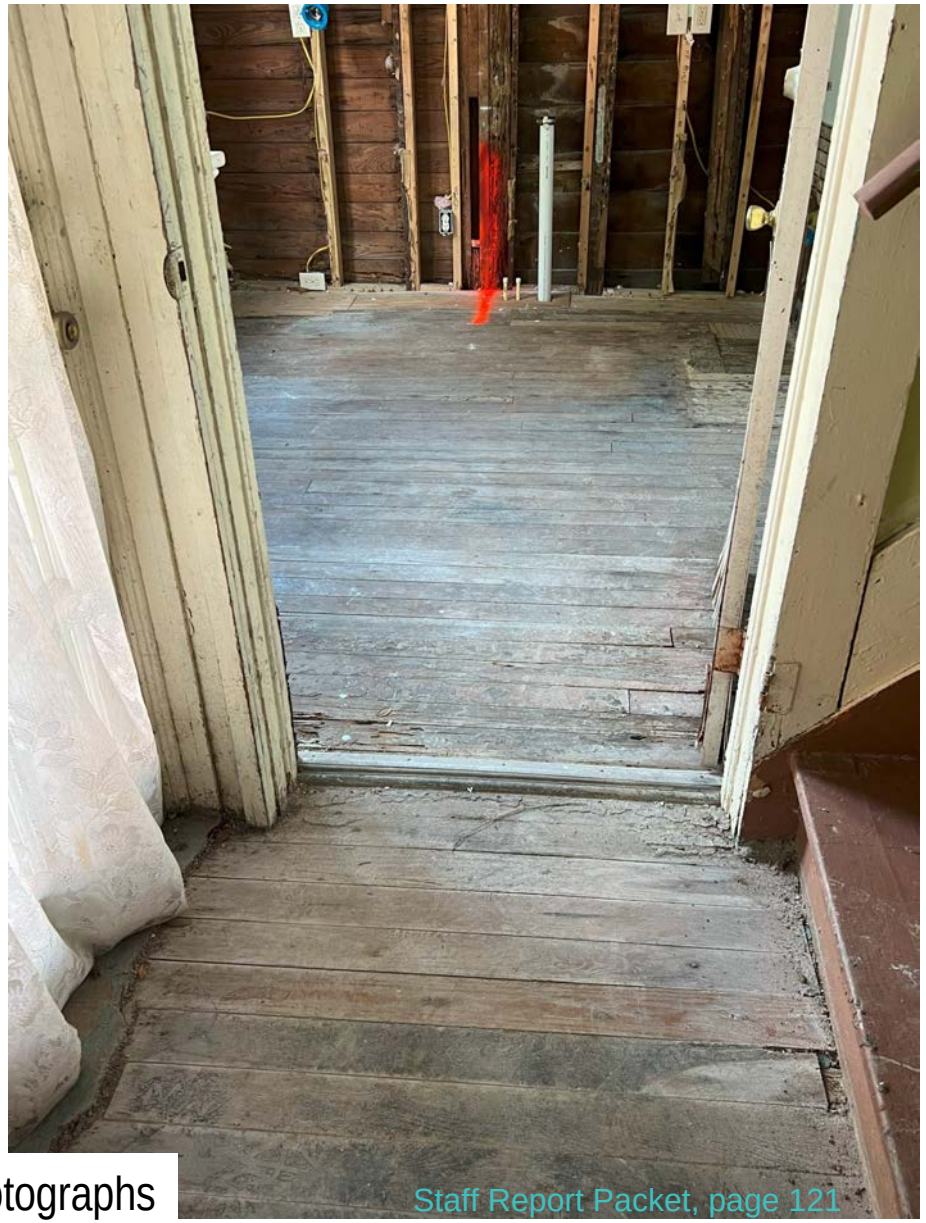

Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez





Context Photographs (Marine Street)

1980

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ201 1009==

Site Name: 156 Avenida Menendez 830== Survey Date: 7808 820==

Address: 156 Avenida Menendez, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) Lot pt 6 (lot) 868==

868==

Owner of Site: Name: Charles, Ann C. & Michael H. Charles;

Address: 59 Marine Street

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) 470090 (easting) 3306350 (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: Other: Apartments 850==

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

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco

854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: Awning, metal 942==

Foundation: Concrete block wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies:

942==

Chimney Location: Center 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Built-up 882==

Ornament Exterior: Clay tile cornice, jigsawn rafters, iron works

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Faces the waterfront.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Mediterranean Revival apartment house at 156 Avenida Menendez was constructed between 1924 and 1930. Mediterranean elements include the claytile cornice, stucco finish, flat parapet roof, and iron work. Jigsawn rafters add another distinctive touch. The house faces the bayfront and is located in one of the oldest areas of the city.

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 Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

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-

(over)

V. BIBLIOGRAPHY

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. St. Augustine City Directory, 1930.

lying land in the 1790's, 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 by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on 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 nonextant 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 1920's.(2)

This apartment house at 156 Avenida Menendez, originally built as a private residence, was once occupied by Robert W. Creese, a jockey.(3)

ARCHAEOLOGY

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

Staff Report Packet, page 126



FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

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868==

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UTM: 17 470080 3306350 890== Location: T07S R30E S17 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)

Staff Report Packet Page 128

II. SITE DESCRIPTION, continued.

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

Date: +1839 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, shingles, butt 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Casement, DHS 2/2 metal 942==

Foundation: Brick piers; stone piers (coquina) 942==

Roof Type: Gambrel 942==

Secondary Roof Structures: Dormer, gable 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

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

Ornament Exterior: Rejas 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: House on street line. In one of the oldest sections of the city. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Military

920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 59 Marine Street was constructed in 1839. Distinctive features include the window rejas, the gambrel roof, and the gable dormer overlooking the street. The building now serves as an apartment house with a post-1930's addition extending from the east side. The new addition and the top floor apartment windows overlook the bay. The older portion of the house is set on both brick and coquina piers. It abuts the street and is in an area boasting several colonial structures.

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 Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

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

(over)

V. BIBLIOGRAPHY

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 Roeque, "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.

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 1790's, 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 by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on 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 1920's.(2)

This house at 59 Marine Street first appears on a deed transaction in June 1839, when a "dwelling house and lot" is conveyed by Michael Neligan and his wife to three children, Michaelina, Henry H., and Camilla for "love and affection". The house was not mentioned in the previous transaction of January 1839 between Michael Neligan and Mathias Leonardy, grantees, and B. A. Putnam.(3) The property was owned in 1838 by Kingsley B. Gibbs, a member of a prominent family whose roots in the city can be traced to the arrival of George Gibbs III in 1821.(4) In 1886 the son, Henry, ran a boarding house at this residence.(5) In 1870 the house and property was owned by Daniel Mickler who is mentioned in the 1885 Webb's Florida as an Army captain leading a company during the Indian wars. An 1899 City Directory lists him as residing at this address. Members of the Mickler family have been prominent St. Augustine citizens since the Territorial Period (1821-1845). Since 1930 an addition on the east has increased the building's potential as an apartment house. Anne Charles, owner, manages the apartments known as Bahia Tierra.(6)

ARCHAEOLOGY

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

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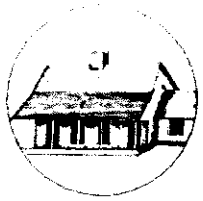
3. St. Johns County Courthouse Deed Records, Book O, 101; Book N, p. 338.
4. Deed Records, Book N., p. 337; Margaret Gibbs Watt, Tenax Propositi: The Gibbs Family of Long Ago and Near at Hand 1337-1967 (Jacksonville, 1967), pp. 17, 2.
5. Webb's City Directory, 1886.
6. Deed Records, Book 5, p. 321; Wanton S. Webb, ed., Webb's Historical, Industrial, and Biographical Florida (New York, 1885), p. 197; St. Augustine City Directory, 1899, 1978.

Page 1

☐ Original
☒ Update



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

Site #8 SJ001271
Field Date 5-19-2016
Form Date 5-19-2016
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) 59 Marine Street — **Multiple Listing** (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — **Survey #** (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	59		Marine	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒ yes ☐ no ☐ unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 17 — **¼ section:** ☐ NW ☐ SW ☐ SE ☐ NE — **Irregular-name:** _____
Tax Parcel # 1984800000 — **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: 1839 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ To (year): _____
Current Use Apartment — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐ yes ☐ no ☒ unknown — Date: _____ — Original address _____
Alterations: ☒ yes ☐ no ☐ unknown — Date: _____ — Nature interior, windows, roof
Additions: ☐ yes ☐ no ☒ unknown — Date: _____ — Nature _____
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2-3
Exterior Fabric(s) 1. Wood shingles 2. _____ 3. _____
Roof Type(s) 1. Gambrel 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
Windows (types, materials, etc.) single and paired wood 1/1 and 2/1, 3-light metal awning
Distinguishing Architectural Features (exterior or interior ornaments) symmetrical facade, central entry divides units
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) flush with ROW -- and same parcel as 156 Avenida Menendez

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 SJ001271

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. Masonry - General 3. Wood frame
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. Coquina
Main Entrance (stylistic details) single wood door recessed slightly; opening has pedimented and wood trim entry

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

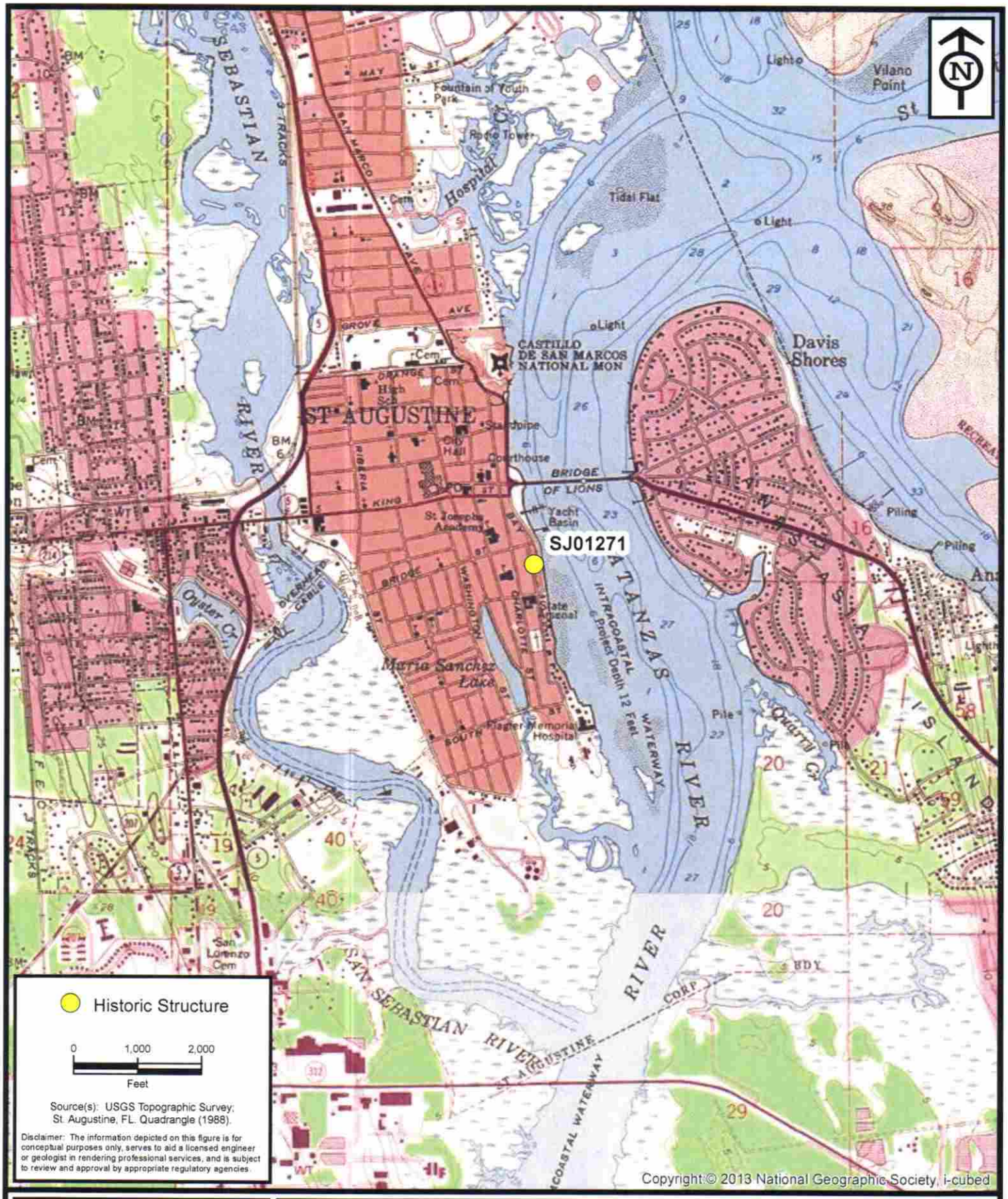
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

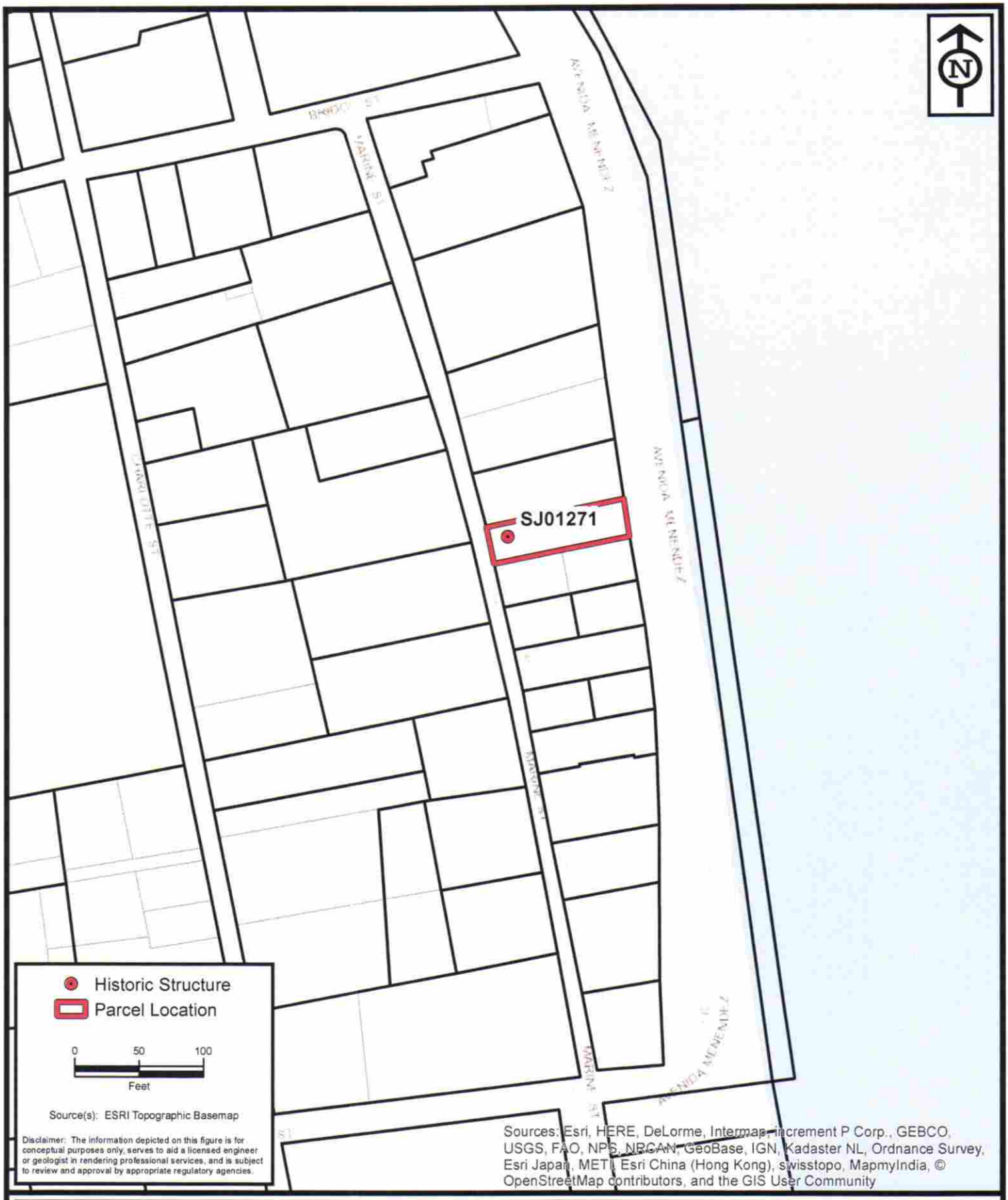
Project Location - SJ01271

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\SJ01271\Location.mxd Date: 1/28/2016 4:50:28 PM



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Parcel Location - SJ01271

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01271\Parcel.mxd Date: 2/1/2016 1:18:42 PM


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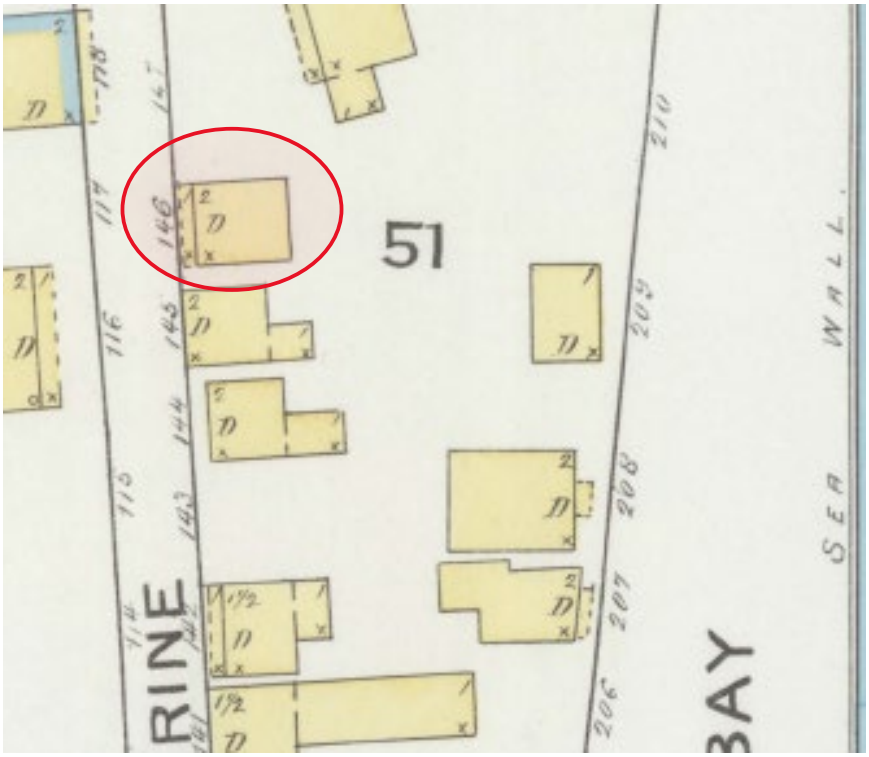
29





SANBORN MAPS
156 AVENIDA MENENDEZ / 59 MARINE STREET



1893

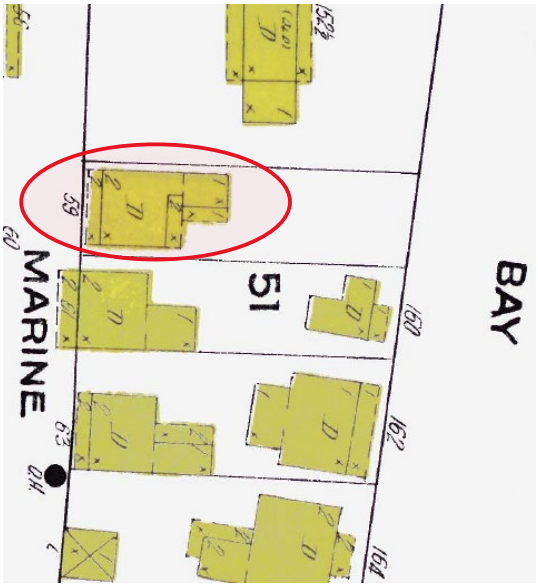


1899

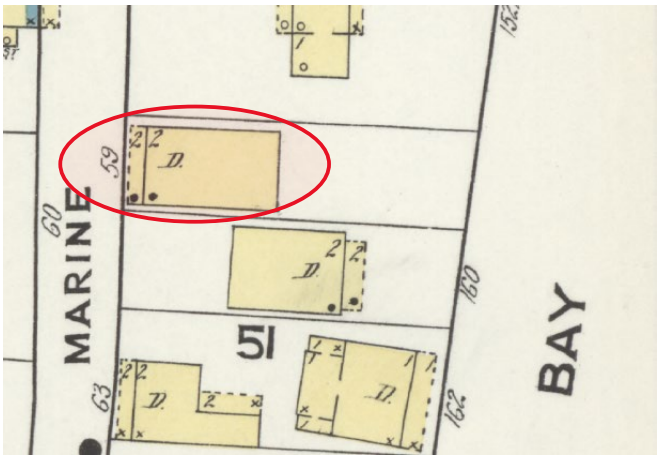
SANBORN MAPS
156 AVENIDA MENENDEZ / 59 MARINE STREET



1904

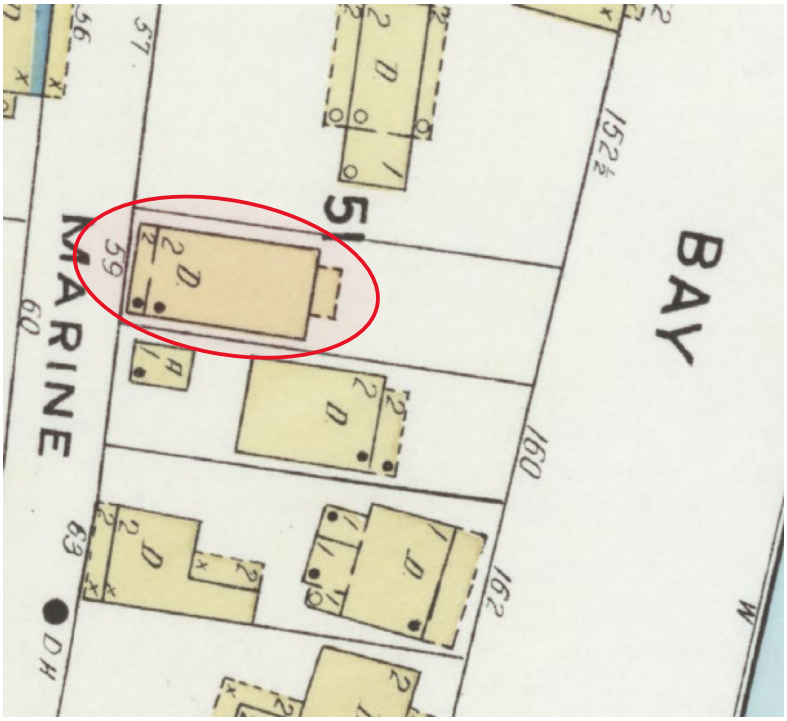


1910

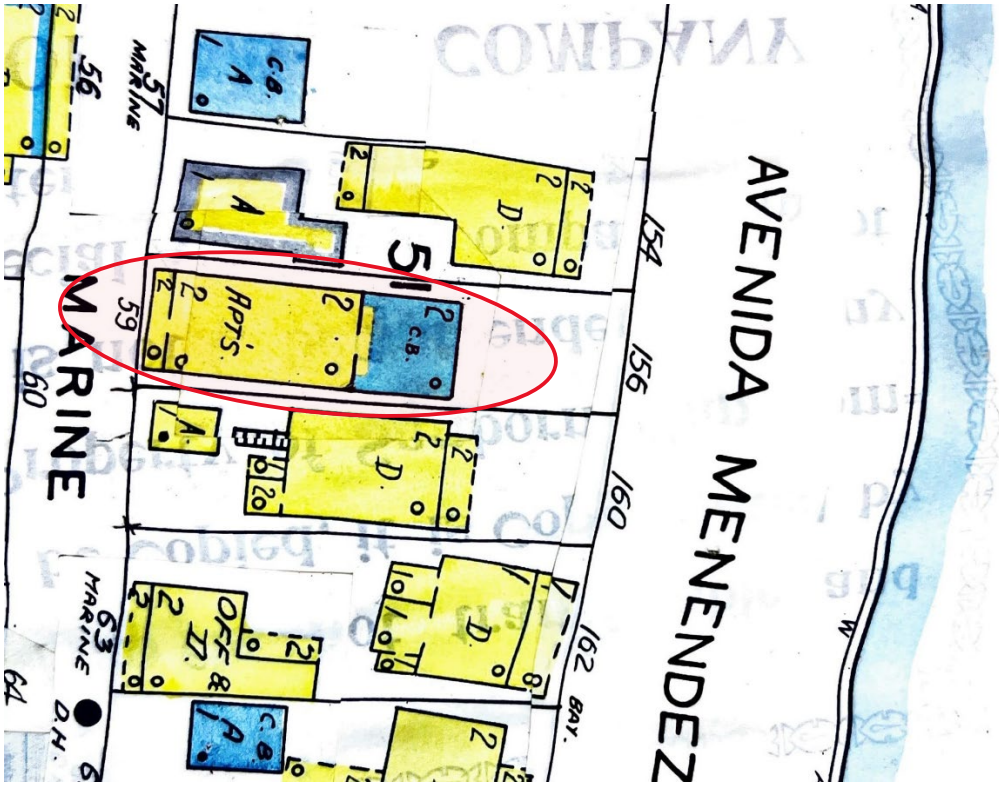


1917

SANBORN MAPS
156 AVENIDA MENENDEZ / 59 MARINE STREET



1924



1930 updated to 1965

7. (c) HP2023-0071 – The Vestry of Trinity Church of St. Augustine, Inc. - Applicant and Owner 2 Artillery Lane

To modify an existing parking area with new paving materials and landscaping.

Mr. Benoit recused himself from the application.[1]

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 2 Artillery Lane for the plans submitted with this application, if the board finds it meets the Secretary of the Interior's Standards 8 and 9, with the following conditions:

1. That coquina concrete is used in areas that concrete pavement is specified on the approved plans

2. Any changes to the planting materials on the landscape plan include plants listed in the AGHP or are Florida natives
Meredith Schwartz reviewed the application

Ex Parte Communication :

(None)

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

The Board discussed:

- The purpose was to increase parking space
- Regular concrete was used on the aprons
- Coquina shell dashed concrete should be used to become compliant
- Trees that were removed would be replaced and additional landscaping was required
- Wall on St. George Street would remain
- Needed to coordinate with the City Archaeologist
- Irrigation was recommended but felt that it should be added as a condition

MOTION

Mr. MacDonald MOVED to APPROVE application HP2023-0071 with the stipulation that the area that is marked as concrete will be done with shell aggregate concrete and would supply irrigation for the future trees being planted to ensure their survival. The motion was SECONDED by Mr. Beach.

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

8. Opinion of Appropriateness

8. (a) HP2023-0074 – John Valdes & Associates, Inc. – Applicant Keith G. & Tina M. Andrews – Owner 156 Avenida Menendez

To remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez .

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE an Opinion of Appropriateness at 156 Avenida Menendez to allow the applicant time to provide additional information including:

1. Site plan showing proposed placement of existing and new structures on the lot

2. Scaled streetscape line drawing elevation and building footprint comparisons of existing and proposed structures

[1] Recusal form attached to original minutes

3. More developed conceptual information on proposed architectural style and mass and scale for the new construction along Avenida Menendez.

4. More information on proposed project scope for residential structure fronting Marine Street, including details on the elevation of the structure

The Board provided their ex parte communication.

John Valdes reviewed the application.

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

After a series of questions and answers with the applicant, the Board discussed the following items:

- Remove later additions to the structure
- Elevate and relocate the existing structure
- Construct a new building on Avenida Menendez
- There was a possibility of not removing the later front addition
- There would be no parking on Marine Street

MOTION

Mr. Benoit MOVED to APPROVE Opinion of Appropriateness HP2023-0074 with the condition 1) to remove later additions, elevate and relocate the existing structure along Marine Street, and construct a new residential building along Avenida Menendez 2) to not assume that the front later addition will be removed and 3) no parking on Marine Street. The motion was SECONDED by Beach.

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

9. Continued Items from the previous HARB meetings
9. (a) Certificate of Appropriateness HP2023-0067 Continued from September 21, 2023 Best Roofing & Waterproofing, LLC– Applicant - Maria Pellecer - Owner 295 St. George Street

To replace the existing asphalt shingle roof with a metal roof material

Ms. Seymour advised the Board that no additional information was submitted by the applicant.

MOTION

Mr. Benoit MOVED to CONTINUE application 2023-0067. The motion was SECONDED by Mr. Beach. MOTION PASSED by UNANIMOUS VOICE VOTE

9. (b) Certificate of Appropriateness HP2023-0064 Continued from September 21, 2023
REQUESTING CONTINUANCE TO NOVEMBER 16, 2023
Southern Construction – Applicant Baijanti & Brothers Estates Inc – Owner 52 Charlotte Street

To remove the existing driveway and walkways and install pervious pavers

Applicant requested continuance to November HARB meeting. See MOTION under Item 4

9. (c) Certificate of Appropriateness HP2023-0065
Continued from September 21, 2023
REQUESTING CONTINUANCE

[2] 3:14 p.m. – 3:28 p.m. Break

October 19, 2023

John Valdes & Associates, Inc
1395 US 1 South Suite A-1
St. Augustine, FL 32084

cc: Keith G. & Tina M. Andrews

Re: Opinion of Appropriateness – 156 Avenida Menendez – HP2023-0074

Dear Mr. Valdes,

On October 19, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez.

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

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: 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.:	HP2023-0074
Applicant:	John Valdes & Associates, Inc
Owner:	Keith G. & Tina M. Andrews
Address:	156 Avenida Menendez
Parcel Number:	1984800000

RE: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 19, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the October 19, 2023, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1.
4. The above-described Opinion of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez.

Subject to the following conditions:

- - Front late addition (enclosed porch) may not be removed
- - No parking along Marine Street
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 19th day of October, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0074

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 19th day of October, A.D., 2023.

Michele Fudo

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.

59 Marine Street (c. 1839)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1899	D.J. Mickler		Not listed
	V.J. Mickler		Tinner
1911-12	Mrs. Camilla Usina (widow: Michael P.)		Not listed
	Camilla N. Usina	(b)	
1914-15	Luis Coalla (wife: Bertha)		Cigar Maker, Pamies & Arango
1920-21	Address Not Listed		
1924-25	Andrew Jansen (wife: Elizabeth)		Soda Service Fountain
	George W. Thompson		Clerk, Florida East Coast Railway
1930	[see 156 Bay Street]		
1934	Mrs. Agnes C. Esdale (widow: Charles C.)		Not listed
	William J. Esdale		Engineer
1940	Mrs. Rosa A Neunert (widow: Oscar)	(o)	Not listed
1945	Willaim F. Denny (wife: Ouida)		USGC
1951	[see 156 Avenida Menendez]		
1955	[see 156 Avenida Menendez]		
1960	Marie Guardino		Operator, Jaye's Beauty Salon
1965	Mrs. Sara J. Hitching (widow: Harry)		Not listed
1970	[see 156 Avenida Menendez]		
1975	Mrs. Ann Charles		Hostess, Sanchez House
1979-80	Mrs. Ann Charles	(o)	Not listed

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

156 Avenida Menendez (c. c. 1924-1930)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1930**	Robert W. Creese (wife: Virginia)		Jockey
1934**	Vacant		
1940**	Joseph L. Stubbs (wife: Nina E)		Manager, Florida State Employment Services
1945	[see 59 Marine Street]		
1951	Apartments:		
	1. Mrs. Edna P. Hoss (widow: Glenn A.)		Representative a Childs Evangelistic Friendship
	2. Mrs. Florence P. Murray (widow: James J.)		Not listed
	3. Mrs. Dorathy R. Menadier		Clerk-Typist, State Arsenal
	4. Robert N. Grice (wife: Marjorie P)		Traveling Salesman (Dental Assistant to Dr. George Young)
	5. Earl W. Sutter (wife: Catherine P.)		Universal Detective Agency (Supervisor, County School Lunch Rooms)
1955	Apartments:		
	1. Gustaf Kraft (wife: Lena)		Not listed
	2. Mrs. Nellie Forte (widow: Myron)		Not listed
	3. Vacant		
	4. Mrs. Frances Ordway		Not Listed
	5. Mrs. Margaret Mitchell		Employee, Singer Sewing
	5. Mary H. Mitchell		Instructor, Singer Sewing
1960	Apartments:		
	1. Mertyl L. Hipke		Not listed
	2. Ben A. Meecham		Cook, Ponce Motor Lodge
	3. Vacant		
	4. Mrs. Frances Ordway		Not listed
	5. Mrs. Cornelia M. Grave		Office Secretary for Donald E. Book
1965	Apartments:		
	1-3. Vacant		
	4. Mrs Frances W. Ordway	(o)	
1970	Bahia Tierra Apartments		
	1. Vacant		
	2. R.E. Bradley (wife: Lillian)		Not listed (Medical Records Secretary)
	3. Mrs. Mary Wyber		Not listed
	4. Mrs Frances W. Ordway		Not listed
1975	Bahia Tierra Apartments:		
	1. No Return (Ann Charles)		
	2. Mrs. Ione S. Cookes (widow: Harry H)		Not listed
	3. Mrs. Lois Cree		Not listed
	4. Mrs Frances W. Ordway		Not listed
1979-80	Bahia Tierra Apartments:		
	1. Office		
	2. Jon Rubbin		Not listed
	3. Linda Hicks		Waitress, Holiday Inn
	4. Robert Shreves		Student
	5. Amy O'Connello		Student

\+ First entry found for this address
(o) Owner
** Addressed 156 Bay Street

Sec. 28-89. Criteria for certificate or opinion of appropriateness, relocation or demolition or partial demolition review.

The criteria for opinion of appropriateness, certificate of appropriateness, certificate of relocation, certificate of demolition or partial demolition review will be determined as follows:

(1) In reviewing an application for structures within historic preservation zoning districts the board or planning and building department shall consider the design and appearance of the structure, including the interior visible from the outside, front, sides, rear and roof; materials, textures and colors; plat plan or site layout, including features such as walls, walks, terraces, plantings, accessory structures, signs, lights, awnings, canopies, and other appurtenances. The decision to approve or deny the proposed application shall be based on the conformance of the proposed work to the Architectural Guidelines for Historical Preservation (AGHP) and adopted addendums of the City of St. Augustine as from time to time promulgated by the historic architectural review board or the city commission and approved by ordinance of the city commission, hereinafter referred to as "AGHP," Albert Manucy's Houses of St. Augustine - 1565—1821, and other architectural guidelines as may be adopted from time to time. The board shall not exercise any control over land use, such as governed by this chapter, or over construction, such as is governed by the building code, unless such control is within the intent and scope of this chapter.

a. In the case of an opinion of appropriateness: HARB shall make a determination that the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the AGHP, Albert Manucy's Houses of St. Augustine - 1565—1821, or other adopted architectural guidelines, but that the information may be insufficient to meet the requirements of a certificate of appropriateness or to obtain a building permit.

b. In the case of a certificate of appropriateness: HARB shall make a final determination that the material details are sufficient, construction plans are complete, and architectural details and specifications for a project meet the AGHP, Albert Manucy's Houses of St. Augustine - 1565—1821, or other adopted architectural guideline requirements. A certificate of appropriateness is required before a building permit may be issued. Only those plans and details approved by HARB may be reviewed by the planning and building department during the building permit review process.

c. In the case of a certificate of relocation of a structure: Consideration will be given to the immediate surroundings and to the district or districts in which it is located or to be located, that the relocation of the structure will not adversely impact the city's historic preservation efforts or negatively affect the streetscape. If the building will be relocated on the same site or moved to a new site in a locally designated historic preservation zoning district, then the process and plan requirements for a certificate of appropriateness also apply to the building's new location.

d. In the case of a certificate of demolition or partial demolition: A determination is made that the demolition or partial demolition of the structure will or will not adversely impact the city's historic preservation efforts. The applicant may also be required to submit information on the structural condition of the building from an engineer or architect to justify the need for the demolition or the partial demolition of the structure, and all other requirements of this Code.

(2) Before approving the plans for any proposed structure 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.

(3) 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. In the case of a proposed project that constitutes a partial demolition see section 28-89(3)d below.

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.

c. The demolition of colonial buildings listed on the Florida Master Site File, or colonial buildings designated local historic landmark, or colonial buildings meeting the criteria for eligibility on the National Register of Historic Places must be approved by the city commission.

d. In the case of a 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.

(4) Criteria for regulated structure. 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 any. 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.

(5) 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.

(6) As a condition of issuing a certificate of demolition, including partial 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. The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition or partial demolition. The recording may include, but shall not be limited to, photographs and measured drawings.

(7) 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:

a. A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in restoration, rehabilitation, or renovation as to the structural soundness of the building and its adaptability for continued use.

b. Proof of unreasonable or undue economic hardship. 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:

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;

11. 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.

(8) In the case of any proposed new or altered sign, that the sign will not materially impair the architectural or historic value of any structure to which it is attached, nor any adjacent structure, and that such sign is consistent with the architecture of the building and the historical character of the area.

(9) The board shall not have the authority to consider interior arrangements.

(10) The Planning and Building Department may, based upon the AGHP and consistent with this article, make the decision to issue or not to issue a required permit for the following work:

a. Placement of utility service.

b. Repainting with the same color if previously approved for painting with an appropriate color selected from the AGHP guidelines.

c. Structural maintenance and repair utilizing the same materials and architectural character.

d. Any other structural maintenance consistent with the AGHP.

e. Exterior construction or equipment not visible.

f. All signs and graphics.

g. Landscape features, including fences, walls, walks, patios, decks, driveways, plant materials and ornamentation.

h. Placement of exterior utility support equipment, including air conditioning compressors, gas tanks, etc.

(11) Appeals from decisions of the planning and building department under subsection (9) of this section may be taken to the board within fifteen (15) days from such decision.

(Code 1964, § 33-190; Ord. No. 02-17, § 1, 8-26-02; Ord. No. 05-22, § 2, 8-8-05; Ord. No. 11-15, § 1, 10-24-11; Ord. No. 17-21, § 2, 8-28-17; Ord. No. 23-24, § 4, 8-28-23; Ord. No. 24-30, § 2, 9-23-24)

DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET

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

Property address:	**Board meeting date:**

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

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

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

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

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

1A. What was the owner's intended use of the property at the time of purchase?
2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?
3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.
4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.
5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)

QUESTIONS FOR HARB CONSIDERATION:

1B. Is the evidence sufficient to understand the entire picture?
2B. Is the evidence relevant to proving that an existing or vested, reasonable use of the property would be permanently and directly restricted or limited? Separate irrelevant information.
3B. Does the evidence establish what it claims to show?
4B. Is the evidence based on credible sources?
5B. Are there any inconsistencies among the evidence that need clarification?

BASED ON THE EVIDENCE PROVIDED:

1C. What is the current level of economic return?
Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased
Annual gross and net income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior two years
Real estate taxes for the previous two years and assessed value of the property according to the two most recent assessed valuations
All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
Form of ownership or operation of the property, whether ☐ sole proprietorship, ☐ for-profit or ☐ not-for-profit corporation, ☐ limited partnership, ☐ joint venture, or ☐ other _____
Any federal income tax returns relating to the property for the last two years
2C. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
☐ Any real estate broker or firm engaged to sell or lease the property ☐ Reasonableness of price or rent sought by the applicant ☐ Any advertisements placed for the sale or rent of the property
3C. Feasibility of alternative uses for the property that could earn a reasonable economic return:
Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation
Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness
Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use
4C. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property? ☐ Yes ☐ No
5C. Knowledge of landmark designation or potential designation at time of acquisition: ☐ Yes ☐ No
6C. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs: ☐ Yes ☐ No

FOR THE JUNE 18, 2025 HARB MEETING

COA HP2025-0041
156 AVENIDA MENENDEZ

New Information Submitted by Applicant

Received June 10, 2026
Planning & Building Department

June 8, 2025

Julie Courtney, Historic Preservation Officer
City of St. Augustine
P.O. Box 210
St. Augustine, Florida 32085

Re: 156 Avenida Menendez -Additional information for June HARB meeting

Dear Ms. Courtney,

As we previously discussed, John Valdes, of John Valdes & Associates, Inc., requested my assistance in preparation of his demolition request at the June 18, 2025, Historic Architectural Review Board (HARB) meeting. The purpose of this memo is to convey information requested by the HARB members and staff.

SUMMARY OF PROJECT HISTORY

At the October 19, 2023, HARB meeting, Mr. Valdes was approved to remove wall materials as part of due diligence action between the property seller and prospective buyer, Dan Cava. The results of this work set the stage for the effort to rehabilitate the 1839 Territorial Period structure. However, it was a limited scope of service and did not investigate the integrity of the foundation, flooring, and framing material.

At the January 16, 2025, HARB meeting, John Valdes presented that the purpose of his partial demolition request was to save the 1839 Territorial Period building. Details are provided in previous submittals and staff reports. Mr. Valdes request for partial demolition was granted.

The approved scope provided for removal of the 1930s masonry addition, removal of interior material, and building stabilization. Results of this work would be used for development of a rehabilitation plan.

At the January 16, 2025 Mr. Valdes presented that the Territorial Period building could be rehabilitated. The proposed concept, which was the underpinning of the HARB approval, was to restore the Territorial Period building and construct a second building east towards Avenida Menendez. There was much enthusiasm that the owner and Mr. Valdes would be able to carry out the task, especially given the level of preservation experience of Mr. Valdes and his team. Mr. Valdes communicated additional discussion would be necessary based on the finding of the partial demolition.

At the January 16, 2025, meeting, Mr. Valdes stated that there are many unknown issues which may be revealed by the partial demolition. He used the metaphor of "peeling back the layers of an onion". Unfortunately, the partial demolition revealed hidden conditions that increased the complexity of restoration, cost, workplace safety, amount of salvageable material and building stabilization during storms and hurricanes. The combination of all the hidden conditions led Mr. Valdes to the recommendation of a building replacement alternative.

At the May 19, 2025, HARB meeting, the petition for demolition was presented. Based on the evidence and testimony given, HARB decided to continue the item. The intent was to provide more time for consideration of the matter. The item is on the June 18, 2025 agenda.

Mr. Valdes and the owner of the property, Dan Cava, know that time is of the essence because the site in its current state has a high degree of liability. The liability, documented by two structural engineers independent of each other, is the risk of instability posed by storms and hurricanes. Mr. Valdes and Mr. Cava require a resolution on the demolition request so that they can safeguard the public and surrounding properties. Their risk mitigation will differ depending on the outcome of the HARB decision.

Throughout this document Mr. Valdes and "the Valdes team" are used interchangeably. The Valdes team incudes the architect, structural engineer, and attorney in earlier HARB submittals. Regan Strategies, LLC joined the team on June 5, 2025.

FINDINGS OF THE PARTIAL DEMOLITION

1839 Territorial Building Fabric that can be Saved

The partial demolition determined the remaining fabric of the 1839 territorial structure includes the north exterior wall, south exterior wall, and 50% of the original roof. The eastern and western walls were removed to accommodate the additions.

The Valdes team concluded that the walls, roof, and rafters are structurally compromised due to termite damage, poor construction modifications and water damage. A plan to save these elements would require substantial replacement of the original material.

Jude Kostage, P.E., Atlantic Engineering Services (AES), was hired as an independent expert by the City of St. Augustine. His report provides independent documentation regarding the Valdes team findings concerning the condition of the walls, roof, and the structural members throughout the building.

Foundation and Subfloor

The foundation is in poor condition and the piers have shifted and are out of plumb. There is only 18" of clearance underneath the subfloor. The framing has significant termite damage resulting in instability and the first floor is visibly sagging. The AES report provides ample evidence of the conditions faced by the Valdes team.

Framing

The framing throughout the building is in fair to poor condition. Termite damage, water damage, and inferior modifications over the years as stated by AES results in "leaving an incomplete load path". The AES report identifies "the majority of the wood framing will require replacement or reinforcing".

The Valdes team structural engineer Bill Freeman, P.E. Coastal Engineering and Testing, Inc., concurs with the findings of fact documented by AES.

AES provided thorough documentation of the building condition. In addition, AES provided a risk assessment and need to mitigate the risk of storms, hurricanes and construction activities. The AES report does not provide a recommendation on rehabilitation or replacement.

Bill Freeman, P.E., of Coastal Engineering, Inc., was tasked to make a recommendation between a rehabilitation or replacement plan. Details considered included construction means and methods, costs, and benefits. Coastal Engineering, Inc. concluded that costs and risks outweigh the benefits. His recommendation was to demolish the structure and begin anew. This conclusion was reached after the Valdes team's evaluation of a rehabilitation plan.

Restoration Plan Evaluated by the Valdes Team

Based on the results of the partial demolition, the Valdes team evaluated the merits of a rehabilitation plan to save the south wall, north wall, and roof. The stepwise construction identifying "means and methods" are the following:

1. Stabilize the existing structure and build support system to carry the weight of floors 2, 3, and roof. This includes bracing to account for shear stress from high wind. The structural support may be in place for a year. The goal is to transfer the weight off the existing floor system and existing foundation. The team expects the construction would require closing Marine Street for multiple weeks and blocking access to adjacent properties.

2. Build a new foundation and piers that match the existing elevation. The upper structure would be detached from the floor system. The floor would be rebuilt in 4 sections.

3. The building would be set down on the new floor and reattached. Permanent walls would be constructed on all floors. The east and west wall would be all new material. The south wall would be mostly new material due to the scale of termite and other damage.

4. The only wall capable of sistering is the north wall. All cedar shakes would be peeled off all surfaces and suspect siding would be replaced. The wall would be stripped to the studs and built back according to code including watertight membrane and insulation. Beveled yellow pine would clad all exterior walls.

5. Repair and replace second floor and third floor, which are damaged from termites. The team expects 95% material replacement.

6. Replace the missing 1839 roof (50% of structure). The existing roof would be entombed with a sheeting on topside and a modified rafter system.

7. Install all new HARB approved windows. Complete an airtight and waterproof building envelope.

8. Lift the building to the design elevation. Extend piers to new elevation and set the building down. Rebuild porches and stairs. Marine Street would remain closed for much of the construction effort.

9. Install all new electrical, mechanical and plumbing systems.

10. The project schedule could exceed a year.

Downside Risks

The team concluded that this effort has downside risks:

1. Dangerous work environment.

2. Despite best efforts to secure the site, a storm could create flying debris.

3. The project is at risk of flooding and floating off the temporary foundation. This risk goes away once the building is lifted to the final elevation.

4. High impact to community due to street closure and long construction schedule.

Mr Valdes and team members will be available at the hearing to address any questions from HARB.

Plan Benefits

The team estimates this plan could save 5 to 10% of the 1839 material. Similar to the Yallaha Project on Bridge Street, the saved material would be entombed and not viewableother than rafters in the attic.

Saved materials include:

1930s block used in garden walls
Red brick to clad new piers

Miscellaneous structural studs entombed in walls
Existing roof material visible from the attic
The Spanish well would be a garden feature
Miscellaneous cladding

DETERMINATION OF ECONOMIC HARDSHIP

At the request of the property owner, the Valdes team developed an order of magnitude cost estimate. This was compared to other rehabilitation projects, and cost of new construction.

Data from recent real estate sales were analyzed to establish market value post construction. This led to the conclusion that rehabilitation would create an economic hardship for the property owner.

Order of Magnitude Cost Estimate

The Valdes team established an order of magnitude cost for rehabilitation through extrapolation from empirical data of other projects completed by the Valdes team. Based on site constraints, scope of work and construction complexity, the team estimated that the the rehabilitation would be at least 1.5 times the cost per square foot compared to the Yallaha Estate rehabilitation. The results, and a comparison to new construction cost, are shown below:

Project	Cost ($)	Size (Sq. Ft.)	$/sq. Ft.	% Material saved
160 Avenida Menendez	1,300,000	1902	683	85
Yallaha Estate	2,000,000	2,000	1,000	50
156 Avendia Menendez Rehab	2,250,000	1,500	1,500	5-10
New Const.	750,000	1,500	500	NA

Comparable Real Estate Sales

The Valdes team has researched comparable real estate closings to assess market value post rehabilitation. These are closings of waterfront, water view, or nearby properties which transacted within the last 3 years.

Comparable transactions are as followed:

Property Address	Closing Price ($)	Square feet	Year Built	Closing Date	$ per sq ft
71 Marine Street	2,150,000	3,267	1799	4/11/25	658
2 Tremerton Place	2,100,000	2,150	1900	1/6/25	977
57 Marine Street	2,600,000	4,484	1900	4/11/25	580
35 Mulberry Street	2,800,000	4,500	1900	1/23/24	622
21 Water Street	4,000,000	5,566	1905	5/20/25	719
135 Marine Street	5,220,000	5,692	2016	1/12/24	917

Notes:

1. 71 Marine Street has a bay view.
2. 2 Tremerton Place includes a second bay front lot and has water access.
3. 57 Marine Street has a bay view and is adjacent to the project site.
4. 35 Mulberry Street has waterfront access.
5. 21 Water Street has waterfront access and is adjacent to the Castillo de San Marcos.
6. 135 Marine Street is new construction with waterfront access.

Conclusion

It is the opinion of the Valdes Team that rehabilitation of the Territorial Period building would not be a sound financial investment and meets the criteria of an undue economic hardship. It is expensive and does not create sufficient market value to recover the investment. Rehabilitation does not save very much historic material, creates safety risk and an inconvenience to the community. The Valdes team recommends demolition of the existing structure and construction of a replacement building in the same footprint designed with Territorial Period style architecture.

PROPOSED REPLACEMENT HOUSE

The Valdes team proposes to construct a replacement house. The Valdes team also proposes a second residential structure as shown on the drawing in the January 16, 2025, HARB information packet. Features of the replacement structure include, but not limited to, the following standards:

1. Placement on the exact footprint.
2. The architectural style would be the Territorial Period.
3. Reused materials from the original house would include, but not limited to, the1930 block used in the garden wall, red brick to clad the piers, Spanish well prominent in the garden, use of milled yellow pine timber and other salvaged materials wherever possible.

Please do not hesitate to contact me if you need any additional information.

Sincerely,

John Regan, P.E.
Regan Strategies, LLC

Cc: file
John Valdes

6/2/25

St. Augustine Building Department
75 King Street
St. Augustine FL. 32084

Re: Urgent Request for Issuance of Demolition Permit – 156 Avenida Menendez

To Whom It May Concern,

I am writing to formally request the immediate issuance of a demolition permit for the property located at **156 Avenida Menendez**. The structure in question is an aging residential building exhibiting advanced signs of foundational failure and severe structural degradation, posing an imminent risk to public safety.

A recent structural assessment has confirmed that the foundation is failing beyond repair, and significant portions of the building show advanced deterioration. These structural weaknesses, particularly in the load-bearing elements, render the building highly susceptible to collapse — especially in the event of extreme weather, which is a growing concern given that this property is situated in an area forecasted to experience elevated hurricane activity this season.

Importantly, the demolition of this building is estimated to require a minimum of **two weeks**, which may not provide sufficient time for safe and complete removal should a storm be imminent. Delaying the issuance of a permit directly increases the risk that a sudden hurricane event could cause the building to collapse uncontrollably. Such a collapse would likely result in **significant collateral damage** to the adjacent structures and potentially endanger lives.

We have carefully considered all other options, including stabilization and shoring. However, due to the extent of deterioration and instability, **shoring is not a viable or safe option**. The only responsible and safe course of action is the **immediate and controlled demolition** of the structure.

Issuing this permit without delay is critical. It will allow us to remove the threat under controlled conditions, safeguard neighboring properties, and prevent the possibility of a catastrophic failure during a storm event. The urgency of this matter cannot be overstated, and we urge the building

department to treat this request as a priority for the sake of public safety and community resilience.

Please feel free to contact me at 386-965-0644 or bill@coastal-engineer.com should you require any additional documentation or clarification.

Thank you for your attention to this urgent matter. I look forward to your swift approval.

Sincerely,

William Freeman

William H. Freeman, P.E.
President
Coastal Engineering and Testing, Inc.

From: Richard Schauland
To: Amy Skinner; Julie Courtney; Candice Seymour; Shelley Clayton
Subject: Fw: Demolition Schedule for 156 Avenida Menendez
Date: Tuesday, June 3, 2025 7:50:02 AM

FYI

Get Outlook for iOS

From: Vernon Keith <v.keith1964@gmail.com>
Sent: Monday, June 2, 2025 4:16:12 PM
To: Richard Schauland <rschauland@citystaug.com>; John Valdes <john@johnvaldes.com>
Subject: Demolition Schedule for 156 Avenida Menendez

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.

R. "Buddy" Schauland, Jr., CBO, CFM
Chief Building Official
City of St Augustine
Planning and Building Department

Ref: Projected demolition schedule for the completion of the partially demolished structure located at 156 Avenida Menendez St Augustine, Florida.

Dear Mr. Schauland,

As you know I am the Demolition Contractor, SJC and COSA License BL 5526, with John Valdes and Associates Inc. on the demolition of the structure located at the above referenced address. It is my estimate that the final demolition of the remaining structure, loading and hauling of all debris and the clearing and securing of the site, to make it storm ready, will take a minimum of two weeks.This scenario assumes the necessary rental equipment is available. Equipment rental will be problematic, if we elect to move ahead with the work, during a period of time that the State of Florida is under threat from a land falling hurricane or tropical storm. The problem, as referenced in the letter from the local Sunbelt Rentals store Manager(Darrin Killmer), is the Pre-Paid Contingency Plans of others. These existing plans entitle the customers to immediate access to the needed equipment. All equipment not currently on RENT, will be directed to the needs of the contingency plan holders ahead of ALL others. Equipment reservations will be cancelled, except to plan holders. If that is the case equipment may not be available to complete the task safely. The location and deteriorated condition of the structure necessitated that I use VERY SPECIFIC rough terrain forklifts(Lull's) capable of loads of 10,000 lb. capacity minimum, vertical reach of 56 feet and additional hydraulic outriggers for stability. The excavator weighs 18,500 lb., which is the largest available on rubber tracks, for street delivery on the bayfront and must have a fully articulable hydraulic thumb to grasp and control the structure to my specifications. My specifications are demanding, but the availability and use of the proper equipment is mandatory to avoid the potential for any failure and damage to surrounding properties or citizens. Mr. Schauland, if you have any questions or need of explanation please contact me directly at 904-669-3016.

Kindest Regards,

Vernon D. Keith
Construction Debris Enterprises, LLC.
4975 Crescent Technical Ct.
St. Augustine, FL 32086
Demolition Contractor No. BL 5526
Cell 904-669-3016

Received May 29, 2025
Planning & Building Department

JOHN VALDES & ASSOCIATES, INC.
Lic# CBC1252403

Building Contractors • Project Managers / Consultants • Restoration / Renovation Specialist

Good morning Buddy

Please give me a call at your earliest convenience as I would like to discuss 156 Avenida Menendez, its present condition, and pending hurricane season.

I spoke at some length with Mr Jude Kostage P.E., Atlantic Engineering Services, this morning regarding his prospective on the present condition and survivability of 156 Avenida Menendez in a storm event.

As you recall Mr.Kostage provided, at the request of the city, an engineering report on the condition of the structure at 156 Avenida Menendez.

His report was presented to the historic architectural review board, and the report speaks for itself.

From our conversation, Mr Kostage shares my concerns that even if we do additional shoring to the building, we would not be able to prevent it from disintegrating under wind load a piece at a time nor would we be able to effectively prevent it from floating off its foundation should we get a storm surge equivalent to or greater than hurricane Mathew.

The foundation piers and subfloor support system is so deteriorated, as pointed out in Mr Kostage's report, and the site being so restricted that effectively securing the building against a "float off" would be exceedingly difficult.

The masonry structure that was situated on the east side of the building that had anchored it in the past has been removed leaving the remaining wood structure more vulnerable to being displaced in a high water event in its deteriorated condition.

Mr Kostage and I discussed the reality that a commonly occurring afternoon thunderstorm producing a 70 mph microburst would be sufficient to create life-threatening flying debris coming off the existing structure.

I inquired if he, Mr Kostage, had been contacted by city staff to testify in person, as the cities consulting engineer, at the pending June 18th HARB meeting and he responded that he had not.

He expressed his willingness to attend, but he would have to be requested by City staff, as he has been contracted by the city.

I believe it's imperative that he be present to testify as HARB members expressed a desire to question him directly.

Buddy, as you know, hurricane season begins June I . There is already a long range prediction that there will be a tropical system forming in the central gulf as early as June 10th.

I have discussed at some length with Vernon Keith, our demolition contractor, as to how long it would take to mobilize, complete the demolition and remove all the debris from the site before a landfalling tropical system.

Vernon's projection is two weeks assuming he can get equipment from Sunbelt, our local heavy equipment provider, which may be difficult.

1395 US Hwy 1 S, Suite A ■ St. Augustine, FL 32084
(904) 824-6150 ■ (904) 824-1597 ■ Fax: (904) 824-0122 ■ email: john@johnvaldes.com

Leasing the necessary equipment creates a real problem for us as Sunbelt, as does other heavy equipment rental companies, has mandated guidelines in place that require prior to a land falling hurricane that all their equipment be taken off lease availability and be relocated to areas that are less vulnerable in preparation for dispersal after the storm.

That being the case we could find ourselves in a situation where we have a dangerous building that must be put on the ground and disposed of and not have the ability to lease the equipment we need to accomplish the task in time.

With these facts taken into consideration, and after my discussion with Mr Kostage, I have contacted Bill Freeman P.E., Coastal Engineering and Testing Inc. to do a follow up inspection of the building.

If Mr. Freeman, as I would expect under the circumstances , recommends that the building be taken down as it is a immediate threat to public safety and welfare and you are willing to issue the permit, we have the option to legally move ahead while equipment is available with demolition before we find ourselves with a threatening storm and a vulnerable, dangerous building, sitting in the middle of our historic area

It is an unfortunate situation we find ourselves in but action must be taken to prevent a much greater unfortunate situation.

Please let me know your thoughts

Regards
John Valdes

John Valdes & Associates, Inc.
1395 US Highway 1 S, Suite A
St. Augustine, FL 32084
904-824-6150

No additional plans were submitted by the applicant team for this June meeting. Because the set of plans shown with the partial demolition request at the January 2025 meeting have been referenced in the applicant June memo and during the applicant's presentation at the May meeting, and help illustrate what remains of the existing structure, staff included these within the application packet:
Documents showing all 3 portions of the historic structure

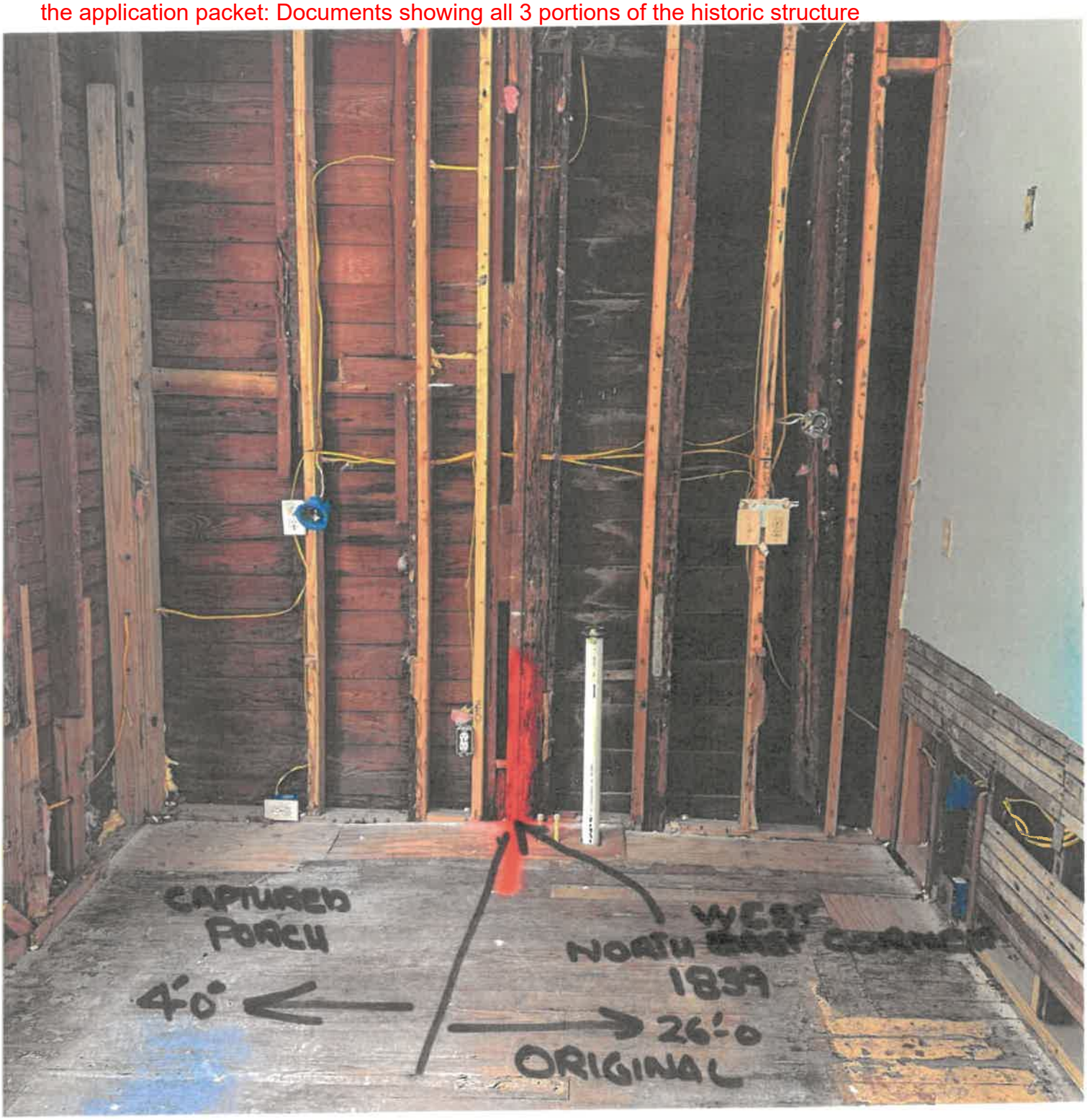
#3



NORTHWEST ELE.

59 MARINE ST

No additional plans were submitted by the applicant team for this June meeting. Because the set of plans shown with the partial demolition request at the January 2025 meeting have been referenced in the applicant June memo and during the applicant's presentation at the May meeting, and help illustrate what remains of the existing structure, staff included these within the application packet: Documents showing all 3 portions of the historic structure



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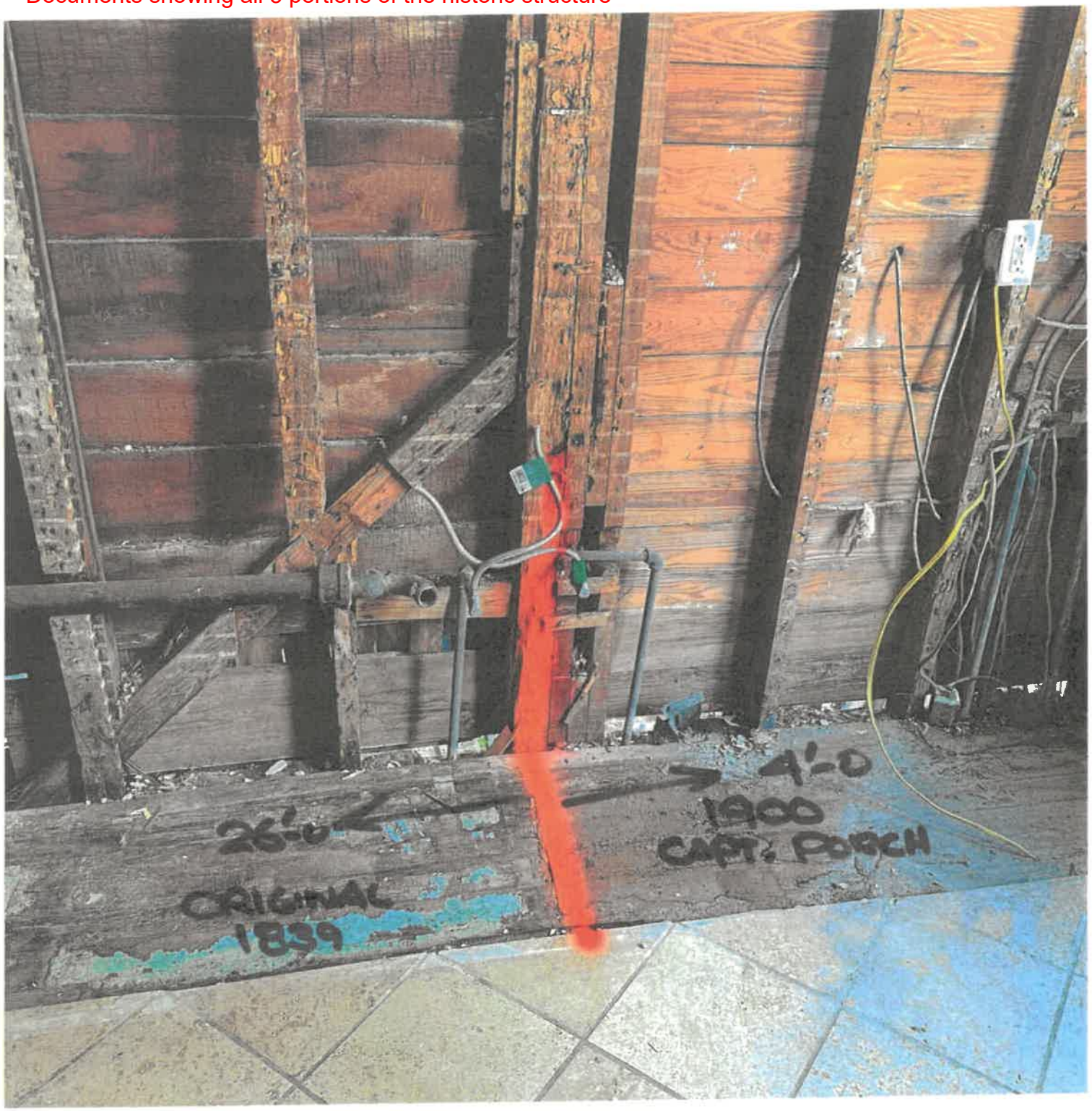
Documents showing all 3 portions of the historic structure



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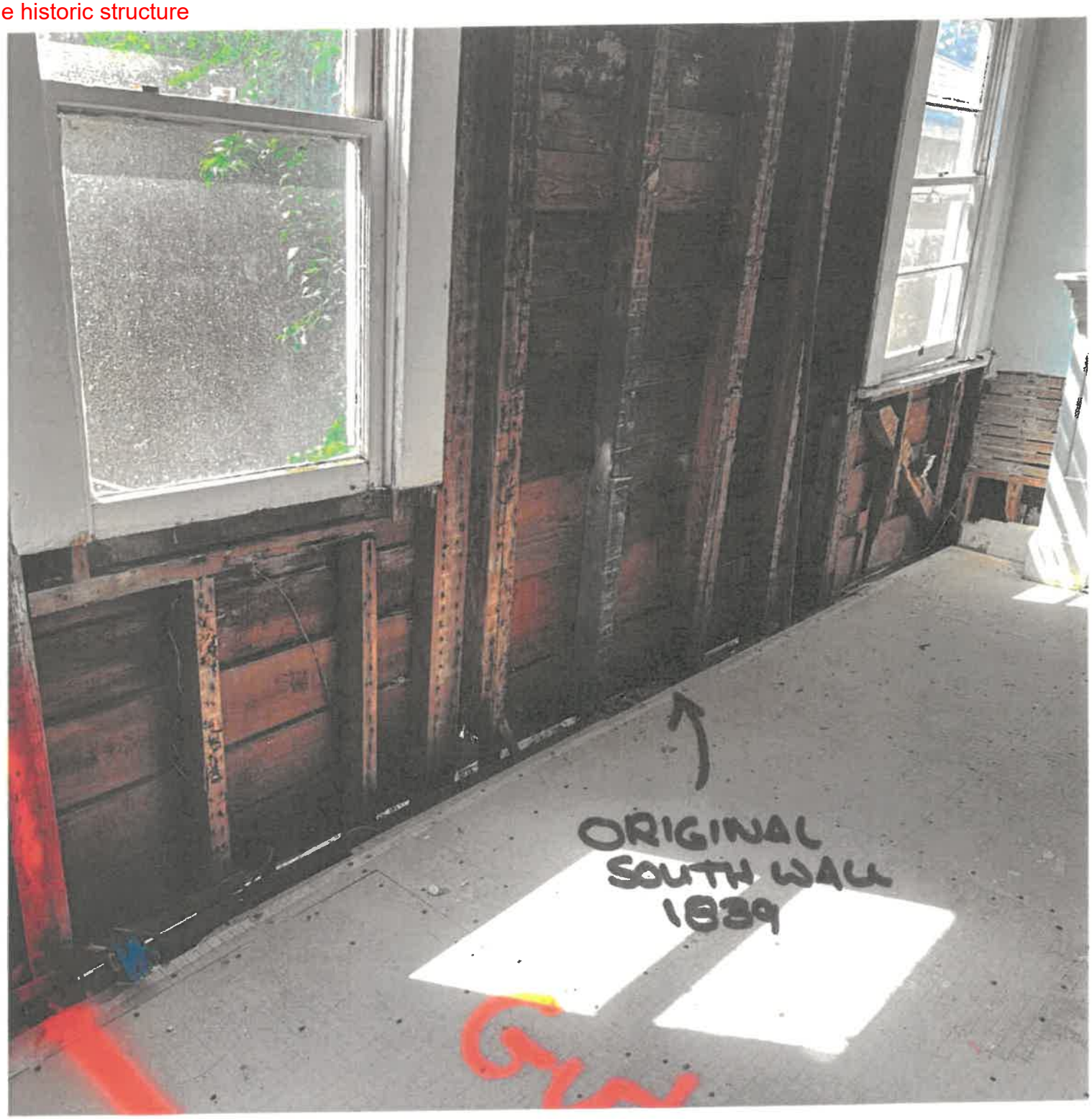

Received 12/16/24
Planning & Building Department

From January 16, 2026 HARB Application Packet
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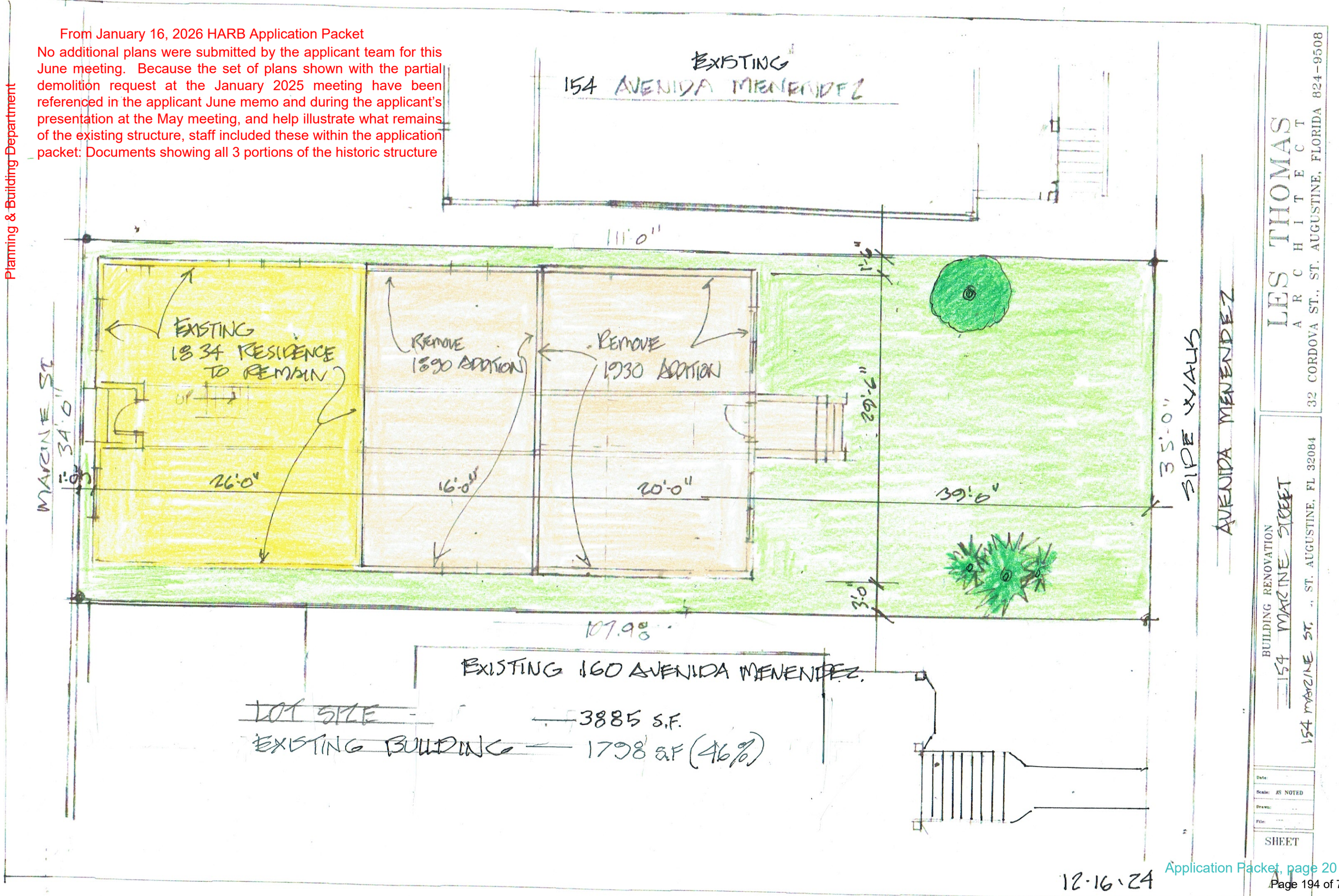

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Received 12/16/24
Planning & Building Department



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

BUILDING RENOVATION
154 MARINE STREET
154 MARINE ST., ST. AUGUSTINE, FL 32084

Date:
Scale: AS NOTED
Drawn:
File:

SHEET
A2

12-16-24

Received 12/16/24
Planning & Building Department

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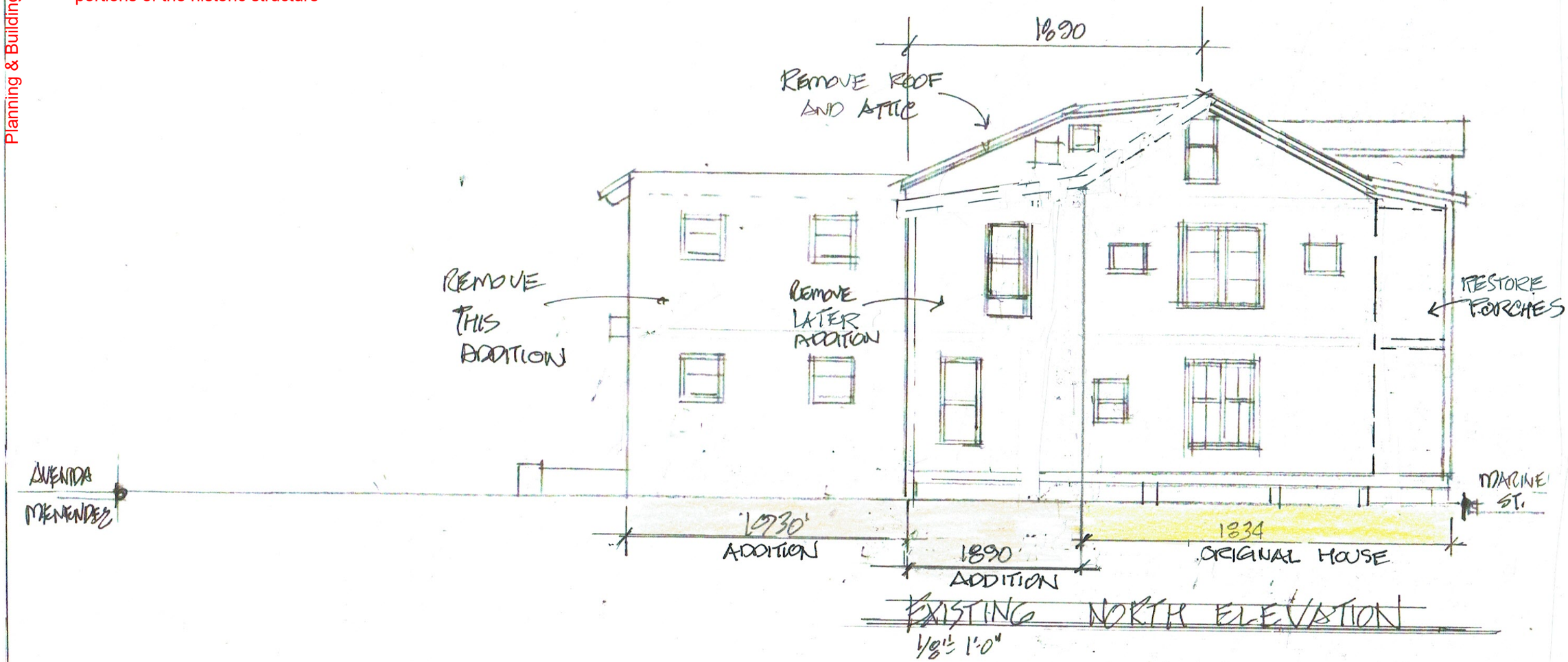

EXISTING NORTH ELEVATION
1/8" = 1'-0"

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

BUILDING RENOVATION
154 MARINE STREET
154 MARINE ST., ST. AUGUSTINE, FL 32084

Date:
Scale: AS NOTED
Drawn:
File:

SHEET
A-3

12-16-24

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Planning & Building Department

From January 16, 2026 HARB Application Packet

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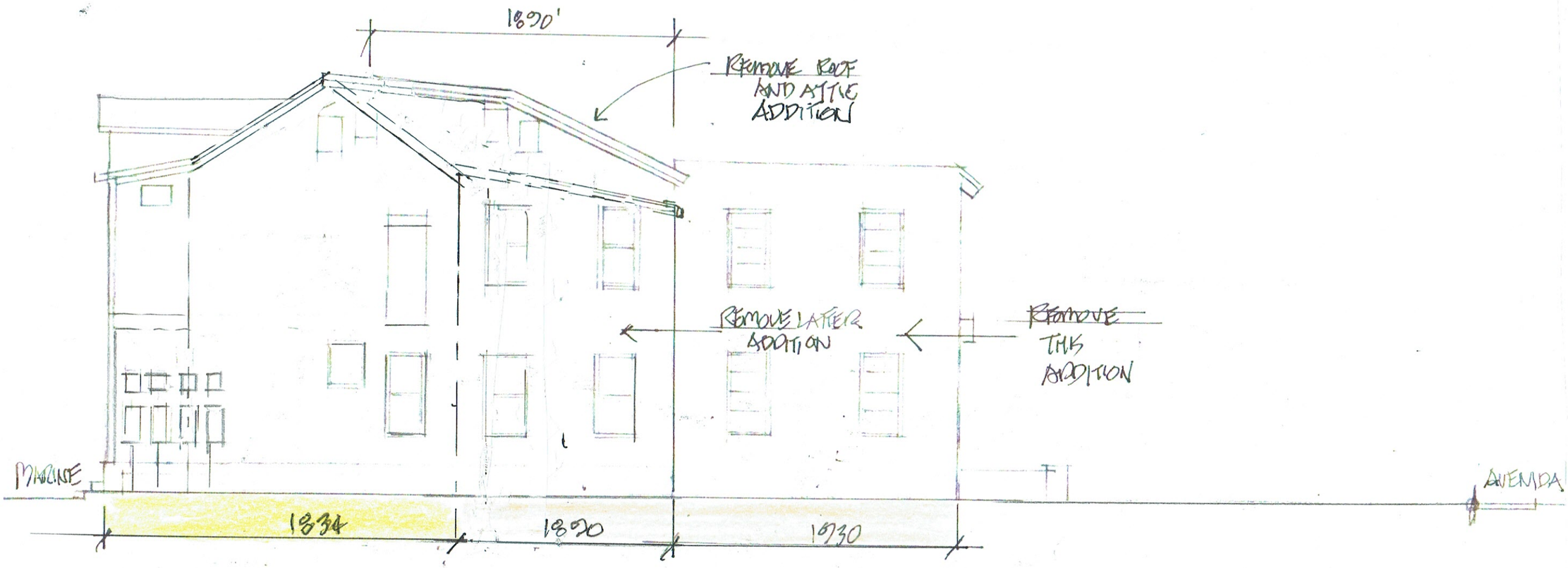

EXISTING SOUTH ELEVATION

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

BUILDING RENOVATION
154 MARINE STREET
154 MARINE ST., ST. AUGUSTINE, FL 32084

Date:
Scale: AS NOTED
Drawn:
File:

SHEET
A5

12.16.24

Received 12/16/24
Planning & Building Department

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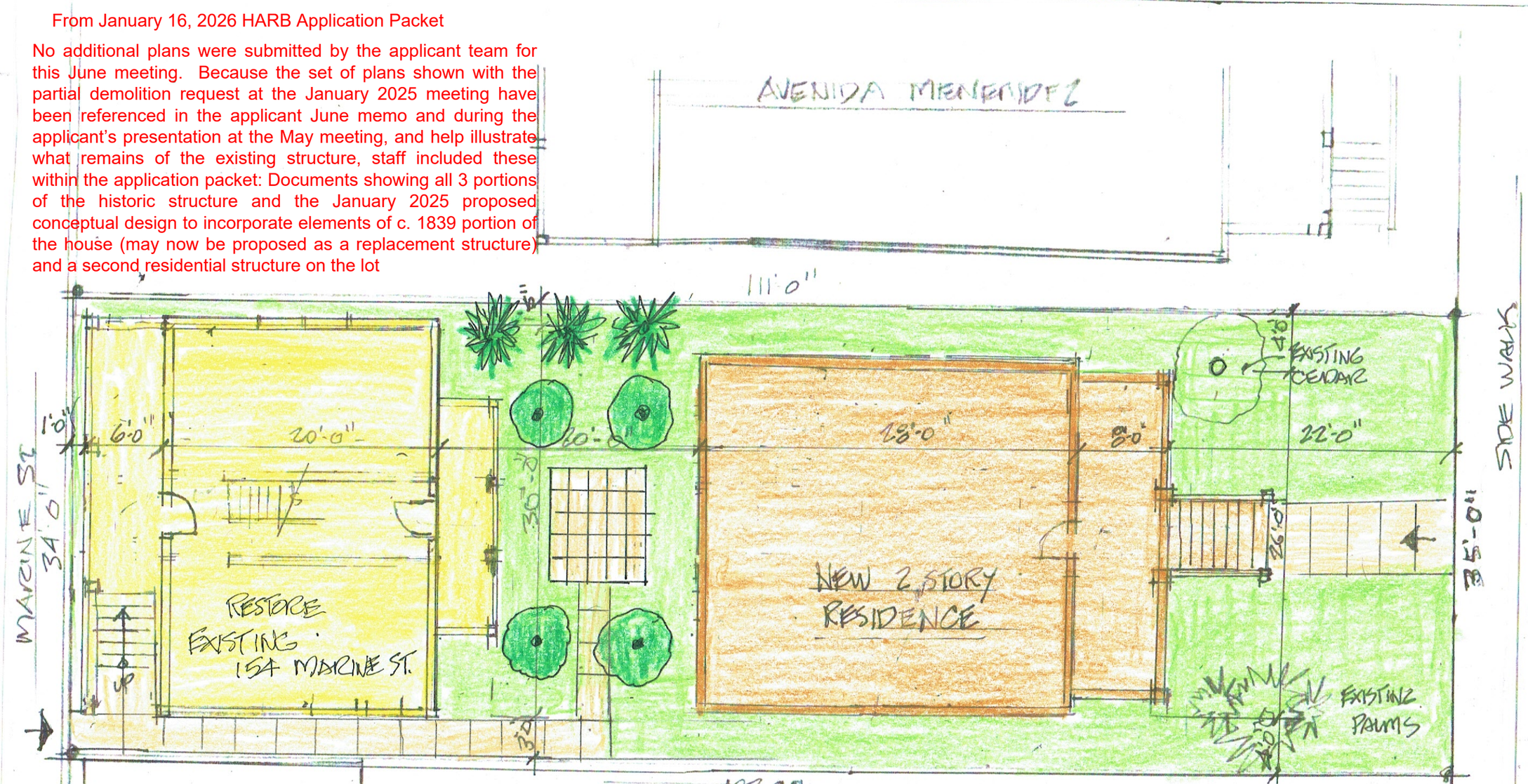

160 AVENIDA MENENDEZ

LOT SIZE — 3885 S.F.

RESTORED 154 MARINE — 988 S.F.

NEW 156 AVENIDA MENENDEZ 1296 S.F.

TOTAL LOT COVERAGE - 2284 S.F. (58%)

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

BUILDING RENOVATION
154 MARINE STREET
154 MARINE ST., ST. AUGUSTINE, FL 32084

Date:
Scale: AS NOTED
Drawn:
File:

SHEET
A-6

12-16-24

Received 12/16/24
Planning & Building Department

From January 16, 2026 HARB Application Packet

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MARINE ST.

WEST ELEVATION

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

BUILDING RENOVATION
154 MARINE STREET
154 MARINE ST., ST. AUGUSTINE, FL 32084

Date
Scale: AS NOTED
Drawn
File

SHEET
A-7

12-16-24

Received 12/16/24
Planning & Building Department

From January 16, 2026 HARB Application Packet

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AVENIDA MENENDEZ

EAST ELEVATION

12-16-24

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

BUILDING RENOVATION
154 MARINE STREET
154 MARINE ST., ST. AUGUSTINE, FL 32084

Date:
Scale: AS NOTED
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File:

SHEET
A-6

Received 12/16/24
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LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
154 MARINE STREET
154 MARINE ST., ST. AUGUSTINE, FL 32084

Date:
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SHEET
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12-16-24

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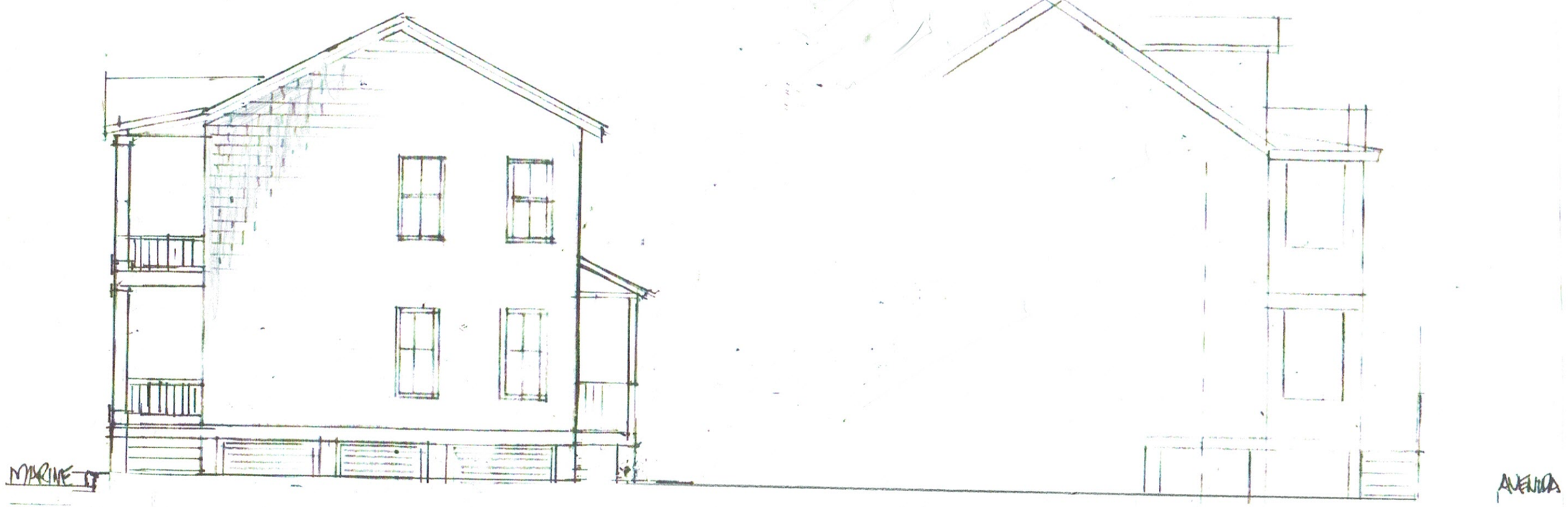

PROPOSED SOUTH ELEVATION

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

BUILDING RENOVATION
154 MARINE STREET
154 MARINE ST., ST. AUGUSTINE, FL 32084

Date:
Scale: AS NOTED
Drawn:
File:

SHEET
A-8

12-16-24

Received June 10, 2025
Planning & Building Department

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

James G. Whitehouse, Esq / John Regan, P.E. is/are hereby authorized TO ACT ON BEHALF OF Danmac LLC / Dan Cava, 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:
156 Avenida Menendez

BY: Dan Cava
Signature of Owner

Dan Cava, Danmac LLC
Print Name of Owner

304-669-3020
Telephone Number

State of WV

County of MARION

Signed and sworn before me on this 10 day of June, 2025

By William F Julian

Identification verified:

Oath sworn: ✓ Yes____ No

Notary Signature: William F Julian

My Commission expires: 11-19-2027

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
WILLIAM F JULIAN
12 Crestview Lane
Fairmont, West Virginia 26554
My Commission Expires Nov. 19, 2027

Rev:120219 jw

May 20, 2025

John Valdes
1395 US Highway 1 S Suite A
Saint Augustine, FL 32084

cc: Dan Cava

Re: Certificate of Demolition (Full) - 156 AVENIDA MENENDEZ - HP2025-0041

Dear John Valdes,

On May 19, 2025, the Historic Architectural Review Board (HARB) met and discussed your application To demolish a residential building, constructed c. 1839, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the June 18, 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 June 8, 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.:	HP2025-0041
Applicant:	John Valdes
Owner:	Dan Cava
Address:	156 Avenida Menendez
Parcel Number:	1984800000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, To demolish a residential building, constructed c. 1839, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MONDAY, MAY 19, 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 Monday, May 19, 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 HP-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. 1839, that is recorded in the Florida Master Site File and contributing to the St. Augustine 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.
- To June 18, 2025 meeting
- Supply a demolition plan showing salvageable portions
- provide a list of materials that could be repurposed
-

DONE AND ORDERED, at a public hearing on the 19th day of May, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0041

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Brad Beach

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, Brad Beach, by means of [ ] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 19th day of May, 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.

ORIGINAL APPLICATION SUBMITTAL

COA HP2025-0041
156 AVENIDA MENENDEZ

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2025-0041 **Meeting Date: Thursday, May 15, 2025**

1. NAME OF APPLICANT: John Valdes
   Business (if applicable):
   Address: 1395 US Highway 1 S Suite A
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9046691230 E-Mail Address: john@johnvaldes.com

2. NAME OF PROPERTY OWNER: Dan Cava
   Business (if applicable):
   Address: 160 Avenida Menendez
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 304-669-3020 E-Mail Address: dancavatoyota@gmail.com

3. PROJECT LOCATION: 156 AVENIDA MENENDEZ, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 6 BLK 22 OR3427/613 & 5855/89

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1839, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District.

Information attached by applicant includes:

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

Received April 24, 2025
Planning and Building Department

HARB APPLICATION AGREEMENT

In filling out this application:

- **I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.**
- **I further understand that if this application is for an *Opinion of Appropriateness*, I must still obtain a *Certificate of Appropriateness* before applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.**
- **Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

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

Project Address: 156 AVENIDA MENENDEZ / 59 MARINES

Applicant's Name: JOHN VALDES Applicant's Signature: [signature]

Owner's Name: DAN CAVA 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.

Candice Seymour

From: Candice Seymour
Sent: Monday, April 28, 2025 9:58 AM
To: Lucy@johnvaldes.com; john@johnvaldes.com
Cc: dancavatoyota@gmail.com
Subject: 156 Avenida Menendez - Certificate of Demolition Application for May 15, 2025 Historic Architectural Review Board Meeting
Attachments: Owner auth 2019.pdf

RE: 156 Avenida Menendez

Greetings!

This email formally acknowledges receipt of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on May 15, 2025 as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please read this e-mail thoroughly. Below are the next steps for your application:

- The total cost of your application fee is $300 and must be paid ASAP for your application to be included on the meeting agenda. Since payment is not currently accepted via the Application Portal, application fees and any subsequent costs related to your application can be paid by:
  - Utilizing the Online Portal payment system (a convenience fee applies)
  - Mailing a check made out to the City of St. Augustine to ATTN: Planning and Building Department, P.O. Box 210, St. Augustine, FL 32085 (include property address and application type in check memo or on a cover page)
  - Visting In-person at 75 King Street, Elevator Lobby "B," 4th floor with cash, check, or card (2% fee is applied to all card transactions)

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

- A preliminary review of your application was completed by staff and your application was found to be sufficiently complete at this time.

  Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this Certificate of Appropriateness application must be 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 May 5, 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 again if it has already been submitted and the representative authorized on the existing form 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.

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

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

Received April 24, 2025
Planning and Building Department



JOHN VALDES & ASSOCIATES, INC.

Lic# CBC1252403

Building Contractors • Project Managers / Consultants • Restoration / Renovation Specialist

April 22, 2025

To: City Staff Members
City Of St. Augustine

Ref: 156 Avenida Menendez / 59 Marine St
Re: Condition of remaining 1839 Territorial Structure and Feasibility of Restoration

On March of 2025, Vernon Keith (CDR) and John Valdes & Associates (JVA) began the careful surgical demolition of the 1920/30's masonry portions and the eastern 1890's wood frame additions to what remains of the original 1839 Territorial building, located at the above-referenced addresses.

During the masonry demolition we were able to salvage and store approximately 800 of the 1920/30's "North City Stone Works Block" for future use.

CDR's demolition of the masonry structure confirmed the 1930's portion of the building was un-reinforced concrete block and, as Larue House Movers predicted, had reached a point where, if we had tried to lift it, it would have failed.

The wood floor components in that portion of the building had suffered widespread and significant drywood termite damage, and the wood could not be repurposed.

We were, however, able to salvage and store approximately 100 linear ft of yellow pine, painted patina wainscoting for future use

The 1890's wood frame addition to the east portion of the territorial structure was found to be, as suspected, heavily infested with drywood and subterranean termites.

The wood framing and siding material, although appearing on the surface to be in reasonable condition, was upon closer examination found to be heavily damaged from drywood termite activity and could not be recycled.

The red brick foundation piers were in a deteriorated condition from mortar failure. The brick piers would've been redundant, anyway, as the building has to be lifted and brought up to base flood elevation, minimum with all new foundation piers.

The red clay bricks will be saved and recycled for veneering of the new concrete masonry piers, built to the new future elevated height.

1395 US Hwy 1 S, Suite A ■ St. Augustine, FL 32084
(904) 824-6150 ■ (904) 824-1597 ■ Fax: (904) 824-0122 ■ email: john@johnvaldes.com

Regrettably, after further exploratory demolition, more thorough investigation, and with professional evaluation of what remains of the 1839 building, it has been found that the original territorial structure does not remain in sound, restorable condition.

Unfortunately, a large part of the damage to the territorial building was done by the later additions starting in 1890, when the front and rear of the territorial building was removed and additions added to the East, as well as a two-story porch to the west.

Both the East and West walls would require total reconstruction as there is nothing remaining to be restored.

Further, and the most damning, in the early 20th century, the south first and second floor wall and floor systems (as well as the ground floor and wall of the north portion of the territorial building) were heavily altered by the installation of modern bathrooms and kitchens.

The bathroom alterations, in particular, were done poorly, and the water leakage that has occurred from the plumbing system, as well as water spillage on the floor of the bathrooms has resulted in very serious termite and wood decay damage, which would require complete demolition and total new construction.

We have placed shoring on both the east and west wall of the remaining portion of the territorial building, as well as emergency shoring on the south portion of the building, to control and prevent collapse while the demolition process proceeds.

The eastern half of the original territorial building's roof structure was removed during the 1890's addition to the structure. The remaining eastern portion of the original territorial structure, although intact, has widespread termite damage that would require total new construction to be made sound and give the needed structural integrity to withstand high wind events.

The cedar shingle siding over the original yellow pine siding is in very poor condition and is allowing rainwater penetration from the exterior into the building, which has accelerated the termite activity and damage in the structure. All of the exterior cedar shingle (and much of the underlying siding) will have to be removed and replaced to create a waterproof wall system.

The territorial structure is in very close proximity to recently restored buildings both to the north and south, as well as having a zero setback on Marine Street.

Because of the extent of remedial work and duration that would be necessary to save and reconstruct what little remains of the original territorial components of the structure, it would require the closure of Marine Street for periods of time, as well as to expose adjacent homes to danger for extended periods of vulnerability, particularly during hurricane season.

If we were to proceed with the idea of restoration to what little remains of the original territorial building, we would have a 98% new structure which could hardly be considered a "Restoration."

After long conversations with Mr. Cava (the owner of the property) and having an independent engineers opinion (find attached report from Bill Freeman, Engineer) of the condition of the remaining components of the territorial building, we request permission to remove the structure in its entirety, including the remnants of the 1839 territorial building.

I had personally hoped, like with Yallaha, at 115 Bridge Street that we would be able to find enough remaining of the territorial building in sound condition to be able to reuse those components back into a restored structure.

I am disappointed that I cannot bring better news to you, but we simply do not have enough remaining original components to make restoration possible.

During our presentation to HARB, the project architect, Les Thomas, presented conceptual drawings of what our build-back on the property would look like.

It is our intent to proceed with the concept that was offered and reviewed, and we will be coming back to HARB for approval as the project progresses.

We have curtailed partial demolition and have sandwiched the remaining territorial structure between our hanging barriers to help stabilize the building North and South from potential failure until such time we receive approval to continue the demolition.

It is my, Vernon Keith's, and Bill Freeman's opinion that the remaining structure is compromised and may pose a threat to public safety and welfare without the hanging barriers in place.

Regards,

JOHN

John Valdes, President
John Valdes & Associates Inc.
State Certified Building Contractor, License # CBC1252403
State Certified Master Plumbing Contractor #CFC1429400
State Certified Unlimited Roofing Contractor #CCC1330822
State Certified Home Inspector #HI-1687
State Certified Real Estate Sales Associates #SL-531234

Received April 24, 2025
Planning and Building Department



59 MARINE ST.
WEST ELEVATION

BUILDING RENOVATION
59 MARINE STREET
154 MARINE ST. ST AUGUSTINE, FL 32084
SHEET

12-16-24

Received April 24, 2025
Planning and Building Department



160 AVENIDA

PROPOSE 156 AVENIDA

154 AVENIDA

AVENIDA MENENDEZ

EAST ELEVATION

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

BUILDING RENOVATION
154 MARINE STREET
154 MARINE ST., ST. AUGUSTINE, FL 32084

SHEET

12-16-24

A-9

Application Packet Page 33

Received April 24, 2025
Planning and Building Department



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

BUILDING RENOVATION
154 MARINE STREET
154 MARINE ST., ST. AUGUSTINE, FL. 32084

SHEET

12-16-24

Received April 24, 2025
Planning and Building Department



PROPOSED SOUTH ELEVATION

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

BUILDING RENOVATION
154 MARINE STREET
154 MARINE ST. ST. AUGUSTINE, FL 32084

SHEET

12-16-24

A 8



Received April 24, 2025
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Received April 24, 2025
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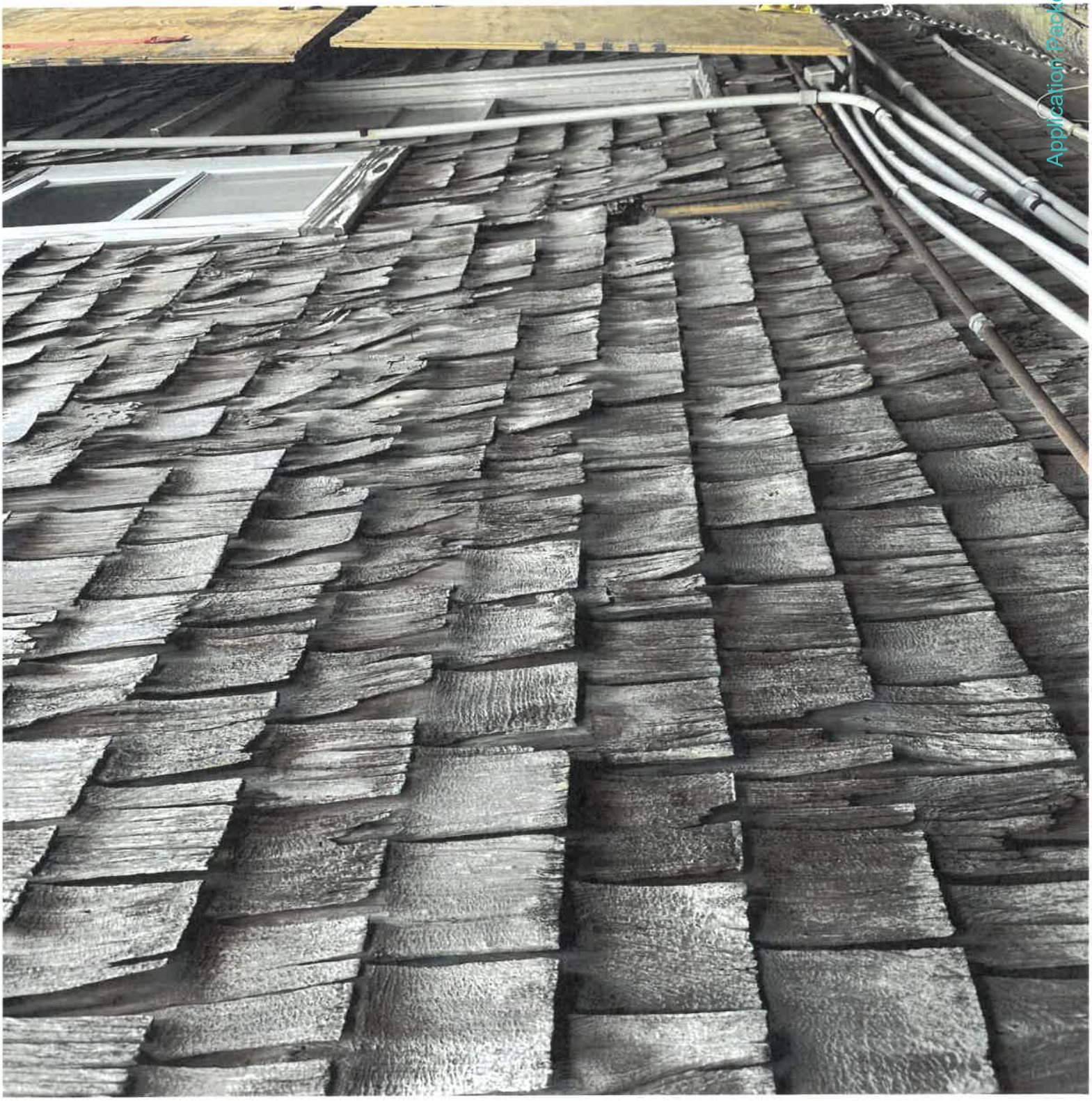

Received April 24, 2025
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COASTAL ENGINEERING
AND TESTING, INC

STRUCTURAL REPORT

156 Avenida Menendez

MARCH 23 2025

P.O. BOX 3271, ST. AUGUSTINE, FLORIDA 32085

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APR 2 3 2025
Planning/Building Dept.

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Digitally signed by William H Freeman
DN: c=US, o=Unaffiliated, dnQualifier=A01410D00000195BAB4CB7200032517, cn=William H Freeman
Date: 2025.03.24 18:44:45 -04'00'
Adobe Acrobat version: 2025.001.20435

Engineer of Record:
William H. Freeman
PE #56001

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Planning/Building Dept.

3/23/25

Executive Summary

I have completed the visual inspection of the multi-story residence located at 156 Avenida Menendez to assess the structure, scheduled for elevating. My findings are as follows:

The multi-story home was originally constructed in 1839, with at least 2 more recent additions, with the most recent being constructed out of masonry. The original 1839 residence is a two-story wood framed structure on brick piers. Over the years, the home has had new siding installed, exterior boards replaced, new wall framing, reconstructed roof framing, altered rafters, reconstructed wall framing, failing sill beams, failing piers, and substantial termite damage throughout. The exterior wall and roof envelope have been compromised in several locations, causing damage.

Conclusions and Recommendations

The residence is located in Flood Hazard Area, AE-8 and has experienced flooding during several recent hurricane events. The finished floor elevation needs to be raised to at least 9'-0" NAVD 88 in order to avoid any more repetitive losses due to storm surge. The current structure will require lifting in order to bring the structure into compliance. The condition of the exiting sill beams, wall framing and roof framing are very fragile due to years of modification, rot and decay, termite damage and lack of adequate shearwalls. The structure is no longer plumb and has started to visibly lean towards the north. Raising the substantially damaged structure would exacerbate the dangerous conditions that currently exist. The amount of retrofitting required to bring this structure to pre-damaged conditions would require complete replacement of the existing structure. Due to the age and condition of the structure, I would recommend demolition of the structure.

This analysis was only a basic analysis based on minimal information gathered on site. Additional details can be submitted at the time of permitting.
If you have any more questions, please do not hesitate to call me at (386) 965-0644.

Sincerely,

William Freeman

William H. Freeman
FL. PE 56001
CBC 060026

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APR 23 2025
Planning + Bldg Dept

Appendix A

Definitions, Florida Building Code – Existing (2023 Edition)

DANGEROUS. *Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:*

1.The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.

2.There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine or frequent loads; under actual loads already in effect; or under wind, rain, flood or other environmental loads when such loads are imminent.

SUBSTANTIAL STRUCTURAL DAMAGE*. A condition where one or both of the following apply:*

1.The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its pre-damaged condition.

2.The capacity of any vertical component carrying gravity load, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its pre-damaged condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the Florida Building Code, Building for new buildings of similar structure, purpose and location.

TECHNICALLY INFEASIBLE. *An alteration of a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.*

Flood hazard areas.
In flood hazard areas, repairs that constitute substantial improvement shall require that the building comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.

401.5 Dangerous buildings.
When an historic building is determined as dangerous, no work shall be required except as necessary to correct identified dangerous conditions

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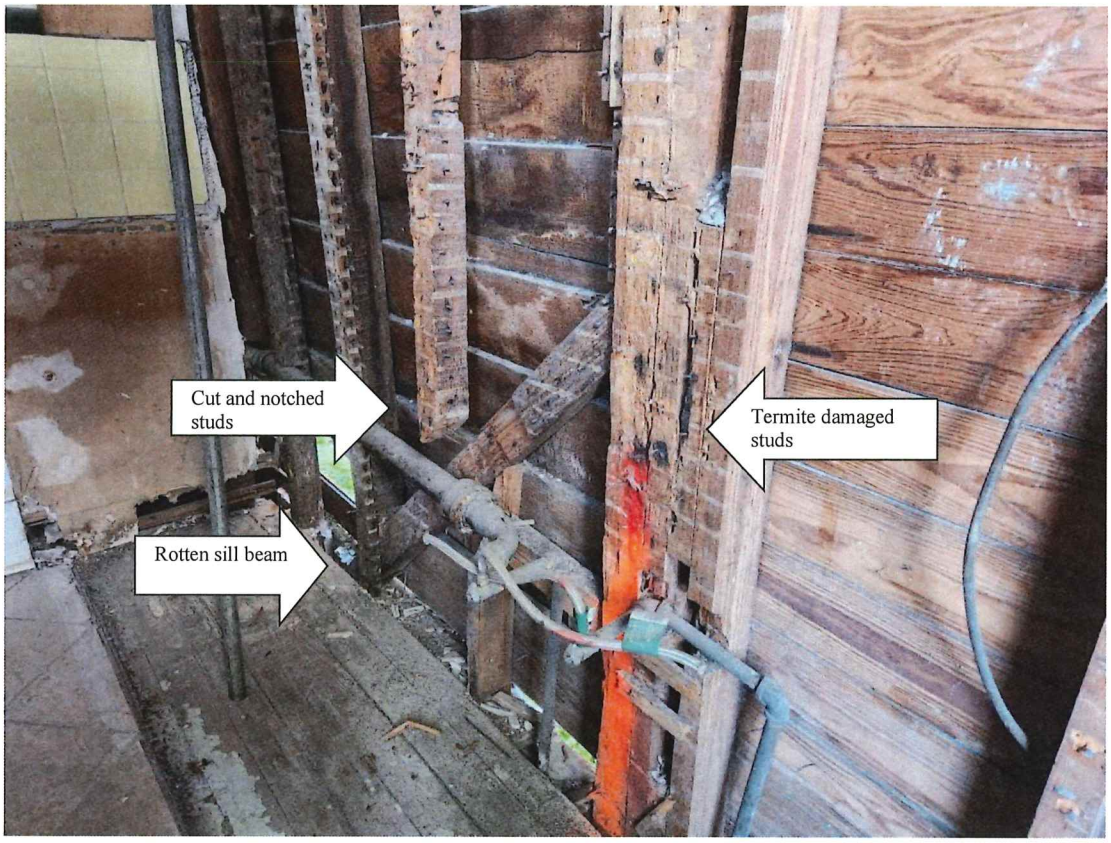

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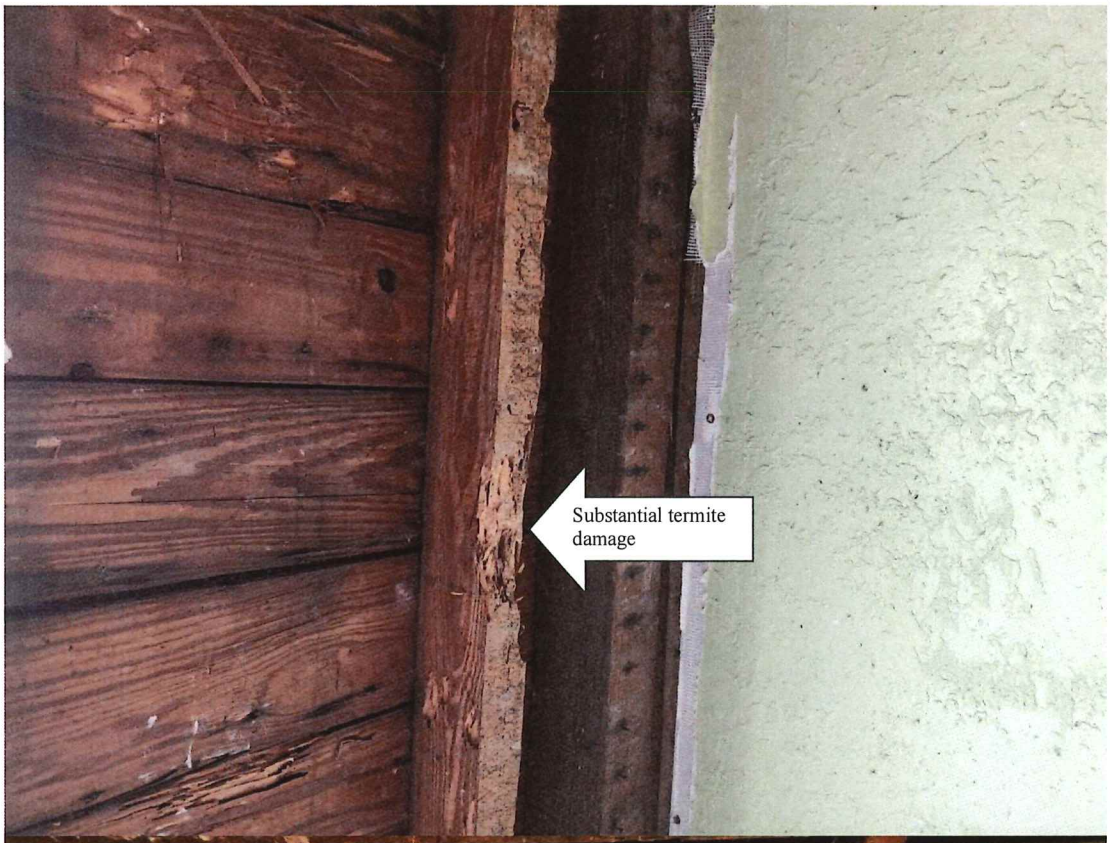
Planning/Building Dept.





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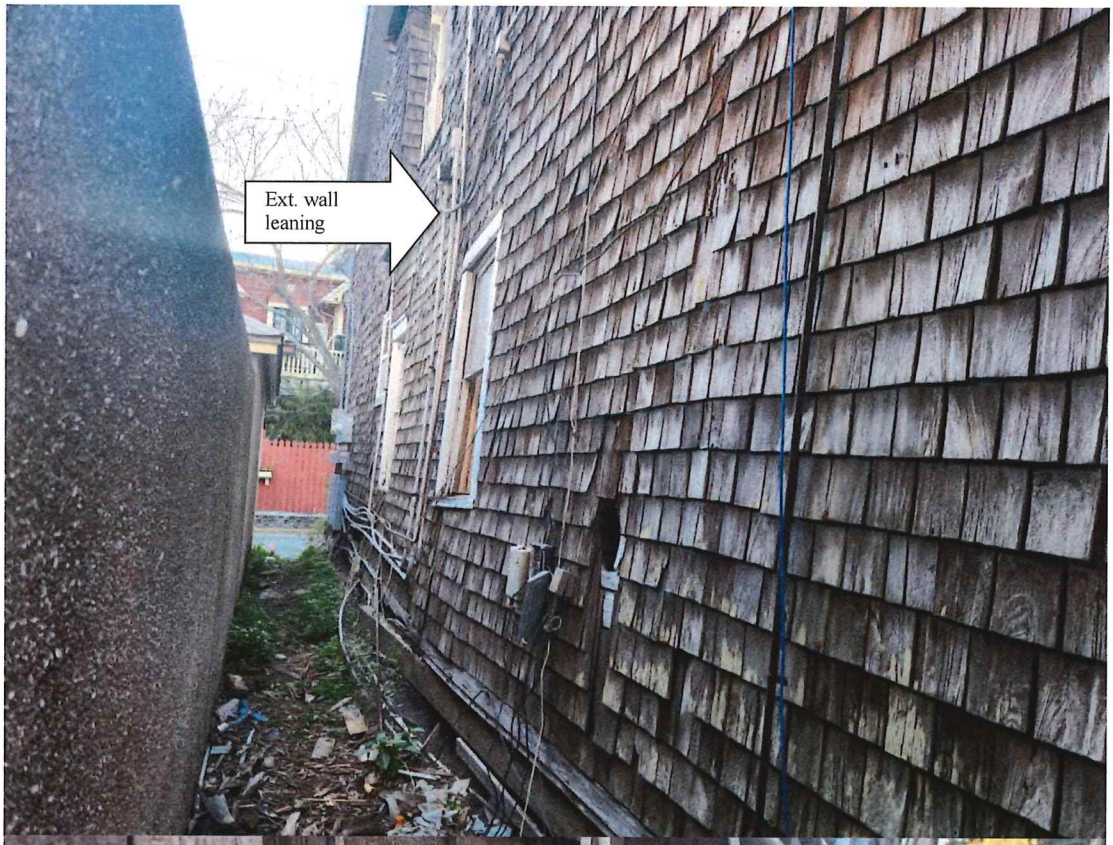



DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET

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

Property address:	Board meeting date:
156 Avenida Menendez / 59 Marine St	May 15, 2025

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

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

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

- ☐ An estimate of the cost of the proposed construction, alteration, demolition, or removal. $150,000.00
- ☐ The estimated market value of the property in its current condition 600,000.00 and after completion of the proposed construction, alteration, demolition, or removal. 900,000.00
- ☐ 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. N/A Existing Structure
- ☐ 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. N/A VACANT
- ☐ 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. NO MORTGAGE
- ☐ 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. NONE
- ☐ Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years. N/A
- ☑ The assessed value of the property according to the two (2) most recent assessments; SEE ATTACHED
- ☑ The real estate taxes for the previous two (2) years. "
- ☑ The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
- ☐ Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner, listed here: NO HABITABLE

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

1A. What was the owner's intended use of the property at the time of purchase?

Restoration of 1839 Structure and construction of new home

2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?

Inspection and evaluation of condition by License Restoration Experienced Contractor and Engineer opinion

3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.

Yes. John Valdes, project General Contractor and Les Thomas project Architect, very familiar with city codes

4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.

Residential Single Family. Yes - HARB and HP Zoning

5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)

- RESTORATION COST EST at $1,200,000.00 Est.
- COST OF COMPLETE DEMO $209,000.00
- COST TO RECONSTRUCT REPRODUCTION $750,000.00 Est

Received April 25, 2025
Planning and Building Department

THIS PAGE IS FOR BOARD REFERENCE ONLY

QUESTIONS FOR HARB CONSIDERATION:

1B. Is the evidence sufficient to understand the entire picture?
2B. Is the evidence relevant to proving that an existing or vested, reasonable use of the property would be permanently and directly restricted or limited? Separate irrelevant information.
3B. Does the evidence establish what it claims to show?
4B. Is the evidence based on credible sources?
5B. Are there any inconsistencies among the evidence that need clarification?

BASED ON THE EVIDENCE PROVIDED:

1C. What is the current level of economic return?
Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased
Annual gross and net income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior two years
Real estate taxes for the previous two years and assessed value of the property according to the two most recent assessed valuations
All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
Form of ownership or operation of the property, whether ☐ sole proprietorship, ☐ for-profit or not-for-profit corporation, ☐ limited partnership, ☐ joint venture, or ☐ other
Any federal income tax returns relating to the property for the last two years
2C. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
☐ Any real estate broker or firm engaged to sell or lease the property ☐ Reasonableness of price or rent sought by the applicant ☐ Any advertisements placed for the sale or rent of the property
3C. Feasibility of alternative uses for the property that could earn a reasonable economic return:
Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation
Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness
Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use
4C. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property? ☐ Yes ☐ No
5C. Knowledge of landmark designation or potential designation at time of acquisition: ☐ Yes ☐ No
6C. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs: ☐ Yes ☐ No

Received April 25, 2025
Planning and Building Department

Jennifer Ravan, CFC
St. Johns County Tax Collector

2023 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

135948.0000

PARCEL NUMBER	ESCROW CD	Millage Code
198480-0000		452

THIS BILL IS FULLY PAID
Ex:HOMESTEAD; ADDITIONAL HOMESTEAD

156 AVENIDA MENENDEZ SAINT AUGUSTINE 32084
CITY OF ST AUGUSTINE LOT 6 BLK
22 OR3427/613

ANDREWS KEITH G.TINA M
510 MULHOLLAND PARK
PALATKA FL 32177-3539

MAILING ADDRESS: PO Box 9001, St. Augustine, FL 32085
(904) 209-2250

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY					
GENERAL	266,604	4.6537	50,000	216,604	1,008.01
ROAD	266,604	0.8444	50,000	216,604	182.90
HEALTH	266,604	0.0160	50,000	216,604	3.47
SCHOOL					
SCHOOL-STATE LAW	266,604	3.1620	25,000	241,604	763.95
SCHOOL - LOCAL BOARD	266,604	2.2480	25,000	241,604	543.13
SJRWMD	266,604	0.1793	50,000	216,604	38.84
MOSQUITO	266,604	0.1800	50,000	216,604	38.99
CITY OF ST AUGUSTINE	266,604	7.5000	50,000	216,604	1,624.53
FL INLAND NAV DISTRICT	266,604	0.0288	50,000	216,604	6.24
PORT AUTHORITY	266,604	0.0598	50,000	216,604	12.95

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the St. Johns County Property Appraiser for exemption/assessment questions; www.sjcpa.us or (904) 827-5500.

TOTAL MILLAGE	18.8720	**AD VALOREM TAXES**	**4,223.01**

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
4105 C OF S A FIRE ASSESS FEE	1.00 Unit @331.6600	331.66

SAVE TIME PAY ONLINE @ www.stjohnstax.us

NON AD VALOREM ASSESSMENTS	**331.66**
COMBINED TAXES AND ASSESSMENTS	**4,554.67**

See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	4,554.67	-182.19	30.00	4,402.48	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Jennifer Ravan, CFC
St. Johns County Tax Collector

2023 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

135948.0000

PARCEL NUMBER	ESCROW CD	Millage Code
198480-0000		452

THIS BILL IS FULLY PAID
Ex:HOMESTEAD; ADDITIONAL HOMESTEAD

156 AVENIDA MENENDEZ SAINT AUGUSTINE 32084
CITY OF ST AUGUSTINE LOT 6 BLK
22 OR3427/613

ANDREWS KEITH G.TINA M
510 MULHOLLAND PARK
PALATKA FL 32177-3539

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO JENNIFER RAVAN, TAX COLLECTOR - P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	4,554.67	-182.19	30.00	4,402.48	0.00

Receipt(s) 2023-1522589 on 11/27/23 for $4,402.48 by ESTATE TITLE OF ST AUGUSTINE INC

Received April 25, 2025
Planning and Building Department

Jennifer Ravan, CFC
St. Johns County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

141600.0000

PARCEL NUMBER	ESCROW CD	Millage Code
198480-0000		452

THIS BILL IS FULLY PAID

156 AVENIDA MENENDEZ SAINT AUGUSTINE 32084
CITY OF ST AUGUSTINE
LOT 6 BLK 22
OR3427/613 & 5855/89

DANMAC LLC
2510 WHITEHALL BLVD
WHITEHALL WV 26554

MAILING ADDRESS: PO Box 9001, St. Augustine, FL 32085
(904) 209-2250

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY					
GENERAL	642,359	4.6537	0	642,359	2,989.35
ROAD	642,359	0.8444	0	642,359	542.41
HEALTH	642,359	0.0160	0	642,359	10.28
SCHOOL					
SCHOOL-STATE LAW	642,359	3.0300	0	642,359	1,946.35
SCHOOL - LOCAL BOARD	642,359	2.2480	0	642,359	1,444.02
SJRWMD	642,359	0.1793	0	642,359	115.17
MOSQUITO	642,359	0.1600	0	642,359	102.78
CITY OF ST AUGUSTINE	642,359	7.5000	0	642,359	4,817.69
FL INLAND NAV DISTRICT	642,359	0.0288	0	642,359	18.50
PORT AUTHORITY	642,359	0.0598	0	642,359	38.41

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the St. Johns County Property Appraiser for exemption/assessment questions; www.sjcpa.us or (904) 827-5500.

TOTAL MILLAGE	18.7200	**AD VALOREM TAXES**	**12,024.96**

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
4105 C OF S A FIRE ASSESS FEE	1.00 Unit @331.6600	331.66

SAVE TIME PAY ONLINE @ www.stjohnstax.us

NON AD VALOREM ASSESSMENTS	**331.66**
COMBINED TAXES AND ASSESSMENTS	**12,356.62**

See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	12,356.62	-494.26	0.00	11,862.36	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Jennifer Ravan, CFC
St. Johns County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

141600.0000

PARCEL NUMBER	ESCROW CD	Millage Code
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THIS BILL IS FULLY PAID

156 AVENIDA MENENDEZ SAINT AUGUSTINE 32084
CITY OF ST AUGUSTINE
LOT 6 BLK 22
OR3427/613 & 5855/89

DANMAC LLC
2510 WHITEHALL BLVD
WHITEHALL WV 26554

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO JENNIFER RAVAN, TAX COLLECTOR - P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	12,356.62	-494.26	0.00	11,862.36	0.00

Receipt(s) 2024-908867 on 11/13/24 for $11,862.36 by DAN CAVAS TOYOTAWORLD

Received April 25, 2025
Planning and Building Department

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

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	1984800000
Location Address	156 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUGUSTINE LOT 6 BLK 22 OR3427/613 & 5855/89 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.080
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Danmac LLC 100%
Mailing Address	2510 WHITEHALL BLVD WHITEHALL, WV 26554-0000

Received April 25, 2025
Planning and Building Department

Map



Valuation Information

	2025
Building Value	$60,919
Extra Features Value	$104
Total Land Value	$579,420
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$640,443
Total Deferred	$0
Assessed Value	$640,443
Total Exemptions	$0
Taxable Value	$640,443

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	$62,835	$104	$579,420	$0	$0	$642,359	$642,359	$0	$642,359
2023	$243,975	$104	$487,200	$0	$0	$731,279	$266,604	$514,675	$216,604
2022	$284,560	$391	$487,200	$0	$0	$772,151	$258,839	$563,312	$208,839
2021	$146,813	$391	$348,000	$0	$0	$495,204	$251,300	$293,904	$201,300
2020	$149,301	$391	$348,000	$0	$0	$497,692	$247,830	$299,862	$197,830
2019	$142,453	$391	$295,800	$0	$0	$438,644	$242,258	$246,386	$192,258
2018	$149,079	$391	$295,800	$0	$0	$445,270	$237,741	$257,529	$187,741
2017	$152,391	$391	$295,800	$0	$0	$448,582	$232,851	$265,731	$182,851
2016	$159,017	$391	$295,800	$0	$0	$455,208	$228,062	$277,146	$178,062
2015	$129,864	$391	$247,950	$0	$0	$378,205	$226,477	$201,728	$176,477
2014	$127,214	$391	$225,330	$0	$0	$352,935	$224,680	$178,255	$174,680

Building Information

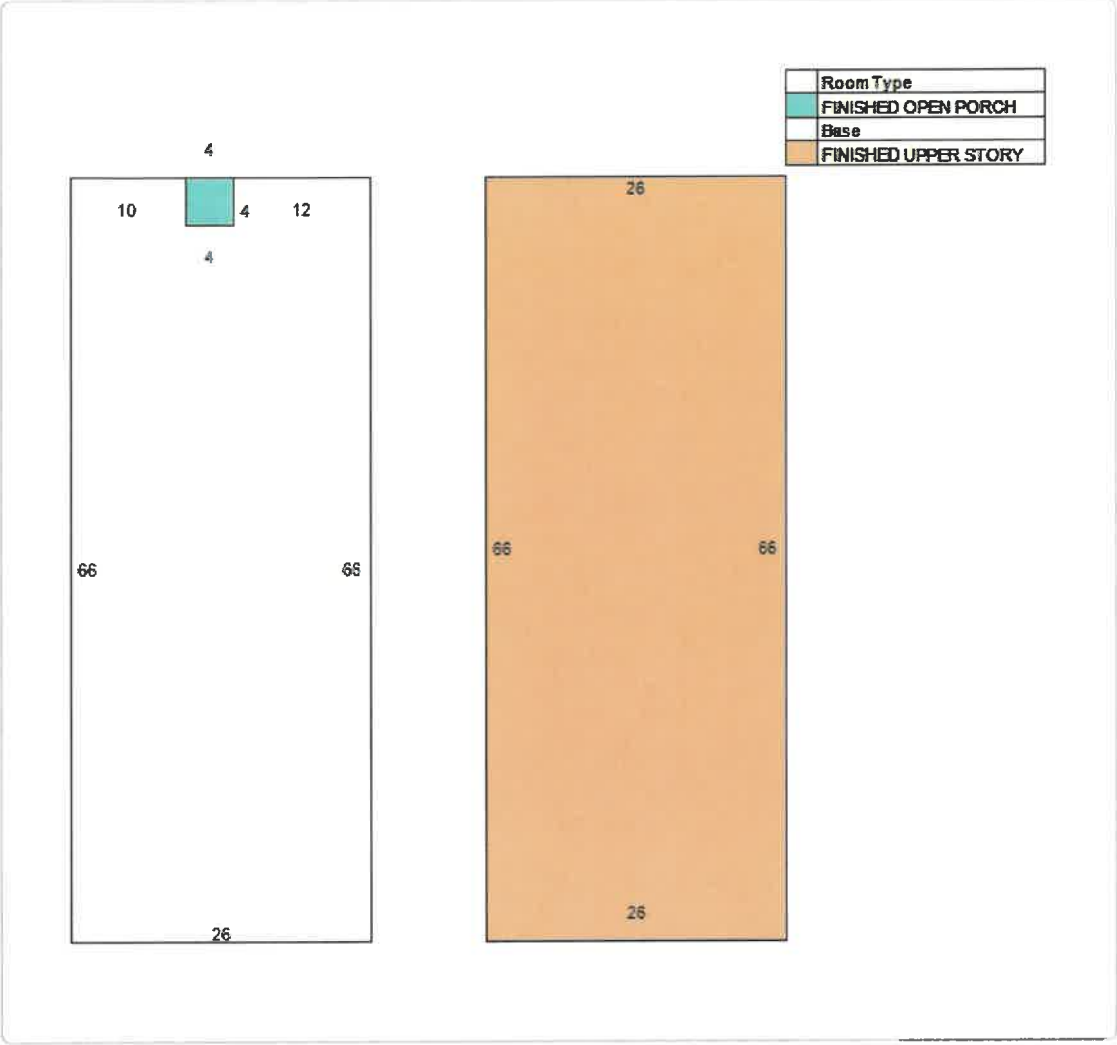
Building	1
Building Value	$60,919
Year Built	1839
Actual Area	4290
Conditioned Area	4274
Use	Duplex
Style	01
Exterior Wall	Wood Shingle, Stucco

Roof Cover	Metal
Roof Structure	Flat
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	5
Baths	4

Description	Square Footage
FINISHED UPPER STORY	1716
BASE AREA	1700
FINISHED OPEN PORCH	16
FINISHED UPPER STORY	858
Total SqFt	4290

Received April 25, 2025
Planning and Building Department

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		104

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	29	108	3132	SF	$579,420

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/9/2023	11/9/2023	$699,000.00	WARRANTY DEED	5855	89	Q	I	ANDREWS KEITH G,TINA M	DANMAC LLC
4/13/2011	4/8/2011	$325,000.00	WARRANTY DEED	3427	613	Q	I	STACKLUM DR MARGARET M TRUST	ANDREWS KEITH G,TINA M
12/10/2009	4/17/2009	$100.00	WARRANTY DEED	3267	46	U	I	STACKLUM MARGARET M	STACKLUM DR MARGARET M TRUST
	5/31/2000	$106,100.00	WARRANTY DEED	1501	234	U	I	GRAUBARD ROBERT M	STACKLUM MARGARET M
	4/20/2000	$0.00	OTHER INSTRUMENT	1490	286	U	I	GRAUBARD ROBERT M ETAL	GRAUBARD ROBERT M ETAL & STACKLUM MARGARET
	4/6/1992	$100.00	QUIT CLAIM DEED	935	577	U	I	GRAUBARD ROBERT M	GRAUBARD ROBERT M
	6/1/1991	$0.00		898	303	U	I		GRAUBARD ROBERT M
	12/1/1989	$0.00		842	592	U	I		
	2/1/1989	$0.00		811	1182	U	I		
	2/1/1987	$0.00		734	250	U	I		

Received April 25, 2025
Planning and Building Department

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	2/1/1987	$130,000.00		734	250	Q	I		
	2/1/1987	$130,000.00		734	250	Q	I		

No data available for the following modules: Exemption Information.

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Instr #2023088449 BK: 5855 PG: 89, Filed & Recorded: 11/9/2023 12:48 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,893.00

After Recording Return to:
This Instrument Prepared by:
Marlene Lagasse Rec; $ 18.50 Doc: $4893.00
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):
198480-0000
File No.: 64675

WARRANTY DEED

This Warranty Deed, Made the 9 day of November, 2023, by

KEITH G. ANDREWS and TINA M. ANDREWS, husband and wife, whose post office address is:

510 Mulholland Park Palatka FL 32177

hereinafter called the "Grantor", to **DANMAC LLC, A WEST VIRGINIA LIMITED LIABILITY COMPANY,** whose post office address is:

2510 Whitehall Blvd Whitehall WV 26554

hereinafter called the "Grantee".

COPY

WITNESSETH: That said Grantor, for and in consideration of the sum of **Six Hundred Ninety Nine Thousand Dollars and No Cents ($699,000.00)** 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 AND BEING BOUNDED ON THE NORTH BY PROPERTY OF JACKSON AND MEASURING THEREON 100 FEET, MORE OR LESS, ON THE SOUTH BY PROPERTY OF MANUCY AND MEASURING THEREON 100 FEET, MORE OR LESS, ON THE EAST BY BAY STREET AND MEASURING THEREON 29 FEET 6 INCHES, MORE OR LESS, AND ON WEST BY MARINE STREET AND MEASURING THEREON 19 FEET 6 INCHES, MORE OR LESS, AND BEING KNOWN AND DESIGNATED AS LOT 6 OF BLOCK 22 OF THE CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JUNE 12, 1923 AND FILED OCTOBER 4, 1923, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

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 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 Signature: _____

Printed Name: Carol A Lagasse

KEITH G. ANDREWS

Witness Signature: _____

Printed Name: Kelley Lagasse

TINA M. ANDREWS

COPY

State of Florida

County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or

☐ online notarization, this 9 day of November, 2023 by

KEITH G. ANDREWS and TINA M. ANDREWS. He/She/They is/are ☐ Personally Known OR

☑ Produced drivers license(s) as Identification.

_____

Notary Public Signature (SEAL)

Printed Name:

My Commission Expires: _____

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Carol A. Lagasse
Notary Public
State of Florida
Comm# GG976125
Expires 7/21/2024

Business Entity Details

Main

Name: DANMAC LLC			Organization Number: 341598	
Type: LLC	Sec Type:	City: BRIDGEPORT	Class: P	Ch Type: D
Eff Date: 3/26/2015	Fil Date: 3/26/2015	Term Date:	Term Reason:	AW/Term: A
CH County: Harrison	Ch State: WV	Bus Purp: 5311	Ex Acres:	Term Yrs:
Auth Shrs:	Cap Stck:	Status: Active	Par Val:	MGMT: MBR
In Compliance: Yes				

Addresses

Principal Office Address:	Name:	Addr1: 1221 JOHNSON AVE	Addr2:	City: BRIDGEPORT	State: WV	Zip: 26330
Designated Office Address:	Name:	Addr1: 2510 WHITE HALL BLVD	Addr2:	City: FAIRMONT	State: WV	Zip: 26554
Notice of Process Address:	Name: CAVA AND BANKO PLLC	Addr1: 117 EAST MAIN STREET	Addr2:	City: BRIDGEPORT	State: WV	Zip: 26330
Mailing Address:	Name:	Addr1: 2510 WHITE HALL BLVD	Addr2:	City: FAIRMONT	State: WV	Zip: 26554
Mailing Address:	Name:	Addr1:	Addr2:	City:	State:	Zip:

Officers

Organizer:	Name: DANIEL CAVA	Addr1: 1 VINEYARD PLACE	Addr2:	City: BRIDGEPORT	State: WV	Zip: 26330
Member:	Name: DANIEL CAVA	Addr1: 1 VINEYARD PLACE	Addr2:	City: BRIDGEPORT	State: WV	Zip: 26330
Member:	Name: MACHELLE CAVA	Addr1: 1 VINEYARD PLACE	Addr2:	City: BRIDGEPORT	State: WV	Zip: 26330

DBAs

Privacy - Terms

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Names

No Records Found.

Mergers

No Records Found.

Subsidiaries

No Records Found.

Amendments

No Records Found.

Dissolutions

No Records Found.

Annual Reports

Filing For	Date Filed
2024	6/28/2024
2023	6/29/2023
2022	6/30/2022
2021	6/30/2021
2020	6/18/2020
2019	6/18/2019
2018	6/28/2018
2017	6/26/2017
2016	2/19/2016

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.080
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Danmac LLC 100%
Mailing Address	2510 WHITEHALL BLVD WHITEHALL, WV 26554-0000

Map



Valuation Information

	2025
Building Value	$60,919
Extra Features Value	$104
Total Land Value	$579,420
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$640,443**
Total Deferred	$0
Assessed Value	**$640,443**
Total Exemptions	$0
Taxable Value	**$640,443**

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

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Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
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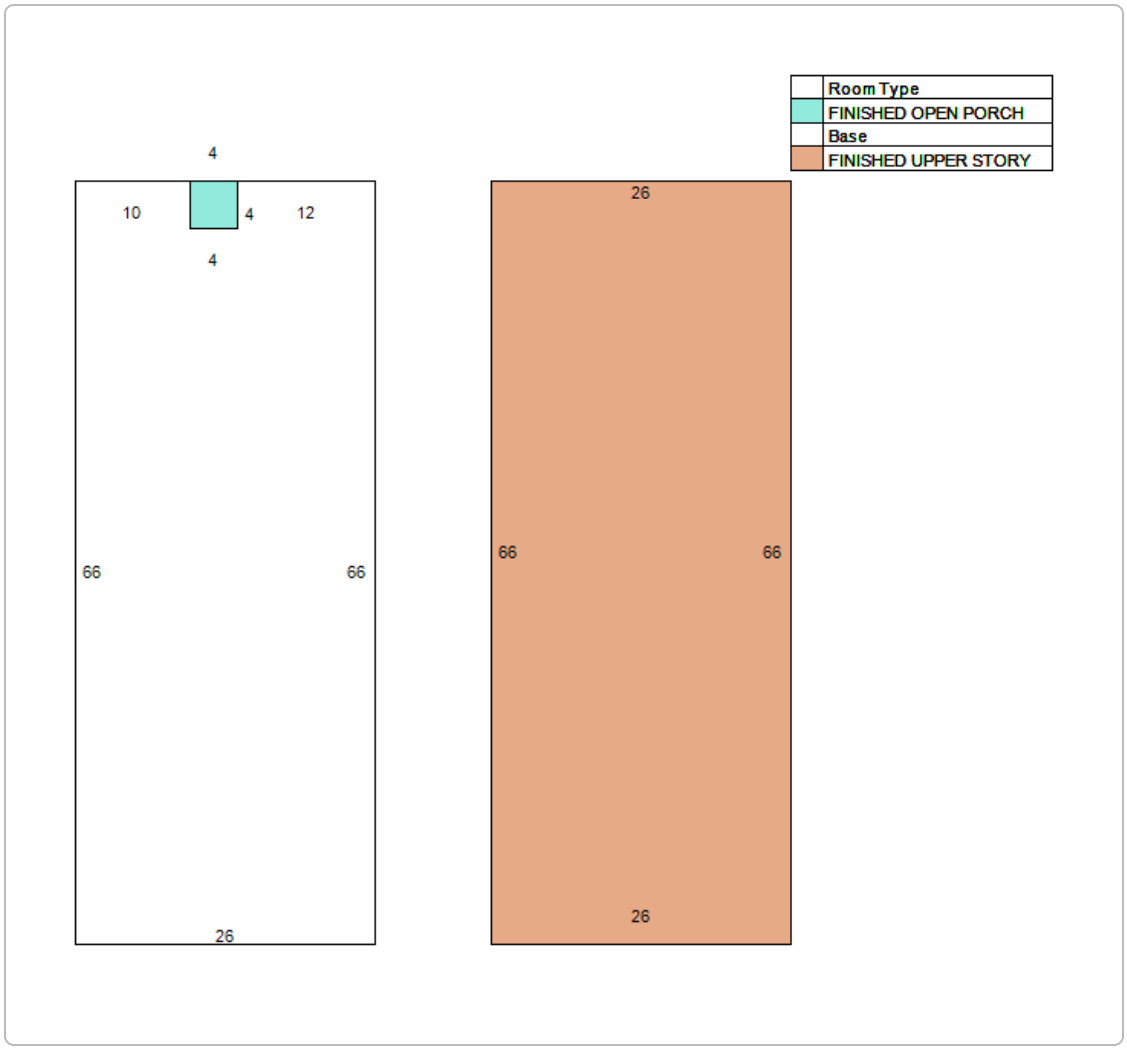
2014	$127,214	$391	$225,330	$0	$0	$352,935	$224,680	$178,255	$174,680

Building Information

Building	1
Building Value	$60,919
Year Built	1839
Actual Area	4290
Conditioned Area	4274
Use	Duplex
Style	01
Exterior Wall	Wood Shingle, Stucco
Roof Cover	Metal
Roof Structure	Flat
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	5
Baths	4

Description	Square Footage
FINISHED UPPER STORY	1716
BASE AREA	1700
FINISHED OPEN PORCH	16
FINISHED UPPER STORY	858
Total SqFt	4290

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		104

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	29	108	3132	SF	$579,420

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
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4/13/2011	4/8/2011	$325,000.00	WARRANTY DEED	3427	613	Q	I	STACKLUM DR MARGARET M TRUST	ANDREWS KEITH G,TINA M
12/10/2009	4/17/2009	$100.00	WARRANTY DEED	3267	46	U	I	STACKLUM MARGARET M	STACKLUM DR MARGARET M TRUST
	5/31/2000	$106,100.00	WARRANTY DEED	1501	234	U	I	GRAUBARD ROBERT M	STACKLUM MARGARET M
	4/20/2000	$0.00	OTHER INSTRUMENT	1490	286	U	I	GRAUBARD ROBERT M ETAL	GRAUBARD ROBERT M ETAL & STACKLUM MARGARET
	4/6/1992	$100.00	QUIT CLAIM DEED	935	577	U	I	GRAUBARD ROBERT M	GRAUBARD ROBERT M
	6/1/1991	$0.00		898	303	U	I		GRAUBARD ROBERT M
	12/1/1989	$0.00		842	592	U	I		
	2/1/1989	$0.00		811	1182	U	I		
	2/1/1987	$0.00		734	250	U	I		

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	2/1/1987	$130,000.00		734	250	Q	I		
	2/1/1987	$130,000.00		734	250	Q	I		

No data available for the following modules: Exemption Information.

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2025 Meeting



Application HP2025-0037 Address: 105 Marine Street

Applicant: Patricia Dobosz

Property Owner: My Tato, LLC

Project description: For after-the-fact and future window replacement and fenestration changes. (*Continued from May 19, 2025)*

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01287
National Register:	N/A	Construction date:	c. 1910-1917
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2009200000		
Agenda Item:	6(a)	Previous Action(s):	COA 1995-0235

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the May 19, 2025 meeting to allow the applicant time to supply additional details for the Board's review including a Window Survey detailing all the existing window types, materials, and conditions. Additionally, more detailed information regarding an appropriate replacement window was requested by the Board.
2. The applicant is seeking approval for both after-the-fact and future window replacement with windows of a different material and style to existing windows as well as after-the-fact fenestration changes as detailed in the scope of work below. A new replacement window option has been provided: Jeld-Wen W-5500 aluminum-clad double-hung sash windows. The applicant should clarify the desired lite pattern for these replacement windows. The previously proposed vinyl replacement windows were 1/1 but various window styles and lite patterns are extant on the building.
3. A window survey has yet to be received for this application; however, the applicant has indicated that one is in progress.
4. The Architectural Guidelines for Historic Preservation (AGHP) states that 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. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.
5. The newly proposed aluminum clad replacement window is more appropriate than the previously proposed and utilized vinyl windows. Window materials previously approved in HP-1 are generally wood and sometimes aluminum-clad wood for secondary elevations and upper stories, though applications are reviewed on a case-by-case basis and approvals do not set precedence for future applications.
6. The HARB must determine whether after-the-fact use of vinyl windows and unapproved installation of a sliding glass door will require mitigation and what steps the applicant must take to appropriately mitigate those changes. Previously approved drawings (attached) show multi-lite French doors where the sliding glass door has been installed. The sliding glass door is visible from the Matanzas River, but not from Marine Street.

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 for after-the-fact and future window replacement and fenestration changes at **105 Marine Street**:

1. **CONTINUE** the application to allow the applicant time to complete the requested window survey; or,
2. **APPROVE** the application if the HARB finds that the new proposed replacement windows, as proposed or modified by the HARB, meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following conditions:
    a. A window survey detailing existing window types, materials, and conditions be provided to staff prior to any addition window replacement
    b. Mitigation for the unapproved windows and sliding glass door be completed per HARB specifications.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK (Updated Scope in Red):

1. After-the-fact replacement of windows with American Craftsman 50 Series vinyl single-hung windows (as observed by staff):
    a. Third-story north elevation (6 windows)
    b. Third-story south elevation (2 windows)
    c. Third-story rear elevation (7 windows)
2. After-the-fact fenestration changes on south/east elevation per permit plans submitted by the applicant (not visible from the street)
    a. Replace existing door and window with sliding glass door
    b. Replace window with exterior door
3. Proposed window replacement per permit plans submitted by the applicant:
    a. Replace 8 (4 pairs) metal awning windows with Jeld-Wen W5500 Aluminum Clad Double Hung Sash windows
4. Future replacement of all windows with Jeld-Wen W5500 Aluminum Clad Double Hung Sash windows

CITY CODES/DESIGN GUIDELINES

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.

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. Minutes from April 20, 1995 HARB meeting
5. COA 1995-0235 Elevations

105 Marine Street
Staff Photographs



Front (West) Elevation

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105 Marine Street
Staff Photographs



Northwest Elevation

Staff Report pg. 7

105 Marine Street
Staff Photographs



Front (West) Elevation

Staff Report pg. 8

105 Marine Street
Staff Photographs



Southwest Elevation

Staff Report pg. 9

105 Marine Street
Staff Photographs



South Elevation

105 Marine Street
Staff Photographs



South Elevation

Staff Report pg. 11

105 Marine Street
Staff Photographs



Southeast Elevation

Staff Report pg. 12

105 Marine Street
Staff Photographs



East Elevation

Staff Report pg. 13

105 Marine Street
Staff Photographs



Northeast Elevation

Staff Report pg. 14

105 Marine Street
Staff Photographs



North Elevation

105 Marine Street
Staff Photographs



Window Details

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105 Marine Street
Staff Photographs





Window Details

105 Marine Street
Staff Photographs



Window Details

Staff Report pg. 18

105 Marine Street
Staff Photographs





Window Details

105 Marine Street
Staff Photographs



Feb 2023 Google Streetview



May 2024 Google Streetview
(note third floor windows replaced)

Staff Report pg. 20

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1287 1009==

Site Name: U.S. Military Hospital / Vel Rica Apartments 830== Survey Date: 7808 820==

Address: 105 Marine Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 41 (block) Lot 4 and N 5' (lot) 868==

of Lots 5 and 6 868==

Owner of Site: Name: Hugas, Mario V. and Madeline;

Address: 105 Marine Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 470140 (easting) 3305990 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

( ) Original Site 858==

( ) Restored - Date: 858==

(x) Moved - Date: 1910-17 858==

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)

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IV. SIGNIFICANCE

Areas of Significance: Architecture, Military, Medicine, Maritime, Hotels, Banking, Real Estate 920==

Statement of Significance: (911==)

ARCHITECTURE

This three story stuccoed Frame Vernacular Apartment House was originally constructed in 1867 as a U. S. Military Hospital and was located on the west side of Marine Street, on land now occupied by the U. S. National Cemetery. Between 1910 and 1917 it was moved to its current location on the east side of Marine Street, and turned around 90 degrees to fit on a narrow lot. Between 1917 and 1924 the warparound two-story porches were enclosed, and it became an apartment house. The original wood siding has been covered with stucco, and only modern windows are visible from the street, but the roofline is unmistakeably the same as that shown on the military hospital on the 1885 and 1894 Birds-Eye View maps of St. Augustine. The building today sits on a waterfront lot and has a commanding view of the Matanzas River, at 105 Marine Street.

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

HISTORY

The presence of the church and the military dominates the historical

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.

2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.

3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

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development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

During the Civil War large private residences, like the Cobb House at 105 King Street, were commandeered into service as military hospitals. After the war, a building program near the St. Francis Barracks included a new military hospital. The St. Augustine Examiner of June 8, 1867 reported that the hospital was "about finished." It stood just to the south of the officers' residences and just to the north of the cemetery (which was considerably smaller at that time).

After the Spanish-American War many buildings at the Barracks, including the hospital, became vacant. It is listed as vacant on the 1904 and 1910 Sanborn Maps. Between 1910 and 1917 the building was moved across the street, turned around with the narrow ends facing the water and Marine Street, and used by George W. Corbett as a boat repair shop. Between 1917 and 1924 the building was raised from two to three stories and turned into

an apartment house. Some of the waterfront land behind it was evidently filled in at the same time.

It was called Velrica Apartments, combining syllables from the first and last names of the proprietor, Mrs. Frederica Lovell. She was the widow of General Charles P. Lovell, from the Arsenal, and many military people rented apartments here over the years including Brigadier General J. H. Spengler, who served, after his retirement, as vice president of the Exchange Bank of St. Augustine. Other prominent occupants included Harry B. Hammond, president of Matanzas Bay Realty Company; Paul T. Bearer, president of Bankers Trust Company; and Dr. Burnie J. Griffin, superintendent of Flagler Hospital.(4)

---

4. Sanborn Fire Insurance Maps, St. Augustine, Florida, 1904, 1910, 1917, 1924; St. Augustine City Directory, 1924-25, 1927-28, 1947.

II. SITE DESCRIPTION, continued.

Original Use: Hospital 838== Present Use: Apartments 850==

Date: +1867 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, wood, dropsiding, BEC 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/1, awning, metal 942==

Foundation: Brick piers 942==

Roof Type: Hip on hip 942==

Secondary Roof Structures: 942==

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick, stuccoed 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Square wood posts 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 3 950==

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: National Cemetery on west, Matanzas River on east 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

West elevation

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105 Marine St, Saint Augustine, FL, 32084

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Get Driving Directions
My Maps & Routes

Travel Resources
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$107 to Atlanta
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$217 to Chicago
$315 to San Francisco
HOTELS in Saint Augustine
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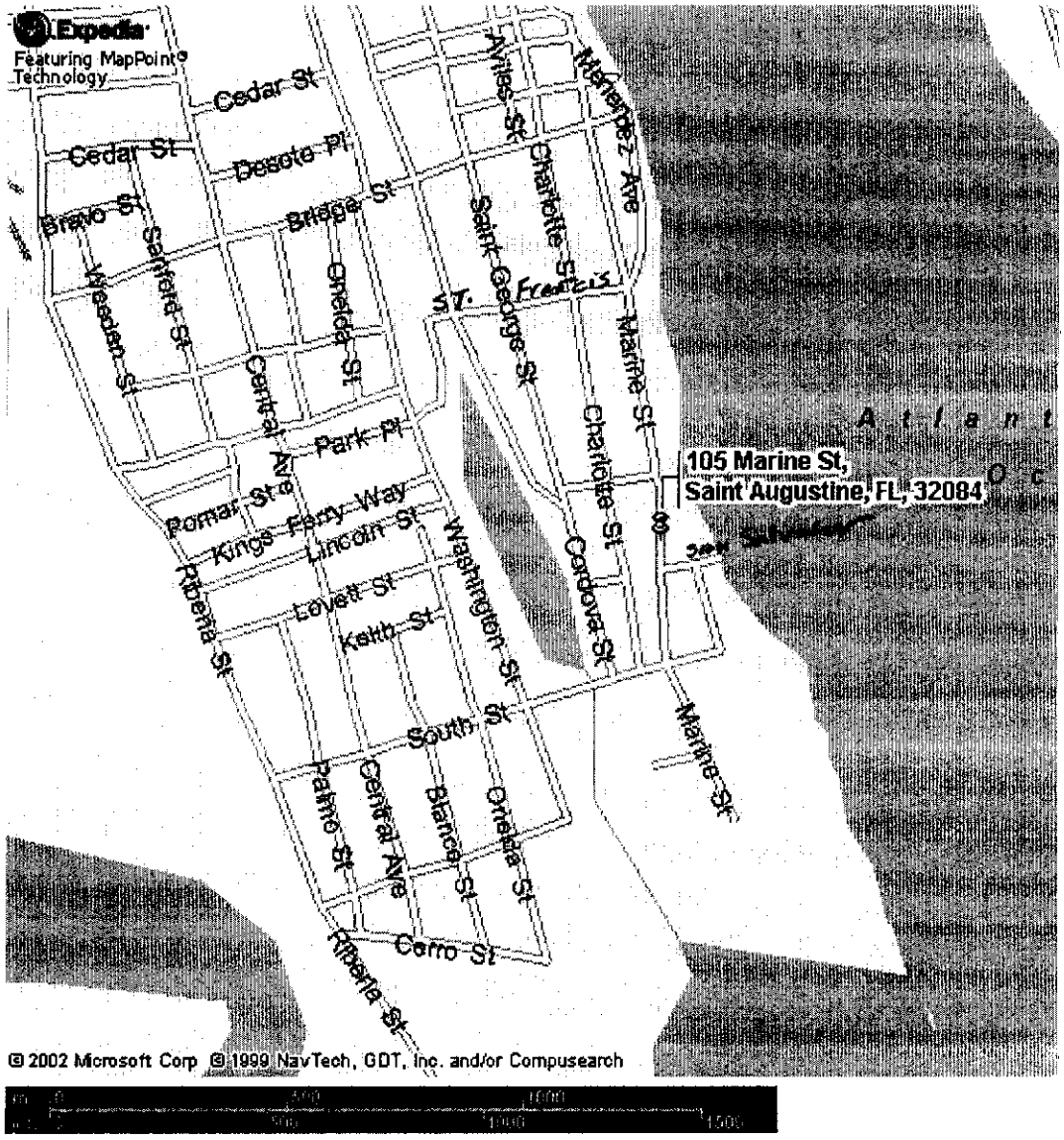


FREE AIRPORT PARKING

See a map of hotels in Saint Augustine

Other options

Get driving directions to this location

QUESTIONS?
Maps FAQ's

Mattick, Barbara

From: Kathleen Deagan [kd@flmnh.ufl.edu]
Sent: Thursday, December 12, 2002 8:46 AM
To: Mattick, Barbara
Subject: Re: Old U.S. Hospital Site

Barbara-

I am not certain of the block and lot of the structure in question, but there is a strong possibility of colonial era sites being there - it is quite close to the second Spanish period munitions building associated with the St. Francis Barracks - Carl Halbirt excavated a large 18th century mission town south of there - so there may be other activity in between,. Carl Halbirt would know - that is within his area of jurisdiction. I'm forwarding this message to him.

This week is pretty crazy - last week of classes, finals and term papers due. but by early next weekthings should be calmer and I'll give you a call on Monday about the cemetery sites. I'll be working at home (grading) tomorrow (Friday), if you want to call here then -

352-495-6485.

Kathy

.----- Original Message -----
From: "Mattick, Barbara" <BMattick@mail.dos.state.fl.us>
To: <kd@flmnh.ufl.edu>
Sent: Wednesday, December 11, 2002 3:57 PM
Subject: Old U.S. Hospital Site

> Hi Kathy,
>
> I left you a voice mail, but am not sure you will get it.
>
> Jan would like to know if there is the possibility of there being anything
> of archaeological significance at the site of the former U.S. Hospital
that
> is now (since the 1910s) located at 105 Marine Street, across the street
> from the military cemetery.
>
> I would also like to talk with you and Judy about the discussions we had
at
> the NR Board meeting about nominating cemeteries.
>
> Thanks,
>
> Barbara
>

☐ Original
☒ Update

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

Site #8 SJ001287
Field Date 5-3-2016
Form Date 5-3-2016
Recorder #

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

Site Name(s) (address if none) US MILITARY HOSPITAL-VEL RICA APARTMENT — 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
105		Marine	Street	

Address:
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 20 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:**
Tax Parcel # 2009200000 — **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: 1867 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Hospital — From (year): — To (year):
Current Use Apartment — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☒yes ☐no ☐unknown Date: 1910-1917 — **Original address** US National Cemetery location
Alterations: ☒yes ☐no ☐unknown Date: 1917-1924 — **Nature** wraparound porches; modern windows
Additions: ☒yes ☐no ☐unknown Date: — **Nature**
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 3
Exterior Fabric(s) 1. BEC ceiling board 2. Drop siding 3. STUCCO
Roof Type(s) 1. Hip on hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3. (diamond)
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) multiple styles and materials include metal/composite and wood, 4/1, 6/6, 1/1 and 2/2 with horizontal muntin; casement, sliding and DHS
Distinguishing Architectural Features (exterior or interior ornaments) chamfered posts with decorative routing detail
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) National Cemetery to west, Matanzas River on east

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 SJ001287

DESCRIPTION (continued)

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

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Originally a US Military Hospital located on west side of Marine Street; was moved and turned to fit narrow lot on east side. Wraparound porches added 1917-1924; wood siding is stuccoed along with modern windows. Roofline unchanged.
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 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

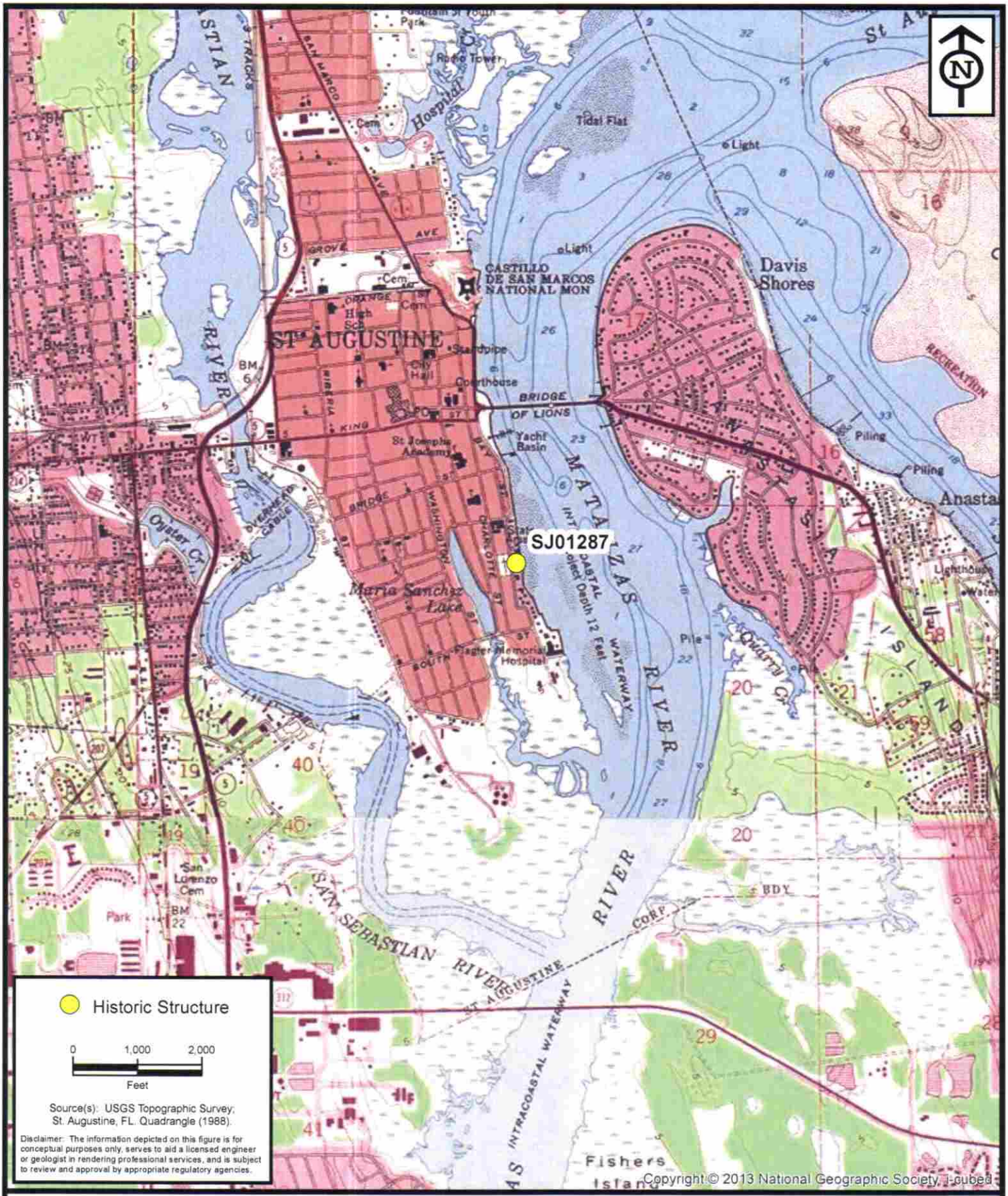
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession #'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 - SJ01287

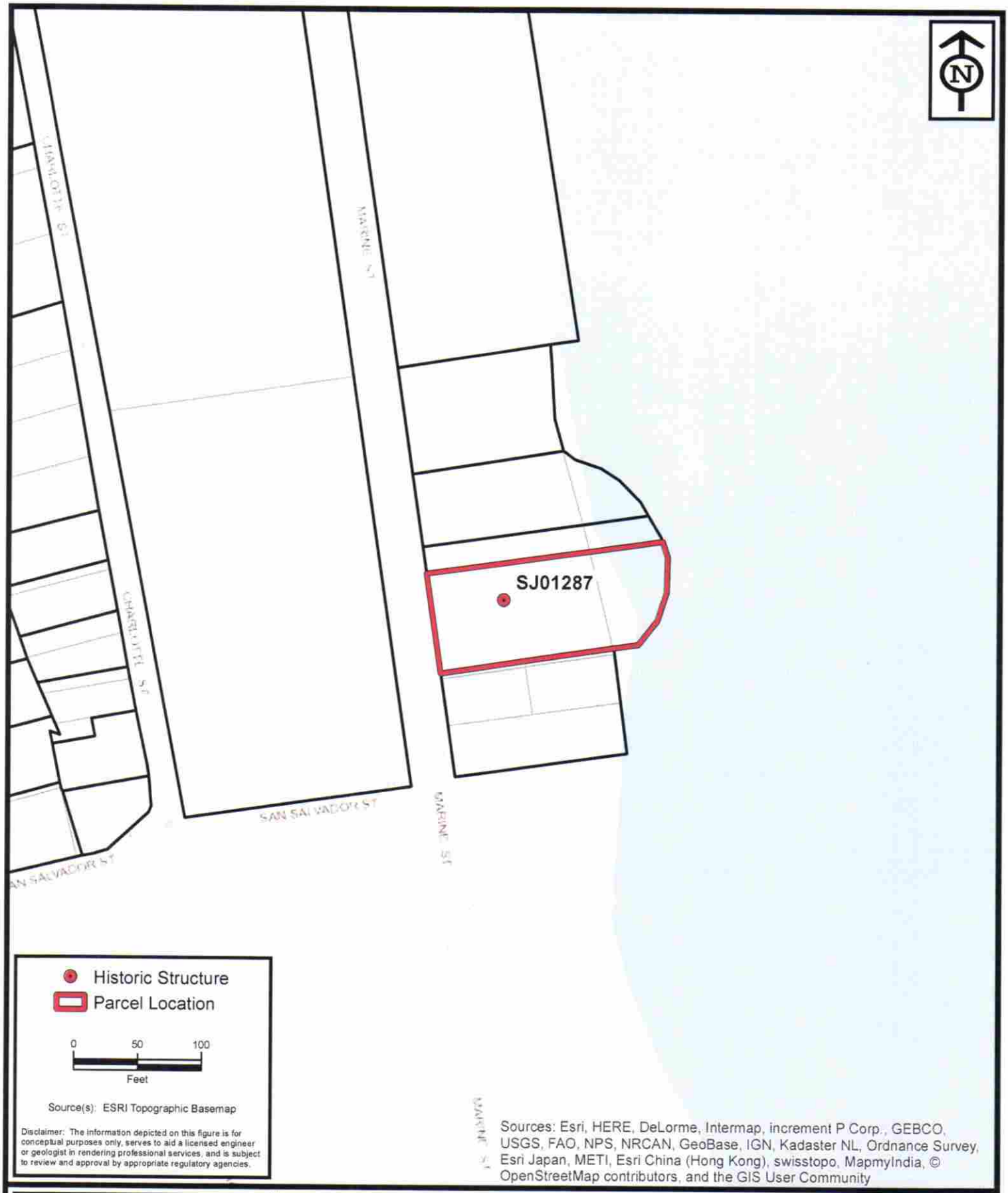
City of St. Augustine
Historic Structure Survey

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\SJ01287\Location.mxd Date: 1/29/2016 8:46:58 AM

SJ00 1787



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(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ01287

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01287\Parcel.mxd Date: 2/1/2016 12:55:56 PM

SJ001287


→24
→24A


105
NO PARKING ANY TIME


NO
PARKING
ANY
TIME
105



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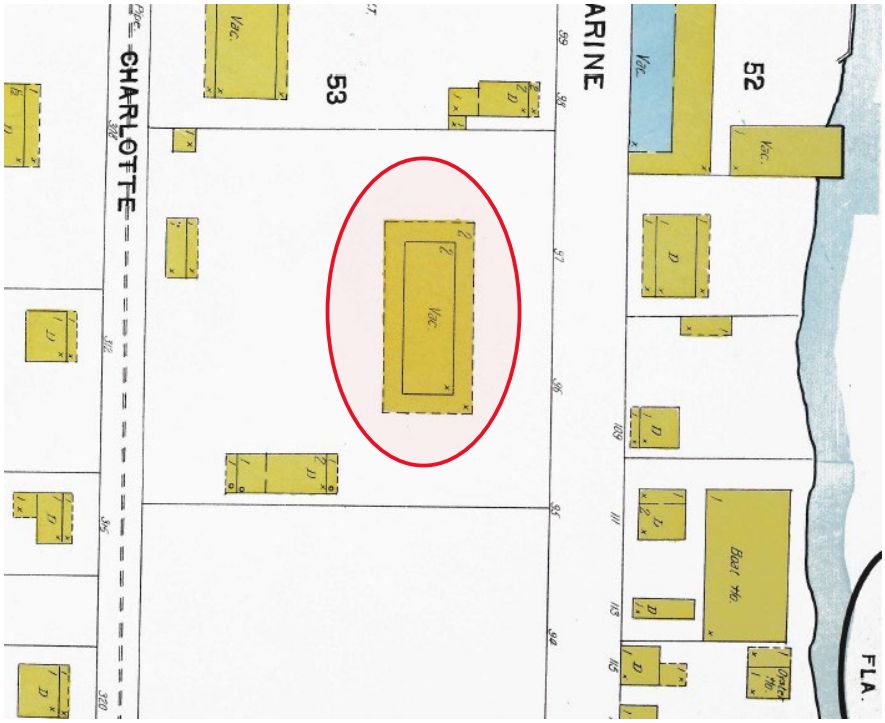
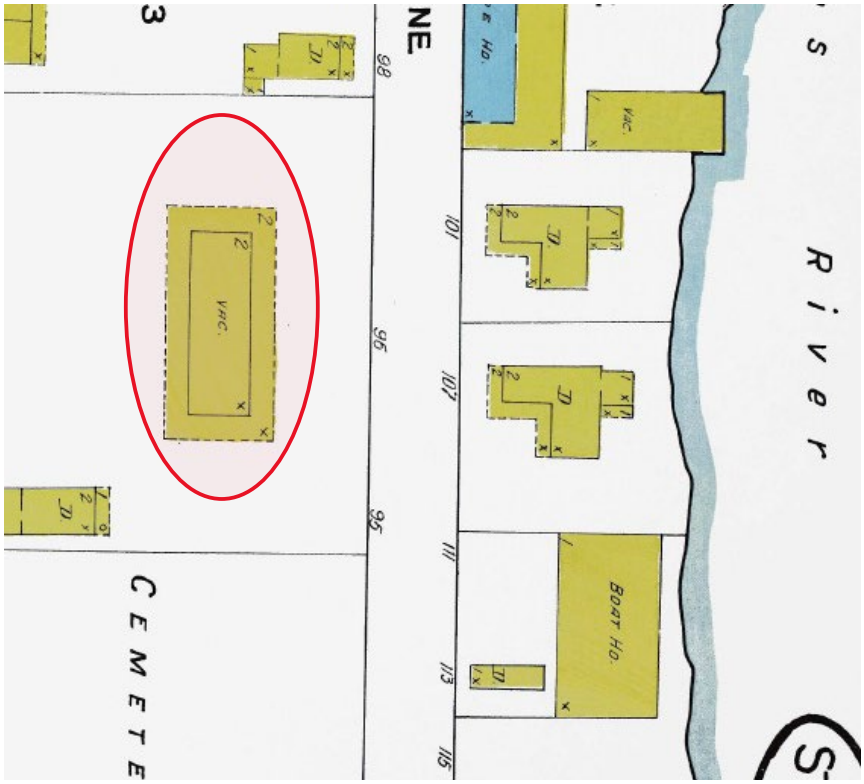
SANBORN MAPS
105 Marine Street

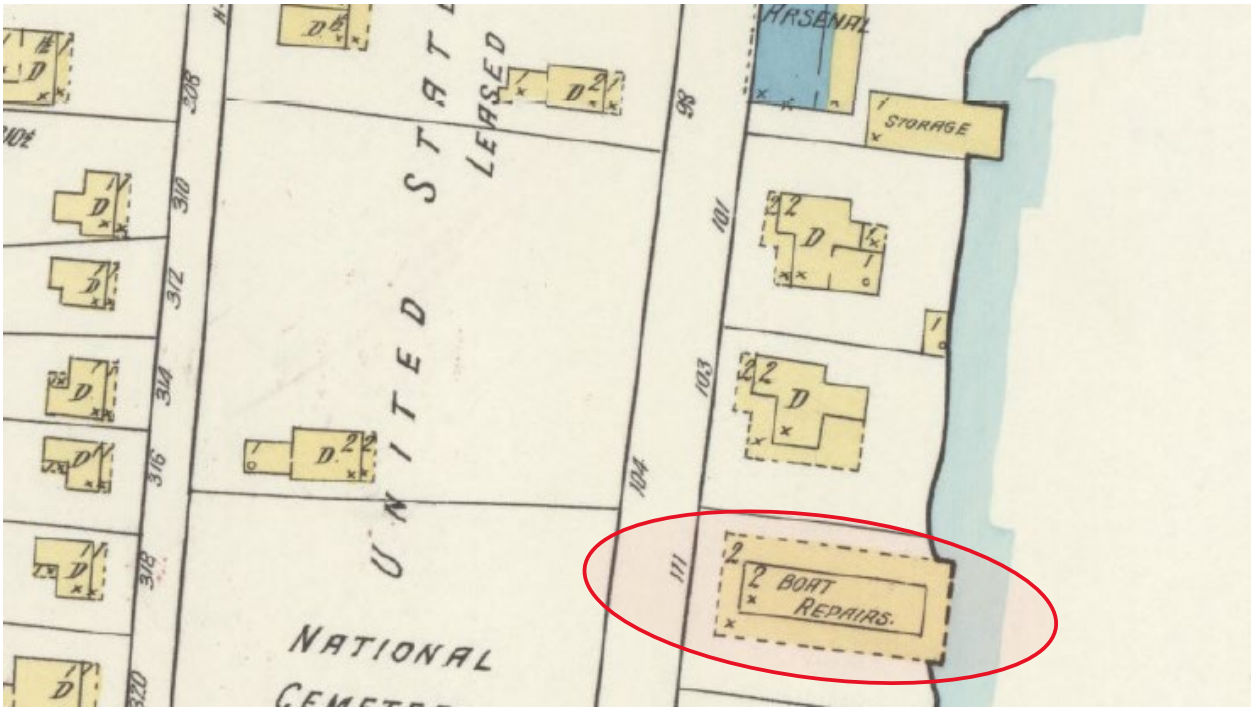


1904

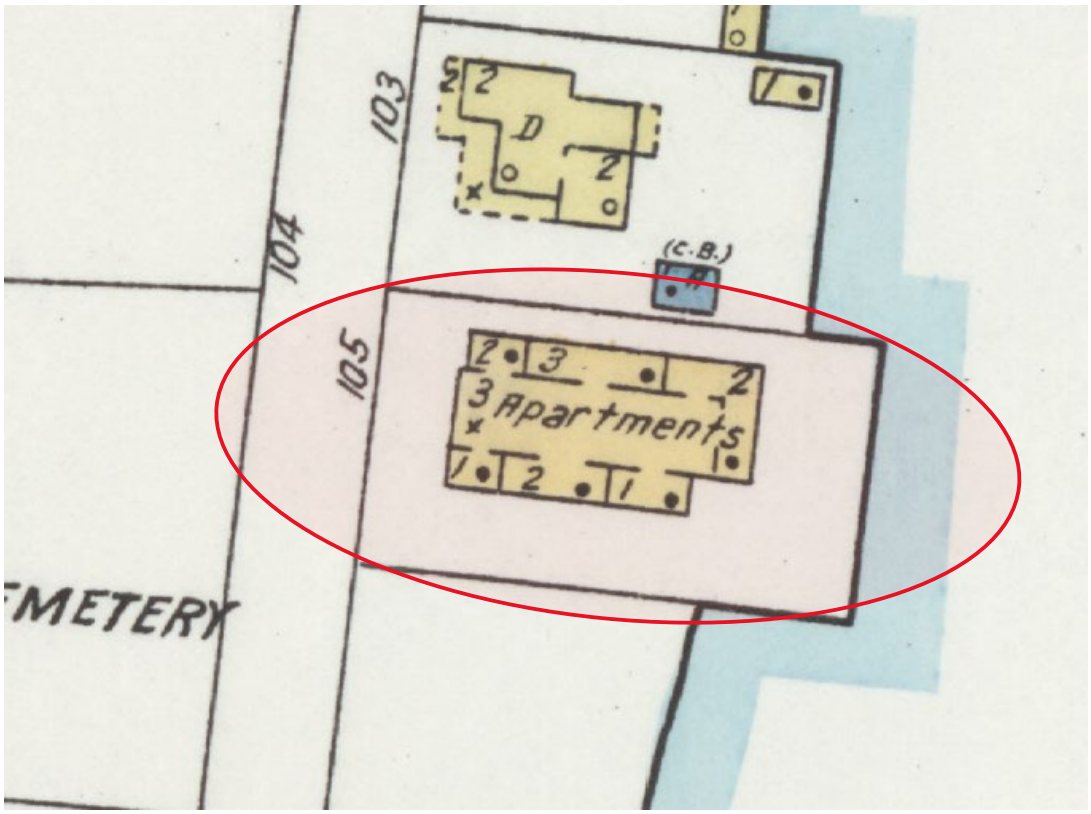


1910

SANBORN MAPS
105 Marine Street

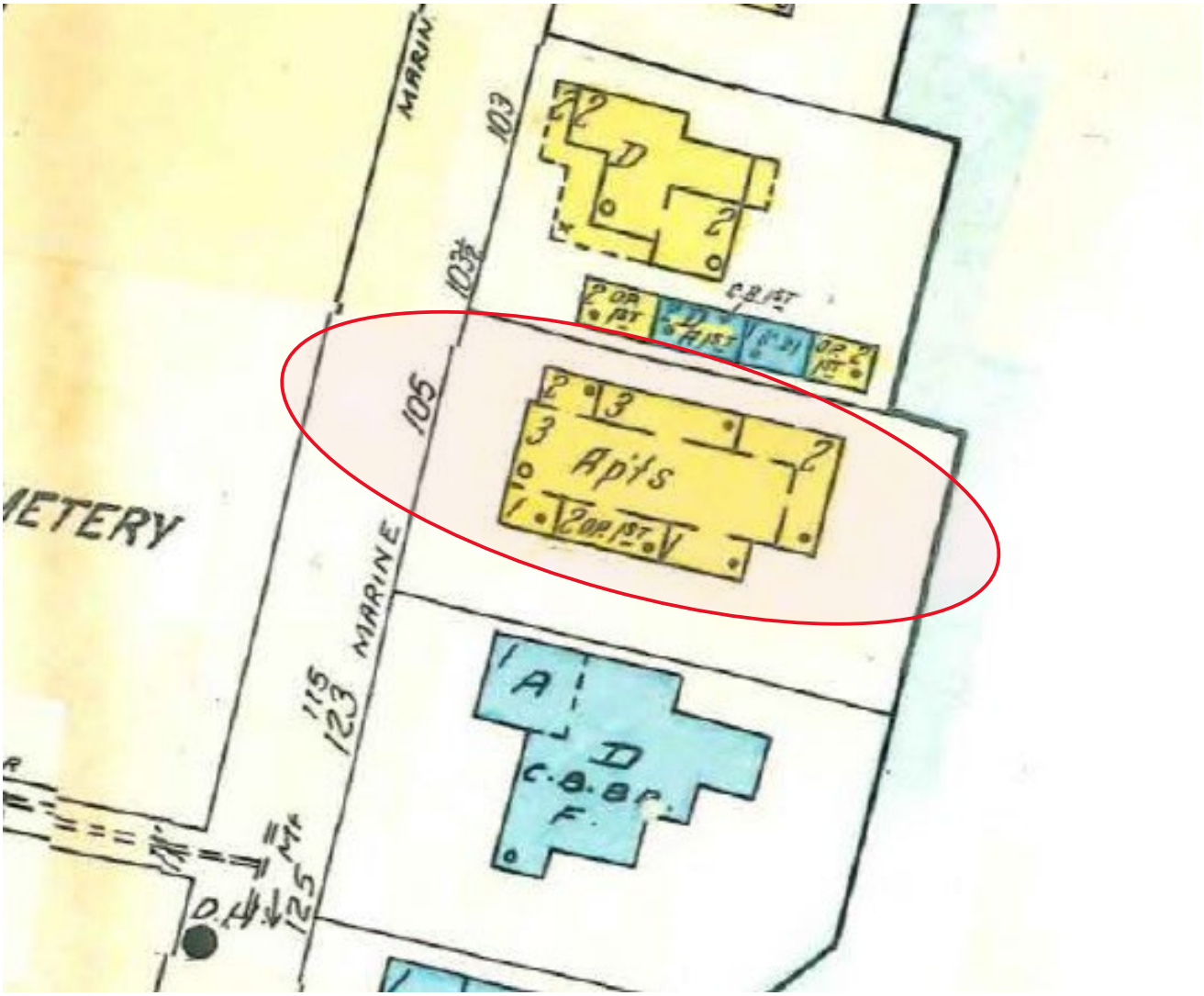


1917



1924

SANBORN MAPS
105 Marine Street



1930 updated to 1965

VOTE ON MOTION:

Ayes:
Mr. Bravo
Mr. Davis
Ms. Horvath
Chairman Wright

Nays:
Mr. Whetstone

Item 4(h) 95-0235 Martin Gould 105 Marine Street
To construct two porches; to install railings; to construct a pool; to construct a gazebo; to release an entrance

Martin Gould appeared before the Board and was sworn as a witness. He stated that the application was primarily to construct the porches to restore the building to close to the historical look of the building. He said that it was built in 1867 and served as a Civil War veterans' hospital. In 1917 the building was moved across the street to the present location and the wrap-around two-story porches were enclosed and a third story was added to the building. He said it was plastered and made very contemporary looking in the 1920s. He said the current owners would like to soften the look of the building and make it more historically appropriate. He displayed a birds-eye view of the building from 1894 which showed the wrap-around porches.

Chairman Wright opened the meeting to a Public Hearing.

Ms. Parker commented that if the owner is interested in refurbishing the building it would seem that the original porches should be reopened rather than adding new ones. Mr. Gould said that 2/3 of them are gone. Ms. Horvath said that she believes this is an improvement.

Chairman Wright declared the Public Hearing closed.

Ms. Horvath MOVED to Approve the application as submitted. Mr. Whetstone SECONDED. THE MOTION WAS UNANIMOUSLY APPROVED.

Item 4(I) 95-0221 Steve Pullara 15 St. George Street
To construct a rope railing; to replace a window with a door

Steve Pullara appeared before the Board and was sworn as a witness. He stated that he is the owner of the Cove House restaurant and the proposes to construct a railing system around their outdoor deck to separate it from the nearby Mill Top deck. He said since there are already nautical features on the property and it is a seafood restaurant he would like to continue with the nautical theme. He said he wants to also replace an existing window with a door so that they have more convenient access to the deck. He said it would be a plain slab door similar to an existing door on the building.

Mr. Whetstone stated that the old door is rotting out. Mr. Pullara said they will replace that door as well. Mr. Whetstone said that it is T-11 plywood and is not appropriate. Mr. Pullara said it is a solid wood door with strips applied to give it a board and batten appearance. Mr. Whetstone suggested using a shutter door in place of the current style. Ms. Horvath said it would be a plank door. Mr. Whetstone said a door with eight glass panels could be used on the inside so that the outer wood door could be opened during business hours leaving the inner glass door to close the entrance.

Marine St. 105-559



WEST ELEVATION
SCALE 1/4"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"

HARB
Drawing of Record
Date 4/26/95 (approx. railings)

REMODEL PROPERTY
ANTHONY & BRENDA BUSHELL
105 MARINE STREET
ST. AUGUSTINE, FL.

architecture
urban planning
interior design

MARTIN F. GOULD
architect
50 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA
32084

SCALE AS SHOWN	DATE	SHEET NO.
WEST ELEVATION EAST ELEVATION		4

Marine St. 105 — 559



SOUTH ELEVATION
SCALE 1/4"=1'-0"

HARB
Drawing of Record
Date 9/20/95
(Parcel's handling)

REMODEL PROPERTY
ANTHONY & BRENDA BUSHELL
105 MARINE STREET
ST. AUGUSTINE, FL.

architecture
urban planning
interior design

MARTIN F. GOULD
architect
50 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA
32084

SCALE AS SHOWN	DATE	SHEET NO.
SOUTH ELEVATION		5

FOR THE JUNE 18, 2025 HARB MEETING

COA HP2025-0037
105 Marine Street

New Information Submitted by the Applicant

Received 6/4/2025
Planning & Building Department

JELD-WEN

W-5500™ CLAD-WOOD DOUBLE-HUNG SASH PACK

Architectural Design Manual
January 2025



Received 6/4/2025
Planning & Building Department

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GRID, BOTTOM RAIL & GLASS STOP OPTIONS ---- 4
SECTION DETAILS
SASH PACK SECTIONS ---- 5

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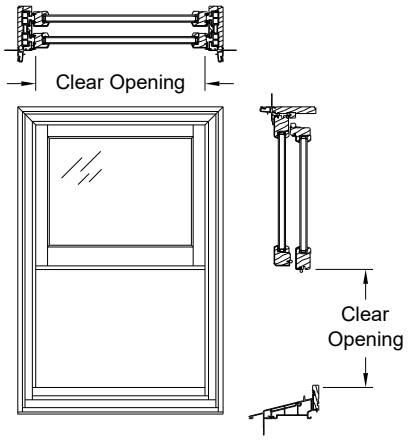
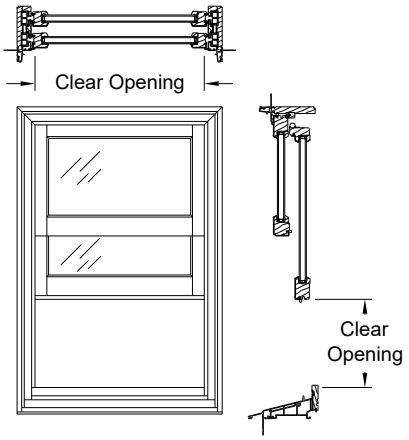
Received 6/4/2025
Planning & Building Department

CLEAR OPENING LAYOUTS

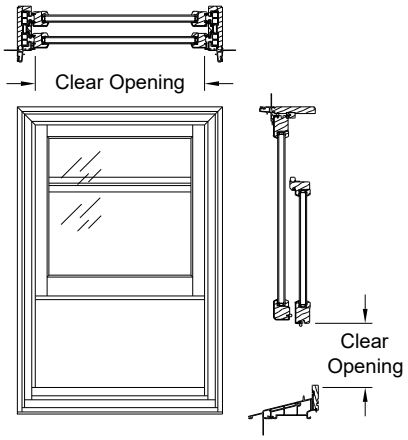
Clear Opening Options



Double-Hung (Even Divide)
Width = Frame Width - 3 3/4"
Height= (Frame Height / 2) - 3 5/8"

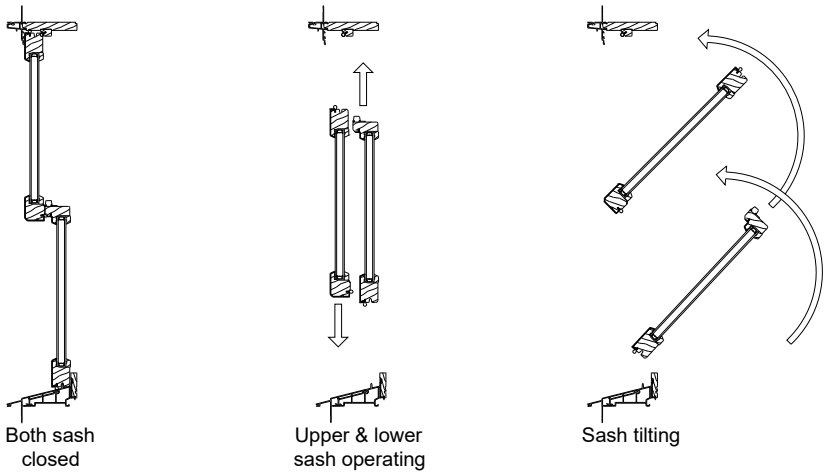


Cottage Double-Hung
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 8 5/32"



Reverse Cottage Double-Hung
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 7 29/32"

W-5500™ Clad-Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



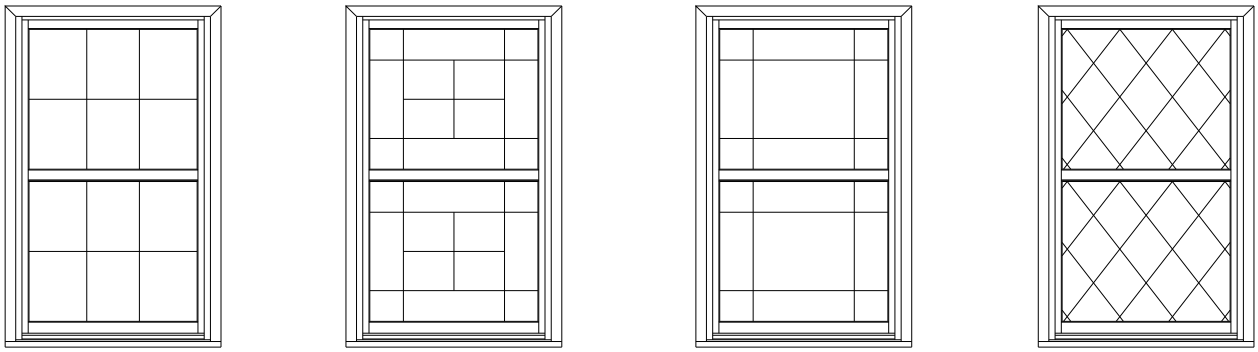
Clad-Wood Double-Hung Sash Pack Min/Max Sizing	
Size	Width x Height
Minimum Size	20 3/4" x 30 1/16"
Maximum Size	44 3/4" x 90 1/16"

Application pg. 4
Page 296 of 766

Received 6/4/2025
Planning & Building Department

GRID, BOTTOM RAIL & GLASS STOP OPTIONS

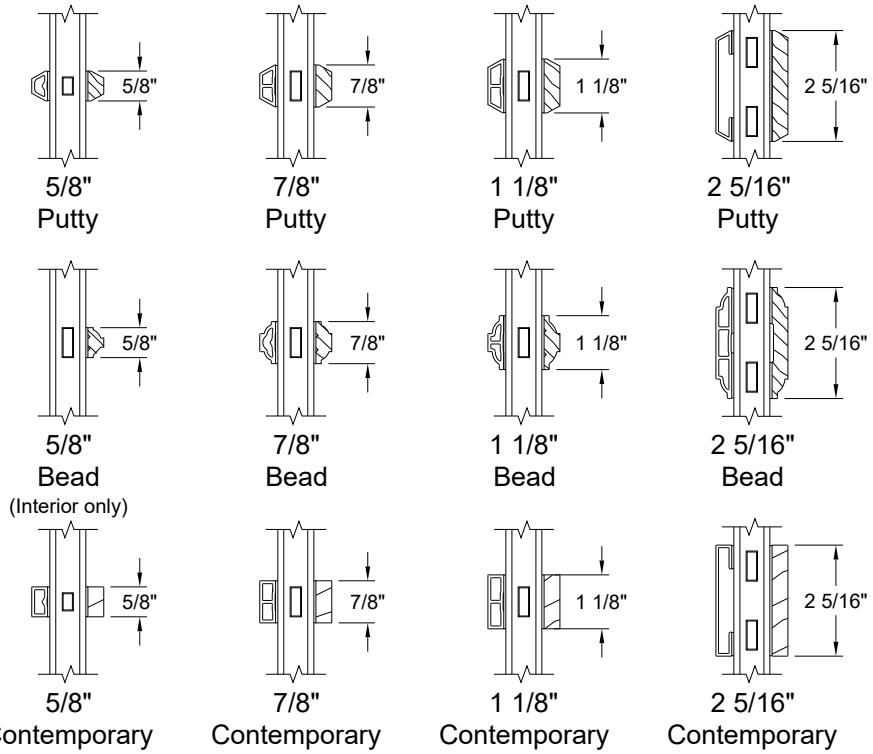
Grid Options



Colonial | Uneven | Prairie | Diamond

SDL Options

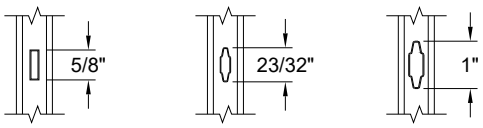
Exterior ← → Interior



5/8" Putty	7/8" Putty	1 1/8" Putty	2 5/16" Putty
5/8" Bead (Interior only)	7/8" Bead	1 1/8" Bead	2 5/16" Bead
5/8" Contemporary	7/8" Contemporary	1 1/8" Contemporary	2 5/16" Contemporary

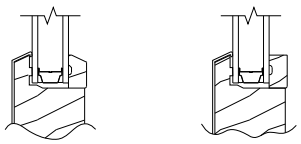
Note: Various Combinations of the SDL Bars Shown are Available

GBG Options



5/8" Flat | 23/32" Contoured | 1" Contoured

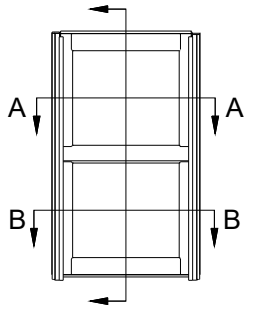
Glass Stop Options



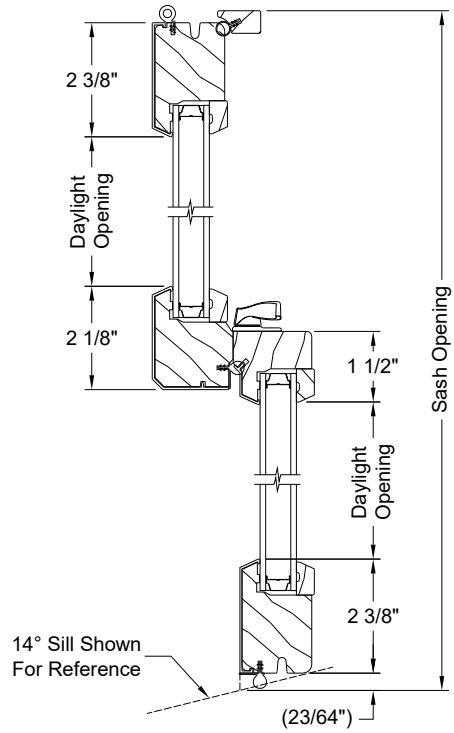
Traditional | Contemporary

Received 6/4/2025
Planning & Building Department

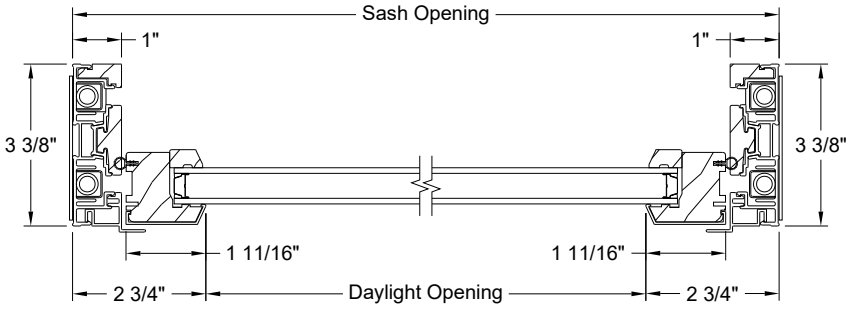
SASH PACK SECTIONS



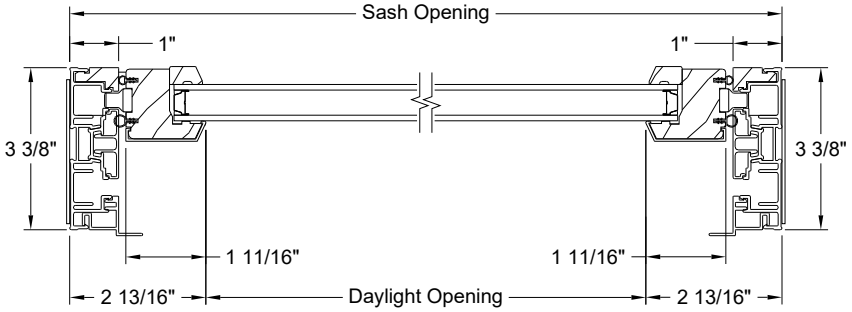
Not To Scale - Reference Only



Section A-A



Section B-B



Note: Sash Pack consists of Upper & Lower Sash with 2 Jamb Liners and a Head Stop.

May 20, 2025

Patricia Dobosz
243 Charlotte St
St Augustine, FL 32084

cc: My Tato LLC

Re: Certificate of Appropriateness - 105 Marine St - HP2025-0037

Dear Patricia Dobosz,

On May 19, 2025, the Historic Architectural Review Board (HARB) met and discussed your application For after-the-fact and future window replacement and fenestration changes.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the June 18, 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 June 8, 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.:	HP2025-0037
Applicant:	Patricia Dobosz
Owner:	My Tato LLC
Address:	105-5 Marine St
Parcel Number:	CITY OF ST AUG LOT 4 BLK 41 OR1915/1381

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, For after-the-fact and future window replacement and fenestration changes.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MONDAY, MAY 19, 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 Monday, May 19, 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 HP-1
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request For after-the-fact and future window replacement and fenestration changes..

Subject to the following conditions:

- -Provide a window assessment survey for all windows (material, type condition)
- - Retail casing, jamb, & sills
- - Details of proposed new windows (aluminum clad & wood) (wood interior)
- To June 18, 2025 (Wednesday)

DONE AND ORDERED, at a public hearing on the 19th day of May, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0037

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Brad Beach

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, Brad Beach, by means of [+] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 19th day of May, A.D., 2025.

NOTARY PUBLIC STATE OF FLORIDA
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.

ORIGINAL APPLICATION SUBMITTAL

COA HP2025-0037
105 MARINE STREET

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0037 **Meeting Date: Monday, May 19, 2025**

1. NAME OF APPLICANT: Patricia Dobosz
   Business (if applicable):
   Address: 243 Charlotte St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9542947551 E-Mail Address: pattidobosz@gmail.com

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

3. PROJECT LOCATION: 105 Marine St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG LOT 4 BLK 41 OR1915/1381 VILLAS ON THE BAY APTS - 10 OR5354/1310

5. SCOPE OF WORK: For after-the-fact and future window replacement and fenestration changes.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Plans (pulled from submitted Building Permit)
- Replacement Window Details (researched by staff)

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: 105-5 Marine St

Applicant's Name: Patricia Dobosz Applicant's Signature: Patricia Dobosz

Owner's Name: My Tato LLC Owner's Signature: Patricia Dobosz

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.








123








American Craftsman



BUILDING FOOTAGE INFORMATION

CONDITIONED ~~APARTMENT~~ 952 S.F.
PORCH 190 S.F.

STRUCTURE INFORMATION

MEAN ROOF HEIGHT NA
TOTAL ROOF HEIGHT NA
NUMBER OF STORIES 3

TYPE OF CONSTRUCTION

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

WIND ZONE INFORMATION

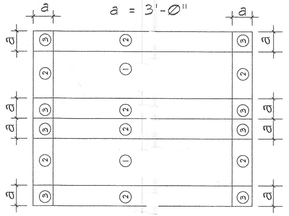
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 8th EDITION

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

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

EFFECTIVE WIND AREA Ft. Sq.								
	10		20		50		100	
ROOF								
1	10.5	-25.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL								
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

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

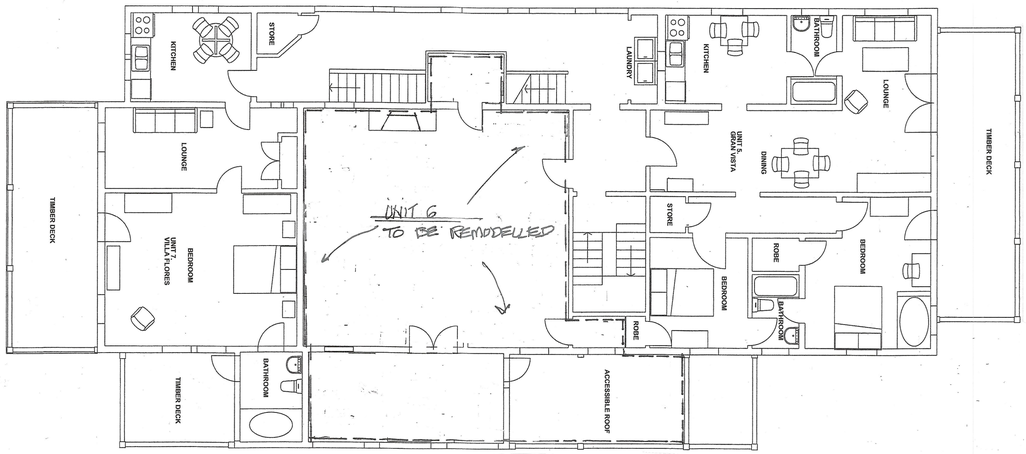


NOTES:

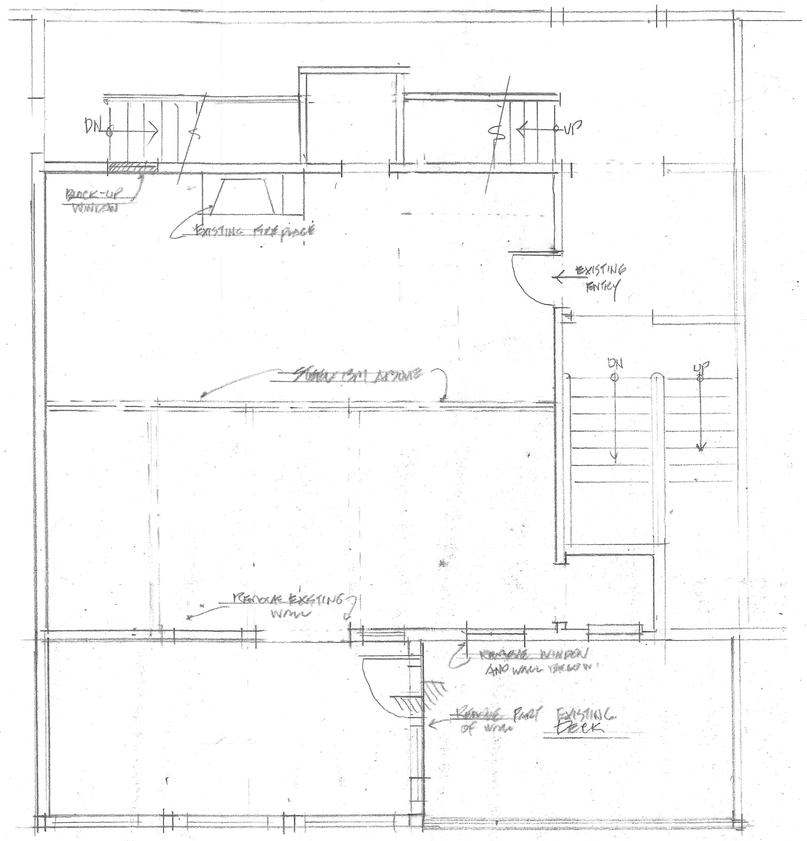
1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

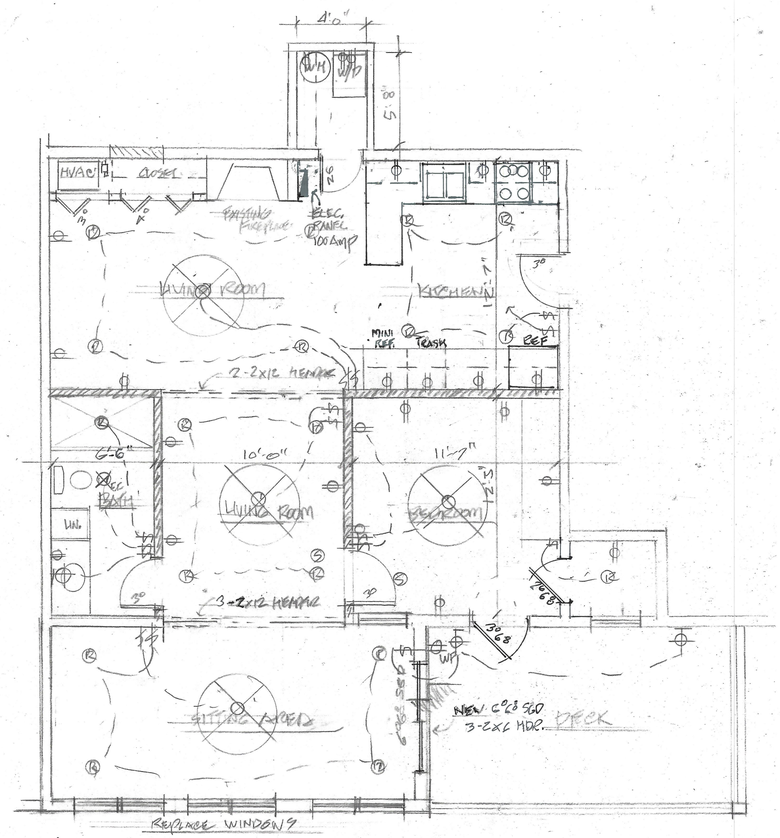
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF;
2023 FLORIDA BUILDING CODE TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONE, EIGHTH EDITION
NATIONAL ELECTRICAL CODE (NEC) (2020)
NFPA-101, LIFE SAFETY CODE (2024)
FLORIDA FIRE PREVENTION CODE EIGHTH EDITION (2023)
2023 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
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



LEVEL TWO FLOOR PLAN



EXISTING APARTMENT 1/4"=1'-0"
DEMO PLAN



PROPOSED APARTMENT 1/4"=1'-0"
H/C -952 S.F.
DECK-190 S.F.

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

RENOVATE EXISTING APARTMENT #6
GRAN VISTA APARTMENTS
105 MARINE ST. ST. AUGUSTINE, FL.

Date: 2-8-25
Scale: As Noted
Drawn: JT
File:

SHEET
A1


50 SERIES
American Craftsman
by PlyGem
50 SERIES
SINGLE HUNG
NO GRILLES
NEW CONSTRUCTION
1000033136
3030

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

50 SERIES / V1 SERIES / (2000) SINGLE-HUNG WINDOWS (NON-HVHZ)(NON-IMPACT)

GENERAL NOTES:

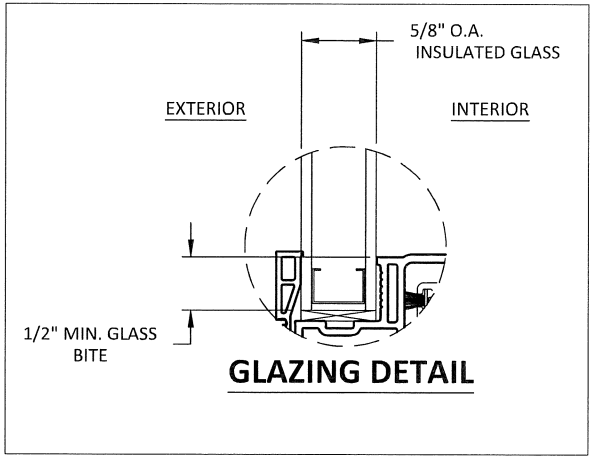
1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), **EXCLUDING** HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
   - AAMA/WDMA/CSA 101/I.S.2/A440-17
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS.
5. APPROVED IMPACT PROTECTIVE SYSTEM **IS REQUIRED** ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
6. WINDOW FRAME MATERIAL: PVC
7. GLASS SHALL MEET THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 1 FOR GLAZING DETAILS.

DESIGN PRESSURE TABLE

PRODUCT MODEL	WINDOW SIZE	CONFIGURATION	DESIGN PRESSURE	GLASS TYPE	MISSILE IMPACT RATING
2001	36.0"X 62.0"	O/X	+35/-35 PSF	SS/SS	NON IMPACT
2001	48.0" X 80.0"	O/X	+15/-15 PSF	SS/SS	NON IMPACT
2001	36.0" X 62.0"	O/X	+50/-50 PSF	DS/DS	NON IMPACT
2001	45.0" X 62.0"	O/X	+40/-40 PSF	DS/DS	NON IMPACT
2001	48.0" X 73.0"	O/X	+30/-30 PSF	DS/DS	NON IMPACT
2002	72.0" X 62.0"	O/X-O/X	+35/-35 PSF	SS/SS	NON IMPACT
2002	96.0" X 62.0"	O/X-O/X	+20/-20 PSF	SS/SS	NON IMPACT
2002	72.0" X 80.0"	O/X-O/X	+20/-20 PSF	SS/SS	NON IMPACT
2002	96.0" X 80.0"	O/X-O/X	+15/-15 PSF	SS/SS	NON IMPACT
2003	108.0" X 80.0"	O/X-O/X-O/X	+25/-25 PSF	SS/SS	NON IMPACT
2003	108.0" X 62.0"	O/X-O/X-O/X	+35/-35 PSF	SS/SS	NON IMPACT

TABLE OF CONTENTS

SHEET	REVISION	SHEET DESCRIPTION
1	-	GENERAL NOTES & GLAZING DETAILS
2	-	ELEVATIONS & ANCHOR LAYOUTS
3	-	VERTICAL SECTIONS
4	-	HORIZONTAL SECTIONS
5	-	ANCHOR DETAIL & SCHEDULE



GLAZING DETAIL

GLAZING NOTES:
1. GLASS TYPE & THICKNESS SHALL COMPLY WITH ASTM E1300 REQUIREMENTS AS WELL AS APPLICABLE SAFETY GLAZING REQUIREMENTS PER THE FBC. TEMPER AND SAFETY GLAZING REQUIREMENTS SHALL BE REVIEWED ON A SITE SPECIFIC BASIS.
2. SETTING BLOCK DUROMETER HARDNESS OF 70-90 (SHORE A) AS REFERENCED IN FBC CHAPTER 24.
3. SETTING BLOCKS TO BE LOCATED AT 1/4 SPAN LENGTH FOR GLASS WIDER THAN 36" AS PER FBC CHAPTER 24.
4. D.L.O. AND DESIGN PRESSURES MAY NOT EXCEED MAX VALUES IN GLASS CHARTS.

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888) 741-0354

TITLE: 50 SERIES/ V1 SERIES/ (2000) SINGLE-HUNG WINDOWS (NON-HVHZ)(NON-IMPACT)

GENERAL NOTES & GLAZING DETAILS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	NUS	10/14/20
8th FBC EDITION	LH	09/23

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Digitally signed by Hermes F. Norero, P.E.
Reason: I am approving this document
Date: 2023.10.31 12:27:04 -04'00'

HERMES F. NORERO LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

HERMES F. NORERO, P.E.
FLORIDA LICENSE NUMBER
BUILDING DROPS, INC
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL14911

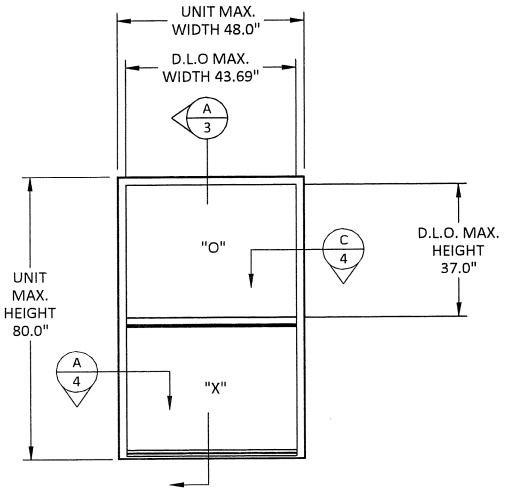
DATE: 09.19.17

DWG. BY: CL | CHK. BY: HFN

SCALE: NTS

DWG. #: SWD017

SHEET: 1 OF 6



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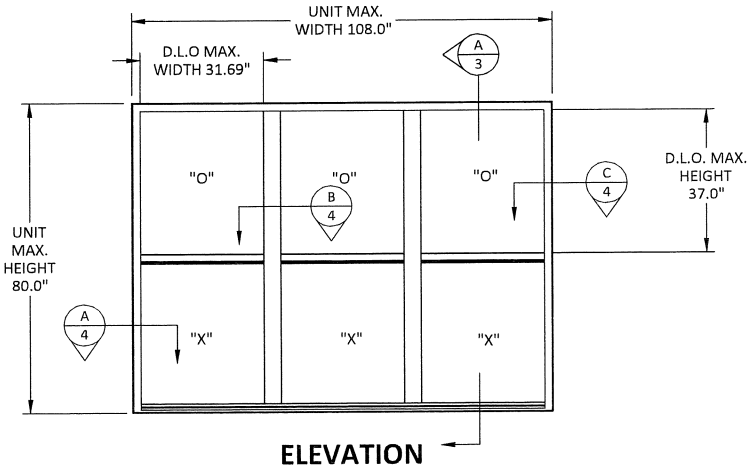

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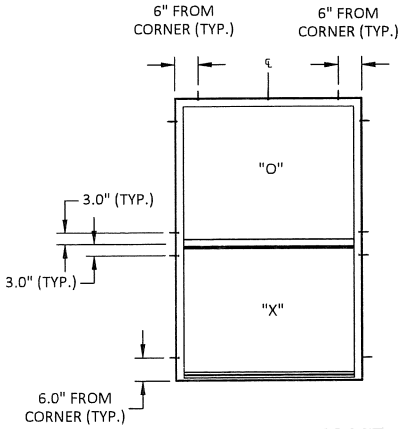
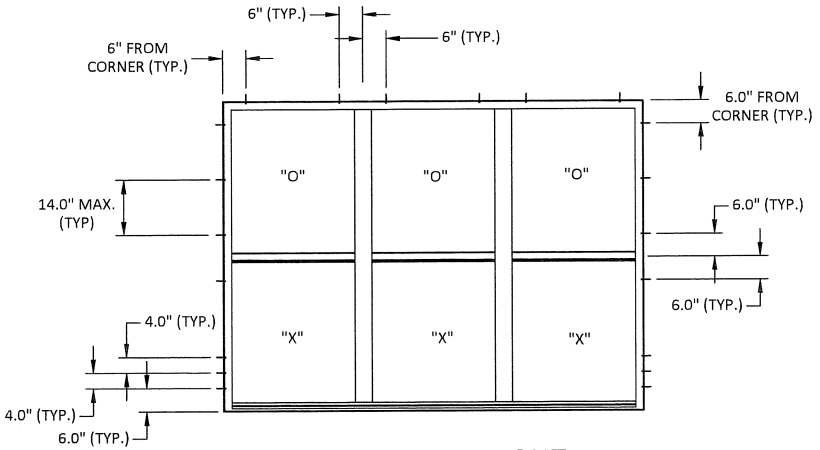


ANCHOR LAYOUT
THROUGH FRAME



ANCHOR LAYOUT
THROUGH FRAME

NOTE: 1) APPLIES TO TWIN UNITS OF EQUIVALENT OR LESSER PANEL DIMENSIONS.

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

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ELEVATIONS & ANCHOR LAYOUTS

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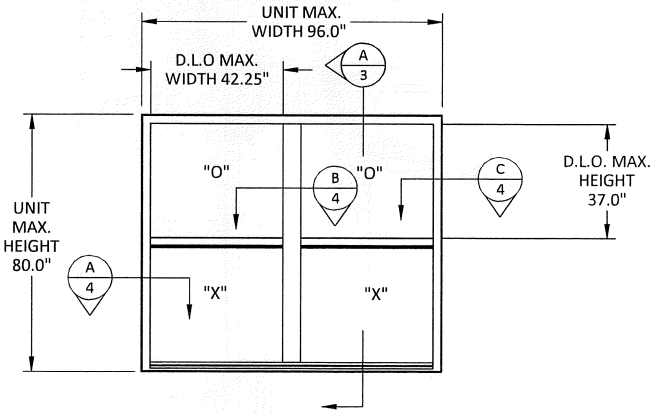
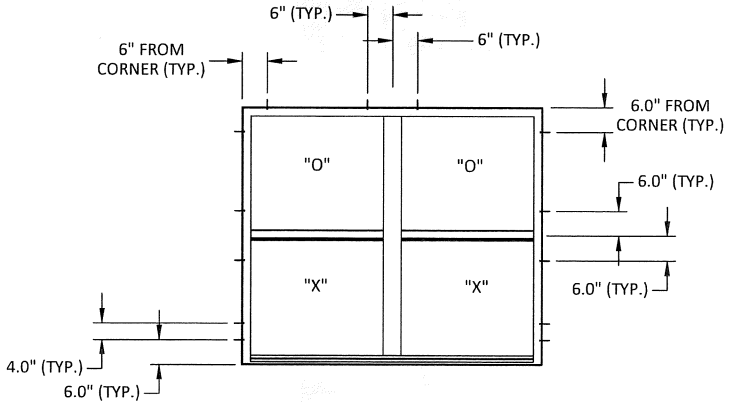
SHEET: 2 OF 6



ELEVATION



ANCHOR LAYOUT THROUGH FRAME

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HERMES F. NORERO LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

HERMES F. NORERO, PE
FLORIDA LICENSE
BUILDING DROPS, INC
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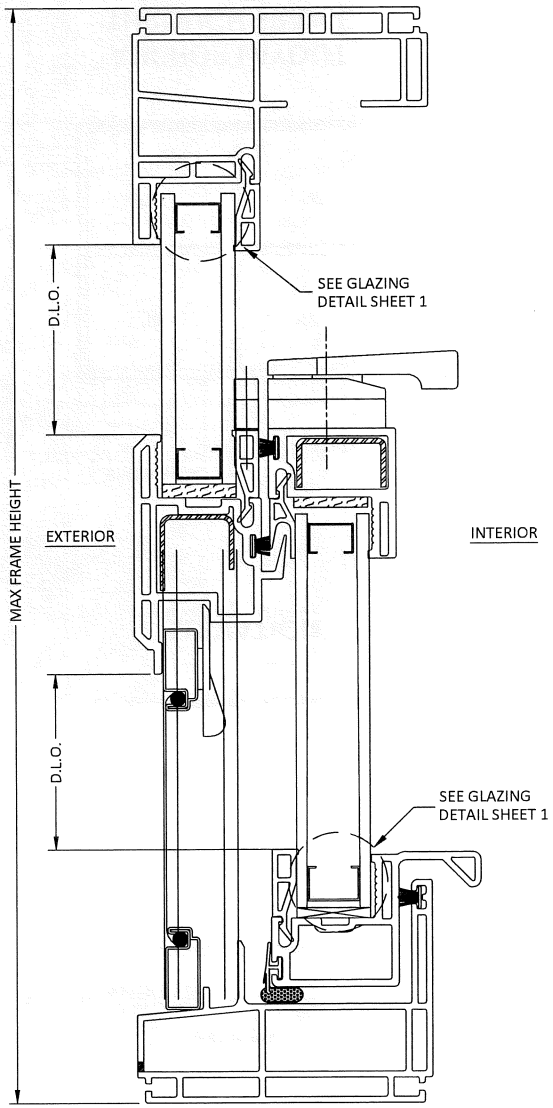
SHEET: 3 OF 6

A/3 **VERTICAL SECTION**



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VERTICAL SECTIONS

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398 E. DANIA BEACH BLVD., STE. 338
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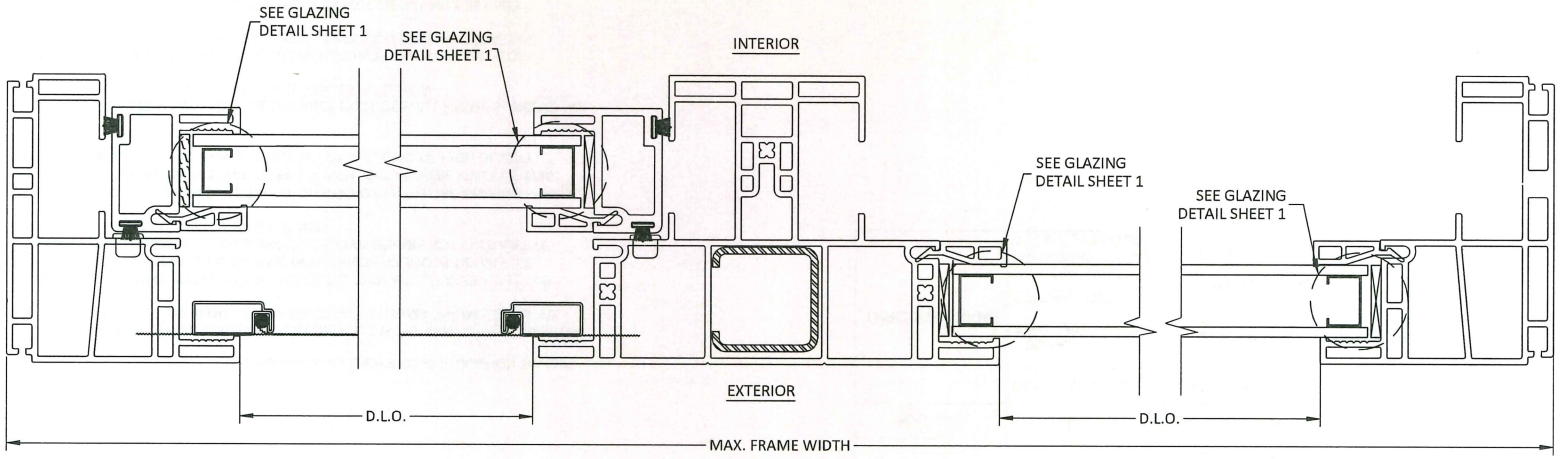
SHEET: 4 OF 6



A/4 **HORIZONTAL SECTION**
OPERABLE JAMB

B/4 **HORIZONTAL SECTION**
MULLION

C/4 **HORIZONTAL SECTION**
FIXED JAMB

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HORIZONTAL SECTIONS

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FLORIDA P.E. LICENSE NO. 73778
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SHEET: 5 OF 6

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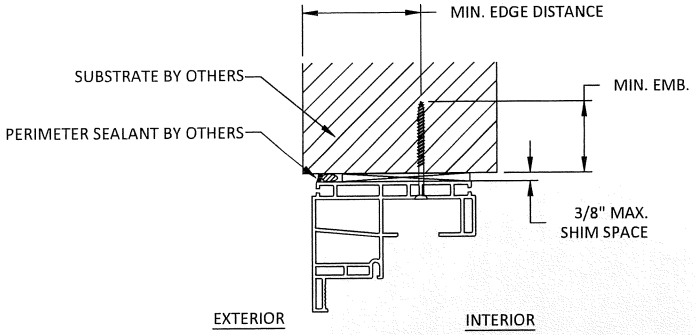
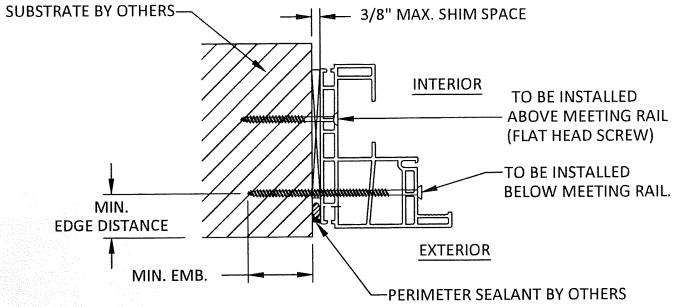


A/5 ANCHOR DETAIL
THROUGH FRAME (HEAD)



B/5 ANCHOR DETAIL
THROUGH FRAME (JAMB)

ANCHOR SCHEDULE				
METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE
THROUGH FRAME	WOOD: MIN. SG = 0.55	#10 WOOD SCREW	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#10 TEK SCREW	3 THREADS MIN PENETRATION BEYOND METAL	0.75"
	CONCRETE: f'c=3000PSI	1/4" ITW TAPCON	1.75"	2.5"
	MASONRY: CMU per ASTM C90 f'c=2000PSI	1/4" ITW TAPCON	1.75"	2.5"

INSTALLATION NOTES

1. ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.

2. THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.

3. INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1.000 INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.

4. SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM(S). MAXIMUM ALLOWABLE SHIM STACK TO BE 3/8 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.

5. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.

6. INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.

7. FOR MASONRY OR CONCRETE OPENINGS, A 1X WOOD BUCK MAY BE USED (OPTIONAL) AS LONG AS THE MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS ARE STILL MET WITHIN THE CORRESPONDING HOST SUBSTRATE. SEE GENERAL NOTE #3 ON SHEET 1 FOR MORE INFORMATION.

8. FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.

9. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.

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ANCHOR DETAIL & SCHEDULE

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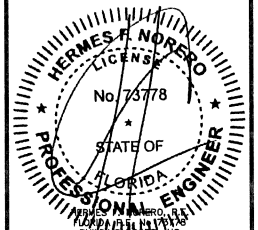

HERMES F. NORERO, P.E.
FLORIDA P.E. LIC. No. 73778
BUILDING DROPS, INC
398 E. DANIA BEACH BLVD. # 338
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DWG. BY: CL | CHK. BY: HFN

SCALE: NTS

DWG. #: SWD017

SHEET: 6 OF 6

Instr #2021094990 BK: 5354 PG: 1310, Filed & Recorded: 8/27/2021 2:32 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $13,370.00

J

Prepared By and Return To:
Knight Barry Title Solutions Inc.
1760 A1A South, Ste. A
St. Augustine, FL 32080

Order No.: 2047513

Property Appraiser's Parcel I.D. (folio) Number:
200920-0000

WARRANTY DEED

THIS WARRANTY DEED dated August 27, 2021, by Anastasia's on the Bay LLC, a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 29 Congewoi Road, Mosman NSW 2088 AUSTRALIA,(the "Grantor"), to My Tato LLC, a Florida limited liability company, whose post office address is 243 Charlotte Street, St. Augustine, Florida, 32084 (the "Grantee").

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

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

Lot Four(4), Block Forty-One (41), City of St. Augustine, according to the Official Map of said City dated June 12, 1923, recorded in the public records of St Johns County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2020.

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

Signed, sealed and delivered in presence of:

S. Canagasingham
Witness Signature

SHEHAN CANAGASINGHAM
Printed Name of First Witness

Witness Signature

ZANE HAROLD TURNER
Printed Name of Second Witness

Anastasia's on the Bay LLC, a Florida limited liability company

BY: _____
Anastasia R. Clarke
as Member

Grantor Address:
29 Congewoi Road, Mosman NSW 2088
AUSTRALIA

COPY

STATE OF New South Wales
COUNTY/Borrough/Parish of SYDNEY
COUNTRY OF AUSTRALIA

The foregoing instrument was acknowledged before me by means of
✓ Physical Presence or ____ Online Notarization
this 31 of May, 2021, by Anastasia R. Clarke, as Member of Anastasia's on the Bay LLC, a Florida limited liability corporation.

Notary Signature: _____
Notary Public: ZANE HAROLD TURNER
Notary Public, State of NEW SOUTH WALES, AUSTRALIA

Produced Identification:
✓ driver's license / state identification card
✓ other: MEDICARE CARD

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	2009200000
Location Address	105 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Small Apartment COSA (COM) (206.05)
Tax Description*	CITY OF ST AUG LOT 4 BLK 41 OR1915/1381 VILLAS ON THE BAY APTS - 10 OR5354/1310 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (10+ Units) (0300)
Subdivision	City of St Augustine
Sec/Twp/Rng	20 / 7 / 30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.260
Homestead	N

Skip to main content

St. Johns County, FL

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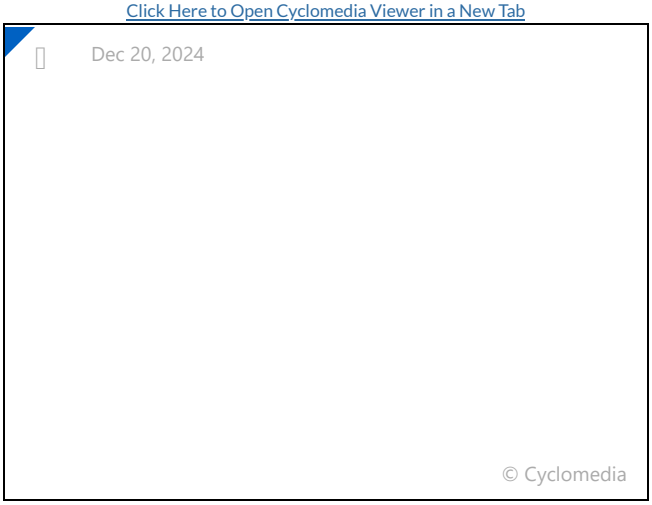


Owner Information

Owner Name	My Tato LLC 100%
Mailing Address	243 CHARLOTTE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	$939,378
Extra Features Value	$31,045
Total Land Value	$1,200,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,170,423**
Total Deferred	$152,305
Assessed Value	**$2,018,118**
Total Exemptions	$0
Taxable Value	**$2,018,118**

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

Historical Assessment Information

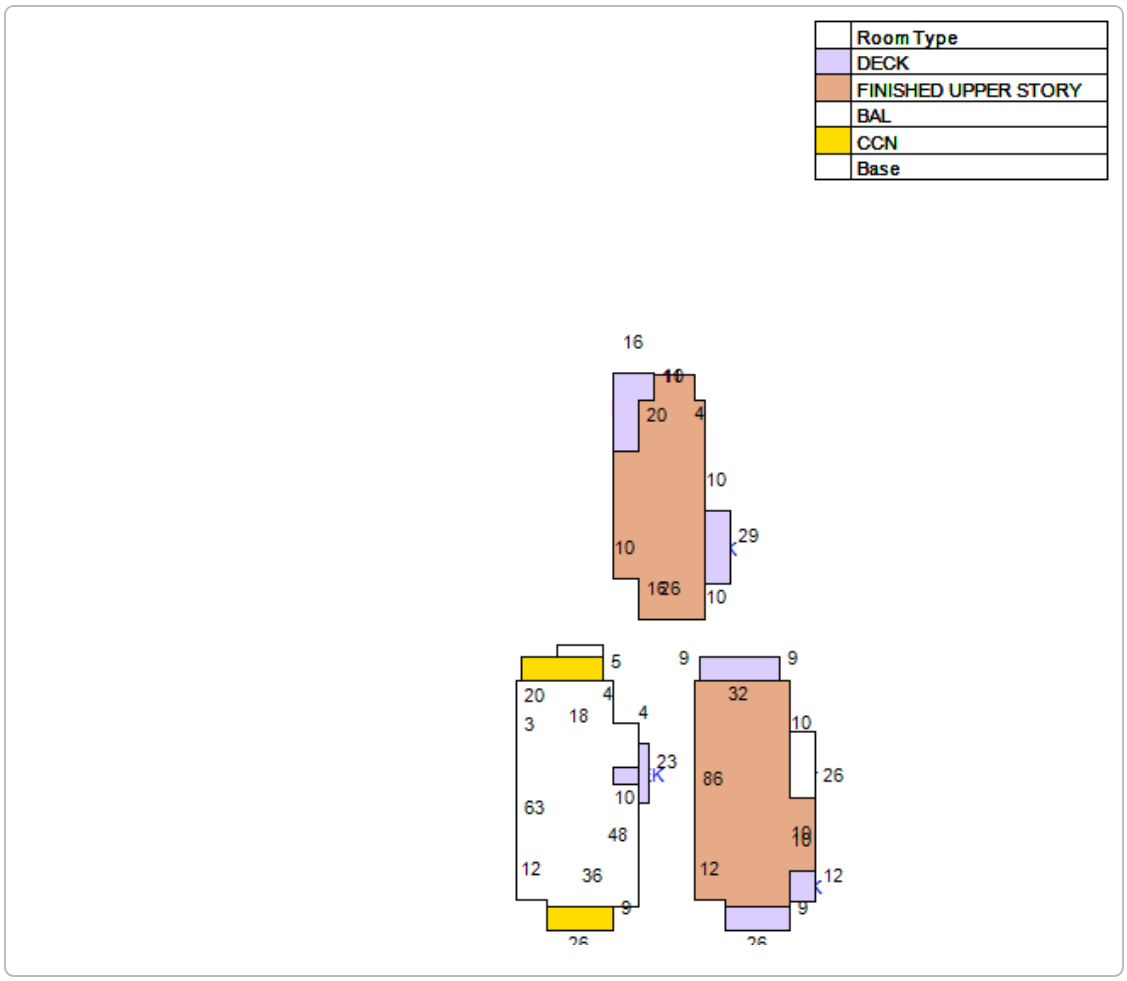
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$922,142	$32,511	$880,000	$0	$0	$1,834,653	$1,834,653	$0	$1,834,653
2023	$983,547	$33,636	$880,000	$0	$0	$1,897,183	$1,761,596	$135,587	$1,761,596
2022	$995,336	$46,115	$560,000	$0	$0	$1,601,451	$1,601,451	$0	$1,601,451
2021	$763,196	$19,306	$481,342	$0	$0	$1,263,844	$1,263,844	$0	$1,263,844
2020	$787,589	$19,306	$481,342	$0	$0	$1,288,237	$1,224,245	$63,992	$1,224,245
2019	$657,342	$15,969	$582,088	$0	$0	$1,255,399	$1,112,950	$142,449	$1,112,950
2018	$652,510	$15,969	$582,088	$0	$0	$1,250,567	$1,011,773	$238,794	$1,011,773
2017	$536,608	$0	$470,148	$0	$0	$1,006,756	$919,794	$86,962	$919,794
2016	$430,861	$7,269	$470,148	$0	$0	$908,278	$842,922	$65,356	$842,922
2015	$339,249	$7,269	$419,775	$0	$0	$766,293	$766,293	$0	$766,293
2014	$329,430	$7,269	$419,775	$0	$0	$756,474	$756,474	$0	$756,474

Building Information

Building	1	**Roof Cover**	Cement Fiber Shingle
Building Value	$939,378	**Roof Structure**	Wood Truss
Year Built	1900	**Interior Flooring**	Carpet, Pine Wood
Actual Area	12870	**Interior Wall**	Drywall
Conditioned Area	10528	**Heating Type**	Air Duct
Use	Multi-Family Class C Small Apts. 30 to 40yrs old	**Air Conditioning**	Central
Style	03	**Bedrooms**	
Exterior Wall	Stucco	**Baths**	

Description	Square Footage
BASE AREA	3996
FINISHED CANOPY	288
BALCONY	90
FINISHED UPPER STORY	3636
BALCONY	260
FINISHED UPPER STORY	2896
FINISHED DECK	234
FINISHED DECK	70
FINISHED DECK	120
FINISHED CANOPY	234
FINISHED DECK	290
FINISHED DECK	376
FINISHED DECK	92
FINISHED DECK	288
Total SqFt	12870

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		29045
Boat Lift - Average (Mix)		2000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (10+ Units)	80	140	80	FF	$1,200,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/27/2021	8/27/2021	$1,910,000.00	WARRANTY DEED	5354	1310	Q	I	ANASTASIA'S ON THE BAY LLC	MY TATO LLC
1/2/2013	1/2/2013	$827,000.00	CERTIFICATE OF TITLE	3665	1679	U	I	HOGAN THOMAS J III,KAREN LEE ETAL/BY SJC COCC	ANASTASIA'S ON THE BAY LLC
12/5/2011	12/2/2011	$0.00	LIS PENDENS	3501	707	U	I	TD BANK NATL ASSN VS:	HOGAN THOMAS J III,KAREN LEE
	3/14/2003	$1,737,750.00	WARRANTY DEED	1915	1381	Q	I	VILLAS ON THE BAY INC	HOGAN THOMAS J III & KAREN LEE
	1/1/1998	$100.00	QUIT CLAIM DEED	1363	347	U	I	BUSHELL ANTHONY & BRENDA	VILLAS ON THE BAY INC
	11/12/1993	$340,000.00	WARRANTY DEED	1021	841	Q	I	HUGAS MARIO VERGES MADELINE GASTER	BUSHELL ANTHONY,BRENDA

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



Detail by Entity Name

Florida Limited Liability Company
MY TATO LLC

Filing Information

Document Number	L21000175018
FEI/EIN Number	N/A
Date Filed	04/22/2021
State	FL
Status	ACTIVE

Principal Address

243 CHARLOTTE ST
SAINT AUGUSTINE, FL 32084

Mailing Address

243 CHARLOTTE ST
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

DOBOSZ, PATRICIA
243 CHARLOTTE ST
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title AMBR

DOBOSZ, PATRICIA, TRUSTEE
243 CHARLOTTE ST
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2023	04/04/2023
2024	04/03/2024
2025	03/06/2025

Document Images

03/06/2025 -- ANNUAL REPORT View image in PDF format

04/03/2024 -- ANNUAL REPORT	View image in PDF format
04/04/2023 -- ANNUAL REPORT	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
04/22/2021 -- Florida Limited Liability	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 June 18, 2025 Meeting



Application HP2025-0016 Address: 32 St. Francis Street

Applicant: Casey Tafuri

Property Owner: Chip Shot Properties L.L.C.

Project description: For after-the-fact fenestration changes, including wholesale window replacement on the sides and rear; and, to replace an existing canopy on the east elevation, modify front balcony decking, reconstruct the rear access stairs with a new configuration, change stucco finish from rough to smooth, and modify the existing detached garage structure. *(Continued from March 20, 2025)*

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01866
National Register:	St. Augustine NRHD: Contributing	Construction date:	C. 1865-1885
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1991800000		
Agenda Item:	6(b)	Previous Action(s):	COA 2001-0443

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the May HARB meeting to allow the applicant time to bring back more specific plans for reconstruction of the existing entry canopy, balcony decking, and rear stair, as well as provide exact specifications for a wood replacement window.
2. New plans were provided by the applicant which include the requested details for reconstruction of the existing canopy, modifications to the rear access stairs, modifications to the detached garage, and an existing window survey, color-coded to show which windows and doors will be replaced. The applicant has clarified that the new replacement window will be the Marvin Ultimate Wood sash window. Where window sizes were previously changed to a smaller, horizontal window, the applicant has indicated they will more closely match the original window sizes per HARB recommendations.
3. Wood shutters are shown where previously existing shutters were located on the east elevation. A detail is provided in the application packet.
4. The applicant has chosen to retain the rough stucco and repair needed areas to match existing.
5. The existing rear second-story access stairs are proposed to be reconstructed in a new configuration which, like existing, is not clearly visible from St. Francis Street. Details are provided showing the wood stairs and railings.
6. Repair and replacement of the existing second story front porch decking has been updated to reflect wood material to match existing which can be administratively approved.
7. Modifications to the existing detached garage involve increasing the structure's height by two feet and increasing the garage door size, while maintaining the current architectural style, roof form, and footprint. The garage is set in the rear of the property, though it is visible from St. Francis Street via the existing driveway. Additional information will be needed by zoning staff, including setbacks from the property line and the elevation of the structure to determine whether additional approvals will be required to increase the building's height. The newly proposed garage door design is a more appropriate design with no glazing.
8. This property is located in Archaeology Zone IB, and any ground disturbing activity including demolition and new construction of the rear stairs and garage modifications may trigger Archaeological Review. If approved, an A-14 application should be submitted as soon as possible to ensure timely review of the project throughout the permitting and construction process.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** an after-the-fact Certificate of Appropriateness at **32 St. Francis Street** if the HARB finds that the proposed work, 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 (Updated scope of work in red):

1. Already completed replacement of wood and aluminum windows on the east, north, and west elevations with Marvin Ultimate Wood windows.
2. Replacement of existing canopy with same design
3. Replacement of second story front balcony decking with ~~a composite material~~ wood to match existing.
4. ~~.~~ Repair stucco to match existing. ~~Remove existing stucco and replace with new smooth stucco.~~
5. Reconfigure existing rear second story access stairs.
6. Modify existing garage by increasing roof height from 12'4" to 15'4" from grade
    a. Increase garage door size from 8970 to 9080
        i. Style: Hampton or similar carriage house type door.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

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

Post-1821

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

Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

Masonry

Do...

- Identify, retain and preserve masonry features that are important to defining the overall character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps and columns; and joint and unit size, tooling and bonding patterns, coatings and color.
- Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in carved decorative features.
- Repair masonry features by patching, piecing in or consolidating the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with compatible substitute materials of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes.
- Apply new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.
- Replace in kind an entire masonry feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column or stairway. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

- Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color and texture.
- Retain stucco that is an important decorative or stylistic feature of the building.

Don't...

- Remove or substantially alter masonry features which are important in defining the overall historical character of the building so that the character is diminished.
- Replace or rebuild major portions of exterior walls that could be repaired, which would make the building essentially new construction.
- Use a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.
- Remove sound stucco or repair it with new stucco that is stronger than the original material or that does not convey the same visual finish.
- Remove or improperly treat decorative stucco.

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.
- 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.
- 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.

- Provide a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window opening.
- Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door openings they are intended to cover.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations proves necessary, window units should be placed on secondary elevations not visible from the public right-of-way.
- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.
- Replace architecturally significant detailing, such as commercial canopies, with awnings.

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. March 20, 2025 Draft Minutes

Staff Photographs
32 Saint Francis Street



Front (South) Elevation

Staff Report pg. 8

Staff Photographs
32 Saint Francis Street



Front (South) Elevation

Staff Photographs
32 Saint Francis Street



Soutwest Elevation

Staff Report pg. 10

Staff Photographs
32 Saint Francis Street



East Elevation

Staff Report pg. 11

Staff Photographs
32 Saint Francis Street



East Elevation

Staff Report pg. 12

Staff Photographs
32 Saint Francis Street



North Elevation

Staff Photographs
32 Saint Francis Street



North Elevation



Staff Report pg. 14

Staff Photographs
32 Saint Francis Street



West Elevation

Staff Photographs
32 Saint Francis Street







Canopy to be Replaced

Staff Report pg. 16

Staff Photographs
32 Saint Francis Street





Canopy Details

Staff Report pg. 17

Staff Photographs
32 Saint Francis Street





Canopy Details

Staff Report pg. 18

Staff Photographs
32 Saint Francis Street





Existing and Proposed Decking

Staff Report pg. 19

Staff Photographs
32 Saint Francis Street



Example of Extant Storm Windows



Installed New Window Detail

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. 8SJ1866 1009==

Site Name: 32 St. Francis Street 830== Survey Date: 7808 820==

Address: 32 St. Francis Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 32 (block) 12 (lot) 868==

868==

Owner of Site: Name: Chester, Linda W.;

Address: 32 St. Francis Street

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) 469970 (easting) 3306200 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(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==

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

II. SITE DESCRIPTION, continued.

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

Date: +1885 844== Period: 19th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, asbestos shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/6,6/1,1/1, blinds-moveable louvers 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: Dormers, shed 942==

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

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Stuccoed posts, iron brackets 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Across from restored Liambias House and near Oldest House and St. Francis Barracks, now Headquarters Department of Military Affairs and National Guard. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Minorcans, Maritime, Commerce, Blacks, Women, Literature, Railroads, Law, Social/Humanitarian 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 32 St. Francis Street was constructed between 1865 and 1885. The 1893 Sanborn Fire Insurance Map shows a rectangular structure abutting the street with a one-story porch on the north (rear) side. By 1899 a front porch extended into the street and what appears to be an open walkway linked the main house with an out-building. A photograph circa 1903 shows a one-story porch on the front with a wooden railing and gable hoods at each end. Between 1924 and 1930 the out-building and extension were removed but the porch still appears to extend into the street. The current appearance consists of a two-story porch with stuccoed posts and iron brackets. The exterior of the house has also been stuccoed. The house faces the restored Llambias House and is near the Oldest House and St. Francis Barracks, now the Headquarter of the Department of Military Affairs and National Guard.

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 Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

This section of the walled colonial city was first occupied in the 17th

(over)

V. BIBLIOGRAPHY

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.

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 1790's, 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 by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on 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 1920's.(2)

This house at 32 St. Francis Street is on the approximate site of the wooden frame house of Antonio Proctor, a "freeman of color" who spanned the British Period (1763-1783), Second Spanish Regime (1784-1821) and Territorial Era (1821-1845) in St. Augustine. The Indian interpreter owned a house and lots 9, 11, 12, and 13 from 1820 until 1830.(3) Proctor sold the "wooden home" to Waters Smith who conveyed the "ground and house" to Joseph Charles Lawton in 1831. No structure appears on the site on the 1833 map, and no house is listed in 1836 land transaction between Samuel Blair, a marshall, and Joshua Joyner, developer of North City.(4) Joyner sold to Mateo Solana in 1838 a "lot of ground with all the buildings, fences, trees, and improvements thereon". The lot dimensions are the same as those in the Proctor/Smith transaction and the price is a substantial $1,100, indicating the existance of a house on the lot in question now known to be the adjacent building, 28 St. Francis.(5) In 1872 John L. Wilson acquired the property along with adjacent lots purchased about the same time. The property remained in his name until sold by his heirs in 1923.(6) Frances and John L. Wilson were winter residents of St. Augustine who became deeply involved with the community. A Record article describes Wilson business interests after his marriage in 1837 and the couple's introduction to St. Augustine.

> "The couple went to live in Philadelphia, where Mr. Wilson was engaged in the West Indies trade. When an earthquake destroyed Cape Haytien, Hayti, where Mr. Wilson held extensive business interest, he lost every dollar, but he

went to that country with his bride. He was soon engaged in exporting coffee and logwood to the firm of A. S. and W. G. Lewis, in Boston, brothers of Mrs. Wilson, and was commission merchant for the Boston firm for the sale of foodstuff in the West Indies. For many years Mr. Wilson was United States consul in Hayti. Mrs. Wilson made thirty voyages in sailing vessels between the West Indies and Boston, visiting her native city nearly every summer. They maintained a yellow fever hospital in Cape Haytien. Gradually Mr. Wilson closed out his interest in the West Indies and retired. In 1855 they came to Framingham and erected an extensive country house on Prospect street, where the woman lived until her death. For many years subsequently to 1868, an account of Mrs. Wilson's health, she and her husband passed the winters in St. Augustine, Florida. There they built a fine home and displayed their interest in the city by presenting a free library to its people, also a selection of choice volumes in it. They had supervision of a home for old colored folk, and gave to the city a clock which was placed in the belfry of the Roman Catholic Cathedral. Mr. Wilson further showed his generosity by causing to be built the first road of oyster shells in St. Augustine.

"In Framingham they generously gave of their fortune to the First Parish (Unitarian) Church, the Home for Aged Men and Women, and endowed a free bed in Framingham Hospital.

"Mr. Wilson died in St. Augustine, April 7, 1899, but it was several years afterward before Mrs. Wilson gave up her winter residence. In the past few years she remained the year round on her estate on Prospect street, and daily enjoyed a drive in her carriage to town, rain or shine."(7)

A Tatler article aptly describes the Wilson's influence and industry in establishing a library in the city.

"St. Augustine may well pride herself upon her public library, practically free, as the small sum of twenty-five cents a year and five cents for renewing a card is the only cost. It is quite true that comparatively few books of reference are on its shelves, nevertheless the library has done incaluculable good in the community.

"Mr. and Mrs. John L. Wilson may well be regarded as benefactors, as they first conceived it, interesting others and crowning the good work with the gift of the building the library now occupies, thus preserving one of the old

landmarks of the city, and giving the library a home that will last a century. In addition to this, several rooms of the building have been given for the scientific and historical collections, and the doners are greatly interested in securing one worthy of the place.

"The Library Association was first suggested by Mrs. John L. Wilson, who interested winter residents and visitors, who held a meeting on the 26th of April, 1874, when an organization was effected, with the first object to advance knowledge and general intelligence by establishing a free public library, and also to form a historical society to collect and preserve everything pertaining to the history of the city and State. It was also intended to establish a museum of natural history, to erect an edifice with rooms suitable for the different objects to be attained, and also to have a hall for public lectures and social entertainments.

"Mr. Holmes Ammidown was the first president, with Mr. John L. Wilson secretary and treasurer. At the time of the organization, it was necessary to pay $25 in order to become a member; that rule, however, has been modified, as members passed away and it became necessary to fill the places. This, however, does not increase the revenue of the association, while the needs of the library are constantly increasing. The library greatly needs a new dictionary and encyclopedia and other books of reference. There are no doubt many visitors to the city who would gladly contribute to such a worthy object were the matter brought to their notice. Will not some of the visitors take that matter in hand and aid the good work?

"The library building is a perfectly free gift from Mr. and Mrs. Wilson, in addition to many other generous gifts of money and books, besides managing the library for more than twenty years, and it seems only just that others should endeavor to supplement the good work."

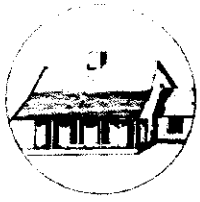
Both the Wilson's worked closely with the Colored Industrial School, John as president and Frances as vice president of the Ladies Executive Board.(8) Early residents of the house include G. W. Corbett, a fisherman, and the Mrs. Millies Bearman, a miliner.(9) In the 1920's contractor Charles Leyvraz occupied the house. Leyvraz, an expert carpenter and builder also served on the city commission in 1946.(10) Residents in the 1930's included the Canova family: Catherine, a stenographer with the Florida East Coast Railway and secretary of the public relations bureau of the company, and Kate, a dressmaker. Members of the Canova family descend from colonists of the predominantly Minorcan New Smyrna colony who migrated to St. Augustine in 1777. David Parker, a local lawyer, purchased the house around 1975 extensively remodeling the interior.(11)

ARCHAEOLOGY

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

3. Malcom B. Johnson, Red, White, and Bluebloods (Tallahassee, 1976), pp. 118-128; St. Johns County Courthouse Deed Records, Book I-J, p. 13.
4. Deed Book I-J, p. 13; Book I-J, p. 191; Anonymous map, 1883; Book N, p. 72.
5. Deed Book N, p. 71.
6. Ibid., T, p. 503; Book 49, p. 363.
7. St. Augustine Record, March 8, 1920.
8. Tatler, March 13, 1897, p. 3; City Directory, 1885.
9. City Directory, 1899, 1904.
10. Ibid., 1920-21, 1947.
11. Ibid., 1930 through 1934; Record, Rebruary 1-2, 1975, p. 12.

☐ Original
☒ Update



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

Site #8 SJ01866
Field Date 5-19-2016
Form Date 5-19-2016
Recorder # _____

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

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

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	32		Francis	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒ yes ☐ no ☐ unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 17 — **¼ section:** ☐ NW ☐ SW ☐ SE ☐ NE — **Irregular-name:** _____
Tax Parcel # 1991800000 — **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: 1885 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use apartments — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — Original address _____
Alterations: ☒ yes ☐ no ☐ unknown — Date: _____ — Nature ext. fabric, windows, doors
Additions: ☒ yes ☐ no ☐ unknown — Date: _____ — Nature rear two story addition
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 Masonry Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2.5
Exterior Fabric(s) 1. Stucco 2. Brick 3. _____
Roof Type(s) 1. Gable 2. Hip 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed dormer 2. _____
Windows (types, materials, etc.) DHS 6/6, 6/1, 1/1, blinds-moveable louvers

Distinguishing Architectural Features (exterior or interior ornaments) Stuccoed posts, iron brackets; four bay facade

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side drive and multi-car carport in rear

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01866

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) single wood panel door with divided lights and sidelights on east elevation

Porch Descriptions (types, locations, roof types, etc.) Two-story open, front porch

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

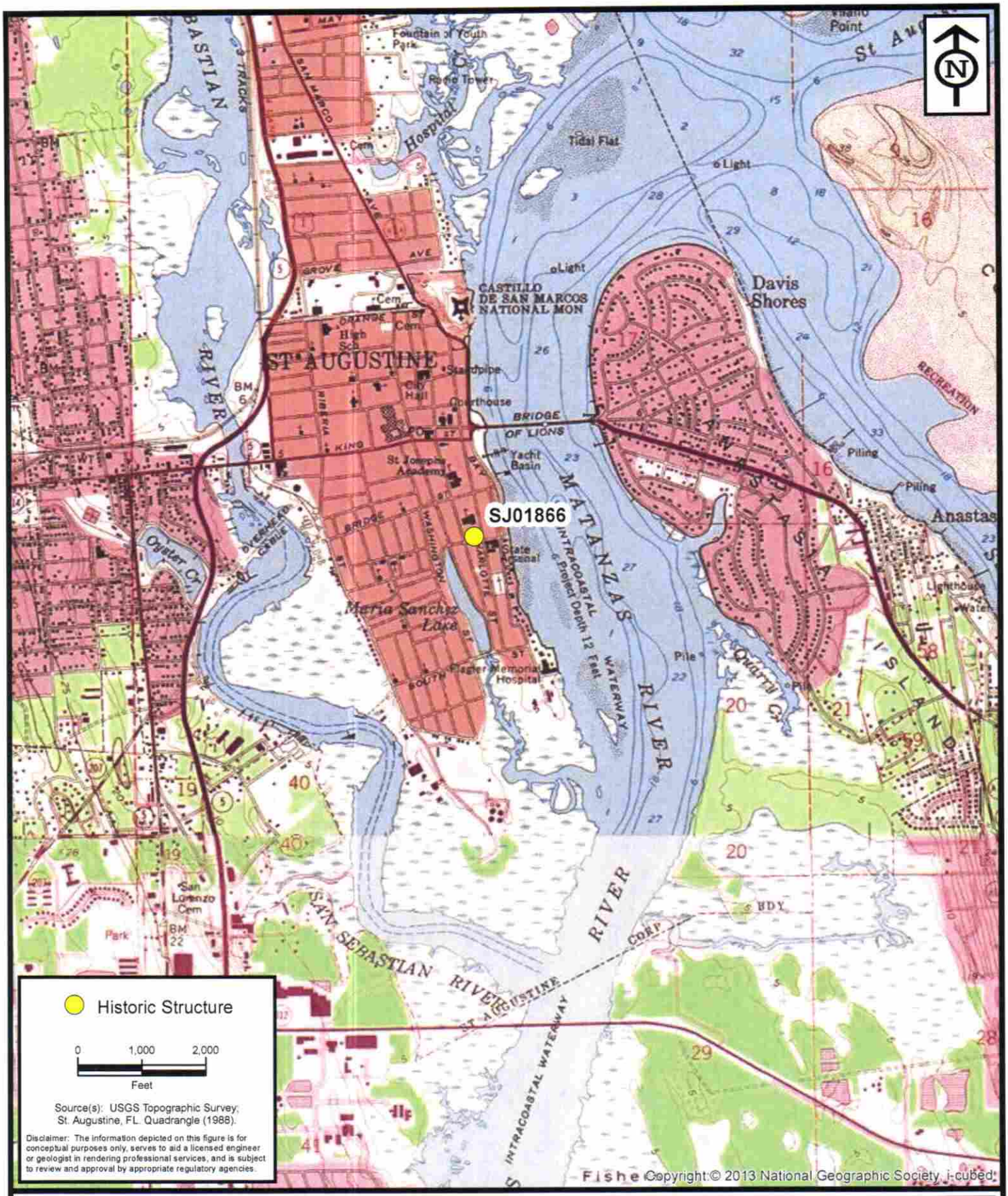
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01866

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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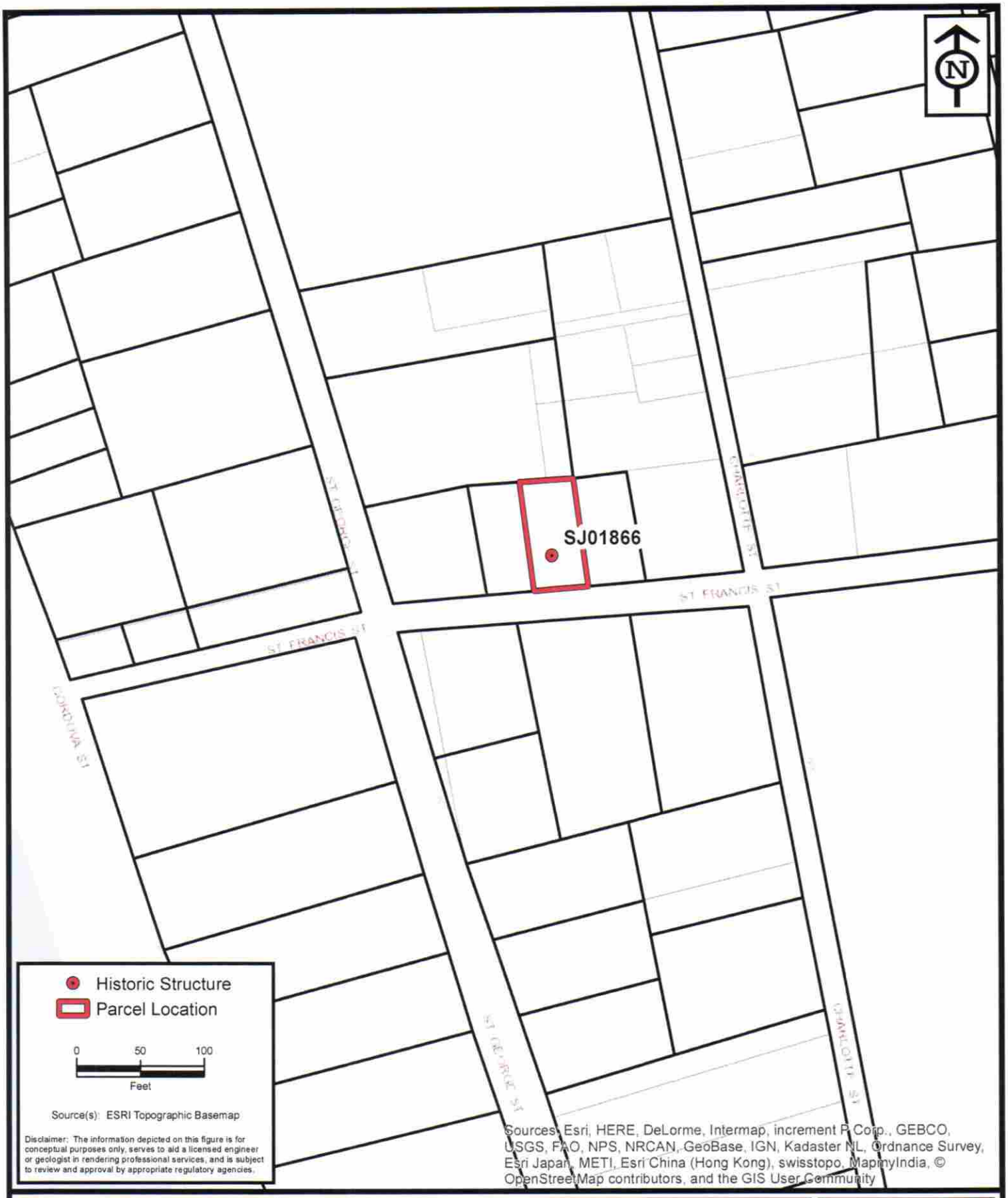
SJ01866



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

Parcel Location - SJ01866

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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SJ01866

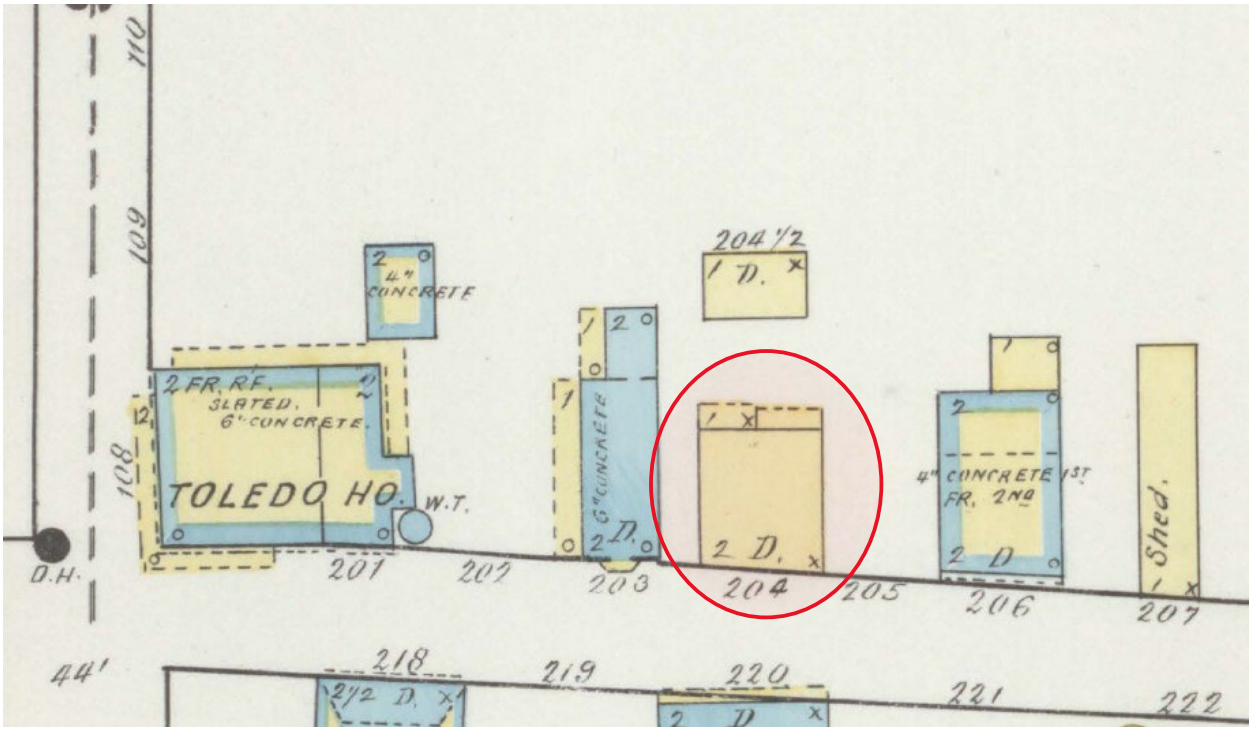

>8A


ST FRANCIS INN
B&B
LODGING



Staff Report pg. 35

SANBORN MAPS
32 St. Francis Street



1893



1899

SANBORN MAPS
32 St. Francis Street

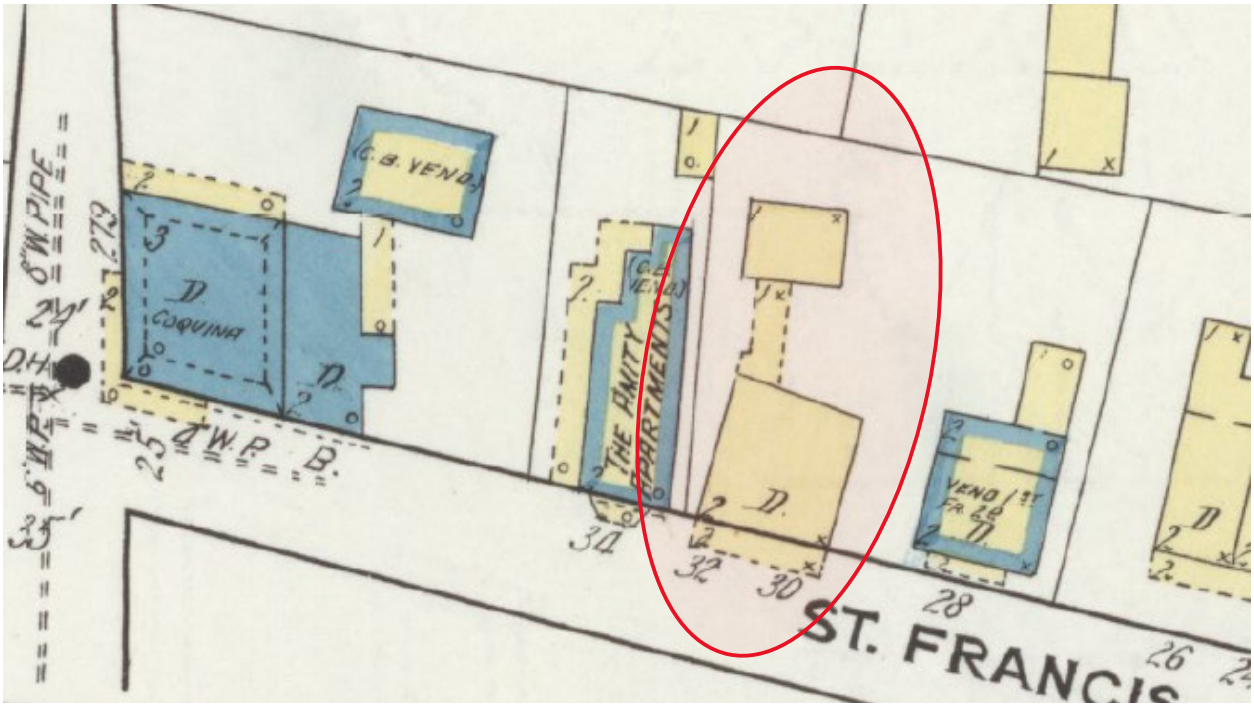


1904

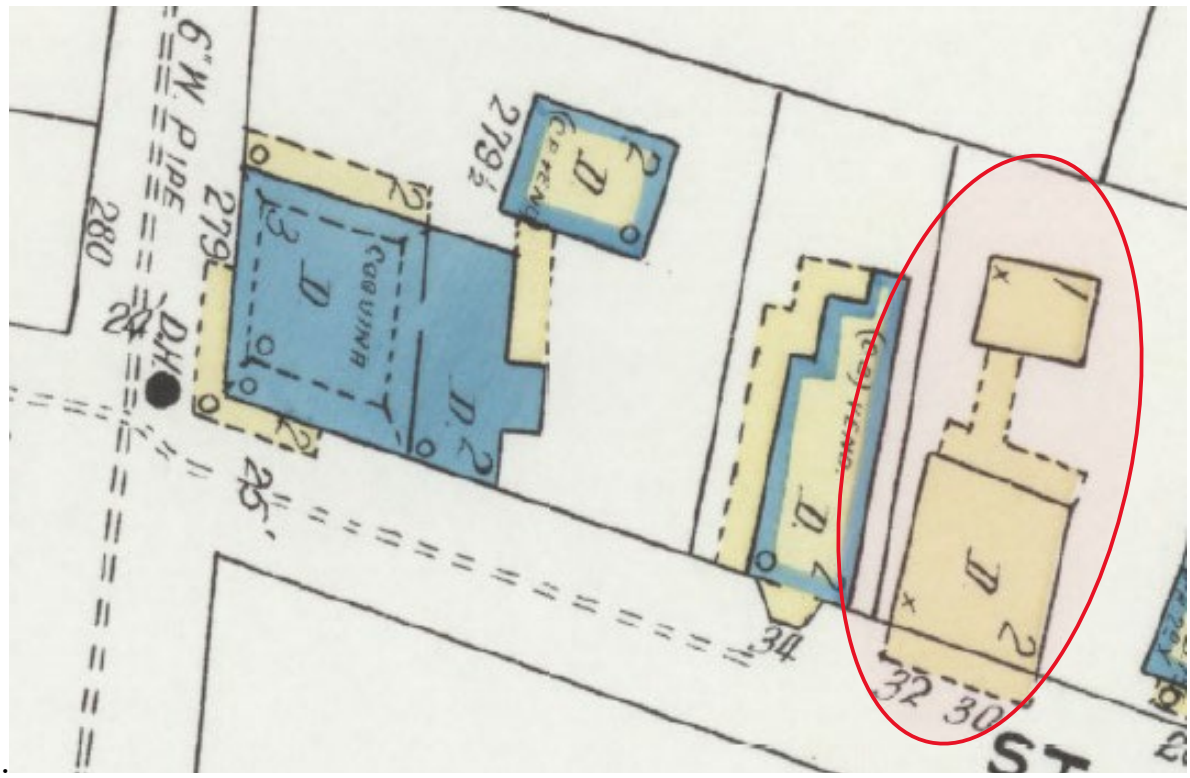


1910

SANBORN MAPS
32 St. Francis Street

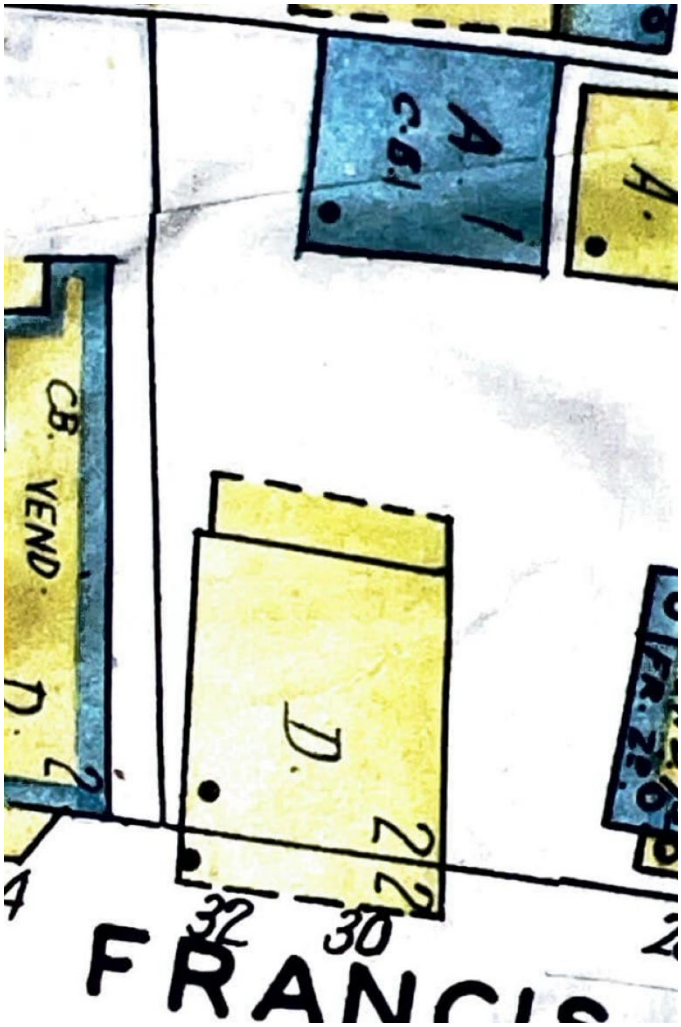


1917



1924

SANBORN MAPS
32 St. Francis Street



1930 updated to 1965

- The novelty wood siding described what already existed on the house
- The replacement sconces had not been selected, but could be approved by staff
- The pavers would be placed at the back driveway
- Confirmed the style of the roofing product that would be used
- Siding on the concrete addition should match the original or have a different color/finish to differentiate it from the original structure
- Putting siding on the concrete addition would be restorative and would help to integrate the addition into the rest of the building
- The alterations to the front porch seemed appropriate
- Aluminum Clad window would be acceptable for the secondary elevation as well as the addition
- The wood windows in the house would be restored
- Clay pavers should be used
- Galvalume would be a good option for the roof material
- In order to maintain the patina for the masonry wall, materials would be repurposed
- The shutters were to be restored unless they were so deteriorated that they would have to be replicated
- The plantation style will be maintained
- Roof sample provided was not appropriate
- The jalousie glass window would be replaced with a single panel window light
- An archeological review may need to be completed
- The Galvalume 5v Crimp style roofing material was appropriate for the HP-1 district
- A copper roof was not appropriate for HP-1

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0019 at 1 Palm Row with the following modifications: the roof would be a 5v crimp roof with a Galvalume finish; the existing coquina wall would be reused in the masonry wall which would terminate at the corner of the existing house; the windows installed in the addition in the rear would be Marvin Elevate (an aluminum clad window); the rear elevation would have the siding to match the house; the shutters would match existing shutters; the front porch would remain as it is; and the pavers for the driveway area would be as shown using clay pavers. The motion was SECONDED by Mr. Weaver.

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

7. (b) HP2025-0016 – 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.

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 after-the-fact Certificate of Appropriateness at 32 St. Francis Street:

1. CONTINUE to allow the applicant time to choose more appropriate window and/or decking materials and designs, OR,

2. APPROVE if the Board finds that the application, as proposed or modified by

[1] Break 2:47 – 2:57 pm

the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Mark Wainwright reviewed the application.

Ex Parte Communication: None

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

The Board discussed:

- The original material of the canopy and the material that would be used to restore or replace was information that needed to be provided
- Verified that the canopy would be replaced with the same material
- The canopy could be repaired
- This building was in HP-1 and the only option was to use the wood-replacement windows
- The historic photo included in the packet showed the original windows and the importance of the height of the window
- Would the shutters be replaced
- Pella windows would be an appropriate replacement for the original windows
- There needed to be a sample of the window prior to approval
- Drawings of the planned renovation were needed
- There should be a structural engineer to evaluate the canopy
- Recommended approved color for HP-1

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0016 at 32 St. Francis Street to the April 17, 2025 meeting. The motion was SECONDED by Ms. Potter.

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

8. Certificates of Demolition and Partial Demolition

8. (a) HP2025-0017 – Grayanna Investments LLC – Applicant & Owner 186 Blanco 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 Lincolnville National Register Historic District, including replacement of windows in a different material and design, removal and replacement of an existing rear addition, and alterations to the porch including new handrails and removal of existing posts and columns on the south elevation to allow for a new 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 186 Blanco Street if the Board finds the proposed replacement windows, door, and rear addition maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope and the removal of two coquina concrete and wood posts to allow for an addition on the south elevation will not compromise the overall historic character and integrity of the structure.

Les Thomas and Grayson Katz reviewed the application.

Ex Parte Communication: none

20 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

BJ Kalaidi said she had concerns about this house being in Lincolnville and possibly becoming a short-term rental. She stated that she was glad that the owner would be

FOR THE JUNE 18, 2025 HARB MEETING

COA HP2025-0016
32 ST. FRANCIS STREET

New Information Submitted by the Applicant

Received June 7, 2025
Planning and Building Department

NEW EXT. STAIR & RENOVATION
32 ST. FRANCIS STREET
ST. AUGUSTINE, FLORIDA 32084

ARCHITECTURE-INC
JAA ARCHITECTURE
2063 OAK STREET
JACKSONVILLE FL. 32204
AR 92748
(904)379-5108

ABBREVIATIONS

A
A ANGLE
@ AT
A.B. ANCHOR BOLT
ABV ABOVE
A/C AIR CONDITIONING
ACOUS ACOUSTICAL
ACT ACOUSTIC TILE
ADH ADHESIVE
ADJ ADJUSTABLE, ADJACENT
AFF ABOVE FINISHED FLOOR
AHU AIR HANDLING UNIT
ALT ALTERNATE
AL ALUMINUM
ADDL. ADDITIONAL
ANOD ANODIZED
AP ACCESS PANEL
ARCH ARCHITECT (URAL)
ASPH ASPHALT
AMP AMPERE
AVE AVERAGE
APPD. APPROVED

B
BD BOARD
BF BI-FOLD (DOOR)
BLDG BUILDING
BLK BLOCK
BLKG BLOCKING
BM BEAM
B.M. BENCH MARK
BPL BEARING PLATE
BRG BEARING
BRK BRICK
BTM BOTTOM
BIT BITUMINOUS
BUR BUILT UP ROOF
BTU BRITISH THERMAL UNIT
BTWN. BETWEEN

C
CFT CUBIC FEET
C CHANNEL
CAB CABINET
CAP CAPACITY
CB CATCH BASIN
CEM CEMENT
CONTR. CONTRACTOR
CFM CUBIC FEET PER MINUTE
CG CORNER GUARD
CHAM CHAMFER
CHG CHANGE
CI CAST IRON
CIP CAST IN PLACE CONCRETE
CJ CONSTRUCTION JOINT
CL CENTERLINE
CLF CHAIN LINK FENCE
CLG CEILING
CLO CLOSET
CMT CERAMIC MOSAIC TILE
CMU CONCRETE MASONRY UNIT
CO CASED OPENING
COL COLUMN
COMB COMBINATION
CONC CONCRETE
COND CONDUIT
CONN CONNECTION
CONSTR. CONSTRUCTION
CONT CONTINUOUS
CT CERAMIC TILE
CORR CORRIDOR
CPT CARPET
CRS COURSE(S)
CS CAST STONE
CSAT CONCEALED SPLINE
CYD CUBIC YARD
CTR COUNTER
CU CUBIC
CW COLD WATER
CHW CHILLED WATER

D
D DRAIN
DA DOUBLE ACTING
DB DECIBEL
DIR DIRECTORY
DEG DEGREE
DEMO DEMOLITION
DEPT DEPARTMENT
DEP DEPRESSED
DF DRINKING FOUNTAIN
DIA DIAMETER
DIAG DIAGONAL
DN DOWN
DIM DIMENSION
DRY DRYER (MACHINE)
DO DOOR OPENING
DP DAMPPROOFING
DP DESIGN PROFESSIONAL
DW DISHWASHER
DR DOOR
DIS DISPENSER
DS DOWNSPOUT
DTA DOVETAIL ANCHOR
DTS DOVETAIL SLOT
DWG DRAWING
DIFF DIFFUSER
DWR DRAWER

E
E EAST
EA EACH
EF EXHAUST FAN
EIFS EXTERIOR ACRYLIC FINISH
EB EXPANSION BOLT
EJ EXPANSION JOINT
EL ELEVATION (ABOVE DATUM)
ELEC ELECTRIC
EP ELECTRIC PANEL
ELEV/EL ELEVATOR
EMER EMERGANCY
ENCL ENCLOSURE
ENGR ENGINEER
ENT ENTRANCE
ELEV ELEVATION (DRAWING)
EQ EQUAL
EQUIP EQUIPMENT
ETR EXISTING TO REMAIN
EW EACH WAY
EWC ELECTRIC WATER COOLER
EXIST EXISTING
EXP EXPOSED
EXT EXTERIOR (OR EXTENSION)
FBO FURNISHED BY OTHERS
EWH ELECTRIC WATER HEATER

F
FE FIRE EXTINGUISHER
FA FIRE ALARM
FF FINISH FLOOR
FD FLOOR DRAIN
FDN FOUNDATION
FEB FIRE EXTINGUISHER BRACKET
FEC FIRE EXTINGUISHER CABINET
FHC FIRE HOSE CABINET
FFE FINISHED FLOOR ELEVATION
F&I FURNISH AND INSTALL
FPL FIREPLACE
FIN FINISHED
FIXT FIXTURE
FT FOOT
FLUOR FLUORESCENT
FP FIREPROOFING
FL FLOOR
FOS FACE OF STUDS
FRT FIRE RETARDANT TREATED
FTG FOOTING
FURR FURRED(ING)
FUT FUTURE

G
GFI GROUND FAULT INTERRUPTER
GA GAUGE
GALV GALVANIZED
GAL GALLON
GT GROUT
GC GENERAL CONTRACTOR
GB GRAB BAR
GL GLASS
GOVT GOVERNMENT
GR GRADE
GWB GYPSUM WALL BOARD
GYPS GYPSUM SHEATHING

H
HDR HEADER
HB HOSE BIBB
HC HANDICAPPED
HCORE HOLLOW CORE
HTR HEATER
HDW HARDWARE
HDWD HARDWOOD
HGT HEIGHT
HM HOLLOW METAL
HOR HORIZONTAL
HP HIGH POINT
HR HOUR
I.L.O. IN LIEU OF
HVAC HEATING, VENT.& AIR COND.
HW HOT WATER

I
ID INSIDE DIAMETER
INSUL INSULATION
INT INTERIOR
IN INCH

J
JT JOINT
JAN JANITOR
JST JOIST (FLOOR OR ROOF)

K
KD KNOCKDOWN (CEILING)
KIT KITCHEN
K/S KNEE SPACE

L
L LENGTH
LAB LABORATORY
LAM LAMINATED
LAV LAVATORY
LT LAUNDRY TUB
LVL LAM VENEER LUMBER
LVR LOUVER
LH LEFT HAND
LIN FT LINER FEET
LOC LOCATION
LP LOW POINT
LGMF LIGHT GAGE MTL FRAMING
LDR LEADER

M
MIN MINIMUM
MDO MEDIUM DENSITY OVERLAY
MEMB MEMBRANE
MATL MATERIAL
MAX MAXIMUM
MB MARKER BOARD
MFR MEDIUM DENSITY FIBER BD
MECH MECHANICAL
MED MEDIUM
MEZZ MEZZANINE
MM MILLIMETER
MDFB MANUFACTURER
MOD MODULAR
MRB MARBLE
MIR MIRROR
MISC MISCELLANEOUS
MTL METAL
MO MASONRY OPENING
MTD MOUNTED
MT METAL THRESHOLD
MULL MULLION

N
NGVD NATIONAL GEODETIC
N NORTH
NATL NATIONAL
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE

O
OGD OVERHEAD GARAGE DOOR
OA OVERALL
OBS OBSCURE (GLASS)
OC ON CENTER
OD OUTSIDE DIAMETER
OFF OFFICE
OPT OPTIONAL
OSB ORIENTED STRAND BOARD
OJ OPEN WEB STEEL JOISTS
OHD OVERHEAD DOOR
OPER OPERABLE
OPNG OPENING
OPP OPPOSITE
OZ OUNCE

P
PBD PARTICLE BOARD
PED PEDESTAL (SINK)
PAR PARALLEL
PKG PARKING
PBD PARTICLE BOARD
#, LB POUND
PC PRECAST (CONCRETE)
PART PARTITION
PFB PREFABRICATED
PLAS PLASTER
PL PLATE
PREFAB PREFABRICATED
PL LAM PLASTIC LAMINATE
PLBG PLUMBING
PWD PLYWOOD
PORT PORTABLE
PR PAIR
PRESS PRESSURE
PVMT PAVEMENT
PL PLYWOOD
PSF POUNDS PER SQ. FT.
PT POINT
PTD PAINTED
PVC POLYVINYL CHLORIDE(PIPE)
PWD PROPERTY LINE

Q
QT QUARRY TILE
QTY QUANTITY

R
R RISERS (ON STAIRS)
R/A RETURN AIR
RAD RADIUS
RDL ROOF DRAIN LEADER
REC RECEPTOR
RECT RECTANGLE
REF REFRIGERATOR
REF REFERENCE
RD ROOF DRAIN
REG REGLET
REINF REINFORCEMENT
REFL REFLECTED (CEILING)
REQD REQUIRED
REV REVISION(S), REVISED
RFH ROOF HATCH
RM ROOM
RO ROUGH OPENING
R&S ROD & SHELF(S)
RT RUBBER TILE
RUB RUBBER
RESIL RESILIENT

S
S SOUTH
SAN SANITARY (PIPE)
SC SOLID CORE (DOOR)
SCH SCHEDULE
SD SMOKE DETECTOR
SD STORM DRAIN
SECT SECTION
SERV SERVICE
SGD SLIDING GLASS DOOR
SH SHELVES
SHT SHEET
SHTHG SHEATHING
SOG SLAB ON GRADE
SIM SIMILAR
SL SLEEVE
SNT SEALANT
SPEC SPECIFICATION
SPK SPEAKER
SQ SQUARE
SQ FT SQUARE FEET
SS SERVICE SINK
S ST STAINLESS STEEL
ST STEEL
STD STANDARD
STR STRUCTURAL
SUSP SUSPENDED
SYM SYMBOL

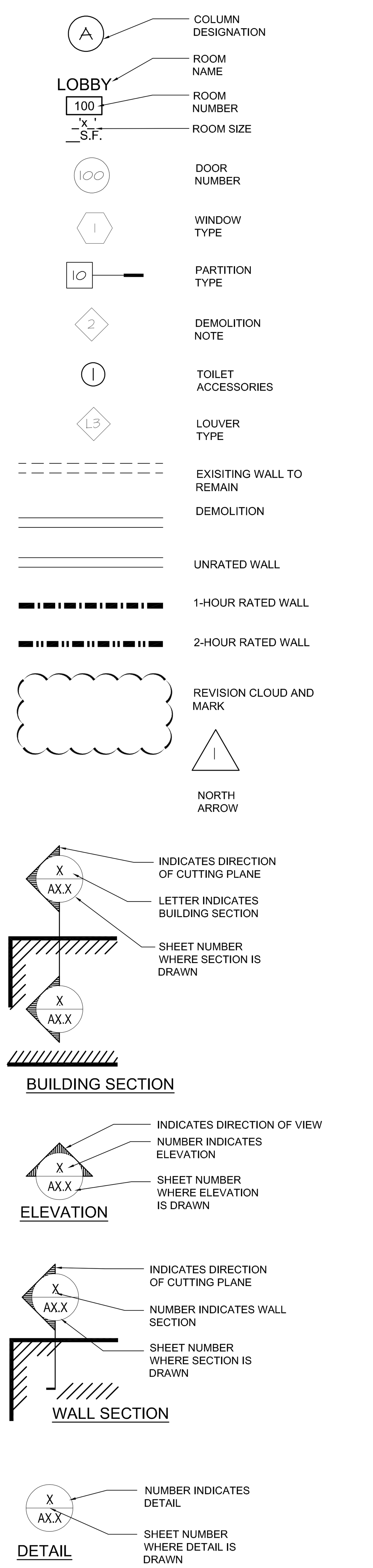
T
T THREADS (@ STAIRS)
TEL TELEPHONE
TEMP TEMPERED (GLASS)
T&G TONGUE & GROOVE
TB TACKBOARD
TOW TOP OF WINDOW
THK THICK(NESS)
THRU THROUGH
TOC TOP OF CONCRETE
TOS TOP OF STEEL
UC UNDERCUT (DOOR)
TV TELEVISION
TYP TYPICAL

U
UNO UNLESS NOTED OTHERWISE
UR URINAL
UNF UNFINISHED

V
VAR VARIES
VB VANITY BASE (CABINET)
V VENT
VAC VACUUM
VEST VESTIBULE
VIF VERIFY IN FIELD
VB VAPOR BARRIER
VB VINYL BASE
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VP VENEER PLASTER
VT VINYL TILE
VTR VENT THRU ROOF

W
WASH WASHING MACHINE
WD WOOD
WH WATER HEATER
WIC WALK-IN CLOSET
W/ WITH
W WEST (OR WIDTH)
WC WATER CLOSET
WIN WINDOW
W/O WITHOUT
WP WATERPROOFING
WT WEIGHT
WWM WELDED WIRE MESH

SYMBOLS



GENERAL NOTES

A-INTENT & USE OF CONSTRUCTION DOCUMENTS

1. THE PURPOSE OF THESE DOCUMENTS IS TO CONVEY DESIGN INTENT ONLY. THE CONTRACTOR SHALL A) BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, B) PROMPTLY NOTIFY ARCHITECT IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, AND C) OBTAIN ALL REQUISITE BUILDING AND OTHER PERMITS REQUIRED IN CONNECTION WITH THE WORK.

2. THE CONTRACTOR WILL BE PRESUMED TO HAVE INSPECTED THE SITE AND TO HAVE READ AND TO BE THOROUGHLY FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. THE FAILURE OR OMISSION OF ANY CONTRACTOR TO EXAMINE ANY FORM, INSTRUMENT OR DOCUMENT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION IN RESPECT TO HIS WORK.

3. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLE FOR SUCH PORTION OF THE WORK.

4. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THESE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.

5. THE ARCHITECT RESERVES THE RIGHT TO REJECT ITEMS INCORPORATED INTO THE WORK WHICH FAIL TO MEET THE SPECIFIED MINIMUM REQUIREMENTS. THE ARCHITECT FURTHER RESERVES THE RIGHT, AND WITHOUT PREJUDICE TO OTHER RECOURSE. ARCHITECT MAY OR MAY NOT ACCEPT NON-COMPLYING ITEMS SUBJECT TO ANY ADJUSTMENT IN THE CONTRACT AMOUNT AS APPROVED BY THE ARCHITECT AND/OR THE OWNER.

B-PERMITS, FEES, TAXES, & NOTICES

1. THE CONTRACTOR SHALL PAY ALL SALES, CONSUMER, AND OTHER SIMILAR TAXES FOR THE WORK OR PORTIONS THEREOF PROVIDED BY THE CONTRACTOR WHICH ARE LEGALLY ENACTED AT THE TIME OF CONSTRUCTION.

2. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

4. THE CONTRACTOR SHALL EXERCISE REASONABLE EFFORT TO MAKE CERTAIN THAT THE CONTRACT DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS. IF THE CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY ARCHITECT IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATION.

5. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO DESIGNER, HE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

C-COORDINATION & SUPERVISION

1. ALL WORK TO BE SCHEDULED DURING REGULAR BUSINESS HOURS UNLESS NOTED OTHERWISE.

2. CONTRACTOR TO PROVIDE ADVANCE NOTIFICATION TO TENANT'S REPRESENTATIVE WHEN TENANT OR THEIR CONTRACTOR(S) ARE REQUIRED AT JOB SITE FOR COORDINATION MEETINGS OR INSTALLATIONS.

3. UPON COMPLETION OF THE WORK, THE CONTRACTOR TO NOTIFY BUILDING OWNER REPRESENTATIVE THAT THE PROJECT IS READY FOR INSPECTION. OWNER/REP WILL COMPILE A "PUNCH LIST" OF CORRECTIONS NEEDED OF UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE SUCCESSFUL COMPLETION OF THE PUNCH LIST.

4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND SHALL COORDINATE ALL PORTIONS OF THE WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

6. THE CONTRACTOR TO, AT ALL TIMES, KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SWEPT CLEAN DAILY.

7. THE CONTRACTOR TO PROVIDE FINAL CLEANING OF ALL AREAS OF WORK INCLUDING THE CONSTRUCTION ACCESS ROUTE. FINAL CLEANING TO INCLUDE WINDOWS AND CEILINGS.

D-LABOR, MATERIALS, & WARRANTY

1. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

2. THE CONTRACTOR SHALL AT ALL TIMES ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG THE CONTRACTOR'S EMPLOYEES AND SHALL NOT EMPLOY ON THE WORK ANY UNFIT PERSON OR ANYONE NOT SKILLED IN THE TASK ASSIGNED THEM.

3. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENT LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.

4. CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DOCUMENTS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.

5. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OTHER TRADES.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.

7. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGER SCALE DRAWINGS TO GOVERN OVER SMALLER SCALE DRAWINGS.

8. DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION. DIMENSIONS ARE NOMINAL UNLESS OTHERWISE INDICATED.

9. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE TO GET CLARIFICATION AND DIRECTION FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

10. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK UNLESS OTHERWISE NOTED.

11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING FOR WALL SUPPORTED ELEMENTS INCLUDING MILLWORK, EQUIPMENT, FIXTURES AND FURNITURE. CONTRACTOR TO VERIFY EXTENT AND COORDINATE WITH APPROPRIATE SUBCONTRACTORS.

12. ALL MATERIALS TO BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT TO BE STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.

11. THERE WILL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, ARCHITECT TO DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.

12. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR THE TYPE OF MATERIAL AND INSTALLATION SPECIFIED.

13. PAINT TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS OVER PROPERLY PREPARED SURFACES. WALLS TO BE STRAIGHT AND SMOOTH. PROVIDE MINIMUM ONE COAT PRIME AND ONE FINISH COAT. FINISHED COAT TO COMPLETELY COVER WITH NO STREAKING OR BLEEDING OF UNDERCOATS.

14. MILLWORK TO CONFORM WITH AWI STANDARDS FOR PREMIUM GRADE MILLWORK. DRAWINGS INDICATE DESIGN INTENT. FABRICATOR IS RESPONSIBLE FOR MILLWORK ENGINEERING.

15. DRYWALL CONTRACTOR TO CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES. WHERE DRYWALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC. THIS CONTRACTOR TO PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE OR SOUND RATING WHERE REQUIRED.

16. THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE.

E- INSTALLATION NOTES (MAY NOT APPLY)

1. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT TO OPERATE QUIETLY AND BE FREE OF VIBRATION.

2. UNLESS OTHERWISE NOTED IN MECHANICAL DRAWINGS OR SPECIFICATIONS, HOLD DUCTS AND MECHANICAL EQUIPMENT TIGHT TO STRUCTURE ABOVE.

3. THE CONTRACTOR SHALL NOT LOCATE CEILING DIFFUSERS OR REGISTERS WHERE FULL HEIGHT SHELVING, FILES OR STORAGE UNITS ARE INDICATED ON PLANS. (IF APPLICABLE)

4. ALL CEILING DIFFUSERS AND REGISTERS TO BE THE SAME COLOR AS THE CEILING UNLESS NOTED OTHERWISE.
5. ALL SURFACES TO BE PROPERLY PRIMED OR PREPARED PRIOR TO INSTALLATION OF SPECIFIED FINISHES.

5. PATCH ALL AREAS WHERE THE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF SPECIFIED FLOOR FINISH(-ES).

6. PROVIDE ALL NECESSARY CUT-OUTS FOR THE INSTALLATION OF ELECTRICAL AND VOICE/DATA OUTLETS, THERMOSTATS, SWITCHES AND OTHER DEVICES.

7. EXTEND ALL FIRE RATED PARTITIONS TO STRUCTURE; FILL ALL VOIDS WITH FIRE SAFING MATERIAL OR FIRE-RATED CAULK, CONTINUOUS AS REQUIRED BY CODE.

8. ALL FIRE EXTINGUISHER CABINETS OR ELECTRICAL PANELS LOCATED IN RATED PARTITIONS TO BE BACKED WITH GYPSUM BOARD AS REQUIRED TO MAINTAIN PARTITION RATING.

9. CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING ALL NEW AND EXISTING FIRE RATED PARTITIONS AND ALL PENETRATION THROUGH RATED AREAS INCLUDING SLABS. SEAL TO MAINTAIN PROPER RATING.

10. WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AT COLUMNS OR BEAMS, NEW FIREPROOFING TO BE INSTALLED TO COMPLY WITH THE REQUIRED FIRE RATING. CONTRACTOR TO VERIFY IN FIELD.

11. WHERE PIPES, CONDUITS OR LOW TENSION WIRING PENETRATE A FIRE RATED ENCLOSURE, THE SPACE AROUND SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH BATT INSULATION AND FITTED WITH ESCUTCHEON PLATES ON BOTH SIDES OR EQUIVALENT TREATMENT TO INSURE COMPLIANCE WITH FIRE RATING.

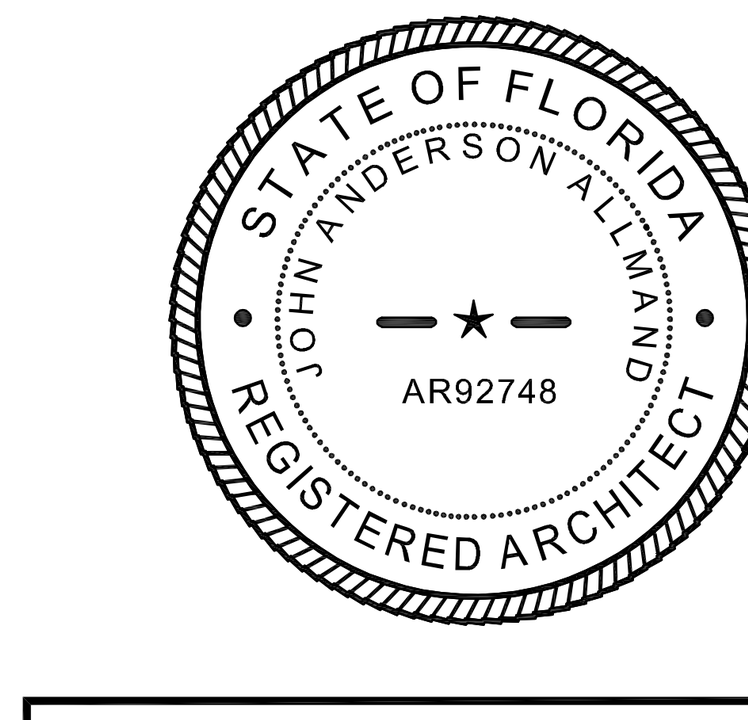
12. WHERE DUCT OR PART OF DUCT IS RUNNING PARALLEL OVER FIRE RATED PARTITION, EXTEND RATED PARTITION AROUND DUCT TO EFFECT COMPLETE MAINTENANCE OF FIRE-RATING.

CODE SUMMARY

LOCATION / JURISDICTION	ST. JOHNS COUNTY - SAINT AUGUSTINE, FLORIDA	
APPLICABLE CODES	FBC R 2023, 8TH EDITION NEC 2020 FBC EC 2023, 8TH EDITION - "PERFORMANCE BASED"	
OCCUPANCY CLASSIFICATION	FBC - RESIDENTIAL	
BUILDING DESCRIPTION	PRIVATE RESIDENCE	
TYPE OF CONSTRUCTION	VB (SINGLE FAMILY DWELLING)	
	ALLOWED	PROPOSED
MAXIMUM HEIGHT	45'	EXISTING (NOT TO EXCEED)
MAXIMUM STORIES	3	EXISTING (3)
MAXIMUM AREA	UL	SEE PLANS FOR BREAK DOWN

ARCHITECTURAL SHEET INDEX		REV. #	DATE
A0	COVER SHEET		
A0.1	ARCHITECTURAL SITE PLAN		
A1	FIRST & SECOND FLOOR - DEMO		
A2	THIRD FLOOR & ROOF - DEMO		
A3	FIRST & SECOND FLOOR - NEW		
A4	THIRD FLOOR & ROOF - NEW		
A5	ELEVATIONS - EXISTING		
A6	ELEVATIONS - NEW		
A7	DETACHED GARAGE PLANS / ELEVATIONS		
A8	CANOPY, PORCH, STAIR, & RAILING DETAILS		
AD1	CODE REFERENCES & DETAILS		
FD-1	ROOF FLASHING DETAILS - 1		
FD-2	ROOF FLASHING DETAILS - 2		
FD-3	WINDOW FLASHING DETAILS		
FD-4	DOOR FLASHING DETAILS		

BUILDING DESIGN CRITERIA
(REFER TO STRUCTURAL DRAWINGS BY OTHERS)



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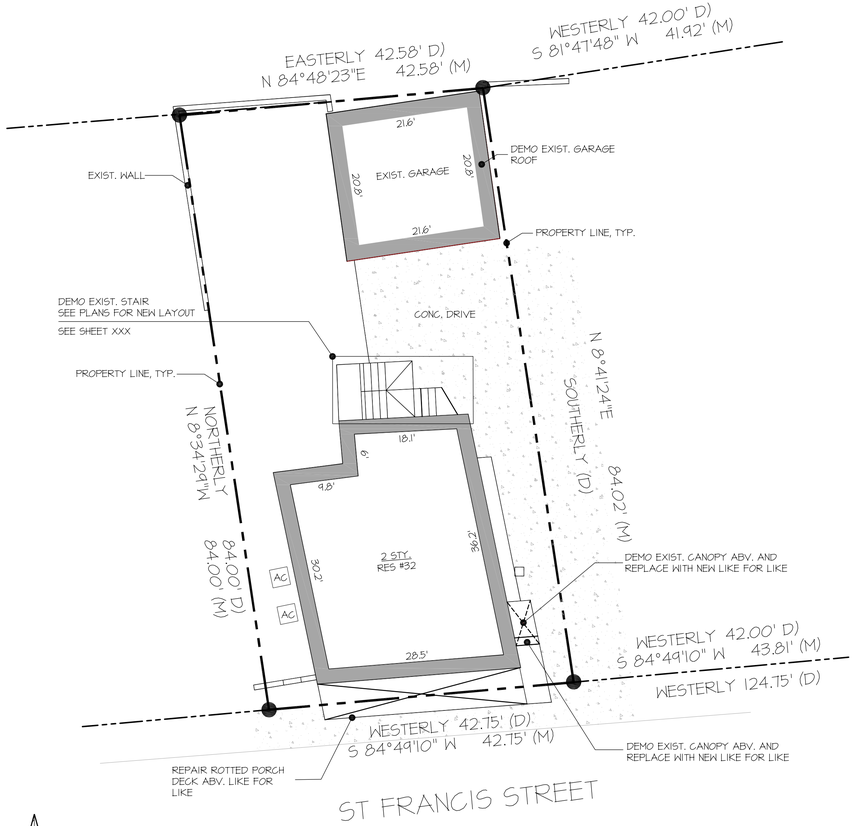
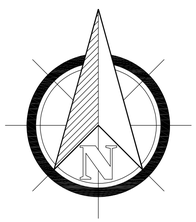
Received June 7, 2025
Planning and Building Department



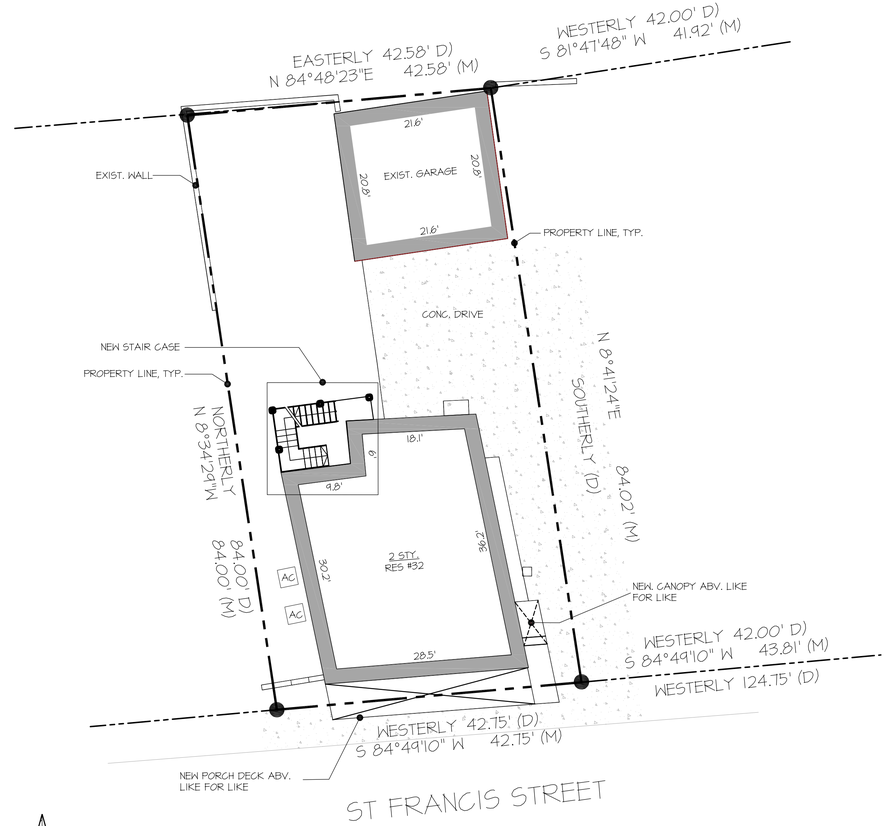


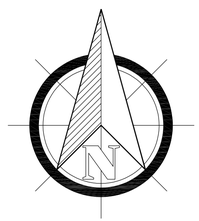
SITE PLAN - EXIST

SCALE: 1" = 10'-0"

SITE PLAN NOTES:

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO STAKE-OUT PERIMETER OF STRUCTURE & FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
2. VERIFY EXIST. FLOOD ZONES & COORDINATE ALL REQUIRED DOCUMENTS/REQUIREMENTS W/ SCOPE OF WORK IF APPLICABLE.
3. VERIFY ALL CODES & RESTRICTIONS WITH STATE & LOCAL MUNICIPALITIES PRIOR TO CONSTRUCTION.
4. G.C. TO VERIFY ANY EXISTING STRUCTURES, SEPTIC, GAS, ETC. DEMOLISH & RELOCATE AS REQUIRED PER LOCAL CODES
5. **ALL UTILITIES, F.F.E., & DRAINAGE TO BE VERIFIED BY BUILDER**
6. ** THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.**





SITE PLAN - NEW

SCALE: 1" = 10'-0"

HISTORIC PRESERVATION NOTES:

1. THE FRONT SETBACK SHALL REASONABLY MATCH THE SETBACK OF THE IMMEDIATELY ADJACENT HISTORIC STRUCTURES. V.I.F.
2. THE FINISHED FLOOR HEIGHT SHALL REASONABLY MATCH THE FLOOR HEIGHT OF THE IMMEDIATELY ADJACENT HISTORIC STRUCTURES. V.I.F.
3. THE DRIVEWAY SHALL BE LIMITED TO NO MORE THAN 10'-0" IN WIDTH UP TO THE FRONT PLANE OF THE HOUSE AND SHALL FEATURE EITHER CONCRETE RIBBONS, BRICK PAVERS, OR A COMBINATION OF CONCRETE RIBBONS AND PAVERS TO CREATE A SIMULATED RIBBON APPEARANCE. IF A CONCRETE RIBBON DRIVEWAY IS CONSTRUCTED THAN THE AREA BETWEEN THE RIBBONS SHALL BE TWICE THE WIDTH OF THE RIBBONS.
4. IF BRICK PAVERS ARE USED THE PAVERS SHALL BE NO LARGER THAN A 4"X 8" OR 6"X 10," SHALL BE LAID IN A RUNNING BOND OR HERRINGBONE PATTERN, AND SHALL BE A TRADITIONAL BRICK SHAPE AND COLOR WITH THE FINAL COLOR CHOICE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO PURCHASE AND INSTALLATION.

ARCHITECTURE - INC
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E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

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TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA. 1 FIRE CODE 2023 EDITION & NFPA 101 LIFE SAFETY CODE 2021, 8TH EDITION.

NEW EXT. STAIR & RENOVATION
32 ST. FRANCIS STREET
ST. AUGUSTINE, FLORIDA 32084

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REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

STATE OF FLORIDA
JOHN ANDERSON ALLMAND
AR92748
REGISTERED ARCHITECT

DATE: 06.06.2025

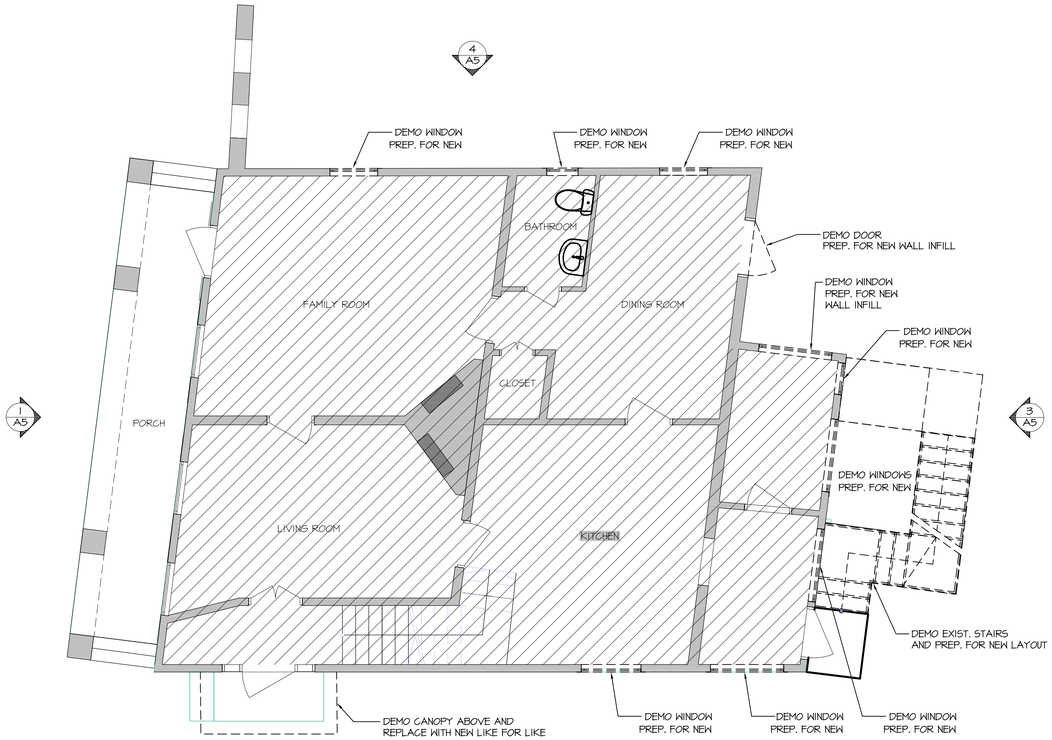
PRJCT #: 24.0141.00

SHEET

A0.1

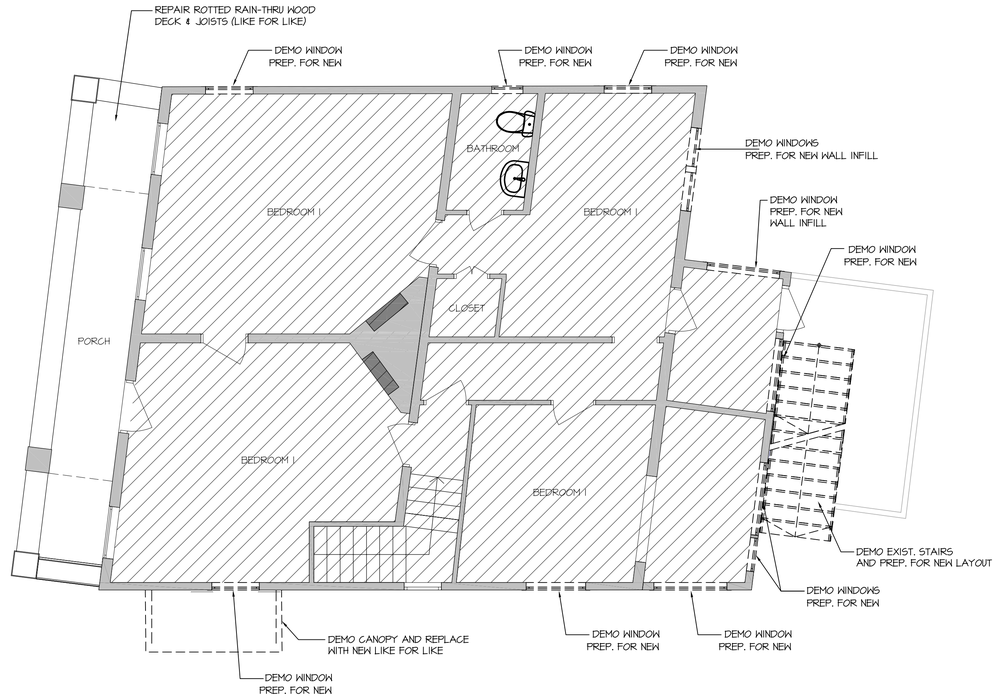
HARB REVIEW SET

Received June 7, 2025
Planning and Building Department



NORTH

1 / A1 FIRST FLOOR PLAN (DEMO)
1/4" = 1'-0"



NORTH

2 / A1 SECOND FLOOR PLAN (DEMO)
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. REMODELING AND/OR ALTERATIONS OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, SOME WHICH MAY NOT BE VERIFIABLE WITH OUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

2. PATCH AND REPLACE DAMAGED CEILING AS NECESSARY.

3. ITEMS TO BE RELOCATED OR DEMOLISHED ARE ILLUSTRATED AS DASHED LINES AND ARE NOTED.

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6. ITEMS INDICATED TO BE DEMOLISHED SHALL BE DISPOSED OF LEGALLY.

ALL AS-BUILT & NEW CONSTRUCTION DIMENSIONS ARE SUBJECT TO VERIFICATION IN THE FIELD - BUILDER IS RESPONSIBLE FOR VERIFICATION ONCE DEMOLITION HAS BEGUN & PRIOR TO ORDERING PRE-MANUFACTURED TRUSSES/ENGINEERED BEAMS.

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NEW EXT. STAIR & RENOVATION
32 ST. FRANCIS STREET
ST. AUGUSTINE, FLORIDA 32084

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STATE OF FLORIDA
JOHN ANDERSON ALLMAND
AR92748
REGISTERED ARCHITECT

DATE: 06.06.2025

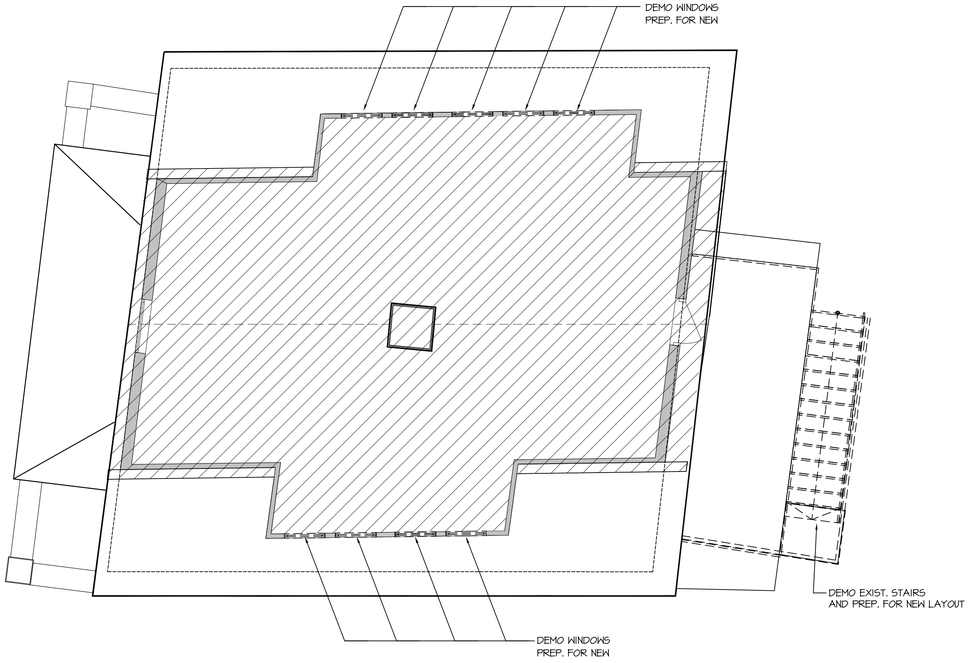
PRJCT #: 24.0141.00

SHEET

A1

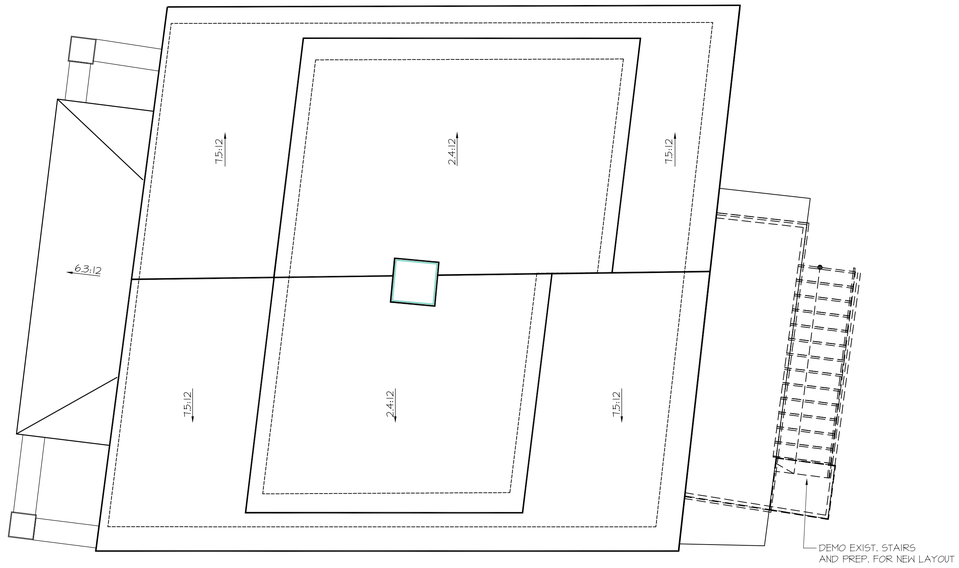
HARB REVIEW SET

Received June 7, 2025
Planning and Building Department



NORTH

1 / A2 THIRD FLOOR PLAN (DEMO)
1/4" = 1'-0"



NORTH

2 / A2 ROOF PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. REMODELING AND/OR ALTERATIONS OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, SOME WHICH MAY NOT BE VERIFIABLE WITH OUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

2. PATCH AND REPLACE DAMAGED CEILING AS NECESSARY.

3. ITEMS TO BE RELOCATED OR DEMOLISHED ARE ILLUSTRATED AS DASHED LINES AND ARE NOTED.

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A2

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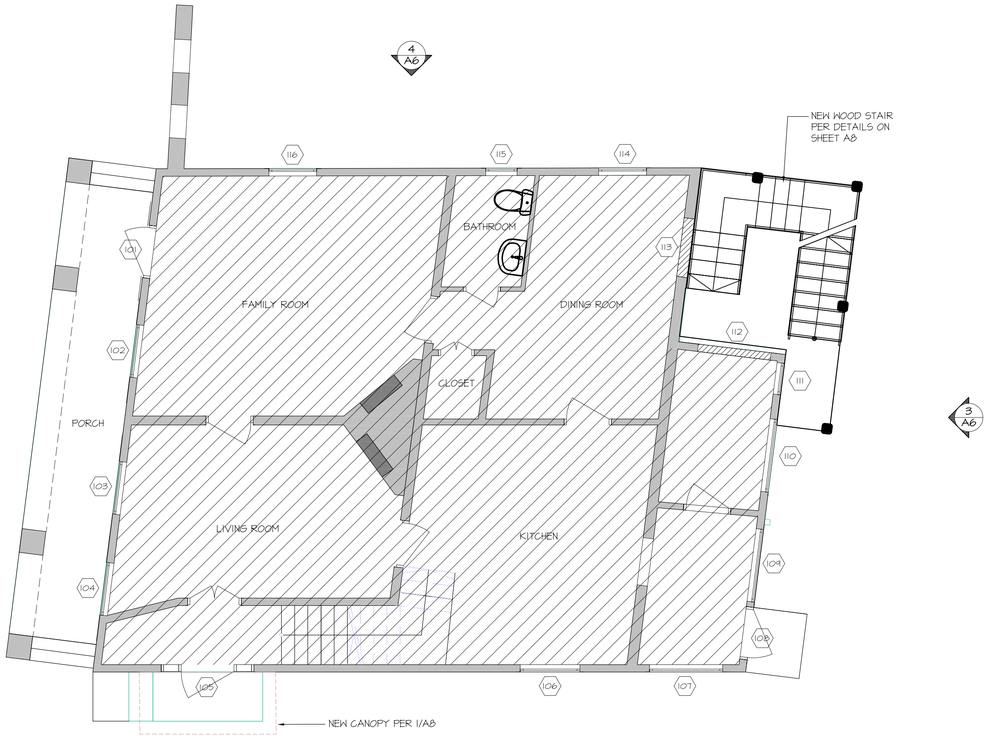
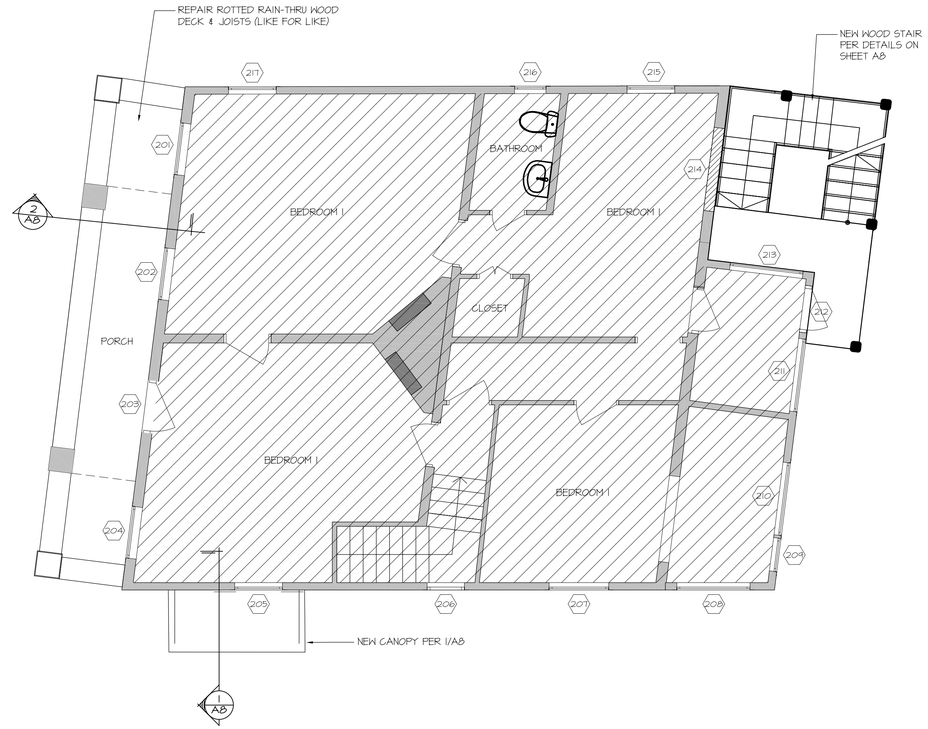


NORTH

1 A3 FIRST FLOOR PLAN (NEW)
1/4" = 1'-0"



NORTH

2 A3 SECOND FLOOR PLAN (NEW)
1/4" = 1'-0"

WINDOW AND DOOR SCHEDULE - FIRST FLOOR

No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS	
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS			
101	3066	3'-0"	6'-6"	WOOD	YES	YES	N/A	FRONT DOOR, EXIST.	NOT IN SCOPE
102	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.	
103	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.	
104	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.	
105	5266	5'-2"	6'-6"	WOOD			N/A	DOOR WITH SIDE LITES	
106	SH	2'-4"	4'-6"	WOOD	YES		SIGNATURE ULTIMATE	MARVIN	
107	SH	4'-3"	4'-0"	WOOD			SIGNATURE ULTIMATE	MARVIN	
108	3066	3'-0"	6'-6"	WOOD			N/A	BACK DOOR, EXIST.	NOT IN SCOPE
109	SH	4'-3"	4'-0"	WOOD			SIGNATURE ULTIMATE	MARVIN	
110	SH	4'-3"	4'-0"	WOOD			SIGNATURE ULTIMATE	MARVIN	
111	SH	2'-0"	3'-0"	WOOD			SIGNATURE ULTIMATE	EXIST.	
112	SH	4'-0"	3'-0"	WOOD			SIGNATURE ULTIMATE	EXIST.	
113	3375	3'-3"	7'-5"	WOOD			SIGNATURE ULTIMATE	DOOR, EXIST.	
114	SH	2'-9"	4'-6"	WOOD			SIGNATURE ULTIMATE	EXIST.	
115	SH	2'-0"	3'-11"	WOOD			SIGNATURE ULTIMATE	EXIST.	
116	SH	2'-9"	4'-6"	WOOD			SIGNATURE ULTIMATE	EXIST.	

WINDOW AND DOOR SCHEDULE - SECOND FLOOR

No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS	
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS			
201	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.	NOT IN SCOPE
202	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.	
203	3068	3'-0"	6'-8"	WOOD			N/A	DOOR EXIST.	
204	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.	
205	SH	2'-9"	4'-6"	WOOD		YES	SIGNATURE ULTIMATE	MARVIN	
206	SH	2'-0"	3'-11"	WOOD			N/A	EXIST.	
207	SH	2'-9"	4'-6"	WOOD		YES	SIGNATURE ULTIMATE	MARVIN	
208	SH	4'-0"	3'-0"	WOOD			SIGNATURE ULTIMATE	MARVIN	
209	SH	2'-0"	3'-0"	WOOD			SIGNATURE ULTIMATE	MARVIN	
210	SH	4'-0"	3'-0"	WOOD			SIGNATURE ULTIMATE	MARVIN	
211	SH	4'-0"	3'-0"	WOOD			SIGNATURE ULTIMATE	MARVIN	
212	SH	2'-7"	6'-5"	WOOD			N/A	DOOR EXIST.	NOT IN SCOPE
213	SH	4'-0"	3'-0"	WOOD			SIGNATURE ULTIMATE	MARVIN	
214	SH	6'-5"	4'-6"	WOOD			SIGNATURE ULTIMATE	MARVIN	
215	SH	2'-9"	4'-6"	WOOD			SIGNATURE ULTIMATE	MARVIN	
216	SH	2'-0"	3'-11"	WOOD			SIGNATURE ULTIMATE	MARVIN	
217	SH	2'-9"	4'-6"	WOOD			SIGNATURE ULTIMATE	MARVIN	

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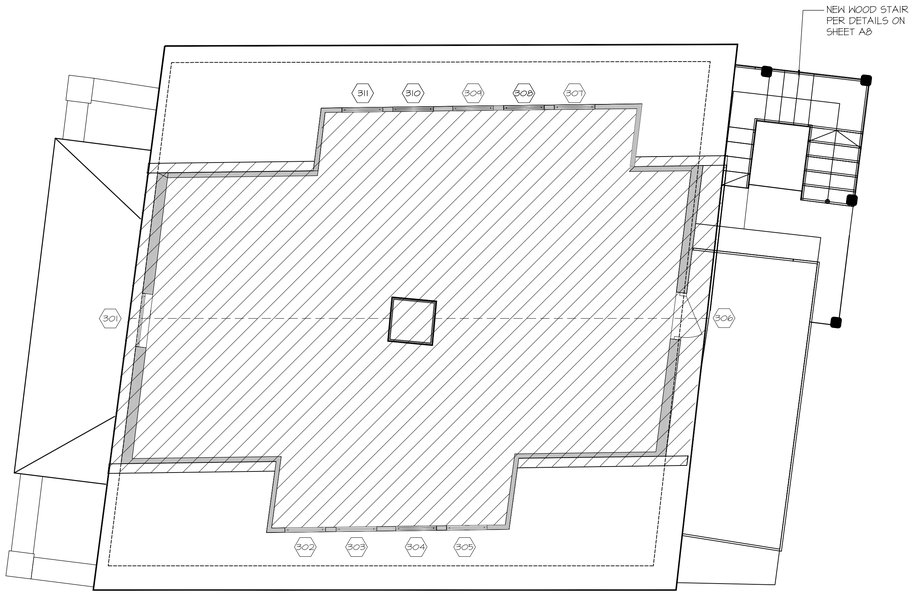
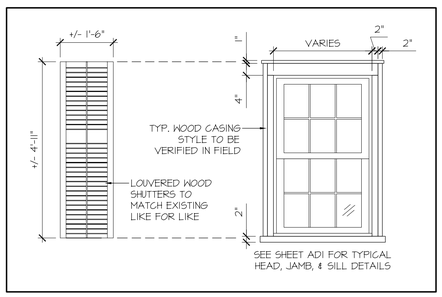


NORTH

1 / A4 THIRD FLOOR PLAN (NEW)
1/4" = 1'-0"

WINDOW AND DOOR SCHEDULE - THIRD FLOOR

No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS	
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS			
301	SH	3'-0"	4'-7"	WOOD			N/A	EXIST.	NOT IN SCOPE
302	SH	2'-5"	3'-3"	WOOD			SIGNATURE ULTIMATE	MARVIN	
303	SH	2'-5"	3'-3"	WOOD			SIGNATURE ULTIMATE	MARVIN	
304	SH	2'-5"	3'-3"	WOOD			SIGNATURE ULTIMATE	MARVIN	
305	SH	2'-5"	3'-3"	WOOD			SIGNATURE ULTIMATE	MARVIN	
306	2860	2'-8"	6'-0"	WOOD			N/A	DOOR, EXIST.	NOT IN SCOPE
307	SH	2'-5"	3'-3"	WOOD			SIGNATURE ULTIMATE	MARVIN	
308	SH	2'-5"	3'-3"	WOOD			SIGNATURE ULTIMATE	MARVIN	
309	SH	2'-5"	3'-3"	WOOD			SIGNATURE ULTIMATE	MARVIN	
310	SH	2'-5"	3'-3"	WOOD			SIGNATURE ULTIMATE	MARVIN	
311	SH	2'-5"	3'-3"	WOOD			SIGNATURE ULTIMATE	MARVIN	



2 / A4 TYP. WINDOW & SHUTTER ELEVATION
1/4" = 1'-0"

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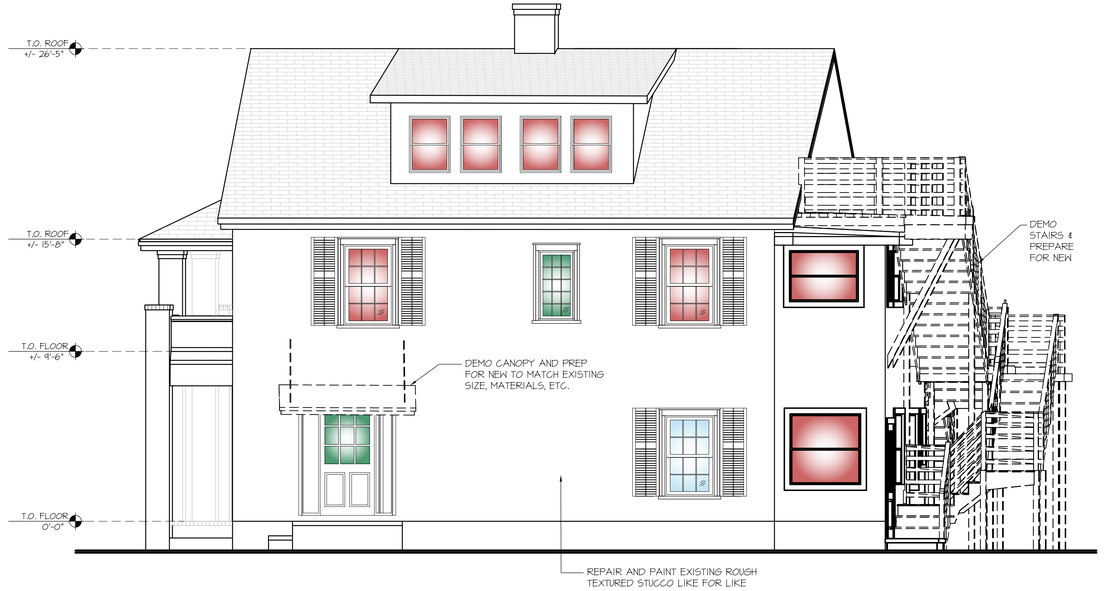
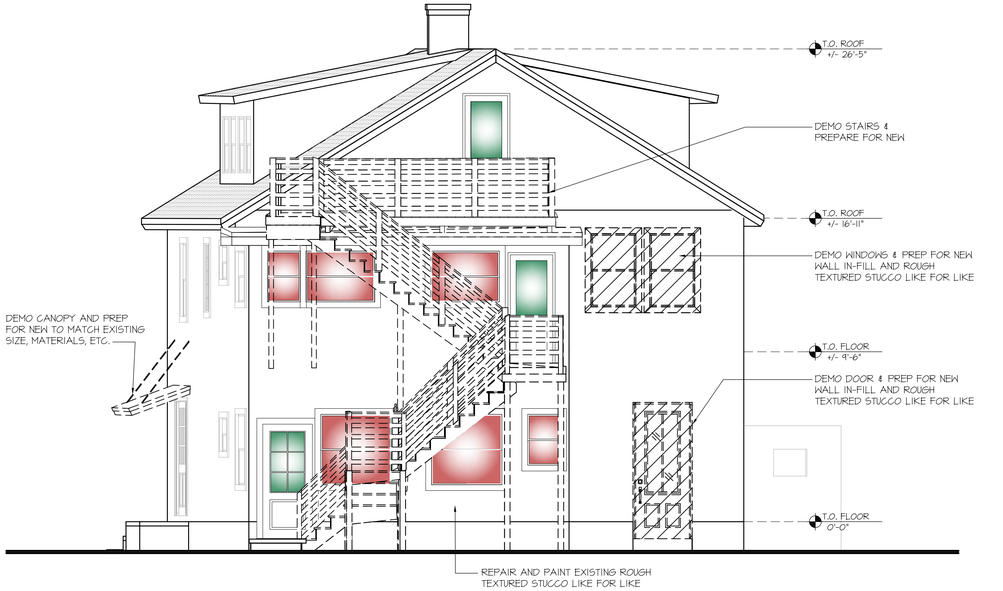
1 / A5 FRONT ELEVATION (EXIST)
1/4" = 1'-0"



2 / A5 RIGHT ELEVATION (EXIST)
1/4" = 1'-0"



3 / A5 REAR ELEVATION (EXIST)
1/4" = 1'-0"



4 / A5 LEFT ELEVATION (EXIST)
1/4" = 1'-0"

HARB - ELEVATION NOTES, TYP.

1. THE WINDOWS SHALL FEATURE EXTERIOR, RAISED-PROFILE MUNTIN GRIDS & EQUAL SIZE SASHES. (NO MUNTINS REQUIRED @ GARAGE WINDOWS). ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE & TRIMMED OUT IN A TRADITIONAL MANNER INCLUDING THE PRESENCE OF CROWN MOLDING AND A WINDOW SILL. ANY WINDOW PAIRINGS SHALL BE DIVIDED BY A TRADITIONAL MULLION.
2. All WINDOWS SHALL BE CONSTRUCTED WITH WOOD @ INTERIOR, & EXTERIOR (MARVIN "ULTIMATE")
3. THE RAILING SYSTEM SHALL BE MADE OF WOOD, SET BELOW THE CAP OF THE PIERS, AND SHALL FEATURE SQUARE 2" X 2" SPINDLES SET IN BETWEEN AN UPPER & LOWER RAILING WITH NO EXPOSED ENDS.
4. ALL SIDING MATERIALS SHALL BE WOOD OR ROUGH TEXTURED STUCCO TO MATCH EXISTING, LIKE FOR LIKE.
5. NEW / REPLACEMENT SHUTTERS TO BE CONSTRUCTED WITH WOOD & MATCHED TO EXISTING STYLE.

WINDOW COLOR CODING

	EXISTING WINDOW OR DOOR TO REMAIN (NOT IN SCOPE)
	DEMO EXISTING WINDOWS AND REPLACE WITH NEW
	NEW WOOD WINDOW "MARVIN ULTIMATE" WOOD INT. / EXT. PREVIOUS HISTORIC ROUGH OPENING, VERIFIED IN FIELD

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1 / A6 FRONT ELEVATION (NEW)
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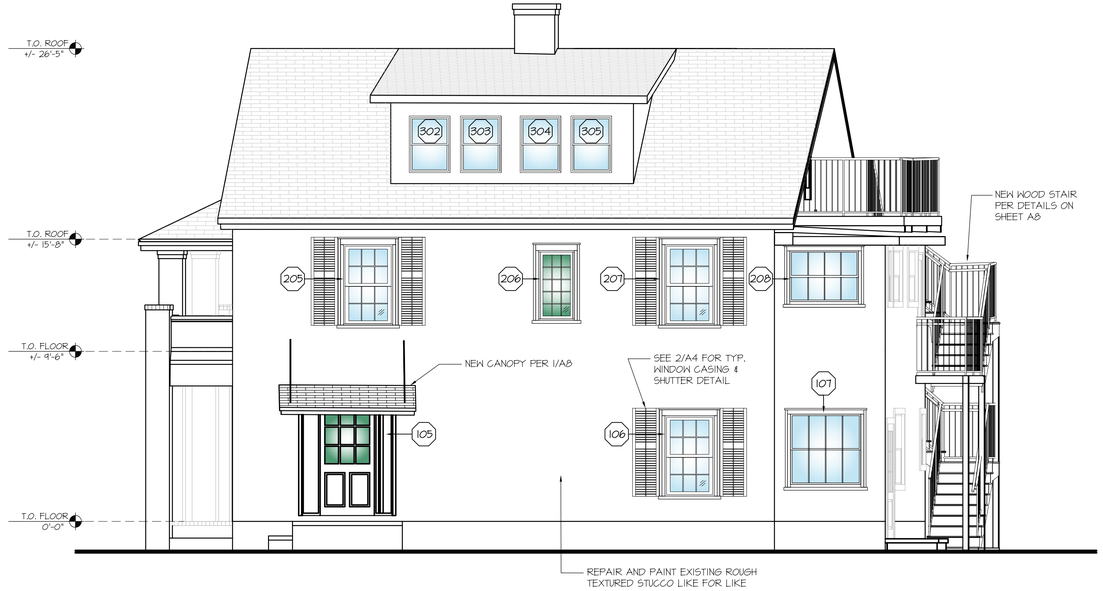
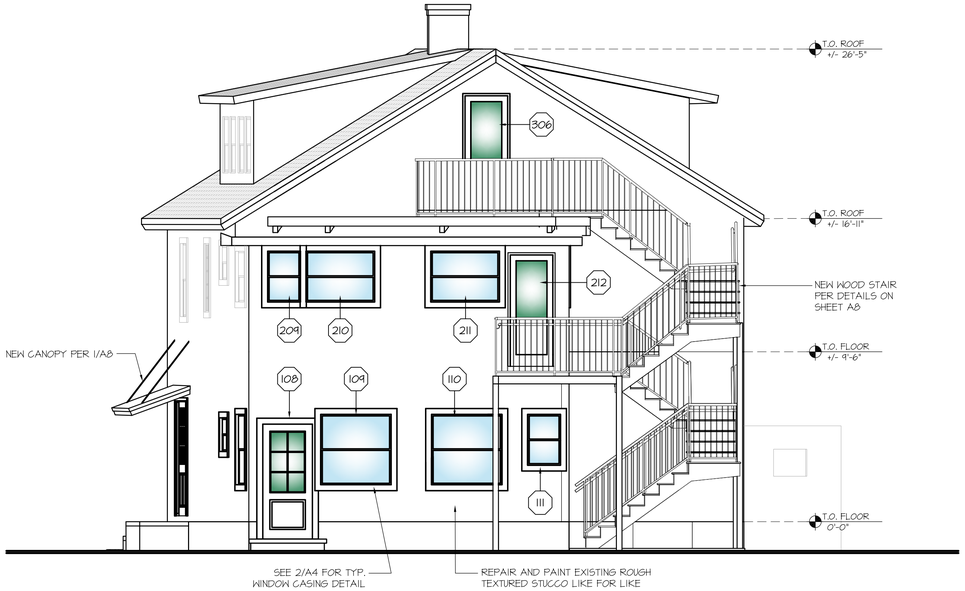


2 / A6 RIGHT ELEVATION (NEW)
1/4" = 1'-0"



3 / A6 REAR ELEVATION (NEW)
1/4" = 1'-0"



4 / A6 LEFT ELEVATION (NEW)
1/4" = 1'-0"

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5. NEW / REPLACEMENT SHUTTERS TO BE CONSTRUCTED WITH WOOD & MATCHED TO EXISTING STYLE.

WINDOW COLOR CODING

	EXISTING WINDOW OR DOOR TO REMAIN (NOT IN SCOPE)
	DEMO EXISTING WINDOWS AND REPLACE WITH NEW
	NEW WOOD WINDOW "MARVIN ULTIMATE" WOOD INT. / EXT. PREVIOUS HISTORIC ROUGH OPENING, VERIFIED IN FIELD

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NEW EXT. STAIR & RENOVATION
32 ST. FRANCIS STREET
ST. AUGUSTINE, FLORIDA 32084

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 06/06/2025. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHJ.

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STATE OF FLORIDA · JOHN ANDERSON ALLMAND · AR92748 · REGISTERED ARCHITECT

DATE: 06.06.2025
PRJCT #: 24.0141.00

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A6
HARB REVIEW SET

Received June 7, 2025
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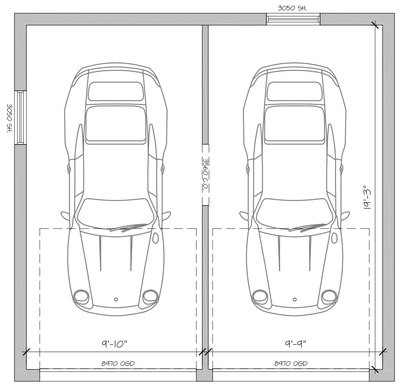
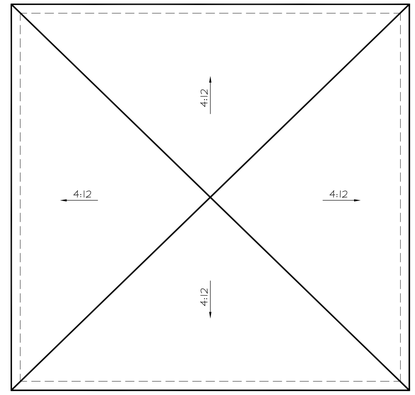
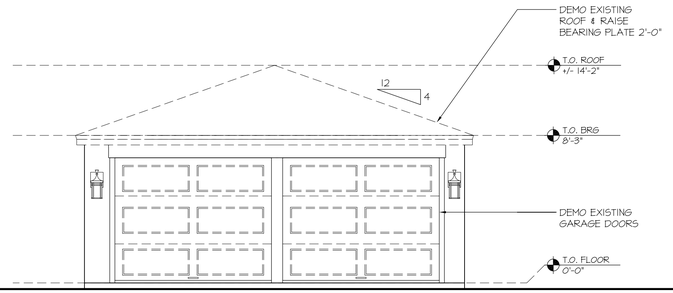


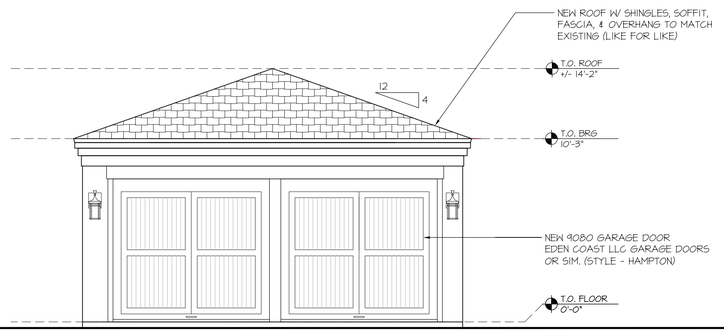
1 A7 GARAGE - FLOOR PLAN
1/4" = 1'-0"



2 A7 GARAGE - ROOF PLAN
1/4" = 1'-0"



3 A7 FRONT ELEVATION (EXIST)
1/4" = 1'-0"



4 A7 FRONT ELEVATION (NEW)
1/4" = 1'-0"

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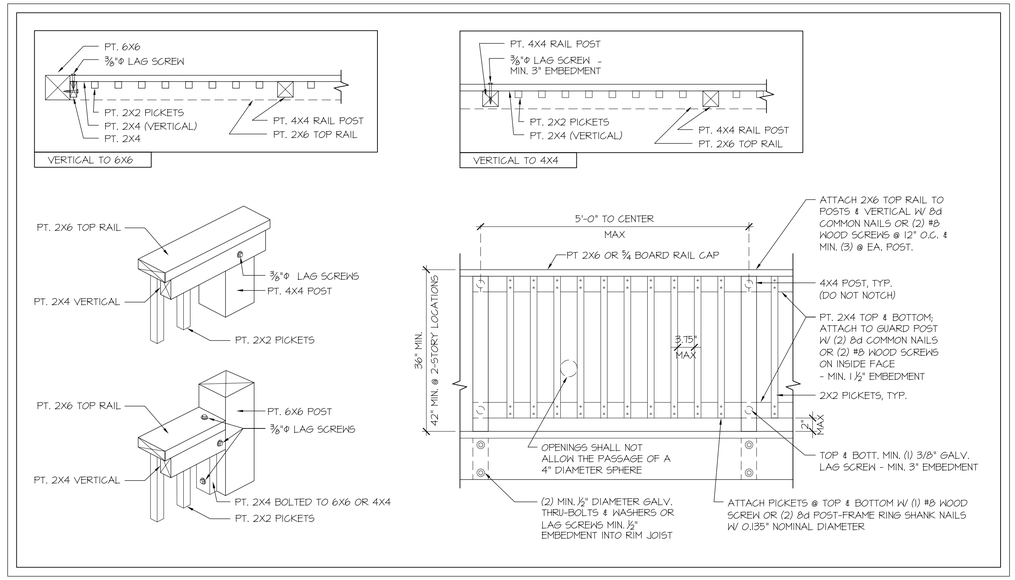
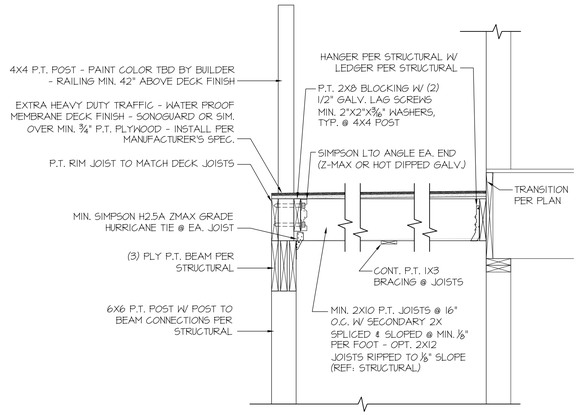


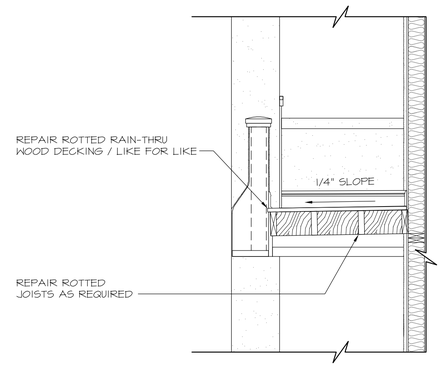
6 A8 GUARD RAIL ELEVATION & DETAILS, TYP.
3/4" = 1'-0"

ENGINEERING NOTE

ENGINEER'S STRUCTURAL CRITERIA MAY OVERRIDE SHOWN DETAILS FOR STRUCTURAL & STRAPPING INFORMATION, REFER TO ENGINEERING DWGS. BY OTHERS



3 A8 TYP. WATER PROOF MEMBRANE DECKING DETAIL
3/4" = 1'-0"



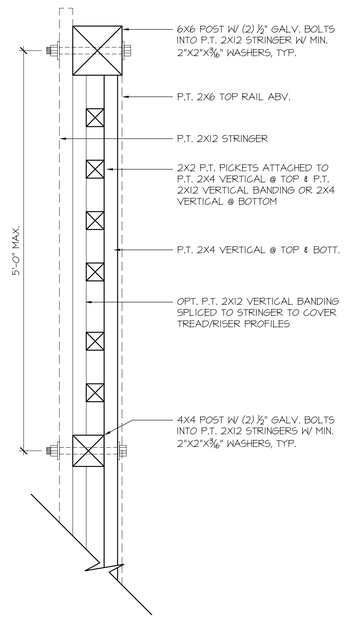
2 A8 ENTRY PORCH - DECK DETAIL
1/2" = 1'-0"

EXTERIOR STAIR NOTES:

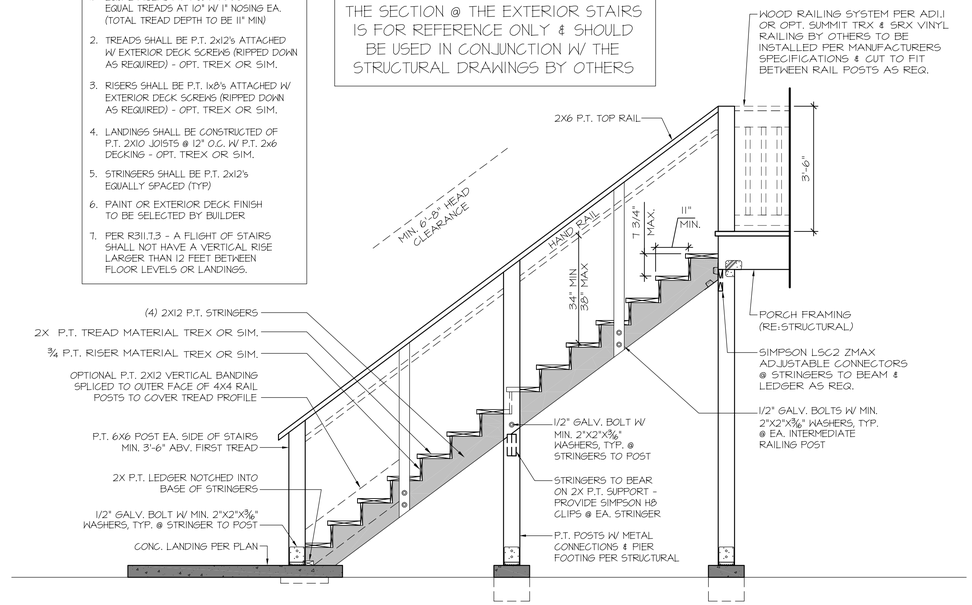
1. EQUAL RISERS AT 7-3/4" MAX. EQUAL TREADS AT 10" W/ 1" NOSING EA. (TOTAL TREAD DEPTH TO BE 11" MIN)
2. TREADS SHALL BE P.T. 2x12's ATTACHED W/ EXTERIOR DECK SCREWS (RIPPED DOWN AS REQUIRED) - OPT. TREX OR SIM.
3. RISERS SHALL BE P.T. 1x8's ATTACHED W/ EXTERIOR DECK SCREWS (RIPPED DOWN AS REQUIRED) - OPT. TREX OR SIM.
4. LANDINGS SHALL BE CONSTRUCTED OF P.T. 2X10 JOISTS @ 12" O.C. W/ P.T. 2x6 DECKING - OPT. TREX OR SIM.
5. STRINGERS SHALL BE P.T. 2x12's EQUALLY SPACED (TYP)
6. PAINT OR EXTERIOR DECK FINISH TO BE SELECTED BY BUILDER
7. PER R311.7.3 - A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.

NOTE:

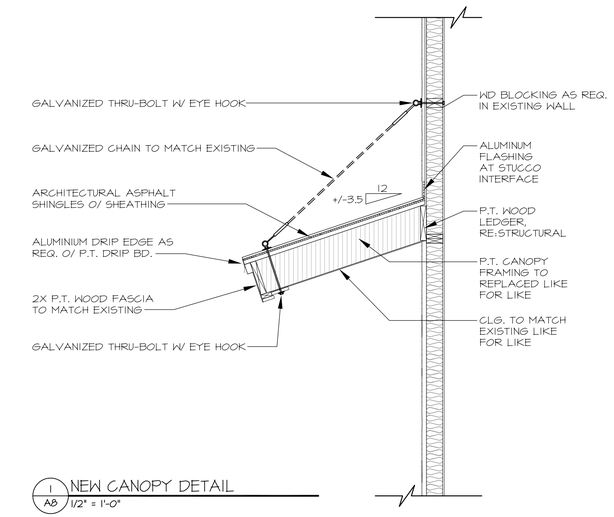
THE SECTION @ THE EXTERIOR STAIRS IS FOR REFERENCE ONLY & SHOULD BE USED IN CONJUNCTION W/ THE STRUCTURAL DRAWINGS BY OTHERS



5 A8 TYP. EXTERIOR STAIR RAILING
1 1/2" = 1'-0"



4 A8 TYP. EXTERIOR STAIR - MAY VARY
1/2" = 1'-0"



1 A8 NEW CANOPY DETAIL
1/2" = 1'-0"

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R302.5.1 OPENING PROTECTION:

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1⅜" (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 ⅜" (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. NOTE: DOOR TO BE SELF-CLOSING.

R302.11 FIREBLOCKING:

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 mm).

2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

SECTION R302.7 UNDER-STAIR PROTECTION

ENCLOSED ACCESSIBLE SPACE UNDER THE STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 mm) GYPSUM BOARD.

SECTION R302.12 DRAFTSTOPPING

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USEABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET (92.9 m2).
DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

SECTION R302.12.1 MATERIALS

DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2-INCH (12.7 mm) GYPSUM BOARD, 3/8-INCH (9.5 mm) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

SECTION R310 EMERGENCY ESCAPE & RESCUE OPENINGS:

R310.1
EMERGENCY ESCAPE AND RESCUE REQUIRED. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 mm) ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION R310.3.

THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF EMERGENCY ESCAPE AND RESCUE OPENINGS FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WIT HA FINISHED SILL HEGITH BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTIONS:
1. BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT AND NOT EXCEEDING TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 m2).

2. THE EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PERMITTED TO OPEN INTO A SCREEN ENCLOSURE, OPEN TO THE ATMOSPHERE, WHERE A SCREEN DOOR IS PROVIDED LEADING AWAY FROM THE RESIDENCE.

R310.1.1. MINIMUM OPENING AREA
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 m2).
EXCEPTION.
GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465 m2)

R310.1.2. MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).

R310.1.3. MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM).

R310.1.4. OPERATIONAL CONSTRAINTS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

R1003.9 TERMINATION:

CHIMNEYS SHALL EXTEND AT LEAST 2 FEET (610 mm) HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET (3048 mm), BUT SHALL NOT BE LESS THAN 3 FEET (914 mm) ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

R302.6 DWELLING/GARAGE FIRE SEPARATION:

THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

DWELLING/GARAGE SEPARATION - TABLE R302.6	
SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 1/2-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

R302.5.2 DUCT PENETRATION:

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL, 1 INCH (25.4 MM) MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

PER FBC-R-E3902 AFCI PROTECTION REQUIRED

ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE.

PER FBC-R-E3901.7, NEC 210, E3901.7 & E3902.3 GFCI PROTECTION REQUIRED

BATHROOMS, GARAGES, BOATHOUSES & ACCESSORY STRUCTURES NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE, WORK AND SIMILAR USES. OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHEN COUNTERTOPS. OUTLETS WITHIN 6 FEET OF LAUNDRY, UTILITY OR WET SINKS. BALCONY, DECK OR PORCH GREATER THAN 20 SF. ONE AT THE FRONT AND BACK OF THE DWELLING AND AT THE CONDENSER UNITS.

STUCCO NOTES:

ALL STUCCO APPLICATIONS SHALL COMPLY WITH THE RECOMMENDATIONS OF THE PORTLAND CEMENT ASSOCIATION, ASTM STANDARDS - C926-18A, C926, A222, C933-09, C1063-08, C1328-00, AND THE FOLLOWING

(1) DIAMOND MESH LATH WITH GRADE D FELT SHALL OVERLAP A MINIMUM OF 2 INCHES. LATH SHALL BE ATTACHED OVER SHEATHING WITH FASTENERS THAT PENETRATE WOOD FRAMING NOT LESS THAN ¾ INCH AND SPACED NOT MORE THAN 7 INCHES ON CENTER EA. WAY.

(2) LATH SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS, FLANGES OR ACCESSORIES AND SHALL BE SECURED TO THE FACE OF THE PLASTER BASE OF NOT MORE THAN 1 INCH INTERVALS. FELT TO BE INSTALLED BEHIND ALL CONTROL JOINTS.

(3) EXTERNAL CORNER REINFORCEMENT SHALL BE INSTALLED TO REINFORCE ALL EXTERNAL CORNERS. WHERE NO EXTERNAL CORNER BEAD IS USED, LATH SHALL BE FURRED OUT AND CARRIED AROUND CORNERS NOT LESS THAN ONE FRAMING SUPPORT ON FRAME CONSTRUCTION.

(4) CONTROL JOINTS SHALL BE INSTALLED IN WALLS TO DELINEATE AREA NOT MORE THAN 144 SQUARE FEET AND TO DELINEATE AREA NOT MORE THAN 100 SQUARE FEET FOR ALL HORIZONTAL APPLICATIONS, I.E. CEILINGS, CORVES, OR ANGLE-TYPE STRUCTURES. THE DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 10 FEET I NEITHER DIRECTION AT A MINIMUM. A CONTROL JOINT SHALL BE INSTALLED AT THE CEILING FRAMING WHERE FURRING CHANGES DIRECTION AND WHERE EXPANSION AND CONTROL JOINTS OCCUR IN THE SUBSTRATE (I.E. AT THE BASE OF AN EXTERIOR WALL AND MONOLITHIC SLAB AT JOINTS IN CMU AND CONCRETE).

(5) IN WALLS OR PARTITIONS, DOORFRAMES SHALL BE CONSIDERED AS CONTROL JOINTS.

(6) FOUNDATIONS WEEP SCREED SHALL BE INSTALLED AT THE BOTTOM OF ALL STEEL OR WOOD FRAME EXTERIOR WALLS. THE NOSE OF THE SCREEN SHALL BE PLACED NOT LESS THAN 6 INCHES ABOVE RAW EARTH OR 4 INCHES ABOVE PAVED SURFACES. THE WEATHER RESISTIVE BARRIER AND LATH SHALL ENTIRELY COVER THE VERTICAL ATTACHMENT FLANGE AND TERMINATE AT THE TOP EDGE OF THE NOSE OR GROUND FLANGE.

(7) PLASTER THICKNESS FOR STUCCO SHALL BE INSTALLED IN COATS OVER:

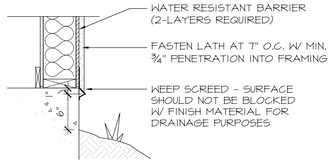
(A) FRAME CONSTRUCTION:
FIRST (BROWN) COAT ⅜ INCH THICK
SECOND (SCRATCH) COAT ⅜ INCH THICK
THIRD (FINISH) COAT ⅛ INCH THICK

(B) MASONRY CONSTRUCTION
BONDING AGENT ASTM C-932-03
FIRST COAT ⅜ INCH THICK
SECOND COAT ⅛ INCH THICK

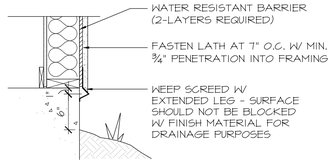
(8) PROVIDE AN EXTERIOR SEALANT

THE TERMINATION OF THE STUCCO AT THE BASE OF A WOOD STRUCTURE SHALL BE PER ASTM C-926, SECTION A2.2.2.

A WEEP SCREED SHALL BE INSTALLED PER ASTM STANDARD 1063-03. SEE BELOW:

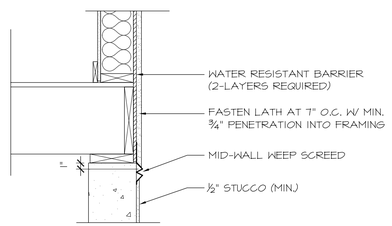


RECOMMENDED



ALTERNATIVE

PLEASE NOTE THE POSITION OF THE WOOD STRUCTURAL PANEL (OSB OR PLYWOOD), IN THE RECOMMENDED ILLUSTRATION. IT IS RAISED OFF THE CONCRETE AND ALIGNED WITH THE FACE OF THE FOUNDATION. CARE MUST BE TAKEN TO CONSTRUCT FOUNDATION WALLS STRAIGHT AND TRUE. IN AREAS WHERE THE BOTTOM OF THE WOOD STRUCTURAL PANEL IS EXPOSED, IT SHALL HAVE AN 'EXTERIOR' BOND CLASSIFICATION ('EXPOSURE 1' IS NOT RATED FOR LONG-TERM EXPOSURE) OR BE OTHERWISE PROTECTED AS SHOWN IN THE ALTERNATIVE ILLUSTRATION, OR AS APPROVED BY THE BUILDING OFFICIAL.



MID-WALL

GENERAL NOTES:

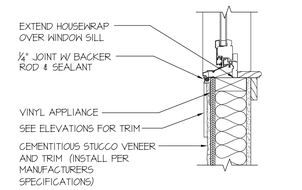
1. STUCCO ON WOOD FRAME SHALL BE MIN. ⅞", 3-COAT APPLICATION.

2. STUCCO ON MASONRY SHALL BE MIN. ½", 2-COAT APPLICATION OR ⅝", 3-COAT APPLICATION.

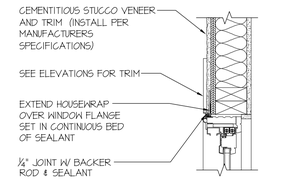
3. WATER RESISTANT BARRIER SHOULD EXTEND DOWN, OVER THE UPPER FLANGE OF THE WEEP SCREED OR ACCESSORY IN A SHINGLE-LAP FASHION.

FBC-R703.14 REQUIRES FLASHING OR OTHER APPROVED DRAINAGE SYSTEM (SIMILAR TO THE DETAIL ABOVE) AT THE BASE OF FRAMED WALLS OVER MASONRY WALLS. ONE-PIECE AND TWO-PIECE ACCESSORIES ARE AVAILABLE TO MEET THIS REQUIREMENT.

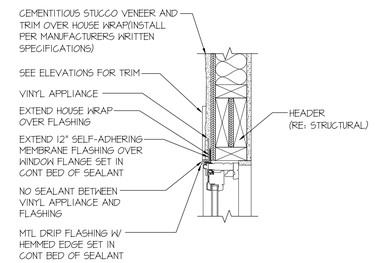
1 ADI STUCCO TERMINATION DETAILS
1 1/2" = 1'-0"



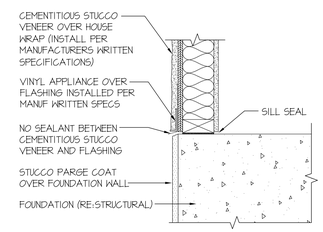
5 ADI WINDOW SILL, TYP.
N.T.S.



4 ADI WINDOW JAMB (DOOR SIM.)
N.T.S.



3 ADI WINDOW HEAD (DOOR SIM.)
N.T.S.



2 ADI SILL PLATE, TYP.
N.T.S.

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TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA. 1 FIRE CODE 2023 EDITION & NFPA 101 LIFE SAFETY CODE 2021, 8TH EDITION.

NEW EXT. STAIR & RENOVATION
32 ST. FRANCIS STREET
ST. AUGUSTINE, FLORIDA 32084

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 06/06/2025. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHJ.

REVISIONS

#	DATE	DESCRIPTION
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6		
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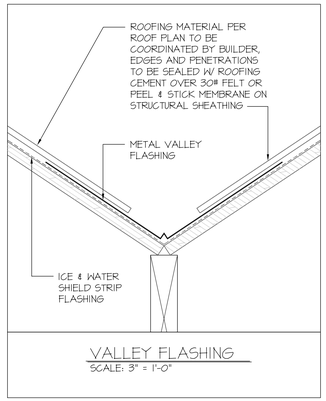
STATE OF FLORIDA · JOHN ANDERSON ALLMAND · AR92748 · REGISTERED ARCHITECT

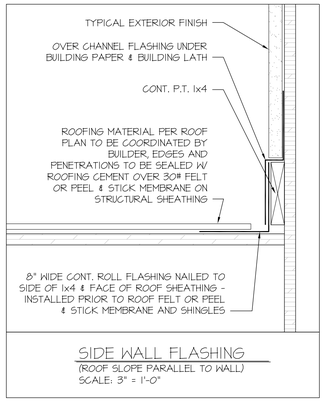
DATE: 06.06.2025
PRJCT #: 24.0141.00

SHEET
AD1
HARB REVIEW SET

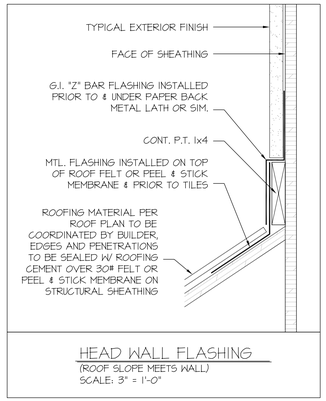
Received June 7, 2025
Planning and Building Department



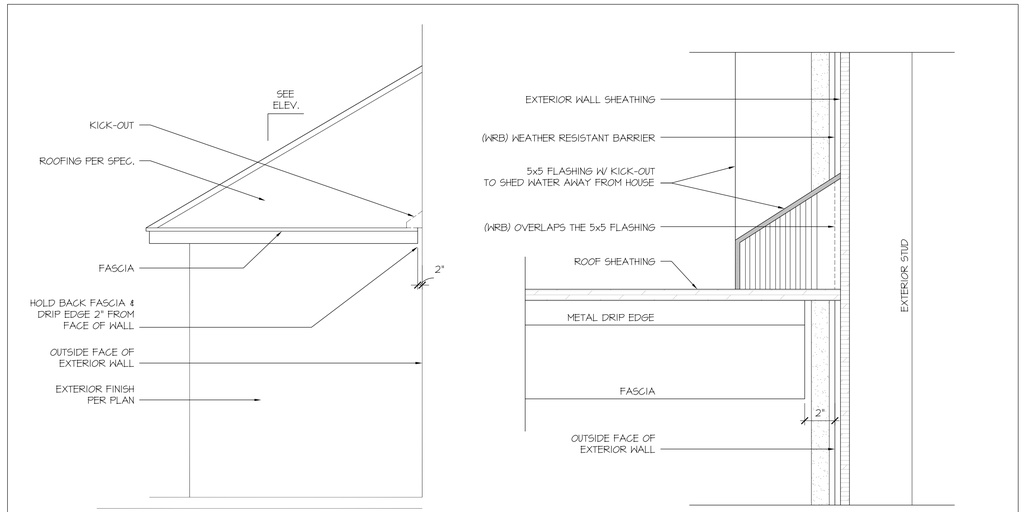
VALLEY FLASHING
SCALE: 3" = 1'-0"



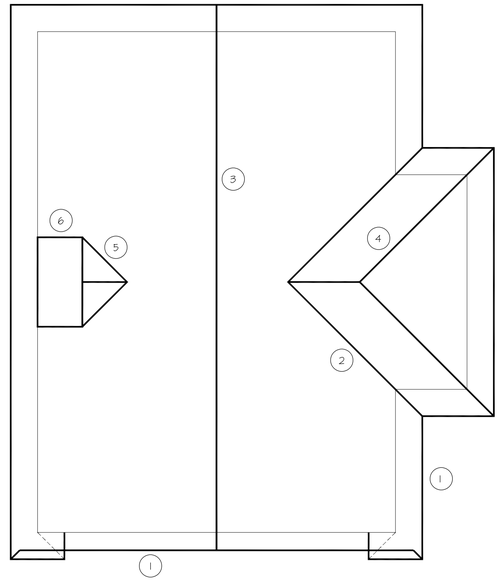
SIDE WALL FLASHING
(ROOF SLOPE PARALLEL TO WALL)
SCALE: 3" = 1'-0"



HEAD WALL FLASHING
(ROOF SLOPE MEETS WALL)
SCALE: 3" = 1'-0"



KICK-OUT FLASHING
SCALE: N.T.S.



1 DRIP EDGE FLASHING:

A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF TILED ROOFS, AND SHALL OVERLAP A MINIMUM OF 3" (76 mm). EAVE DRIP EDGES SHALL EXTEND ½" (13 mm) BELOW THE SHEATHING, AND EXTEND BACK ON THE ROOF FOR A MINIMUM OF 2 INCHES (51 mm). THE DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 6 (152 mm) INCHES O.C.

THE DRIP EDGE AT EAVES SHALL BE INSTALLED OVER THE UNDERLAYMENT. THERE SHALL BE A MINIMUM 4 INCH (102 mm) WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.

WHERE THE BASIC WIND SPEED PER FIGURE R301.2(4) IS 110 mph (177 km/h) OR GREATER OR THE MEAN ROOF HEIGHT EXCEEDS 33 FEET (10058 mm), DRIP EDGES SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 4 INCHES (102 mm) ON CENTER.

INSTALL A MINIMUM 8" WIDE ANTI-PONDING METAL FLASHING TO ENSURE POSITIVE DRAINAGE OVER FASCIA/STARTER STRIP. NAIL TOP EDGE OF FLANGE ONTO ROOF.

THE UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE II, OR ASTM D 4869, TYPE III OR TYPE IV. THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDDING FASHION, STARTING WITH THE EAVE EDGE AND ROLLED HORIZONTALLY. UNDERLAYMENT SHALL OVERLAP A MINIMUM OF (19) INCHES AND BE MECHANICALLY FASTENED AT (36) INCHES O.C. MAXIMUM..

2 VALLEY FLASHING:

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, BEFORE APPLYING TILES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

1. FOR CLOSED VALLEYS: INSTALL PREFORMED CLOSED VALLEY METAL - EITHER A MIN. WIDTH OF 16" (24" STRETCH OUT) W/ A MIN. 2 ½" HIGH CENTER DIVERTER AND A MIN. 1" METAL EDGE RETURNS OR A RIBBED DESIGN W/ 1" CENTER DIVERTER, A MIN. (4) ⅜" RIBS SPACED 3 ½" W/ 3 ¾" FLANGE. LAP JOINTS A MIN. 6" AND APPLY A COATING OR SEPARATOR SHEET.

2. FOR OPEN VALLEYS: INSTALL PREFORMED OPEN VALLEY WITH A MIN. OF 16" (24" STRETCH OUT) WITH A MIN. OF 1" HIGH TWIN CENTER DIVERTER AND A MIN. 1" METAL EDGE RETURNS. LAP JOINTS A MIN. 6" AND APPLY A COATING OR SEPARATOR SHEET.

3. WHEN USING VALLEY METAL WITH RETURNS:

A. SECURE W/ CLIPS FABRICATED FROM SIMILAR OR COMPATIBILE MATERIAL. CLIP 1" METAL EDGE RETURNS TO BATTEN STRIP W/ ROOFING NAIL THROUGH METAL STRIP.

B. TRIM METAL AT ALL VALLEY/RIDGE JUNCTIONS, ENSURING WATER SHEDDING CAPABILITIES ONTO THE VALLEY.

C. INSTALL LEAD SOAKER AT ALL VALLEY/RIDGE JUNCTIONS. TURN LEAD UP A MIN. OF 1" TO CREATE A WATER DIVERTER, ENSURING WATER SHEDDING CAPABILITIES ONTO THE VALLEY.

D. OUTER EDGE OF THE VALLEY METAL SHALL OVERLAP DECK FLANGE OF DRIP EDGE A MIN. OF 1". CENTER OF VALLEY FLASHING SHALL EXTEND A MIN. OF 2" BEYOND DRIP EDGE.

3 RIDGE FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDDING FASHION. THE LAST LAYER APPLIED AT THE RIDGE SHALL BE FOLDED OVER THE RIDGE AND MECHANICALLY FASTENED , AT (36) INCHES O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT THE PROCEDURE FOR THE OPPOSING SIDE OF THE ROOF. WHEN COMPLETED, THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE RIDGE.

4 HIP FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDDING FASHION. AT THE HIP LINE, FOLD THE UNDERLAYMENT OVER THE HIP AND MECHANICALLY FASTEN, AT (36) INCHES O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT THE PROCEDURE FOR THE OPPOSING SIDE OF THE ROOF. WHEN COMPLETED, THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE HIP.

5 CRICKETS AND SADDLES FLASHING:

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN (30) INCHES (762 mm) WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

THE RIDGE AND VALLEY FLASHING OF CRICKETS OR SADDLES SHALL BE THE SAME AS THE RIDGE AND VALLEY FLASHING ON THE MAIN ROOF.

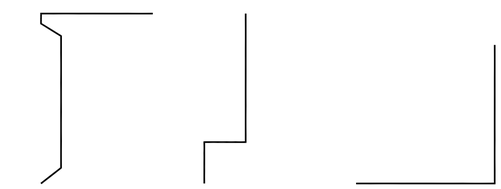
6 BASE AND COUNTER FLASHING:

BASE AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR A CONTINUOUS METAL - MIN. 4 INCH BY 4 INCH "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO THE BASE OF THE WALL, AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLANGES SHALL BE FASTENED 6 INCHES (152 mm) ON CENTER WITH APPROVED FASTENERS.

ALL LAPS SHALL BE A MIN. OF 4 INCHES (102 mm), FULL SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL START AT THE LOWER PORTION OF THE ROOF TO ENSURE WATER-SHEDDING CAPABILITIES OF ALL METAL LAPS. THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED, COVERING ALL NAIL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZONTAL FLANGE, AND SHALL BE SET IN APPROVED FLASHING CEMENT.

BASE FLASHINGS SHALL BE OF EITHER CORROSION-RESISTANT METAL PROVIDED IN SECTION R905.2.8.1 OR MINERAL SURFACE ROLL ROOFING, WEIGHING A MIN. OF (77) POUNDS PER (100) SQUARE FEET (3.76 kg/M2).
COUNTER FLASHING SHALL BE CORROSION-RESISTANT METAL WITH A MIN. THICKNESS PROVIDED IN TABLE 903.2.1 IN THE FLORIDA BUILDING CODE 2023 8TH EDITION.

NOTE:
REFER TO THE FLORIDA ROOFING, SHEET METAL AND AIR CONDITIONING CONTRACTORS (FRSA), CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL FOR MORE INFORMATION.



1 METAL DRIP EDGE
26 GUAGE GALVANIZED
N.T.S.

1 "Z" FLASHING 24
GUAGE GALVANIZED
N.T.S.

6 5 x 5 GALVANIZED FLASHING
26 GUAGE GALVANIZED
N.T.S.

TYPICAL FLASHING LOCATIONS / NOTES
SCALE: N.T.S.

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STATE OF FLORIDA
JOHN ANDERSON ALLMAND
AR92748
REGISTERED ARCHITECT

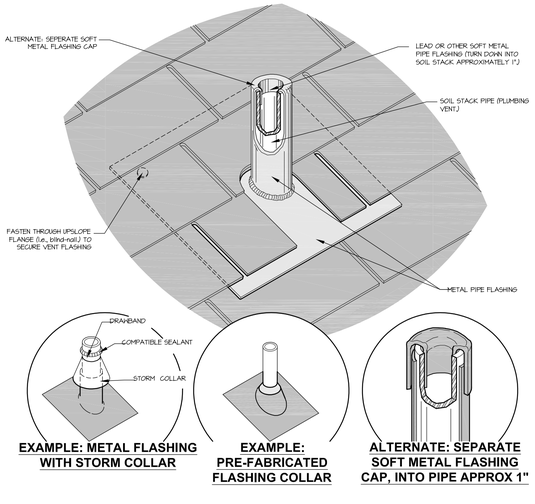
DATE: 06.06.2025

PRJCT #: 24.0141.00

SHEET
FD-1

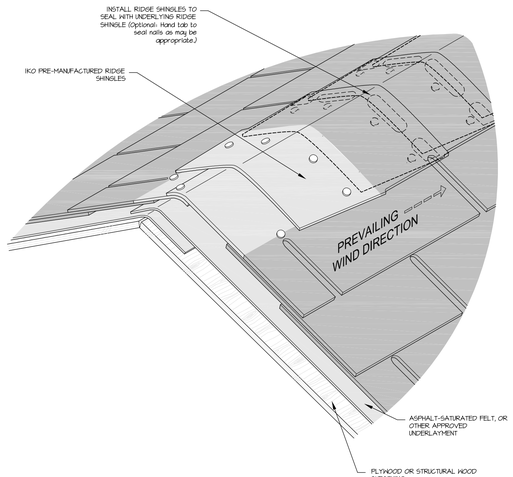
HARB REVIEW SET

Received June 7, 2025
Planning and Building Department



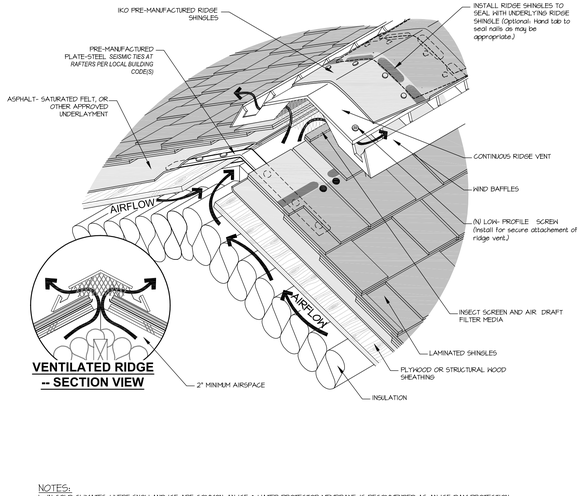
NOTES:
1. DETAIL DRAWN SHOWING MARATHON. ALSO APPLIES TO OTHER STYLES.
2. IN GOLD CLIMATES, WHERE SNOW AND ICE ARE COMMON, AN ICE & WATER PROTECTOR MEMBRANE IS RECOMMENDED AS AN ICE-DAM PROTECTION MEMBRANE AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. CONSULT LOCAL BUILDING CODE REQUIREMENTS.
3. SOIL PIPE STACKS SHOULD EXTEND A MINIMUM OF 8" ABOVE ROOF SURFACE.
4. IF EXPOSED FASTENERS ARE PLACED THROUGH VENT'S DOWNSLOPE FLANGE, THEY SHOULD BE WEATHERTIGHT, GASKETED FASTENERS (E.G., RING-SHANK NAILS OR SCREWS).
5. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.
6. THE PROFILE OF SPECIFIC COMPONENTS, THEIR CONFIGURATION OR SEQUENCING, CAN VARY WITH THE ROOF SYSTEM, WITH CLIMATIC DIFFERENCES, AND REGIONAL OR AREA PRACTICES.
7. IT MAY BE THAT THE LAYOUT OF THE SOIL PIPE PENETRATION OCCURS IN SUCH A WAY THAT AN ASPHALT SHINGLE BUTT-END JOINT, OR SHINGLE TAB CUTOUT, ALIGNS WITH THE EDGE AND/OR BACK OF THE METAL FLASHING'S FLANGE. IN THIS CASE, IKO RECOMMENDS INSTALLING A PRESSURE-SENSITIVE SELF-ADHERED MODIFIED-ASPHALT MEMBRANE, OR OTHER MEMBRANE, TO STRIP-IN THE SIDES AND BACK OF THE METAL FLASHING FLANGE TO EFFECTIVELY EXTEND THESE FLANGES.

8 FD-2 VENT PIPE DETAIL N.T.S.



NOTES:
1. IN GOLD CLIMATES, WHERE SNOW AND ICE ARE COMMON, AN ICE & WATER PROTECTOR MEMBRANE, IS RECOMMENDED AS AN ICE-DAM PROTECTION MEMBRANE AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. CONSULT LOCAL BUILDING CODE REQUIREMENTS.
2. TO DETERMINE NEED FOR AIRFLOW AND/OR VENTILATION, INCLUDING VENT SIZES/NEEDS, REFER TO LOCAL BUILDING CODES.
3. CONSIDER SPECIFYING HIP AND RIDGE SHINGLES TO BE FIELD-CUT FROM FULL WIDTH 3-TAB SHINGLES, AS THEY MAY PROVIDE FOR MORE COVERAGE OR OVERLAP OF THE UNDERLYING FIELD COURSE OF SHINGLES.
4. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.
5. THE PROFILE OF SPECIFIC COMPONENTS, THEIR CONFIGURATION OR SEQUENCING, CAN VARY WITH THE ROOF SYSTEM, WITH CLIMATIC DIFFERENCES, AND REGIONAL OR AREA PRACTICES.

7 FD-2 NON-VENTED RIDGE DETAIL N.T.S.



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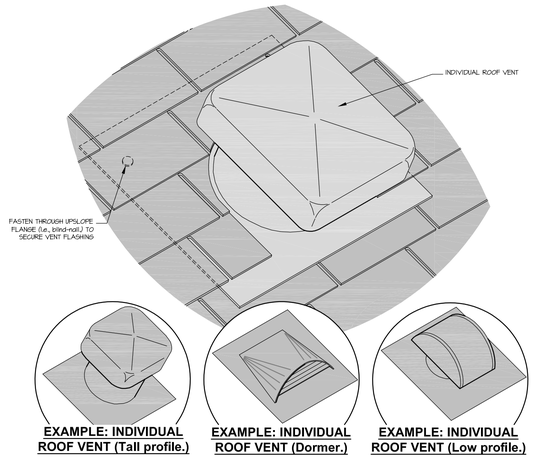
2. TO DETERMINE AIRFLOW REQUIREMENTS AND/OR VENTILATION, INCLUDING VENT SIZES/NEEDS, REFER TO LOCAL BUILDING CODES.
3. SHEET METAL VENTILATORS ARE SUGGESTED TO BE A MINIMUM OF 26-GAUGE PRE-FINISHED/PAINTED GALVANIZED STEEL, 16 OZ. COPPER, .032-INCH THICK PRE-FINISHED ALUMINUM, OR AN EQUIVALENT LONGEVITY NON-CORROSIVE METAL SUITABLE FOR WEATHERTIGHT JOINTING OR SOLDERED FABRICATION.
4. IF EXPOSED FASTENERS ARE PLACED THROUGH THE RIDGE VENTILATOR'S DOWNLOPE FLANGE, THEY SHOULD BE WEATHERTIGHT, GASKETED FASTENERS (E.G. RING-SHANK NAILS OR SCREWS).
5. NOTE THAT THE ABOVE ILLUSTRATION OF A RIDGE VENT DEPICTS ONE TYPE OR STYLE OF SHINGLE-OVER RIDGE VENTILATOR, BUT THERE ARE NUMEROUS DIFFERENT TYPES AND PROFILES ON THE MARKET.
6. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.
7. THE PROFILE OF SPECIFIC COMPONENTS, THEIR CONFIGURATION OR SEQUENCING, CAN VARY WITH THE ROOF SYSTEM, WITH CLIMATIC DIFFERENCES, AND REGIONAL OR AREA PRACTICES.
8. ILLUSTRATION OF COMPONENTS (E.G. HEAVY-PLATE STEEL RIDGE TIES), FASTENERS, FASTENER NUMBER, SPACING, ETC., IS A GENERIC EXAMPLE OF ONE OPTION TO ALLOW FOR RIDGE VENTILATION AND NOT INTENDED TO DEPICT ANY PARTICULAR PRODUCT, ARCHITECTURE, NOR ENGINEERING. SEE LOCAL BUILDING CODE AND STRUCTURAL ENGINEER AS MAY BE REQUIRED.

6 FD-2 VENTED RIDGE DETAIL N.T.S.



NOTES:
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3. IN GOLD CLIMATES, CONSIDER HIGH PROFILE ("SHAKE-TYPE") ROOF VENTS AS THEY ARE TALLER THAN REGULAR SHINGLE-TYPE ROOF VENTS AND PROVIDE BETTER PROTECTION IN AREAS OF SNOW AND ICE ACCUMULATION. IN ADDITION, THEY BETTER PROMOTE THE STACK-EFFECT TO FACILITATE VENTILATION.
4. IF EXPOSED FASTENERS ARE PLACED THROUGH VENT'S DOWNSLOPE FLANGE, THEY SHOULD BE WEATHERTIGHT, GASKETED FASTENERS (E.G., RING-SHANK NAILS OR SCREWS).
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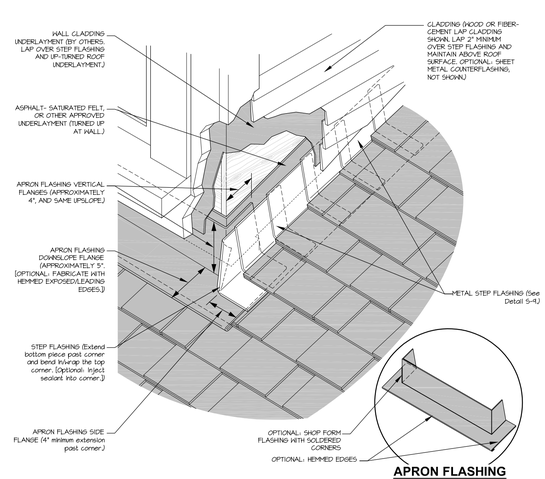
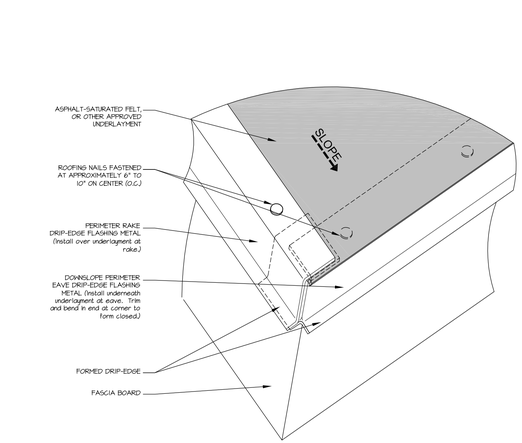
7. IT MAY BE THAT THE LAYOUT OF THE ROOF VENT PENETRATION OCCURS IN SUCH A WAY THAT AN ASPHALT SHINGLE BUTT-END JOINT, OR SHINGLE TAB CUTOUT, ALIGNS WITH THE EDGE AND/OR BACK OF THE METAL FLASHING'S FLANGE. IN THIS CASE, IKO RECOMMENDS INSTALLING A PRESSURE-SENSITIVE SELF-ADHERED MODIFIED-ASPHALT MEMBRANE, OR OTHER MEMBRANE, TO STRIP-IN THE SIDES AND BACK OF THE METAL FLASHING FLANGE TO EFFECTIVELY EXTEND THESE FLANGES.

5 FD-2 ROOF VENT DETAIL N.T.S.



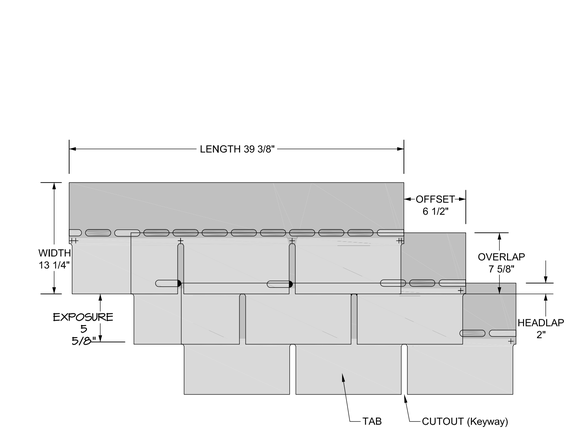
NOTES:
1. DETAIL DRAWN SHOWING LAMINATED SHINGLE. ALSO APPLIES TO OTHER STYLES.
2. IN GOLD CLIMATES, WHERE SNOW AND ICE ARE COMMON, AN ICE & WATER PROTECTOR MEMBRANE, IS RECOMMENDED AS AN ICE-DAM PROTECTION MEMBRANE AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. CONSULT LOCAL BUILDING CODE REQUIREMENTS.
3. SHEET METAL STEP AND APRON FLASHINGS ARE SUGGESTED TO BE A MINIMUM OF 26-GAUGE PRE-FINISHED/PAINTED GALVANIZED STEEL, 16 OZ. COPPER, .032-INCH THICK PRE-FINISHED ALUMINUM, OR AN EQUIVALENT LONGEVITY NON-CORROSIVE METAL.
4. VERTICAL FLANGE OF STEP FLASHING SHOULD BE LAPPED A MINIMUM OF 2". SHEET METAL COUNTERFLASHING MAY BE OPTIONAL WHERE WALL CLADDING OR SIDING OVERLAPS STEP FLASHING.
5. CONSIDER SPECIFYING THE EXTENSION OF ROOFING UNDERLAYMENT VERTICALLY UP THE WALL SO THAT IT IS OVERLAPPED BY THE WALL CLADDING UNDERLAYMENT.
6. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.
7. THE PROFILE OF SPECIFIC COMPONENTS, THEIR CONFIGURATION OR SEQUENCING, CAN VARY WITH THE ROOF SYSTEM, WITH CLIMATIC DIFFERENCES, AND REGIONAL OR AREA PRACTICES.

1 FD-2 HEADWALL FLASHING DETAIL N.T.S.



NOTES:
IN GOLD CLIMATES, WHERE SNOW AND ICE ARE COMMON, A SELF-ADHERING ICE & WATER MEMBRANE OR OTHER MEMBRANE, IS RECOMMENDED AS AN ICE-DAM PROTECTION MEMBRANE AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. AT DOWNSLOPE ROOF PERIMETERS IT IS RECOMMENDED TO EXTEND THE ICE DAM PROTECTION MEMBRANE 24" MIN. UPSLOPE FROM EXTERIOR WALL. CONSULT LOCAL BUILDING CODE REQUIREMENTS.
I. SEVERITY OF LOCALIZED CLIMATE CONDITIONS REGARDING RAINFALL, FREEZE-THAW CYCLING, AND ANTICIPATED SNOW AND ICING MAY DICTATE THE INSTALLATION OF PERIMETER DRIP-EDGE METAL FLASHING.* MOST LOCAL BUILDING CODES REQUIRE THE USE OF PERIMETER SHEET METAL FLASHINGS WITH WATER-SHEDDING ROOF SYSTEMS.* REFER TO LOCAL BUILDING CODE.* PERIMETER DRIP EDGE METAL FLASHING IS SUGGESTED TO BE A MINIMUM OF 26-GAUGE PRE-FINISHED/PAINTED GALVANIZED STEEL, 16-OZ. COPPER, .032-INCH THICK PRE-FINISHED ALUMINUM, OR AN EQUIVALENT LONGEVITY CORROSION-RESISTANT METAL.
2. THE PERIMETER OF THE ROOF DECK SHOULD PROVIDE A CONTINUOUS SOLID WOOD NAILING SURFACE OVER WHICH TO APPLY THE SHEET METAL DRIP-EDGE FLASHING.
3. THE VERTICAL-FACE FLANGE OF SHEET METAL DRIP-EDGE FLASHING SHOULD BE OF SUFFICIENT LENGTH TO PERMIT WATER TO DRIP OFF THE ROOF WITHOUT AFFECTING THE UNDERLYING CONSTRUCTION DURING TIMES OF NO WIND.
4. THE HORIZONTAL FLANGE (I.E., ROOF SIDE) OF SHEET METAL DRIP-EDGE FLASHING SHOULD EXTEND APPROXIMATELY 2" TO 3" MINIMUM ONTO THE ROOF.
5. IN COLD CLIMATES, CONSIDER INSTALLATION OF AN ISOLATION SHEET (E.G., A STRIP OF ASPHALT-SATURATED FELT) BETWEEN THE WOOD ROOF DECK AND SHEET METAL FLASHING FLANGE(S) TO MINIMIZE POTENTIAL FOR CONDENSATION AND RESULTING DECAY.
6. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.
7. THE PROFILE OF SPECIFIC COMPONENTS, THEIR CONFIGURATION OR SEQUENCING, CAN VARY WITH THE ROOF SYSTEM, WITH CLIMATIC DIFFERENCES, AND REGIONAL OR AREA PRACTICES.

2 FD-2 DRIP EDGE DETAIL N.T.S.



NOTES:
3-TAB STRIP SHINGLE: A SHINGLE ROOFING UNIT MANUFACTURED BY COATING A FIBERGLASS MAT WITH ASPHALT AND HAVING MINERAL GRANULES, OR OTHER WEATHER-PROTECTIVE SURFACING, EMBEDDED INTO THE ASPHALT ON THE SIDE EXPOSED TO THE WEATHER.

CUTOUT: THE OPEN PORTIONS OF A STRIP SHINGLE BETWEEN THE TABS. SOMETIMES REFERRED TO AS A KEYWAY OR SLOT.

EXPOSURE: THE DIMENSION OF ROOFING THAT IS NOT COVERED OR OVERLAPPED BY THE UPSLOPE COURSE OR COMPONENT. THE EXPOSURE OF MARATHON SHINGLES IS 5 5/8".

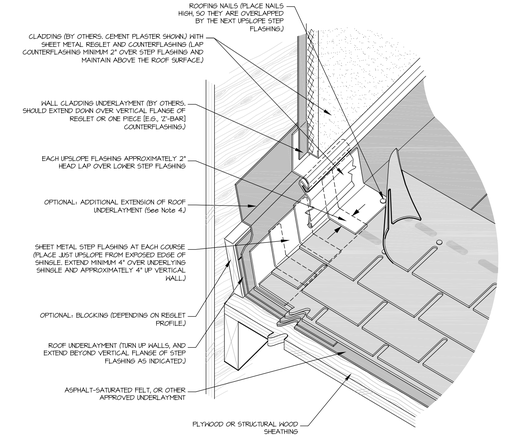
HEADLAP: THE DISTANCE OF OVERLAP MEASURED FROM THE UPPERMOST FLY OR COURSE TO THE POINT WHERE IT LAPS OVER THE UNDERMOST FLY OR COURSE. THE HEADLAP FOR MARATHON SHINGLES IS 2".

OFFSET: THE DIMENSION THAT 'SETS-OFF' OR STAGGERS THE BUTT END OF ONE MARATHON SHINGLE FROM THE NEXT UPSLOPE OR DOWNSLOPE COURSE. A TYPICAL OFFSET FOR MARATHON SHINGLES IS 6 1/2". ALTHOUGH OTHER OFFSETS ARE POSSIBLE, AT NO PLACE ON THE ROOF SHOULD THE BUTT JOINTS WITHIN ONE COURSE OF SHINGLES BE CLOSER THAN 4" TO THE BUTT JOINTS IN AN ADJACENT COURSE.

OVERLAP: THE DIMENSION THAT A SHINGLE IS COVERED, OR LAPPED, BY THE NEXT UPSLOPE COURSE.

TAB: THE EXPOSED PORTION OF STRIP SHINGLES THAT IS SEPARATED OR DEFINED BY CUTOUTS.

3 FD-2 STANDARD 3-TAB SHINGLE DETAIL N.T.S.



NOTES:
1. DETAIL DRAWN SHOWING MARATHON. ALSO APPLIES TO OTHER STYLES.
2. IN GOLD CLIMATES, WHERE SNOW AND ICE ARE COMMON AN ICE & WATER PROTECTOR MEMBRANE, IS RECOMMENDED AS AN ICE-DAM PROTECTION MEMBRANE AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. CONSULT LOCAL BUILDING CODE REQUIREMENTS.
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5. CONSIDER SPECIFYING THE EXTENSION OF ROOFING UNDERLAYMENT VERTICALLY UP THE WALL SO THAT IT IS OVERLAPPED BY THE WALL CLADDING UNDERLAYMENT.
6. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.
7. THE PROFILE OF SPECIFIC COMPONENTS, THEIR CONFIGURATION OR SEQUENCING, CAN VARY WITH THE ROOF SYSTEM, WITH CLIMATIC DIFFERENCES, AND REGIONAL OR AREA PRACTICES.

4 FD-2 STEP FLASHING DETAIL N.T.S.

ARCHITECTURE-INC
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NEW EXT. STAIR & RENOVATION
32 ST. FRANCIS STREET
ST. AUGUSTINE, FLORIDA 32084

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REVISIONS

#	DATE	DESCRIPTION
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STATE OF FLORIDA · JOHN ANDERSON ALLMAND · AR92748 · REGISTERED ARCHITECT

DATE: 06.06.2025

PRJCT #: 24.0141.00

SHEET

FD-2

HARB REVIEW SET

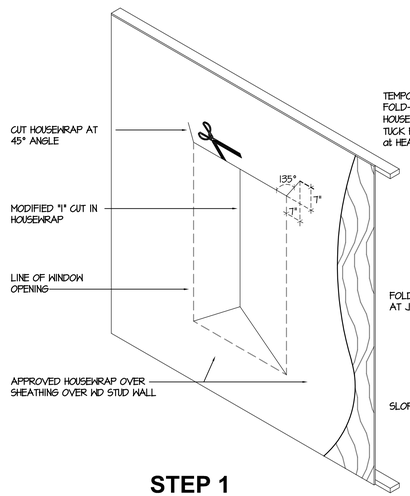
Received June 7, 2025
Planning and Building Department

NOTE:
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED

2. IT IS THE CONTACTORS RESPONSIBILITY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION.

3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS

WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE.



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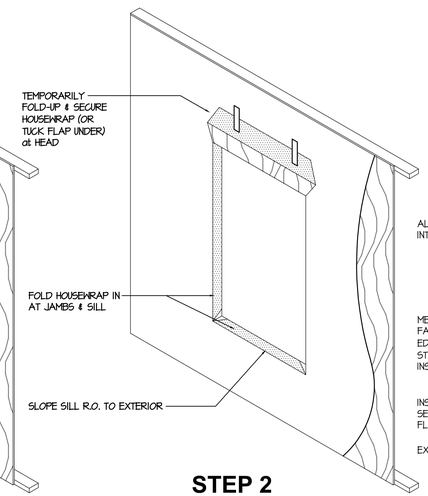

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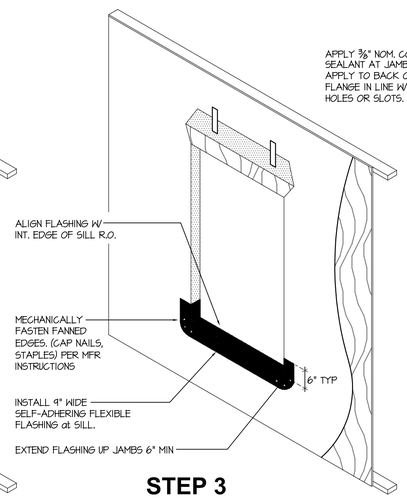

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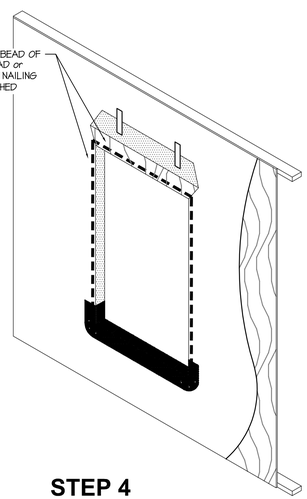

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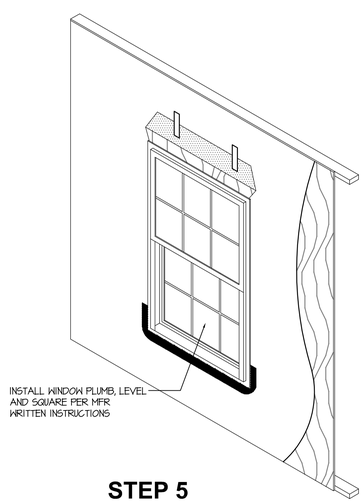

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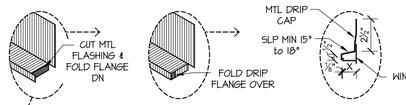
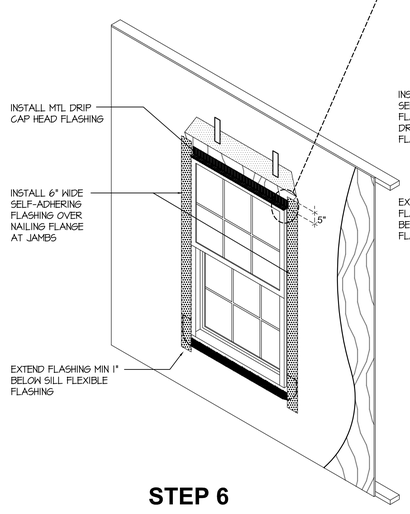


METAL DRIP CAP DETAIL

METAL DRIP CAP:
1. SEPARATE DISSIMILAR MATERIALS TO PROHIBIT GALVANIC REACTION.
2. STEEL FLASHING SHALL BE (MINIMUM 24 GA) PAINTED, PREFINISHED, OR STAINLESS STEEL.
3. ALUMINUM FLASHING SHALL BE MINIMUM .040 PREFINISHED KYNAR COATED



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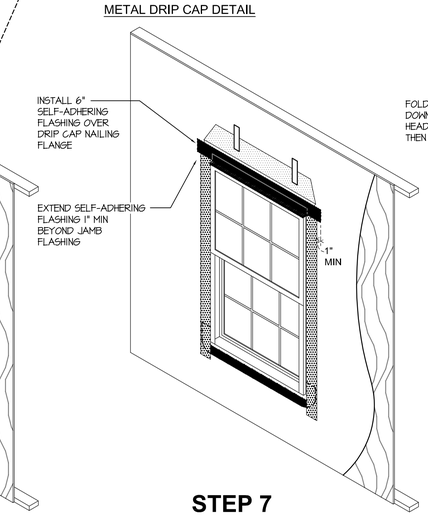

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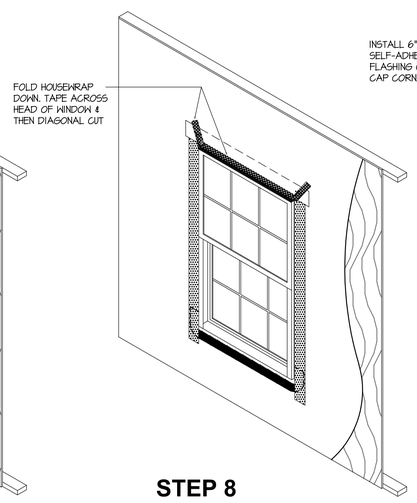

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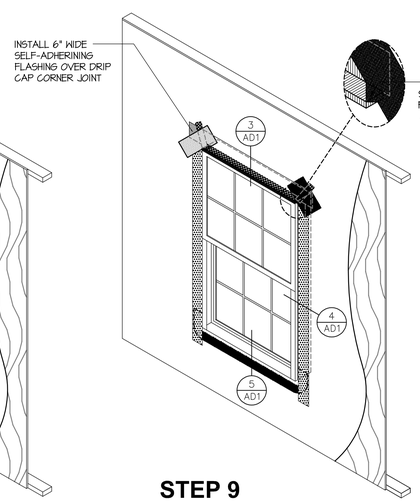

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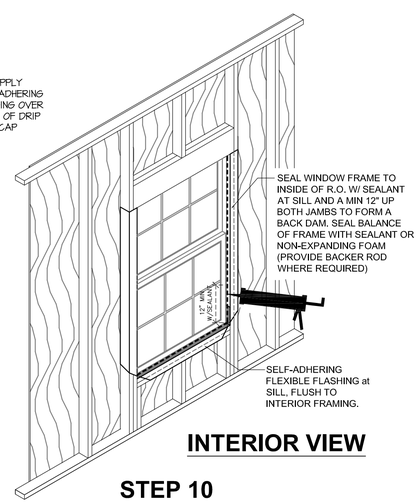

INTERIOR VIEW

STEP 10

WINDOW FLASHING INSTALLATION DETAILS

NTS

ARCHITECTURE-INC
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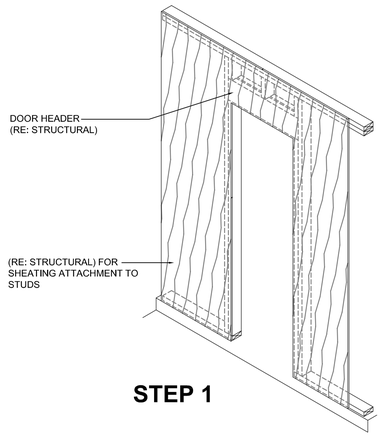
STATE OF FLORIDA
JOHN ANDERSON ALLMAND
AR92748
REGISTERED ARCHITECT

DATE: 06.06.2025
PRJCT #: 24.0141.00

SHEET
FD-3

HARB REVIEW SET

Received June 7, 2025
Planning and Building Department



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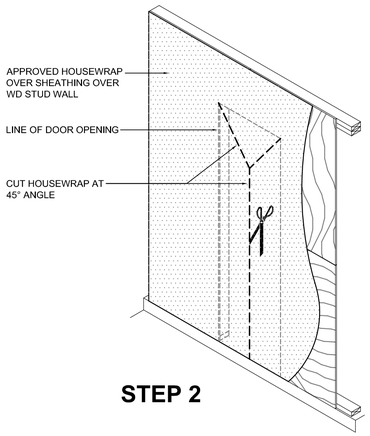

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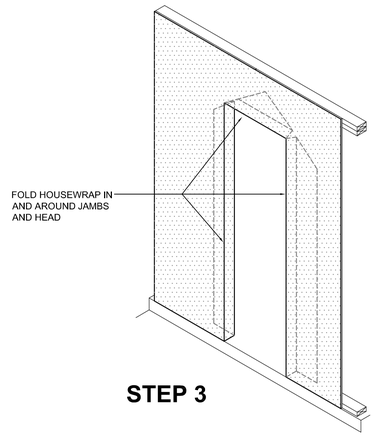

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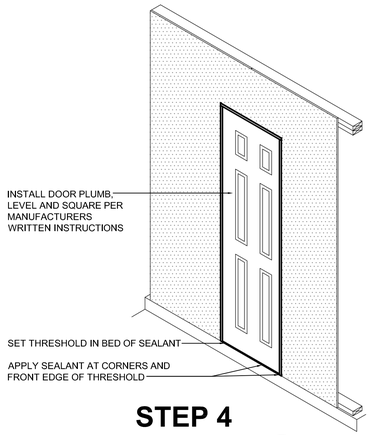

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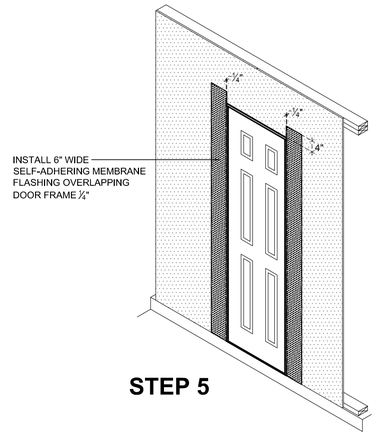

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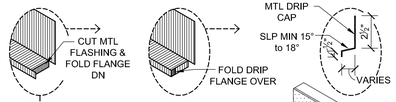

METAL DRIP CAP:
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2. STEEL FLASHING SHALL BE (MINIMUM 24 GA) PAINTED, PREFINISHED, OR STAINLESS STEEL
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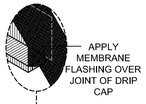
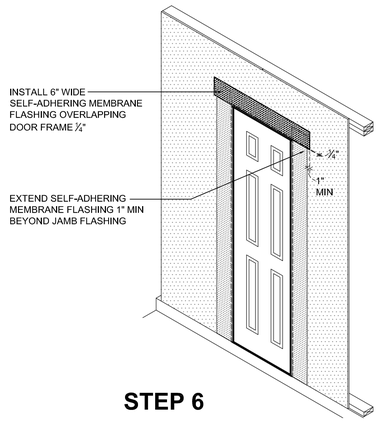
METAL DRIP CAP DETAIL





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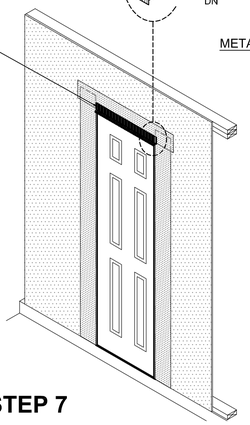

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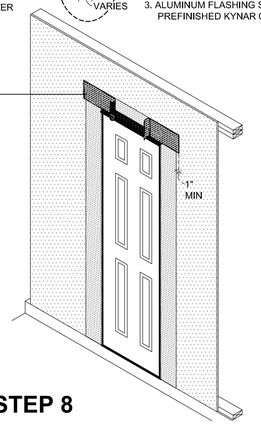

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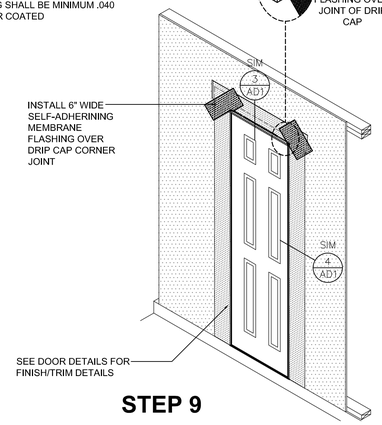
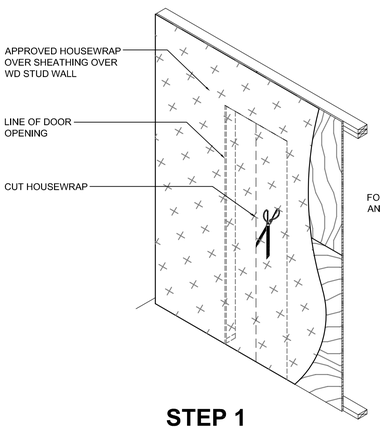


STEP 9

EXTERIOR DOOR TAPING/FLASHING INSTALLATION DETAILS – OUTSWING W/ EXPOSED OPENING

NTS



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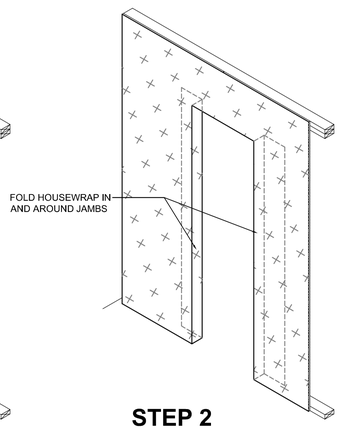
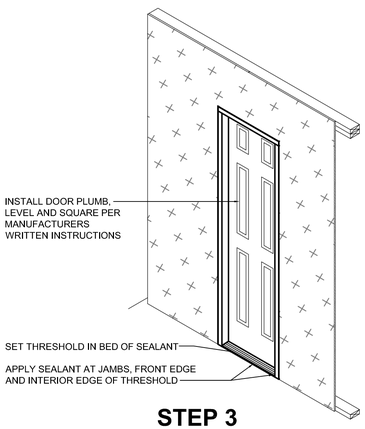
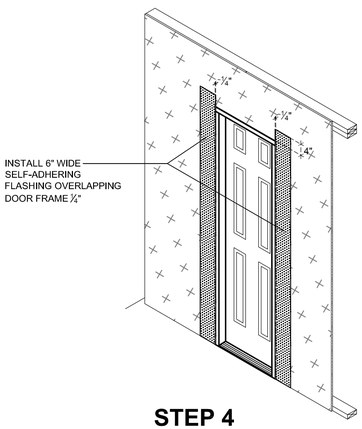


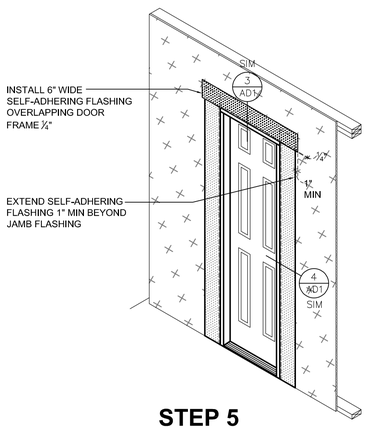
STEP 2



STEP 3



STEP 4



STEP 5

EXTERIOR DOOR TAPING/FLASHING INSTALLATION DETAILS – INSWING W/ COVERED OPENING

NTS

ARCHITECTURE-INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2023 EDITION & NFPA 101 LIFE SAFETY CODE 2021, 8TH EDITION.

NEW EXT. STAIR & RENOVATION
32 ST. FRANCIS STREET
ST. AUGUSTINE, FLORIDA 32084

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 06/06/2025. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHJ.

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

STATE OF FLORIDA
JOHN ANDERSON ALLMAND
AR92748
REGISTERED ARCHITECT

DATE: 06.06.2025

PRJCT #: 24.0141.00

SHEET

FD-4

HARB REVIEW SET

May 20, 2025

Casey Tafuri
2650-2 Rosselle Street
Jacksonville, FL 32204

cc: Mark Wainwright

Re: Certificate of Appropriateness - 32 Saint Francis St - HP2025-0016

Dear Casey Tafuri,

On May 19, 2025, the Historic Architectural Review Board (HARB) met and discussed your application For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the June 18, 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 June 8, 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.:	HP2025-0016
Applicant:	Casey Tafuri
Owner:	Mark Wainwright
Address:	32 ST Francis Street
Parcel Number:	1991800000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MONDAY, MAY 19, 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 Monday, May 19, 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 HP-1
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking..

Subject to the following conditions:

- Need new window specs w/ window install details: jamb, sill, head
- Specs for Garage Door - no lites - carriage house style
- Update drawings to clearly define changes
- Stair detail showing material and picket & rail specifications
- June 18, 2025
-
-

DONE AND ORDERED, at a public hearing on the 19th day of May, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0016

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Brad Beach

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, Brad Beach, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 19th day of May, 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.

FOR THE MAY 19, 2025 HARB MEETING

COA HP2025-0016
32 ST FRANCIS STREET

New Information Submitted by the Applicant

Received 5/6/2025
Planning & Building Department

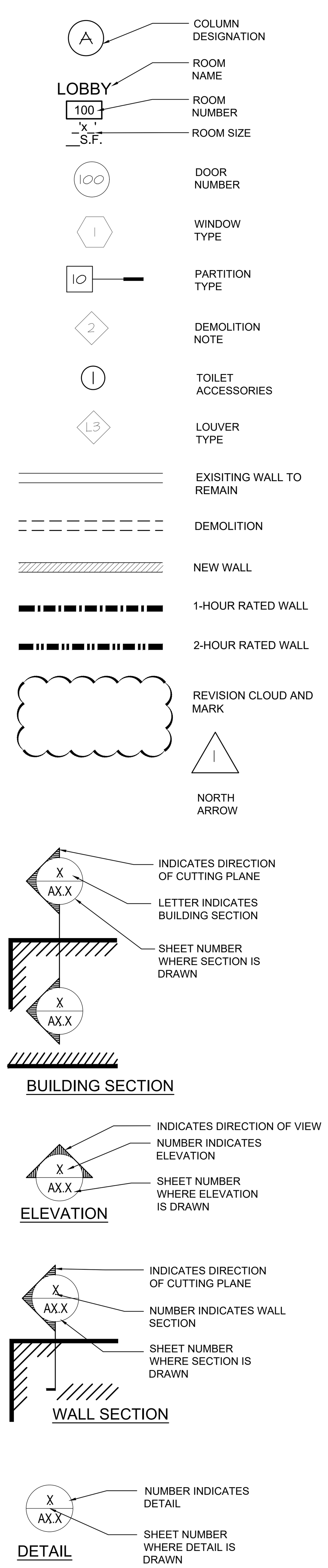
"NEW EXT. STAIR / RENOVATION"
32 ST. FRANCIS STREET
ST.AUGUSTINE, FLORIDA 32084

JAA ARCHITECTURE
ARCHITECTURE-INC
2063 OAK STREET
JACKSONVILLE FL. 32204
AR 92748
(904)379-5108

ABBREVIATIONS

A	
A	ANGLE
@	AT
A.B.	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTIC TILE
ADH	ADHESIVE
ADJ	ADJUSTABLE, ADJACENT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
AL	ALUMINUM
ADDL.	ADDITIONAL
ANOD	ANODIZED
AP	ACCESS PANEL
ARCH	ARCHITECT (URAL)
ASPH	ASPHALT
AMP	AMPERE
AVE	AVERAGE
APPD.	APPROVED
B	
BD	BOARD
BF	BI-FOLD (DOOR)
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
B.M.	BENCH MARK
BPL	BEARING PLATE
BRG	BEARING
BRK	BRICK
BTM	BOTTOM
BIT	BITUMINOUS
BUR	BUILT UP ROOF
BTU	BRITISH THERMAL UNIT
BTWN.	BETWEEN
C	
CFT	CUBIC FEET
C	CHANNEL
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN
CEM	CEMENT
CONTR.	CONTRACTOR
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CHAM	CHAMFER
CHG	CHANGE
CI	CAST IRON
CIP	CAST IN PLACE CONCRETE
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CLG	CEILING
CLO	CLOSET
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
COND	CONDUIT
CONN	CONNECTION
CONSTR.	CONSTRUCTION
CONT	CONTINUOUS
CT	CERAMIC TILE
CORR	CORRIDOR
CPT	CARPET
CRS	COURSE(S)
CS	CAST STONE
CSAT	CONCEALED SPLINE
CYD	CUBIC YARD
CTR	COUNTER
CU	CUBIC
CW	COLD WATER
CHW	CHILLED WATER
D	
D	DRAIN
DA	DOUBLE ACTING
DB	DECIBEL
DIR	DIRECTORY
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DEP	DEPRESSED
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DN	DOWN
DIM	DIMENSION
DRY	DRYER (MACHINE)
DO	DOOR OPENING
DP	DAMPPROOFING
DP	DESIGN PROFESSIONAL
DW	DISHWASHER
DR	DOOR
DIS	DISPENSER
DS	DOWNSPOUT
DTA	DOVETAIL ANCHOR
DTS	DOVETAIL SLOT
DWG	DRAWING
DIFF	DIFFUSER
DWR	DRAWER
E	
E	EAST
EA	EACH
EF	EXHAUST FAN
EIFS	EXTERIOR ACRYLIC FINISH
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EL	ELEVATION (ABOVE DATUM)
ELEC	ELECTRIC
EP	ELECTRIC PANEL
ELEV/EL	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
ENT	ENTRANCE
ELEV	ELEVATION (DRAWING)
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR (OR EXTENSION)
FBO	FURNISHED BY OTHERS
EWH	ELECTRIC WATER HEATER
F	
FE	FIRE EXTINGUISHER
FA	FIRE ALARM
FF	FINISH FLOOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FEB	FIRE EXTINGUISHER BRACKET
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FFE	FINISHED FLOOR ELEVATION
F&I	FURNISH AND INSTALL
FPL	FIREPLACE
FIN	FINISHED
FIXT	FIXTURE
FT	FOOT
FLUOR	FLUORESCENT
FP	FIREPROOFING
FL	FLOOR
FOS	FACE OF STUDS
FRT	FIRE RETARDANT TREATED
FTG	FOOTING
FURR	FURRED(ING)
FUT	FUTURE
G	
GFI	GROUND FAULT INTERRUPTER
GA	GAUGE
GALV	GALVANIZED
GAL	GALLON
GT	GROUT
GC	GENERAL CONTRACTOR
GB	GRAB BAR
GL	GLASS
GOVT	GOVERNMENT
GR	GRADE
GWB	GYPSUM WALL BOARD
GYPS	GYPSUM SHEATHING
H	
HDR	HEADER
HB	HOSE BIBB
HC	HANDICAPPED
HCORE	HOLLOW CORE
HTR	HEATER
HDW	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HR	HOUR
I.L.O.	IN LIEU OF
HVAC	HEATING, VENT.& AIR COND.
HW	HOT WATER
I	
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
IN	INCH
J	
JT	JOINT
JAN	JANITOR
JST	JOIST (FLOOR OR ROOF)
K	
KD	KNOCKDOWN (CEILING)
KIT	KITCHEN
K/S	KNEE SPACE
L	
L	LENGTH
LAB	LABORATORY
LAM	LAMINATED
LAV	LAVATORY
LT	LAUNDRY TUB
LVL	LAM VENEER LUMBER
LVR	LOUVER
LH	LEFT HAND
LIN FT	LINER FEET
LOC	LOCATION
LP	LOW POINT
LGMF	LIGHT GAGE MTL FRAMING
LDR	LEADER
M	
MIN	MINIMUM
MDO	MEDIUM DENSITY OVERLAY
MEMB	MEMBRANE
MATL	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MFR	MEDIUM DENSITY FIBER BD
MECH	MECHANICAL
MED	MEDIUM
MEZZ	MEZZANINE
MM	MILLIMETER
MDFB	MANUFACTURER
MOD	MODULAR
MRB	MARBLE
MIR	MIRROR
MISC	MISCELLANEOUS
MTL	METAL
MO	MASONRY OPENING
MTD	MOUNTED
MT	METAL THRESHOLD
MULL	MULLION
N	
NGVD	NATIONAL GEODETIC
N	NORTH
NATL	NATIONAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OGD	OVERHEAD GARAGE DOOR
OA	OVERALL
OBS	OBSCURE (GLASS)
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPT	OPTIONAL
OSB	ORIENTED STRAND BOARD
OJ	OPEN WEB STEEL JOISTS
OHD	OVERHEAD DOOR
OPER	OPERABLE
OPNG	OPENING
OPP	OPPOSITE
OZ	OUNCE
P	
PBD	PARTICLE BOARD
PED	PEDESTAL (SINK)
PAR	PARALLEL
PKG	PARKING
PBD	PARTICLE BOARD
#, LB	POUND
PC	PRECAST (CONCRETE)
PART	PARTITION
PFB	PREFABRICATED
PLAS	PLASTER
PL	PLATE
PREFAB	PREFABRICATED
PL LAM	PLASTIC LAMINATE
PLBG	PLUMBING
PWD	PLYWOOD
PORT	PORTABLE
PR	PAIR
PRESS	PRESSURE
PVMT	PAVEMENT
PL	PLYWOOD
PSF	POUNDS PER SQ. FT.
PT	POINT
PTD	PAINTED
PVC	POLYVINYL CHLORIDE(PIPE)
PWD	PROPERTY LINE
Q	
QT	QUARRY TILE
QTY	QUANTITY
R	
R	RISERS (ON STAIRS)
R/A	RETURN AIR
RAD	RADIUS
RDL	ROOF DRAIN LEADER
REC	RECEPTOR
RECT	RECTANGLE
REF	REFRIGERATOR
REF	REFERENCE
RD	ROOF DRAIN
REG	REGLET
REINF	REINFORCEMENT
REFL	REFLECTED (CEILING)
REQD	REQUIRED
REV	REVISION(S), REVISED
RFH	ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
R&S	ROD & SHELF(S)
RT	RUBBER TILE
RUB	RUBBER
RESIL	RESILIENT
S	
S	SOUTH
SAN	SANITARY (PIPE)
SC	SOLID CORE (DOOR)
SCH	SCHEDULE
SD	SMOKE DETECTOR
SD	STORM DRAIN
SECT	SECTION
SERV	SERVICE
SGD	SLIDING GLASS DOOR
SH	SHELVES
SHT	SHEET
SHTHG	SHEATHING
SOG	SLAB ON GRADE
SIM	SIMILAR
SL	SLEEVE
SNT	SEALANT
SPEC	SPECIFICATION
SPK	SPEAKER
SQ	SQUARE
SQ FT	SQUARE FEET
SS	SERVICE SINK
S ST	STAINLESS STEEL
ST	STEEL
STD	STANDARD
STR	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMBOL
T	
T	THREADS (@ STAIRS)
TEL	TELEPHONE
TEMP	TEMPERED (GLASS)
T&G	TONGUE & GROOVE
TB	TACKBOARD
TOW	TOP OF WINDOW
THK	THICK(NESS)
THRU	THROUGH
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
UC	UNDERCUT (DOOR)
TV	TELEVISION
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UNF	UNFINISHED
V	
VAR	VARIES
VB	VANITY BASE (CABINET)
V	VENT
VAC	VACUUM
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VB	VAPOR BARRIER
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VP	VENEER PLASTER
VT	VINYL TILE
VTR	VENT THRU ROOF
W	
WASH	WASHING MACHINE
WD	WOOD
WH	WATER HEATER
WIC	WALK-IN CLOSET
W/	WITH
W	WEST (OR WIDTH)
WC	WATER CLOSET
WIN	WINDOW
W/O	WITHOUT
WP	WATERPROOFING
WT	WEIGHT
WWM	WELDED WIRE MESH

SYMBOLS



GENERAL NOTES

A-INTENT & USE OF CONSTRUCTION DOCUMENTS

1. THE PURPOSE OF THESE DOCUMENTS IS TO CONVEY DESIGN INTENT ONLY. THE CONTRACTOR SHALL A) BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, B) PROMPTLY NOTIFY ARCHITECT IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, AND C) OBTAIN ALL REQUISITE BUILDING AND OTHER PERMITS REQUIRED IN CONNECTION WITH THE WORK.

2. THE CONTRACTOR WILL BE PRESUMED TO HAVE INSPECTED THE SITE AND TO HAVE READ AND TO BE THOROUGHLY FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. THE FAILURE OR OMISSION OF ANY CONTRACTOR TO EXAMINE ANY FORM, INSTRUMENT OR DOCUMENT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION IN RESPECT TO HIS WORK.

3. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLE FOR SUCH PORTION OF THE WORK.

4. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THESE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.

5. THE ARCHITECT RESERVES THE RIGHT TO REJECT ITEMS INCORPORATED INTO THE WORK WHICH FAIL TO MEET THE SPECIFIED MINIMUM REQUIREMENTS. THE ARCHITECT FURTHER RESERVES THE RIGHT, AND WITHOUT PREJUDICE TO OTHER RECOURSE. ARCHITECT MAY OR MAY NOT ACCEPT NON-COMPLYING ITEMS SUBJECT TO ANY ADJUSTMENT IN THE CONTRACT AMOUNT AS APPROVED BY THE ARCHITECT AND/OR THE OWNER.

B-PERMITS, FEES, TAXES, & NOTICES

1. THE CONTRACTOR SHALL PAY ALL SALES, CONSUMER, AND OTHER SIMILAR TAXES FOR THE WORK OR PORTIONS THEREOF PROVIDED BY THE CONTRACTOR WHICH ARE LEGALLY ENACTED AT THE TIME OF CONSTRUCTION.

2. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

4. THE CONTRACTOR SHALL EXERCISE REASONABLE EFFORT TO MAKE CERTAIN THAT THE CONTRACT DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS. IF THE CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY ARCHITECT IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATION.

5. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO DESIGNER, HE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

C-COORDINATION & SUPERVISION

1. ALL WORK TO BE SCHEDULED DURING REGULAR BUSINESS HOURS UNLESS NOTED OTHERWISE.

2. CONTRACTOR TO PROVIDE ADVANCE NOTIFICATION TO TENANT'S REPRESENTATIVE WHEN TENANT OR THEIR CONTRACTOR(S) ARE REQUIRED AT JOB SITE FOR COORDINATION MEETINGS OR INSTALLATIONS.

3. UPON COMPLETION OF THE WORK, THE CONTRACTOR TO NOTIFY BUILDING OWNER REPRESENTATIVE THAT THE PROJECT IS READY FOR INSPECTION. OWNER/REP WILL COMPILE A "PUNCH LIST" OF CORRECTIONS NEEDED OF UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE SUCCESSFUL COMPLETION OF THE PUNCH LIST.

4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND SHALL COORDINATE ALL PORTIONS OF THE WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

6. THE CONTRACTOR TO, AT ALL TIMES, KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SWEPT CLEAN DAILY.

7. THE CONTRACTOR TO PROVIDE FINAL CLEANING OF ALL AREAS OF WORK INCLUDING THE CONSTRUCTION ACCESS ROUTE. FINAL CLEANING TO INCLUDE WINDOWS AND CEILINGS.

D-LABOR, MATERIALS, & WARRANTY

1. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

2. THE CONTRACTOR SHALL AT ALL TIMES ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG THE CONTRACTOR'S EMPLOYEES AND SHALL NOT EMPLOY ON THE WORK ANY UNFIT PERSON OR ANYONE NOT SKILLED IN THE TASK ASSIGNED THEM.

3. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENT LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.

4. CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DOCUMENTS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.

5. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OTHER TRADES.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.

7. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGER SCALE DRAWINGS TO GOVERN OVER SMALLER SCALE DRAWINGS.

8. DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION. DIMENSIONS ARE NOMINAL UNLESS OTHERWISE INDICATED.

9. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE TO GET CLARIFICATION AND DIRECTION FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

10. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK UNLESS OTHERWISE NOTED.

11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING FOR WALL SUPPORTED ELEMENTS INCLUDING MILLWORK, EQUIPMENT, FIXTURES AND FURNITURE. CONTRACTOR TO VERIFY EXTENT AND COORDINATE WITH APPROPRIATE SUBCONTRACTORS.

12. ALL MATERIALS TO BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT TO BE STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.

11. THERE WILL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, ARCHITECT TO DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.

12. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR THE TYPE OF MATERIAL AND INSTALLATION SPECIFIED.

13. PAINT TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS OVER PROPERLY PREPARED SURFACES. WALLS TO BE STRAIGHT AND SMOOTH. PROVIDE MINIMUM ONE COAT PRIME AND ONE FINISH COAT. FINISHED COAT TO COMPLETELY COVER WITH NO STREAKING OR BLEEDING OF UNDERCOATS.

14. MILLWORK TO CONFORM WITH AWI STANDARDS FOR PREMIUM GRADE MILLWORK. DRAWINGS INDICATE DESIGN INTENT. FABRICATOR IS RESPONSIBLE FOR MILLWORK ENGINEERING.

15. DRYWALL CONTRACTOR TO CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES. WHERE DRYWALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC. THIS CONTRACTOR TO PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE OR SOUND RATING WHERE REQUIRED.

16. THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE.

E- INSTALLATION NOTES (MAY NOT APPLY)

1. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT TO OPERATE QUIETLY AND BE FREE OF VIBRATION.

2. UNLESS OTHERWISE NOTED IN MECHANICAL DRAWINGS OR SPECIFICATIONS, HOLD DUCTS AND MECHANICAL EQUIPMENT TIGHT TO STRUCTURE ABOVE.

3. THE CONTRACTOR SHALL NOT LOCATE CEILING DIFFUSERS OR REGISTERS WHERE FULL HEIGHT SHELVING, FILES OR STORAGE UNITS ARE INDICATED ON PLANS. (IF APPLICABLE)

4. ALL CEILING DIFFUSERS AND REGISTERS TO BE THE SAME COLOR AS THE CEILING UNLESS NOTED OTHERWISE.
5. ALL SURFACES TO BE PROPERLY PRIMED OR PREPARED PRIOR TO INSTALLATION OF SPECIFIED FINISHES.

5. PATCH ALL AREAS WHERE THE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF SPECIFIED FLOOR FINISH(-ES).

6. PROVIDE ALL NECESSARY CUT-OUTS FOR THE INSTALLATION OF ELECTRICAL AND VOICE/DATA OUTLETS, THERMOSTATS, SWITCHES AND OTHER DEVICES.

7. EXTEND ALL FIRE RATED PARTITIONS TO STRUCTURE; FILL ALL VOIDS WITH FIRE SAFING MATERIAL OR FIRE-RATED CAULK, CONTINUOUS AS REQUIRED BY CODE.

8. ALL FIRE EXTINGUISHER CABINETS OR ELECTRICAL PANELS LOCATED IN RATED PARTITIONS TO BE BACKED WITH GYPSUM BOARD AS REQUIRED TO MAINTAIN PARTITION RATING.

9. CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING ALL NEW AND EXISTING FIRE RATED PARTITIONS AND ALL PENETRATION THROUGH RATED AREAS INCLUDING SLABS. SEAL TO MAINTAIN PROPER RATING.

10. WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AT COLUMNS OR BEAMS, NEW FIREPROOFING TO BE INSTALLED TO COMPLY WITH THE REQUIRED FIRE RATING. CONTRACTOR TO VERIFY IN FIELD.

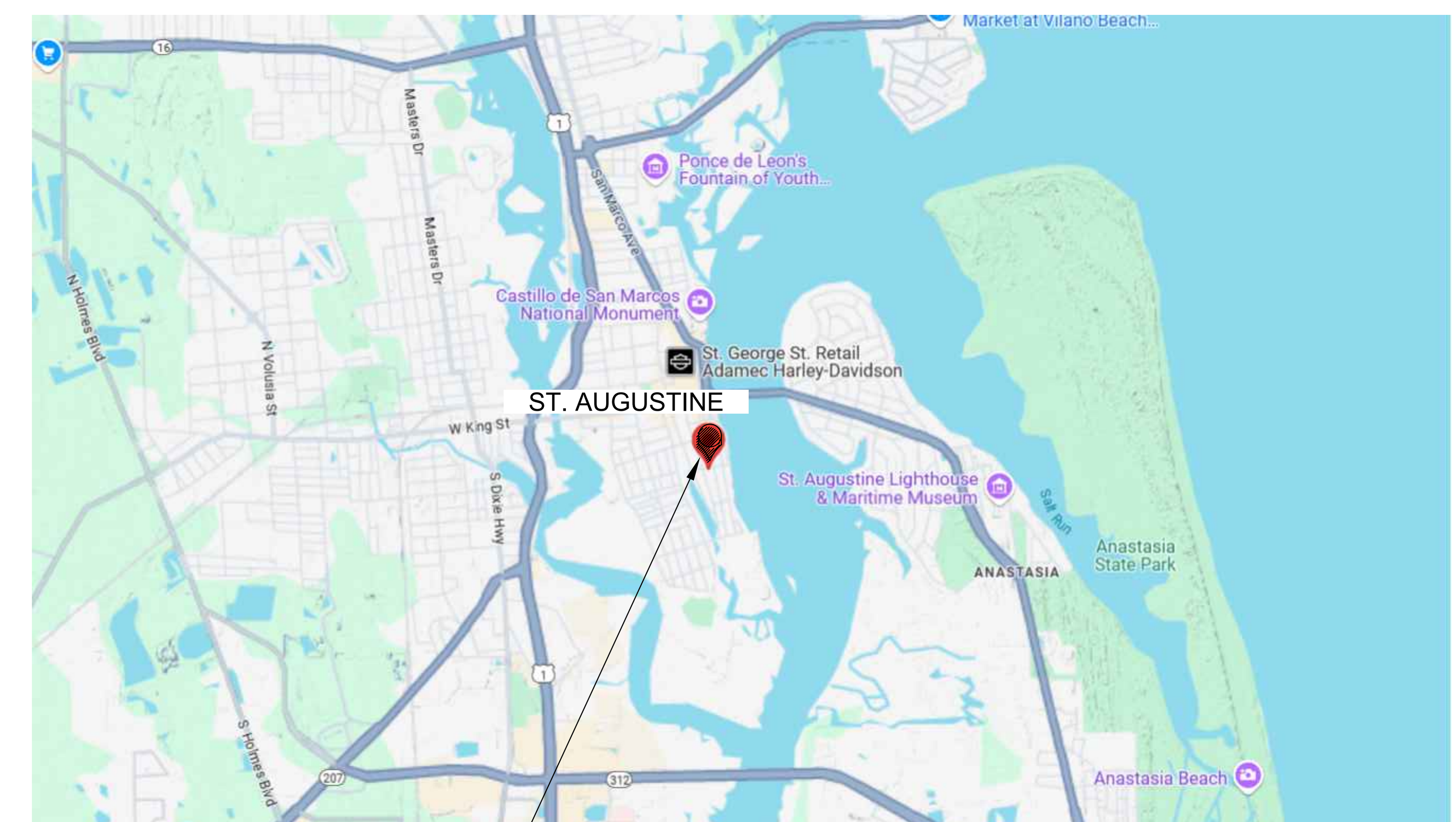
11. WHERE PIPES, CONDUITS OR LOW TENSION WIRING PENETRATE A FIRE RATED ENCLOSURE, THE SPACE AROUND SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH BATT INSULATION AND FITTED WITH ESCUTCHEON PLATES ON BOTH SIDES OR EQUIVALENT TREATMENT TO INSURE COMPLIANCE WITH FIRE RATING.

12. WHERE DUCT OR PART OF DUCT IS RUNNING PARALLEL OVER FIRE RATED PARTITION, EXTEND RATED PARTITION AROUND DUCT TO EFFECT COMPLETE MAINTENANCE OF FIRE-RATING.

CODE SUMMARY

LOCATION / JURISDICTION:	ST. JOHNS COUNTY - SAINT AUGUSTINE, FLORIDA	
APPLICABLE CODES:	FBC R 2023, 8TH EDITION NEC 2020 FBC EC 2023, 8TH EDITION - "PERFORMANCE BASED"	
OCCUPANCY CLASSIF.:	FBC - RESIDENTIAL	
OCCUPANCY SUB-CATEGORY:	N/A	
BUILDING DESCRIPTION:	PRIVATE RESIDENCE	
TYPE OF CONSTRUCTION:	VB (SINGLE FAMILY DWELLING)	
	ALLOWED	PROPOSED
MAXIMUM HEIGHT:	35'	+/- 26'-5"
MAXIMUM STORIES:	3	1
MAXIMUM AREA:	UL	SEE PLANS FOR SQUARE FOOTAGE BREAK DOWN

VICINITY MAP



PROJECT LOCATION

ARCHITECTURAL DRAWING INDEX		REV. #	DATE
A0	COVER SHEET		
A0.1	ARCHITECTURAL SITE PLAN		
A1	FIRST FLOOR PLAN, SECOND FLOOR PLAN (DEMO)		
A1.1	THIRD FLOOR PLAN, ROOF PLAN		
A2	FIRST FLOOR PLAN, SECOND FLOOR PLAN (NEW)		
A2.2	THIRD FLOOR PLAN(NEW), ROOF PLAN, WALL SECTIONS		
A3	ELEVATIONS (EXIST.)		
A4	ELEVATIONS (NEW)		
A5	EXIST. GARAGE FLOOR PLAN, ROOF PLAN, ELEVATIONS		

STATE OF FLORIDA
JOHN ANDERSON ALLMAND
AR 92748
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION

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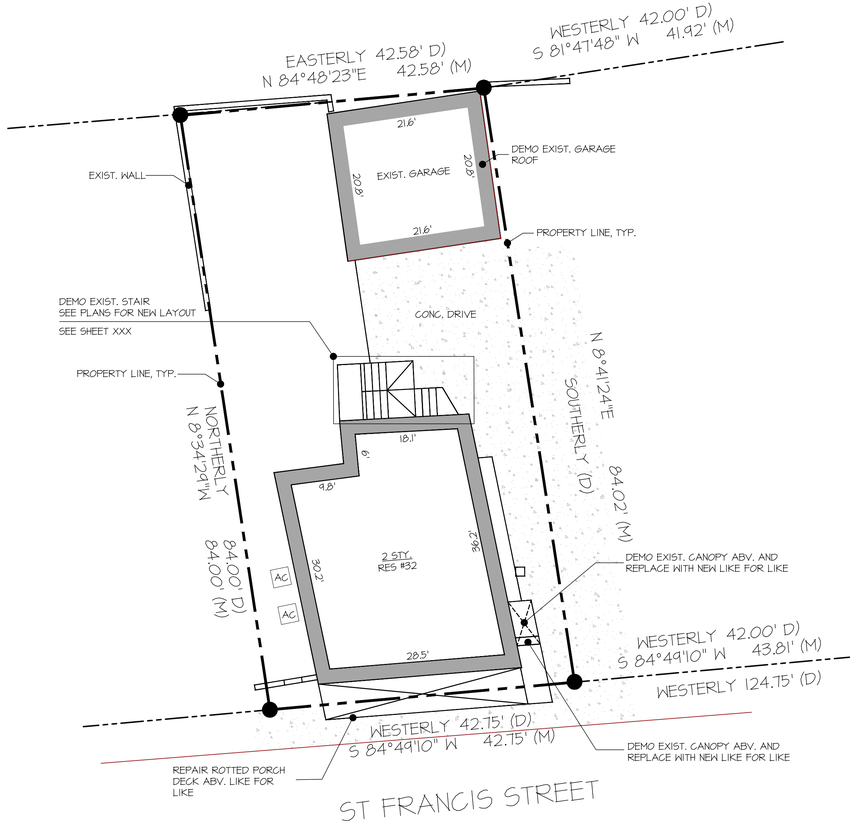
HISTORIC PRESERVATION - SITE NOTES

1. THE FRONT SETBACK SHALL REASONABLY MATCH THE SETBACK OF THE IMMEDIATELY ADJACENT HISTORIC STRUCTURES, V.I.F.

2.THE FINISHED FLOOR HEIGHT SHALL REASONABLY MATCH THE FLOOR HEIGHT OF THE IMMEDIATELY ADJACENT HISTORIC STRUCTURES, V.I.F.

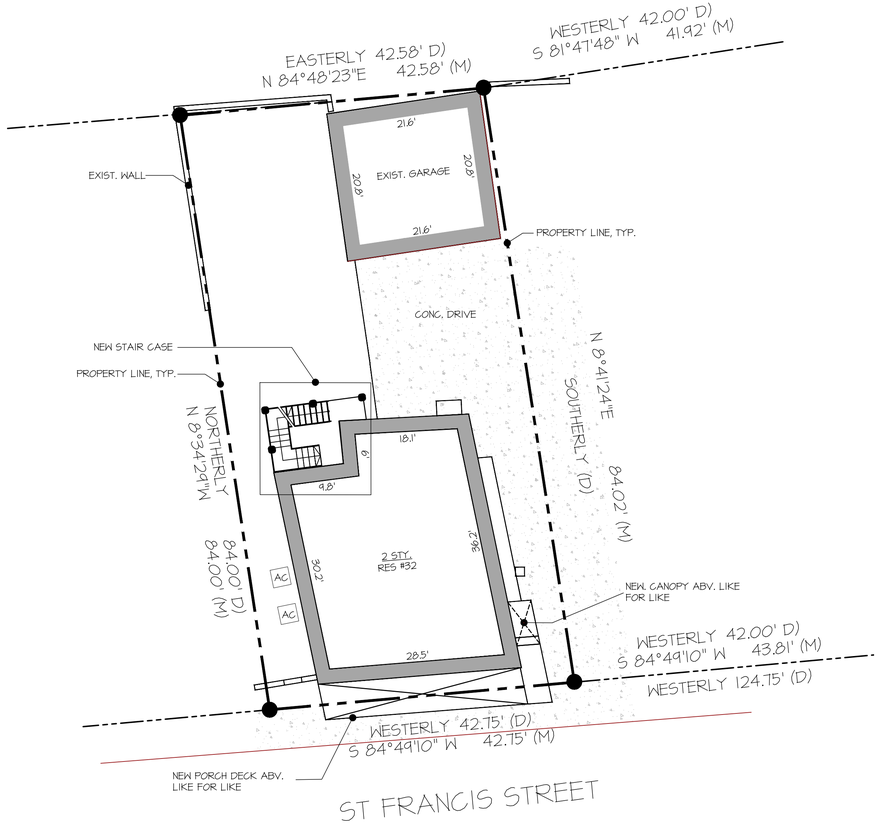
3. THE DRIVEWAY SHALL BE LIMITED TO NO MORE THAN 10'-0" IN WIDTH UP TO THE FRONT PLANE OF THE HOUSE AND SHALL FEATURE EITHER CONCRETE RIBBONS, BRICK PAVERS, OR A COMBINATION OF CONCRETE RIBBONS AND PAVERS TO CREATE A SIMULATED RIBBON APPEARANCE. IF A CONCRETE RIBBON DRIVEWAY IS CONSTRUCTED THAN THE AREA BETWEEN THE RIBBONS SHALL BE TWICE THE WIDTH OF THE RIBBONS.

IF BRICK PAVERS ARE USED THE PAVERS SHALL BE NO LARGER THAN A 4"X 8" OR 6"X 10," SHALL BE LAID IN A RUNNING BOND OR HERRINGBONE PATTERN, AND SHALL BE A TRADITIONAL BRICK SHAPE AND COLOR WITH THE FINAL COLOR CHOICE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO PURCHASE AND INSTALLATION.



SITE PLAN - EXIST

SCALE: 1" = 10'-0"



SITE PLAN - NEW

SCALE: 1" = 10'-0"

ARCHITECTURE - INC

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LIC. AR92748

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"NEW EXT. STAIR / RENOVATION"
32 ST. FRANCIS STREET
ST.AUGUSTINE, FLORIDA 32084

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REVISIONS

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1		
2		
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STATE OF FLORIDA
JOHN ANDERSON ALLMAND
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 05.05.2025

PRJCT #: 25-0135.00

SHEET

A0.1

HARB REVIEW SET

Received 5/6/2025
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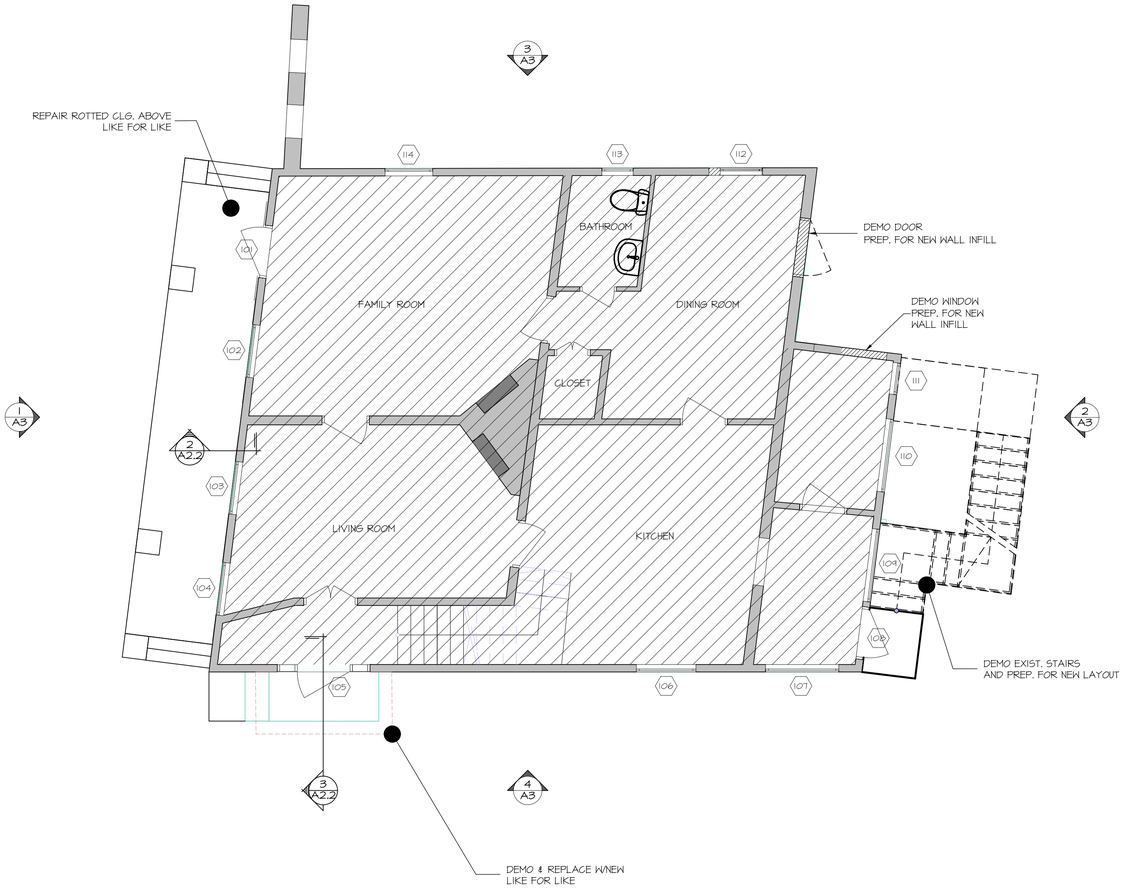
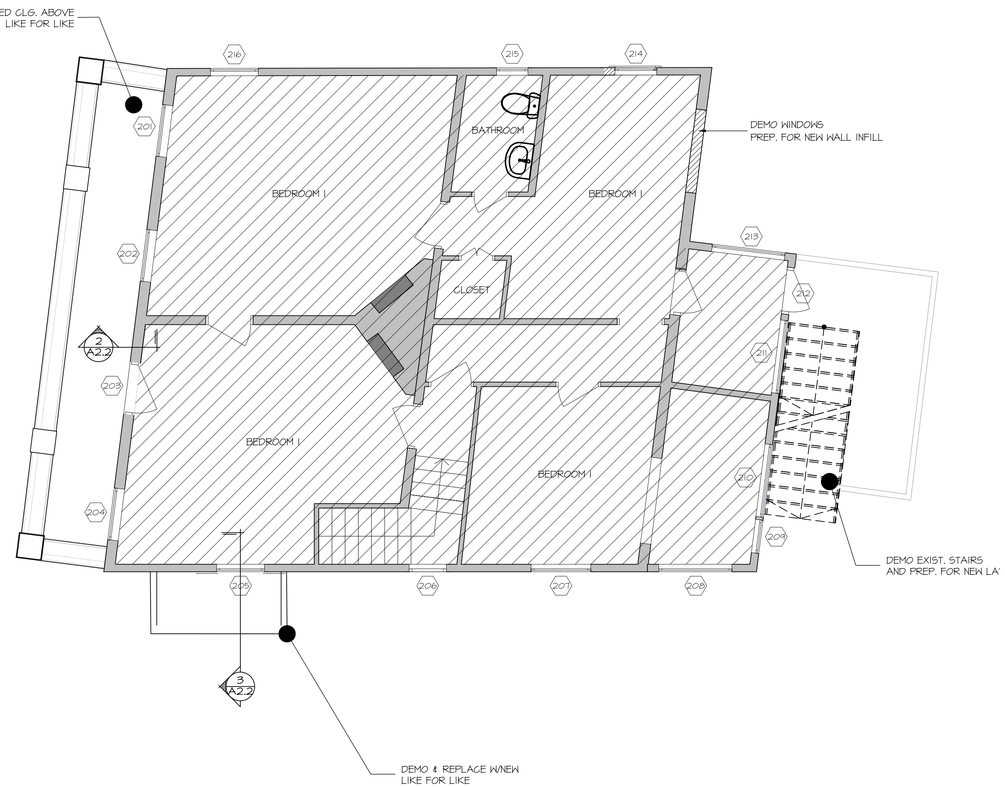


NORTH

1 A1 FIRST FLOOR PLAN (DEMO)
1/4" = 1'-0"



NORTH

2 A1 SECOND FLOOR PLAN (DEMO)
1/4" = 1'-0"

WINDOW AND DOOR SCHEDULE FIRST FLOOR

No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS		
101	3066	3'-0"	6'-6"	WOOD	YES	YES	N/A	FRONT DOOR, EXIST.
102	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.
103	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.
104	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.
105	5266	5'-2"	6'-6"	WOOD			N/A	DOOR WITH SIDE LITES
106	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.
107	SH	4'-3"	4'-0"	WOOD			N/A	EXIST.
108	3066	3'-0"	6'-6"	WOOD			N/A	BACK DOOR, EXIST.
109	SH	4'-3"	4'-0"	WOOD			N/A	EXIST.
110	SH	2'-0"	3'-0"	WOOD			N/A	EXIST.
112	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.
113	SH	2'-0"	3'-7"	WOOD			N/A	EXIST.
114	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.
								NOT IN THE SCOPE OF WORK

NOT IN SCOPE

WINDOW AND DOOR SCHEDULE SECOND FLOOR

No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS		
201	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.
202	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.
203	3068	3'-0"	6'-8"	WOOD			N/A	DOOR EXIST.
204	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.
205	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.
206	SH	2'-0"	4'-0"	WOOD			N/A	EXIST.
207	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.
208	SH	4'-0"	3'-0"	WOOD			N/A	EXIST.
209	SH	2'-0"	3'-0"	WOOD			N/A	EXIST.
210	SH	4'-0"	3'-0"	WOOD			N/A	EXIST.
211	SH	4'-0"	3'-0"	WOOD			N/A	EXIST.
212	SH	2'-7"	6'-5"	WOOD			N/A	DOOR EXIST.
213	SH	4'-0"	3'-0"	WOOD			N/A	EXIST.
214	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.
215	SH	2'-0"	3'-7"	WOOD			N/A	EXIST.
216	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.

NOT IN SCOPE

ARCHITECTURE-INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
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E: JOHN@JAAARCHITECTURE.COM
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STATE OF FLORIDA
JOHN ANDERSON ALLMAND
LICENSE NUMBER AR92748
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 05.05.2025

PRJCT #: 25-0135.00

SHEET

A1

HARB REVIEW SET

Received 5/6/2025
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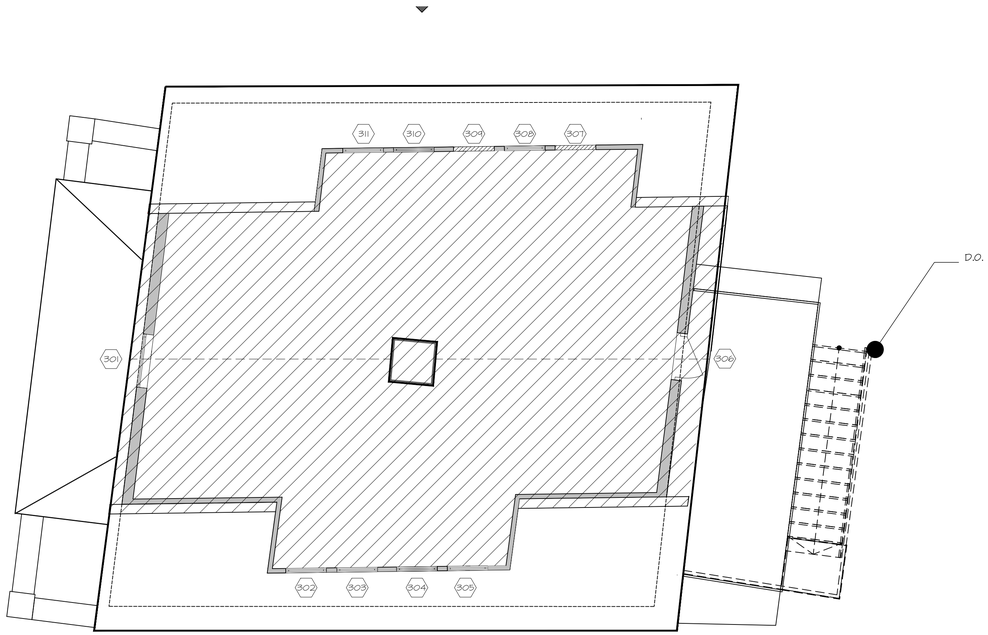
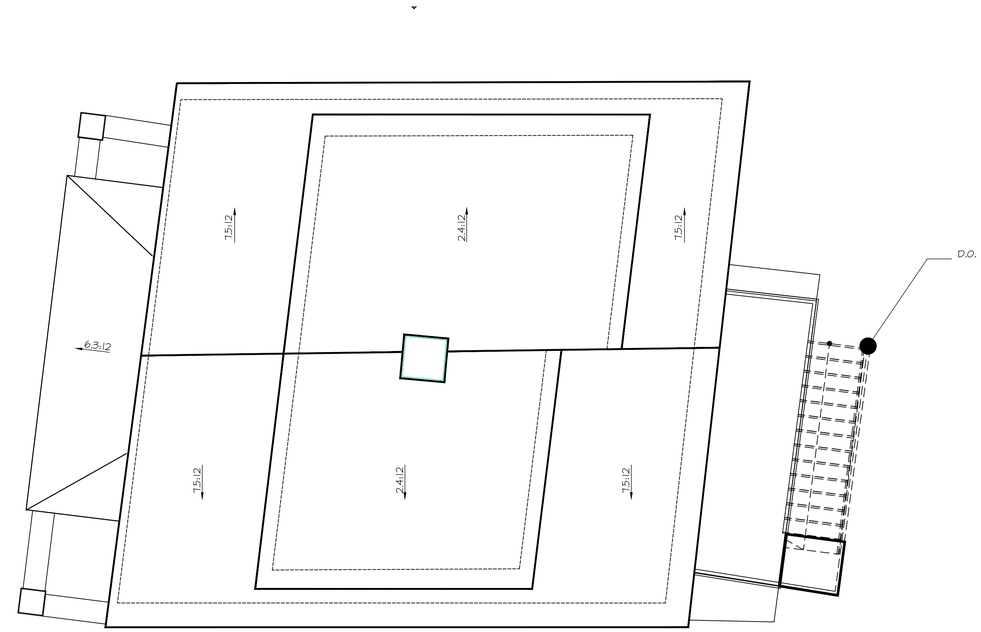


NORTH

1 A1.1 THIRD FLOOR PLAN (DEMO)
1/4" = 1'-0"



NORTH

2 A1.1 ROOF PLAN
1/4" = 1'-0"

WINDOW AND DOOR SCHEDULE FIRST FLOOR								
No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS		
301	SH	3'-0"	4'-7"	WOOD			N/A	EXIST.
302	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
303	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
304	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
305	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
306	2860	2'-8"	6'-0"	WOOD			N/A	DOOR, EXIST.
307	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
308	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
309	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
310	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
311	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.

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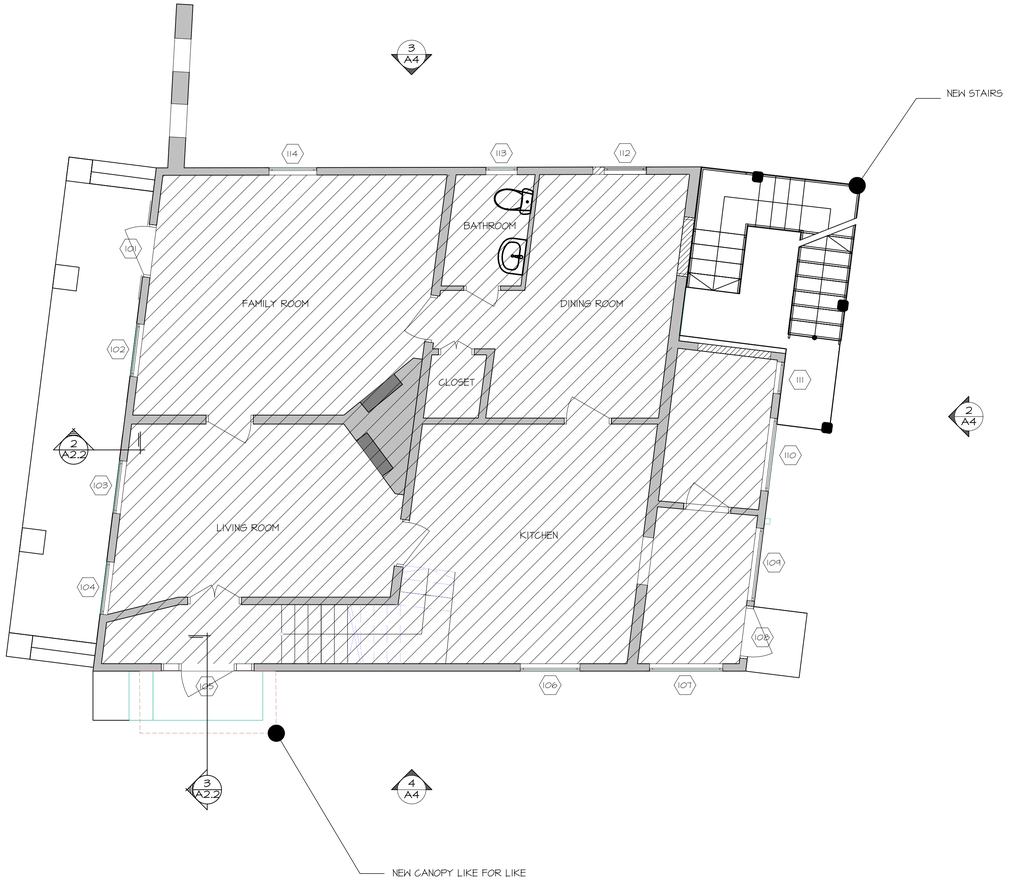
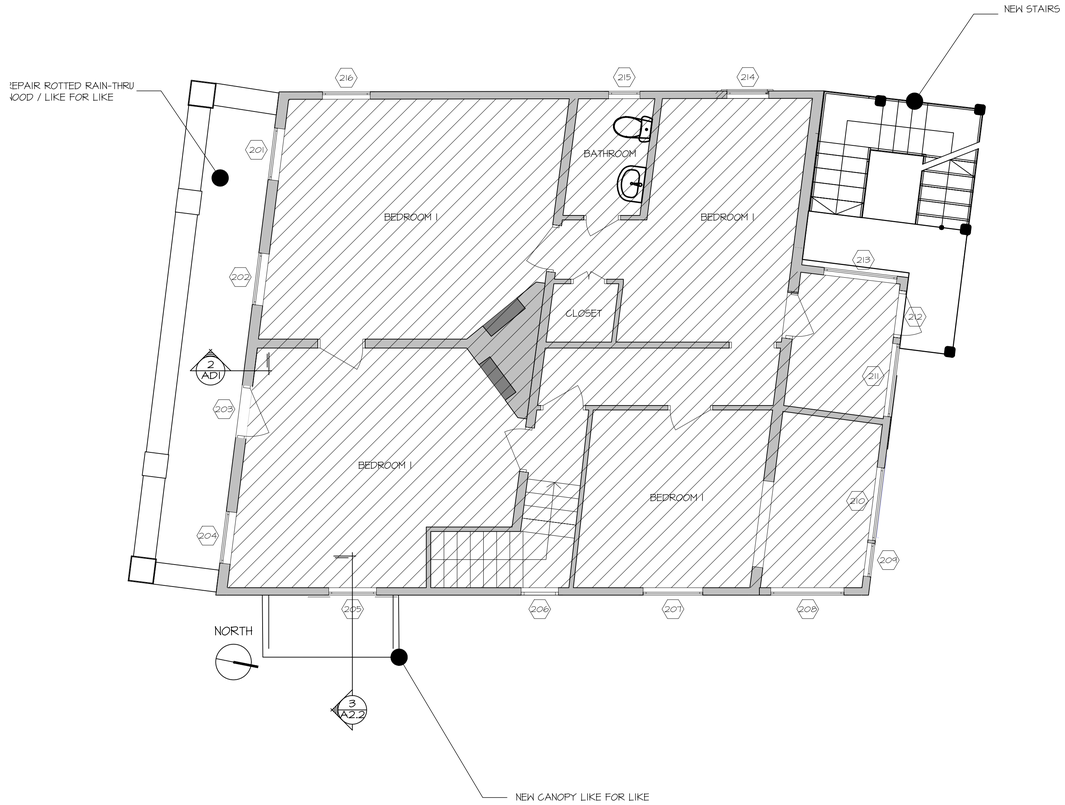


NORTH

1 A2 FIRST FLOOR PLAN (NEW)
1/4" = 1'-0"



NORTH

2 A2 SECOND FLOOR PLAN (NEW)
1/4" = 1'-0"

WINDOW AND DOOR SCHEDULE FIRST FLOOR

No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS		
101	3066	3'-0"	6'-6"	WOOD	YES	YES	N/A	FRONT DOOR, EXIST.
102	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.
103	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.
104	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.
105	5266	5'-2"	6'-6"	WOOD			N/A	DOOR WITH SIDE LITES
106	SH	3'-0"	2'-0"	WOOD			N/A	NEW
107	SH	4'-3"	4'-0"	WOOD			N/A	NEW
108	3066	3'-0"	6'-6"	WOOD			N/A	BACK DOOR, EXIST.
109	SH	4'-3"	4'-0"	WOOD			N/A	NEW
110	SH	2'-0"	3'-0"	WOOD			N/A	NEW
112	SH	2'-0"	2'-0"	WOOD			N/A	NEW
113	SH	2'-0"	3'-7"	WOOD			N/A	NEW
114	SH	2'-8"	4'-3"	WOOD			N/A	NEW
								NOT IN THE SCOPE OF WORK

NOT IN SCOPE

WINDOW AND DOOR SCHEDULE SECOND FLOOR

No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS		
201	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.
202	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.
203	3068	3'-0"	8'-8"	WOOD			N/A	DOOR EXIST.
204	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.
205	5266	2'-8"	4'-3"	WOOD			N/A	NEW
206	SH	2'-0"	4'-0"	WOOD			N/A	NEW
207	SH	3'-0"	2'-0"	WOOD			N/A	NEW
208	SH	4'-0"	3'-0"	WOOD			N/A	NEW
209	SH	2'-0"	3'-0"	WOOD			N/A	NEW
210	SH	4'-0"	3'-0"	WOOD			N/A	NEW
211	SH	4'-0"	3'-0"	WOOD			N/A	NEW
212	SH	2'-7"	6'-5"	WOOD			N/A	DOOR EXIST.
213	SH	4'-0"	3'-0"	WOOD			N/A	NEW
214	SH	2'-0"	2'-0"	WOOD			N/A	NEW
215	SH	2'-0"	3'-7"	WOOD			N/A	NEW
216	SH	2'-8"	4'-3"	WOOD			N/A	NEW

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LIC. AR92748

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"NEW EXT. STAIR / RENOVATION"
32 ST. FRANCIS STREET
ST.AUGUSTINE, FLORIDA 32084

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STATE OF FLORIDA · JOHN ANDERSON ALLMAND · REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 05.05.2025

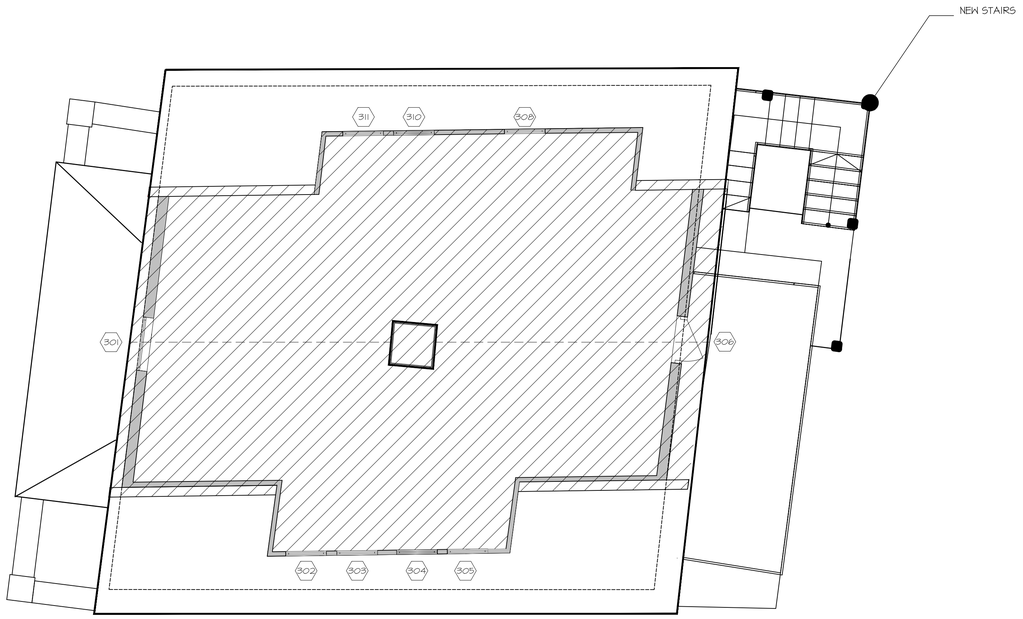
PRJCT #: 25-0135.00

SHEET

A2

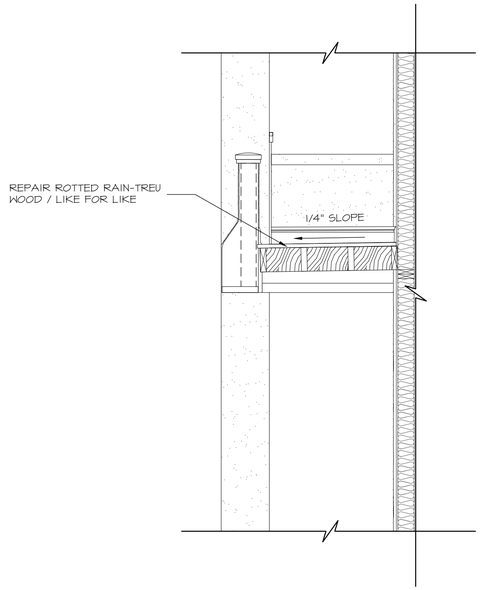
HARB REVIEW SET

Received 5/6/2025
Planning & Building Department

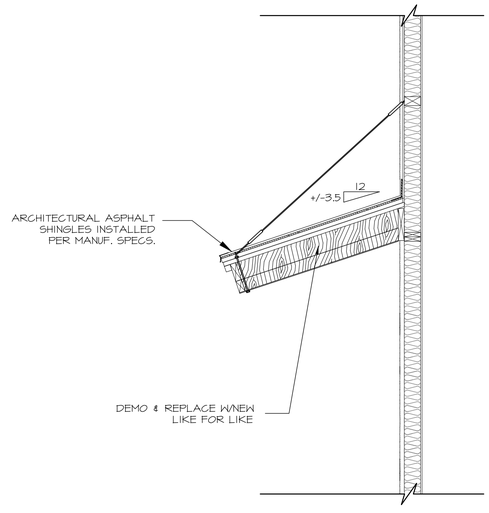


NORTH

1 A2.2 THIRD FLOOR PLAN (NEW)
1/4" = 1'-0"



2 A2.2 FROND DECK SECTION
1/2" = 1'-0"



3 A2.2 CANOPY SECTION
1/2" = 1'-0"

WINDOW AND DOOR SCHEDULE FIRST FLOOR								
No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS		
301	SH	3'-0"	4'-7"	WOOD			N/A	EXIST.
302	SH	2'-5"	3'-3"	WOOD			N/A	NEW
303	SH	2'-5"	3'-3"	WOOD			N/A	NEW
304	SH	2'-5"	3'-3"	WOOD			N/A	NEW
305	SH	2'-5"	3'-3"	WOOD			N/A	NEW
306	2860	2'-8"	6'-0"	WOOD			N/A	DOOR, EXIST.
307	SH	2'-5"	2'-5"	WOOD			N/A	NEW
308	SH	2'-5"	3'-3"	WOOD			N/A	NEW
309	SH	2'-5"	3'-3"	WOOD			N/A	NEW

ARCHITECTURE-INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

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STATE OF FLORIDA
JOHN ALLMAND
A-92748
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

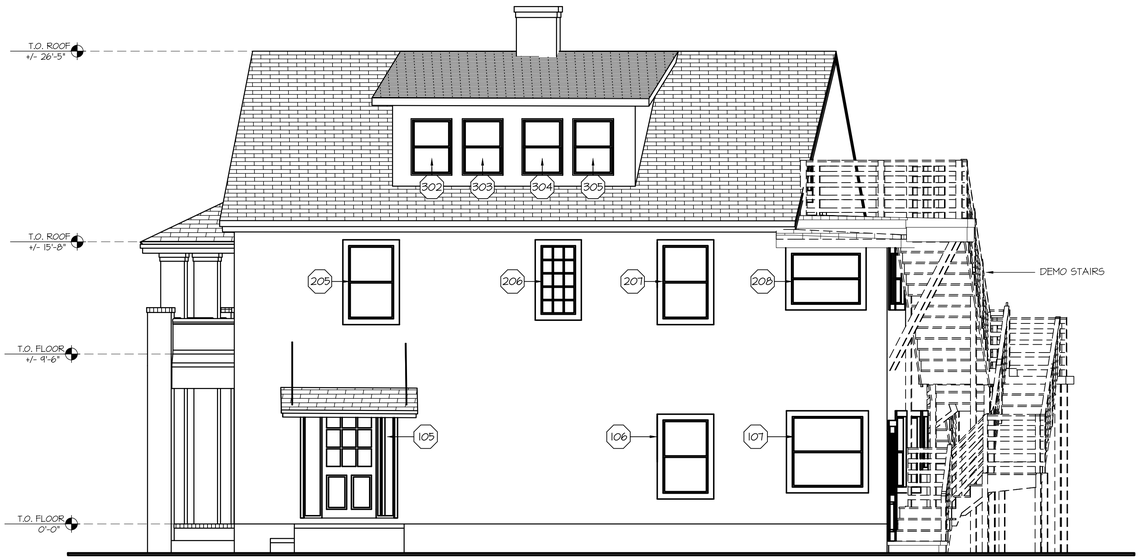
DATE: 05.05.2025
PRJCT #: 25-0135.00

SHEET
A2.2
HARB REVIEW SET

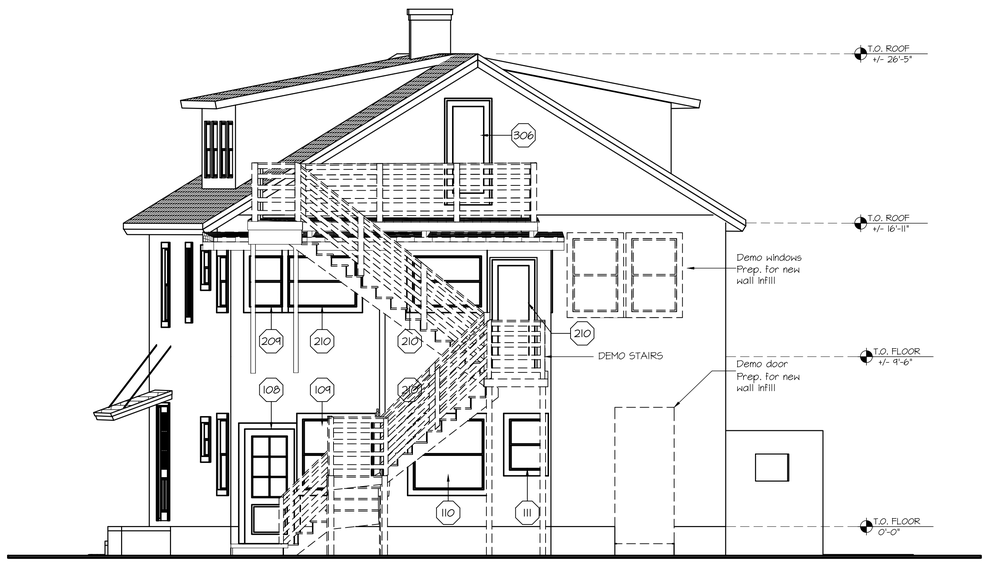
Received 5/6/2025
Planning & Building Department



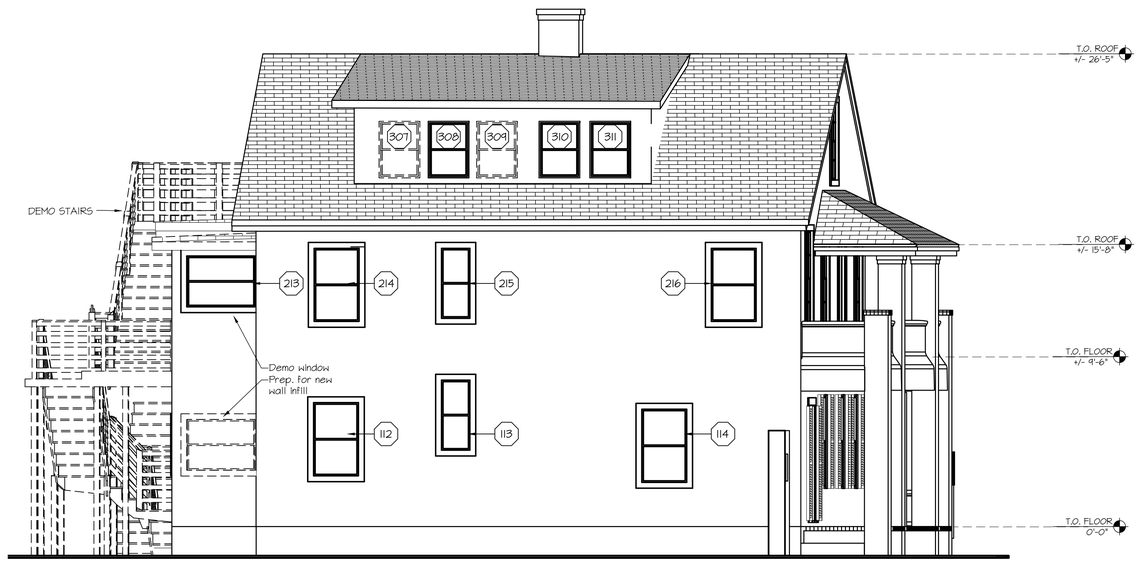
1 / A3 FRONT ELEVATION (EXIST)
1/4" = 1'-0"



2 / A3 RIGHT ELEVATION (EXIST)
1/4" = 1'-0"



3 / A3 REAR ELEVATION (EXIST)
1/4" = 1'-0"



4 / A3 LEFT ELEVATION (EXIST)
1/4" = 1'-0"

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STATE OF FLORIDA
JOHN ANDERSON ALLMAND
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 05.05.2025

PRJCT #: 25-0135.00

SHEET
A3

HARB REVIEW SET

Received 5/6/2025
Planning & Building Department



1 / A4 FRONT ELEVATION (NEW)
1/4" = 1'-0"



2 / A4 RIGHT ELEVATION (NEW)
1/4" = 1'-0"



3 / A4 REAR ELEVATION (NEW)
1/4" = 1'-0"



4 / A4 LEFT ELEVATION (NEW)
1/4" = 1'-0"

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STATE OF FLORIDA · JOHN ANDERSON ALLMAND · REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

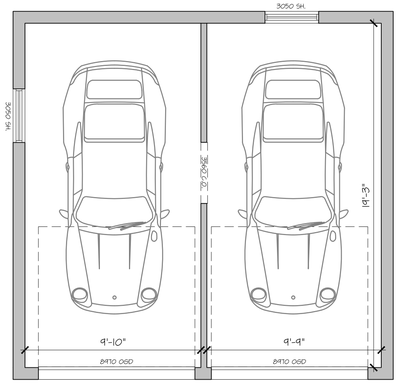
DATE: 05.05.2025

PRJCT #: 25-0135.00

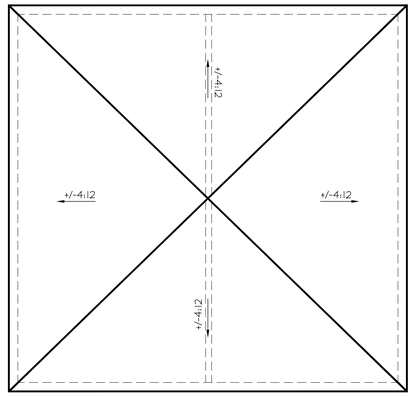
SHEET
A4

HARB REVIEW SET

Received 5/6/2025
Planning & Building Department



1 A5 FLOOR PLAN
1/4" = 1'-0"



2 A5 ROOF PLAN
1/4" = 1'-0"



3 A5 FRONT ELEVATION (EXIST)
1/4" = 1'-0"

4 A5 FRONT ELEVATION (NEW)
1/4" = 1'-0"

ARCHITECTURE - INC
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STATE OF FLORIDA
JOHN ANDERSON ALLMAND
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 05.05.2025

PRJCT #: 25-0135.00

SHEET

A5

HARB REVIEW SET

April 23, 2025

Casey Tafuri
2650-2 Rosselle Street
Jacksonville, FL 32204

cc: Mark Wainwright

Re: Certificate of Appropriateness - 32 Saint Francis Street - HP2025-0016

Dear Casey Tafuri,

On March 20, 2025, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 15, 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 May 5, 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.:	HP2025-0016
Applicant:	Casey Tafuri
Owner:	Mark Wainwright
Address:	32 ST Francis Street
Parcel Number:	1991800000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, APRIL 17, 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, April 17, 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 HP-1
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking..

Subject to the following conditions:

- To May 15, 2025
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 17th day of April, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0016

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Brad Beach

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, Brad Beach, by means of [+] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 17th day of April, 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: 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!

March 24, 2025

Casey Tafuri
2650-2 Rosselle Street
Jacksonville, FL 32204

cc: Mark Wainwright

Re: Certificate of Appropriateness - 32 Saint Francis St, Saint Augustine, FL, 32084 - HP2025-0016

Dear Casey Tafuri,

On March 20, 2025, the Historic Architectural Review Board (HARB) met and discussed your application For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

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
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- ☐ 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.:	HP2025-0016
Applicant:	Casey Tafuri
Owner:	Mark Wainwright
Address:	32 ST Francis Street
Parcel Number:	1991800000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

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 HP-1

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking..

Subject to the following conditions:

- -Descibe body, shutter, & window colors
- -Wood windows (not clsd)
- -Wood decking
- -Details for canopy
-
- To 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. HP2025-0016

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.

ORIGINAL APPLICATION SUBMITTAL

COA HP2025-0016
32 ST FRANCIS STREET

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0016 **Meeting Date: Thursday, March 20, 2025**

1. NAME OF APPLICANT: Casey Tafuri
   Business (if applicable):
   Address: 2650-2 Rosselle Street
   City: Jacksonville State: FL Zip Code: 32204
   Daytime Telephone: 850-766-4016 E-Mail Address: Casey@psrps.com

2. NAME OF PROPERTY OWNER: Mark Wainwright
   Business (if applicable):
   Address: 2650-2 Rosselle Street
   City: Jacksonville State: FL Zip Code: 32204
   Daytime Telephone: 904-728-1085 E-Mail Address: mark@psrps.com

3. PROJECT LOCATION: 32 Saint Francis St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(QC) &1449/1114 *BUS ADDRS OR5596/1364

5. SCOPE OF WORK: For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

Information attached by applicant includes:

- Application Agreement
- Scope of Work w/ photographs
- Existing Windows
- Optional Wood Replacement Windows

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: 32 St. Francis Street St. Augustine, FL 32084

Applicant's Name: Casey Tafuri Applicant's Signature: [signature]

Owner's Name: Mark Wainwright 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.

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2025-0016

32 SAINT FRANCIS ST, Saint Augustine, 32084

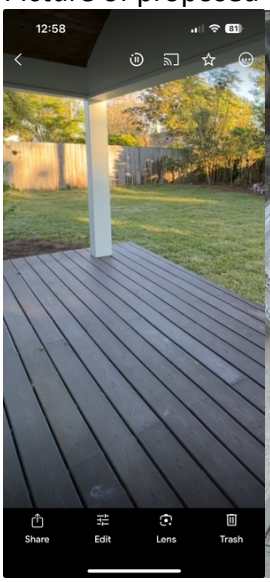
Checklist Item	Checklist Item Description	Status	Comments
PORCHES, DECKS, BALCONIES - Photographs of existing	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony	Need	More detailed photos of balcony deck damage would be helpful for the Board.
AWNING/CANOPY - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable	Need	A site plan should be provided showing the location of the awning, the existing and proposed size, and setbacks.
AWNING/CANOPY - Scaled detail of existing or proposed	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details	Need	Please provide a drawing or other visual example of what the replacement canopy will look like.
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	Need further details regarding where sizes were altered, and whether new windows were added or existing were enclosed.
WINDOWS - For replacing historic windows: a window evaluation	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.	Need	A Window Condition Assessment Form can be found linked on the HARB Applications page of the city's website. Details regarding the original windows should be listed on this form and the photographs provided numbered to correspond with the list. This helps us understand the extent of the replacement.

Other Details Necessary for Review

N/A

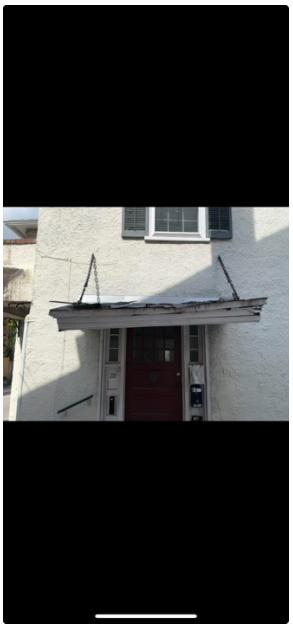
32 ST Francis Street: Exterior Improvements

- Proposing to remove existing rotted deck on the balcony along the front of building. Replace rotted framing and install composite decking. Decking not visible from the street. Can cover underside of balcony with beadboard or other approved product. Picture of proposed composite decking below along with existing rotted deck:





- Proposing to replace existing awning on driveway side of building with new. New awning to be in the exact location and size as existing awning. Picture of existing awning below:



- Windows along sides and back of building were replaced with Jeld-Wen vinyl windows, which gives a similar look to the storm windows that were over previous windows (Product information on existing vinyl windows attached to email). Per our on site meeting with Candice, we would like to suggest the following solutions to meet the requirement if the existing windows are not approved:
  1) Recess the existing vinyl windows to match look of other properties in area

2) And/or install storm windows over the existing vinyl windows to give same look as previous windows
3) Replace existing vinyl windows with Pella wood frame windows. Product information attached to email.

All siding repairs will be done to match existing stucco finish and will be re-painting with color to match existing color of building.

Please let us know if you need anything else in preparation for the meeting scheduled for 3/20/25. Thanks

Casey Tafuri
904-398-1044

Received 2/14/2025
Planning & Building Department



Received 2/14/2025
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Volume Savings Program

Quote#:	14079342
Volume Savings Expiration Date:	11/24/2024
Customer Name:	Casey Tafuri
Selling System Quote Project Description:	JELD WEN WINDOWS
Customer Phone #:	8507664016
Pricing is per Lowe's Store at:	Store #1699
	JACKSONVILLE,FL
Store Phone #:	(904) 486-4701
Store Contact:	Pedro Beltran

Item #	Quantity	Item Description	VSP Unit Price	Extended VSP Price
937066	3	JW Premium Atlantic Vinyl 51.875	595.06	1785.18
959472	2	JW V-2500 22.5 x 44.5 Sngl Hung	227.32	454.64
937066	1	JW Premium Atlantic Vinyl 33 x 52	380.40	380.40
937066	2	JW Premium Atlantic Vinyl 50 x 36	512.00	1024.00
959472	1	JW V-2500 24.5 x 35.5 Sngl Hung	209.54	209.54
937066	2	JW Premium Atlantic Vinyl 52 x 37	512.00	1024.00
959472	1	JW V-2500 22.5 x 46.5 Sngl Hung	234.92	234.92
959472	2	JW V-2500 31.5 x 51.5 Sngl Hung	293.65	587.30
959472	6	JW V-2500 29.5 x 40.5 Sngl Hung	252.53	1515.18

VSP Total:	$7,215.16
Total Savings for this Quote is:	$1,583.73
You Save:	17.99%

*All items requested for volume savings may not be listed if they did not qualify for VSP savings.

MANAGER SIGNATURE

DATE

*THIS ESTIMATE IS NOT VALID WITHOUT A MANAGER'S SIGNATURE.

*LOWE'S RESERVES THE RIGHT TO LIMIT THE QUANTITIES OF MERCHANDISE SOLD TO CUSTOMERS.

*ALL OF THE PRODUCT MUST BE ORDERED BY THE EXPIRATION DATE IN ORDER TO RECEIVE VOLUME SAVINGS

*THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS ARE SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWE'S CREDIT DEPARTMENT.

*SPECIAL ORDER CONFIGURED PRODUCTS RETURNED OR CANCELED AFTER 72 HOURS FROM PURCHASE ARE SUBJECT TO A 20% RESTOCKING FEE.

*LOWE'S IS A SUPPLIER OF MATERIALS ONLY. LOWE'S DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWE'S DOES NOT ASSUME SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

*LOWE'S IS MAKING THE FOLLOWING QUOTE BASED ON ITS STANDARD COMMERCIAL TERMS, AND DOES NOT AGREE TO TERMS AND CONDITIONS, INCLUDING ANY GOVERNMENTAL REGULATIONS, NOT SPECIFICALLY INDICATED OR REFERENCED IN THE REQUEST FOR THIS QUOTATION. IF TERMS AND CONDITIONS ARE PRESENTED, PRODUCT SELECTION AND PRICING MAY CHANGE PENDING LEGAL REVIEW.

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*TAXES AND DELIVERY WILL BE ADDED AT TIME OF PURCHASE AS APPLICABLE.

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* Delivery

* Volume Pricing

* Order Ahead

* Account Management in the Store

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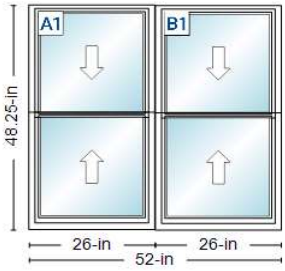
Lowe's Custom Order Quote

Quote # 216604210
Quote Name: Pella Wood Windows White
Date Printed: 3/10/2025

Customer:	Casey Tafuri
Email:	Casey@psrps.com
Address:	2650-2 Rosselle St Jacksonville, FL 32204
Phone:	(850) 766-4016

Store:	(1699) LOWE'S OF N.E. JACKSONVILLE, FL
Associate:	WILLIAM WISTER (3221822)
Address:	12945 ATLANTIC BLVD. JACKSONVILLE, FL 32225-3121
Phone:	(904) 486-4701

Item Total:	**74**
PreSavings Total:	**$26,926.05**
Freight Total:	**$0.00**
Labor Total:	**$0.00**
Pre-Tax Total:	**$20,194.57**
Savings Total:	**($6,731.48)**



Pella Lifestyle Series | 2-Wide Double Hung | 52 X 48.25 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-1	Pella Lifestyle Series | 2-Wide Double Hung | 52 X 48.25 | Without HGP | White	26 days		$1,850.54	$1,387.91	3	($1,387.89)	$4,163.73
				Valid thru: 03/12/2025				
100-2	Screen Hidden Screen Bottom Sash Only White	26 days		$131.05	$98.29	3	($98.28)	$294.87
				Valid thru: 03/12/2025				
100-3	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	3	($10.14)	$30.42
				Valid thru: 03/12/2025				
100-4	Screen Hidden Screen Bottom Sash Only White	26 days		$131.05	$98.29	3	($98.28)	$294.87
				Valid thru: 03/12/2025				
100-5	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	3	($10.14)	$30.42
				Valid thru: 03/12/2025				

Received March 10, 2025
Planning and Building Department

Begin Line 100 Descriptions

---- Line 100-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 26 X 48 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 22.812 Clear Opening Height 20.875 Clear Opening Area 3.306948 Egress Does not meet typical United States egress but may comply with local code requirements. Yes	Yes Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille B1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 26 X 48 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50	Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 22.812 Clear Opening Height 20.875 Clear Opening Area 3.306948 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille MV1: FactoryMull Standard Joining Mullion Mull Design Pressure- 20 Overall Thru Direction- Vertical Wrapping Information: Steady Set - Interior Install Factory Applied No Head Drip Cap Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 201".

---- Line 100-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 100-3 ----

Hardware Options White Sash Lift (0F370000)		

---- Line 100-4 ----

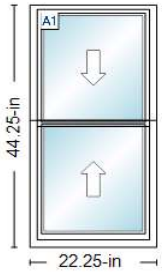
Screen Hidden Screen Bottom Sash Only White		

---- Line 100-5 ----

Hardware Options White Sash Lift (0F370000)		

End Line 100 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | Double Hung | 22.25 X 44.25 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-1	Pella Lifestyle Series | Double Hung | 22.25 X 44.25 | Without HGP | White	21 days		$825.32	$618.99	2	($412.66)	$1,237.98
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-2	Screen Hidden Screen Bottom Sash Only White	21 days		$118.82	$89.12	2	($59.40)	$178.24
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Received March 10, 2025
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Begin Line 200 Descriptions

---- Line 200-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 22 1/4 X 44 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Calculated Positive DP Rating 50 Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 19.062 Clear Opening Height 18.875 Clear Opening Area 2.498578 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 133".

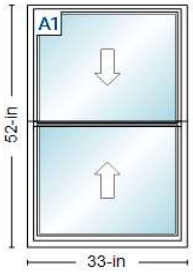
---- Line 200-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 200-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 200 Descriptions



Pella Lifestyle Series | Double Hung | 33 X 52 |
Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-1	Pella Lifestyle Series | Double Hung | 33 X 52 | Without HGP | White	21 days		$998.57	$748.93	1	($249.64)	$748.93

Valid thru: 03/12/2025

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Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-2	Screen Hidden Screen Bottom Sash Only White	21 days		$148.53	$111.40	1	($37.13)	$111.40
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	1	($3.38)	$10.14
			Valid thru: 03/12/2025					

Begin Line 300 Descriptions

---- Line 300-1 ----

A1: Non-Standard Size Double Hung Equal. Frame Size: 33 X 52. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 40 Calculated Positive DP Rating 40 Calculated Negative DP Rating 40 FPA FL12952 STC 27 OITC 23 Clear Opening Width 29.812 Clear Opening Height 22.75 Clear Opening Area 4.709882 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 170".

---- Line 300-2 ----

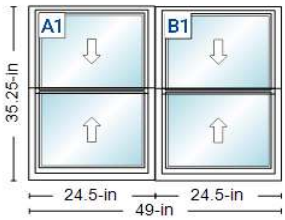
Screen Hidden Screen Bottom Sash Only White		

---- Line 300-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 300 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | 2-Wide Double Hung | 49 X 35.25 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-1	Pella Lifestyle Series | 2-Wide Double Hung | 49 X 35.25 | Without HGP | White	26 days		$1,565.19	$1,173.89	2	($782.60)	$2,347.78
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-2	Screen Hidden Screen Bottom Sash Only White	26 days		$106.59	$79.94	2	($53.30)	$159.88
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-3	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-4	Screen Hidden Screen Bottom Sash Only White	26 days		$106.59	$79.94	2	($53.30)	$159.88
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-5	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 400 Descriptions

---- Line 400-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 24 1/2 X 35 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. No. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille B1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 24 1/2 X 35 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. No. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC	PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille MV1: FactoryMull Standard Joining Mullion Mull Design Pressure- 20 Overall Thru Direction- Vertical Wrapping Information: Steady Set - Interior Install Factory Applied No Head Drip Cap Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 169".

---- Line 400-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 400-3 ----

Hardware Options White Sash Lift (0F370000)		

---- Line 400-4 ----

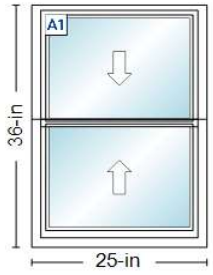
Screen Hidden Screen Bottom Sash Only White		

---- Line 400-5 ----

Hardware Options White Sash Lift (0F370000)		

End Line 400 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | Double Hung | 25 X 36 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
500-1	Pella Lifestyle Series | Double Hung | 25 X 36 | Without HGP | White	21 days		$753.99	$565.49	1	($188.50)	$565.49
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
500-2	Screen Hidden Screen Bottom Sash Only White	21 days		$106.59	$79.94	1	($26.65)	$79.94
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
500-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	1	($3.38)	$10.14
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 500 Descriptions

---- Line 500-1 ----

A1: Non-Standard Size Double Hung Equal. Frame Size: 25 X 36. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Calculated Positive DP Rating 50 Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 21.812 Clear Opening Height 14.75 Clear Opening Area 2.234215 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 122".

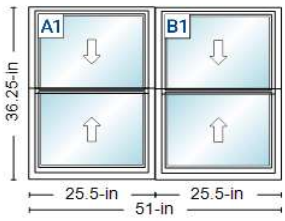
---- Line 500-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 500-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 500 Descriptions



Pella Lifestyle Series | 2-Wide Double Hung | 51 X 36.25 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-1	Pella Lifestyle Series | 2-Wide Double Hung | 51 X 36.25 | Without HGP | White	26 days		$1,605.95	$1,204.46	2	($802.98)	$2,408.92

Valid thru: 03/12/2025

Received March 10, 2025
Planning and Building Department

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-2	Screen Hidden Screen Bottom Sash Only White	26 days		$110.09	$82.57	2	($55.04)	$165.14
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-3	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-4	Screen Hidden Screen Bottom Sash Only White	26 days		$110.09	$82.57	2	($55.04)	$165.14
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-5	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 600 Descriptions

---- Line 600-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 25 1/2 X 36 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. No. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille B1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 25 1/2 X 36 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. No. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC	PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille MV1: FactoryMull Standard Joining Mullion Mull Design Pressure- 20 Overall Thru Direction- Vertical Wrapping Information: Steady Set - Interior Install Factory Applied No Head Drip Cap Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 175".

---- Line 600-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 600-3 ----

Hardware Options White Sash Lift (0F370000)		

---- Line 600-4 ----

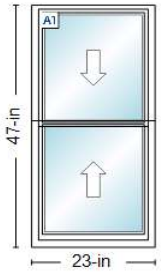
Screen Hidden Screen Bottom Sash Only White		

---- Line 600-5 ----

Hardware Options White Sash Lift (0F370000)		

End Line 600 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | Double Hung | 23 X 47 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
700-1	Pella Lifestyle Series | Double Hung | 23 X 47 | Without HGP | White	21 days		$845.71	$634.28	1	($211.43)	$634.28
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
700-2	Screen Hidden Screen Bottom Sash Only White	21 days		$122.32	$91.74	1	($30.58)	$91.74
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
700-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	1	($3.38)	$10.14
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 700 Descriptions

---- Line 700-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 23 X 47. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Calculated Positive DP Rating 50 Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 19.812 Clear Opening Height 20.25 Clear Opening Area 2.786062 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 140".

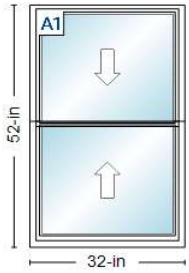
---- Line 700-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 700-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 700 Descriptions



Pella Lifestyle Series | Double Hung | 32 X 52 |
Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
800-1	Pella Lifestyle Series | Double Hung | 32 X 52 | Without HGP | White	21 days		$988.38	$741.29	2	($494.18)	$1,482.58

Valid thru: 03/12/2025

Received March 10, 2025
Planning and Building Department

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
800-2	Screen Hidden Screen Bottom Sash Only White	21 days		$146.79	$110.09	2	($73.40)	$220.18
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
800-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Begin Line 800 Descriptions

---- Line 800-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 32 X 52. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 40 Calculated Positive DP Rating 40 Calculated Negative DP Rating 40 FPA FL12952 STC 27 OITC 23 Clear Opening Width 28.812 Clear Opening Height 22.75 Clear Opening Area 4.551896 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 168".

---- Line 800-2 ----

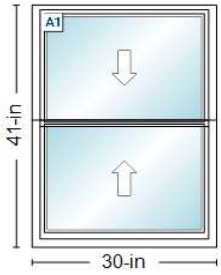
Screen Hidden Screen Bottom Sash Only White		

---- Line 800-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 800 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | Double Hung | 30 X 41 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
900-1	Pella Lifestyle Series | Double Hung | 30 X 41 | Without HGP | White	21 days		$855.89	$641.92	6	($1,283.82)	$3,851.52
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
900-2	Screen Hidden Screen Bottom Sash Only White	21 days		$124.07	$93.05	6	($186.12)	$558.30
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
900-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	6	($20.28)	$60.84
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 900 Descriptions

---- Line 900-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 30 X 41. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Calculated Positive DP Rating 50 Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 26.812 Clear Opening Height 17.25 Clear Opening Area 3.211854 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 142".

---- Line 900-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 900-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 900 Descriptions

Accepted by: _____ **Date:** 3/10/2025

Pre-Tax Total	**$20,194.57**

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******

Instr #2022068630 BK: 5596 PG: 1364, Filed & Recorded: 7/13/2022 1:17 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,130.00

LAND TITLE of America

Prepared by:
Lynette Snell
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 22-1030-JM

Parcel ID: 199180-0000

Warranty Deed

This Indenture made this **1st day of July, 2022** BETWEEN **Donna McDowell, a single woman conveying her separate non-homestead property, Individually and as Successor Trustee of the Linda W. Chester Revocable Living Trust Agreement u/t/d August 10, 1999**, GRANTOR*, whose post office address is c/o Life Management Advisors, Inc., 52 Tuscan Way, #202-119, St. Augustine, FL 32092, and **Chip Shot Properties L.L.C., a Florida Limited Liability Company**, GRANTEE*, whose post office address is 2650-2 Rosselle Street, Jacksonville, FL 32204.

Copy

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

In the City of Saint Augustine, Florida, Commencing at a point on the North line of Saint Francis Street, 124 feet and 9 inches Westerly from the Northwest corner of said Saint Francis Street and Charlotte Street; thence run Westerly along and with the North line of Saint Francis Street 42 feet and 9 inches; thence run Northerly 84 feet; thence run Easterly 42 feet and 7 inches to a point; which point is 121 feet and 9 inches distant Westerly from the West property line of Charlotte Street; thence run Southerly to the North line of said Saint Francis Street and the Point of Beginning, said property being a part of Block 32 of the City of Saint Augustine, Florida.

Subject to an easement for a driveway over part of the Easterly 4 feet of the above described property, from the North line of Saint Francis Street to a depth of 18 feet and together with the privilege of a driveway easement for a like width and distance over the Westerly 4 feet of Lot 13 in said Block 32, as said mutual easement and privilege are described in certain agreement dated April 28, 1925, and recorded in Deed Book 58, Page 192 of the Public Records of Saint Johns County, Florida.

Together with that certain easement granted in Official Records Book 503 at Page 552.

Subject to those easements granted in that certain Grant of Easement recorded in Official Records Book 503 at Page 554.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2022 and Subsequent Years.

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

*Singular and plural are interchangeable, as context requires.

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

Donna McDowell, trustee

Donna McDowell, Individually and as Trustee of the Linda W. Chester Revocable Living Trust Agreement u/t/d August 10, 1999

WITNESSES

Witness: LYNETTE SNELL

Witness: Jolene C. Maffyn

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization on **July 1, 2022** by **Donna McDowell, Individually and as Trustee of Linda W. Chester Revocable Living Trust Agreement u/t/d August 10, 1999** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Notary Public:_____
My commission expires:_____

LYNETTE A. SNELL
Commission # HH 111414
Expires March 30, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

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	1991800000
Location	32 ST FRANCIS ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(QC) &1449/1114 *BUS ADDRS OR5596/1364 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.080
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Chip Shot Properties LLC 100%
Mailing Address	2650-2 ROSSELLE ST JACKSONVILLE, FL 32204-0000

Map



Valuation Information

	2025
Building Value	$266,827
Extra Features Value	$3,080
Total Land Value	$240,048
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$509,955**
Total Deferred	$0
Assessed Value	**$509,955**
Total Exemptions	$0
Taxable Value	**$509,955**

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	$262,103	$3,080	$240,048	$0	$0	$505,231	$505,231	$0	$505,231
2023	$256,757	$3,080	$240,048	$0	$0	$499,885	$499,885	$0	$499,885
2022	$200,305	$6,328	$170,583	$0	$0	$377,216	$267,032	$160,184	$217,032
2021	$150,531	$6,328	$152,306	$0	$0	$309,165	$248,941	$110,224	$198,941
2020	$164,348	$6,328	$127,474	$0	$0	$298,150	$243,560	$104,590	$193,560
2019	$139,223	$6,206	$127,474	$0	$0	$272,903	$234,439	$88,464	$184,439
2018	$123,454	$6,206	$127,474	$0	$0	$257,134	$223,186	$83,948	$173,186
2017	$126,197	$4,644	$127,474	$0	$0	$258,315	$213,279	$95,036	$163,279
2016	$131,685	$4,644	$115,885	$0	$0	$252,214	$200,224	$101,990	$150,224
2015	$120,981	$4,644	$89,397	$0	$0	$215,022	$189,427	$75,595	$139,427
2014	$94,373	$4,644	$80,457	$0	$0	$179,474	$179,474	$50,000	$129,474

Building Information

Building 1
Building Value $110,055
Year Built 1900
Actual Area 1028
Conditioned Area 840
Use Duplex
Style 01
Exterior Wall Stucco

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

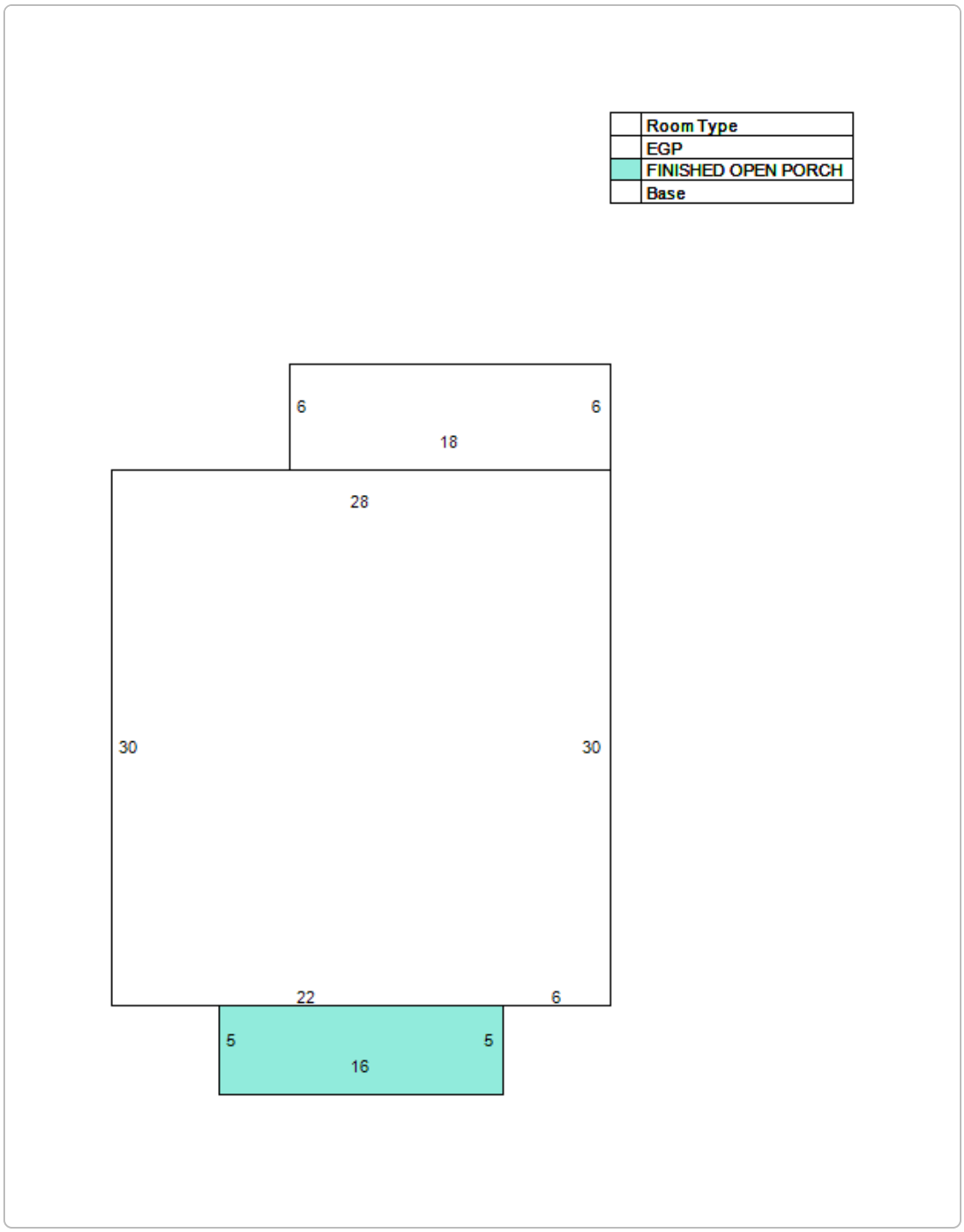
Description	Square Footage
BASE AREA	840
FINISHED OPEN PORCH	80
UNFINISHED ENCLOSED PORCH	108
Total SqFt	1028

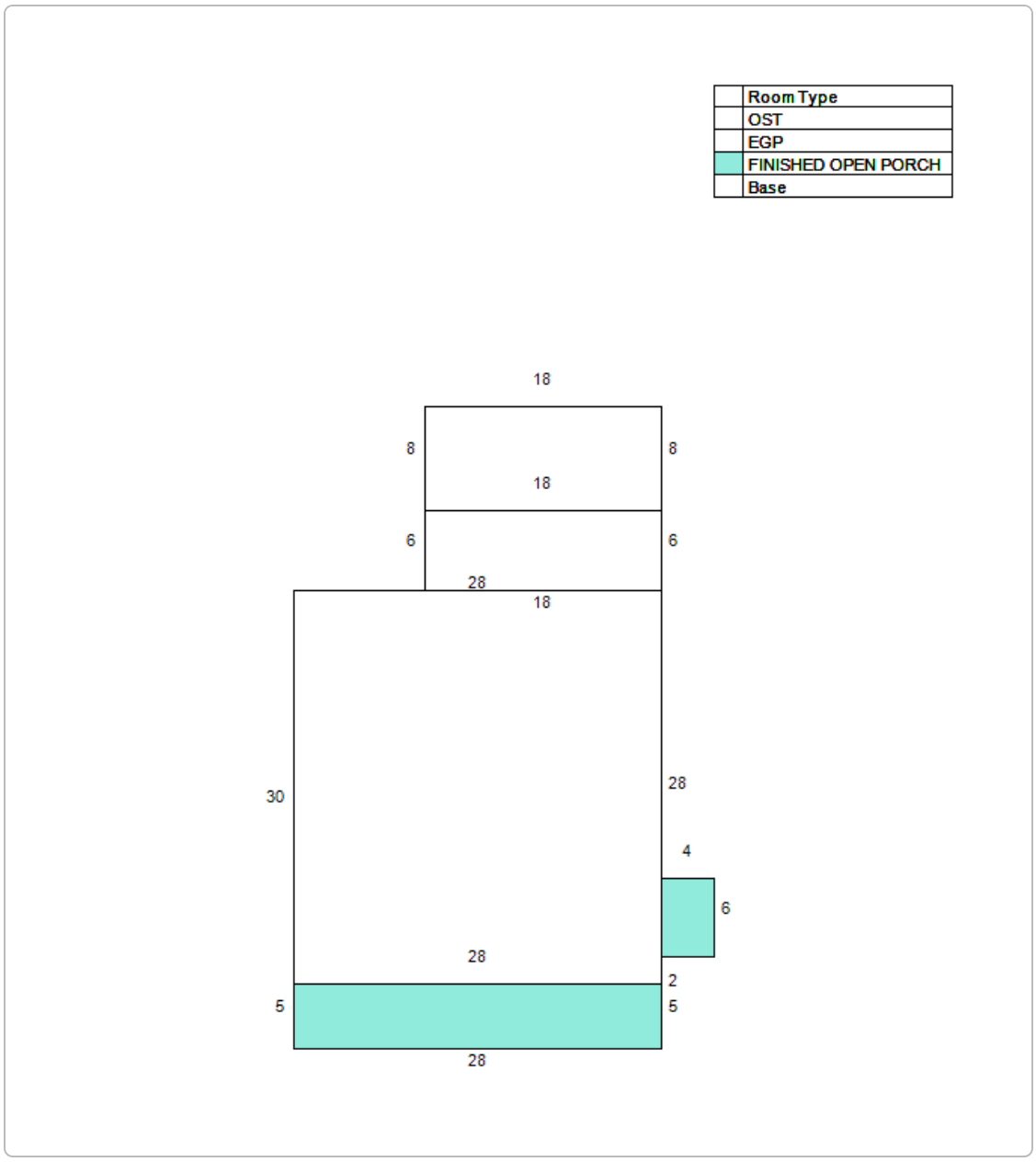
Building 2
Building Value $156,772
Year Built 1900
Actual Area 1676
Conditioned Area 1260
Use Duplex
Style 01
Exterior Wall Stucco

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2

Description	Square Footage
BASE AREA	840
FINISHED OPEN PORCH	24
FINISHED OPEN PORCH	140
UNFINISHED ENCLOSED PORCH	108
OUTSIDE STAIRS	144
BASE AREA	420
Total SqFt	1676

Sketch Information


Room Type
EGP
FINISHED OPEN PORCH
Base
6
6
18
28
30
30
22
6
5
5
16



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		3080

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	23	70	23	EF	$128,398
Multi-Family (Less than 10 Units)	20	70	20	EF	$111,650

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/13/2022	7/1/2022	$590,000.00	WARRANTY DEED	5596	1364	Q	I	CHESTER LINDA W REV LIV TRUST	CHIP SHOT PROPERTIES LLC
7/13/2022	7/1/2022	$0.00	AFFIDAVIT	5596	1361	U	I	CHESTER LINDA W	PARKER LINDA W
1/28/2022	1/11/2022	$0.00	AFFIDAVIT	5480	535	U	I	CHESTER LINDA W (DEC'D)	CHESTER LINDA KAY (DEC'D)
10/21/1999	9/23/1999	$100.00	TRUSTEES DEED	1449	1114	U	I	CHESTER LINDA W	CHESTER LINDA W TRUSTEE

No data available for the following modules: Exemption Information.

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Detail by Entity Name

Florida Limited Liability Company
CHIP SHOT PROPERTIES L.L.C.

Filing Information

Document Number	L22000074451
FEI/EIN Number	88-0727286
Date Filed	02/14/2022
State	FL
Status	ACTIVE

Principal Address

2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Mailing Address

2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Registered Agent Name & Address

HUDMON, STANTON W
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Authorized Person(s) Detail

Name & Address

Title AMBR

HUDMON, STANTON
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Title AMBR

INDRIOLO, JOSEPH
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Title AMBR

WAINWRIGHT, MARK
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Title AMBR

EASTON, WILLIAM
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Annual Reports

Report Year	Filed Date
2023	01/19/2023
2024	01/09/2024
2025	01/13/2025

Document Images

01/13/2025 -- ANNUAL REPORT	View image in PDF format
01/09/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
02/14/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 18, 2025 Meeting



Application HP2025-0042 Address: 26 Toques Place

Applicant: John Valdes & Associates
Property Owner: Partners Team One LLC

Project description: For after-the-fact approval of modifications to the previously approved design and for review of new landscape and hardscape plans.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02274
National Register:	St. Augustine NR Historic District	Construction date:	c. 1904 - 1910
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1966600070		
Agenda Item:	6(c)	Previous Action(s):	COAs HP2022-0083 (withdrawn) and HP2023-0012; COR2023-0014, COD2023-0013, COA HP2023-0023; COA HP2024-0001

STAFF SUMMARY AND ANALYSIS:

1. Located east of Toques Place and West of Charlotte Street, between Cuna and Hypolita Streets, the historic portion of the house was constructed c.1904-1910, but was relocated on its lot and elevated after HARB approved the 2023 applications noted above. This new Certificate of Appropriateness (COA) application includes the after-the-fact review of modifications that differed from the plans previously approved by the HARB in earlier Certificate of Appropriateness applications and by staff during building permit application reviews, as well as to review new landscape and hardscape plans.
2. **After-the-fact modifications to approved plans:** At the May 18, 2023 HARB meeting, approval was given for COA HP2023-0023 to construct a new porch on the front façade (west elevation) of the historic building, along with some other proposed work to the existing structure, and to construct a two-story rear addition. Plans submitted for both the HARB's review of the COA application and staff's review of the building permit application (BP2023-1219) showed the proposed new half porch with stairs extending from the front of the porch and perpendicular to the building. During the Historic Preservation inspection in May 2025, staff observed that the front porch stairs were instead oriented to the side, running parallel with the building's front façade.
3. Per verbal communication from the applicant, the stairs would have extended too far from the front of the house if built with the steps oriented to the front. Photos from the previous staff reports from 2022-2024 and the Florida Master Site File photos included in those reports, and also submitted by the applicant for this review, documents the porch as it previously existed. A simple set of steps oriented to the front of the porch, facing Toques Place) interrupted a long expanse of railing that extended across the entire front façade and turned with the ADA ramp to the north side.
4. Other smaller details that differentiated from the approved HARB and permit plans include the following: the lites on the front door is not divided, the previously existing vent opening under the gable that was shown on the plan elevations as a window has been covered with siding on the front elevation and not included in the new addition's rear elevation, and paneled doors were used for both floors of the rear elevations on the addition instead of the indicated half lite door.
5. According to the Architectural Guidelines for Historic Preservation (AGHP), porches should be designed in a manner that preserves the historic character and be compatible in size and scale with the historic building, and should not obscure, damage or destroy character-defining features. The HARB should also determine if the other after-the-fact modifications that differed from the approved plans are compatible overall to the historic building and the new addition.
6. **Hardscape Plans:** Information was submitted with the application materials related to the proposed brick pavers that will fill much of the front and north side yard including a conceptual rendering showing the location in relation to the house and new addition, along with a notation on the landscape plan for red clay brick to be laid in a running bond. During the May 2023 meeting under COA HP2023-0023, the HARB plan previously approved included red brick pavers in a basket weave pattern for a walk to front porch, a coquina concrete walk on the north side of the building to extend to rear addition, and a gravel area for 5 parking spaces in front. Parking as proposed on the site plan will need to go through a zoning site plan review. Although parking is not required in the historic district, parking that is provided needs to meet the parking code.
7. The AGHP states that appropriate paving materials for post-1821 buildings include brick pavers, but new onsite parking should be unobtrusive as possible and assure the preservation of the historic relationship between the building and the landscape. The extent of the proposed brick pavers should be clarified on a scaled site plan, but appears to fill nearly the entire front portion of the property and then extend towards the rear wing addition in the form of a sidewalk that leads to another large, paved patio area. Only residential properties must abide by the impervious surface ratio requirements.

STAFF SUMMARY AND ANALYSIS (continued)

8. **Landscape Plans:** The previous COA (HP2023-0023) plans approved by the HARB in May 2023 specified plantings, but a new plan with a different plant list has been submitted. Landscape plantings should be either Florida native plants or from the plants called out in the AGHP. With the new list of plants provided, the Coontie, Pink Muly grass, Bromeliad, Carolina Jasmine, and Thatch Palm meet these criteria, while many of the other plants do not, although they are considered "Florida friendly."
9. **During a permit application review, proposed landscaping will also be reviewed by Planning staff to ensure that it also complies with zoning Classification 3 landscaping requirements per our City Code.**
10. A white vinyl arbor trellis, a material inconsistent with the AGHP, is also listed out in the list of proposed landscape elements. In addition, landscape uplights and pathway lighting are also listed. Recommendations found in the AGHP specify that site features incorporating modern materials (including vinyl) are not appropriate in public spaces. A wood trellis would be considered more compatible. Lighting should be a soft white light. If LED lighting is proposed for the landscape plan, they should be between a 2800 to 3000 Kelvin color temperature.
11. This property is located in Archaeology Zone IA and the proposed landscape/hardscape will likely trigger Archaeological Review, which needs to be completed before work begins. An A-14 application should be submitted as soon as possible.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous COA reviews and approved proposed designs for the property, and without the support of evidence to the contrary, staff finds that the board can take the following actions for **a Certificate of Appropriateness at 26 Toques Place**:

1. To APPROVE the after-the-fact modifications to the design/orientation of the front porch steps and the other as-built changes to the previously approved plans that are listed in the scope of work, and the proposed hardscape and landscape design features, if the HARB finds that these alterations and proposed new designs are compatible with the character and design of the historic building, thereby meeting the Secretary of the Interior's Standards for Rehabilitation 9.
    a. With the condition that the plantings be changed to either Florida native plants or species recommended by the AGHP, the vinyl trellis be changed to a wood material, and the landscape lighting is within an acceptable temperature/color range.

And / or

2. To CONTINUE the proposed new hardscape and landscape designs if the HARB finds that they are not compatible with the historic property, to allow the applicant time to make modifications to the plans more compatible with the AGHP and recommendations of the HARB.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. After-the-fact review of modifications that differed from the plans previously approved by the HARB in earlier Certificate of Appropriateness applications and by staff during building permit application reviews:
    a. front porch stairs were oriented to the side
    b. the front door lite (window) is not divided
    c. the previously existing grill under the gable which was supposed to become a window opening has been removed/covered with siding on the front elevation and not included in the new addition's rear elevation
    d. paneled doors were used for both floors of the rear elevation on the addition instead of the (2) indicated half-lite doors.
2. New landscape plans with vinyl trellis and lighting
3. New hardscape design: Brick pavers across most of the front yard, extending as a sidewalk to a patio adjacent to the rear wing addition

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

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

Do...

- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.

Don't...

- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

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

Doors
Post-1821
Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

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

Don't...
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.

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

Post-1821

- Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.
- Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.
- **Trellises should be constructed of simple round wooden posts and poles.**
- Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.
- **Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.**
- Floors for loggias and galleries may be either poured coquina concrete or tabby.
- **Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.**
- Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

Electrical and Mechanical Equipment

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.

Historic Plant Materials

A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Past photos
4. Sanborn Map
5. Sheets from HARB May 2023 approved plans (COA HP2023-0023) to construct a new porch on the front façade (west elevation) of the historic building, along with some other proposed work to the existing structure, and to construct a two-story rear addition.
6. Building permit application approved plans (BP2023-1219) – select sheets showing front oriented porch steps

STAFF PHOTOGRAPHS
26 Toques Place



Front porch with steps oriented to the side



STAFF PHOTOGRAPHS
26 Toques Place

Front porch with steps oriented to the side



STAFF PHOTOGRAPHS
26 Toques Place





Front porch with steps oriented to the side
and area for hardscaping

STAFF PHOTOGRAPHS
26 Toques Place





Front porch with steps oriented to the side

STAFF PHOTOGRAPHS
26 Toques Place





Front porch with steps oriented to the side

STAFF PHOTOGRAPHS
26 Toques Place



Previously existing front façade/west elevation - July 2021

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Previously existing condition with full front porch and front facing steps





Front Façade / West Elevation and North Elevation





STAFF PHOTOGRAPHS
26 Toques Place

Other elements modified from approved plans: Front door lite with no division and opening removed/covered from under gable



STAFF PHOTOGRAPHS
26 Toques Place





Areas for proposed landscaping and hardscaping



STAFF PHOTOGRAPHS
26 Toques Place





Areas for proposed landscaping and hardscaping

STAFF PHOTOGRAPHS
26 Toques Place











STAFF PHOTOGRAPHS
26 Toques Place:
Location is adjacent to parking lot



STAFF PHOTOGRAPHS
26 Toques Place:
Location is adjacent to parking lot



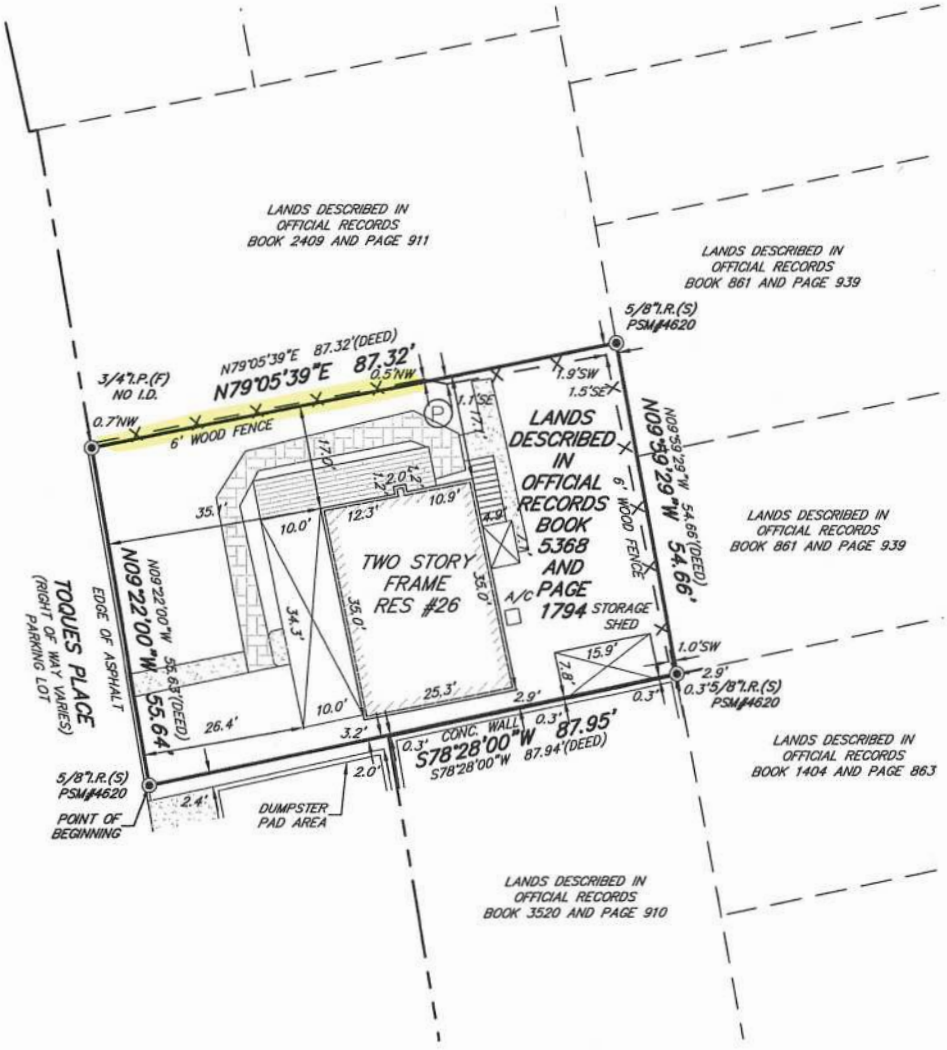


MAP SHOWING SURVEY OF

THE SOUTH ONE-HALF OF LOT 7, BLOCK 8, CITY OF ST. AUGUSTINE, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING AT AN IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID LOT 7, RUN NORTH 78 DEGREES 28 MINUTES EAST 87.94 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 9 DEGREES 59 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 7, 54.66 FEET TO AN IRON PIPE; THENCE SOUTH 79 DEGREES 05 MINUTES 39 SECONDS WEST 87.32 FEET TO AN IRON PIPE ON THE WEST LINE OF SAID LOT 7; THENCE SOUTH 9 DEGREES 22 MINUTES EAST ALONG SAID WEST LINE OF LOT 7, 55.63 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
PARTNERS TEAM ONE LLC OF TOQUES LAND TRUST
CHICAGO TITLE INSURANCE COMPANY
PARADISE TITLE OF ST. AUGUSTINE, LLC



LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	±	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	W	– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM #4620)	(W)	– WELL
	– WOOD POWER POLE	TYP.	– TYPICAL
-OHE-	– OVERHEAD ELECTRIC		– BRICK PAVERS
CONC.	– CONCRETE		– WOOD DECK
		(P)	– PROPANE TANK

AREA =0.11 ± ACRES
OR 4,830 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities of foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 12O145-0314/0318J effective date 12/07/2018, the property described hereon appears to lie in Zone AE7,AE8'
- Basis of bearing structure: REFER TO SURVEY
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE	F.B./PAGE	CHK. BY	DWG. BY
22-0001	01/03/2023	1" = 20'	815/21	N.H.F.	R.J.B.

TYPE: BOUNDARY

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NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6879

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2274 1009==

Site Name: 26 Tocques Place 830== Survey Date: 7809 820==

Address: 26 Tocques Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 8 (block) East 22.95 of North 28.8 ft. (lot) 868==

of lot 3 & lot 7 868==

Owner of Site: Name: Feiden, Florence T. (Estate) c/o Rabin, Lucy F. ;

Address: 964 W. Penn Drive

Westchester, Pa. 19380 902==

Occupant or Manager: Atlantique Press (occupant) 904==

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

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

UTM: 17 (zone) 469840 (easting) 3307040 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(X) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood weatherboard with cornerboards

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, attic louvers 942==

Foundation: Concrete block wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Porch, shed; Gable, hood 942==

Porches & Balconies: One-story screened front porch.

942==

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

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond shape), composition roll 882==

Ornament Exterior:

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed, Commercial/Residential 864==

Relationship to Surroundings: Within Restored area.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Communication, Tobacco, Hotels

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular building at 26 Tocques Place was constructed between 1904 and 1910. It is set toward the center of a block bounded by Hypolita and St. George Streets on the south and west with Charlotte and Cuna Streets forming the east and north borders of the block. The Sanborn Fire Insurance Maps show its close proximity to the former Lorillard Villa which was called the Cozy Inn on the 1910, 1917, 1924, and 1930 maps. A one-story screened porch extends from the front with a gable hood above the entrance. The location is near the restored area.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the

(over)

V. BIBLIOGRAPHY

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

north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destoyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commerical street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This house at 26 Tocques Place is located on the property of the former Lorillard Villa owned by tobacco magnate George Lorillard around the 1880's. It was operated as the Cozy Inn from 1910 to 1930 and was razed in the 1950's.(4) The building now serves as a printing shop.

ARCHAEOLOGY

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

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

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

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

4. Sanborn Map, 1910, 1917, 1924, 1930.



☐ Original
☒ Update

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

Site #8 SJ02274
Field Date 4-1-2016
Form Date 4-1-2016
Recorder # _____

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

Site Name(s) (address if none) 26 TOCQUES PLACE Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 26		TOCQUES	Place	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE **USGS Date** 1956 **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine **In City Limits?** ☒yes ☐no ☐unknown **County** St. Johns
Township 7S **Range** 30E **Section** 18 **¼ section:** ☐NW ☐SW ☐SE ☐NE **Irregular-name:** _____
Tax Parcel # 1966600070 **Landgrant** _____
Subdivision Name _____ **Block** _____ **Lot** _____
UTM Coordinates: Zone ☐16 ☒17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use _____ From (year): _____ To (year): _____
Current Use Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
Other Use private residence From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature ext. roof, porch
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular **Exterior Plan** L-shaped **Number of Stories** 2
Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Shed 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single wood 2/2 DHS with wood trim and sill

Distinguishing Architectural Features (exterior or interior ornaments) cross gable on L-shape, appears to be two structures joined.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) large wrap around ramp for access

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02274

DESCRIPTION (continued)

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

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

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

Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details) single wood and large glass door

Porch Descriptions (types, locations, roof types, etc.) front porch open runs length of house with shed roof and square posts

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

(address / phone / fax / e-mail)

Required Attachments

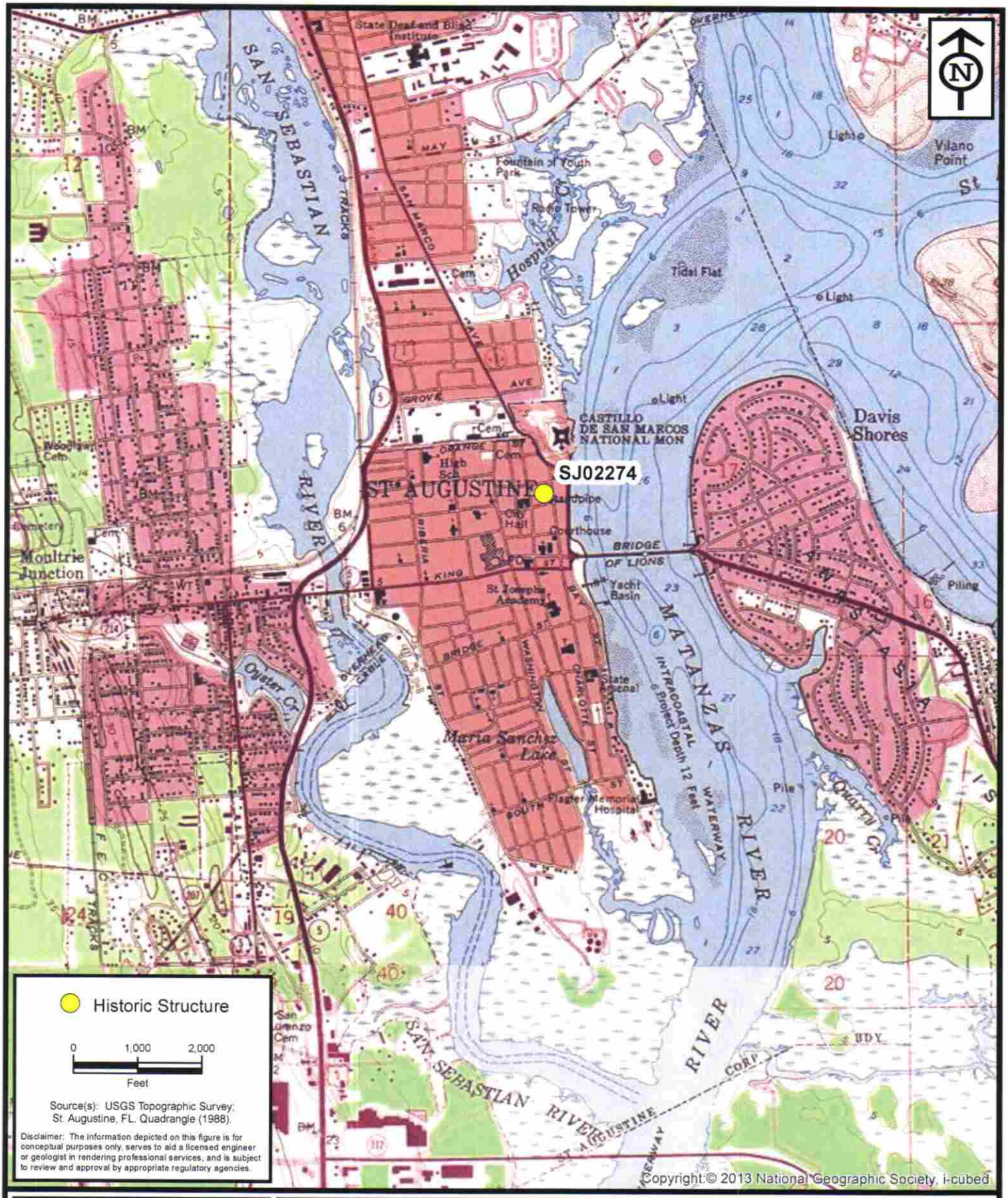
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

Project Location - SJ02274

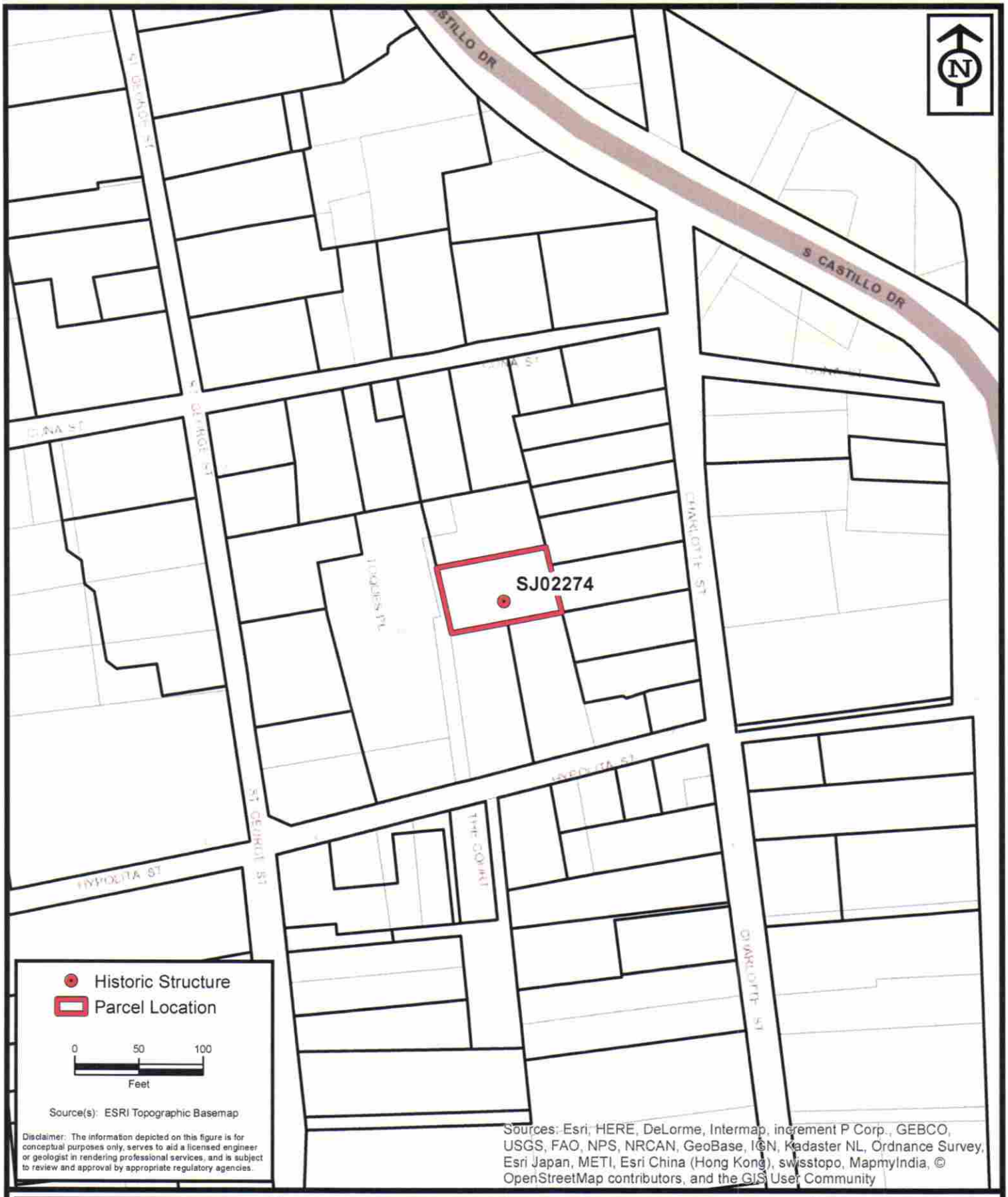
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02274\Location.mxd Date: 1/29/2016 12:02:02 PM

SJ02274



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

Parcel Location - SJ02274

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02274\Parcel.mxd Date: 2/1/2016 10:30:08 AM

SJ02274


BREAKFAST & LUNCH
26
TOW AWAY ZONE
UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AT OWNER'S EXPENSE
24 HRS. A DAY 7 DAYS A WK.
COMPLETE COLLISION
904-824-3200
Jack Wilson
St. Augustine

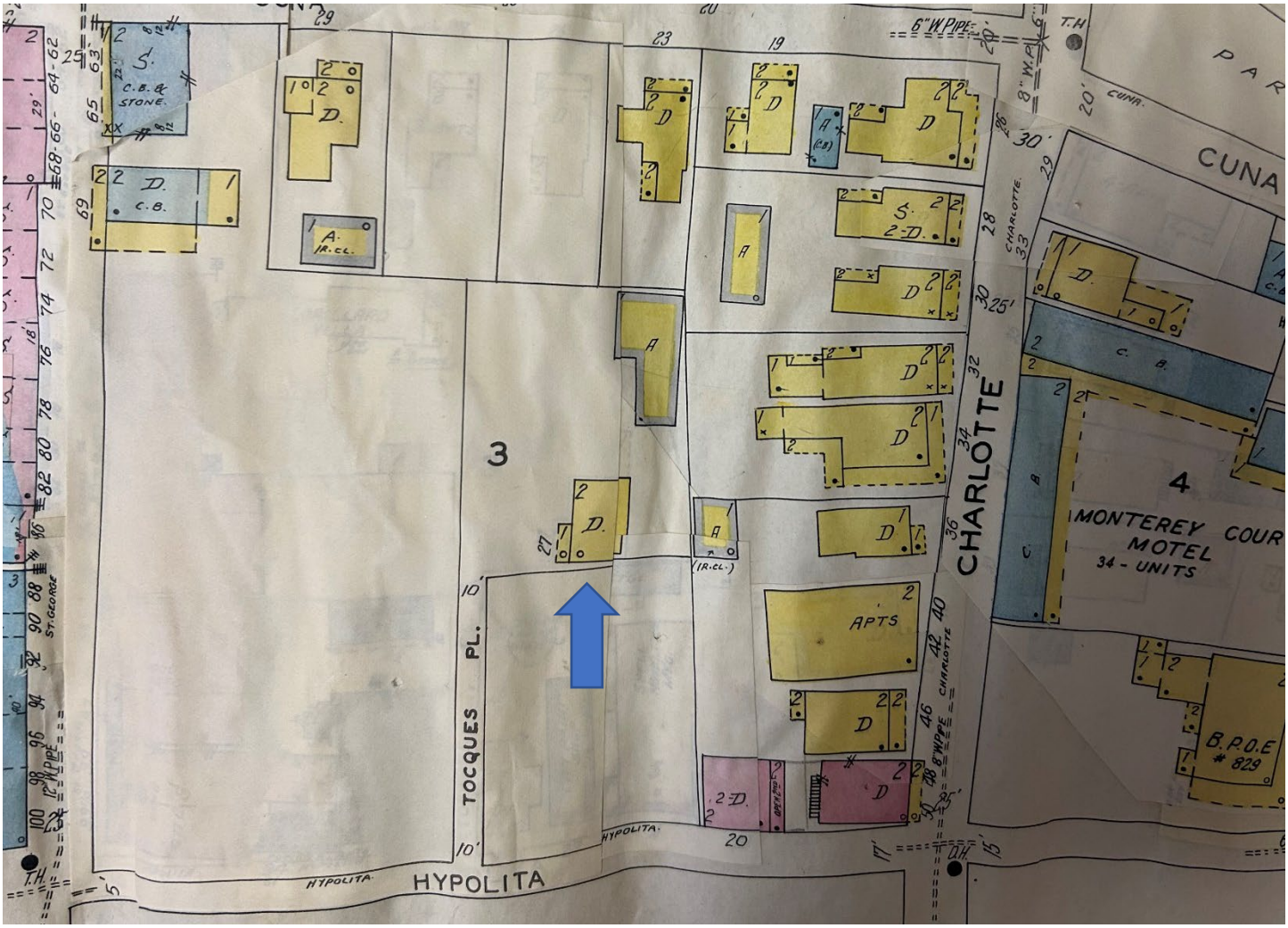

BREAKFAST & LUNCH
NO TRESPASSING


For Sale
Diana Geeb
FOR RENT


TOYOTA TUNDRA

26 Toques Place
SANBORN MAPS

(1930, revised to 1965)



Building may be labeled as #27

Received 05/08/2023
Planning and Building Department

Sheets from HARB May 2023 approved plans (COA HP2023-0023) to construct a new porch on the front façade (west elevation) of the historic building, along with some other proposed work to the existing structure, and to construct a two-story rear addition

STRUCTURE INFORMATION

MEAN ROOF HEIGHT ——— EXISTING
TOTAL ROOF HEIGHT ——— EXISTING
NUMBER OF STORIES ——— 2

TYPE OF CONSTRUCTION

TYPE V B
PROJECT IS LOCATED EAST OF I-95 WIND-BORNE DEBRIS PROTECTION IS NOT REQUIRED

WIND ZONE INFORMATION

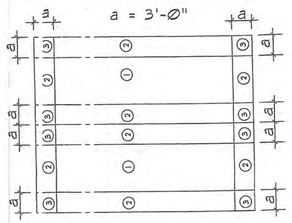
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE 2020 EDITION FLORIDA BUILDING CODE 7TH ED,

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

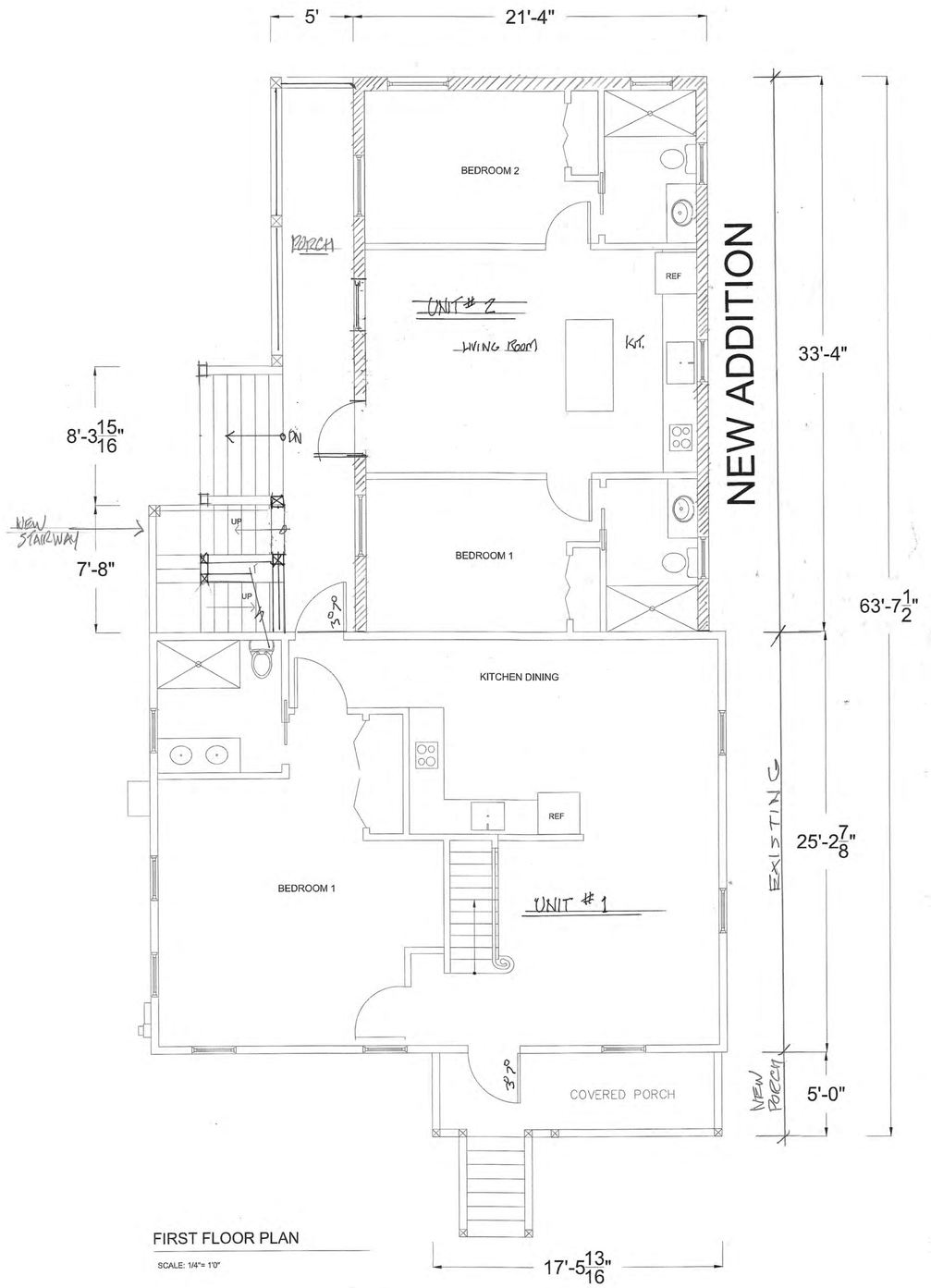
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

	EFFECTIVE WIND AREA Ft. Sq.							
	10		20		50		100	
ROOF								
1	10.5	-35.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL								
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

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

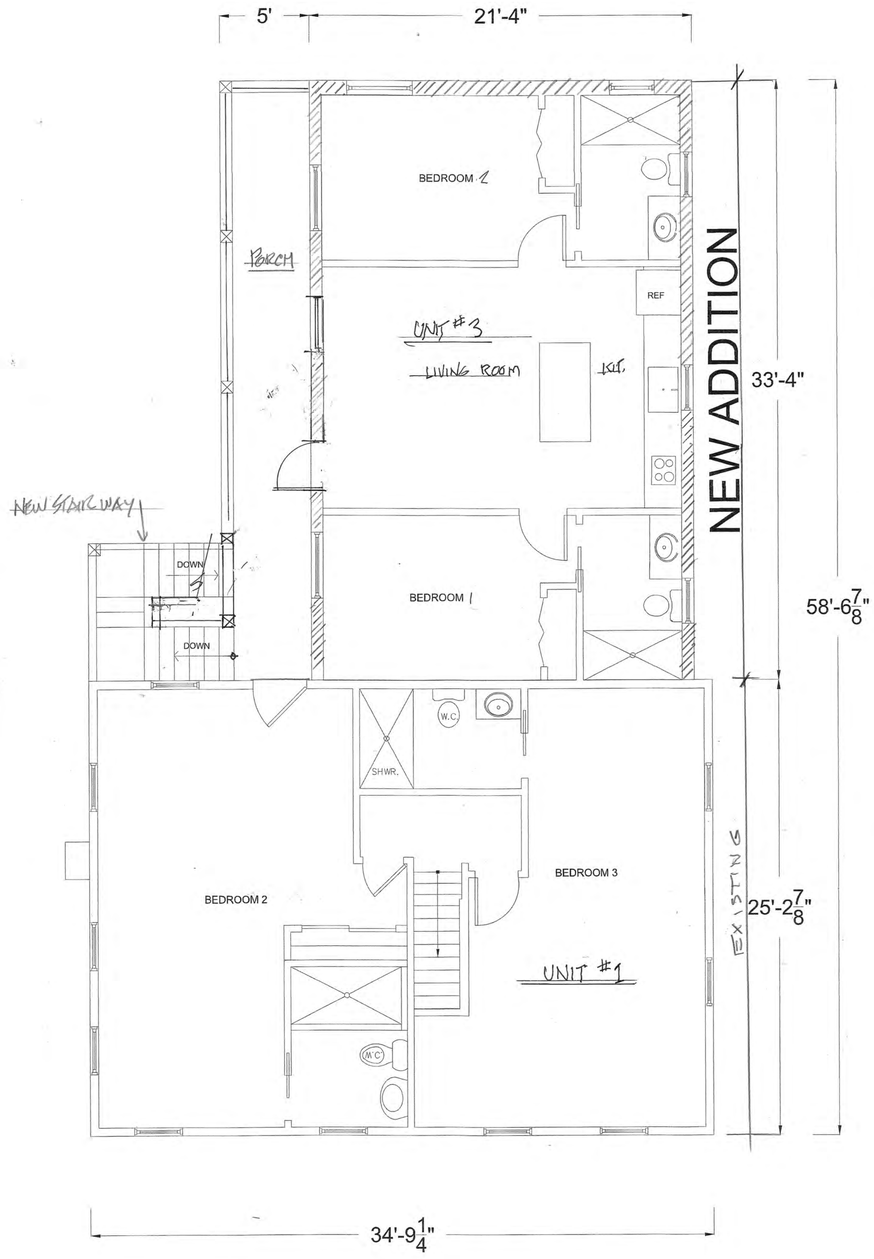

a
a = 3'-0"
a
a
a

Received 05/08/2023
Planning and Building Department



FIRST FLOOR PLAN

SCALE: 1/4"= 1'0"



SECOND FLOOR PLAN

SCALE: 1/4"= 1'0"

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

ADDITION AND REMODELLING
26 TOQUES PLACE
ST. AUGUSTINE, FLA.

Date: 5-8-23
Scale: AS NOTED
Drawn: 4
File:

SHEET
A2

Received 05/08/2023
Planning and Building Department



PROPOSED WEST ELEVATION

SCALE: 1/4"= 1'0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4"= 1'0"



PROPOSED REAR ELEVATION

SCALE: 1/4"= 1'0"



PROPOSED NORTH ELEVATION

SCALE: 1/4"= 1'0"

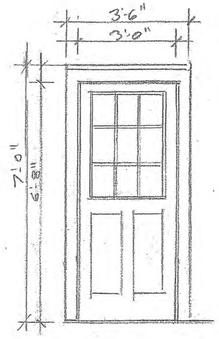
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

ADDITION AND REMODELLING
26 TOQUES PLACE
ST. AUGUSTINE, FLA.

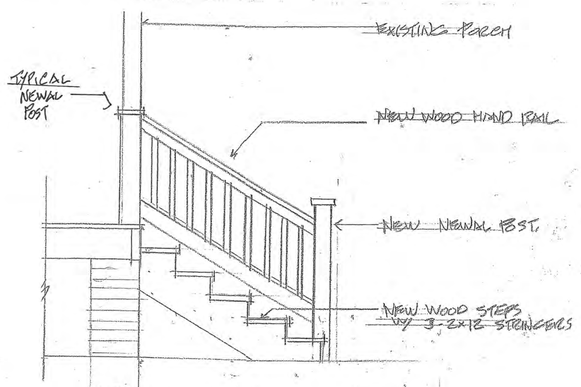
Date: 5-8-23
Scale: AS NOTED
Drawn: L
File:

SHEET
A3

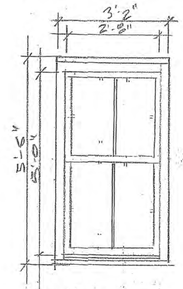
Received 05/08/2023
Planning and Building Department



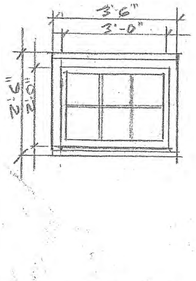
EXTERIOR DOOR @GUEST HOUSE



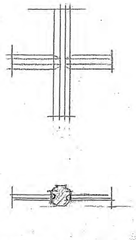
DETAIL NEW WOOD STAIRS 1/8"=1'-0"



WINDOW B
DOUBLE HUNG @ APARTMENT

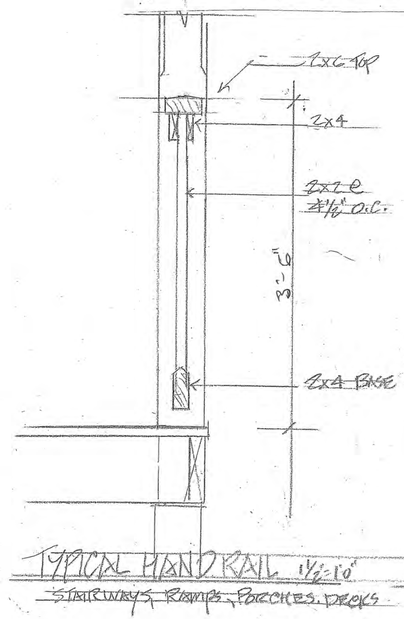


WINDOW C
AWNING TYPE

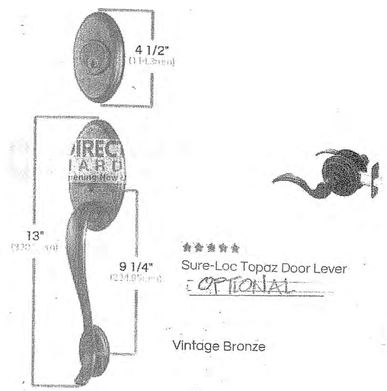


MUNTIN DETAIL

ALL WINDOWS EXISTING OR NEW SHALL BE WOOD

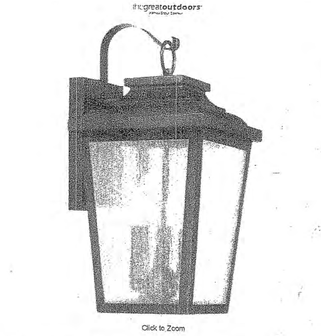


TYPICAL HANDRAIL 1½"=1'-0"
STAIRWAYS, RAMPS, PORCHES, DECKS



Sure-Loc Aspen Handle Set

TYPICAL EXTERIOR HARDWARE



CHELSEA BRONZE

TYP. EXTERIOR LIGHT

REVISED 7-30-E 4

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

FOUNDATION PLAN
26 TOQUES PLACE
ST. AUGUSTINE, FLA.

Date:	5.8.23
Scale:	AS NOTED
Drawn:	4
File:	

SHEET
A5

Building permit application approved plans (BP2023-1219) – select sheets showing previous landscape/ hardscape plan and front oriented porch steps

BUILDING FOOTAGE INFORMATION

EXISTING BUILDING	970 Sq. Ft.
NEW ADDITION	1672 Sq. Ft.
LOT SIZE	4878 Sq. Ft.
PROPOSED LOT COVERAGE	2,022 SQ FT (41%)

CONDITIONED SQ FT INFO

FIRST FLOOR	1758 SQ FT
SECOND FLOOR	1758 SQ FT
TOTAL	3516 SQ FT

STRUCTURE INFORMATION

MEAN ROOF HEIGHT	28'-0"
TOTAL ROOF HEIGHT	30'-3"
NUMBER OF STORIES	2

FIRE SPRINKLER SYSTEM SHALL BE REQUIRED
FIRE ALARM SHALL BE REQUIRED

TYPE OF CONSTRUCTION

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

OCCUPANCY

RESIDENTIAL GROUP - R2 (3 UNITS)
OCCUPANT LOAD - 1 PERSON PER 200 Sq Ft
TOTAL BUILDING Sq Ft = 3516 Sq Ft
3516/200 = 18 PERSONS

WIND ZONE INFORMATION

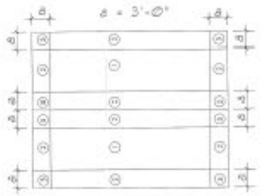
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

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

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

	EFFECTIVE WIND AREA - Ft. Sq.							
	10		20		50		100	
ROOF								
1	20.6	-35.9	20.0	-35.3	20.0	-34.4	20.0	-33.7
2/3	20.0	-43.5	20.0	-38.8	20.0	-32.1	20.0	-28.1
WALL								
4	23.3	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	23.3	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.5

ROOF OVERHANG	10	20	50	100
	-37.3	-36.7	-35.2	-33.1
	-61.5	-48.3	-30.8	-17.6



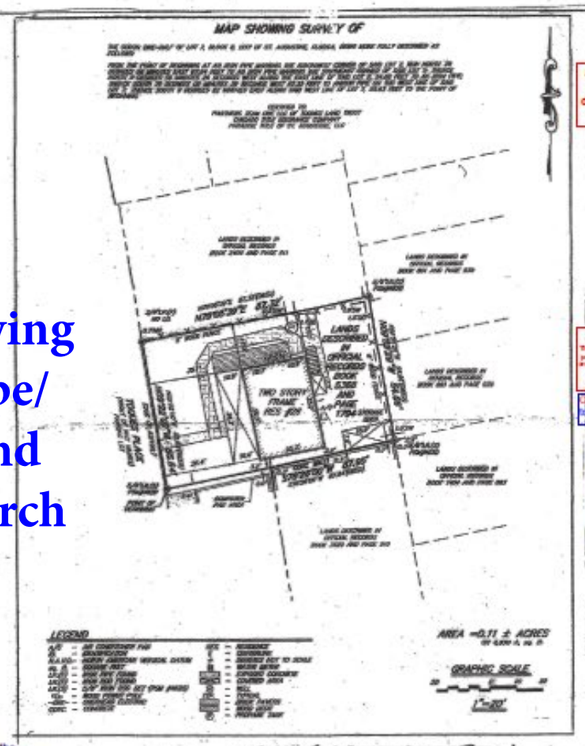
NOTES:
1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LESSER EFFECTIVE AREA.
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

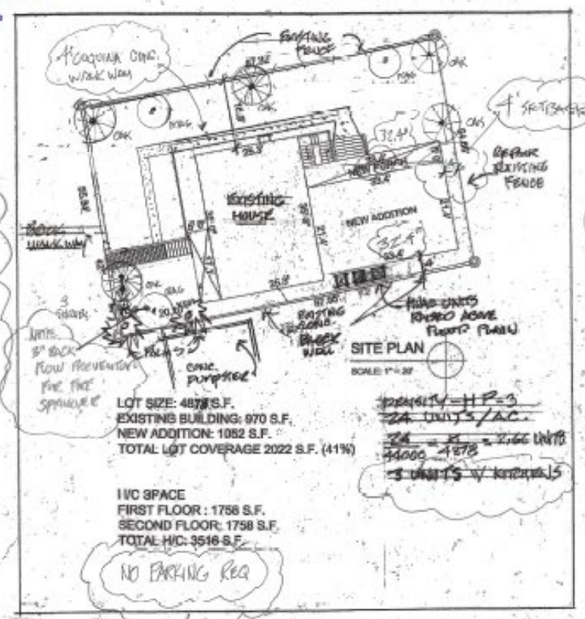
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF:
BUILDING - FLORIDA BUILDING CODE, BUILDING 2020 7th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2020 7th EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2020 7th EDITION
LIFE SAFETY - NATIONAL FIRE PREVENTION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

APPROVED
Historic Preservation
Julie Courtney
November 3, 2023

Approved for architectural review with the following conditions:
1. All landscape planting materials should be either plants listed in the Architectural Guidelines for Historic Preservation (AGHP) or Florida Native Plants
2. Windows and doors will be all wood, with no cladding, and have exterior muntins with raised profiles.
3. Staff is to be informed if more siding than limited areas need to be replaced once work begins.



EXISTING SITE PLAN



PROPOSED SITE PLAN

LANDSCAPE REQUIREMENTS
NORTHERN BUFFER YARD: 87.32'
3 TREES - 2 MAG., 1 OAK
EASTERN BUFFER YARD 52'
2 TREES - 2 OAK
SOUTHERN BUFFER YARD 88'
3 TREES - 1 MAG. 2 EXISTING PALMS
WESTERN BUFFER YARD 56'
2 TREES, 3 SHRUBS - 2 OAKS, 3 SHRUBS
10 TREES (50% SHADE TREES)

NOTE:
ALL RAIN FALL RUN OFF FROM EXISTING ROOF AND NEW ADDITION TO BE PICKED OFF IN GUTTERS AND DOWN SPOUTS TO BE RUN UNDER BUILDING WITH PERFORATED PIPING SET ON GRAVEL BASE.

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.

Provide elevation Certificate prior to vertical construction. Minimum finished floor elevation must be at or above 9' NAVD 1988.

Approved
These plans have been reviewed and found to be in substantial compliance with the provisions of the 2020 Florida Building Code and the City of St. Augustine building ordinances. Any deviations or variations to these plans must be approved by the City of St. Augustine Building Official.
R. "Buddy" Schaaland CBO, CFM 11/15/2023
Condition: Floor truss plans shall be submitted prior to the framing inspection.

APPROVED
These plans have been reviewed for compliance with the City of St. Augustine Land Use & Development Codes. Any deviation from these plans or non-conditions 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.
Jacob Fredriksson 11/16/2023

STRUCTURAL NOTES

1. DESIGN LOADS:
   A. ROOF LIVE LOADS — 16 psf.
   B. FLOOR LIVE LOADS — 40 psf.
   C. WIND LOADS — 130 mph. (FL. BLDG. CODE 2017)
2. MATERIAL
   A. CONCRETE: DESIGN AND CONSTRUCTED PER ACI 318-83

ITEM	COMPRESSIVE STRENGTH @ 28 DAYS
SLAB	3,000 PSI.
CMU FILLED CELLS & BEAMS	3,000 PSI.

   B. REINFORCING STEEL: CONFORM TO ASTM A-615 GRADE 60
   C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF AISC.
      1. SHAPES AND PLATES CONFORM TO ASTM A-36
      2. WELDING CONFORM TO "AWS D1, STRUCTURAL WELDING CODE"
      3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
      4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
   D. FRAMING LUMBER: SOUTHERN PINE PER NFPA, NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
      1. MAIN LUMBER 2x6 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 15% M.C.
      2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
      3. L.V.L. BEAMS SHALL BE SOUTHERN PINE fb=2400 PSI.
      4. MAIN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 15% M.C.
   E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
      1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
      2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
      3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
   F. PLYWOOD ROOF AND WALL SHEATHING:
      CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE APA C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
   G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90.
      MORTAR SHALL BE TYPE M OR S.
   H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE "SD-BOLTS" OR EQUAL.
   I. CONCRETE MASONRY UNITS.
      A. ALL CMU SHALL HAVE #5 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
      B. ALL CMU SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL REINFORCING SHALL BE FABRICATED FROM 9 GUAGE GALVANIZED WIRE.
      C. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
   J. SHEATHING NAILING:
      A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
         8d RING SHANK NAILS
         8d NAILS @ 6" O.C. AT PANEL EDGES.
         8d NAILS @ 6" O.C. AT ALL INTERMEDIATE SUPPORTS.
         8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
      B. PORCH CEILING OR SOFFIT CEILING WITH RING SHANK NAILS:
         8d NAILS @ 4" O.C. AT PANEL EDGES.
         8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
      C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SHEATHING.
         PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL RECIPIENT SHOULD HAVE 1/2" @ THREADED ROD WITHIN 8" OF SHEAR WALL.
      I. CMU WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x8 MIN. PT. WITH 1/4" DIA. x 3 1/4" LONG "TAPCONS" @ 16" O.C.
      B. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET THE FULL WIND SPEED, USE, EXPOSURE CATEGORY PROTECTION REQUIRED. IMPACT RESISTANT WINDOW OR SHUTTERS BY ARCHITECT OR CONTRACTOR.

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2023.11.02 13:21:47 -04'00'

REVISED BY LT 10-9-23
REVISED BY LT 8-2-23
REVISED 10-31-23 REVISED BY LT 8-1-23

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

ADDITION AND REMODELLING
26 TOQUES PLACE
ST. AUGUSTINE, FLA.

Date 5-22-23
Scale AS NOTED
Drawn LT
File

SHEET
A1



PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

SCALE: 1/4"= 1'0"



PROPOSED REAR ELEVATION

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



PROPOSED NORTH ELEVATION

SCALE: 1/4"= 1'0"

Les Thomas Architect

Digitally signed by Les Thomas Architect
Date: 2023.11.02 13:25:26 -04'00'

REVISED 10-31-23

REVISED 10-9-23

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

ADDITION AND REMODELING
26 TOQUES PLACE
ST. AUGUSTINE, FLA.

Date: 6.27.23
Scale: AS NOTED
Drawn: 4
File:

SHEET
A4

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0042 **Meeting Date: Wednesday, June 18, 2025**

1. NAME OF APPLICANT: John Valdes
   Business (if applicable):
   Address: 1395 US Highway 1 S Suite A
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9046691230 E-Mail Address: john@johnvaldes.com

2. NAME OF PROPERTY OWNER: Partners Team One LLC
   Business (if applicable):
   Address: 26 Toques PL
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 407-446-8558 E-Mail Address: rick.amos@pobox.com

3. PROJECT LOCATION: 26 Toques Pl, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE BLK 8 S 55FT OF LOT 7 OR5710/151 & 5732/1791(Q/C) & OR6020/1498

5. SCOPE OF WORK: For after-the-fact approval of modifications to the previously approved design and for review of new landscape and hardscape plans.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Plans and Drawings
- FMSF for Reference
- Landscape Plan

Received 5/16/2025
Planning & Buiding Permit

HARB APPLICATION AGREEMENT

In filling out this application:

- **I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.**
- **I further understand that if this application is for an *Opinion of Appropriateness*, I must still obtain a *Certificate of Appropriateness* before applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.**
- **Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

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

Project Address: 26 Toques PL

Applicant's Name: JOHN VALDES Applicant's Signature: _____

Owner's Name: Rick Amos 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.

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

John Valdes + Assoc.
Steve Porter & Les Thomas is/are hereby authorized TO ACT ON BEHALF OF Partners Team One LLC, the owner(s) of those lands described within

☐ the attached application, or ☑ described within the previously filed Application number: HP 2025-0047 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:

_____

BY: _____
Signature of Owner

Rick Amos
Print Name of Owner

407-446-8558
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 5th day of June, 2025

By Rick Amos
by means of physical presence and who is personally known to me

Identification verified:

Oath sworn: _____ Yes ✓ No

Notary Signature: _____

My Commission expires: _____

LUCILE M LONG
Notary Public - State of Florida
Commission # HH 477136
My Comm. Expires Mar 15, 2028
Bonded through National Notary Assn.

Rev:120219 jw

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Nicholas Freeman, Wacca Pilatkis LLC is/are hereby authorized TO ACT ON BEHALF OF Partners Team One LLC, the owner(s) of those lands described within ☐ the attached application, or ☑ described within the previously filed Application number: HP2025-0042, 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:

BY: _____
Signature of Owner

Rick Amos
Print Name of Owner

407-446-8558
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 5th day of June, 2025

By Rick Amos
by means of physical presence and is personally known to me

Identification verified:

Oath sworn: ____ Yes ✓ No

Notary Signature: Lucile M Long

My Commission expires: _____

LUCILE M LONG
Notary Public - State of Florida
Commission # HH 477136
My Comm. Expires Mar 15, 2028
Bonded through National Notary Assn.

Rev:120219 jw

Candice Seymour

From: Candice Seymour
Sent: Tuesday, May 20, 2025 4:20 PM
To: John Valdes; Lucy Allen; letsgrow@waccapilatka.com
Cc: Rick Amos
Subject: 26 Toques Place - Certificate of Appropriateness application for the Wednesday, June 16, 2025 Historic Architectural Review Board Meeting
Attachments: Owner auth 2019.pdf; COA26ToquesPlace061825SuffReport.pdf

RE: 26 Toques Place

Greetings!

This email formally acknowledges receipt of your Certificate of Appropriateness (COA) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on May 15, 2025 as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please read this e-mail thoroughly. Below are the next steps for your application:

- The total cost of your application fee is $100 and must be paid no later than May 30, 2025 for your application to be included on the meeting agenda. Application fees and any subsequent costs related to your application can be paid by:
  - Utilizing the Online Portal payment system (a convenience fee applies)
  - Mailing a check made out to the City of St. Augustine to ATTN: Planning and Building Department, P.O. Box 210, St. Augustine, FL 32085 (include property address and application type in check memo or on a cover page)
  - Visting In-person at 75 King Street, Elevator Lobby "B," 4th floor with cash, check, or card (2% fee is applied to all card transactions)

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

- A preliminary review of your application (utilizing the checklist attached to your application form) was completed by staff and the attached report details information still needed.

  Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this Certificate of Appropriateness application must be 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 June 8, 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.

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

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

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.

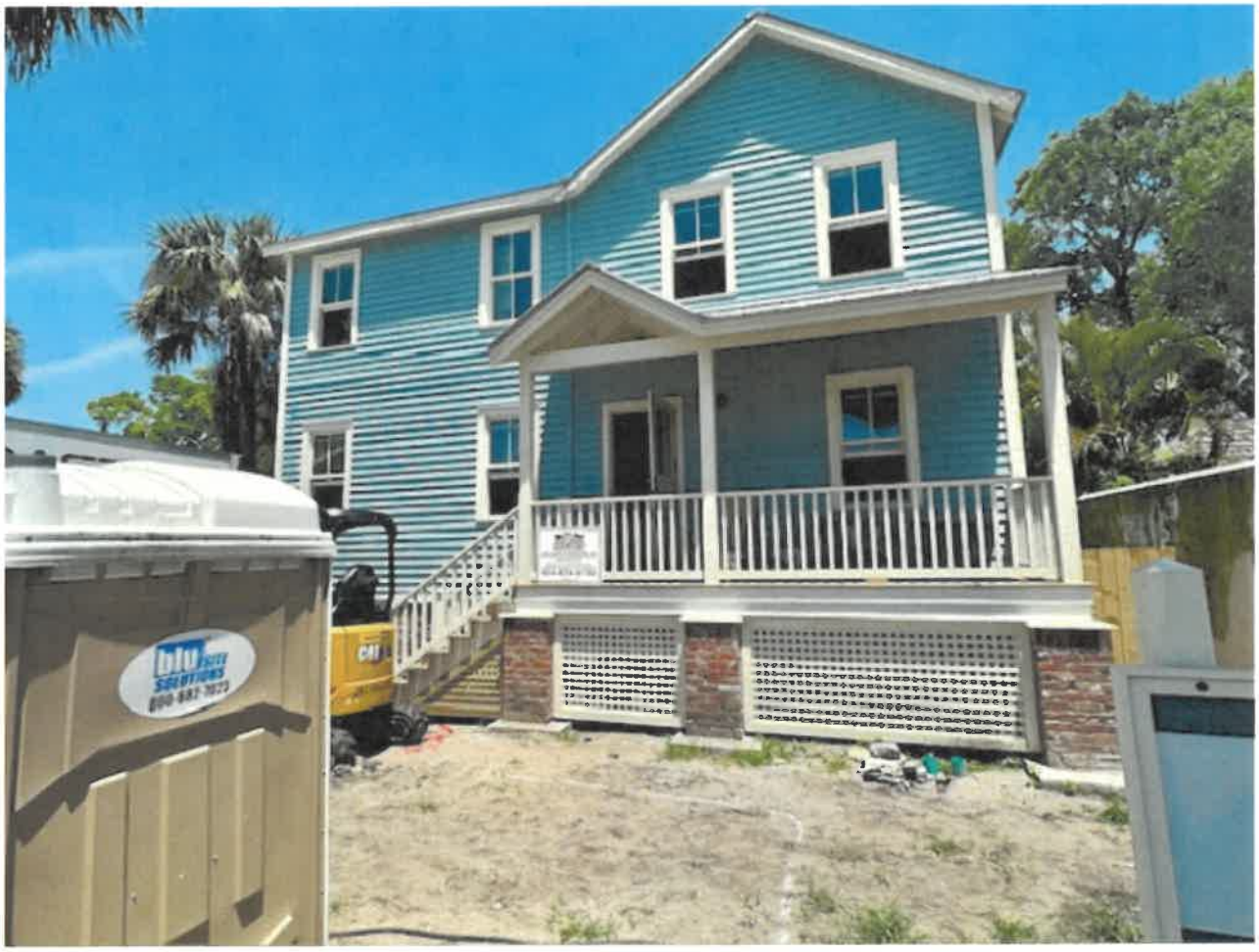
Certificate of Appropriateness
Sufficiency Checklist

Case Number HP2025-0042
26 Toques Pl, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	Need	
PORCHES, DECKS, BALCONIES - Scaled elevation showing the building and existing	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony	Need	The approved drawing, as well as an as-built drawing should be provided for the board's consideration.
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	
PORCHES, DECKS, BALCONIES - Documentation of justification for changing	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.	Need	A justification for the change in design should be provided.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	A plant materials list is provided; however, it appears the list of pre-approved plant materials provided in the Architectural Guidelines for Historic Preservation (AGHP) (which can be found at: https://www.citystaug.com/DocumentCenter/View/153/Architectural-Guidelines-for-Historic-Preservation-PDF) was not considered when creating the landscape plan. The HARB has the ability to approve plant materials not on the pre-approved list, but the list was created to maintain the historic character of the Historic District and use of either native Florida plants, or plants from the pre-approved list, is strongly encouraged.

Other Details Necessary for Review

N/A





Received May 16, 2025
Planning & Buiding Department




TOI TOI


FIRST COAST
SUPPLY
CAT

RECEIVED
MAY 27 2025
Planning/Building Dept.



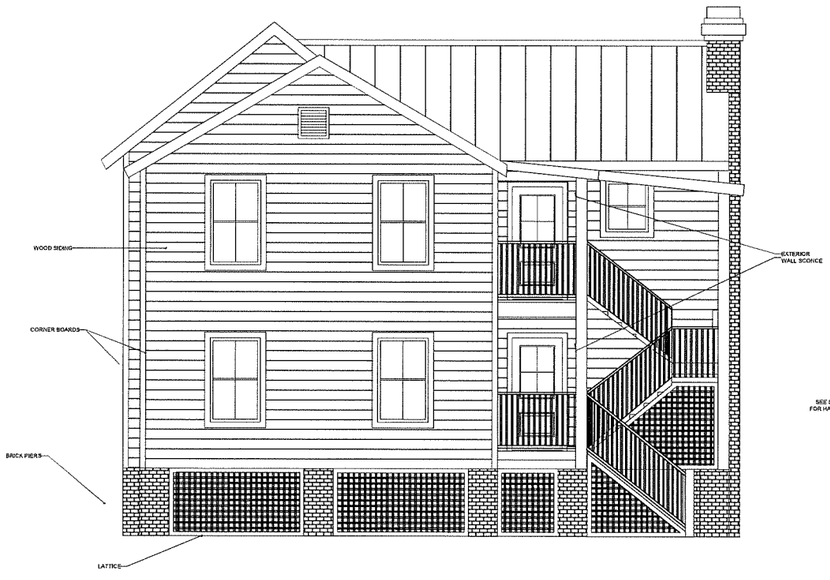
PROPOSED WEST ELEVATION

SCALE: 1/4"= 1'0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4"= 1'0"



PROPOSED REAR ELEVATION

SCALE: 1/4"= 1'0"



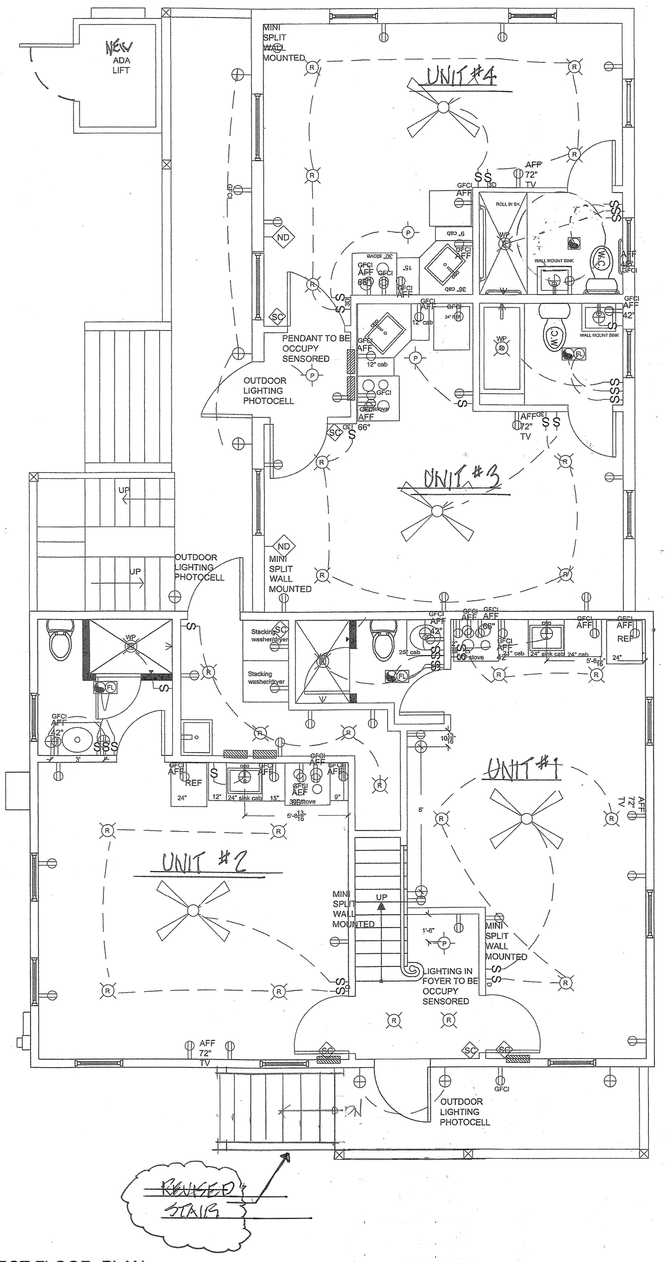
PROPOSED NORTH ELEVATION

SCALE: 1/4"= 1'0"

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.05.22 09:36:10 -04'00'

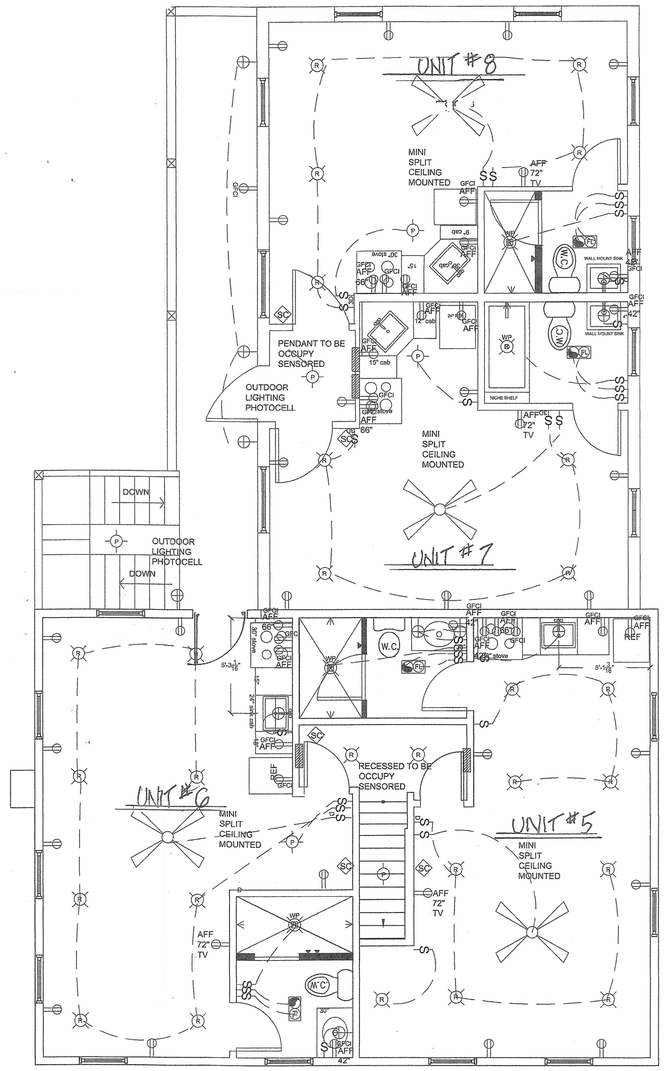
ELECTRICAL LEGEND

- WP R — WATERPROOF RECESSED LIGHT
- EXHAUST FAN LIGHT COMBO
- WALL LIGHT
- P — PENDANT LIGHT
- R — RECESSED LIGHT
- DUPLEX OUTLET
- S — SINGLE POLE SWITCH
- $_D$ — SINGLE POLE SWITCH W/ DIMMER
- $_3$ — THREE-WAY SWITCH
- $_{3D}$ — THREE-WAY SWITCH W/ DIMMER
- ELECTRICAL PANEL
- SC — SMOKE DETECTOR
- J — JUNCTION BOX
- ND — NOTIFICATION DEVICES



FIRST FLOOR PLAN

SCALE: 1/4"= 1'0"



SECOND FLOOR PLAN

SCALE: 1/4"= 1'0"

REVISED PLANS 1/4"=1'-0"
SHOWING 8 UNIT INN

REVISED TO SHOW AS BUILT FRONT STAIR - 5-21-25

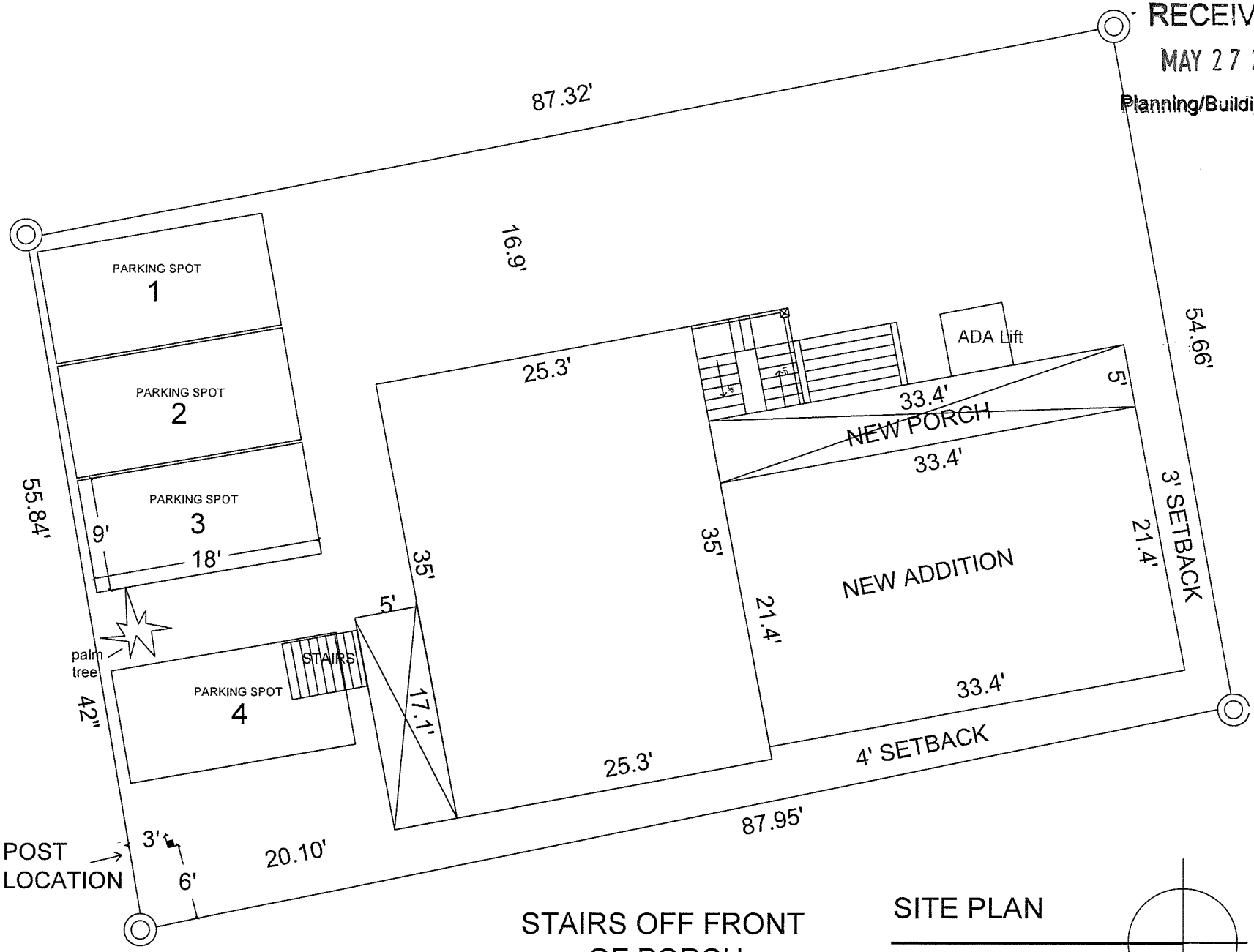
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

ADDITION AND REMODELLING
26 TOQUES PLACE
ST. AUGUSTINE, FLA.

Date 7-19-24
Scale: AS NOTED
Drawn: 4
File:

SHEET
A-2.1

RECEIVED
MAY 27 2025
Planning/Building Dept.



STAIRS OFF FRONT OF PORCH

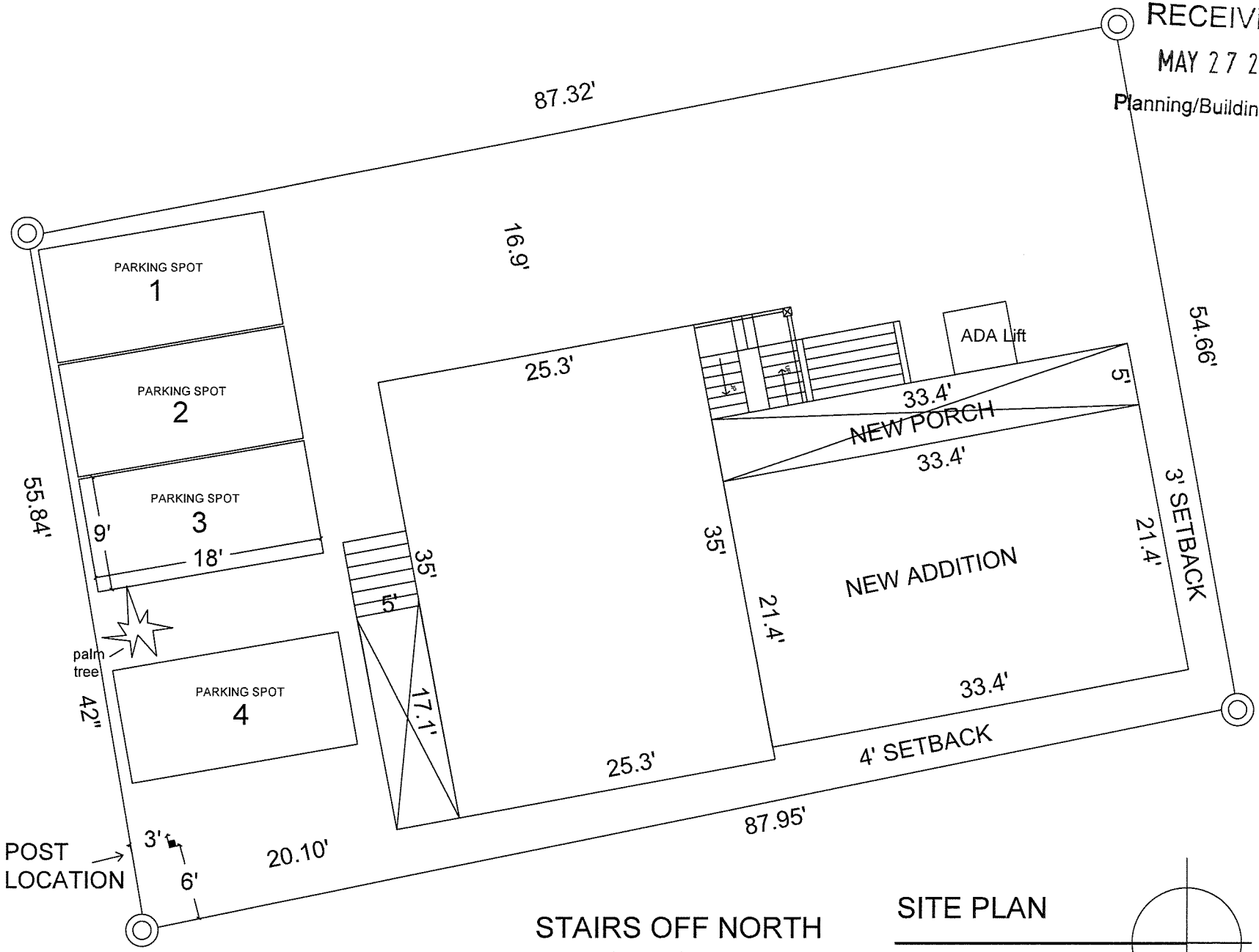
SITE PLAN

SCALE: 3/32" = 20'

Les Thomas Architect

Digitally signed by Les Thomas Architect
Date: 2025.05.22 09:38:40 -04'00'

RECEIVED
MAY 27 2025
Planning/Building Dept.



STAIRS OFF NORTH OF PORCH

SITE PLAN

SCALE: 3/32" = 20'

Les Thomas Architect

Digitally signed by Les Thomas Architect
Date: 2025.05.22 09:37:02 -04'00'

SEE STAFF REPORT PACKET ATTACHMENTS FOR FULL SET OF FLORIDA MASTER SITE FILE FORM DOCUMENTS THAT WERE ALSO SUBMITTED WITH THIS APPLICATION - PHOTOS WERE ALSO LEFT IN THIS PACKET FOR REFERENCE

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2274 1009==

Site Name: 26 Tocques Place 830== Survey Date: 7809 820==

Address: 26 Tocques Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 8 (block) East 22.95 of North 28.8 ft. (lot) 868==

of lot 3 & lot 7 868==

Owner of Site: Name: Feiden, Florence T. (Estate) c/o Rabin, Lucy F. ;

Address: 964 W. Penn Drive

Westchester, Pa. 19380 902==

Occupant or Manager: Atlantique Press (occupant) 904==

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

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

UTM: 17 (zone) 469840 (easting) 3307040 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(X) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood weatherboard with cornerboards

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, attic louvers 942==

Foundation: Concrete block wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Porch, shed; Gable, hood 942==

Porches & Balconies: One-story screened front porch.

942==

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

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond shape), composition roll 882==

Ornament Exterior:

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed, Commercial/Residential 864==

Relationship to Surroundings: Within Restored area.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Communication, Tobacco, Hotels

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular building at 26 Tocques Place was constructed between 1904 and 1910. It is set toward the center of a block bounded by Hypolita and St. George Streets on the south and west with Charlotte and Cuna Streets forming the east and north borders of the block. The Sanborn Fire Insurance Maps show its close proximity to the former Lorillard Villa which was called the Cozy Inn on the 1910, 1917, 1924, and 1930 maps. A one-story screened porch extends from the front with a gable hood above the entrance. The location is near the restored area.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the

(over)

V. BIBLIOGRAPHY

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

Application pg. 19

☐ Original
☒ Update

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

Site #8 SJ02274
Field Date 4-1-2016
Form Date 4-1-2016
Recorder # _____

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

Site Name(s) (address if none) 26 TOCQUES PLACE Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 26		TOCQUES	Place	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE **USGS Date** 1956 **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine **In City Limits?** ☒yes ☐no ☐unknown **County** St. Johns
Township 7S **Range** 30E **Section** 18 **¼ section:** ☐NW ☐SW ☐SE ☐NE **Irregular-name:** _____
Tax Parcel # 1966600070 **Landgrant** _____
Subdivision Name _____ **Block** _____ **Lot** _____
UTM Coordinates: Zone ☐16 ☒17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use _____ From (year): _____ To (year): _____
Current Use Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
Other Use private residence From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature ext. roof, porch
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular **Exterior Plan** L-shaped **Number of Stories** 2
Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Shed 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single wood 2/2 DHS with wood trim and sill

Distinguishing Architectural Features (exterior or interior ornaments) cross gable on L-shape, appears to be two structures joined.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) large wrap around ramp for access

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02274

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) single wood and large glass door

Porch Descriptions (types, locations, roof types, etc.) front porch open runs length of house with shed roof and square posts

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

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

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

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

RECORDER INFORMATION

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

Required Attachments

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




BREAKFAST & LUNCH
26
TOW AWAY ZONE
UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AT OWNER'S EXPENSE
24 HRS. A DAY 7 DAYS A WK.
COMPLETE COLLISION
904-824-3200
Jack Wilson
St. Augustine


BREAKFAST & LUNCH
NO TRESPASSING



Received 5/16/2025
Planning & Building Permit

Received 5/16/2025
Planning & Buiding Permit

Prepared for:

Blue Carriage House



Prepared by:

Nick Freeman
Wacca Pilatka LLC

Received 5/16/2025
Planning & Building Permit

About Us

Our mission as Wacca Pilatka is to create sustainable & Florida friendly landscapes that support the health of our ecosystems, promote biodiversity and bring people closer to nature.

We're proud to offer high quality professional landscape services that create unique and beautiful landscapes for residential and commercial settings. We put a great deal of creativity, passion and careful attention in each project we take on and pride ourselves on creating landscapes that exceed our customers expectations. We look forward to enhancing the beauty of your home and or commercial site.

Client Information:

Name: Dean Plumlee

Email: dean@sonlife.com

Project Description

1. Demolition and Site Preparation:

- **Existing Landscape Removal:** Carefully remove all existing vegetation, hardscape elements (if any), and debris within the designated landscape bed areas as indicated on the project plan.
- **Grading and Leveling:** Grade all landscape bed areas to achieve the required contours and slopes for proper drainage and planting. Ensure a smooth, even surface.
- **Soil Amendment and Preparation:**
  - Import and spread amended topsoil to all planting areas as specified in the project specifications.
  - Incorporate soil amendments () as needed to improve soil structure and fertility.
  - Remove all rocks and debris from the prepared soil.

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Planning & Building Permit

2. Construction (Refer to Project Plan for Specific Details):

- Execute all construction activities according to the detailed project plan and specifications.
- This includes, but is not limited to: garden installation, landscape lighting and fence construction
- Ensure all construction is done to code and according to industry best practices.

3. Irrigation System Installation:

- Install a three-zone irrigation system as designed, adhering to all local codes and regulations
- Install a Rachio smart irrigation controller for automated and efficient water management.
- Perform a pressure test on the system.
- Adjust all heads for proper coverage.

4. Hardscape Installation:

- **Front Driveway:** Install red brick paver in running bond pattern approxiamtely 1600sqft, see plan details for overall footprint.

5. Equipment Utilization:

- Utilize a skid steer for material handling, grading, and site preparation.
- Employ a dump truck for the removal of demolition debris and the delivery of materials (e.g., topsoil, pavers).
- All equipment will be operated by trained personal.

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Planning & Building Permit

Plant List & Ordering Sheet

N: native E: exotic S: salt tolerant

NAME	Size	Order Quantity	Gallery	Native
ZAMIA PUMILLA, COONTIE	7g	4		N
STRELIZIA NICOLAI, BIRD OF PARADISE	15G	4		E,S

Received 5/16/2025
Planning & Building Permit

NAME	Size	Order Quantity	Gallery	Native
SYAGRUS ROMANZOFFIANA, QUEEN PALM	30G	1		
EVOLVULUS GLOMERATUS, BLUE DAZE	3G	18		E
MUHLENBERGIA CAPILLARIS, PINK MUHLY	3G	18		N,S
CORDYLINE FRUTICOSA, TI PLANT 'BLACK MAGIC'	3G	8		E

Received 5/16/2025
Planning & Building Permit

NAME	Size	Order Quantity	Gallery	Native
THAUMATOPHYLLUM XANADU, PHILODENDRON 'XANADU'	7G	7		E
OPHIOPOGON JAPONICUS, MONDO GRASS	1G	275		E,S
CYATHEA COOPERI, AUSTRALIAN TREE FERN	15G	3		E
BROMELIAD, MIXED COLORS	3G	4		E
GELSEMIUM SEMPERVIRENS, CAROLINA JESSAMINE	1G	2		N

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Planning & Building Permit

NAME	Size	Order Quantity	Gallery	Native
SRELIZIA REGINAE, BIRD OF PARADISE	15G	5		
THRINAX RADIATA, THATCH PALM	15G	1		
SCHEFLERRA ARBORICOLA, SCHEFLERRA 'TRINETTE'	7G	7		
ASPIDISTRA ELIATOR, CAST IRON	1G	50		

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NAME	Size	Order Quantity	Gallery	Native
TRACHYCARPUS FORTUNEI, WINDMILL PALM	30G	1		
FARFUGIUM JAPONICUM, LEOPARD PLANT	3G	1		
ARENGA ENGLERI, DWARF SUGAR PALM	25G	1		

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NAME	Size	Order Quantity	Gallery	Native
RED CLAY BRICK 3.6 X 2.25 X7.6", RUNNING BOND	SQFT	1600		-
WHITE VINYL ARBOR TRELLIS	UNIT	1		
RACHIO WIFI ENABLED SMART CONTROL	UNIT ZONES	1 3		-

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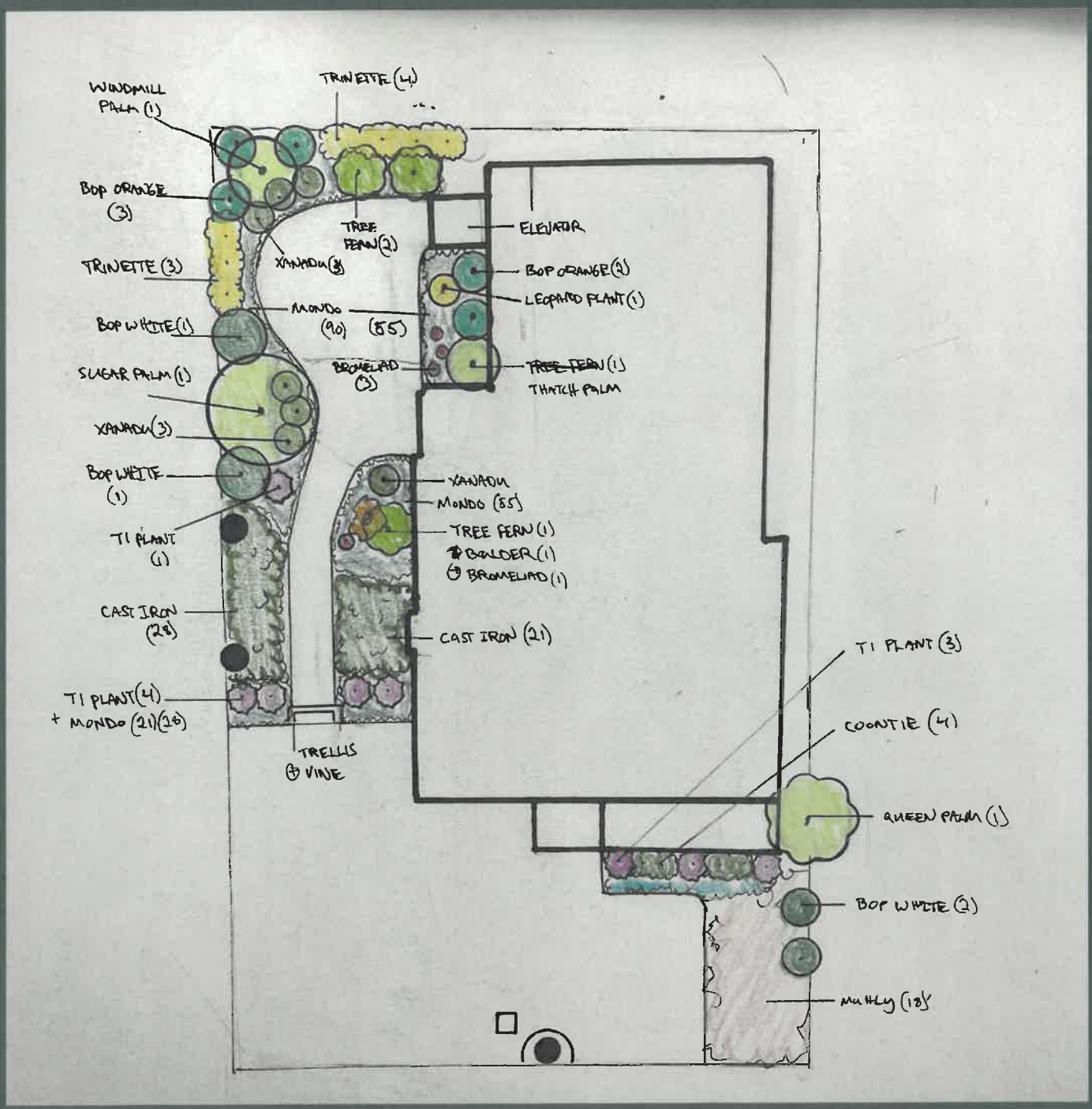
NAME	Size	Order Quantity	Gallery	Native
PATH LIGHT	UNIT	16		
UPLIGHT	UNIT	6		
302 MINI PINE BARK	3CUFT	35		

Received 5/16/2025
Planning & Building Permit

Design



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Instr #2024072955 BK: 6020 PG: 1498, Filed & Recorded: 9/16/2024 10:29 AM #Pgs:2 Doc. D $0.70
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

PREPARED BY / RETURN TO:
Helen Ford, Esquire
MESTDAGH, WALL & HAMILTON, P.A.
280 W. Canton Avenue, Suite 110
Winter Park, FL 32789
Phone: (407) 702-6702

Property Appraiser's Parcel I.D. No: 196660-0070
Property Address: 26 Toques Place, St. Augustine, FL 32084

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 13th day of September 2024, by first party, Grantor **PARTNERS TEAM ONE LLC,** a Florida limited liability company, whose post office address is 12472 Lake Underhill Road #252, Orlando, Florida 32828 to second party, Grantee **PARTNERS TEAM ONE LLC, AS TRUSTEE OF TOQUES LAND TRUST DATED DECEMBER 29, 2022**, whose post office address is 12472 Lake Underhill Road #252, Orlando, Florida 32828.

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Quitclaim Deed and the legal representatives, successors and assigns of each such party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

COPY

WITNESSETH:

That the said first party, for the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto, in St. Johns County, Florida:

> The South one-half of Lot 7, Block 8, City of St. Augustine, Florida, and being more fully described as follows: From the Point of Beginning at an iron pipe marking the Southwest corner of said Lot 7, run North 78 degrees 28 minutes East 87.94 feet, to an iron pipe marking the Southeast corner of said Lot 7; thence North 9 degrees 59 minutes 29 seconds West, along the East line of said Lot 7, 54.66 feet to an iron pipe; thence South 79 degrees 05 minutes 39 seconds West 87.32 feet to an iron pipe on the West line of said Lot 7; thence South 9 degrees 22 minutes East along said West line of Lot 7, 55.63 feet to the point of beginning (the "Property").

SUBJECT TO all ad valorem taxes and assessments, and reservations covenants, conditions, restrictions and easements of record, and to all applicable zoning ordinances and restrictions imposed by governmental authorities, if any; provided, however that the reference to which shall not serve to reimpose the same.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, claim, and demand whatsoever of Grantor, either in law or equity, for the use, benefit, and profit of the Grantee, forever.

NOTICE TO RECORDER: This is a conveyance from Grantor to itself as Trustee pursuant to a Trust agreement and is therefore exempt from documentary stamp taxes.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:

PARTNERS TEAM ONE LLC,
a Florida limited liability company

By: _____
Richard G. Amos, Jr.,
Manager

_____
Witness #1 Signature

NRUPAL K. PATEL
Witness #1 Printed Name

Witness #1 Address:

1093 A1A BEACH BLVD.
ST. AUGUSTINE, FL 32080

_____
Witness #2 Signature

CINDY CARTER
Witness #2 Printed Name

Witness #2 Address:

1093 A1A Beach Blvd
St. Augustine, FL 32080

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10TH day of SEPTEMBER 2024, by Richard G. Amos, Jr., as the Manager of Partners Team One LLC, a Florida limited liability company, on behalf of said company. He is personally known to me or has produced FLORIDA DRIVERS LICENSE as identification.

(NOTARY SEAL)

NRUPAL K. PATEL
MY COMMISSION # HH112855
EXPIRES: April 30, 2025

_____
Notary Public, State of Florida
Printed Name: NRUPAL K. PATEL
My Commission Expires: 04-30-2025

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

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	1966600070
Location Address	26 TOQUES PL SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUGUSTINE BLK 8 S 55FT OF LOT 7 OR5710/151 & 5732/1791(Q/C) & OR6020/1498 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.110
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Toques Land Trust D:12/29/22 100% Partners Team One LLC Trustee 0%
Mailing Address	12472 LAKE UNDERHILL RD #252 ORLANDO, FL 32828-0000

Map



Valuation Information

Assessed Year	**2025**
Valuation Method	Market
Building Value	$148,214.00
Extra Features Value	$1,071.00
Total Land Value	$694,500.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$843,785.00**
Total Deferred	$0.00
Assessed Value	**$843,785.00**
Total Exemptions	$0.00
Taxable Value	**$843,785.00**

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

Historical Assessment Information

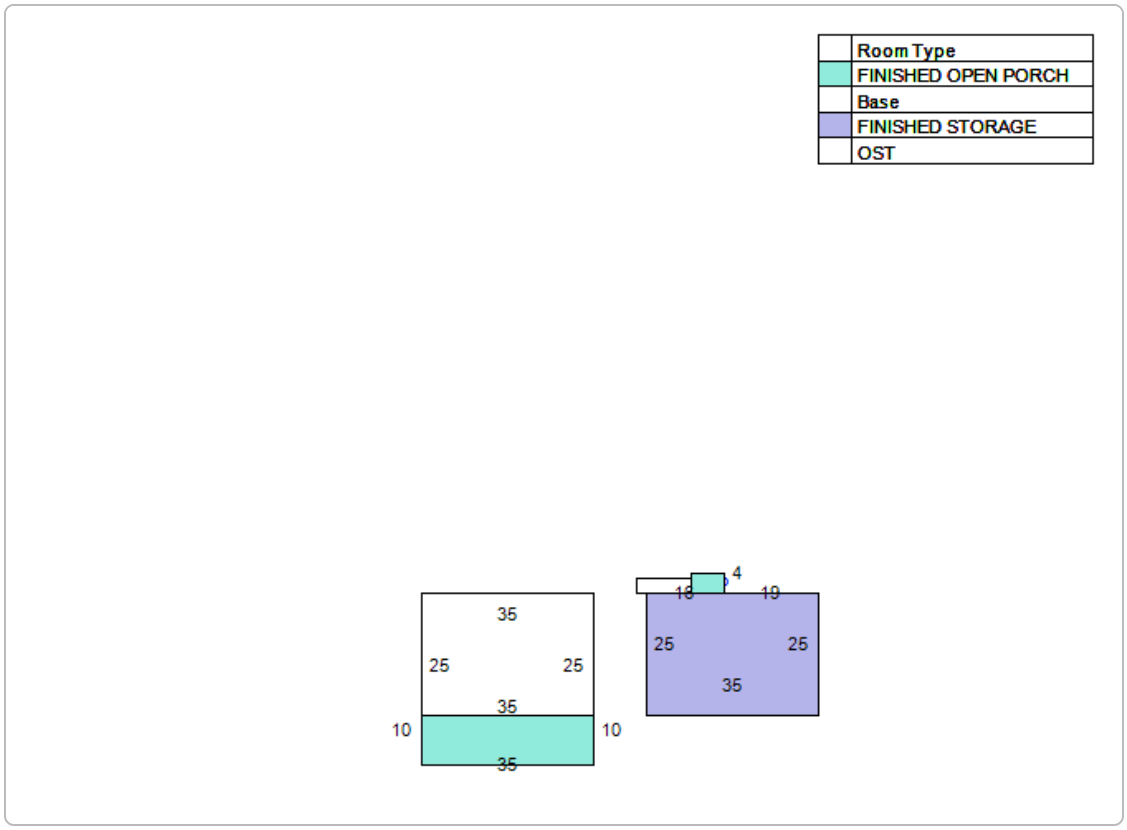
Year	Valuation Method	Building Value	Extra Feature Value	Total Land Value
2024	Market	$100,456	$1,071	$694,500
2023	Market	$127,460	$1,071	$694,500
2022	Market	$75,936	$2,631	$254,650
2021	Market	$104,594	$2,631	$173,880
2020	Market	$107,540	$2,631	$173,880
2019	Market	$106,625	$2,631	$173,880
2018	Market	$103,344	$2,631	$149,730
2017	Market	$149,403	$2,631	$149,730
2016	Market	$110,328	$2,631	$135,240
2015	Market	$62,131	$1,031	$124,372
2014	Market	$60,683	$1,239	$124,372

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$148,214	**Roof Structure**	Gable Hip
Year Built	1925	**Interior Flooring**	Hardwood, Carpet
Actual Area	2161	**Interior Wall**	Drywall
Conditioned Area	875	**Heating Type**	Air Duct
Use	Restaurants & Cafeterias	**Air Conditioning**	Central
Style	04	**Bedrooms**	0
Exterior Wall	Wood	**Baths**	

Description	**Square Footage**
OUTSIDE STAIRS	33
FINISHED STORAGE/UTILITY	875
BASE AREA	875
FINISHED OPEN PORCH	350
FINISHED OPEN PORCH	28
Total SqFt	2161

Sketch Information



Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		350
Handicap Ramp (COM)		721

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	0	0	4630	SF	$694,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/16/2024	9/13/2024	$100.00	QUIT CLAIM DEED	6020	1498	U	I	PARTNERS TEAM ONE LLC	TOQUES LAND TRUST D:12/29/22
3/31/2023	3/29/2023	$100.00	QUIT CLAIM DEED	5732	1791	U	I	TOQUES LAND TRUST D: 12-29-2022	PARTNERS TEAM ONE LLC
2/16/2023	2/6/2023	$895,000.00	WARRANTY DEED	5710	151	Q	I	26 TOQUES PLACE LLC	TOQUES LAND TRUST D: 12-29-2022
9/14/2021	9/10/2021	$400,000.00	WARRANTY DEED	5368	1794	Q	I	OASIS EQUITY HOLDINGS LLC ET AL	26 TOQUES PLACE LLC
8/4/2020	7/31/2020	$325,600.00	WARRANTY DEED	5006	1391	Q	I	BARTHEL PATRICIA	OASIS EQUITY HOLDINGS LLC ET AL
	7/28/1999	$270,000.00	WARRANTY DEED	1430	357	Q	I	DUCY PATRICIA C	BARTHEL PATRICIA
	10/4/1994	$135,000.00	WARRANTY DEED	1076	1537	Q	I	CERAME EMIL J,THERSA	DUCY PATRICIA C
	3/29/1994	$100.00	QUIT CLAIM DEED	1056	1392	U	I	PACKETT ENTERPRISES CORP	CERAME EMIL J,THERSA
	4/17/1993	$125,000.00	WARRANTY DEED	988	26	Q	I	HIGHLANDER PROPERTY ENTRPRS CO RP NV	PACKETT ENTERPRISES CORP
	7/1/1985	$105,000.00		677	1298	Q	I		HIGHLANDER PROPERTY ENTRPRS CO RP NV
	9/1/1982	$75,000.00		555	194	U	I		

No data available for the following modules: Exemption Information.

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

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SCHNEIDER GEOSPATIAL

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2025 Meeting



Application HP2025-0036 Address: 19 Sevilla Street

Reiter Roofing, Inc. – Applicant Peter Schirduan – Owner

Project description: For partial demolition of a residential building, constructed c. 1917-1922, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of existing roof material with a different material and design.
(*Continued from May 19, 2025)*

Architectural Style:	Colonial Revival	Florida Master Site File:	SJ02104
National Register:	Model Land Co. NRHD: Contributing	Construction date:	c. 1917-1922
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2055800200		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This application was continued at the May 19, 2025 meeting because no one was present to represent the application. No changes have been made to the staff report from the previous meeting.

Located on the southeast corner of Sevilla and Saragossa Streets and recorded in the Florida Master Site File as 23 Saragossa Street, this Colonial Revival residential building was constructed between 1917 and 1922 and is contributing to the Model Land Company National Register Historic District.

The structure currently features an asphalt shingle roof. The applicant is seeking to replace the existing roof material with a 5v crimp metal roof.

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 architectural features on a contributing building that does not meet the criteria for in-kind replacement or other administrative approval requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition for Partial Demolition** at **19 Sevilla Street** if the HARB finds that the proposed metal panel roof material maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope per the Secretary of the Interior's Standards for Rehabilitation #9 (Compatible Contemporary Design).

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Replacement of existing asphalt shingle roof with a 5v crimp metal panel roof.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the structure contributes to the Model Land Company 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 and Colonial Revival is a common architectural style in the Model Land Company neighborhood.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. The existing asphalt shingle roof is proposed for replacement with a 5v crimp metal roof. Due the to height of the structure, and the limited slope of the roof, replacement of the primary portion of the roof may do little to impact the streetscape; however, the hipped one-story porch roofs are more prominent and will appear different. The Architectural Guidelines for Historic Preservation allows for administrative approval of Frame Vernacular roofs with a 5v crimp metal roof with a galvalume finish; however, this Colonial Revival structure does not fall under this category for administrative approval. Most Colonial Revival structures in St. Augustine feature a shingle roof; however, the AGHP states that pitched roof surfaces on Colonial Revival buildings are covered with composition shingles, diamond composition shingles, metal v-crimp, or metal novelty shingles. If a 5v crimp panel is found to be compatible for approval by the Board, a non-striated panel would be most appropriate. Alternatively, a standing seam metal roof with 1" seams may be considered more appropriate and have the added benefit of concealed fasteners. The HARB should also consider whether a galvalume (non-painted) finish is most compatible with the Colonial Revival style of the building of whether a colored finish is more appropriate. Typically, painted finishes are not recommended by the AGHP for metal roofs; however, this style is not typically associated with metal roofs and a colored finish may help to mitigate the visual impact of a metal roof in lieu of the existing shingles.

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. According to Sanborn Map research, the structure has historically had a composition shingle roof and the Florida Master Site File notes a composition shingle roof as well. The HARB should determine whether modification of the roof to a 5v metal material would impact the building's ability to contribute to its NRHD in a future update.

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 Colonial Revival residence that has been converted for multi-family use over time (duplex).

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 Old City South and Model Land Company neighborhoods.

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 existing asphalt shingle roof does not have a unique architectural style or characteristics that would be difficult to reproduce but the new 5v crimp material will look different in appearance. If approved, the metal panels could be removed and the asphalt shingles restored in a future roof replacement.

11. ***The justification for the proposed partial demolition.*** No clear justification for the change was provided by the applicant. Staff has noticed an increase in permit activity related to roof replacement with metal panel roofs due to the longevity and insurability of metal roofs compared to shingle roofs.

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.

In-kind features or materials means using architecturally similar material and design to convey the visual appearance of the remaining parts of the feature and finish

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

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

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

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

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

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

(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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The building was built by 1922, 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 Model Land Company National Register Historic District. The replacement material is not and in-kind material, nor does it match architectural elements of the previously existing roof. Additionally, the building is of an architectural style not indicated for administrative approval.

The requirements for review 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(7)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

19 Sevilla Street
Staff Photographs



North Elevation (Saragossa Street)

19 Sevilla Street
Staff Photographs



North Elevation (Saragossa Street)

19 Sevilla Street
Staff Photographs



West Elevation (Sevilla Street)

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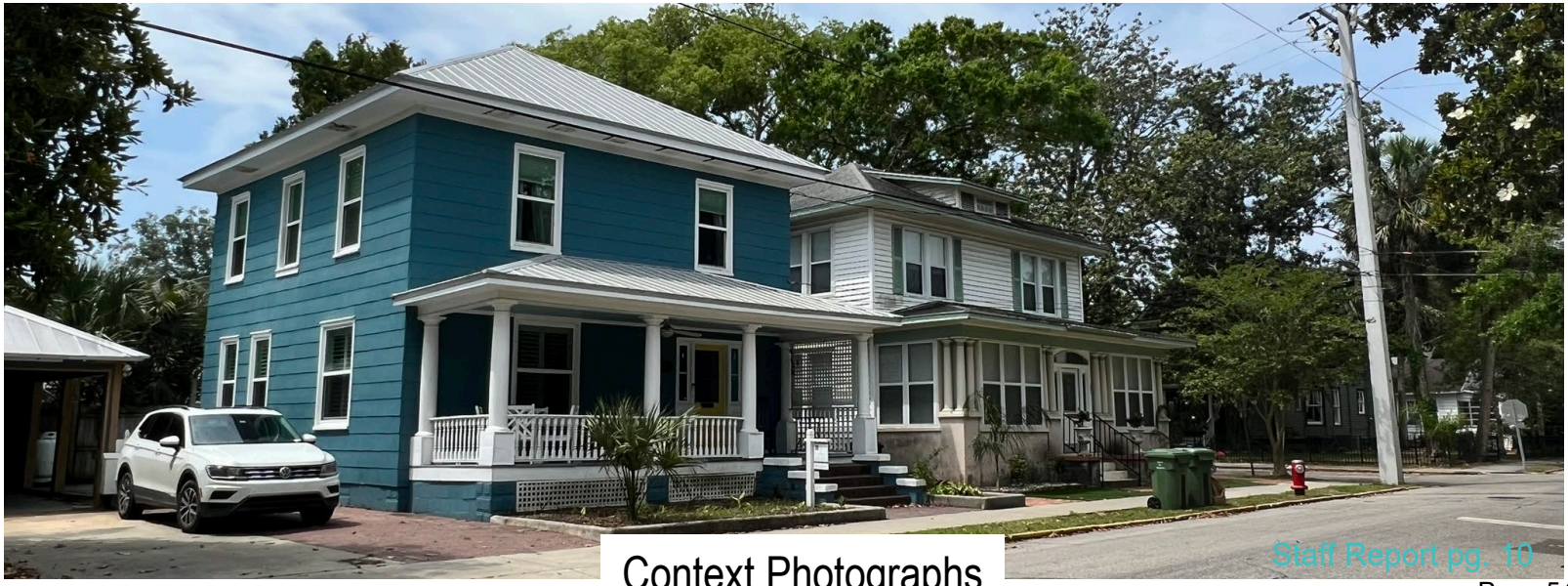
19 Sevilla Street
Staff Photographs







Context Photographs

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FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2104 1009==

Site Name: 23 Saragossa Street 830== Survey Date: 7807 820==

Address: 23 Saragossa Street, St. Augustine, Fla. 32084 905==

Instructions for Locating: 813==

County: St. Johns 808==

Location: Model Land Company (subdivision) K (block) Part od Lot 20 (lot) 868==

868==

Owner of Site: Name: Gorecki, Helen M.;

Address: 23 Saragossa Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RSE

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

UTM: 17 (zone) 469430 (easting) 3307098 (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==

(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: +1922 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Colonial revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood weatherboard, BEC ceiling board, stucco 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

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

Foundation: Concrete block wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip porches, shed dormer 942==

Porches & Balconies: 1 story open porches on front and West sides 942==

Chimney Location: Offset lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Paired round wood columns 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: On corner lot in residential neighborhood. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Agriculture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Colonial Revival residence at 23 Saragossa Street was constructed between 1917 and 1922. Colonial elements include the paired round wood columns on the two one-story open porches extending from the front and west sides.

The range of buildings in this area of Model Land Company Subdivision go from grand winter residences of the Flagler Era to expensive homes of the 1950's erected on the former site of the Flagler Mansion, "Kirkside", to more modest homes of several different generations. There are a number of churches of extraordinary architectural interest as well. The original development here was late Victorian or Colonial Revival in style, and this continues to give the area its character. But building, or rebuilding, in the area continues to the present day, given the desirability of the neighborhood, and it contains examples from many different time periods. The area is bordered on the east by the St. Augustine National Landmark Historic District, and one building, the Grace Methodist Church on 8 Carrera Street, is listed on the National Register of Historic Places. While retaining many outstanding buildings, this area has suffered from the past demolition of outstanding buildings like Kirkside and the Barcelona Hotel. The heavily institutional presence in the neighborhood, both church and college, creates continuing traffic and parking problems, and pressures for further demolitions. There is also a drainage problem in the area when it rains.

HISTORY

The core of the Model Land Company Subdivision evolved out of four late 18th century Spanish land grants and the Royal Powder House lot which was located approximately within the area encompassed by Cordova, Riberia, Saragossa, and Carrera Streets. The eastern boundary of this section was formed by the 18th century Rosario defense line.(1) In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. With the exception of Cordova Street and St. Andrews Place, the late 19th century development in this core section represents the best in the subdivision, and includes the monumental Flagler churches and the large private residences of wealthy winter residents and

(over)

V. BIBLIOGRAPHY

1. Juan Joseph Elixio de la Puente, "Plano de . . . San Agustin de Florida", January 22, 1764; Benjamin Clements, "Plan of the City of St. Augustine, 1834-1835".

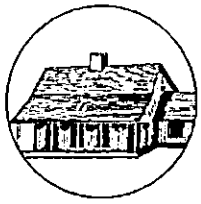
2. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

3. St. Augustine Record, July 4, 1937.

senior officials of the Flagler organization. The Model Land Company received title to the unsold lots in 1903 and development continued through the 1950's after the demolition of the Flagler winter home, "Kirkside", and the subdividing of the estate west of the Presbyterian church into spacious lots.(2)

This residence at 23 Saragossa Street was once the home of Mrs. W. H. Erwin. Mrs. Erwin's family, the D. A. Whites, went into partnership with the Erwin family, first cultivating a citrus grove in Moultrie and later growing potatoes in Hastings. The Hasting project resulted in the production of Spaulding Rose potatoes which the Whites and Erwins grew from seed potatoes shipped from the north by a man named Spaulding. Mrs. Erwin's son, Warren, pioneered in raising unusual cut flowers for shipping.(3)

☐ Original
☒ Update



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

Site# SJ02104
Field Date 10-8-2020
Form Date 12-21-2020
Recorder # AWS

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) 23 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:	19		Sevilla	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 # 2055800200 — 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: 1922 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1922 — 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: windows, porch enclosed, metal awnings
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: Colonial Revival — Exterior Plan: Square — Number of Stories: 2.5
Exterior Fabric(s): 1. Vinyl — 2. Artbrick, artstone — 3. _____
Roof Type(s): 1. Hip — 2. _____ — 3. _____
Roof Material(s): 1. Asphalt shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip dormer — 2. Hip extension
Windows (types, materials, etc.)

single and paired replacement 1/1 sash, 1/1 casement vinyl, inoperable louvered shutters, clamshell awnings

Distinguishing Architectural Features (exterior or interior ornaments)

vinyl and pebble dash siding, cornerboards, enclosed front porch w grouped classical columns, centered flat roof dormer,

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

corner lot, single brick parking space, rear gravel driveway, minimal landscaping, small setback, paved pathway

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 SJ02104

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Poured Concrete Footing 2. _____

Main Entrance (stylistic details)

centered in enclosed porch, tripart door w/recessed panels & side lights, fan light, addn entry fronts Sevilla St

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

enclosed with fixed 1/1 vinyl windows, pebble dash, half length classical columns, wide boxed eaves, masonry steps & iron supports; hip extension on Sevilla St. w grouped columns on masonry deck & steps

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

Narrative Description of Resource

This 1922 Colonial Revival style building is 2.5 stories with Vinyl exterior and a Hip 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)

Appears to have considerable alterations to facade resulting in the loss of integrity, despite apparent massing reaming in its original configuration. No known architectural associations or features to make it eligible for individual listing.

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 _____

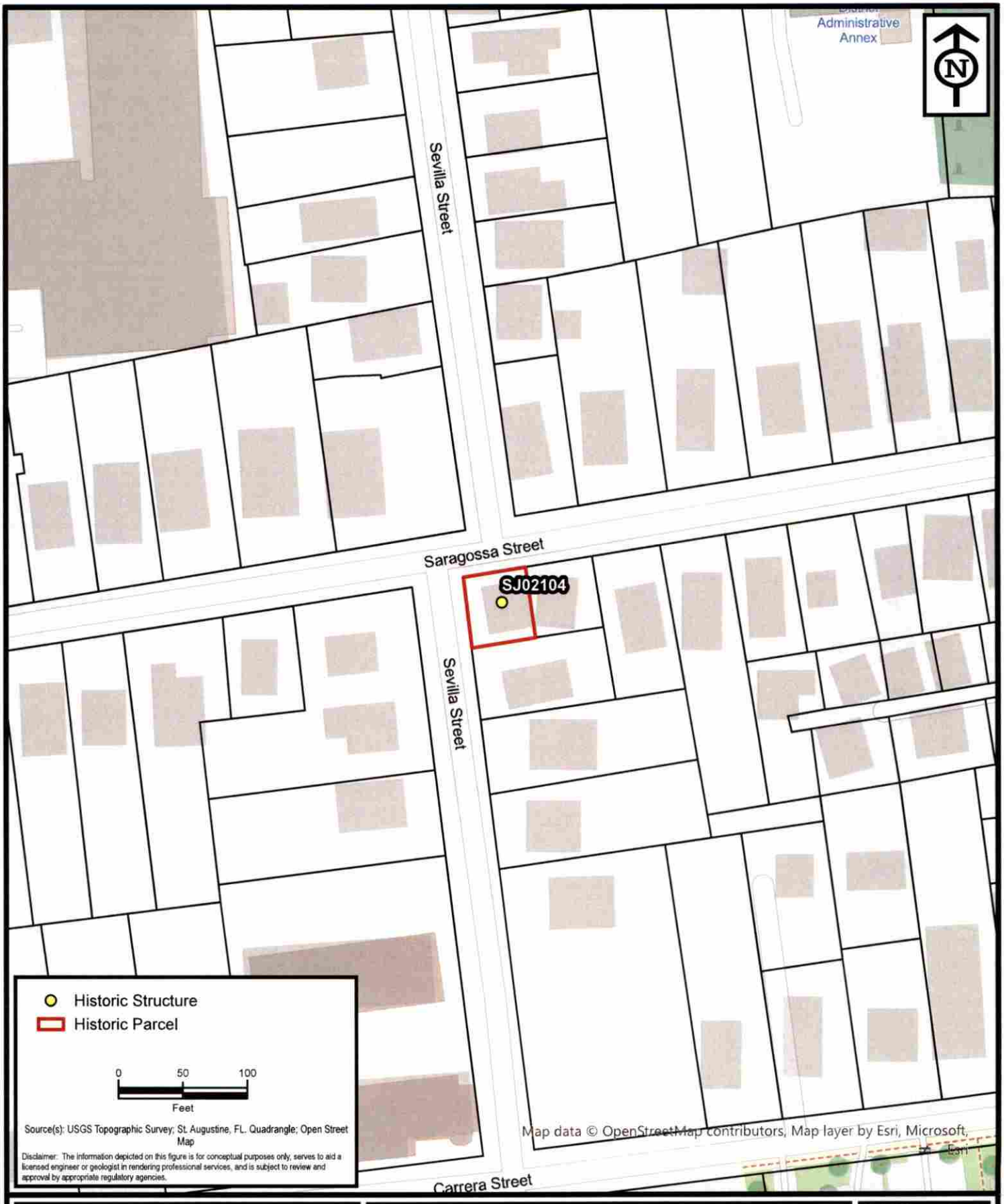
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

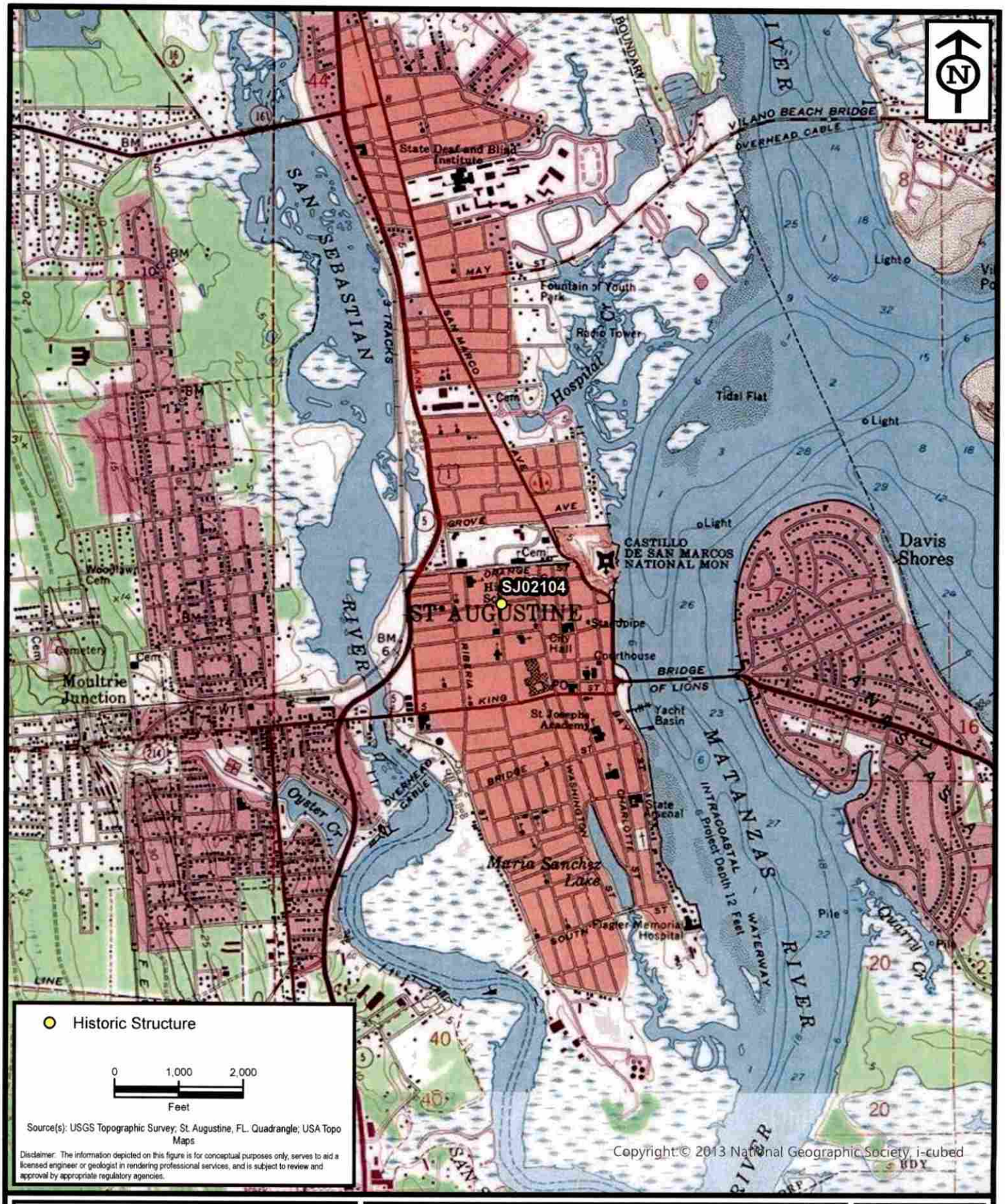
Parcel Location - SJ02104

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: 12/16/2020 12:23 PM



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ02104

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: 10/27/2020 3:13 PM



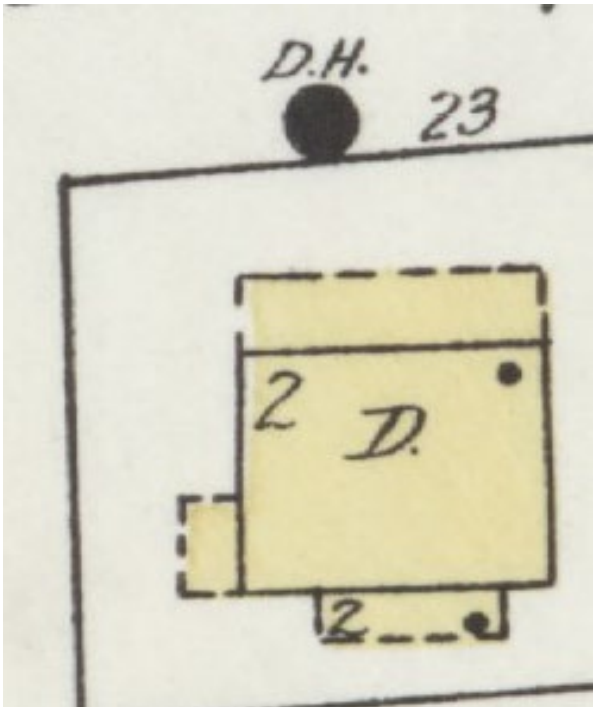




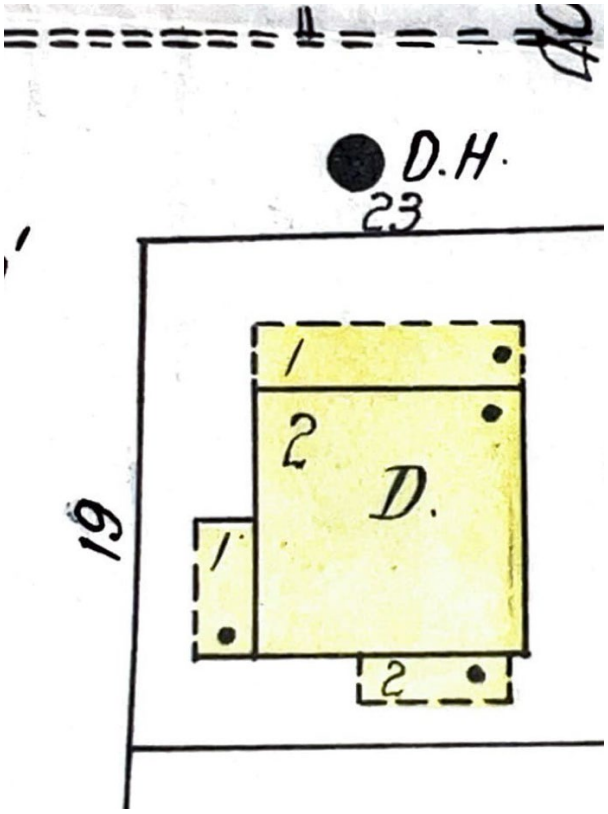


Staff Report pg. 22

SANBORN MAPS
19 Sevilla Street (23 Saragossa Street)



1924



1930 Updated to 1965

FOR THE JUNE 18, 2025 HARB MEETING

COA HP2025-0036
19 SEVILLA STREET

No New Information Required.
See Original Submittal for Application Details.

May 20, 2025

Matthew Reiter / Reiter Ropofing Inc.
10555 Crotty Ave
Hastings, Fl 32145

cc: Peter Schirduan

Re: Certificate of Demolition (Partial) - 19 Sevilla St, Saint Augustine, FL, 32084 - HP2025-0036

Dear Matthew Reiter / Reiter Ropofing Inc.,

On May 19, 2025, the Historic Architectural Review Board (HARB) met and discussed your application For partial demolition of a residential building, constructed c. 1917-1922, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of the existing asphalt shingle roof with a different material and design .

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the June 18, 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 June 8, 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.: HP2025-0036
Applicant: Matthew Reiter / Reiter Ropofing Inc.
Owner: Peter Schirduan
Address: 19 Sevilla St
Parcel Number: 2055800200

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, For partial demolition of a residential building, constructed c. 1917-1922, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of the existing asphalt shingle roof with a different material and design.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MONDAY, MAY 19, 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 Monday, May 19, 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-1

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

Certificate of Demolition
19 Sevilla St, Saint Augustine, FL, 32084
HARB Case No. HP2025-0036

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. 1917-1922, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of the existing asphalt shingle roof with a different material and design..

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.
- To June 18, 2025 meeting
-
-
-
-

DONE AND ORDERED, at a public hearing on the 19th day of May, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0036 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Brad Beach
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, Brad Beach, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 19th day of May, 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 Demolition (Partial)

Case Number: HP2025-0036 **Meeting Date: Monday, May 19, 2025**

1. NAME OF APPLICANT: Matthew Reiter / Reiter Ropofing Inc.
   Business (if applicable):
   Address: 10555 Crotty Ave
   City: Hastings State: Fl Zip Code: 32145
   Daytime Telephone: 904-599-7821 E-Mail Address: reiterroofing@yahoo.com

2. NAME OF PROPERTY OWNER: Peter Schirduan
   Business (if applicable):
   Address: 19 Sevilla St
   City: St Augustine State: Fl Zip Code: 32084
   Daytime Telephone: 774-248-0258 E-Mail Address: reiterroofing@yahoo.com

3. PROJECT LOCATION: 19 Sevilla St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-39 MODEL LAND CO SUB CITY BLK K -W49FT OF LOT 20
   OR4960/1974

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1917-1922, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of the existing asphalt shingle roof with a different material and design.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Specifications

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: 19 Sevilla St.

Applicant's Name: Matthew Reiter Applicant's Signature: Matthew Reiter

Owner's Name: Peter Schirduan Owner's Signature: Peter Schirduan

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 April 15, 2025
Planning and Building Department



Received April 15, 2025
Planning and Building Department

WOLTERS ENGINEERING

ENGINEERING, DRAFTING, CONSULTING

15211 97th Road N
West Palm Beach, FL 33412
Ph/Fx: (561) 225-1982

PRODUCT EVALUATION

PRODUCT: 5V CRIMP 26 Ga. STEEL 24" WIDE ROOF PANEL OVER 7/16" OSB SHEATHING (FLPA# 24397.3)

MANUFACTURER: 1ST COAST METAL ROOFING SUPPLY
186 STATE ROAD 207
EAST PALATKA, FL 32131

To all concerned,

The 5V Crimp 26 Ga. Steel 24" Wide Roof Panel, manufactured by 1st Coast Metal Roofing Supply, is a non-structural galvalume coated steel roof panel (50 ksi min) that meets the requirements of Section 1507.4 of the 8th Edition (2023) Florida Building Code. The panel has been tested per UL 580 (2006) and UL 1897 (2004) by Force Engineering & Testing with results shown in test report 99-0284T-15A & B. I have reviewed UL 1897 (2004), and have determined that for this product it is equivalent to UL 1897 (2015), as referenced in the 8th Edition (2023) Florida Building Code.

Technical Documentation:

1. Drawing "1CS5V1024" dated 10/11/23, signed and sealed by Scott Wolters, PE.
2. Test Reports listed above by Force Engineering & Testing, Inc. signed & sealed by Brandon Jasek, PE.
3. Supplemental Calculations to support 1CS5V1024, signed and sealed by Scott Wolters, PE.

I have reviewed this submittal per the requirements of FAC Product Approval Rule Chapter 61G20-3.005 (4). Based on the limitations listed below and those provided in the documents above, this product meets all of the requirements of the 8th Edition (2023) Florida Building Code generally, and chapter 15 specifically, for use outside of the High Velocity Hurricane Zone.

Limitations: This panel is approved for use outside of the HVHZ.

Overall Limitations:

Maximum Panel Width:	24" (nominal)
Fastener Spacing across panel:	(2) fast's 12" O.C. (max) (both sides of Overlaps & Center Rib)
Fastener Spacing along panel:	24" O.C. (max)
Fastener Type:	#9 x 1 ½" Woodbinder ST-XL HWH with Weather-seal washer
Min. Slope:	½"/12" (with Lap Sealant) 3"/12" (no Lap Sealant)
Max. Design Pressure:	-63.5 psf

Received April 15, 2025
Planning and Building Department

Fire Barrier: Where required by code, install an approved fire barrier. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. (See note #2 below)

Underlayment: Minimum ASTM D 226 Type II, installed and anchored per FBC Section 1507.1.1.1 (min).

(or)

Any underlayment with a valid FLPA or Miami-Dade NOA

Minimum Substrate: 7/16" OSB Sheathing, nailed to 2x rafters spaced 24" O.C. (max) with 8d ring-shank nails spaced 6" O.C. (max).

Other Limitations:

1. Roof slope must meet requirements of FBC Section 1507.4.2.
2. Fire classification is not a part of this evaluation. Refer to a current Approved Roofing Materials Directory for fire ratings of this product.
3. Design of substrate is by others and is not a part of this evaluation.
4. All panel system perimeters, penetrations, and transitions to be flashed and sealed per the requirements of RAS 133.

Re-Roofing: The 5V Crimp 26 Ga. Steel 24" Wide Roof Panel may be installed over a single layer of existing asphalt shingles, provided the existing roof meets all of the requirements of Section 1511 of the Florida Building Code.

If you have any questions or need more information concerning this approval, please contact me.

Thank you,

Scott Wolters
FL PE# 62354
OCT 11 2023

SCOTT WOLTERS LICENSE No 62354 STATE OF FLORIDA PROFESSIONAL ENGINEER

Received April 15, 2025
Planning and Building Department

NEMO|etc.
Certificate of Authorization #32455
353 Christian Street, Unit #13
Oxford, CT 06478
(203) 262-9245

ENGINEER EVALUATE TEST CONSULT

P.E. EVALUATION REPORT (PEER)

GAF
1 Campus Drive
Parsippany, NJ 07054
(800) 766-3411

PEER-GAF-009.A
FL5293-R55
Date of Issuance: 11/09/2005
Revision 56: 04/10/2023

SCOPE:
This P.E. Evaluation Report (henceforth 'PEER') is issued under F.A.C. Rule 61G20-3 and the applicable rules and regulations governing the use of construction materials in the State of Florida. The documentation submitted has been reviewed by Robert Nieminen, P.E. for use of the product under the Florida Building Code. The product described herein has been evaluated for compliance with the 7th Edition (2020) Florida Building Code sections noted herein.

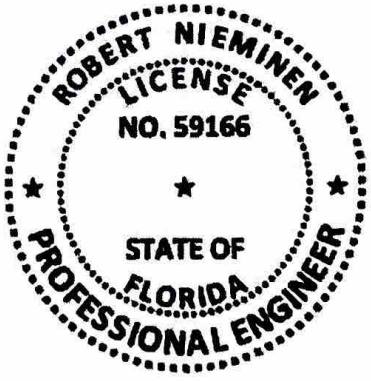
DESCRIPTION: EverGuard® TPO Roof Systems for use in FBC non-HVHZ Jurisdictions

LABELING: Labeling shall be in accordance with the requirements of the Accredited Quality Assurance Agency noted herein.
CONTINUED COMPLIANCE: This PEER is valid until such time as the named product(s) changes, the referenced Quality Assurance or production facility location(s) changes, or Code provisions that relate to the product(s) change. Acceptance of our PEERs by the named client constitutes agreement to notify NEMO ETC, LLC of any changes to the product(s), the Quality Assurance or the production facility location(s). NEMO ETC, LLC requires a complete review of its PEER relative to updated Code requirements with each Code Cycle.
ADVERTISEMENT: The Florida Product Approval Number (FL#) preceded by the words "NEMO P.E. Evaluated" may be displayed in advertising literature. If any portion of the PEER is displayed, then it shall be done in its entirety.
INSPECTION: Upon request, a copy of this entire PEER shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This PEER consists of pages 1 through 7, plus a 156-page Appendix.

Prepared by: Digitally signed by Robert Nieminen
Date: 2023.04.11 '15:06:59 -04'00

This item has been digitally signed and sealed by Robert Nieminen, P.E.
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.
Robert Nieminen, Florida P.E. 59166, FBC ANE1983
NEMO ETC, LLC, Florida CA #32455



CERTIFICATION OF INDEPENDENCE:
1. NEMO ETC, LLC does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
2. NEMO ETC, LLC is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
3. Robert Nieminen, P.E. does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the PEERs are being issued.
4. Robert Nieminen, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
5. This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this PEER, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.

©2019 NEMO ETC, LLC

Received April 15, 2025
Planning and Building Department

NEMO|etc.

ROOFING SYSTEMS EVALUATION:

1. SCOPE:

Product Category: Roofing
Sub-Category: Single Ply Roof Systems
Product Approval Method: Method 1, Option D: Codified Material, Evaluation by Engineer
Compliance Statement: EverGuard® TPO Roof Systems, as produced by GAF, have demonstrated compliance with the following sections of the 7th Edition (2020) Florida Building Code through testing in accordance with the following Standards. Compliance is subject to the Installation Requirements and Limitations of Use set forth herein.

2. STANDARDS:

SECTION	PROPERTY	STANDARD	YEAR
1504.3.1	Wind resistance	FM 4474	2011
1504.6	Physical properties	ASTM G155	2013
1504.7	Impact resistance	FM 4470	2016
1507.10.2	Material standard	ASTM D2178	2015
1507.10.2	Material standard	ASTM D4601	2012
1507.10.2	Material standard	ASTM D4897	2009
1507.11.2	Material standard	ASTM D6163	2015
1507.11.2	Material standard	ASTM D6164	2011
1507.11.2	Material standard	ASTM D6222	2011
1507.13.2	Material standard	ASTM D6878	2013

3. REFERENCES:

ENTITY	EXAM	REFERENCE	DATE	ENTITY	EXAM	REFERENCE	DATE
PRI (TST5878)	ASTM D6878 (IN)	GAF-423-02-01	10/21/13	FM (TST1867)	FM 4474	RR204005	04/13/16
PRI (TST5878)	ASTM D6878 (IN)	GAF-421-02-01	10/22/13	FM (TST1867)	FM 4474	RR205159	05/05/16
PRI (TST5878)	ASTM D6878 (IN)	GAF-422-02-01	10/22/13	FM (TST1867)	FM 4474	RR205192	05/09/16
PRI (TST5878)	ASTM D6878 (IN)	GAF-424-02-01	11/11/13	FM (TST1867)	FM 4474	RR205233	06/15/16
PRI (TST5878)	ASTM D6878 (IN)	GAF-425-02-01	11/11/13	FM (TST1867)	FM 4474	RR205846	07/21/16
PRI (TST5878)	ASTM D6878 (TX)	GAF-584-02-01	11/20/15	FM (TST1867)	FM 4474	RR205474	08/31/16
PRI (TST5878)	ASTM D6878 (TX)	GAF-585-02-01	11/20/15	FM (TST1867)	FM 4474	RR206198	09/01/16
PRI (TST5878)	ASTM D6878 (UT)	GAF-586-02-01	11/20/15	FM (TST1867)	FM 4474	RR206353	09/07/16
PRI (TST5878)	ASTM D6878 (UT)	GAF-700-02-01	03/10/17	FM (TST1867)	FM 4474	RR206620	09/12/16
PRI (TST5878)	ASTM D6878 (PA)	GAF-870-02-01	02/15/19	FM (TST1867)	Criticality	3040377 (LTR)	09/21/16
PRI (TST5878)	ASTM D6878 (PA)	GAF-904-02-01	10/09/19	FM (TST1867)	FM 4474	RR206351	10/21/16
PRI (TST5878)	ASTM D6878 (UT)	GAF-889-02-01	11/01/19	FM (TST1867)	FM 4474	3055491	12/05/16
PRI (TST5878)	ASTM D6878 (PA)	376T0114	09/09/21	FM (TST1867)	FM 4474	3058483	12/09/16
PRI (TST5878)	ASTM D6878 (IN)	376T0128	09/30/21	FM (TST1867)	FM 4474	3056728 LTR	12/23/16
PRI (TST5878)	ASTM D6878	EXTENSION LTR	09/27/22	FM (TST1867)	FM 4470	3056822 LTR	01/04/17
NEMO (TST6049)	Various PPT	4J-GAF-21-SSUDL-01.A-R2	12/16/21	FM (TST1867)	FM 4474	RR208456	02/13/17
NEMO	PEER	01506.12.13-2-R25	10/06/22	FM (TST1867)	FM 4474	3061218	05/10/17
ACRC (TST4671)	TAS 114	06-035	10/18/06	FM (TST1867)	FM 4474	3061218 LTR	05/16/17
ACRC (TST4671)	TAS 114	07-005	01/17/07	FM (TST1867)	FM 4474	RR209927	06/23/17
ACRC (TST4671)	TAS 114	07-024	03/01/07	FM (TST1867)	FM 4474	RR210305	07/13/17
ACRC (TST4671)	TAS 114	07-016	04/19/07	FM (TST1867)	FM 4474	RR211506	03/28/18
ACRC (TST4671)	TAS 114	07-017	04/19/07	FM (TST1867)	FM 4474	RR212730	04/05/18
ACRC (TST4671)	TAS 114	07-025	05/02/07	FM (TST1867)	FM 4474	PR449797	04/24/18
ACRC (TST4671)	TAS 114	07-026	05/03/07	FM (TST1867)	FM 4474	RR213333	04/25/18
ACRC (TST4671)	TAS 114	07-027	05/04/07	FM (TST1867)	FM 4474	3056933	07/19/18
ACRC (TST4671)	TAS 114	07-042	08/31/07	FM (TST1867)	FM 4474	PR449764	07/25/18
ACRC (TST4671)	TAS 114	07-043	09/05/07	FM (TST1867)	FM 4474	3061784	07/25/18
ACRC (TST4671)	TAS 114	07-045	09/06/07	FM (TST1867)	FM 4474	RR215107-267	09/27/18
ACRC (TST4671)	TAS 114	07-046	09/06/07	FM (TST1867)	FM 4474	3055804	10/25/18
ACRC (TST4671)	TAS 114	07-048	09/07/07	FM (TST1867)	FM 4474	RR215191-267	11/07/18
ACRC (TST4671)	TAS 114	07-049	09/10/07	FM (TST1867)	FM 4474	RR215193-267	11/08/18
ACRC (TST4671)	TAS 114	07-060	01/03/08	FM (TST1867)	FM 4474	RR217564-267	02/05/19
ACRC (TST4671)	TAS 114	08-030	04/05/08	FM (TST1867)	FM 4474	PR450261	10/22/19
ACRC (TST4671)	TAS 114	08-022	04/17/08	FM (TST1867)	FM 4474	PR453601-R1	11/15/19
ACRC (TST4671)	TAS 114	08-023	04/17/08	FM (TST1867)	FM 4474	PR453353	01/31/20
ACRC (TST4671)	TAS 114	08-033	04/19/08	FM (TST1867)	Criticality	PR452423	02/06/20
ACRC (TST4671)	TAS 114	08-032	04/19/08	FM (TST1867)	FM 4474	RR221253-267	02/07/20
ACRC (TST4671)	TAS 114	11-004	03/21/11	FM (TST1867)	Criticality	PR452971	02/19/20
ACRC (TST4671)	TAS 114	11-011	03/24/11	FM (TST1867)	FM 4474	RR222755-267	03/10/20

Instr #2020044851 BK: 4960 PG: 1974, Filed & Recorded: 6/10/2020 8:34 AM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $2,450.00

Return to:
Fidelity National Title of Florida, Inc.
601 Riverside Ave., Bldg. V Floor 5
Jacksonville, FL 32204
Prepared By:
Saralyn Nemser P.A.
12240 N.E. 14th Ave
North Miami, FL 33161
305-932-0053
File Number: **L1506**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

COPY

This Warranty Deed made this June 3, **2020** between **Diana Suissa, a single woman** whose post office address is **37 Seminole Drive, Saint Augustine, FL 32084**, grantor, and **Peter E. Schirduan, a single man** whose post office address is **19 Sevilla Street, Saint 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)

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

Commencing at the Southeast corner of Saragossa Street and Sevilla Street, thence run East on Saragossa Street 49 feet; thence South 53 feet 3 inches, more or less, to Lot 21; thence West on the North line of Lot 21, 49 feet, to Sevilla Street; thence North 55 feet 3 inches to the Point of Beginning.

The above described land is the West 49 feet of Lot 20, of Block "K" of the Model Land Company Subdivision as per official map of the City of St. Augustine, dated January 1, 1905, in File with the Clerk of the Circuit Court in and for St. Johns County, Florida.

Parcel Identification Number: 205580-0200

Subject to easements, covenants and restrictions of record; matters of plat; zoning and governmental regulations and taxes for the year 2020 and subsequent years which are not yet due and payable.

The grantor herein warrants that the above described real property does not constitute her homestead under the laws and Constitution of the State of 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 **December 31, 2019**.

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

COPY

Signed, sealed and delivered in our presence:

Ashley Scipioni
Witness Name: Ashley Scipioni

Jennifer Compton
Witness Name: Jennifer Compton

Diana Suissa (Seal)
Diana Suissa

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization, this 3 day of June, 2020 by Diana Suissa, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Ashley Scipioni
Notary Public, State of Florida
Commission # GG252736
My Commission Expires Sept 25, 2022

Ashley Scipioni
Notary Public

Printed Name: Ashley Scipioni

My Commission Expires: _____

DoubleTime®

NotaryCam DocID:5ed79ba9a171c7311c0cd0be

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

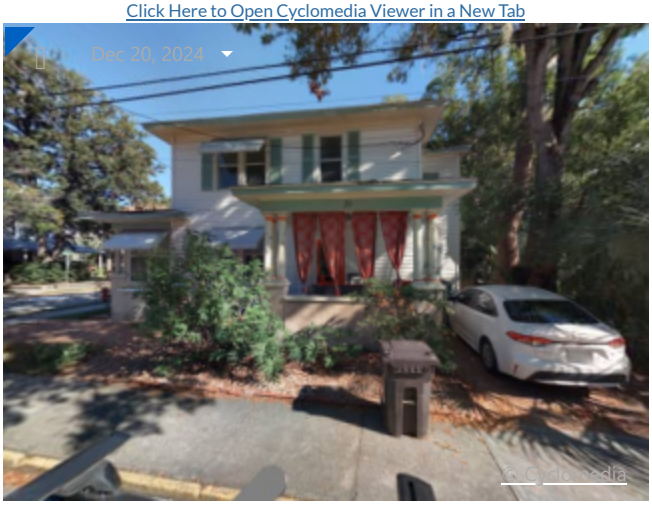
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2055800200
Location Address	19 SEVILLA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (MF) (610.33)
Tax Description*	2-39 MODEL LAND CO SUB CITY BLK K -W49FT OF LOT 20 OR4960/1974 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Company Subdivision
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.060
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Schirduan Peter E 100%
Mailing Address	6049 GENTLE BEN CIR WESLEY CHAPEL, FL 33544-3438

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,722

Map



Valuation Information

	2025
Building Value	$291,565
Extra Features Value	$0
Total Land Value	$138,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$430,165**
Total Deferred	$7,302
Assessed Value	**$422,863**
Total Exemptions	$50,722
Taxable Value	**$372,141**

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

Historical Assessment Information

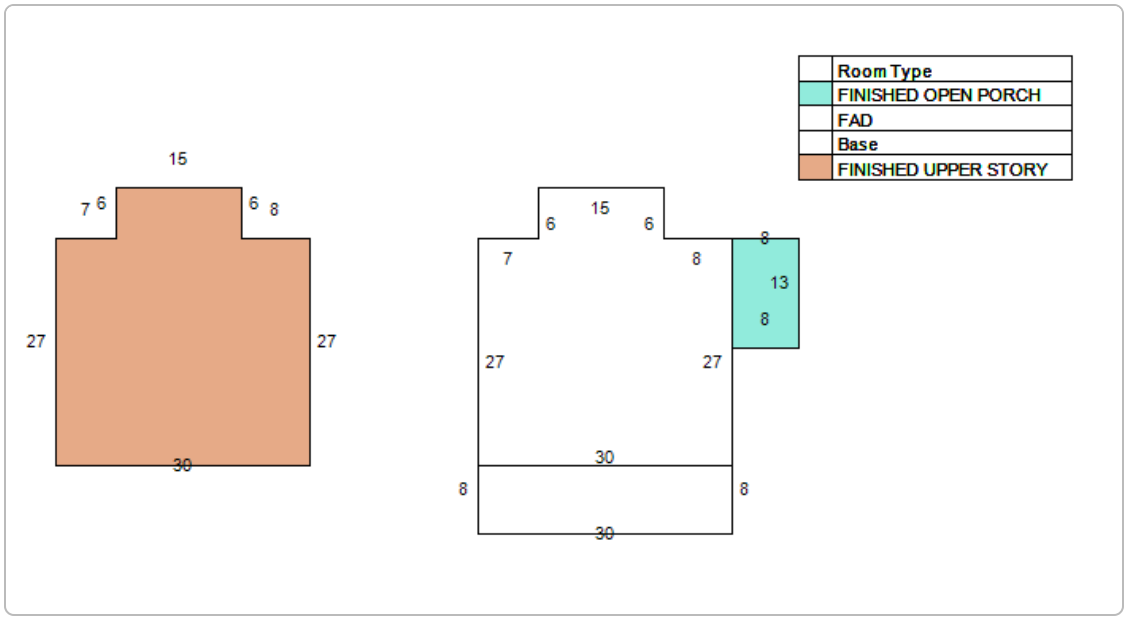
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$282,350	$0	$138,600	$0	$0	$420,950	$412,163	$58,787	$362,163
2023	$259,961	$0	$138,600	$0	$0	$398,561	$394,078	$54,483	$344,078
2022	$264,951	$0	$116,424	$0	$0	$381,375	$381,374	$50,001	$331,374
2021	$194,826	$0	$98,753	$0	$0	$293,579	$293,579	$0	$293,579
2020	$176,455	$0	$98,753	$0	$0	$275,208	$275,208	$0	$275,208
2019	$168,326	$0	$98,753	$0	$0	$267,079	$267,079	$0	$267,079
2018	$173,670	$0	$98,753	$0	$0	$272,423	$272,423	$0	$272,423
2017	$176,342	$0	$98,753	$0	$0	$275,095	$261,177	$13,918	$261,177
2016	$164,377	$0	$85,759	$0	$0	$250,136	$237,434	$12,702	$237,434
2015	$149,242	$0	$77,963	$0	$0	$227,205	$215,849	$11,356	$215,849
2014	$130,361	$0	$77,963	$0	$0	$208,324	$196,226	$12,098	$196,226

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$291,565	**Roof Structure**	Gable Hip
Year Built	1935	**Interior Flooring**	Carpet, Pine Wood
Actual Area	2144	**Interior Wall**	Drywall
Conditioned Area	2040	**Heating Type**	Air Duct
Use	Duplex	**Air Conditioning**	Central
Style	01	**Bedrooms**	4
Exterior Wall	Aluminum Vinyl, Stucco	**Baths**	2

Description	Square Footage
FINISHED UPPER STORY	900
BASE AREA	900
ADDITION	240
FINISHED OPEN PORCH	104
Total SqFt	2144

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	30	49	30	EF	$75,600
Multi-Family (Less than 10 Units)	25	49	25	EF	$63,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/10/2020	6/3/2020	$350,000.00	WARRANTY DEED	4960	1974	Q	I	SUISSA DIANA	SCHIRDUAN PETER E
2/27/2019	2/21/2019	$325,000.00	WARRANTY DEED	4686	282	Q	I	23 SARAGOSSA STREET LLC	SUISSA DIANA
	1/18/2007	$100.00	WARRANTY DEED	2860	1408	U	I	GREENBERG MICHAEL JOHN	23 SARAGOSSA STREET LLC
	1/18/2007	$100.00	TRUSTEES DEED	2860	1406	U	I	GREENBERG MICHAEL JOHN TRUSTEE	GREENBERG MICHAEL JOHN (INDIV)
	6/30/2003	$285,000.00	WARRANTY DEED	1993	739	Q	I	JAMES RICHARD	GREENBERG MICHAEL JOHN TRUSTEE
	12/13/2002	$100.00	WARRANTY DEED	1864	1316	U	I	R V INVESTMENT OF ST JOHNS COUNTY INC	JAMES RICHARD
	1/21/2002	$100.00	WARRANTY DEED	1708	1278	U	I	JAMES VIVIAN S TRUSTEE	R V INVESTMENT OF ST JOHNS COUNTY INC
	9/11/1995	$100.00	QUIT CLAIM DEED	1151	173	U	I	JAMES VIVIAN S ***	JAMES VIVIAN S TRUSTEE***
	8/14/1992	$0.00	CORRECTIVE DEED	1059	1310	U	I	JAMES VIVIAN S	JAMES VIVIAN S ***
	8/14/1992	$0.00	WARRANTY DEED	953	1129	U	I	JAMES VIVIAN S	JAMES VIVIAN S
	12/18/1991	$53,700.00	QUIT CLAIM DEED	919	202	U	I	HAYWARD DONALD P,VERONICA E	JAMES VIVIAN S
	2/1/1988	$0.00		773	1752	U	I		HAYWARD DONALD P,VERONICA E

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

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Contact Us

Developed by SCHNEIDER GEOSPATIAL

Detail by Entity Name

Florida Profit Corporation
REITER ROOFING, INC.

Filing Information

Document Number	P12000091718
FEI/EIN Number	46-1321127
Date Filed	11/01/2012
Effective Date	11/01/2012
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/06/2016
Event Effective Date	NONE

Principal Address

10555 CROTTY AVE
HASTINGS, FL 32145

Mailing Address

10555 CROTTY AVE
HASTINGS, FL 32145

Registered Agent Name & Address

REITER, MATTHEW F
10555 CROTTY AVE
HASTINGS, FL 32145

Officer/Director Detail

Name & Address

Title PTSD

REITER, MATTHEW F
10555 CROTTY AVE
HASTINGS, FL 32145

Title Secretary, VP

Reiter, Brittani A

10555 CROTTY AVE
HASTINGS, FL 32145

Annual Reports

Report Year	Filed Date
2023	01/24/2023
2024	01/22/2024
2025	01/14/2025

Document Images

01/14/2025 -- ANNUAL REPORT	View image in PDF format
01/22/2024 -- ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
06/06/2016 -- Amendment	View image in PDF format
03/09/2016 -- ANNUAL REPORT	View image in PDF format
01/10/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
03/03/2013 -- ANNUAL REPORT	View image in PDF format
11/01/2012 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Candice Seymour

From: G Da <glo99worm@aol.com>
Sent: Friday, June 6, 2025 5:33 PM
To: Candice Seymour
Subject: Re: HARB Deadline Approaching

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Candace,

I would like to request a continuance until the July board meeting. I am still investigating and pricing out similar metal options.
I am also considering repairing the original columns by welding.

Thank you,
Gloria Daniele

> On Jun 5, 2025, at 3:41 PM, Candice Seymour <cseymour@citystaug.com> wrote:
>
> Hi Gloria,
>
> Does that mean you want to withdraw your HARB application to pursue repair? Or would you like to continue the application one more month just in case you determine repair is not feasible?
>
> Let me know how you would like to proceed.
>
> Thank you,
>
> **Candice Seymour**
> Historic Preservation Planner
> City of St. Augustine
> cseymour@citystaug.com
> 904-209-4326
>
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> <image002.png>
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> <image003.png>
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> <image004.png>

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

From: G Da <glo99worm@aol.com>
Sent: Thursday, June 5, 2025 1:57 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: HARB Deadline Approaching

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.

Thank you for the reminder. I am going with repair the original by welding the bottom of the columns. I cannot go over budget to do custom. Please don't submit wood, if it is going to cause backlash.

Thank you,
Gloria Daniele

On Jun 4, 2025, at 5:00 PM, Candice Seymour <cseymour@citystaug.com> wrote:

Good afternoon!

Friendly reminder that the additional information deadline for the Wednesday, June 18, 2025 Historic Architectural Review Board meeting is fast approaching.

We must have any new documents submitted to the portal no later than 8am Monday, June 9th so that we can include them in your application packet and staff report analysis.

If you need additional time, please contact me to discuss potential options.

Take care,

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

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<image002.png>

<image003.png>



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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2025 Meeting



Application HP2025-0046 Address: 66 Sanford Street

Craig & Stephanie Kiker – Applicant and Owner

Project description: For partial demolition of a residential building, constructed c. 1905-1910, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including wholesale replacement of existing siding with a different material and design.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02006
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1905-1910
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	2069100000		
Agenda Item:	7(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the west side of Sanford Street, on the block between St. Francis and Bridge Streets, this Frame Vernacular residence was constructed between 1905 and 1910 and is contributing to the Lincolnville National Register Historic District.

An active building permit for siding replacement has been issued for this property utilizing a matching wood (pine) siding that meets the criteria for in-kind replacement (see approved revision for permit BP2025-0635 attached). Prior to installation of the wood siding, the applicant is requesting the Board consider allowing the use of Hardie siding instead of wood 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 structure 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 **APPROVE** a **Certificate of Demolition for Partial Demolition** at **66 Sanford Street** if the HARB finds that the proposed replacement material maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope with the condition that a smooth finish

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Removal of existing wood lap siding
    b. Installation of Hardie Lap Siding – wood grain finish
    c. Corner boards, moldings, window framing, and other wood detailing to remain as existing or be matched with new wood materials in the same design.

DEMOLITION REVIEW CRITERIA (AGHP):

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

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

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The building has a similar mass and scale as the numerous two-story residential buildings that are in the neighborhood with a similar age. The existing siding is a thick weatherboard style wood siding that contributes to the character of the residence.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. While the wood siding is not particularly unique, its removal, and replacement with a material that does not have the same thickness will change the look of the exterior cladding and the overall structure.

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 applicant is proposing wholesale replacement of the existing wood siding with a Hardie Plank siding. In the original permit submittal, the applicant states that the existing siding is ~.5" thick while the Hardie Siding being proposed is ~.25" thick. The approved wood replacement siding is ~.75" thick (1x6 pine board). The applicant provided example photographs, including a previously repaired section of siding in a Hardie Plank. Generally, Hardie is considered an inappropriate replacement material because the thickness is noticeably less than a standard wood plank. Additionally, while the existing siding is not sanded smooth, it does not exhibit quite the same graining detail as the faux wood grain of the Hardie. The Board should determine whether the change from wood to Hardie would so dramatically change the structure's architectural character that it would compromise the building's integrity. If Hardie is found to be an acceptable replacement material, a smooth finish may be more appropriate than the faux graining.

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

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. The thick lap siding appears to be original to the structure and its loss would erode the original fabric of the building. Appropriate replacement siding would mitigate the visual impact of replacing the original siding.

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 alterations and repairs over time as well as some evidence of deferred maintenance. The siding proposed is not representative of a particular style but is common on wood frame structures.

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, North City, and Old City South neighborhoods. The siding is not the last surviving example of its type and can be found throughout St. Augustine.

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 siding is not of such design or craftsmanship that it could not be reproduced, and an appropriate wood replacement has already been approved for this application. The applicant has been advised to consider that historic wood siding tends to be more dense and longer lasting when properly maintained than newer wood siding.

11. *The justification for the proposed partial demolition.* The applicant seeks to replace the existing wood siding as part of a greater rehabilitation project. According to the applicant's contractor, retention of the existing siding would be difficult because it is brittle and will sustain damage during the removal process. The property owner is hoping to utilize Hardie siding rather than the already-approved wood because he believes the look will not change dramatically and the Hardie material may last longer than replacement wood.

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.

In-kind features or materials means using architecturally similar material and design to convey the visual appearance of the remaining parts of the feature and finish

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

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

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

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

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

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

(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 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 proposed replacement siding does 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(7)b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Currently Approved Permit Scope of Work

Staff Photographs
66 Sanford Street



East Elevation

Staff Report pg. 7

Staff Photographs
66 Sanford Street



East Elevation

Staff Report pg. 8

Staff Photographs
66 Sanford Street



Northeast Elevation

Staff Report pg. 9

Staff Photographs
66 Sanford Street



Staff Report pg. 10

Staff Photographs
66 Sanford Street



West Elevation

Staff Report pg. 11

Staff Photographs
66 Sanford Street



West Elevation (Note addition has Hardie siding)

Staff Report pg. 12

Staff Photographs
66 Sanford Street





South Elevation (Note addition a left has Hardie siding)

Staff Photographs
66 Sanford Street





Side-by-side comparison of existing wood (left) and Hardie (right) siding.

Staff Photographs
66 Sanford Street



Repair completed with Hardie

Staff Report pg. 15

Staff Photographs
66 Sanford Street





Details

Staff Report pg. 16

Staff Photographs
66 Sanford Street



Staff Report pg. 17

Staff Photographs
66 Sanford Street





Details

Staff Report pg. 18

Staff Photographs
66 Sanford Street





Details (note molding to be retained)

Staff Report pg. 19

Staff Photographs
66 Sanford Street



Staff Report pg. 20

Staff Photographs
66 Sanford Street







Context

Staff Photographs
66 Sanford Street



Context



Staff Report pg. 22

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 2006 1009==

Site Name: 66 Sanford Street 830== Survey Date: 7811 820==

Address: 66 Sanford Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract C 8 868==
(subdivision) (block) (lot)

Multlist ST3248 868==

Owner of Site: Name: Russell, Ronald T. and Edwina;

Address: 66 Sanford Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 469435 3306120 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) 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: ood, weatherboard, with cornerboards

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Awning (metal) DHS, 1/1 942==

Foundation: Stone (coquina) piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip, porch, hip, bay 942==

Porches & Balconies: One story open porch on front

942==

Chimney Location: Ridge, offset, end, exterior 942==

Materials: (882)

Chimney: Brick 882==

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

Ornament Exterior: Turned spindle posts, jigsawn brackets and bargeboards, porch frieze 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings:

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Engineering, Politics/ Government 920==

Statement of Significance: (911==)

ARCHITECTURE

The two and one-half story Frame Vernacular residence at 66 Sanford Street was constructed between 1905 and 1910. The Victorian elements visible are the jigsawn brackets, bargeboard and porch frieze, with turned spindle posts and the one-story open front porch. It has a foundation of coquina piers. According to an article in the St. Augustine Evening Record on October 26, 1903, S. Clark Edminster used the coquina from the old Pacetti home on Spanish Street on his residence at 64 Sanford Street, and according to Historic Sites Specialist David Nolan, he may have used some of it on this house and the one at 68 Sanford Street

The western part of Dumas Tract was a late Victorian development on previous orange grove lands. In the late 19th century streets were cut through the area and a number of large houses were built along Central, Bridge, Sanford and Weeden Streets. It is a fairly consistent Victorian neighborhood, within walking distance of downtown. Among buildings in the area of particular interest are the old orange grove house at 115 Bridge Street, which is partly built of coquina; and the former St. Benedict School, which is one of the oldest brick buildings in town. There is an infill of smaller homes in the area from a later period of development, particularly along Riberia Street. The area is threatened generally with traffic problems along Riberia, Bridge and Central. There is also a problem of housing deterioration--though this is a neighborhood where many older homes have been fixed up in recent years.

HISTORY

In the mid-18th century, the western section of Dumas Tract Subdivision was the location of a redoubt and one of the three late colonial San Sebastian River ferry crossings, both sites being at the end of present-day Bridge Street. The area also is in the vicinity of the 18th century Indian village of Palica. The section formed by Central Avenue, Riberia, Bridge and DeHaven Streets corresponds with the early 19th century Spanish land grants of Juan Bousquet, a Spaniard and one of the royal physicians, and Gaspar Papy, a Greek and prosperous merchant who came to St. Augustine in 1777 from the ill-fated New Smyrna colony. Both men developed some of the first commercial orange groves in Florida on their properties.[1]

[over]

V. BIBLIOGRAPHY

1. Antonio de-Arredondo, "Plan de la Ciudad de San Agustin de la Florida", May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; St. Johns County Courthouse, Deed Records, Book K, p. 34; Book B and L, p. 75.

2. Deed Records, Book N, pp. 131, 543; Book O, p. 244; Book P, pp. 43, 48; Book Z, pp. 48, 114, 182; Book NN, p. 110; Book OO, p. 291; Misc. Book E, p. 474; Map Book 1, p. 96.

3. HPI Research File.

Staff Report pg. 25

Peter Sken Smith, St. Augustine's most ambitious land speculator in the Territorial period, purchased both tracts in 1838, renaming the groves Yallaha, the Seminole word for orange, and subdividing the land the same year. His scheme failed and in 1845 Yallaha was sold to Rose B. Dumas, wife of Peter Dumas, then county clerk and one of the leaders of the Florida Radical Republicans after the Civil War. The Dumas' soon built their extant plantation home, which at 115 Bridge Street is the oldest structure in the southwest peninsula and one of the few surviving pre-Civil War buildings in the city. In 1890, their daughter, Stella, sold Block D to the Catholic Church which within the next twenty-five years constructed a school and church complex for the Black Catholics of Lincolnville. With the exception of several lots along Central Avenue and the family homestead, Stella Dumas sold the estate in 1895 to J. H. Slater, a local real estate developer, who subdivided the grove the same year. Development proceeded rapidly along Sanford and Weeden Streets, the later having been extended south of Bridge Street, and the area became a White neighborhood for Florida East Coast Railway workers, merchants, and building contractors. Construction along Riberia occurred in the 1920's when the area was becoming a Black neighborhood.[2] Weeden Street was named after Dr. Frederick Weedon, mayor of St. Augustine in 1855, Osceole's physician and decapitator of the Seminole Chief. Sanford Street was named after General Henry S. Sanford, founder of the Central Florida city bearing the family surname, Florida's biggest land developer before Flagler, and, through his Florida Land and Colonization Company, a real estate promoter in the area north of Dumas Tract.[3]

In 1905, slthough vacant, the property at 66 Sanford Street was owned by S. Clark Edminster who may have built this house and the ones at 64 and 68 Sanford Street. Edminster was a City Councilman in 1904 and responsible for constructing many of the significant structures in the city such as the houses on Palm Row, the Bigelow Villa on St.George Street, and the St. Augustine Record building on Cordova Street.[4] By 1911 the house was occupied by Guy Farris, a collector for the First National Bank and treasurer of the St. Augustine Power Boat Club.[5]

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4. St. Augustine City Directory, 1899, 1904, 1907, 1911-12, 1914-15; Historic Properties Inventory Research File; Interview by Roberta H. Monteith with David Nolan, February, 1980; St. Augustine Evening Record, October 26, 1903, p. 1.

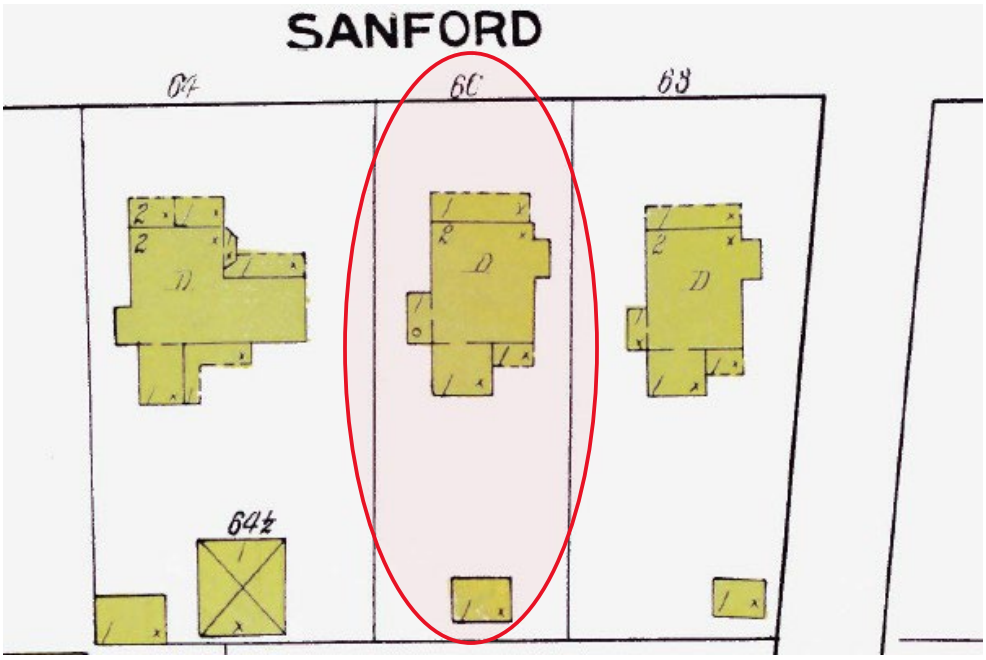
5. St. Augustine City Directory, 1904, 1911-12, 1914-15.



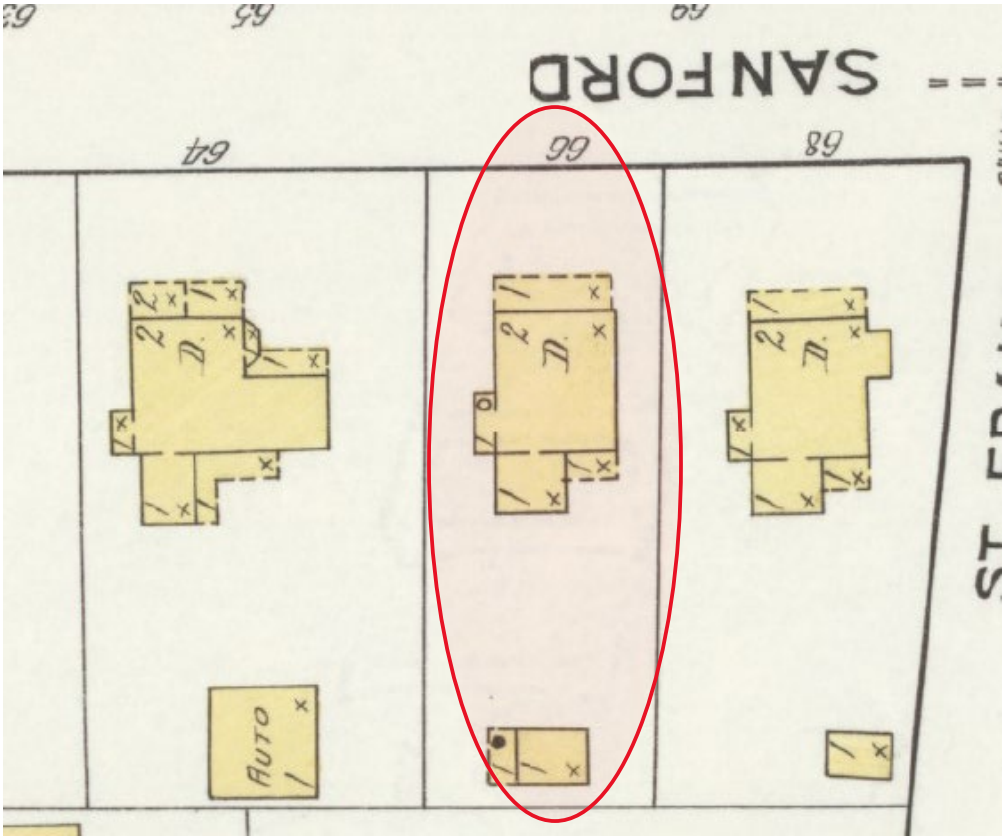




SANBORN MAPS
66 Sanford Street

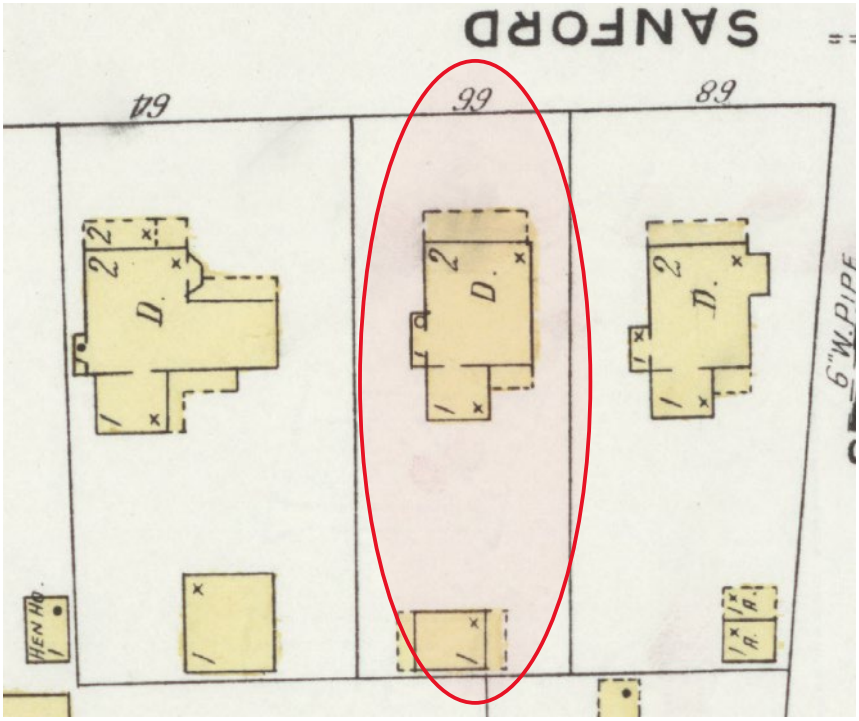


1910

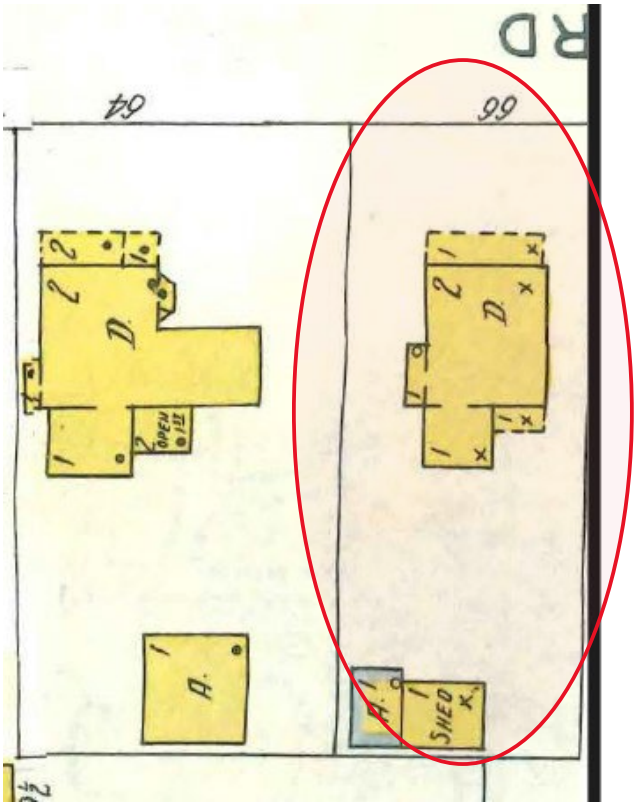


1917

SANBORN MAPS
66 Sanford Street



1924



1930 updated to 1960

66 Sanford St

Dated: 5/01/2025

Scope of Work:

revised

Removing existing lap siding and replacing with 1x6 pine siding over zip plywood.

Photos attached.

Thanks

Alex Fisher

Fisher Enterprises LLC

904-813-4765



Rear of house



Side of House



Profile view



Side of house (note bad repair job and Hardie from previous owner)



Front of House



Front of House

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2025-0046 **Meeting Date: Wednesday, June 18, 2025**

1. NAME OF APPLICANT: Craig Kiker
   Business (if applicable):
   Address: 66 Sanford Street
   City: Saint Augustine State: FL Zip Code: 30284
   Daytime Telephone: 301-758-9700 E-Mail Address: ckiker@yahoo.com

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

3. PROJECT LOCATION: 66 SANFORD ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: DUMAS TRACT CITY LOT 8 BLK C OR6109/91

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1905-1910, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including wholesale replacement of existing siding with a different material and design.

Information attached by applicant includes:

- Application Agreement
- Property Survey
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Drawings (Hardie Siding Specs)
- Rendering of completed work

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: 66 Sanford Street, Saint Augustine, FL 32084

Applicant's Name: Craig Kiker Applicant's Signature: _____

Owner's Name: Craig Kiker Owner's Signature: _____

Owner's Name: Stephanie Kiker 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 5/18/25
Planning & Building Department

JOB# 25-031

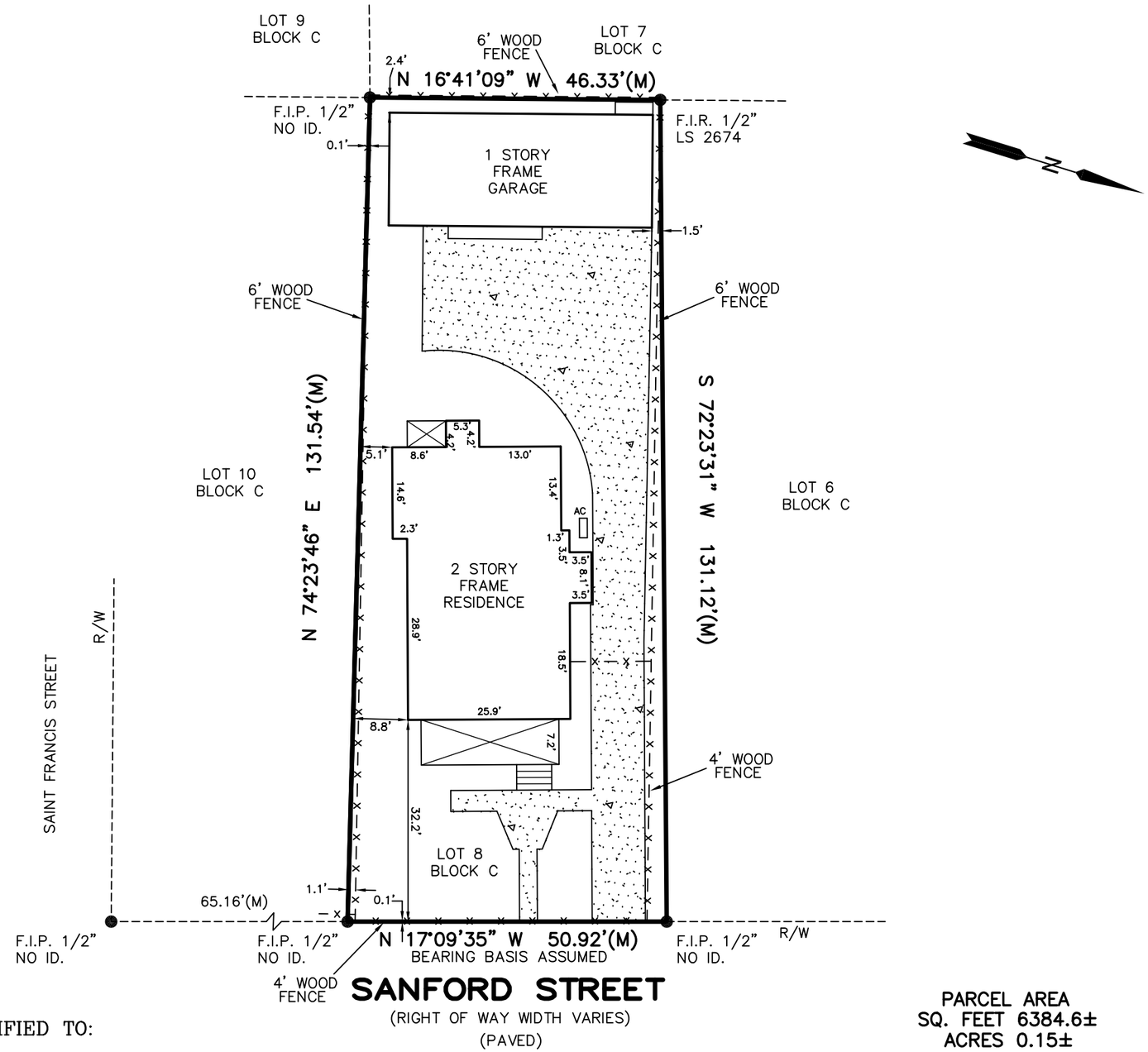
MAP OF BOUNDARY SURVEY

LOT 8, BLOCK C, DUMAS TRACT OF CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE OFFICIAL MAP DATED JUNE 12, 1923, AND FILED IN THE OFFICIAL OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. THIS IS A BOUNDARY SURVEY ONLY.
2. NO UNDERGROUND UTILITIES, IMPROVEMENTS OR INSTALLATIONS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THIS SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP.
4. UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PARCEL THAT MAY OR MAY NOT BE DEEMED AS WETLANDS BY THE APPROPRIATE STATE OR OTHER GOVERNING AGENCIES, HAS NOT BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
5. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. FOR BUILDING SETBACKS CALL THE BUILDING CODES ENFORCEMENT OFFICE OF SAID COUNTY.
7. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR.
8. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN HAVE BEEN CALCULATED FROM A CLOSED FIELD TRAVERSE OR DIRECT FIELD MEASUREMENT.
9. RELATIVE POSITIONAL ACCURACY <0.07 FEET AS CLASSIFIED FOR URBAN SURVEYS, USING TRIMBLE 5600 ROBOTIC THEODOLITE.
10. MAP REVISED 03-06-25 TO SHOW FENCE TYPES.

FEDERAL EMERGENCY MANAGEMENT AGENCY,
NATIONAL FLOOD INSURANCE PROGRAM

COMMUNITY PANEL NO.	125145 0314 J
ZONE X 0.2%	DATED 12-07-2018



0 20 40 60

SCALE 1"=20'

LEGEND

●	FOUND CORNER AS NOTED	(D)	DEED
○	SET 1/2" IRON ROD LB 8100	R/W	RIGHT OF WAY
(P)	PLAT		CONCRETE
(M)	MEASURED	(R)	RECORD
P.R.C.	POINT OF REVERSE CURVATURE		POWER POLE
ID.	IDENTIFICATION	AC	AIR CONDITIONER
F.I.P.	FOUND IRON PIPE	F.I.R.	FOUND IRON ROD

RGS LAND SURVEYING, INC.

EMAIL: RGSLB8100@GMAIL.COM
(904) 472-3888 WEBSITE: RGSLANDSURVEYING.COM
3624 CRAZY HORSE TRAIL, ST. AUGUSTINE, FL. 32086

FIELD WORK COMPLETED DATE 02-27-2025
MAP ORIGINALLY SIGNED DATE 02-28-2025
MICHAEL T. DANTZLER, P.S.M., FLORIDA CERT. NO. 6255
RGS LAND SURVEYING, INC. LICENSED BUSINESS NO. 8100

CERTIFIED TO:

Craig Simpson Kiker and Stephanie Alicia Kiker
Truist Bank ISAOA, ATIMA
Seth D. Corneal, PLLC d/b/a The Corneal Law Firm
Old Republic National Title Insurance Company

PARCEL AREA
SQ. FEET 6384.6±
ACRES 0.15±

66 SANFORD STREET, ST. AUGUSTINE, FLORIDA 32084	
PARCEL NO. 2069100000	
FIELD BOOK : 25 PG. 30	
DRAWN BY: RGS	CHECKED BY: MTD

Application pg. 3

Received 5/18/25
Planning & Building Department



Date: 4/25/2025

RE: 66 Sanford Rd Siding

To whom it may concern:

The permit application submitted for 66 Sanford St for siding replacement was denied by the Plan Review – Historic Structure.

The comment for denial was:

- *Staff can only administratively approve in-kind materials that match the existing in depth and reveal.*

The existing siding is a pine board lap siding that is 5.5” x 0.5” in dimension.

The proposed Hardie siding material is 7.25” x 0.25” in dimension with a 5.5” reveal.

The difference between the two is 0.25” in thickness. We feel as if this is pretty much in-kind with existing products on the market for today’s use.

The house does not have the novelty siding on it, it has lap siding. The new homeowner purchased the house last year and the existing house has several poor siding patches on it and the back half of the house is currently Hardie siding that was completed by the previous owner. The new homeowner just wants to improve the quality of the siding and get the house repainted before summertime.

Attached are photos of the existing siding material.

Thanks

Alex Fisher
Fisher Enterprises LLC
Fisher.enterprises.llc.fla@gmail.com | (904) 813-4765

Existing Siding



Existing Siding



Hardie® Plank Lap Siding

Protect and transform your home with our best-selling product line from the #1 brand of fiber cement siding in North America*, available in stunning finishes to suit every style.

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Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your texture



Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Beaded Smooth



Unavailable in your area

Custom Colonial Roughsawn



Unavailable in your area

Custom Colonial Smooth

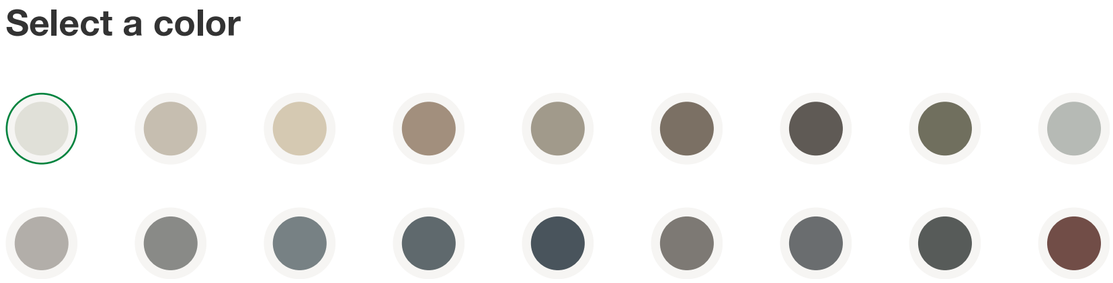
Select your color collection

Statement Collection®

Primed for Paint

Did not find the color you're looking for? Click here.

Select a color



Arctic White

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Why Choose Hardie® Plank?

Hardie® siding does more than transform your home's look—it helps protect your home for decades to come.

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Hardie® siding is noncombustible—it will not burn.** It resists damage from moisture and holds no appeal for pests like woodpeckers or termites.

Engineered for Climate®

Our fiber cement siding and trim products are formulated to offer superior performance based on your region's unique climate needs, and help protect against damage from weather extremes, hurricanes, winter storms and more.

Lasting value

Enjoy a low-maintenance exterior with a 30-year non-prorated limited, transferrable substrate warranty for lasting peace of mind and quality you can trust.

Received 5/18/25
Planning & Building Department



Instr #2025017309 BK: 6109 PG: 91, Filed & Recorded: 3/5/2025 2:34 PM #Pgs:2 Doc. D $6,510.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

Prepared by and return to:

Seth D. Corneal, P.L.L.C. d/b/a The Corneal Law Firm
509 Anastasia Boulevard
Saint Augustine, FL 32080
(904) 819-5333
File Number: **25-02**
Will Call No.:

Parcel Identification No. **206910-0000**

[Space Above This Line For Recording Data]

Warranty Deed

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

COPY

This Indenture made this **3rd day of March, 2025** between **Steve L. Pearson, a single man** whose post office address is **66 Sanford St, Saint Augustine, FL 32084** of the County of **Saint Johns**, State of **Florida**, grantor*, and **Stephanie Alicia Kiker and Craig Simpson Kiker, Wife and Husband** whose post office address is **3 Horn Point Ct, Annapolis, MD 21403** of the County of **Anne Arundel**, State of **Maryland**, grantee*,

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

LOT 8, BLOCK C, DUMAS TRACT OF CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE OFFICIAL MAP DATED JUNE 12, 1923, AND FILED IN THE OFFICIAL OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

Parcel Number: 206910-0000

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

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for **2025** and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

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

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

Signed, sealed and delivered in our presence:

Witness
Printed Name: Lorin Austin
P.O. Address: 509 Anastasia Blvd.
St. Augustine, FL 32080

Witness
Printed Name: Sofia Kaller
P.O. Address: 509 Anastasia Blvd.
St. Augustine, FL
32080

Steve L. Pearson

COPY

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 3rd day of March, 2025 by Steve L. Pearson who [_] is personally known or [X] has produced a driver's license as identification.

[Seal]

Notary Public State of Florida
Sofia Kaller
My Commission
HH 241879
Exp. 3/17/2026

Notary Public
Print Name: Sofia Kaller
My Commission Expires: 03/17/2026

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

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	2069100000
Location Address	66 SANFORD ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY LOT 8 BLK C OR6109/91 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.140
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Kiker Stephanie Alicia, Craig Simpson 100% Kiker Craig Simpson 100%
Mailing Address	3 HORN POINT CT ANNAPOLIS, MD 21403-0000

Map



Valuation Information

Assessed Year	2025
Valuation Method	Market
Building Value	$399,969.00
Extra Features Value	$3,132.00
Total Land Value	$234,090.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$637,191.00**
Total Deferred	$44,724.00
Assessed Value	**$592,467.00**
Total Exemptions	$0.00
Taxable Value	**$592,467.00**

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

Historical Assessment Information

Year	Valuation Method	Building Value	Extra Feature Value	Total Land Value
2024	Market	$386,621	$3,240	$234,090
2023	Market	$353,314	$3,348	$208,080
2022	Market	$323,869	$1,944	$189,353
2021	Market	$267,467	$1,944	$135,252
2020	Market	$173,134	$1,944	$135,252
2019	Market	$66,877	$605	$135,252
2018	Market	$68,591	$605	$124,848
2017	Market	$70,116	$1,268	$112,363
2016	Market	$73,164	$1,268	$97,538
2015	Market	$74,688	$1,268	$78,030
2014	Market	$61,216	$1,268	$62,424

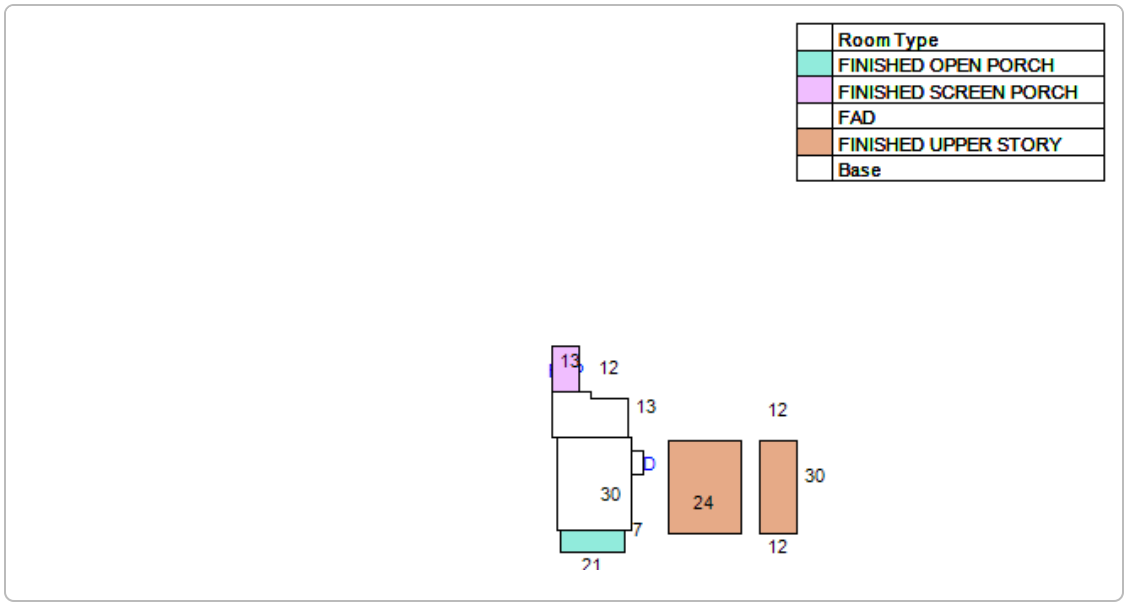
Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$399,969	**Roof Structure**	Gable Hip
Year Built	1930	**Interior Flooring**	Pine Wood, Ceramic Tile
Actual Area	2465	**Interior Wall**	Drywall
Conditioned Area	2183	**Heating Type**	Forced Air
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	3
Exterior Wall	Wood	**Baths**	2

Description	Square Footage
BASE AREA	720
FINISHED UPPER STORY	720
ADDITION	351
FINISHED SCREEN PORCH	135
FINISHED UPPER STORY	360
ADDITION	32

Description	Square Footage
FINISHED OPEN PORCH	147
Total SqFt	2465

Sketch Information



Extra Feature Information

Code Description	Status	Value
Carport (Mix)		3132

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	130	51	EF	$234,090

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/5/2025	3/3/2025	$930,000.00	WARRANTY DEED	6109	91	Q	I	PEARSON STEVE L	KIKER STEPHANIE ALICIA, CRAIG SIMPSON
11/4/2020	10/23/2020	$500,000.00	WARRANTY DEED	5090	1083	Q	I	BAIRD KARL M,BRENDA L	PEARSON STEVE L
4/2/2018	3/28/2018	$180,000.00	WARRANTY DEED	4524	454	Q	I	RUSSELL RONALD T	BAIRD KARL M,BRENDA L
	1/1/1977	$0.00		359	40	U	I		RUSSELL RONALD T,EDWINA
7/25/1975	7/15/1975	$0.00	WARRANTY DEED	282	92	U	I	KING RICHARD W JR,JILL ANN	RUSSELL RONALD T

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: 5/17/2025, 12:01:21 AM

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2025 Meeting



Application HP2025-0039 Address: 93 Kings Ferry Way

Robert and Nancy Irving – Applicant and Owner

Project description: For partial demolition of a building, constructed c. 1849-1899, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including replacement of existing siding, windows, and reconstruction of the existing porch.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01009
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1849-1899
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2096500000		
Agenda Item:	7(d)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the south side of Kings Ferry Way on the block between M.L. King Avenue and Oneida Street, this Frame Vernacular residence is contributing to the Lincolnville National Register Historic District.

The applicant is seeking partial demolition 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 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 **93 Kings Ferry Way** to allow the applicant time to finalize project details, determine what may be administratively approvable, and provide clear plans for those portions of the scope or work that will require HARB review.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Wholesale replacement of siding with a composite siding in same design and profile (more documentation needed).
    b. Wholesale replacement of windows (may be administratively approvable if an appropriate replacement window is chosen)
    c. Reconstruction of existing front porch
        i. Same footprint
        ii. Remove framing for screening on east side
        iii. New concrete stairs
        iv. New railings
        v. New wood beams, joists, and posts per plan
        vi. Brackets to be reused and/or re-created.

DEMOLITION REVIEW CRITERIA (AGHP):

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

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

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The building 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 inappropriate replacement windows, siding, and porch features could drastically change the look of the building and impact the architectural integrity of the building and, potentially, the streetscape.

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. Staff was anticipating a detailed submittal, not yet been received by the drafting of this staff report, which would outline replacement materials and designs more clearly. The contractor that is working with the applicant has verbally confirmed to staff that the proposed replacement siding is a Borel product that matches the existing novelty siding exactly; however, no clear evidence of that has been provided. Additionally, staff is aware that the applicant is working with Renewal by Anderson for replacement windows. Depending on the chosen Anderson product and design, the window replacement could be administratively approvable; however, more details are needed and the HARB may provide feedback on appropriate replacement design that could be administratively approvable. According to the Florida Master Site File, wood windows extant on the building around 1980 were 6/6 and 2/1 DHS. The applicant appears to be considering a 1/1 replacement which could also be appropriate for this architectural style. An elevation drawing was provided detailing the proposed porch replacement. A scaled section drawing of the porch detailing the decking materials should also be provided.

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. The existing siding appears to be original with some repairs over time. Loss of this siding, particularly if the replacement siding does not match, would erode the historic exterior fabric of the building. Existing windows on the structure are inappropriate aluminum and vinyl replacement windows. A more appropriate replacement could restore some integrity to the building if installed and framed correctly.

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 residential structure that has seen many changes over time including additions and feature replacements.

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, Abbott Tract, Old City South, West Augustine, and North City neighborhoods. None of the architectural elements proposed for replacement are the last surviving examples of their kind.

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 architectural elements proposed for replacement are not of such design or craftsmanship that they could not be reproduced.

11. ***The justification for the proposed partial demolition.*** The applicant is proposing this exterior work, in conjunction with an interior renovation, to better insulate the building and repair deteriorated elements.

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.

In-kind features or materials means using architecturally similar material and design to convey the visual appearance of the remaining parts of the feature and finish

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

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

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

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

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

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

(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 1899, 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 Lincolnville National Register Historic District. The replacement porch will not match existing, and replacement windows and doors may not match existing (more information is needed).

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(7)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
93 Kings Ferry Way



North Elevation

Staff Photographs
93 Kings Ferry Way



Northwest Elevation

Staff Report pg. 8

Staff Photographs
93 Kings Ferry Way



Northeast Elevation

Staff Photographs
93 Kings Ferry Way



East Elevation

Staff Report pg. 10

Staff Photographs
93 Kings Ferry Way



Southeast Elevation

Staff Report pg. 11

Staff Photographs
93 Kings Ferry Way



South Elevation

Staff Report pg. 12

Staff Photographs
93 Kings Ferry Way



Southwest Elevation

Staff Photographs
93 Kings Ferry Way



West Elevation



Staff Photographs
93 Kings Ferry Way



West Elevation

Staff Report pg. 15

Staff Photographs
93 Kings Ferry Way



Siding Detail

Staff Report pg. 16

Staff Photographs
93 Kings Ferry Way





Context

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

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

Site Name: 93 Kingsferry Way 830== Survey Date: 7812 820==

Address: 93 Kingsferry Way, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Genovar Addition (subdivision) C (block) pt. 8 (ex. S 53 ft.) (lot) 868==

MULTIST ST3248 868==

Owner of Site: Name: Felder, Hazel and Lee Huff;

Address: 93 Kingsferry Way

St. Augustine, Fla. 32084 902==

Occupant or Manager: Felder, Reese and Huff, Edward L. 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469671 (easting) 3305900 (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: +1899 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6, 2/1, attic louver 942==

Foundation: Brick piers, concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed porch 942==

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

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

Ornament Exterior: Jigsawn brackets 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

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 93 Kingsferry Way was constructed between 1894 and 1899. Significant details include jigsawn brackets.

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.

Staff Report pg. 20

☐ Original
☒ Update

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

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

Site#8 SJ01009
Field Date 11-19-2020
Form Date 1-11-2021
Recorder # MAP

Site Name(s) (address if none) 93 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
Address:	93		Kings Ferry	Way	

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 # 2096500000 — 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: 1899 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1899 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1899 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature: windows, entry door
Additions: ☐yes ☐no ☒unknown Date: _____ Nature: _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Irving Robert And Nancy Revocable Trust Agrmt D:08-06-2018

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Irregular — Number of Stories: 2
Exterior Fabric(s): 1. Drop siding 2. _____ 3. _____
Roof Type(s): 1. Gable 2. Gable 3. _____
Roof Material(s): 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed extension 2. _____
Windows (types, materials, etc.)

single 2/2 metal sash, replacement 6/6 sash, 1/1 wood sash, wood surrounds

Distinguishing Architectural Features (exterior or interior ornaments)

horizontal wood siding, corner boards, side facing gable roofs, 2 story facade porch

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

central walkway from street, wood fence, mature tree

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 SJ01009

DESCRIPTION (continued)

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

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

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

Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details)

centrally located contemporary door on facade under 2nd story balcony, divided sidelights

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

centrally located 2 story facade porch under shed roof, off center masonry half wall w wood divided openings, centrally located masonry steps and deck, square supports w decorative brackets

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

Narrative Description of Resource

This 1899 2 story Frame Vernacular style building is in fair condition, and has a Gable 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)

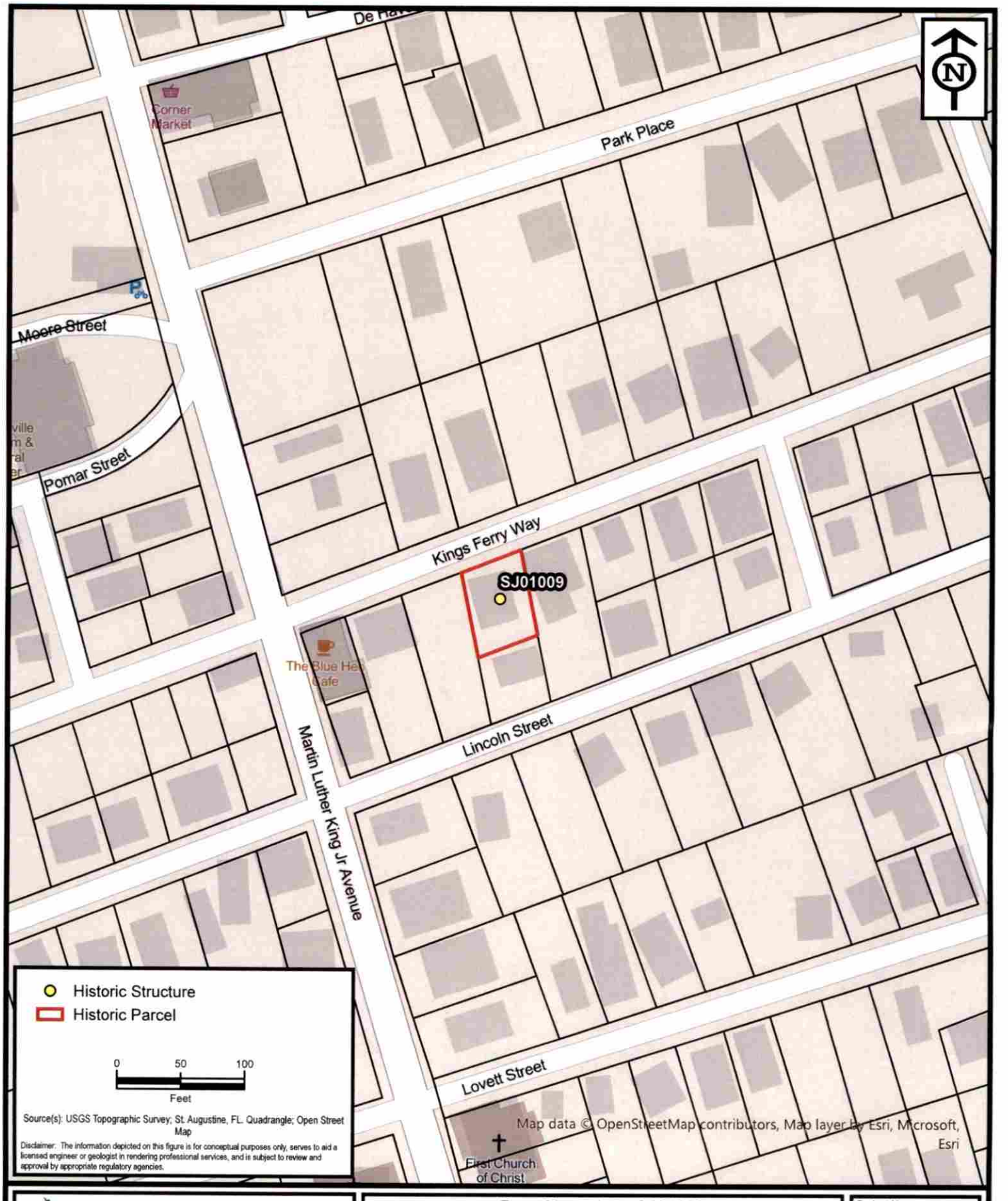
Required Attachments

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

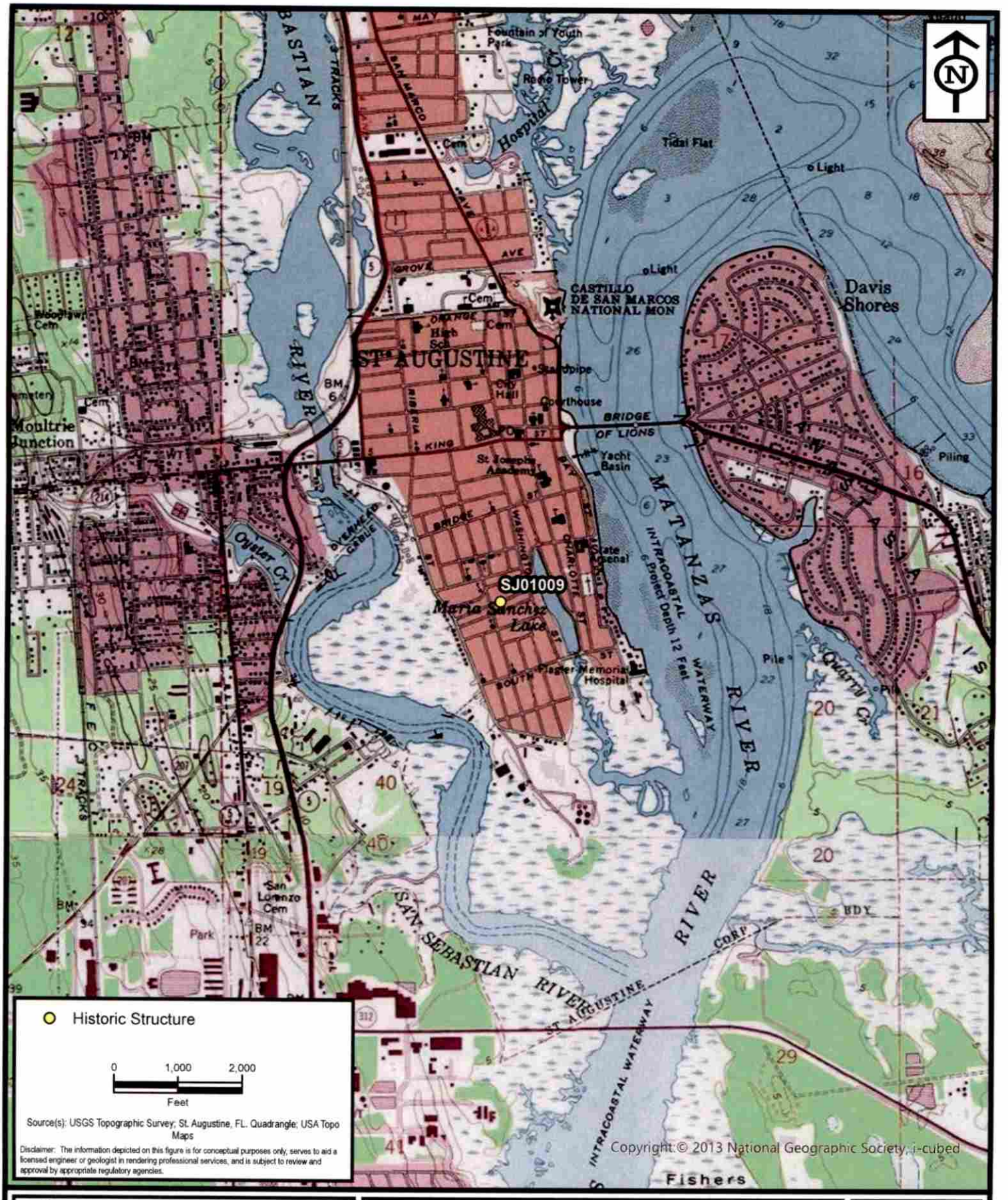
Parcel Location - SJ01009

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 1/10/2021 12:21 PM



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PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ01009

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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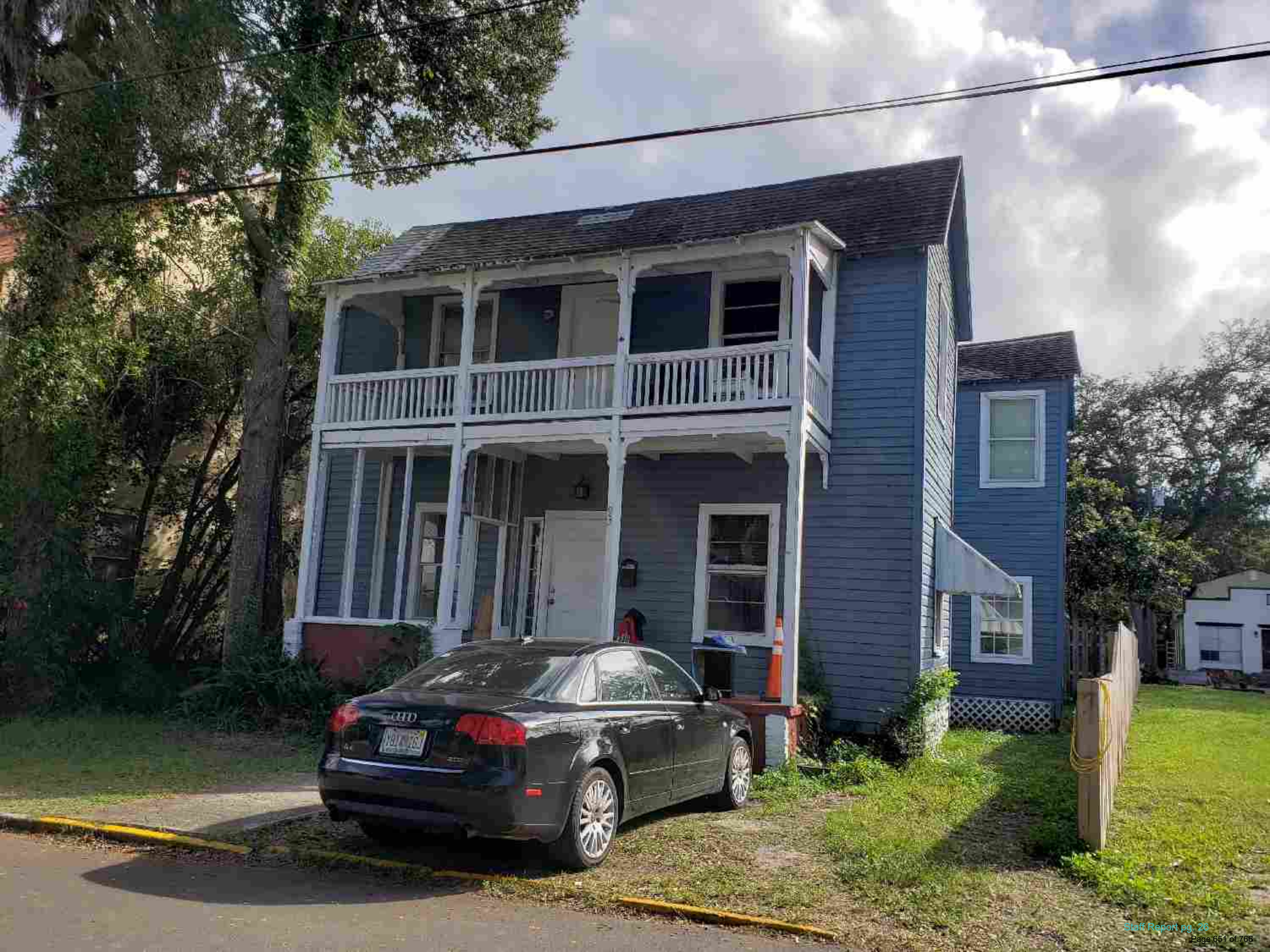
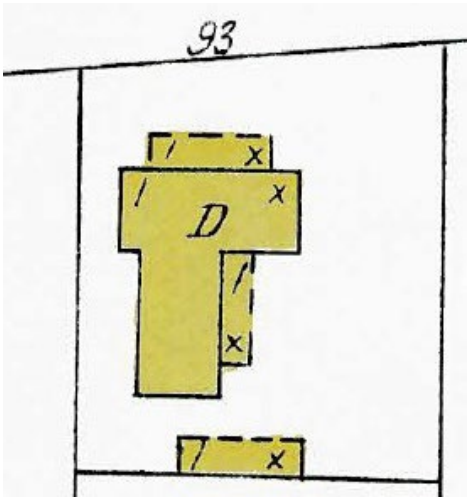



NO PARKING
TOWED AWAY





SANBORN MAPS
93 Kings Ferry Way



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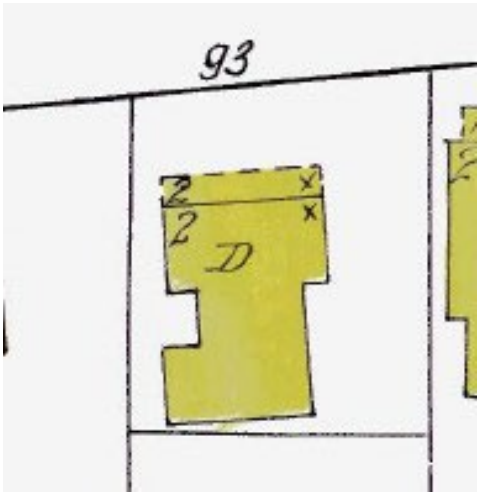

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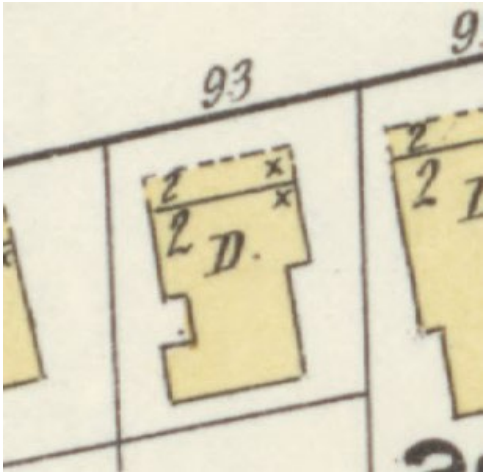

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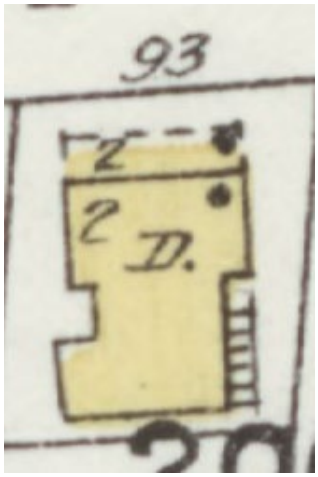

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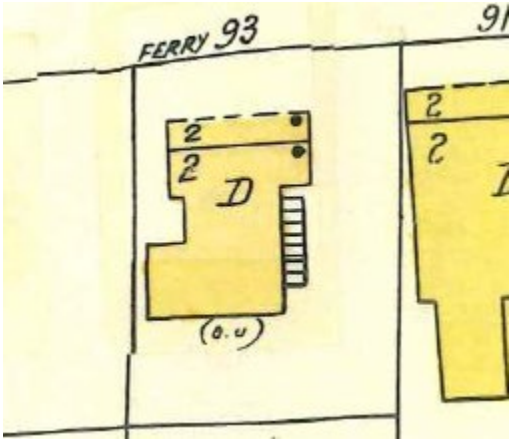


1930 updated to 1960

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2025-0039 **Meeting Date: Wednesday, June 18, 2025**

1. NAME OF APPLICANT: Irving Robert And Nancy Revocable Trust Agrmt D:08-06-2018
   Business (if applicable):
   Address: 93 Kings Ferry Way
   City: St Augustine State: Fl Zip Code: 32084
   Daytime Telephone: 727-741-0515 E-Mail Address: nanirving@aol.com

2. NAME OF PROPERTY OWNER: Irving Robert And Nancy Revocable Trust Agrmt D:08-06-2018
   Business (if applicable):
   Address: 93 Kings Ferry Way
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 727-741-0515 E-Mail Address: nanirving@aol.com

3. PROJECT LOCATION: 93 Kings Ferry Way, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: GENOVAR ADDITION CITY LOT 8 BLK C (EX S53FT) OR3239/1230 &3266/1136(Q/C) & 4598/1921

5. SCOPE OF WORK: For partial demolition of a building, constructed c. 1849-1899, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including replacement of existing siding, windows, and reconstruction of the existing porch.

Information attached by applicant includes:

- Application Agreement
- Owner's Authorization Form
- Sufficiency Email (sent by staff)
- Proposed Replacement Drawing (Porch Reconstruction)
- Proposed Replacement Building/Feature (Replacement Siding Example)

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: 93 Kings Ferry Way, St. Augustine FL 32084

Applicant's Name: Nancy L Irving Applicant's Signature: Nancy L Irving

Owner's Name: Nancy L Irving Owner's Signature: Nancy L Irving

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

Ortiz Building Contractors is/are hereby authorized TO ACT ON BEHALF OF Nancy L Irving, the owner(s) of those lands described within

☐ the attached application, or ☑ described within the previously filed Application number: HP 2025-0039, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to the structure located at:

93 Kings Ferry Way, St. Augustine, FL 32084

BY: Nancy L Irving
Signature of Owner

Nancy L. Irving
Print Name of Owner

(727) 741-0515
Telephone Number

State of Florida

County of Pasco

Signed and sworn before me on this 23rd day of April, 2025

By Nancy louise Irving

Identification verified: FL DL

Oath sworn: ____ Yes X No

DOMINIC AGUER
Notary Public
State of Florida
Comm# HH520455
Expires 4/24/2028

Notary Signature: Dagner

My Commission expires: 04/24/2028

Candice Seymour

From: Candice Seymour
Sent: Wednesday, May 28, 2025 10:48 AM
To: Daniel; NANCI IRVING
Cc: ortizbuildingcontractor@gmail.com
Subject: RE: 93 Kings Ferry Way - Certificate of Demolition Application for June 18, 2025 Historic Architectural Review Board Meeting

RE: 93 Kings Ferry Way

Greetings!

This is a reminder of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on June 18, 2025 as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please read this e-mail thoroughly. Below are the next steps for your application:

1. Our staff will need to photograph the property to supplement the item staff report. **Please confirm receipt of this email and let us know a convenient time within the next 5 business days to conduct a site visit with you.** If the presence of a property owner/applicant is not necessary for the site visit, you may also grant staff permission to access the property independently for photographs. A preliminary review of your application was completed by staff and the following items are still required to complete your application:
    1. For Wholesale Replacement of Siding:
        1. Photographs of existing siding, wide angel and close-up focusing on areas of damage
        2. Justification for Replacement
        3. Proposed Replacement Siding Specifications and Photographs
    2. For Wholesale Window Replacement
        1. A completed Window Condition Assessment Form
        2. Photographs of the exterior of each window, numbered to correspond with the form
        3. A floorplan of the building showing window locations, numbered to correspond to the form
        4. Replacement window specifications and installation specs, focusing on exterior look (must retain similar depth to a wood window)
    3. For Reconstruction of the front porch
        1. Photographs and measured drawings of existing front porch (front and side elevations)
        2. A survey site-plan showing setbacks from the property line
        3. Scaled elevations, site plan/floor plan drawings of the new front porch design
        4. A list of new porch materials including structural elements, decking, and railings with specifications/measurements, etc.
    4. Because the property owner signed as both applicant and owner on the Application Agreement form, a signed owners authorization form (attached) must be submitted allowing Ortiz Building Contractors to represent this application.
2. Some of your application, such as the siding, and, possibly, the windows, may be administratively approvable if clear specifications are shown that the replacement will match existing (for the side) or be an appropriate replacement (for the windows). We need to manufacturer specifications and comparisons of size/material/design for these elements. Because the design of the front porch is changing a bit, that portion will require HARB.

Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this Certificate of Appropriateness application must be 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 June 8, 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 again if it has already been submitted and the representative authorized on the existing form will be present for the meeting.

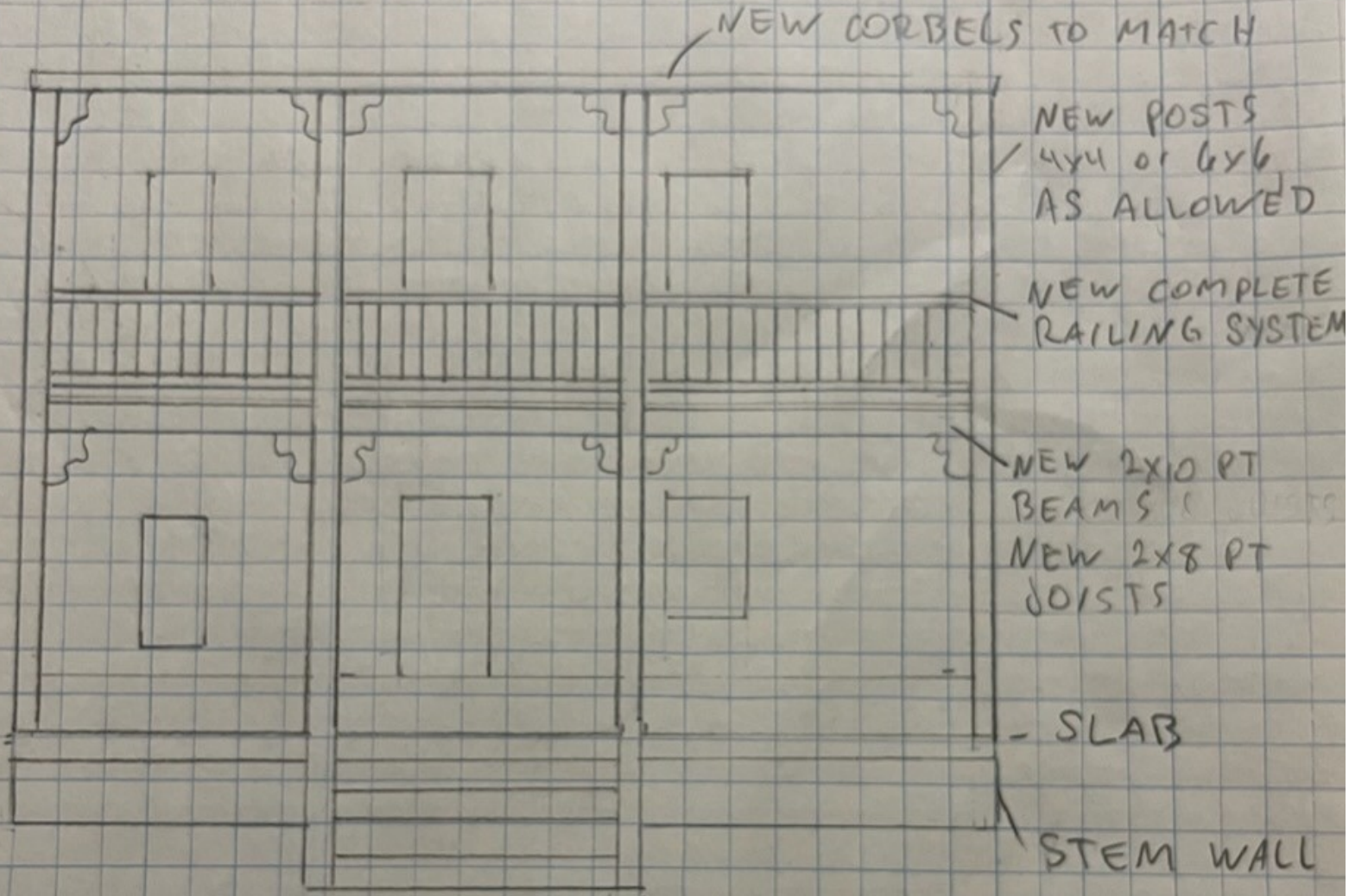
IMPORTANT NOTICE: Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will 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.

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

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

NOT TO SCALE PROPOSED REPAIR / REPLACE

PORCH FRONT VIEW 93 KINGS FERRY



* NEW WINDOWS AS DETAILED SEPARATELY



Instr #2018059992 BK: 4598 PG: 1921, Filed & Recorded: 8/17/2018 3:27 PM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50

PREPARED BY/RETURN TO:
Ryan A. Doddridge, Esquire (jk)
Wollinka, Wollinka & Doddridge PL
10015 Trinity Boulevard, Suite 101
Trinity, Florida 34655

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION PROVIDED TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER THE MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

Parcel ID Number: 2096500000

WARRANTY DEED

THIS WARRANTY DEED, made this 16th day of August, 2018, by **ROBERT B. IRVING, SR., a married man, joined by his wife, NANCY L. IRVING,** whose address is 2017 Oswego Drive, Holiday, Florida 34691, Grantors, to **ROBERT B. IRVING, SR. and NANCY L. IRVING, Trustees of the Robert and Nancy Irving Revocable Trust Agreement, dated the 16th day of August, 2018,** with full power and authority being granted to said Trustees or the Successor Trustees of said Trust Agreement to protect, conserve, sell, lease, improve, convey, mortgage, pledge or otherwise encumber said property and to manage and dispose of the real property or any part of it, whose address is 2017 Oswego Drive, Holiday, Florida 34691, Grantees.

[Whenever used herein the terms "Grantor(s)" and "Grantee(s)" 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 Grantors, for estate planning purposes and without consideration, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in St. Johns County, State of Florida, to-wit:

Lot 8, of Block C, GENOVAR Plat, filed July 28th, 1906, and recorded in Map Book 1, Page 12, public records of Saint Johns County, Florida; also described as Lot 8, Block C, of GENOVAR ADDITION, according to the official map of Saint Augustine, dated January 12th, 1923, and filed in the office of the Clerk of the Circuit Court in and for Saint Johns County, Florida, EXCEPTING therefrom the South 53 feet thereof.

SUBJECT to restrictions, easements and reservations of record, and taxes for the year 2018 and subsequent years.

Grantees herein reserve the right to reside upon any real property placed in their Trust as their permanent residence during their lives. It is the intent of this provision to retain for the Grantees the requisite beneficial interest and possessor right in and to such real property to comply with Florida Statute 196.041(2), such interest being hereby declared to be "equitable title to real estate", as that term is employed in Section 6, Article VII, of the State Constitution.

The written acceptance by a Successor Trustee recorded among the public records of the county where the real property described above is located, together with evidence of the Trustee's death, disability or resignation, shall be deemed conclusive proof that the Successor Trustee provisions of the aforesaid Trust have been complied with. Evidence of a Trustee's death shall consist of a certified copy of said Trustee's death certificate. Evidence of a Trustee's disability shall consist of a licensed physician's affidavit establishing that said Trustee is incapable of performing his/her duties as Trustee of the aforesaid Trust. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by the said Trustee. The Successor Trustee shall have the same powers granted to the original Trustee, as set forth above.

THIS IS A GIFT DEED, without consideration, executed and recorded for the purpose of estate planning. As such, no documentary stamps are due hereon.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land, in fee simple; that the Grantors have good, right and lawful authority to sell and convey said land and hereby warrant 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.

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

WITNESSES:

Print Name: GENEVIEVE M. MILLER

Print Name: Ryan A. Doddridge

ROBERT B. IRVING, SR.

NANCY L. IRVING

STATE OF FLORIDA :
COUNTY OF PASCO :

The foregoing instrument was acknowledged before me this 6th day of August, 2018, by **ROBERT B. IRVING, SR. and NANCY L. IRVING,** who are personally known to me, or who have produced FLA D/LIC., as identification.

SEAL

MARLENE M. SENAL
Notary Public - State of Florida
My Comm. Expires Oct 11, 2018
Commission # FF 165753

Notary Public
Print Name: _____

My Commission Expires: _____

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	2096500000
Location Address	93 KINGS FERRY WAY SAINT AUGUSTINE 32084-0000
Neighborhood	Genovar Addition (627)
Tax Description*	GENOVAR ADDITION CITY LOT 8 BLK C (EX S53FT) OR3239/1230 &3266/1136(Q/C) & 4598/1921 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Genovar Addition
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.080
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Irving Robert And Nancy Revocable Trust Agrmt D:08-06-2018 100% Irving Robert B Sr Trustee 0% Irving Nancy L Trustee 0%
Mailing Address	2017 OSWEGO DR HOLIDAY, FL 34691-0000

Map



Valuation Information

Assessed Year	2025
Valuation Method	Market
Building Value	$274,560.00
Extra Features Value	$0.00
Total Land Value	$159,750.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$434,310.00**
Total Deferred	$106,918.00
Assessed Value	**$327,392.00**
Total Exemptions	$0.00
Taxable Value	**$327,392.00**

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

Historical Assessment Information

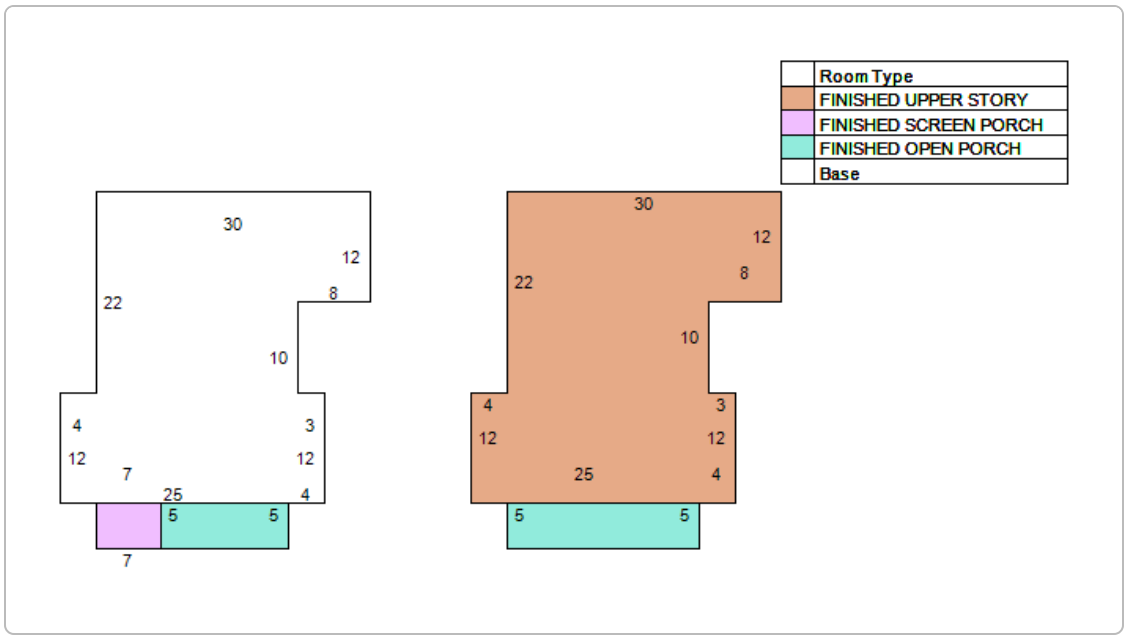
Year	Valuation Method	Building Value	Extra Feature Value	Total Land Value
2024	Market	$265,502	$0	$159,750
2023	Market	$212,315	$0	$142,000
2022	Market	$205,255	$0	$135,184
2021	Market	$129,441	$0	$106,500
2020	Market	$110,985	$0	$92,300
2019	Market	$93,733	$0	$92,300
2018	Market	$94,777	$0	$85,200
2017	Market	$96,435	$0	$76,680
2016	Market	$99,357	$0	$66,562
2015	Market	$100,818	$0	$53,250
2014	Market	$81,693	$0	$42,600

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$274,560	**Roof Structure**	Gable Hip
Year Built	1900	**Interior Flooring**	Pine Wood
Actual Area	2066	**Interior Wall**	Drywall
Conditioned Area	1856	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	928
FINISHED OPEN PORCH	70
FINISHED SCREEN PORCH	35
FINISHED UPPER STORY	928
FINISHED OPEN PORCH	105
Total SqFt	2066

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	60	50	EF	$159,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/17/2018	8/6/2018	$0.00	WARRANTY DEED	4598	1921	U	I	IRVING ROBERT B SR	IRVING ROBERT AND NANCY REVOCABLE TRUST AGRMT D:08-06-2018
	12/8/2009	$100.00	QUIT CLAIM DEED	3266	1136	U	I	B & N ASSOCIATES LLC	IRVING ROBERT B SR
	9/4/2009	$20,500.00	WARRANTY DEED	3239	1230	Q	I	HUFF EDWARD L (SIGNED EDWARD LEE HUFF)	B & N ASSOCIATES LLC
	9/2/2009	$0.00	SUMMARY ORDER ADMIN	3236	973	U	I	FELDER REECE DONALD ESTATE(HIS 1/2 INT)	HUFF LEE
	6/2/2009	$100.00	QUIT CLAIM DEED	3201	42	U	I	HUFF ERIKA L	HUFF LEE
	5/9/2006	$100.00	WARRANTY DEED	2701	187	U	I	HUFF LEE	HUFF LEE & ERIKA L (DAUGHTER) JTRS

No data available for the following modules: Sales Questionnaire Form, 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: 6/3/2025, 12:30:51 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

For the June 18, 2025 Historic Architectural Review Board (HARB) Meeting
(Continued from the April 17, 2025 HARB meeting)

Certificate of Appropriateness Application: **HP2025-0011**
Address: **-Toques Place parking lot - (HP-3): Revised from April application**
-12 Charlotte Street
-69A Cordova Street
Various areas within/adjacent to existing City rights-of-way within Historic Preservation Zoning Districts 1 through 5, including Parcel ID (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 new cell antennas and related cellular equipment in proposed 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 again at the April 17, 2025 meeting to allow the applicant time to come back with revisions, other alternative locations, and applications that are more compatible with the historic downtown.

<u>At the March meeting:</u>

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

<u>For the April meeting:</u>

3. The applicant submitted new plans for a new location within the Toques Place parking lot, which included photo renderings. The HARB asked for a tucked away location within this parking lot.
4. Per HARB's request, some examples of applications in other prominent historic districts were shown. The HARB liked elements of some of the examples (Boston Commons and Savannah's McDonough and Bull Street), but were told by the applicant in many of the cases that those applications would not work here. The Board asked for the applicant to bring back compatible designs that would work in the proposed locations within the downtown.
5. Additional goals for future proposed cell poles from the HARB were to be located off to the side and as low as possible.
6. Board members recognized the value in creating a master plan that would dictate where antennas could go, so asked for maps showing all the location that Verizon proposes cell antennas or equipment within the City. Instead of a stand alone workshop, the Board thought they could get through the requested information in a regular business meeting.

<u>For the June Meeting:</u>

Three new plan sets were provided, with a revised Toques Place parking lot location and two new proposed locations

7. **(SC001) Toques Place parking lot (HP-3, Archaeology Zone IA) - revised from April application:**
   a. Instead of within the central strip, the proposed location for the 35' H pole with antenna was moved to the north edge of the parking lot. Plans show a proposed luminaire mounted on the pole, with fluted base.
   b. Although it is more tucked away and in a parking lot, the pole will be visible from many of the adjacent buildings that are placed in a compact arrangement around the parking lot.
   c. The applicant should confirm if this is replacing an existing light pole. New pole locations would not be allowed.
8. **(SC002) 12 Charlotte Street (HP-3, Archaeology Zone IA):**
   a. According to the site plan in this plan set, a 35' H pole with antenna proposed to replace an existing shorter light pole at the corner of Cuna Street. Although it is adjacent to the Cuna Street small parking lot for the National Park Service, it is right across from the Castillo and the short Oldest Schoolhouse structure, would be likely visibly from the

prominent thoroughfare of Avenida Menendez, and is at the entrance of Charlotte Street which leads to the Colonial core. A proposed luminaire is mounted on the pole, fluted base.

b. Clarification from applicant is needed: Renderings show the pole further south on Cuna Street from the corner with Charlotte Street.

9. **69A Cordova Street (HP-2, Archaeology Zone IA):**
   a. Proposed location for the 35' H pole with antenna to replace an existing wood light pole with swan neck light fixture (this style of light have been deemed to be incompatible with this historic area).
   b. Location is across street / east of the Hotel Ponce de Leon, a designated National Historic Landmark
   c. Although the location is on the same side of the road as some taller power poles, the upcoming Cordova Street improvements will be undergrounding all of these utilities. A cell antenna pole will likely also be removed with this project.
10. The following City Code is also applicable to this review:

From 28-89(2) - Criteria for certificate or opinion of appropriateness, relocation or demolition or partial

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.

ARTICLE V. - WIRELESS TELECOMMUNICATIONS FACILITIES SITING ORDINANCE

- **Sec. 28-401. - Definitions**
- **Sec. 28-404. - Tiered permit process and standards: New poles would not be allowed in HP Zoning Districts**

11. **Items Still of Concern:**

a. Locations have 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 proposed design (an antenna and pole with luminaire mounted to the pole) as a replacement for existing light poles and the proposed locations that are in culturally (Archaeology Zones) and historically significant areas (National Register Historic Districts, National Historic Landmark area, Historic Preservation Zoning Districts), as touched on under #1 of this memo.

b. 35' high is the maximum height of buildings in the downtown; however, many buildings are shorter. The proposed antennas on the poles will be equal to the maximum height of buildings.

c. As was expressed by staff in the previous meetings, the accuracy of the photo renderings showing the combined pole/antenna and its 35' height was unknown, especially since the street lights in the downtown are 12 to 15' high. Some of the new renderings submitted for the June meeting appeared to be more realistic in showing the height as compared to the existing street lights, but not all.

d. Even if poles are located next to palm trees or palm trees are planted nearby, palm trees are likely more temporary than the poles and there would be no enforcement to keep a tree continuously planted by the poles for screening purposes.

e. 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 continues to recommend 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 or in smaller groups **OR for the City to create a master plan of various locations were cell antenna/equipment would be allowed.**

With the proposed new locations that will be in prominent locations to historic landmarks, the overall heights and designs not changing with the alternative applications, and the feasibility of these locations currently unknown, the analysis and recommendations made in the attached March 20, 2025 staff report remain the same, which follows the April meeting memo.

Julie Courtney
Historic Preservation Officer

Staff Photos: Toques Place Parking Lot – new location







STAFF PHOTOGRAPHS
Toques Place Parking Lot









12 Charlotte St - Facing Castillo to the East

Google Maps



12 Charlotte St - Facing Avenida Menendez to the East
Google Maps



69 Cordova Street - Facing South, to east of Hotel Ponce de Leon
Google Maps



69 Cordova Street - Facing South, right to east of Hotel Ponce de Leon

Google Maps



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



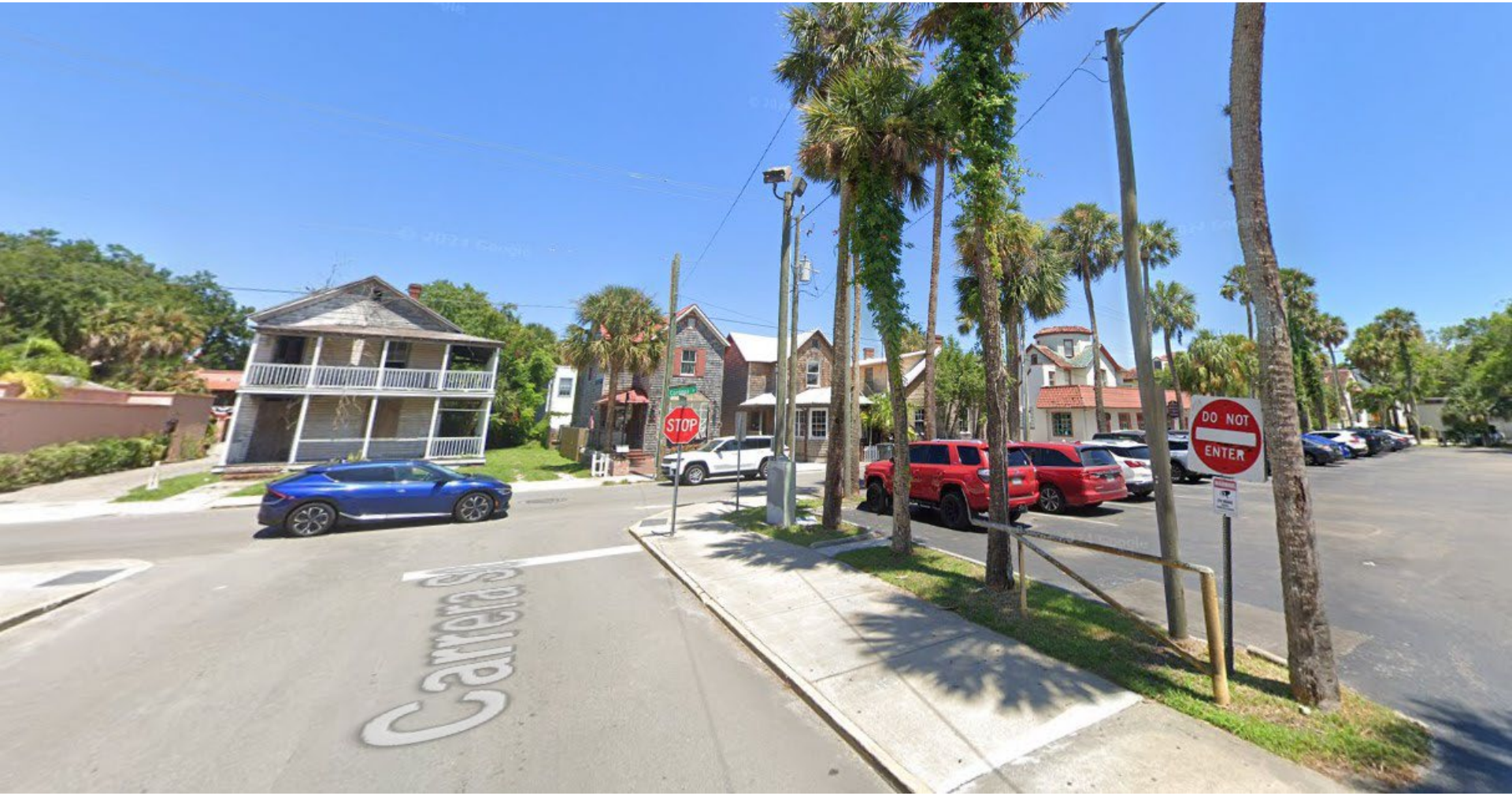
98 St George Antenna Location (Spanish Street Looking South)
Google StreetView



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

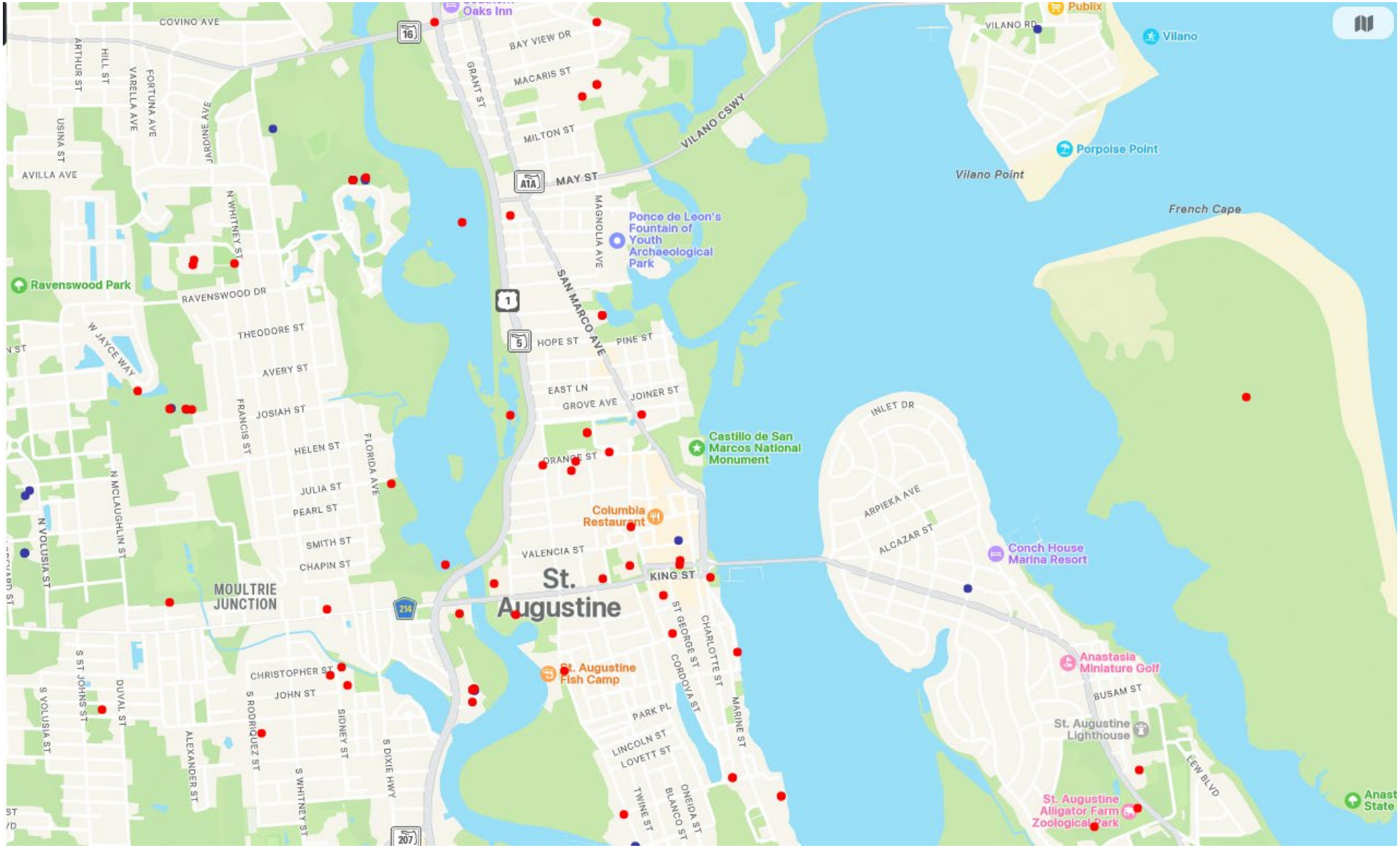


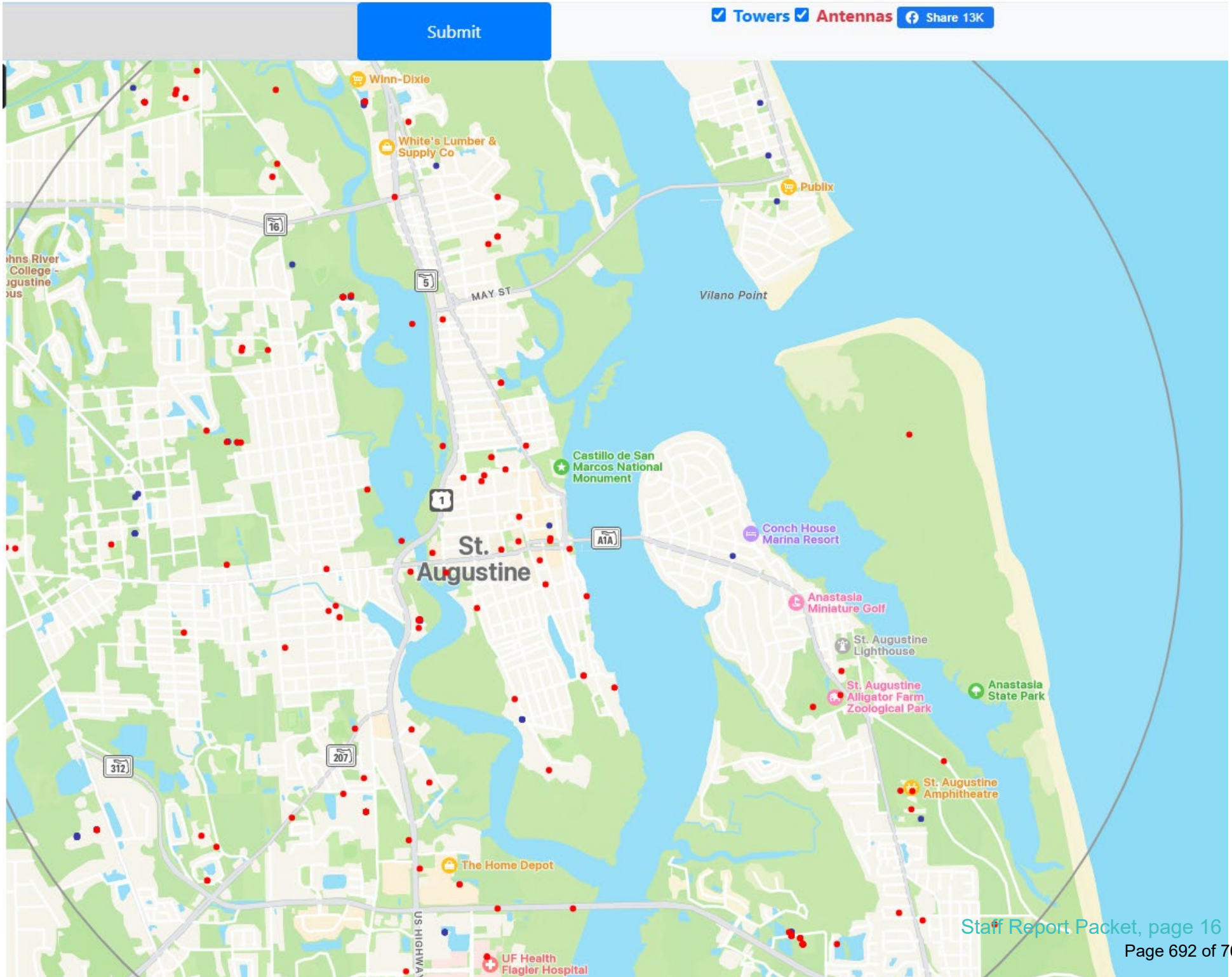
17 King Street: Looking East
Google StreetView



☑ 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

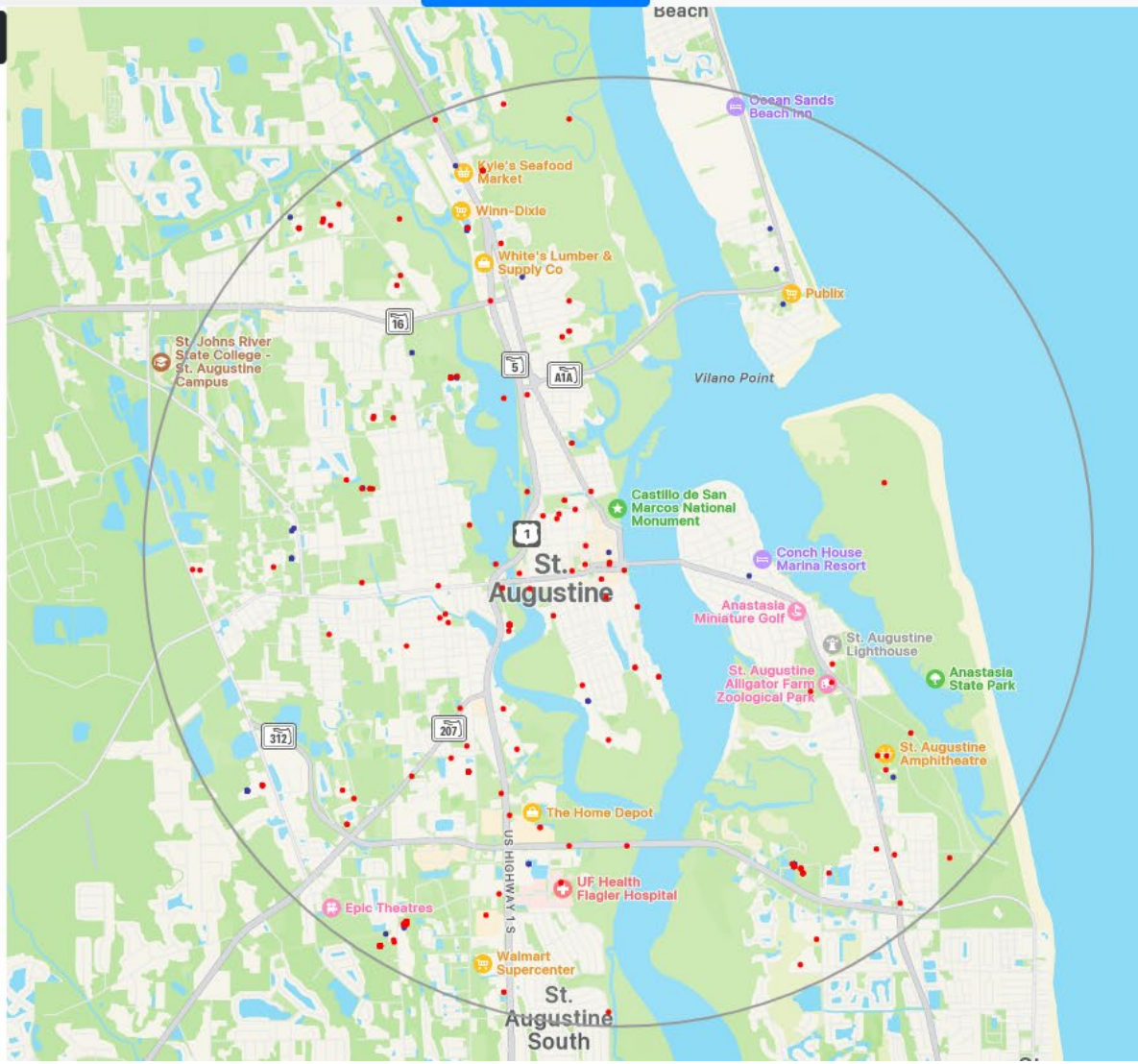
89 *towers and* ***235*** *antennas within a 3.0 mile radius of 44 Avenida Menendez, Saint Augustine, FL 32084, United States.*

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 JUNE 18, 2025
HARB MEETING

HP2022-0011
VERIZON SMALL CELL ANTENNAS

SUBMITTED BY APPLICANT

Received June 6, 2025
Planning and Building Department

St. Augustine HARB

Courtney Barnard & Christopher Milnes II – Verizon

Nikki Nechtem & Jeff Finch – CBVR Telecom

06/18/2025



verizon

Received June 6, 2025
Planning and Building Department

Table of Contents

Verizon Designed Small Cells/Macro in HARB Area MAP
HARB Review - St. AUG 001 – Toques Pl.
HARB Review - St. AUG 002 – 12 Charlotte St.
HARB Review - St. AUG 020 – 69 Cordova St.

verizon

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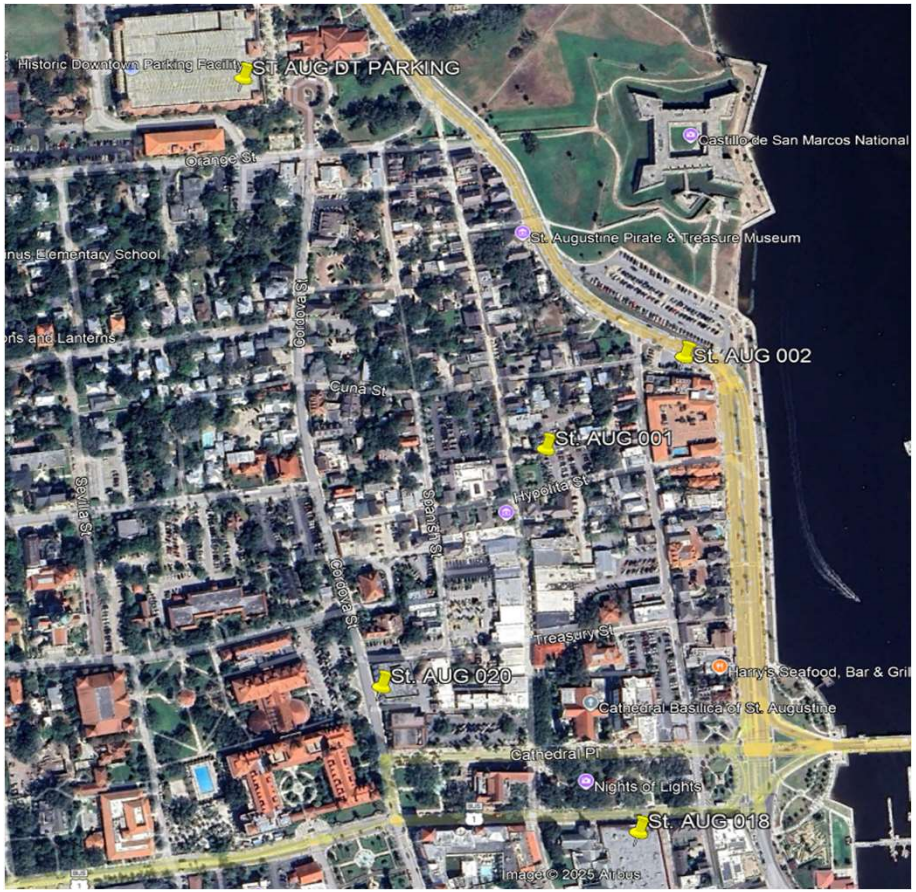
Verizon Designed Small Cells/Macro in HARB Area MAP

- **ST. AUG 001 - Toques Pl.**
- **ST. AUG 002 – 12 Charlotte St.**
- **ST. AUG 020 – 69 Cordova St.**
- **ST. AUG 018 – (Rooftop Macro/Small Cell)**
- **St. AUG DT Parking - (Rooftop Macro)**



verizon

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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



4

ST AUG SC001

Toques Pl.

35’ FPL Light Pole Site Photo-simulation

Location: Northeast corner of Parking Lot





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ST AUG SC001

Toques Pl.

35’ Radio Box Pole
Photo-simulation

Location: Westside of Parking Lot



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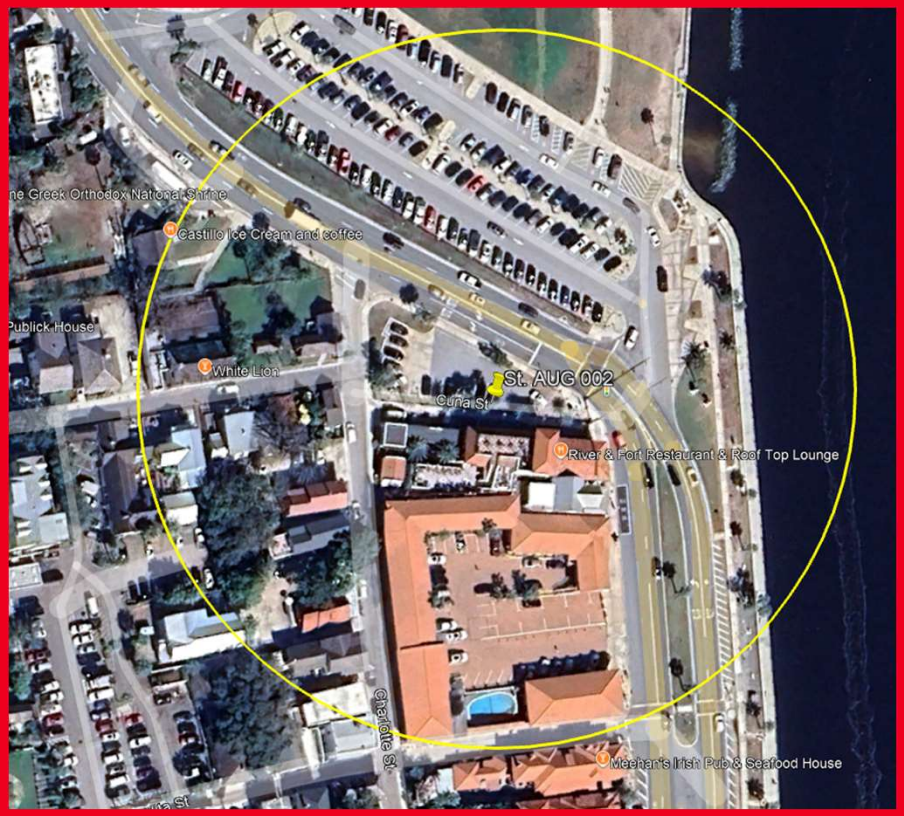
ST AUG SC002

12 Charlotte St.

Coverage Objective & Footprint

This designed small cell objective is to provide coverage and capacity to the Castillo de San Marcos National Monument and Parking Lot, San Marco Ave., Charlotte St. and Hypolita St. .

This small cell footprint at 35' overall height will cover a .06 mile circumference.



verizon

7

ST AUG SC002

12 Charlotte St.

35’ Radio Box Pole Photo-simulation

Location: Southeast corner of Parking Lot



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ST AUG SC002

12 Charlotte St.

35’ FPL Light Pole Site Photo-simulation

Location: Southwest corner of Parking Lot



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ST AUG SC020

69 Cordova St.

Coverage Objective & Footprint

This designed small cell objective is to provide coverage and capacity to Flagler College, Cordova St., Cathedral Pl. , Valencia St., Treasury St., and Spanish St.

This small cell footprint at 35' overall height will cover a .06 mile circumference.

verizon



ST AUG SC020

69 Cordova St.

35’ FPL Light Pole Site
Photo-simulation





verizon

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Current Small Cell Installations in St. Augustine

Corner of Valencia St. & Sevilla St.



Riberia St. & Orange St.



Conch House on Comares Ave.



verizon

12

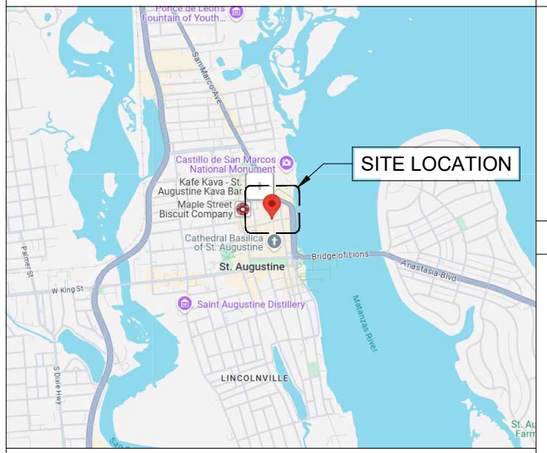
verizon

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' 43.87" NORTH 29.895519° N
LONGITUDE:	81° 18' 45.31" WEST 81.312586° 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 RADIO ENCLOSURE MOUNTED AT PROPOSED POLE BASE.
D. INSTALLATION OF LIGHT FIXTURE ON PROPOSED POLE

APPLICABLE CODES

BUILDING CODE: FLORIDA BUILDING CODE (FBC) , 8TH EDITION (2023)
NATIONAL ELECTRICAL SAFETY CODE: 2023 NESC
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:
2023 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

CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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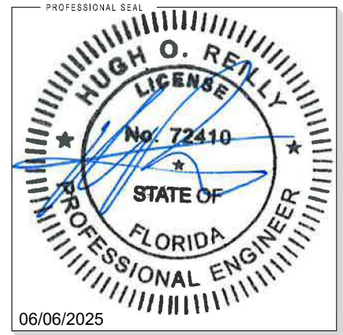
PROFESSIONAL SEAL



06/06/2025

PREPARED FOR

verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000901934
ST AUG SC001
29.895519° N, 81.312586° W

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
2	ISSUED FOR PERMIT	06.04.25
3	ISSUED FOR PERMIT	06.06.25

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
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PROFESSIONAL SEAL



06/06/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000901934
ST AUG SC001
29.895519° N, 81.312586° W

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
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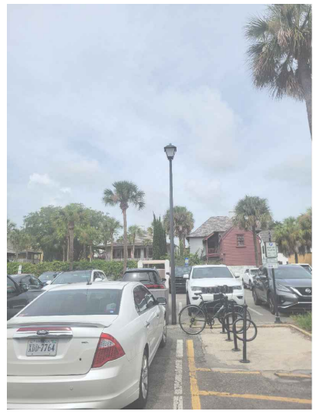
3	ISSUED FOR PERMIT	06.06.25

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' 20' 40'

(SCALE IN FEET)

11x17 SCALE: 1"=40'

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

06/06/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000901934
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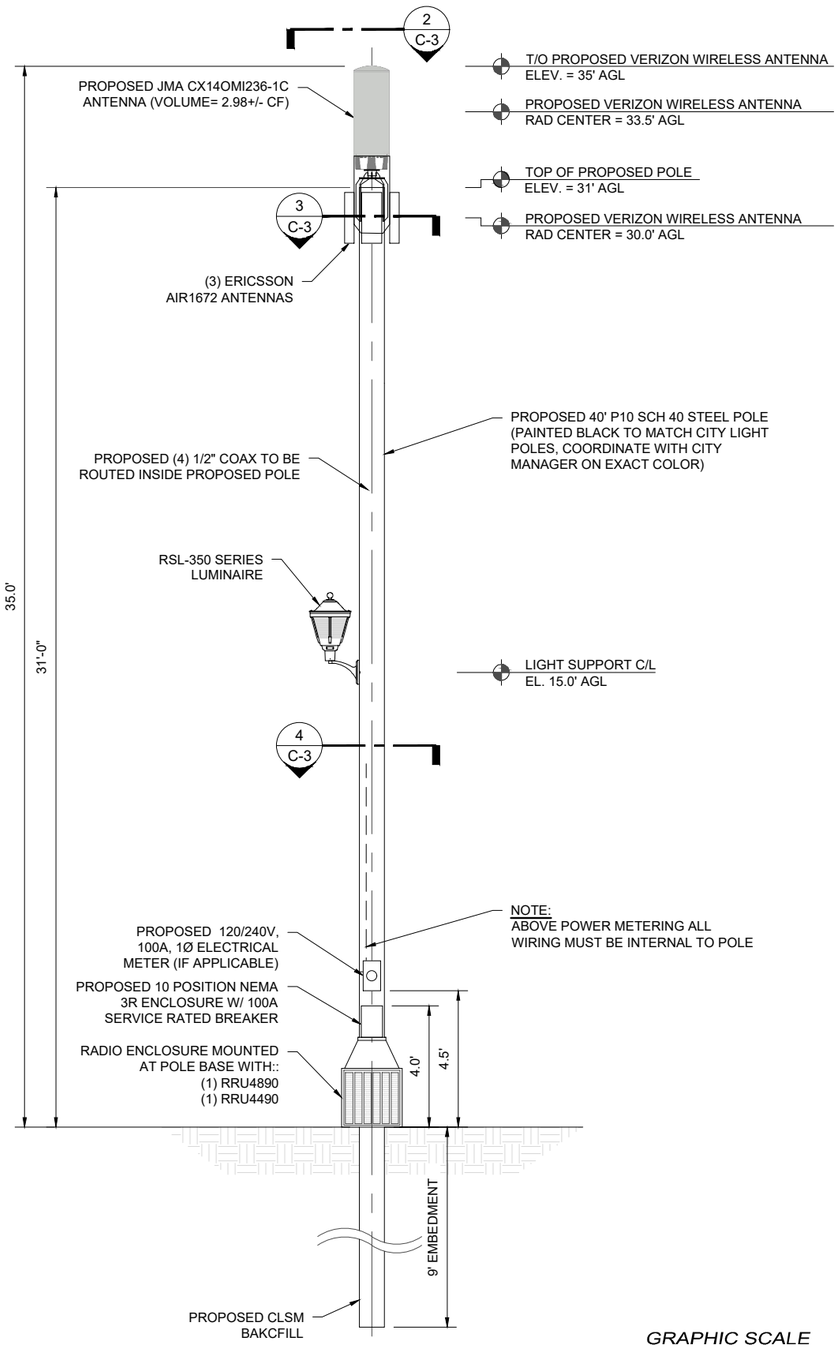
SHEET NAME

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.



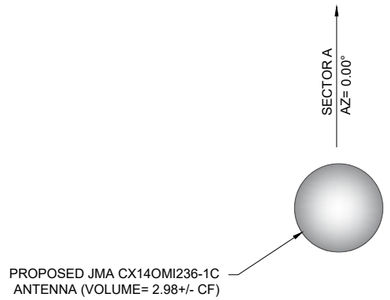
NOTE:
1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (8TH EDITION, 2023) AND 2023 NESC STRUCTURAL STANDARD 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

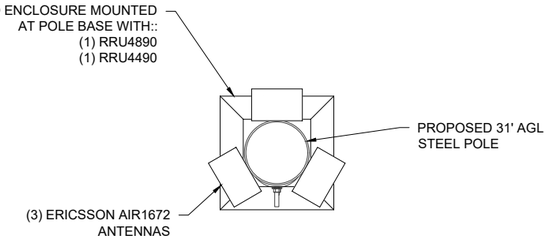
0' 2.5' 5'

(SCALE IN FEET)
11x17 SCALE: 1"=5'

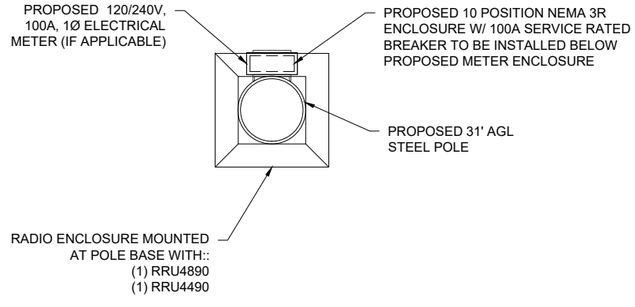
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3



EQUIPMENT LAYOUT — NTS | 4

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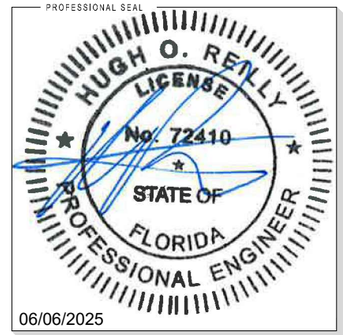
PROFESSIONAL SEAL



06/06/2025

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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

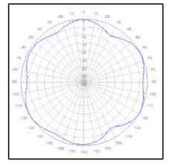
NWAV™ X-Pol OMNI Cantenna | 14-Port | 2.98 cu. ft | 360°

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

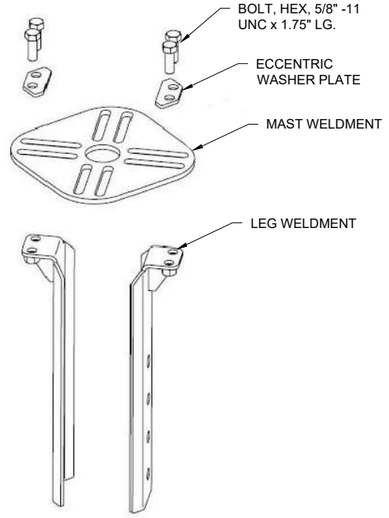


Electrical specification (min./max.)	Ports 1, 2			Ports 3, 4, 5, 6				
Frequency bands, MHz	698–798	824–894	880–960	1695–1880	1850–1990	1920–2180	2300–2500	2500–2690
Polarization	± 45°			± 45°				
Average gain over all tilts, dBi	4.8	4.9	5.2	9.0	9.2	9.9	10.1	9.9
Horizontal beamwidth (HBW), degrees[1]	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							

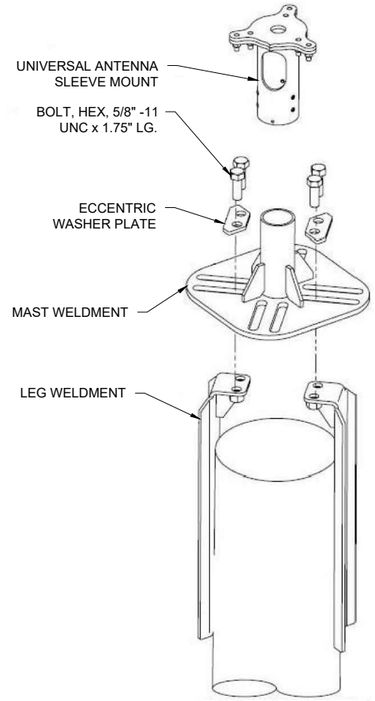
Electrical specification(Min/Max)	Ports 7,8,9,10	Ports 11,12, 13,14				
Frequency bands, MHz	3550–3700	5150–5250	5250–5350	5470–5725	5725–5850	5850–5925
Polarization	± 45°	± 45°				
Average gain over all tilts, dBi	5.0	5.5	5.7	5.5	5.5	5.6
Horizontal beamwidth (HBW), degrees[1]	360°					
Vertical beamwidth (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)



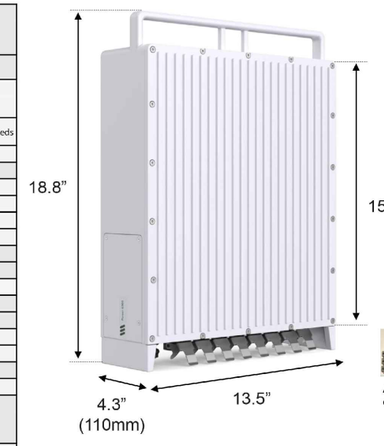
ARRANGEMENT FITS POLES 7-1/8" Ø TO 14-1/8" Ø

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 mm² to 8.36 mm² (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 mm² (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

PREPARED BY

CBVR

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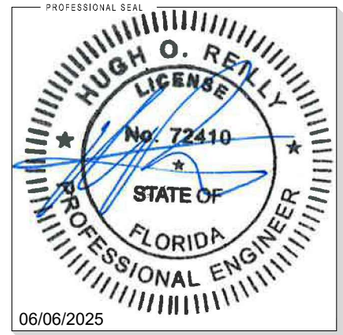

06/06/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000901934
ST AUG SC001
29.895519° N, 81.312586° W

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
2	ISSUED FOR PERMIT	06.04.25
3	ISSUED FOR PERMIT	06.06.25

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

CBVR

TELECOM DESIGN GROUP

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
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PROFESSIONAL ENGINEER

06/06/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000901934
ST AUG SC001
29.895519° N, 81.312586° W

SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

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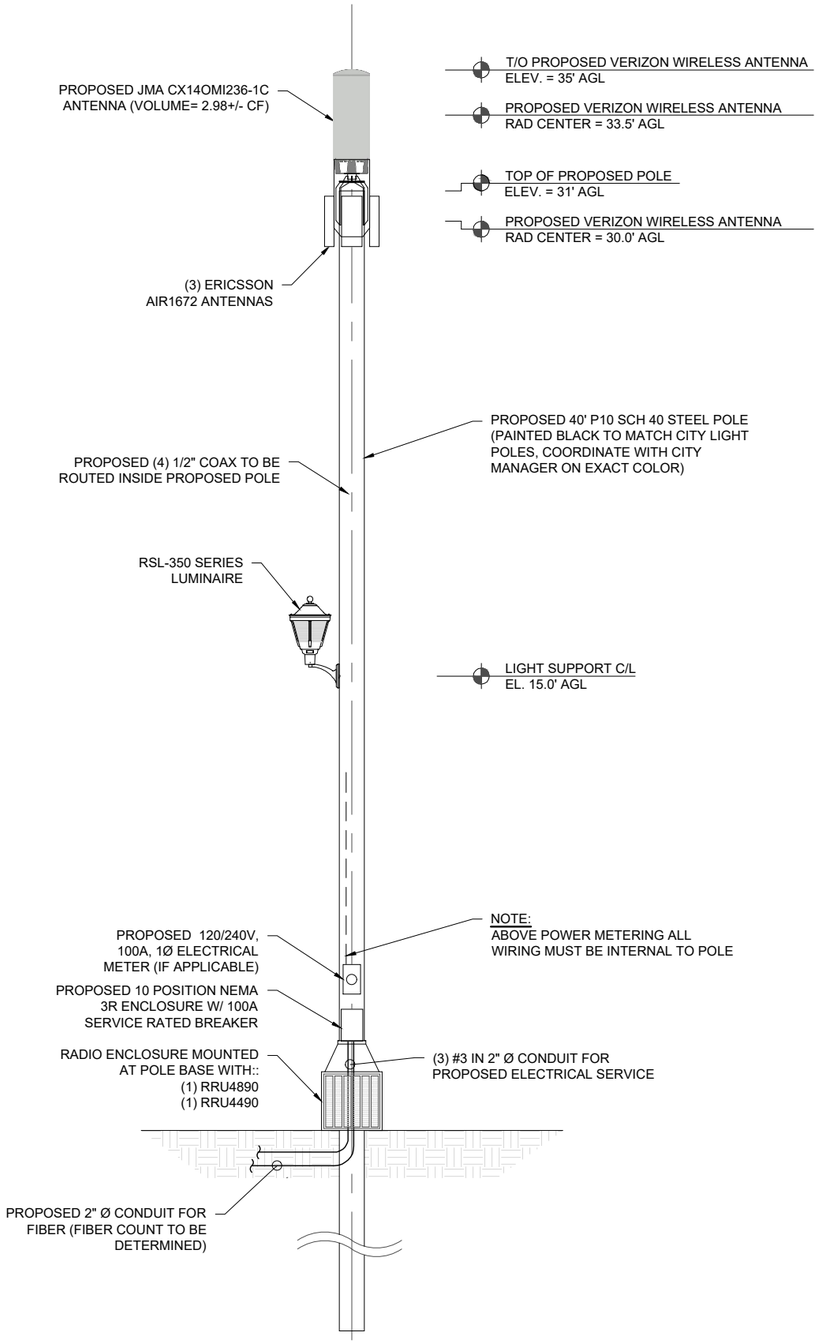
3	ISSUED FOR PERMIT	06.06.25

SHEET NAME

ELECTRICAL NOTES

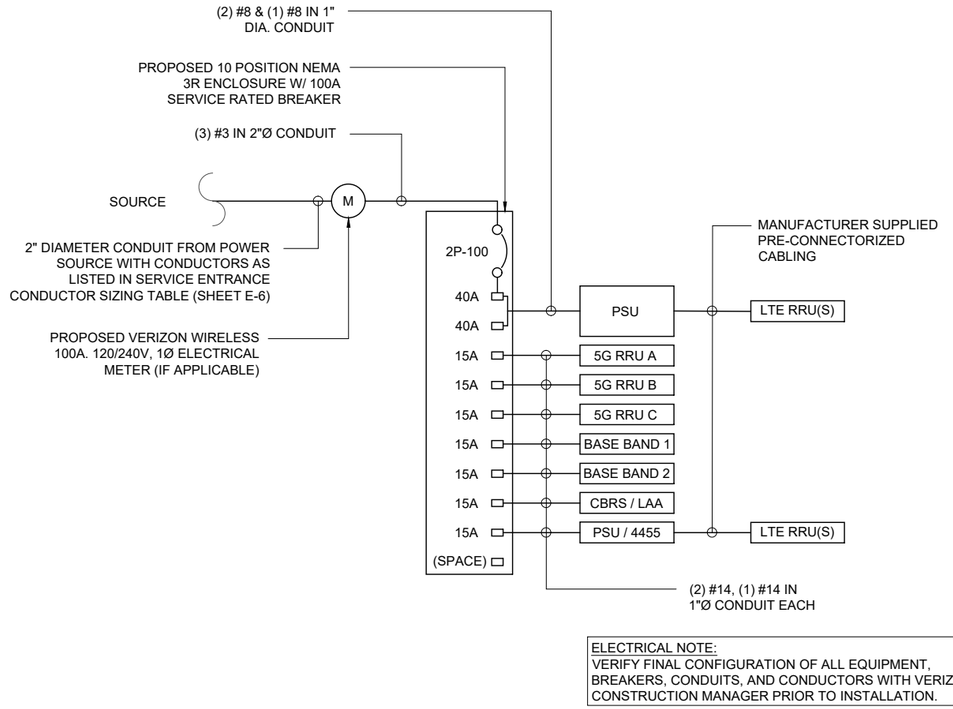
SHEET NUMBER

E-1



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		AMP	WIRE	GND	COND.
		A	B	POLE			
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

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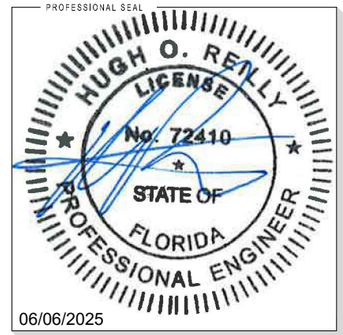

06/06/2025

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SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

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1	ISSUED FOR PERMIT	03.31.25
2	ISSUED FOR PERMIT	06.04.25
3	ISSUED FOR PERMIT	06.06.25

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.

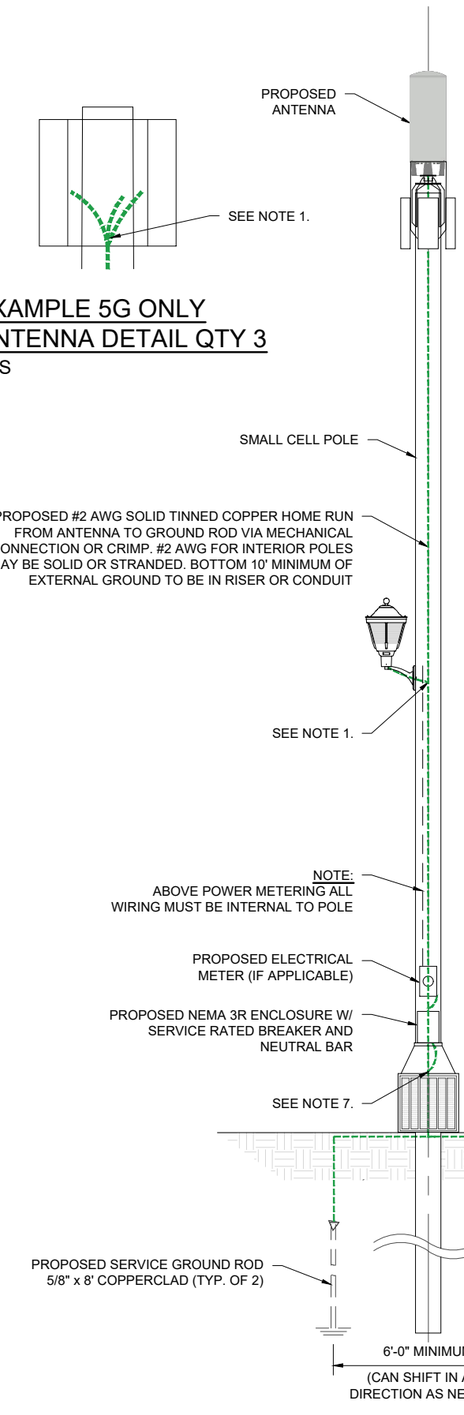
LAND BUILDS AND CO-LOCATE

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

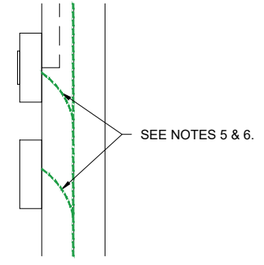


EXAMPLE 5G ONLY ANTENNA DETAIL QTY 3

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

TYPICAL GROUNDING DETAIL NTS 2

PREPARED BY
CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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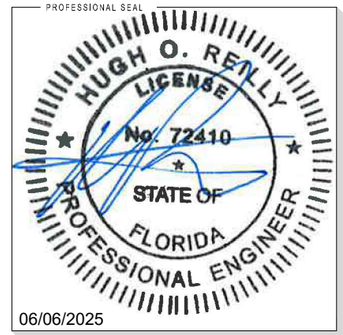
PROFESSIONAL SEAL



06/06/2025

PREPARED FOR
verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION
5000901934
ST AUG SC001
29.895519° N, 81.312586° W
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
2	ISSUED FOR PERMIT	06.04.25
3	ISSUED FOR PERMIT	06.06.25

SHEET NAME
GROUNDING DETAIL & NOTES

SHEET NUMBER
E-3

Received June 6, 2025
Planning and Building Department



Received June 6, 2025
Planning and Building Department

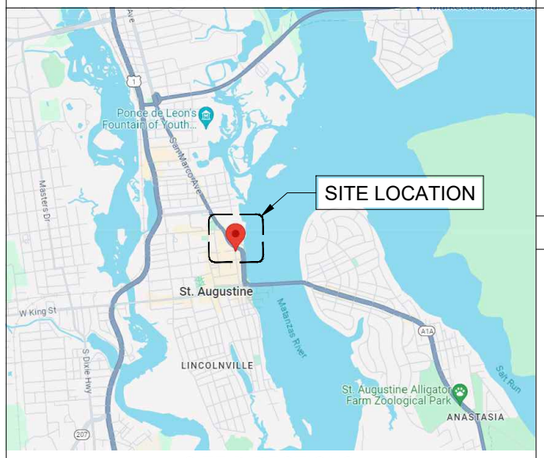


verizon

SITE NAME: ST AUG SC002
MDG #: 5000900161

LOCATION: ROW ON EAST SIDE OF CHARLOTTE ST, 10' NORTH OF CUNA ST
SAINT AUGUSTINE, FL 32084
ST. JOHNS COUNTY COUNTY

LOCATION SKETCH



SITE DIRECTIONS

From US-1 E & I-95 (Jacksonville):

1. Head southeast on US-1 S (go 4.0 mi)
2. Keep right to stay on US-1 S (go 20.5 mi)
3. Turn left onto W Castillo Dr (go 0.3 mi)
4. Turn right onto A1A Scenic and Historic Coastal Byway/S Castillo Dr (go 0.3 mi)
5. Turn right onto Charlotte St (go 95 ft)
6. Destination will be on the left

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' 45.47" NORTH
29.895965° N
LONGITUDE: 81° 18' 42.74" WEST
81.311872° 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 RADIO ENCLOSURE MOUNTED AT PROPOSED POLE BASE.
D. INSTALLATION OF LIGHT FIXTURE ON PROPOSED POLE

APPLICABLE CODES

BUILDING CODE: FLORIDA BUILDING CODE (FBC) , 8TH EDITION (2023)
NATIONAL ELECTRICAL SAFETY CODE: 2023 NESC
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
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
MOT-1	MOT DETAILS
MOT-2	MUTCD - NOTES
MOT-3	MUTCD - FIG. 6H-20

811 Know what's below. Call before you dig.

PREPARED BY

CBVR TELECOM DESIGN GROUP
6505 N HIMES AVE
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(813) 353-0026
FL CA # 31014

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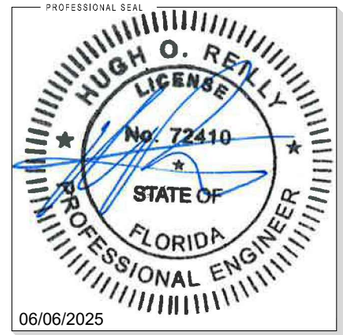

06/06/2025

PREPARED FOR

verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900161
ST AUG SC002
29.895965° N, 81.311872° W
ROW ON EAST SIDE OF CHARLOTTE ST,
10' NORTH OF CUNA ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	02.03.25
2	ISSUED FOR PERMIT	06.06.25

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1

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.
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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.
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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 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
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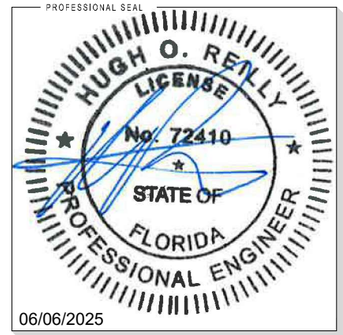


06/06/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900161
ST AUG SC002
29.895965° N, 81.311872° W
ROW ON EAST SIDE OF CHARLOTTE ST,
10' NORTH OF CUNA ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

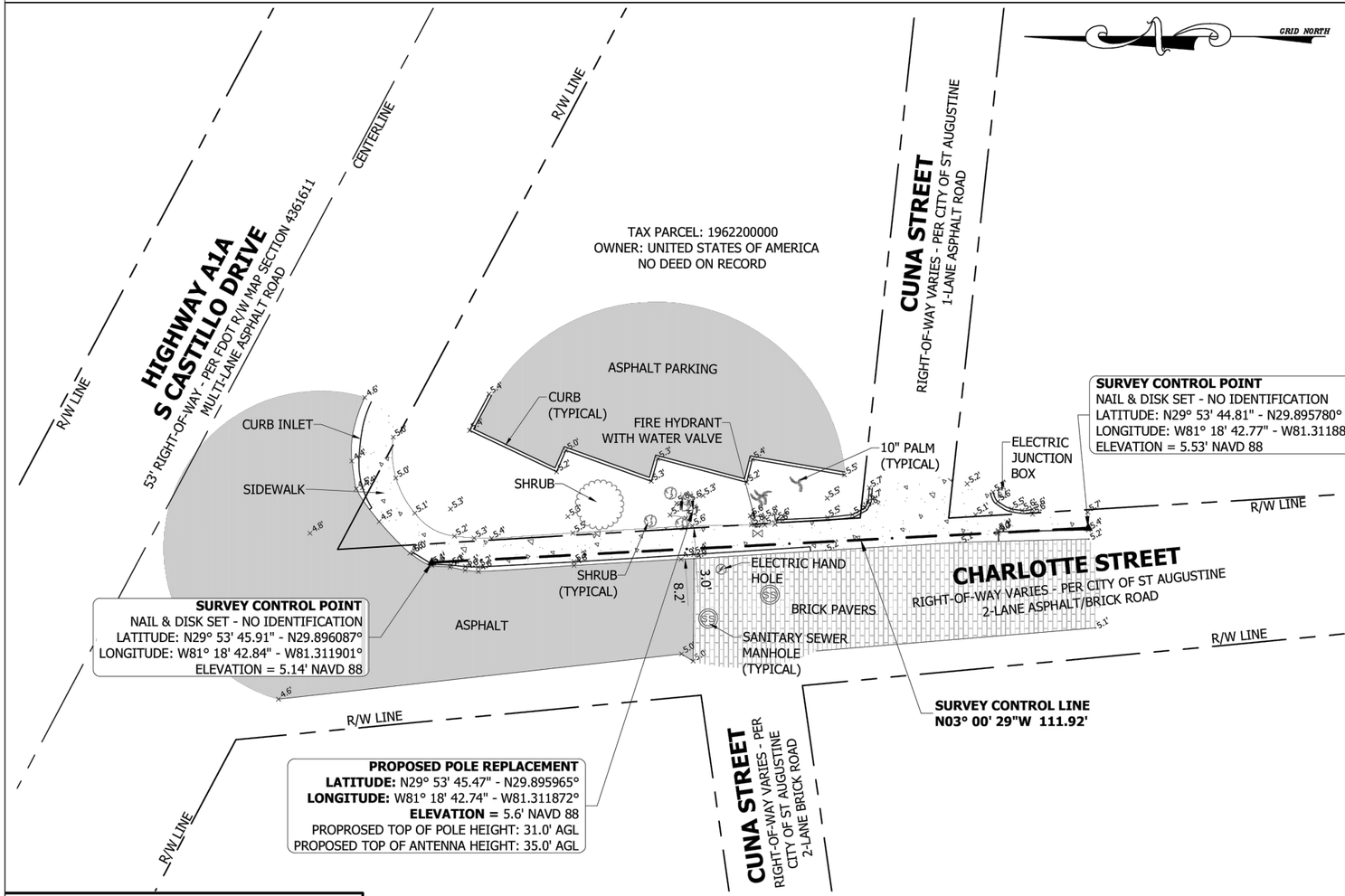
0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	02.03.25
2	ISSUED FOR PERMIT	06.06.25

SHEET NAME

NOTES

SHEET NUMBER

N-1





VICINITY MAP NOT TO SCALE

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE GRID BASED ON STATE PLANE ZONE FLORIDA EAST (NAD 83/2011) AS ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK AT TIME OF SURVEY.

2. THE SPECIFIC PURPOSE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JULY 18, 2023.

3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. LATITUDES & LONGITUDES SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK. THE VALUES FOR THE PROPOSED POLE LOCATION LATITUDE & LONGITUDE SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS SHOWN HEREON ARE NAVD 1988 AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK.

5. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

6. THE PURPOSE OF THIS SURVEY IS TO LOCATE EXISTING FEATURES WITHIN THE PUBLIC RIGHT-OF-WAY AND ESTABLISH THE LOCATION FOR A FUTURE INSTALLATION OF A UTILITY POLE.

7. UNDERGROUND UTILITIES DEPICTED HEREON WERE FIELD SURVEY LOCATED BY STONECYPHER SURVEYING INC. BASED ON THE FIELD DELINEATION BY "SUNSHINE STATE ONE CALL - 811", TICKET NUMBER: 165302096. CONTACT 1-800-852-8057 FOR MORE INFORMATION.

UTILITY LINE LEGEND		
UNDERGROUND UNKNOWN UTILITY	UK	UK
UNDERGROUND ELECTRIC	UGE	UGE
UNDERGROUND FIBER	UGF	UGF
UNDERGROUND GAS	GAS	GAS
UNDERGROUND CATV	CATV	CATV
UNDERGROUND SANITARY SEWER	SS	SS
UNDERGROUND STORM SEWER	ST	ST
UNDERGROUND WATER	W	W
UNDERGROUND RECLAIMED WATER	RCW	RCW
OVERHEAD UTILITY WIRES	OH	OH

0 20 40

SCALE: 1"=20'

ABBREVIATIONS LEGEND

NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83/2011	NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT
AGL	ABOVE GROUND LEVEL
R/W	RIGHT-OF-WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

FLOOD ZONE NOTE

THE HEREON DEPICTED PROPOSED UTILITY POLE APPEARS TO LIE IN FLOOD ZONE AE (EL. 8) BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12109C0318J DATED DECEMBER 7, 2018.

Sunshine 811 Always call 811 before you dig.

SUNSHINE STATE ONE CALL
TICKET: 165302096

REVISION: 3/12/2024 - UPDATE LATITUDE AND LONGITUDE.

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
E-mail: dws@stone-survey.com
Professional Surveying & Mapping
Certificate of Authorization No.: LB 7810

BOOK/PAGE	53/38	SCALE	1"=20'
DRAWN	MRJ	DATE	JULY 18, 2023
CHECKED	MRJ	PROJECT #	23-0058

THIS MAP PREPARED BY:
3/12/2024
MITCHELL R. JARRELLS
PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6438

DRAWING # ST AUG 2.survey.dwg

SPECIFIC PURPOSE SURVEY
VERIZON SMALL CELL - ST AUG 2
CHARLOTTE STREET, SAINT AUGUSTINE, FL 32084
FOR: VERIZON WIRELESS

SHEET # 1 OF 1

PREPARED BY

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TELECOM DESIGN GROUP
6505 N HIMES AVE
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PROFESSIONAL SEAL

HUGH O. REILLY LICENSE No. 72410 STATE OF FLORIDA PROFESSIONAL ENGINEER

06/06/2025

PREPARED FOR

verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900161
ST AUG SC002
29.895965° N, 81.311872° W
ROW ON EAST SIDE OF CHARLOTTE ST,
10' NORTH OF CUNA ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

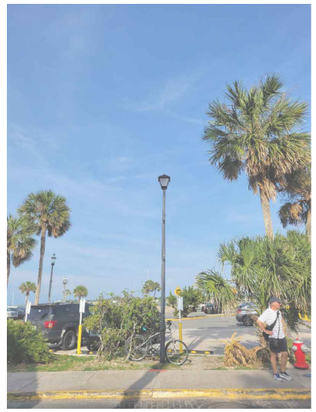
0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	02.03.25
2	ISSUED FOR PERMIT	06.06.25

SHEET NAME

SURVEY

SHEET NUMBER

S-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:

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- 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

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TELECOM DESIGN GROUP

6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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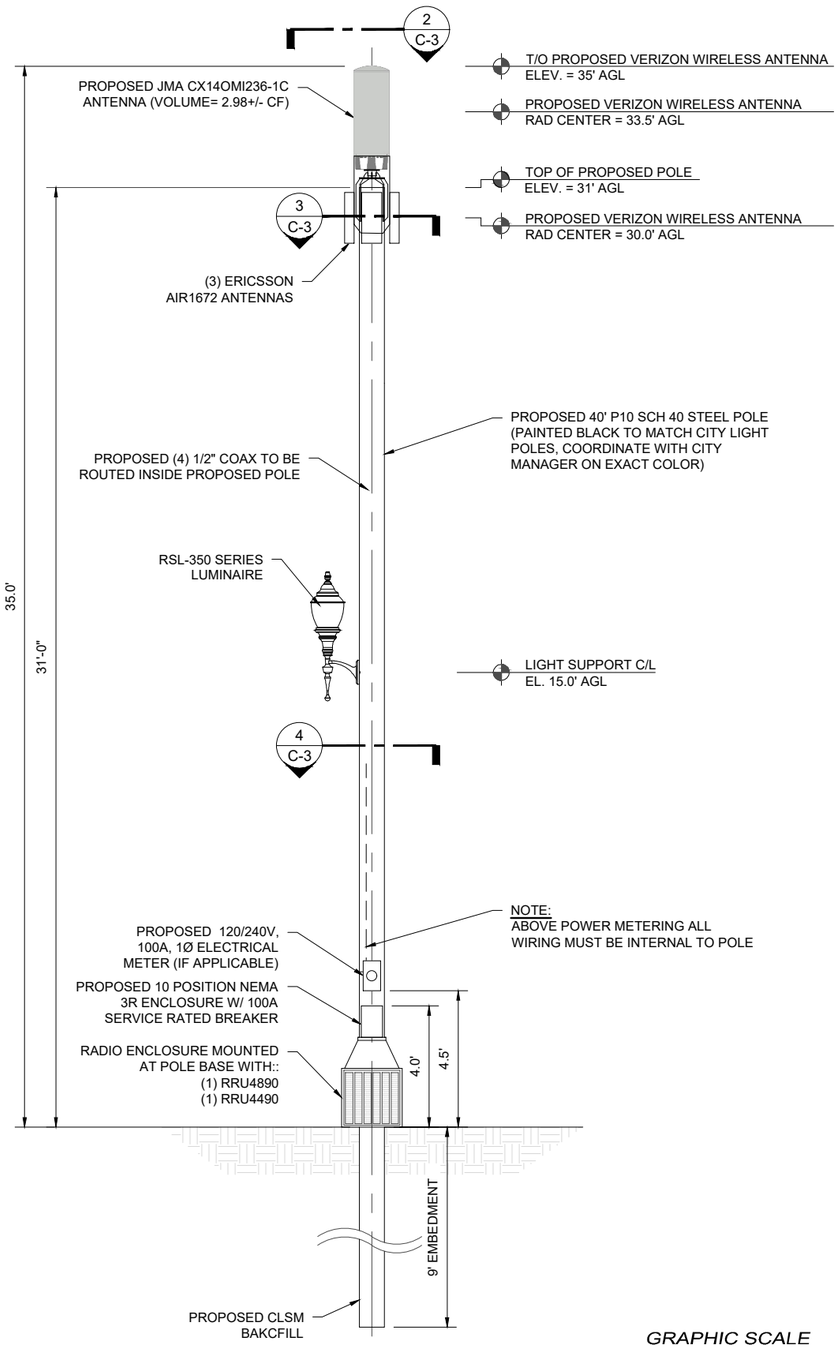
SHEET NAME

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.



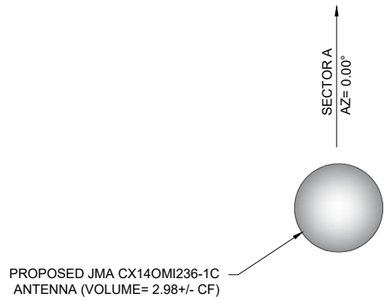
NOTE:
1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (8TH EDITION, 2023) AND 2023 NESC STRUCTURAL STANDARD 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

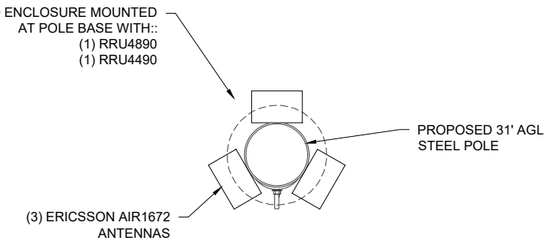
0' 2.5' 5'

(SCALE IN FEET)
11x17 SCALE: 1"=5'

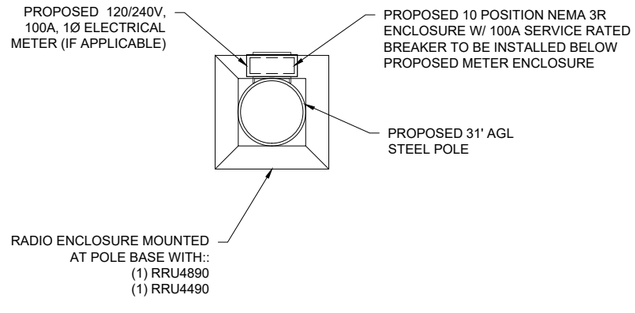
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3



EQUIPMENT LAYOUT — NTS | 4

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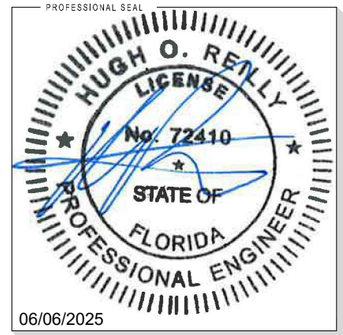

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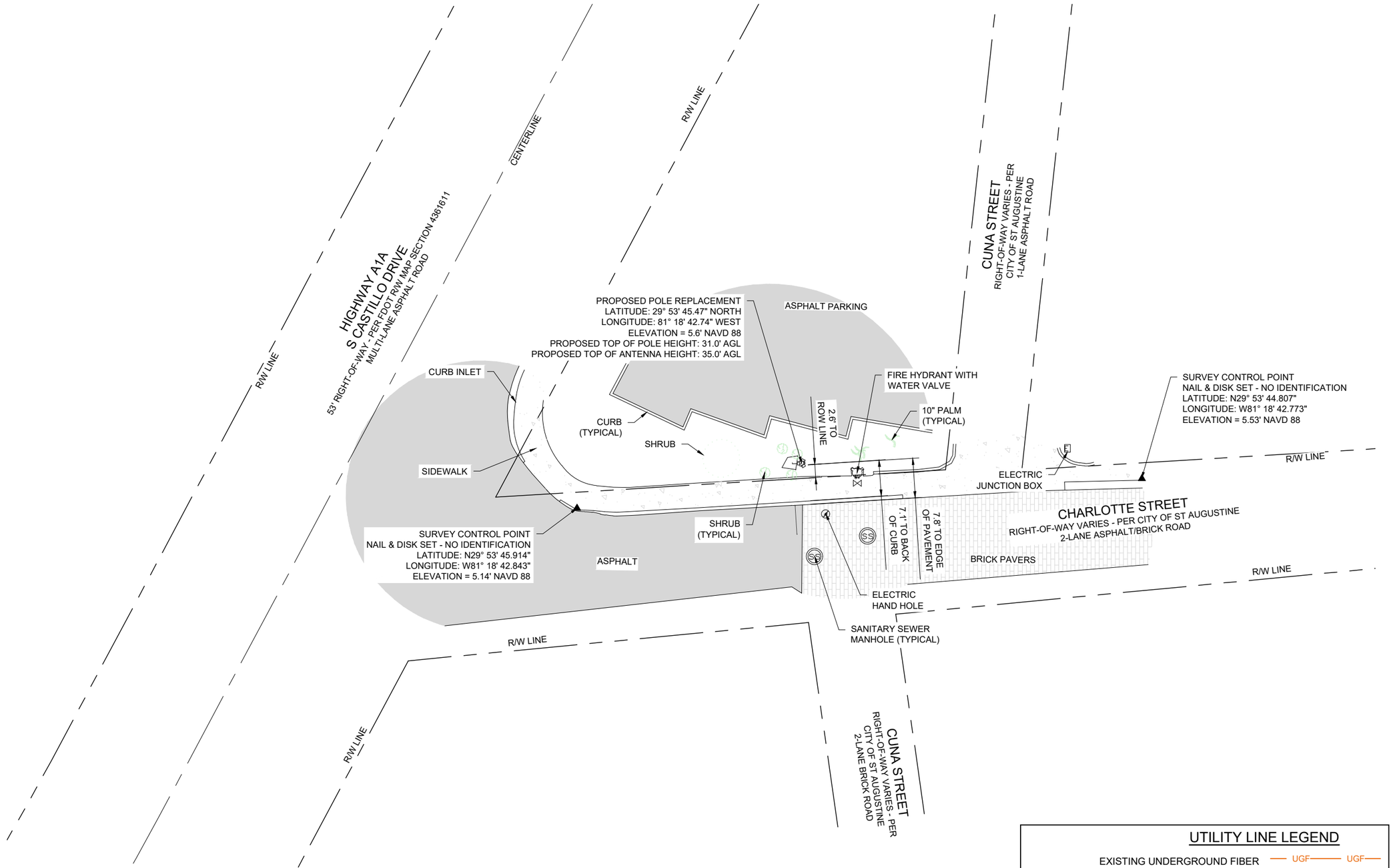
SHEET NAME
ELEVATION & EQUIPMENT PLAN

SHEET NUMBER
C-3



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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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SHEET NAME

SITE 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

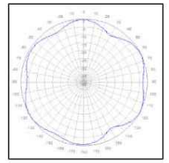
NWAV™ X-Pol OMNI Cantenna | 14-Port | 2.98 cu. ft | 360°

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

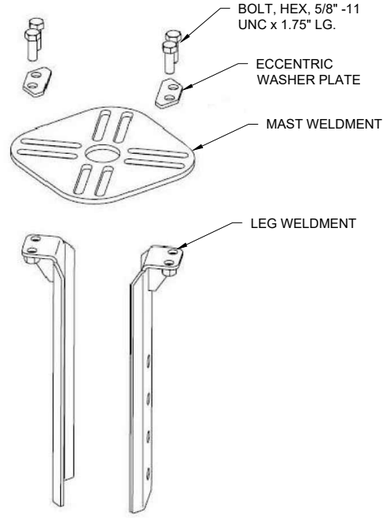


Electrical specification (min./max.)	Ports 1, 2			Ports 3, 4, 5, 6				
Frequency bands, MHz	698–798	824–894	880–960	1695–1880	1850–1990	1920–2180	2300–2500	2500–2690
Polarization	± 45°			± 45°				
Average gain over all tilts, dBi	4.8	4.9	5.2	9.0	9.2	9.9	10.1	9.9
Horizontal beamwidth (HBW), degrees[1]	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							

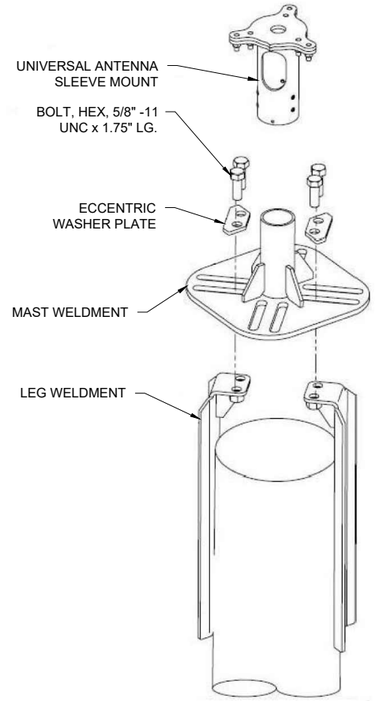
Electrical specification(Min/Max)	Ports 7,8,9,10	Ports 11,12, 13,14				
Frequency bands, MHz	3550–3700	5150–5250	5250–5350	5470–5725	5725–5850	5850–5925
Polarization	± 45°	± 45°				
Average gain over all tilts, dBi	5.0	5.5	5.7	5.5	5.5	5.6
Horizontal beamwidth (HBW), degrees[1]	360°					
Vertical beamwidth (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)



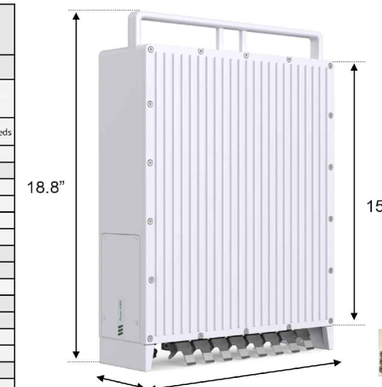
ARRANGEMENT FITS POLES 7-1/8" Ø TO 14-1/8" Ø

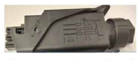
NOTE:
TYPICAL MOUNT SHOWN. CONTRACTOR TO VERIFY WITH VZW CX PM AND MANUFACTURER SPECIFICATIONS.

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 mm² to 8.36 mm² (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 mm² (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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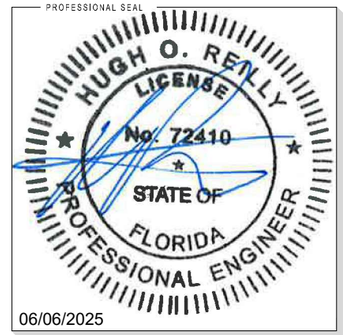

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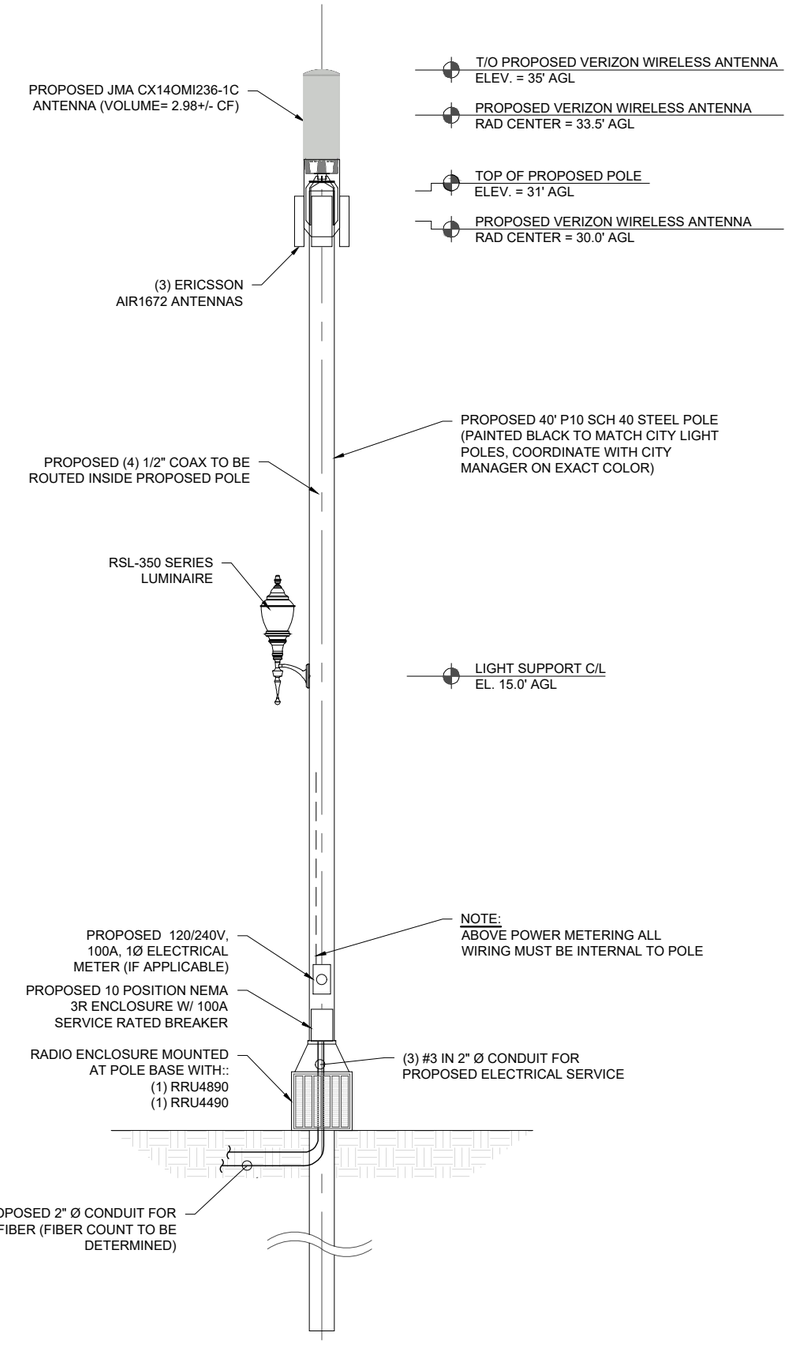
SHEET NAME

DETAILS

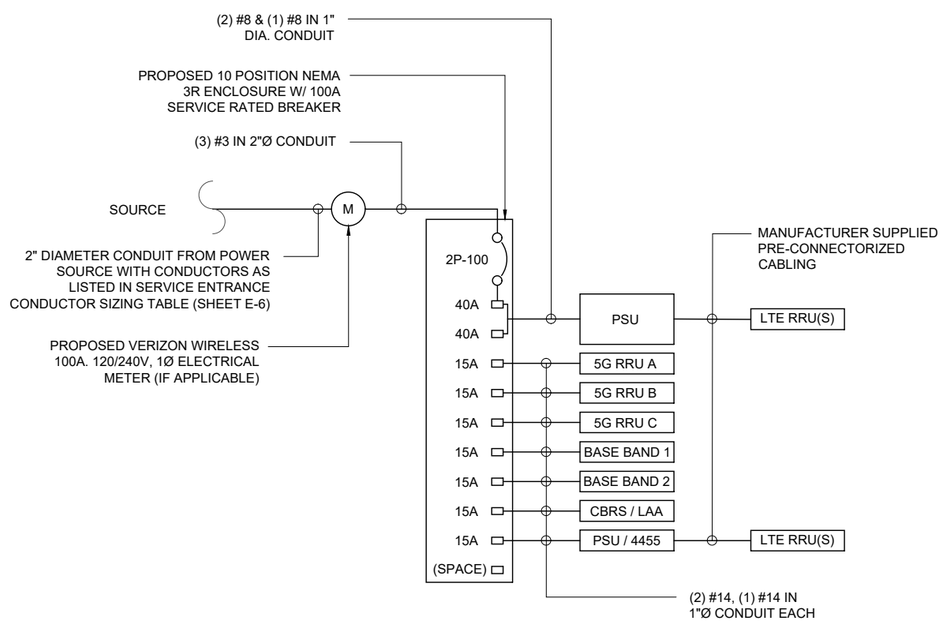
SHEET NUMBER

C-4



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 SC002 - 5000900161			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

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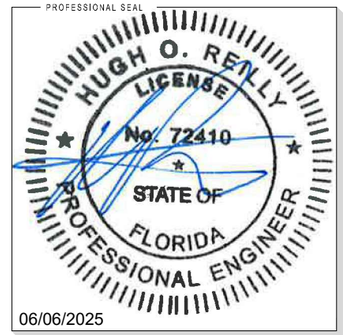

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SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	02.03.25
2	ISSUED FOR PERMIT	06.06.25

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.

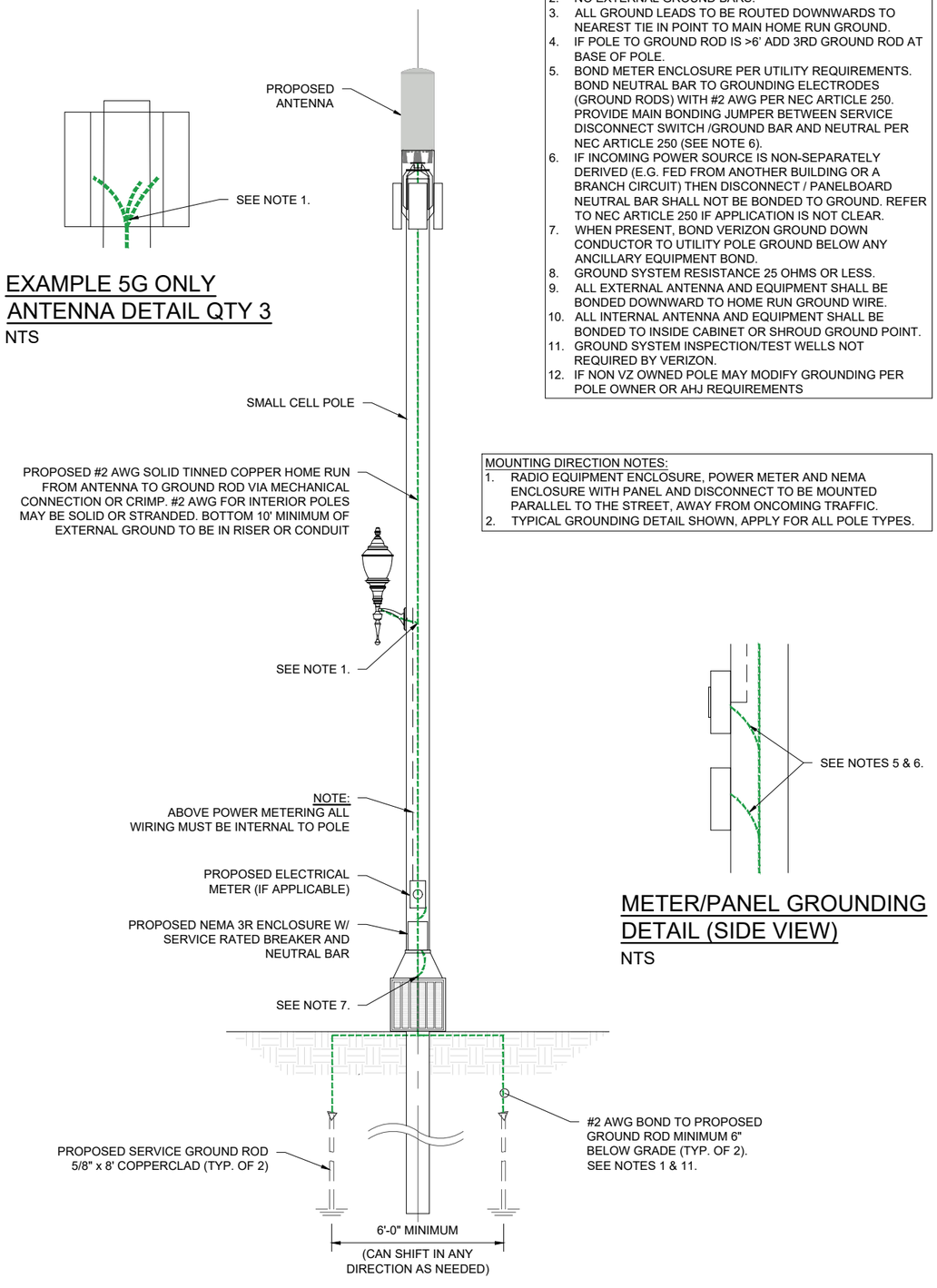
LAND BUILDS AND CO-LOCATE

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

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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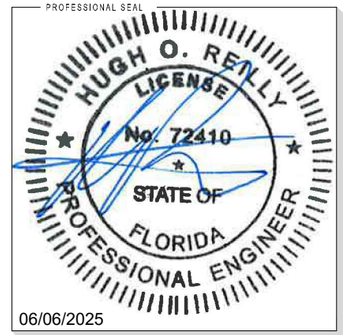
PROFESSIONAL SEAL



06/06/2025

PREPARED FOR
verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION
5000900161
ST AUG SC002
29.895965° N, 81.311872° W
ROW ON EAST SIDE OF CHARLOTTE ST,
10' NORTH OF CUNA ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

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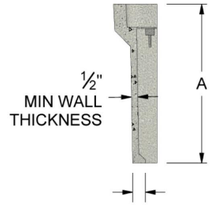
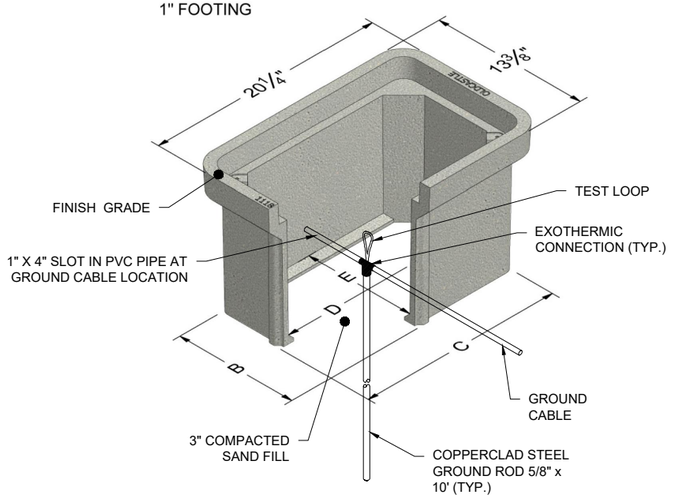
SHEET NAME
GROUNDING DETAIL & NOTES

SHEET NUMBER
E-3



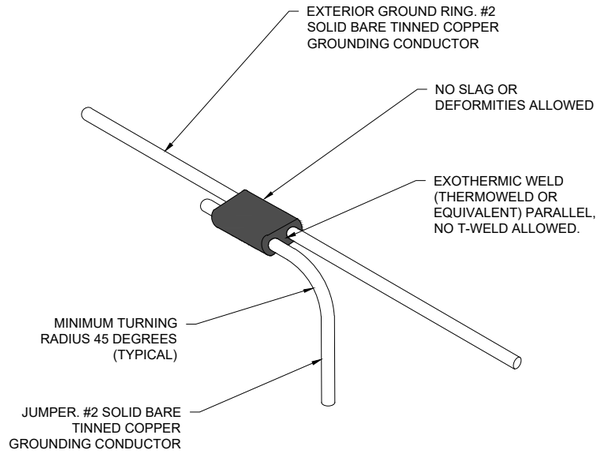
NOTE:

1. CONTRACTOR SHALL PROVIDE PRE-CAST CONCRETE INSPECTION WELL WITH CAST IRON TRAFFIC RATED LID WHEN WELL WILL BE IN AN AREA WHERE CAN BE DAMAGED.
2. ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODES. DEPTH MAY VARY

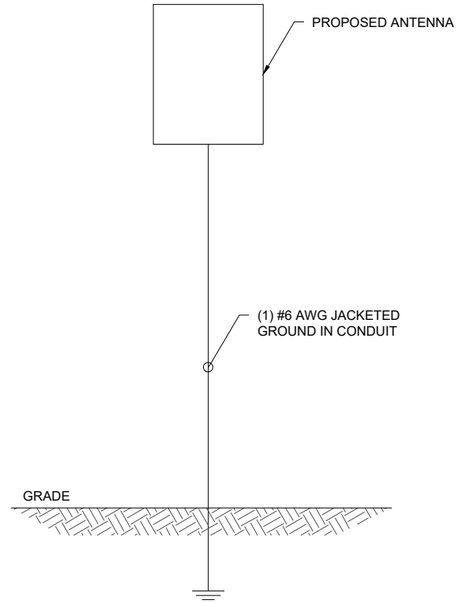


	A	B	C	D	E
1118-12	12	11-3/16	18-1/16	16-7/16	9-9/16
1118-18	18	11-1/16	17-15/16	16-3/16	9-5/16

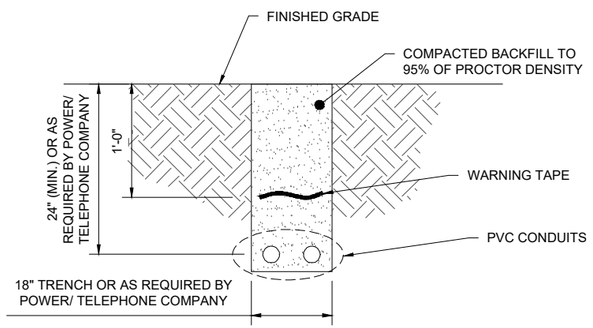
HAND HOLE DETAILS NTS 1



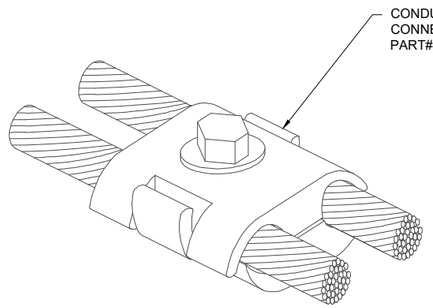
WELD CONNECTION DETAIL NTS 2



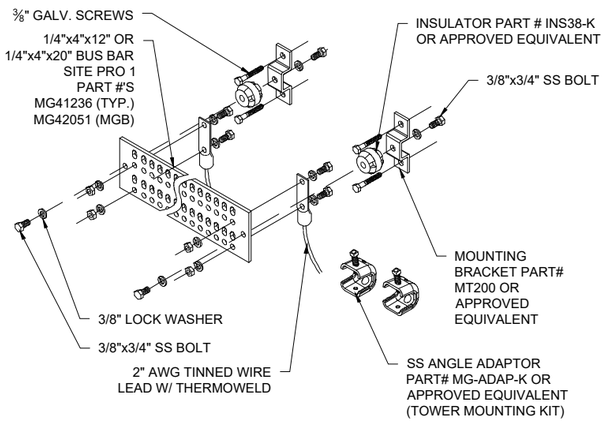
ANTENNA GROUNDING DIAGRAM NTS 3



TRENCH DETAILS NTS 4



CONDUCTOR CABLE CONNECTOR ISOMETRIC NTS 5



NOTE:

CONTRACTOR TO APPLY COPPERSHIELD OR NO-OX

TYPICAL GROUND BAR DETAIL NTS 6

PREPARED BY

CBVR

TELECOM DESIGN GROUP

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(813) 353-0026
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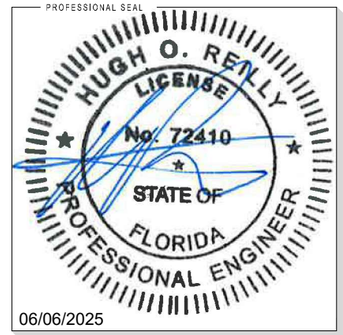
PROFESSIONAL SEAL



06/06/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900161
ST AUG SC002
29.895965° N, 81.311872° W
ROW ON EAST SIDE OF CHARLOTTE ST,
10' NORTH OF CUNA ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

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0	ISSUED FOR PERMIT	03.12.24
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SHEET NAME

GROUNDING DETAILS

SHEET NUMBER

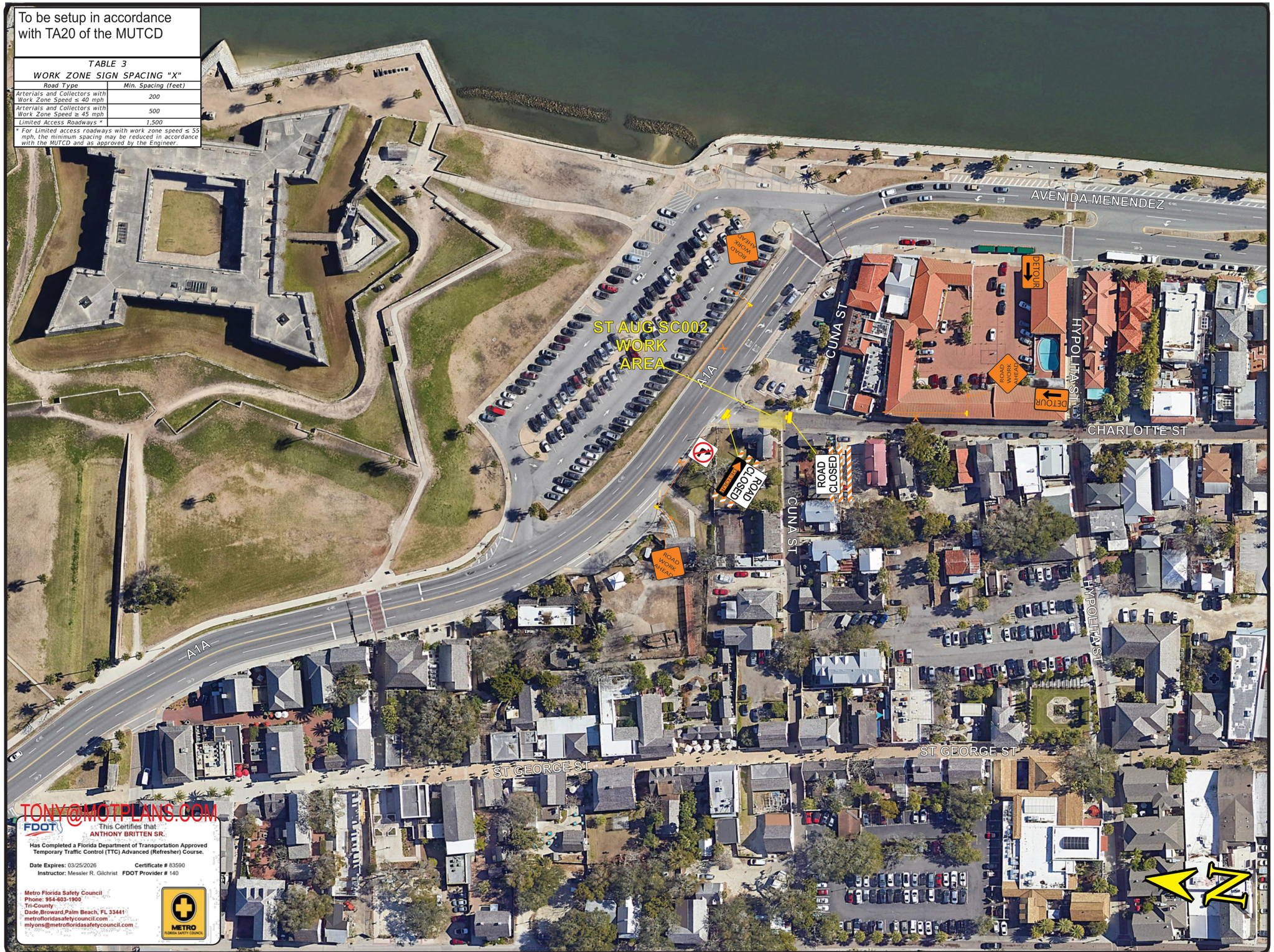
E-4

To be setup in accordance with TA20 of the MUTCD

TABLE 3
WORK ZONE SIGN SPACING "X"

Road Type	Min. Spacing (feet)
Arterials and Collectors with Work Zone Speed ≤ 40 mph	200
Arterials and Collectors with Work Zone Speed ≥ 45 mph	500
Limited Access Roadways *	1,500

* For Limited access roadways with work zone speed ≤ 55 mph, the minimum spacing may be reduced in accordance with the MUTCD and as approved by the Engineer.



TONY@MOTPLANS.COM

FDOT

This Certifies that
ANTHONY BRITTEN SR.
Has Completed a Florida Department of Transportation Approved Temporary Traffic Control (TTC) Advanced (Refresher) Course.

Date Expires: 03/25/2026 **Certificate #** 83590
Instructor: Messler R. Gilchrist **FDOT Provider #** 140

Metro Florida Safety Council
Phone: 954-603-1900
Tri-County
Dade,Broward,Palm Beach, FL 33441
metrofloridasafetycouncil.com
mlyons@metrofloridasafetycouncil.com

METRO FLORIDA SAFETY COUNCIL

DRAWN BY: Tony Britten	MOT Plans	631 NE 45 Street Oakland Park, Fl 33334 (954) 560-0450	DATE: 3/8/2024	SITE LOCATION: ST AUG SC002

PREPARED BY

CBVR

TELECOM DESIGN GROUP
6505 N HIMES AVE
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(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

06/06/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900161
ST AUG SC002
29.895965° N, 81.311872° W
ROW ON EAST SIDE OF CHARLOTTE ST,
10' NORTH OF CUNA ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

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SHEET NAME

MOT DETAILS

SHEET NUMBER

MOT-1

Received June 6, 2025
Planning and Building Department



Received June 6, 2025
Planning and Building Department

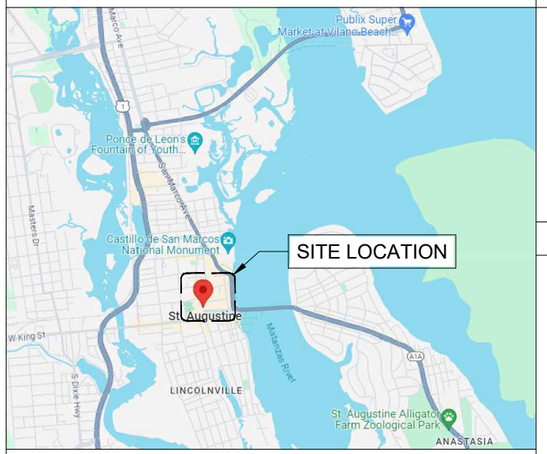


verizon

SITE NAME: ST AUG SC020
MDG #: 5000900238

LOCATION: ROW ON EAST SIDE OF CORDOVA ST, 120' SOUTH OF TREASURY ST
SAINT AUGUSTINE, FL 32084
ST. JOHNS COUNTY COUNTY

LOCATION SKETCH



SITE DIRECTIONS

From US-1 E & 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 Carrera St (go 0.4 mi)
4. Turn right onto Cordova St (go 0.1 mi)
5. 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' 35.36" NORTH 29.893156° N
LONGITUDE:	81° 18' 50.80" WEST 81.314111° 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: 2023 NESC
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:
2023 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	
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N-1	NOTES
ARCHITECTURAL/ CIVIL PLANS	
C-1	SITE PLAN W/ AERIAL
C-2	SITE PLAN
C-3	ELEVATION & EQUIPMENT PLAN
C-4	DETAILS
ELECTRICAL PLANS	
E-1	CITY AND ELECTRICAL NOTES
E-2	UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE
E-3	GROUNDING DETAIL & NOTES
MOT-1	MOT DETAILS
MOT-2	FDOT MOT INDEX 102-600
MOT-3	FDOT MOT INDEX 102-604
MOT-4	FDOT MOT INDEX 102-660

811 Know what's below. Call before you dig.

PREPARED BY

CBVR TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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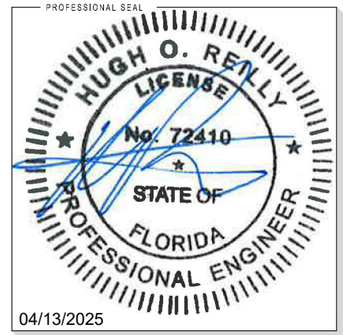
PROFESSIONAL SEAL



04/13/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900238
ST AUG SC020
29.893156° N, 81.314111° W
ROW ON EAST SIDE OF CORDOVA ST,
120' SOUTH OF TREASURY ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	04.01.25
2	ISSUED FOR PERMIT	04.13.25

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
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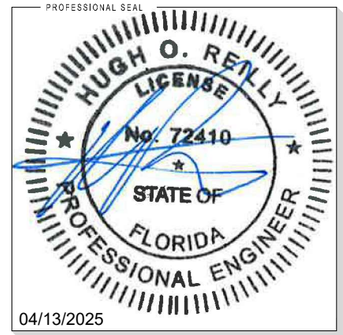
PROFESSIONAL SEAL



04/13/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900238
ST AUG SC020
29.893156° N, 81.314111° W
ROW ON EAST SIDE OF CORDOVA ST,
120' SOUTH OF TREASURY ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

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0	ISSUED FOR PERMIT	03.12.24
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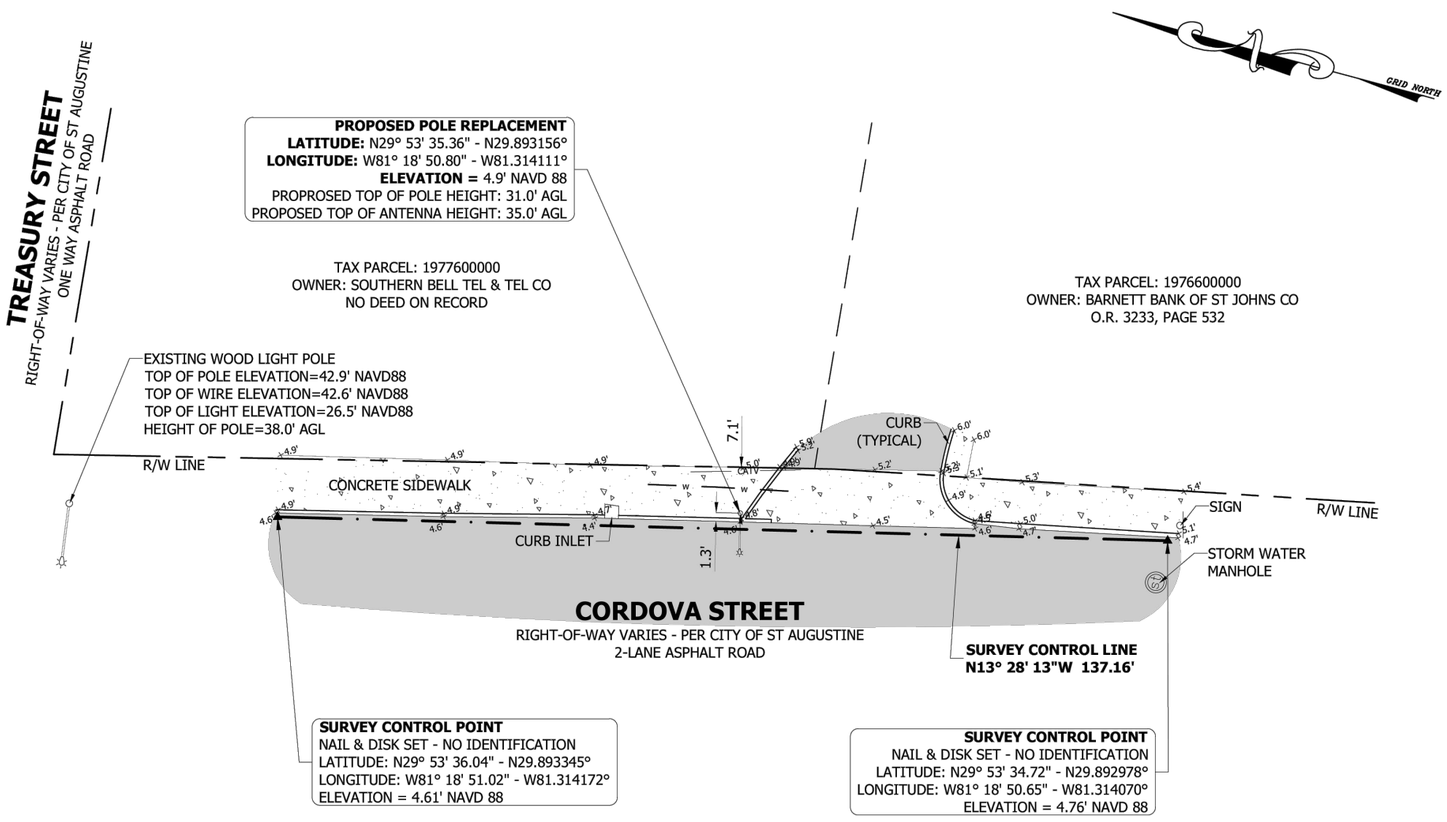
SHEET NAME

NOTES

SHEET NUMBER

N-1





VICINITY MAP NOT TO SCALE

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE GRID BASED ON STATE PLANE ZONE FLORIDA EAST (NAD 83/2011) AS ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK AT TIME OF SURVEY.

2. THE SPECIFIC PURPOSE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MARCH 28, 2023.

3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. LATITUDES & LONGITUDES SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK. THE VALUES FOR THE PROPOSED POLE LOCATION LATITUDE & LONGITUDE SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS SHOWN HEREON ARE NAVD 1988 AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK.

5. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

6. THE PURPOSE OF THIS SURVEY IS TO LOCATE EXISTING FEATURES WITHIN THE PUBLIC RIGHT-OF-WAY AND ESTABLISH THE LOCATION FOR A FUTURE INSTALLATION OF A UTILITY POLE.

7. UNDERGROUND UTILITIES DEPICTED HEREON WERE FIELD SURVEY LOCATED BY STONECYPHER SURVEYING INC. BASED ON THE FIELD DELINEATION BY "SUNSHINE STATE ONE CALL - 811", TICKET NUMBER: 076302474. CONTACT 1-800-852-8057 FOR MORE INFORMATION.

UNDERGROUND UNKNOWN UTILITY	UK	UK
UNDERGROUND ELECTRIC	UGE	UGE
UNDERGROUND FIBER	UGF	UGF
UNDERGROUND GAS	GAS	GAS
UNDERGROUND CATV	CATV	CATV
UNDERGROUND SANITARY SEWER	SS	SS
UNDERGROUND STORM SEWER	ST	ST
UNDERGROUND WATER	w	w
UNDERGROUND RECLAIMED WATER	RCW	RCW
OVERHEAD UTILITY WIRES	OH	OH

UTILITY LINE LEGEND

0 20 40

SCALE: 1"=20'

ABBREVIATIONS LEGEND

NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83/2011	NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT
AGL	ABOVE GROUND LEVEL
R/W	RIGHT-OF-WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

FLOOD ZONE NOTE

THE HEREON DEPICTED PROPOSED UTILITY POLE APPEARS TO LIE IN FLOOD ZONE AE (EL 7) BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12109C0314J DATED DECEMBER 7, 2018.

Sunshine 811 Always call 811 before you dig.

SUNSHINE STATE ONE CALL
TICKET: 076302474

REVISION: 3/12/2024 - UPDATE LATITUDE AND LONGITUDE.

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
E-mail: dws@stone-survey.com
Professional Surveying & Mapping
Certificate of Authorization No.: LB 7810

BOOK/PAGE	53/4	SCALE	1"=20'
DRAWN	MRJ	DATE	MARCH 28, 2023
CHECKED	MRJ	PROJECT #	23-0029

THIS MAP PREPARED BY: 3/12/2024
MITCHELL R. JARRELLS
PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6438

DRAWING # ST AUG SC020.survey.dwg

SPECIFIC PURPOSE SURVEY
VERIZON SMALL CELL - ST AUG SC020
CORDOVA STREET, SAINT AUGUSTINE, FL 32084

FOR: VERIZON WIRELESS

SHEET # 1 OF 1

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PROFESSIONAL SEAL

HUGH O. REILLY LICENSE No. 72410 STATE OF FLORIDA PROFESSIONAL ENGINEER

04/13/2025

PREPARED FOR

verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900238
ST AUG SC020
29.893156° N, 81.314111° W
ROW ON EAST SIDE OF CORDOVA ST,
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SHEET NAME

SURVEY

SHEET NUMBER

S-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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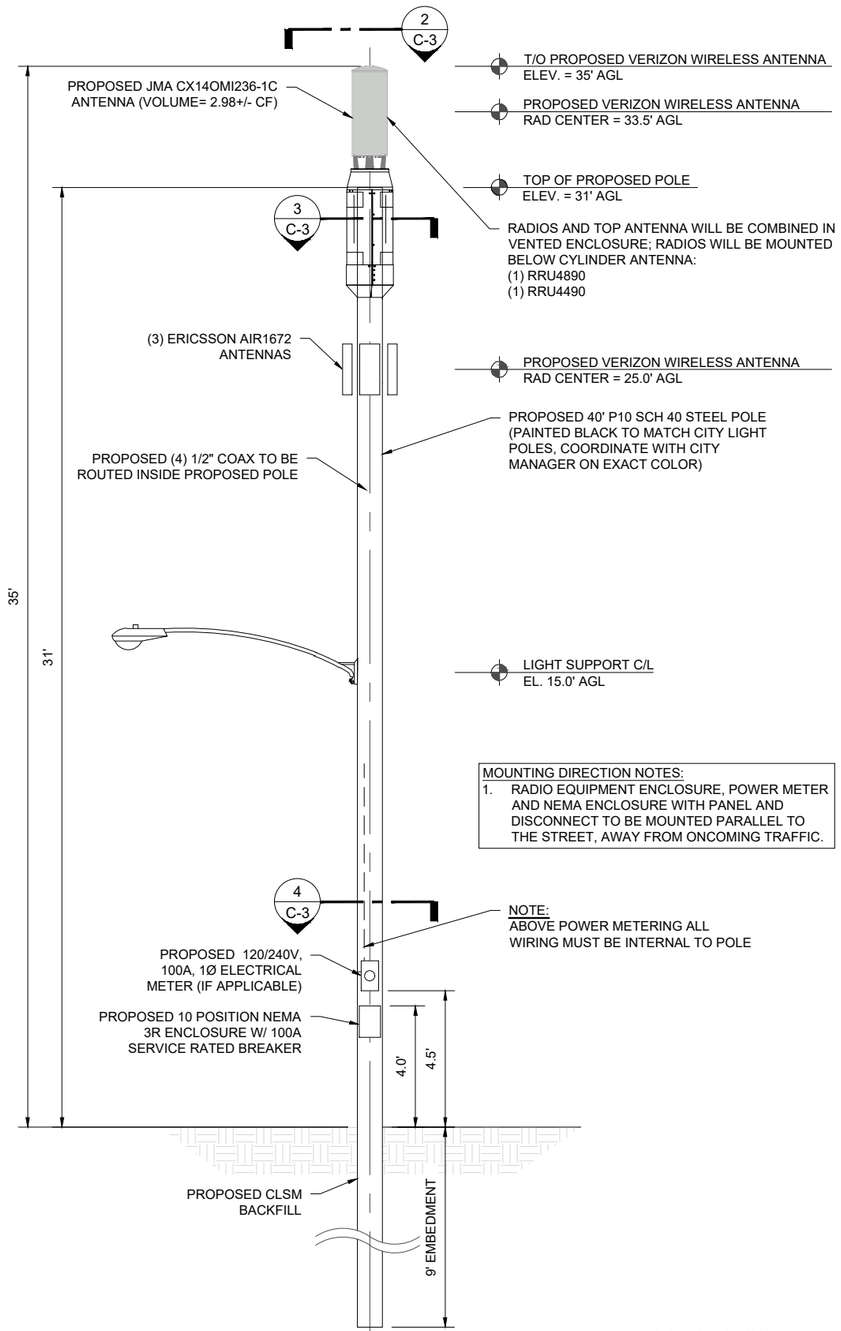
SHEET NAME

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.

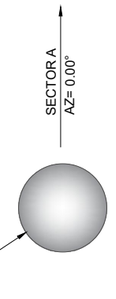


MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.

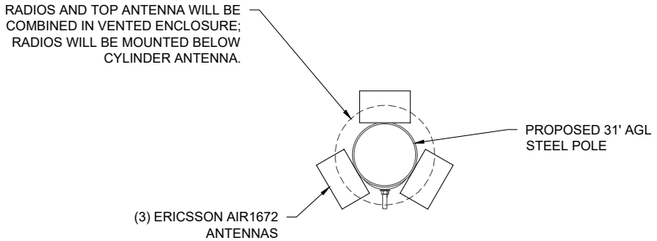
NOTE:
1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (8TH EDITION, 2023) AND 2023 NESC STRUCTURAL STANDARD 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'

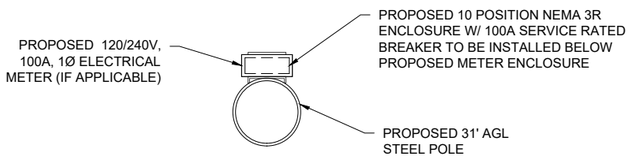
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3



EQUIPMENT LAYOUT — NTS | 4

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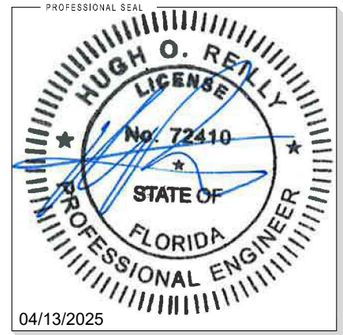
PROFESSIONAL SEAL



04/13/2025

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7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION
5000900238
ST AUG SC020
29.893156° N, 81.314111° W
ROW ON EAST SIDE OF CORDOVA ST,
120' SOUTH OF TREASURY ST
SAINT AUGUSTINE, FL 32084

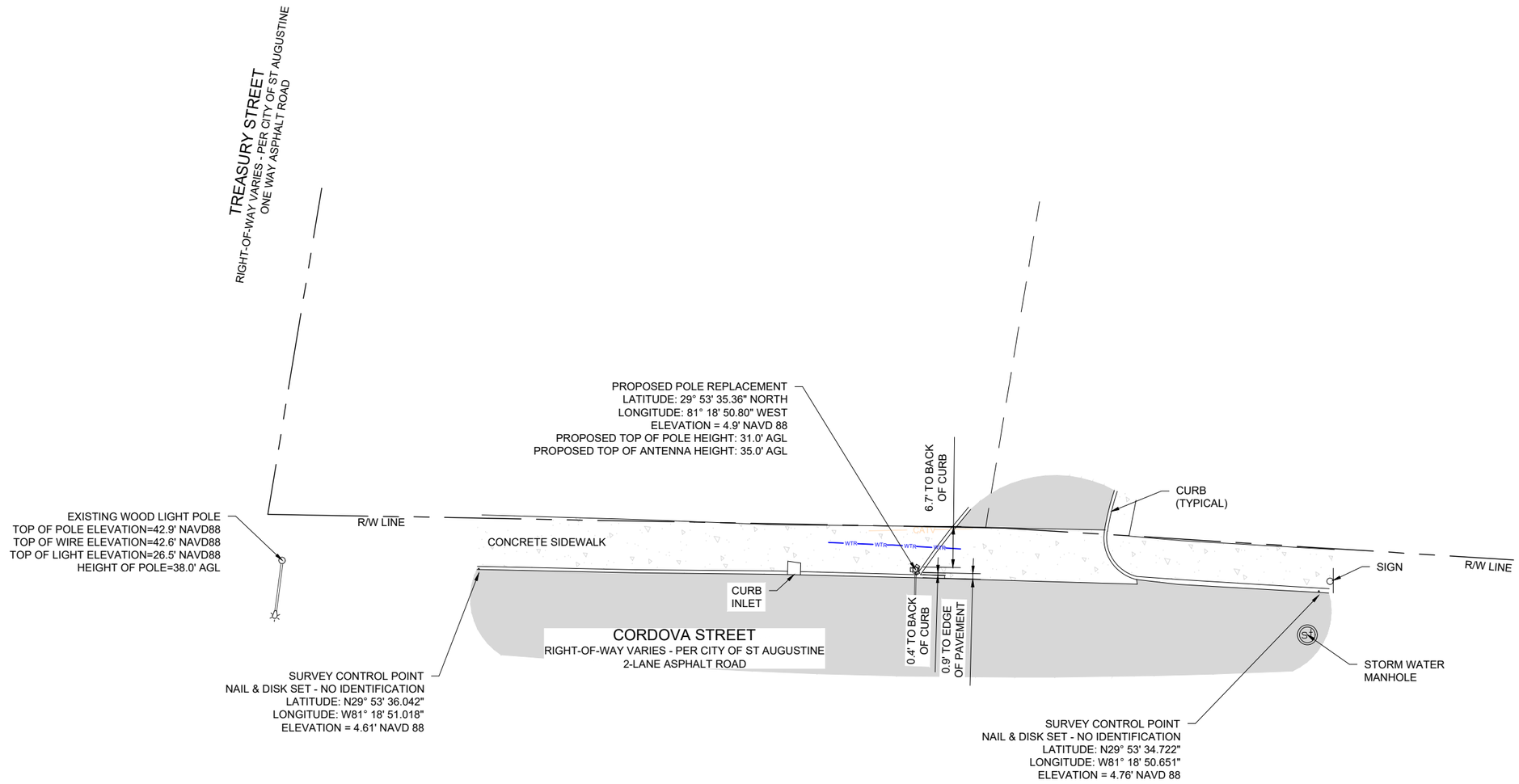
CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	04.01.25
2	ISSUED FOR PERMIT	04.13.25

SHEET NAME
ELEVATION & EQUIPMENT PLAN

SHEET NUMBER
C-3



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

GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)

11x17 SCALE: 1"=20'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF
EXISTING UNDERGROUND ELECTRIC	UG/E
EXISTING UNDERGROUND GAS	GAS
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

PREPARED BY

CBVR

TELECOM DESIGN GROUP

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(813) 353-0026
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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

04/13/2025

PREPARED FOR

verizon

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SITE 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

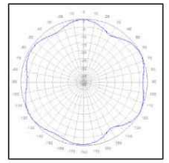
NWAV™ X-Pol OMNI Cantenna | 14-Port | 2.98 cu. ft | 360°

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

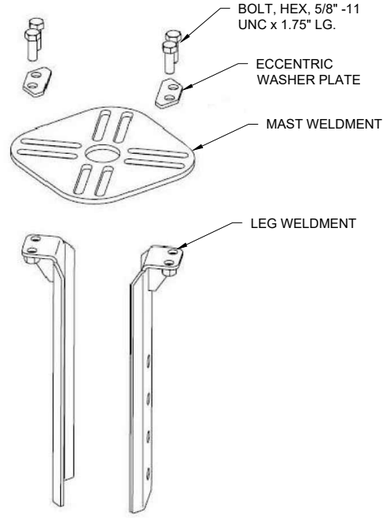


Electrical specification (min./max.)	Ports 1, 2			Ports 3, 4, 5, 6				
Frequency bands, MHz	698–798	824–894	880–960	1695–1880	1850–1990	1920–2180	2300–2500	2500–2690
Polarization	± 45°			± 45°				
Average gain over all tilts, dBi	4.8	4.9	5.2	9.0	9.2	9.9	10.1	9.9
Horizontal beamwidth (HBW), degrees[1]	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							

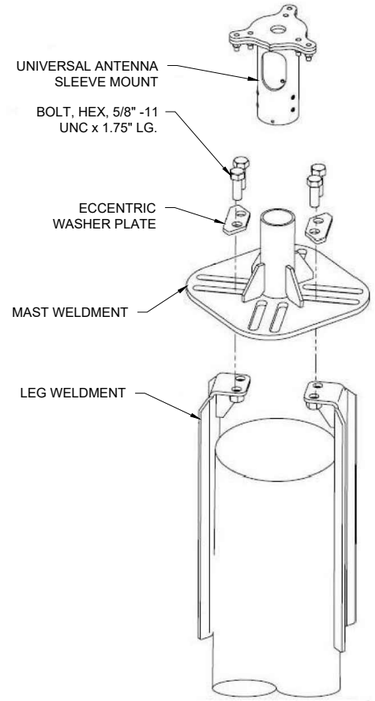
Electrical specification(Min/Max)	Ports 7,8,9,10	Ports 11,12, 13,14				
Frequency bands, MHz	3550–3700	5150–5250	5250–5350	5470–5725	5725–5850	5850–5925
Polarization	± 45°	± 45°				
Average gain over all tilts, dBi	5.0	5.5	5.7	5.5	5.5	5.6
Horizontal beamwidth (HBW), degrees[1]	360°					
Vertical beamwidth (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)



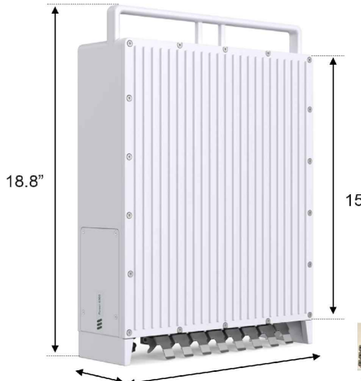
ARRANGEMENT FITS POLES 7-1/8" Ø TO 14-1/8" Ø

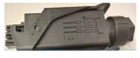
NOTE:
TYPICAL MOUNT SHOWN. CONTRACTOR TO VERIFY WITH VZW CX PM AND MANUFACTURER SPECIFICATIONS.

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 mm² to 8.36 mm² (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 mm² (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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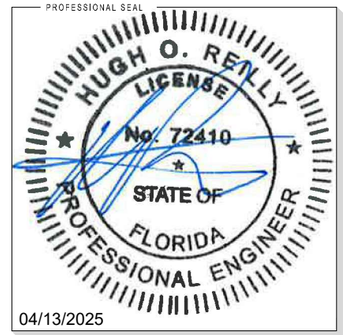

04/13/2025

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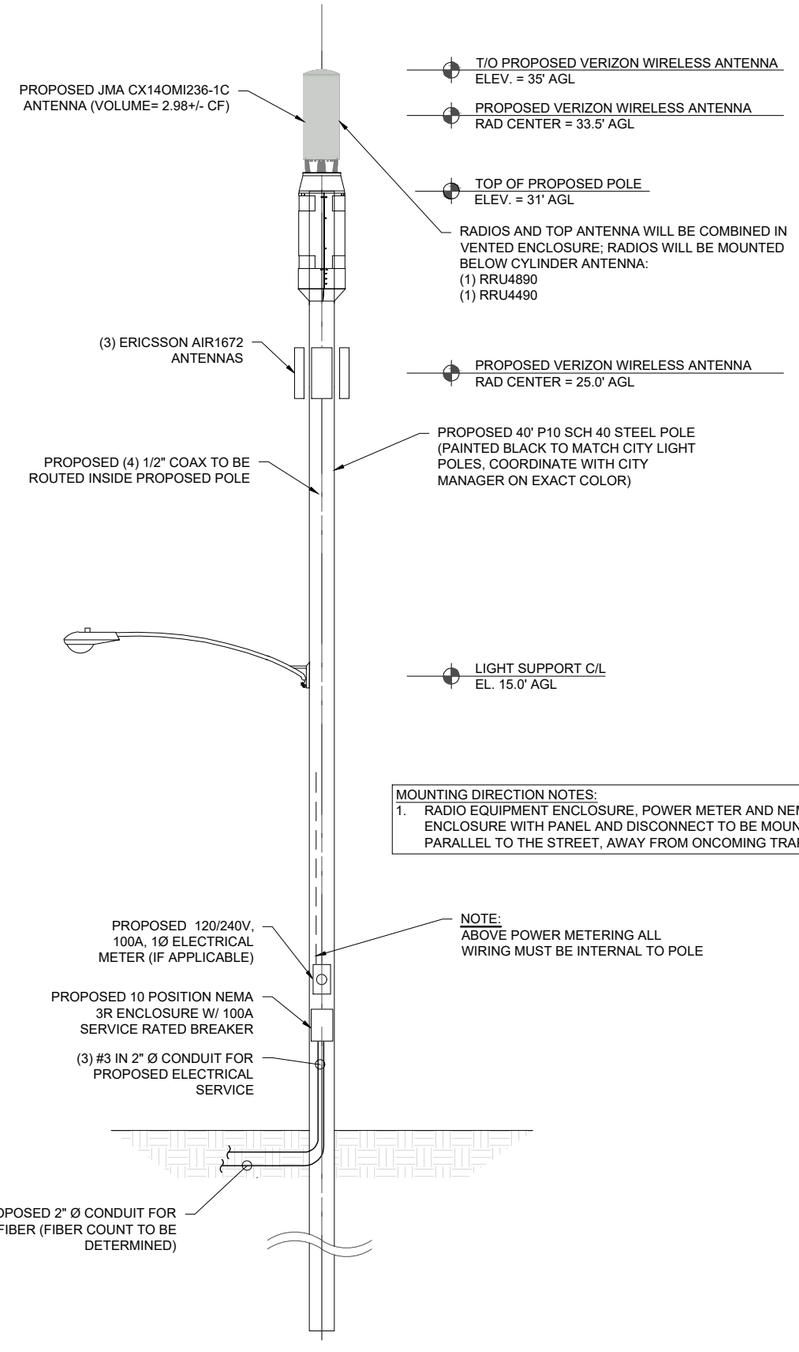
SHEET NAME

DETAILS

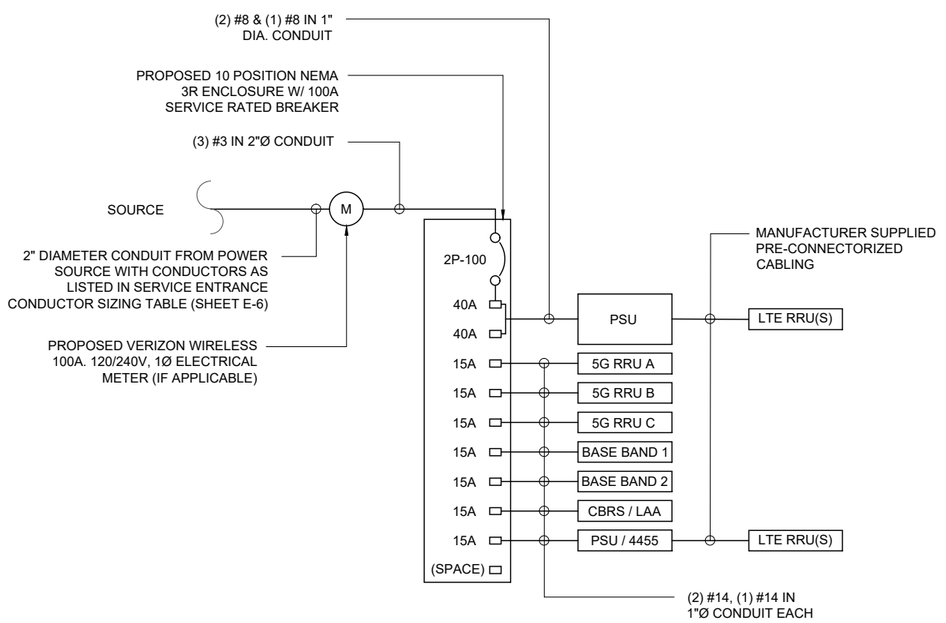
SHEET NUMBER

C-4



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 SC020 - 5000900238			PANEL RATING				100 AMPS 120/240 VOLTS		
PHASE 1			X	MCB	100	AMP			
WIRE 3			MAIN LUG ONLY						
CKT NO.	DESCRIPTION		KVA		AMP	WIRE	GND	COND.	
			A	B	POLE				
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

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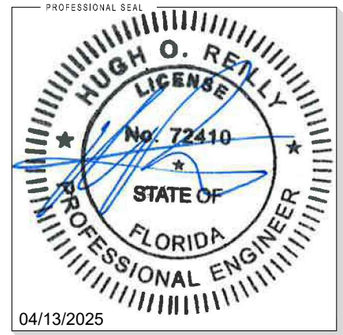

04/13/2025

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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.

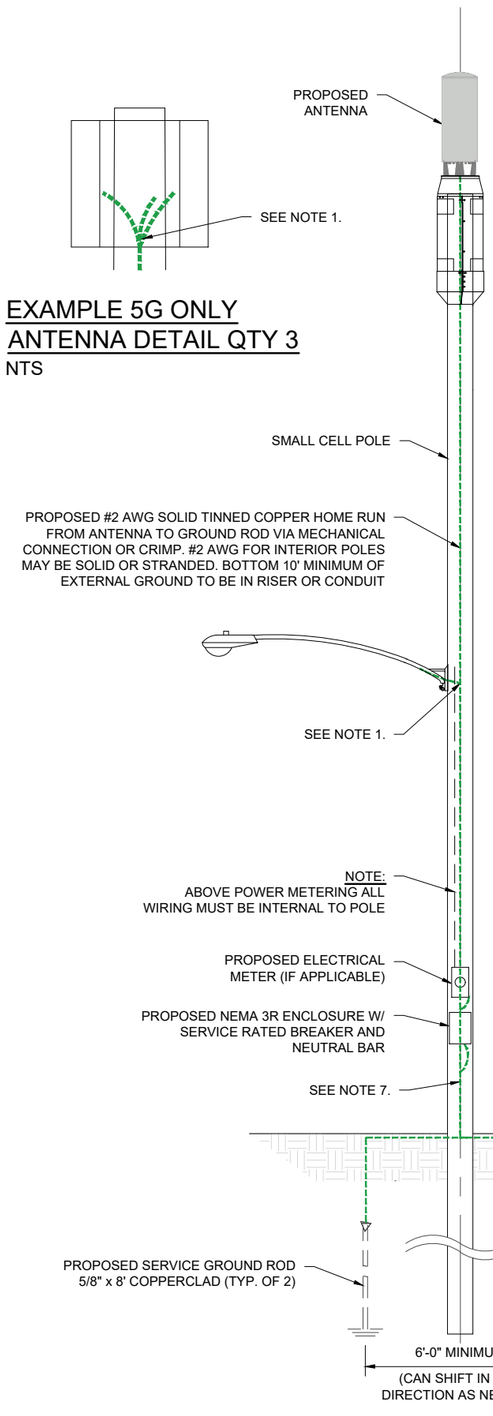
LAND BUILDS AND CO-LOCATE

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



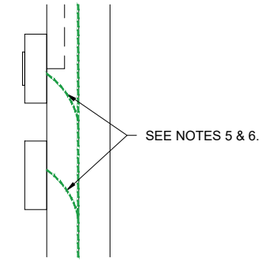
TYPICAL GROUNDING DETAIL NTS 2

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

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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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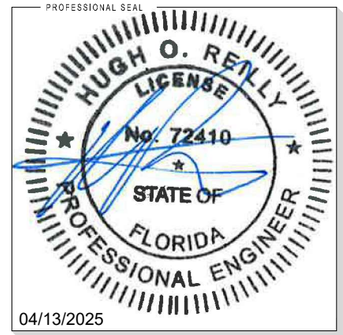
PROFESSIONAL SEAL



04/13/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900238
ST AUG SC020
29.893156° N, 81.314111° W
ROW ON EAST SIDE OF CORDOVA ST,
120' SOUTH OF TREASURY ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	04.01.25
2	ISSUED FOR PERMIT	04.13.25

SHEET NAME

GROUNDING DETAIL & NOTES

SHEET NUMBER

E-3

To be setup in accordance with Standard Plans 102-613, 102-602 & 102-660

TABLE 1
CHANNELIZING DEVICE SPACING

Work Zone Speed (mph)	Max. Spacing (feet)			
	Cones or Temporary Tubular Markers		Type I Barricades, Type II Barricades, Vertical Panels, or Drums	
	Taper	Tangent	Taper	Tangent
≤ 45	25	50	25	50
≥ 50	25	50	50	100

TABLE 3
WORK ZONE SIGN SPACING "X"

Road Type	Min. Spacing (feet)
Arterials and Collectors with Work Zone Speed ≤ 40 mph	200
Arterials and Collectors with Work Zone Speed ≥ 45 mph	500
Limited Access Roadways *	1,500

* For Limited access roadways with work zone speed ≤ 55 mph, the minimum spacing may be reduced in accordance with the MUTCD and as approved by the Engineer.

TABLE 2
TAPER LENGTH "L"

Work Zone Speed (mph)	Min. Length (feet)
≤ 40	$L = \frac{WS^2}{60}$
≥ 45	$L = WS$

Where: W = width of offset in feet
S = speed in mph

TABLE 4
BUFFER LENGTH "B"

Work Zone Speed (mph)	Min. Length (feet)
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730

Note: When Buffer Length "B" cannot be attained due to geometric constraints, use the greatest length possible, but not less than 155 feet.

SPEED LIMIT 25

ALL SIDEWALK CLOSED SIGNS MOUNTED ON PEDESTRIAN LCD AS PER STANDARD 102-660

WORK AREA
TRAFFIC CONES / DRUMS
PEDESTRIAN LCD BARRICADES

TREASURY ST
CATHEDRAL PL
KING ST
CORDOVA ST
VALENCIA ST

SHALL MAINTAIN 10' TRAVEL LANE

TONY@MOTPLANS.COM

FDOT
This Certifies that
ANTHONY BRITTEN SR.
Has Completed a Florida Department of Transportation Approved Temporary Traffic Control (TTC) Advanced (Refresher) Course.
Date Expires: 03/25/2026 Certificate # 83590
Instructor: Messler R. Gilchrist FDOT Provider # 140
Metro Florida Safety Council
Phone: 954-603-1900
Tri-County
Dade,Broward,Palm Beach, FL 33441
metrofloridasafetycouncil.com
miyons@metrofloridasafetycouncil.com
METRO FLORIDA SAFETY COUNCIL

DRAWN BY:			DATE: 3/8/2024	SITE LOCATION:
Tony Britten	MOT Plans	631 NE 45 Street Oakland Park, Fl 33334 (954) 560-0450		

PREPARED BY

CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
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PROFESSIONAL SEAL

HUGH O. REILLY LICENSE No. 72410 STATE OF FLORIDA PROFESSIONAL ENGINEER

04/13/2025

PREPARED FOR

verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900238
ST AUG SC020
29.893156° N, 81.314111° W
ROW ON EAST SIDE OF CORDOVA ST,
120' SOUTH OF TREASURY ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	04.01.25
2	ISSUED FOR PERMIT	04.13.25

SHEET NAME

MOT DETAILS

SHEET NUMBER

MOT-1

Received June 6, 2025
Planning and Building Department



Received June 6, 2025
Planning and Building Department



April 23, 2025

Nikki Nechtem - authorized agent Verizon wireless
7701 E. Telecom Parkway
Temple Terrace, FL 33637

cc: Christopher Milnes

Re: Certificate of Appropriateness - 43 Cordova Street, etc. - HP2025-0011

Dear Nikki Nechtem - authorized agent Verizon wireless,

On , the Historic Architectural Review Board (HARB) met and discussed your application regarding 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 Wednesday, June 18, 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 June 8, 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 THURSDAY, APRIL 17, 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 , 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:

- To June 18th, 2025 (Wednesday)
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 17th day of April, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0011 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Brad Beach
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, Brad Beach, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 17th day of April, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

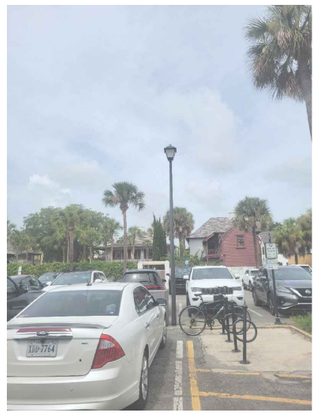
Notary Public, State of Florida

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.

ADDITIONAL MATERIALS RECEIVED FOR APRIL 17, 2025 HARB MEETING

HP2022-0011 VERIZON SMALL CELL ANTENNAS

SUBMITTED BY APPLICANT



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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CBVR

TELECOM DESIGN GROUP

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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

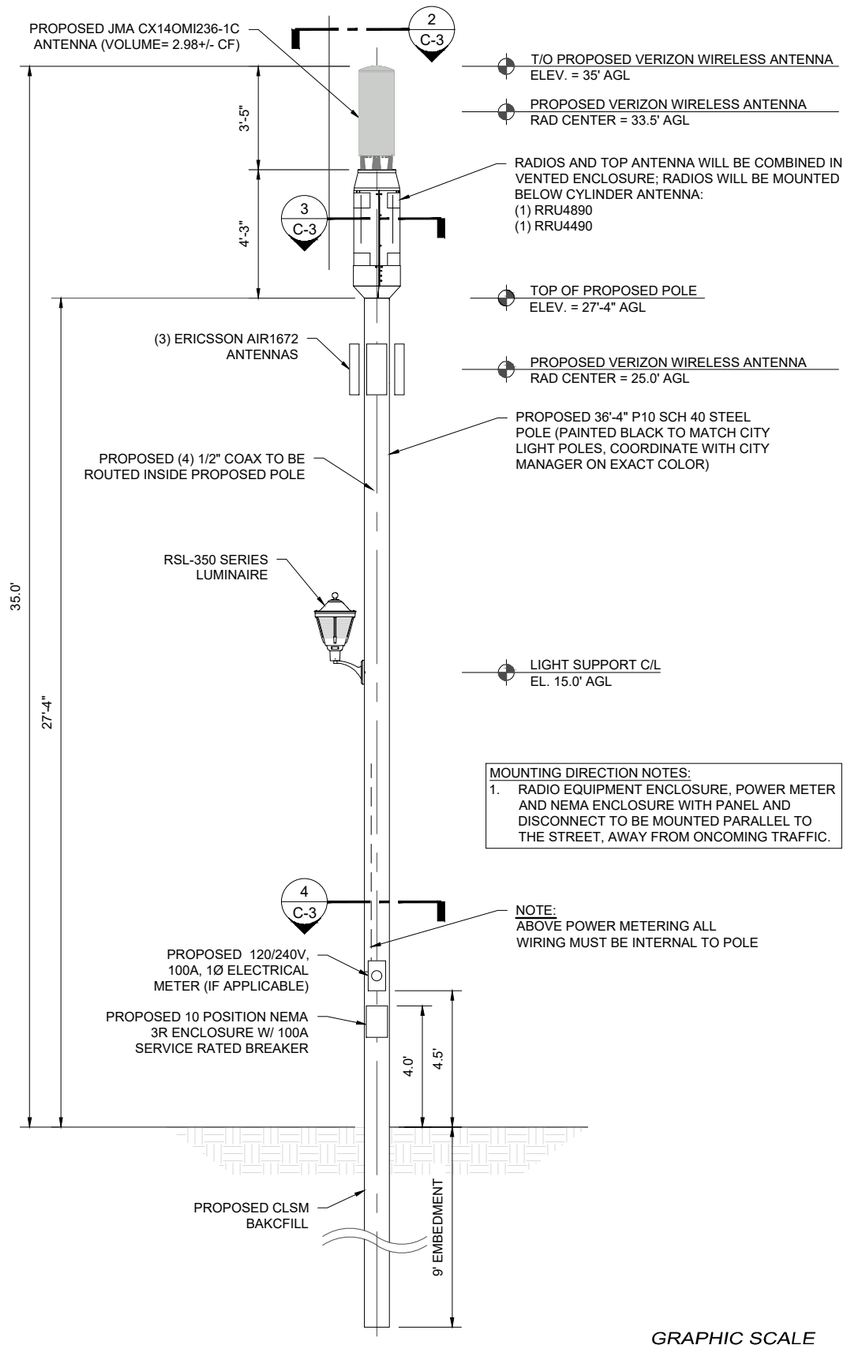
SHEET NAME

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.



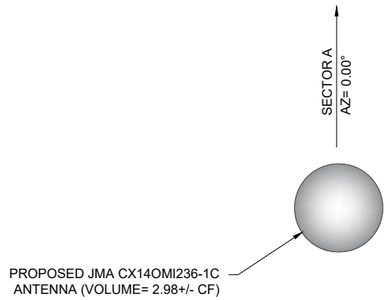
NOTE:
1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (8TH EDITION, 2023) AND ANSI/ TIA-222-G STRUCTURAL 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

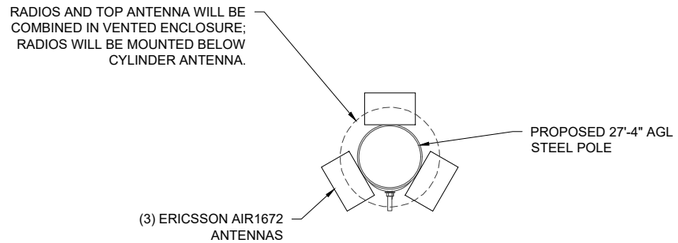
0' 2.5' 5'

(SCALE IN FEET)
11x17 SCALE: 1"=5'

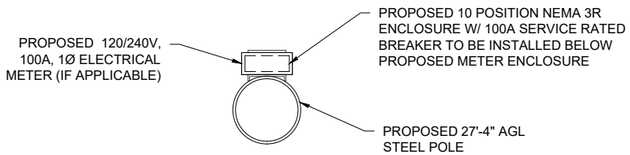
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3



EQUIPMENT LAYOUT — NTS | 4

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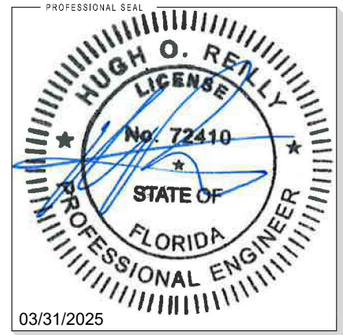
PROFESSIONAL SEAL



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

ELEVATION & EQUIPMENT PLAN

SHEET NUMBER

C-2


PARK
ST AUG
ZONE
50009
This is a better
to help panhandl



Received 4/7/2025
Planning & Building Department



Received 4/7/2025
Planning & Building Department



Received 4/7/2025
Planning & Building Department

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

Received 2/10/2025
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: 43 Cordova St (adjacent parcel) - St AUG SC021

Applicant's Name: Nikki Nechtem - authorized agent Applicant's Signature: Nikki Nechtem (authorized agent)

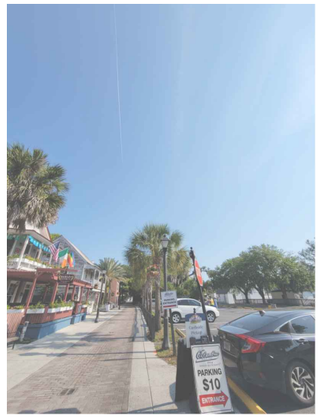
Christopher Milnes(Cellco partnership Successor in Interest to Verizon Wireless)
Owner's Name: _____ Owner's Signature: _____

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.



PROPOSED POLE
LOCATION VIEW

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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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CBVR

TELECOM DESIGN GROUP

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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

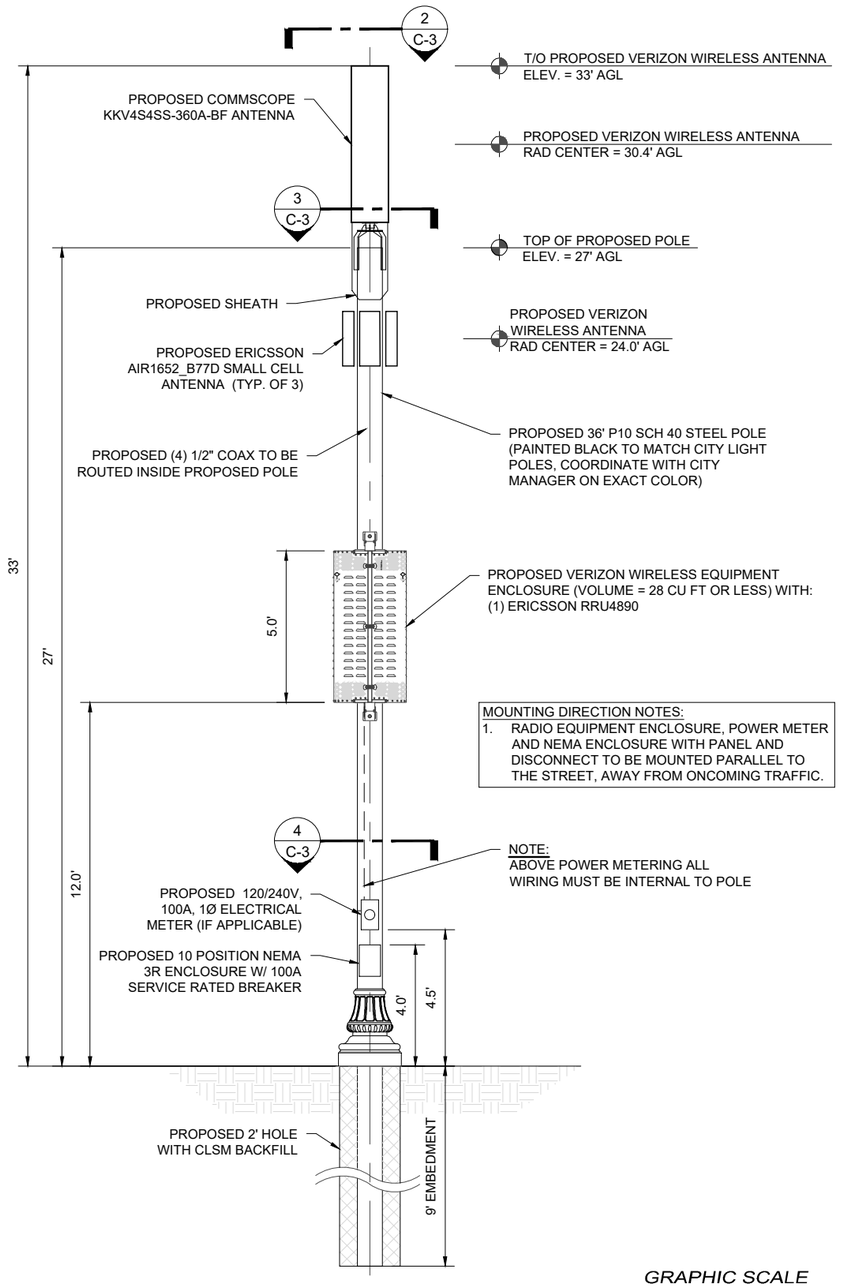
SITE PLAN W/ AERIAL

SHEET NUMBER

C-1


BARLEY
REPUBLIC
PUB & CULTURE
PARKING
ENTRANCE
Curbside
Pickup
ONE WAY
OPEN!
We Missed You

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.



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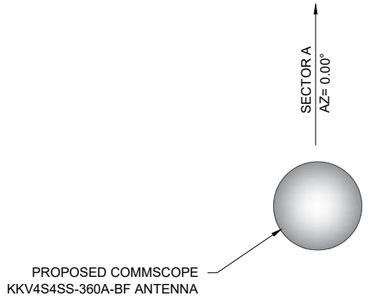
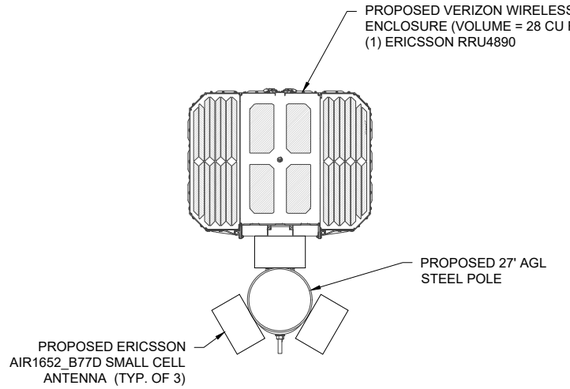
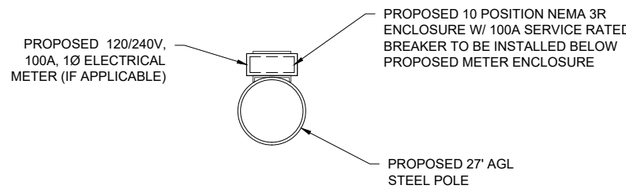
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3



EQUIPMENT LAYOUT — NTS | 4

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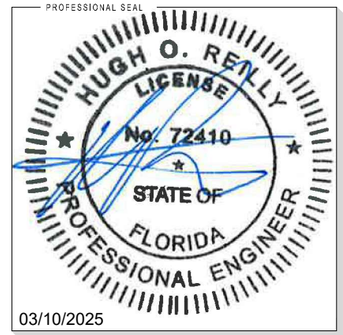

03/10/2025

PREPARED FOR

verizon

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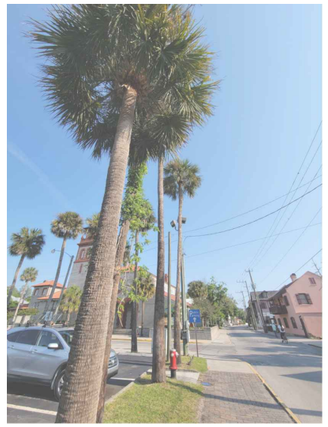
SHEET NAME

ELEVATION & EQUIPMENT PLAN

SHEET NUMBER

C-3



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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

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

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SHEET NAME

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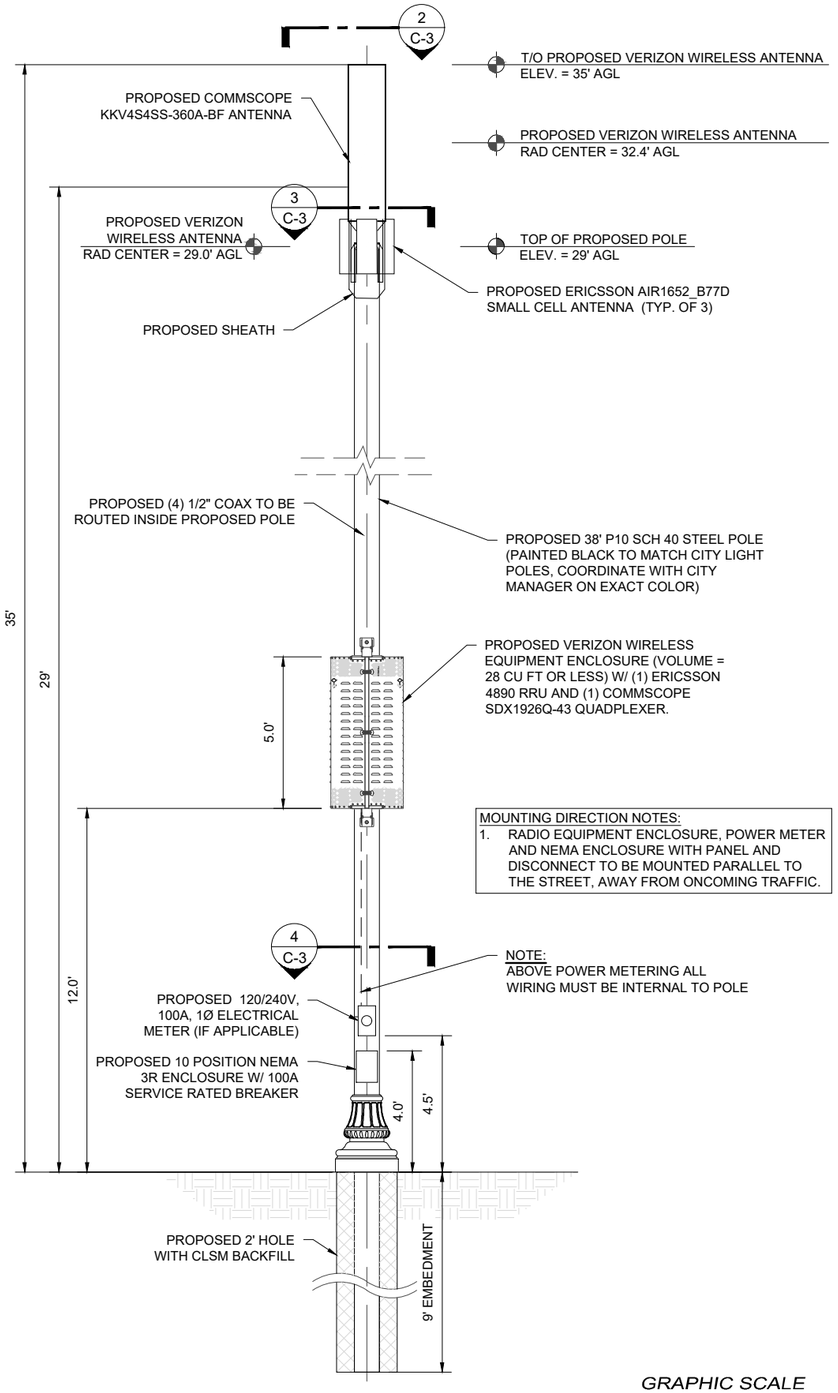

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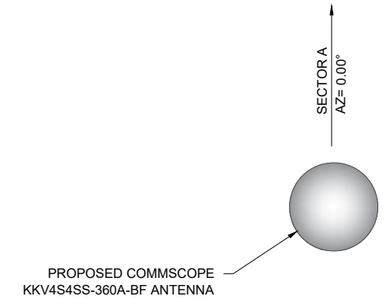
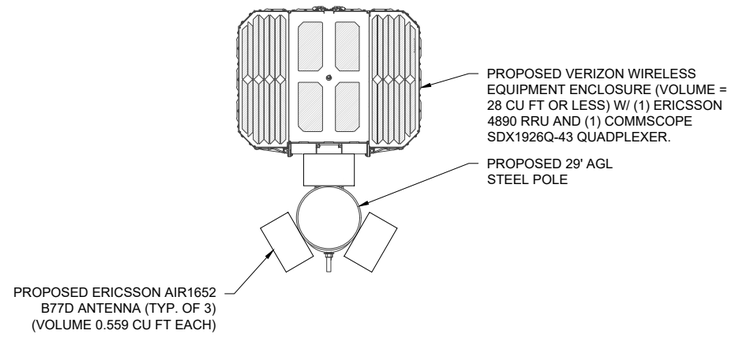
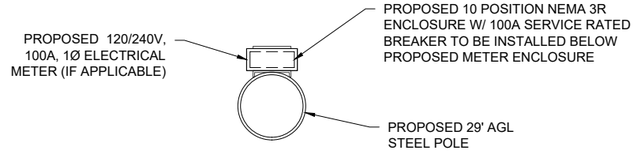


ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3



EQUIPMENT LAYOUT — NTS | 4

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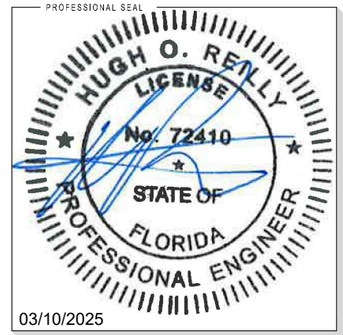

03/10/2025

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verizon

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SHEET NAME

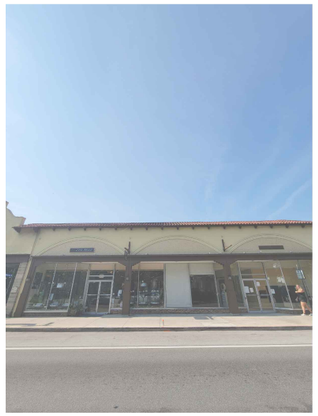
ELEVATION & EQUIPMENT PLAN

SHEET NUMBER

C-3

Received 3/13/2025
Planning & Building department





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No. 72410
STATE OF
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PROFESSIONAL ENGINEER

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

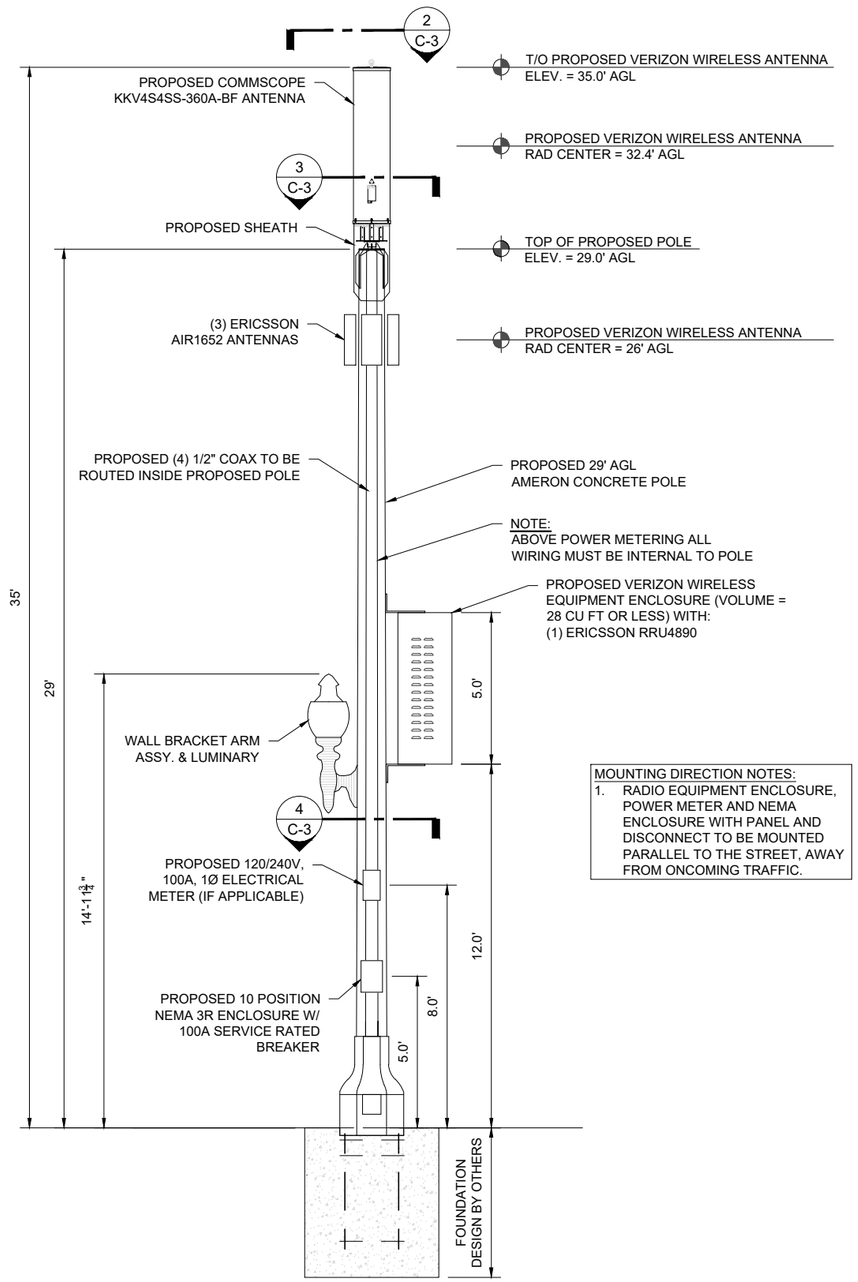
0	FOR PERMIT / CONSTRUCTION	11.20.24

SHEET NAME

SITE PLAN W/ AERIAL

SHEET NUMBER

C-1



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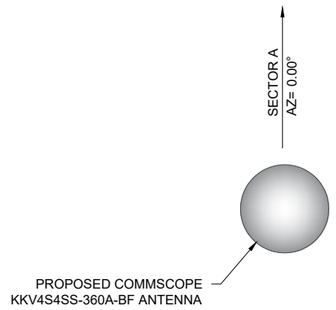

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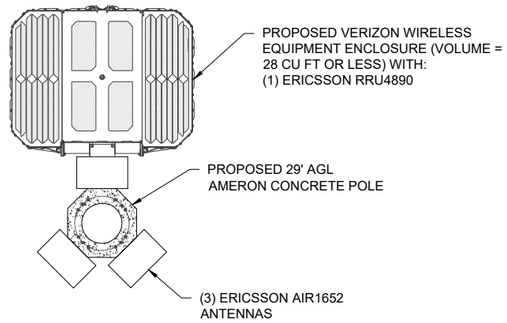

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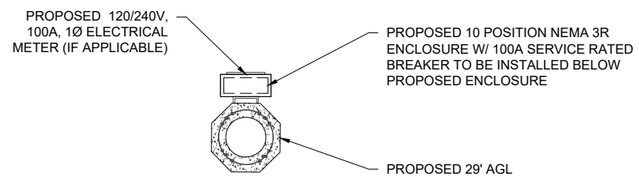

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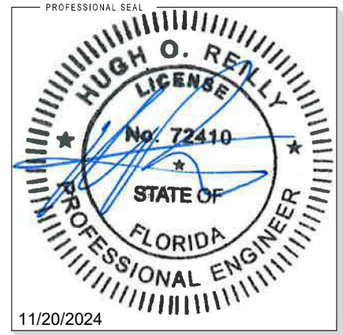

11/20/2024

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ELEVATION & EQUIPMENT PLAN

SHEET NUMBER

C-3

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: June 18, 2025

Re: Planning and Building Permits – Historic Preservation Districts

During the month of May 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

172 Avenida Menendez (HARB approved metal to metal roof replacement – FL33818.01)

57 Charlotte Street (Repainting the building using pre-approved colors)

52 Marine Street (HVAC change out and replace with split AC system)

88 Marine Street (Remove and replace existing roof cover on all three buildings, administratively approved)

91 Saint George Street (HVAC mini split change out)

268 Saint George Street (HVAC change out like for like)

210 Saint George Street (Waterproof roof deck, northeast tower only – FL17862.1)

62 Spanish Street (Re-coating of flat roof section only – FL17862)

DEMOLITIONS

53 Evergreen Avenue (HARB approved demolition of single-family residence and shed)

71 Valencia Street (HARB approved full demolition of single-family residence)

7 Williams Street (HARB approved full demolition of existing 1 ½ story structure)

SIGNS

100 Saint George Street (Brave Country Outfitters: Installation of one (1) hanging, non-illuminated sign 3' x 2' total of 6sf)

Kaeli Dickinson, Planning & Building Clerk