CITY OF ST AUGUSTINE EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, FEBRUARY 19, 2026 - 1:00 PM

ALCAZAR ROOM

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) December 18, 2026 - Regular Meeting
   b) January 15, 2026 – Regular Meeting
4. Modification and approval of Agenda

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

a)	HP2026-0002	Les Gallagher & Scott Rae - Applicant Terri & Ryan Pereira - Owner 201 Inlet Drive To demolish a residential building, constructed c. 1972, that is recorded in the Florida Master Site File and not located in a district.

6. Certificate of Appropriateness

a)	HP2025-0074 CONTINUED FROM NOVEMBER 20, 2025	Central Southern Construction Services, LLC - Applicant and Owner 264 St. George Street To install a new metal gate across an existing driveway.
b)	HP2025-0080 CONTINUED FROM DECEMBER 18, 2025	Studio Femke - Applicant 58 Charlotte St LLC - Owner 58 Charlotte St For design changes to outdoor spaces.
*c)	HP2025-0083 CONTINUED FROM JANUARY 15, 2026 STAFF RECOMMENDS CONTINUANCE	Shawn Lumley - Applicant Ivan Topalov - Owner 27 Grove Ave For after-the-fact-replacement of original wood windows with new wood windows of a different design.

d) HP2026-0003
KRB Construction LLC — Applicant
SAR 2020 Partners LLC—Owner
7 Aviles St
To remove and replace the south masonry wall of the existing structure.

7. Certificate of Demolition and Partial Demolition

a) HP2026-0005
Ancient City Capital LLC- Owner and Applicant
317 Anastasia Blvd (PID: 2189700030)
To demolish a residential duplex, constructed c. 1930, that is recorded in the Florida Master Site File and not located in a district.

*b) HP2026-0006
REQUESTING CONTINUANCE TO MAY 21, 2026
Sarah Ryan Architect, LLC – Applicant
Clifton and Rachelle Miller – Owner
68 Oneida Street
For partial demolition of a residential building, constructed c. 1871-1885, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, for work related to building elevation and rehabilitation, including modifications to the foundation and enclosed front porch and removal and replacement of rear additions.

8. Certificate of Appropriateness – Large Projects

a) HP2025-0072
CONTINUED FROM NOVEMBER 20, 2025
Matthews | DCCM - Applicant
Sisters of St. Joseph, Inc. - Owner
241 St. George Street
To construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

9. Planning and Building Staff Communications

a) Staff Approved Permits Report

10. Other Business

a) National Alliance of Preservation Commissions January 22, 2026 webinar: Supporting Skilled Preservation Trades at the Local Level: What Commissions and City Staff Need to Know (recorded version available to view)

b) Legislative Update

11. Next Scheduled Meeting Date(s):

a) March 19, 2026 - Regular Meeting

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
December 18, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, December 18, 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
Gaere MacDonald
Barbara Wingo

Catherine Duncan (Excused)

City Staff:

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

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2. General Public Comments for Items not on the Agenda

none

3. Approval of Minutes

MOTION

Mr. MacDonald MOVED to APPROVE the October 16, 2025 minutes as presented. The motion was SECONDED by Ms. Potter.

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

4. Modification and approval of Agenda

MOTION

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

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

5. Public Comments related to Expedited Hearing items:

5. (a) HP2025-0076 (Previously approved under expired COD HP2023-0084 – Christopher Ropero – Applicant & Owner 101 Magnolia Drive

To demolish a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and 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 APPROVE a Certificate of Demolition at 101 Magnolia Drive because it is not a local landmark or otherwise designated as a historic building, with the following condition:

1. Useable materials such as the existing landscape bricks and ground floor exterior concrete block be salvages for

reuse consistent with section 28-89(2)d.6.

Christopher Ropero agreed to waive his right to a public hearing.

Ex Parte Communication: none

8 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.

Ms. Potter suggested that the applicant save the bricks in the chimney stack as well.

MOTION

Mr. MacDonald MOVED to APPROVE application HP2025-0076 at 101 Magnolia Drive for the demolition of the building with the condition of preserving anything that may be of value including the bricks in the chimney. The motion was SECONDED by Mr. Weaver.

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

6. Continued Certificates of Appropriateness from Previous HARB Meetings

6. (a) HP2025-0074 – Central Southern Construction Services, LLC – Applicant & Owner
264 St. George Street
Continued from November 20, 2025

To install a new metal gate across an existing driveway.

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 CONTINUE a Certificate of Appropriateness at 264 Marine Street to allow the applicant time to provide additional information and modify the gate and post designs as recommended by the board.

The applicant was not present. Ms. Courtney advised that the applicant had indicated they wanted to continue the application.

Ms. Lopez advised that the board could continue the application.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0074 264 St. George Street to the January 15, 2026 meeting. The motion was SECONDED by Ms. Wingo.

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

6. (b) HP2025-0070 – Design Cooperative, LLC – Applicant
58 Charlotte Street LLC – Owner
58 Charlotte Street
Continued from November 20, 2025

To increase the height of an existing masonry wall along the south property line and modify the previously approved flat roof design to screen proposed mechanical equipment; and to construct a pergola across the previously approved rear courtyard space.

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 58 Charlotte Street if the HARB finds that proposed scope of work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Milan Milanovic reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- The type of wood to be used would be cypress
- Confirmed that the color would be stained light grey; however, leaving the natural color was the best alternative
- The suggestions of the board from the previous meeting had been met
- The scale and mass were more appropriate
- Agreed reduced size was more appropriate and the material and color had more appeal

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0070 at 58 Charlotte Street with the clarification that cedar with a natural finish was used. The motion was SECONDED by Ms. Potter.

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

7. Certificates of Appropriateness

7. (a) HP2025-0080 – Studio Femke – Applicant
58 Charlotte Street LLC – Owner
58 Charlotte Street

For design changes to outdoor spaces.

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 58 Charlotte Street if the HARB finds that proposed scope of work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Femke Lang reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi pointed out that there were two different design groups on this project. She wanted to be sure that they were working together.

Public hearing was closed.

Ms. Femke provided her rebuttal.

The Board discussed:

- Concerned about the amount of brick being used
- There should be a contrast in the materials
- Could there be less seating in the front area
- Tiles could be used instead
- This was not HP-3 however, this was not consistent with the colonial period
- Tabby concrete or coquina for the floor
- Use the brick for the floor only, adding more brick would be too much
- There was a tabby walkway from the gate on Charlotte Street
- Use the bricks on the periphery
- HARB had no authority to remove existing materials
- Alternate material should be used for the bench seating
- Agreed too much brick on the floor
- Needed to look at previously approved material
- Seating materials needed to be reviewed and changed to limit the brick on the ground
- The planter in the front was fine; however, the water fountain was not appropriate for the time period

- Use a smaller square well feature
- Bench could be wood, specifically cypress
- The bench needed to be redesigned with a different material and there should be changes to the amount of brick being used
- The previously approved design was the best
- Separate the bench seating with planters
- Use Manucy's book to get the proper measurement for the well size and placement

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0080 58 Charlotte Street for design changes to outdoor spaces to the January 15, 2026 meeting. The motion was SECONDED by Mr. MacDonald.

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

7. (b) HP2025-0078 – Blue Carraige House LLC – Applicant & Owner
26 Toques Place

For after-the-fact replacement of previously existing wood privacy fencing with new wood privacy fencing of differing height and design.

Ms. Courtney read the staff report and said 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 the board can APPROVE a Certificate of Appropriateness for after-the-fact installation of a fence at 26 Toques Place if the Board finds that the installed fence meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following condition:
1 The outward-facing unfinished side be finished with additional fence panels, or the fence reversed to have the finished side face outward.

Rick Amos reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

Melinda Rakoncay initially did not approve of the way the fence looked; however, after listening to the applicant detail the things around his business she had less of a problem than when she first saw the application.

Public hearing was closed.

The Board discussed:

- Fences were always facing out as respect to neighbors
- Fence height was at eight feet
- Did not have to turn the fence around, but the outside needed to be covered
- Aesthetically it did not look good
- Definitely needed to cover the back of the fence
- The fence height was allowed by the zoning code.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0078 at 26 Toques Place based on additional fencing with the flat side out on the entire fence. The motion was SECONDED by Mr. MacDonald.

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

DRAFT

8. Certificates of Demolition and Partial Demolition

8. (a) HP2025-0077 – Coastal Craftsmen Company – Applicant
Alison & Stephen Kuzoian – Owner
38 Park Avenue

For partial demolition of a residential building, constructed c. 1954, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District, including window replacement, fenestration changes, and modifications to the roof form.

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 Demolition for Partial Demolition at 38 Park Avenue if the Board finds the following related to the proposed work, as presented or modified by the HARB:

1 The scope of work maintains the historic character and integrity of the contributing structure;

2 Is compatible with the historic structure's building envelope; and

3 Will not compromise the overall historic character and integrity of the structure.

Kurt McIntyre reviewed the application.
Ex Parte Communication: none

19 certified notices were sent, 3 were returned in favor, 2 were returned opposed and 1 had comments.

Public hearing was opened.

Charles Pappas stated he was in support of this project. He reminded the board that this was not an HP district but was historic. He said the windows had already been replaced and the addition would not be seen from the street.

Public hearing was closed.

The Board discussed:

- The materials that were being removed were non historic
- The Hardy board would be appropriate
- Preferred one over one sash windows
- Focus on the design more than the materials
- None of the windows were original
- Recommended one over one windows as well
- Artisan lap siding was a good idea with a good look
- The double window should be matched on both sides on the front of the house
- Use the lower profile for the standing seam on the roof specifically galvalume
- Include trim board to maintain the shadow lines for the replacement windows

MOTION

Mr. MacDonald MOVED to APPROVE application HP2025-0077 at 38 Park Avenue with the following conditions: standing seam roof in galvalume with a one inch standing seam; vinyl windows using one over one single or double hung and using the same reveal; retaining the vinyl casement windows on the enclosed porch; making the single window to the right of the front door on the front elevation to match the double window on the left side; lap siding; and the partial demolition required to complete the addition. The motion was SECONDED by Mr. Weaver.

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

8. (b) HP2025-0079 – Kenneth Wieber – Applicant & Owner
143 Oneida 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 LincoInville National Register Historic District, including removal and replacement of a small rear addition with a larger rear addition.

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 Demolition for Partial Demolition at 143 Oneida Street if the HARB finds the following:

1 The proposed scope of work maintains the historic character and integrity of the structure;

2 Is compatible with the historic structure's building envelope consistent with the Secretary of the Interior's Standards for Rehabilitation #9; and

3 Will not compromise the overall historic character and integrity of the structure.

Ken Wieber reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

BJ Kalaidi asked for clarification if the addition would be attached to the building or separate. She also mentioned that it was very important to do this right so that the designation for the area would not change.

Public hearing was closed.

Mr. Wieber provided his rebuttal.

The Board discussed:

- This was a very good project
- Nothing was going to be changed historically on the building
- The addition would not be visible and the windows were aluminum
- Use a weatherboard to differentiate the addition from the original house.
- Setting the lines of the house in by one foot would change the interior design
- Use a vertical trim board as a possibility instead
- Lower windows on either side of the range need to be made wider to match the windows on the second-floor elevation

MOTION

Mr. MacDonald MOVED to APPROVE application HP2025-0079 at 143 Oneida Street for the demolition of a rear addition and for the reconstruction as drawn with the modification adding a vertical board separating the new house from the old house and using lap siding on the new addition as opposed to novelty siding and have staff approve any window changes to match as closely as possible on the addition. The motion was SECONDED by Ms. Potter.

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

9. Certificate of Appropriateness – Large Scale Projects

9. (a) HP2025-0072- Matthews| DCCM – Applicant
Sisters of St. Joseph, Inc – Owner
241 St. George Street
Continued from November 20, 2025

[1] Recessed from 3:37 – 3:58 pm

To construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

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 CONTINUE a Certificate of Appropriateness at 241 St. George Street to allow the applicant time to submit all required plans and drawings for approval by the Board.

Kyle Sowards, Shane Larsen, and Rick Lanehart reviewed the application.

Ex. Parte Communication: none

Public hearing was opened.

Melinda Rakoncay thought that the renderings showed the balconies on Aviles were too close to the road.

Public hearing was closed.

Mr. Larsen provided his rebuttal.

The Board discussed:

The Board agreed that the renderings from the St. George Street and Cadiz Street sides were very nice; however, they needed to show the trees that would be along the Aviles Street side, rather than the stark reveal of the building in that area.

Mr. MacDonald thought the new gate design, using two separate gates rather than one large gate, was appropriate. He confirmed that the pavers were concrete, Tremron pavers, that allowed for a more porous surface because of the lot coverage. He also thought incorporating benches around the pond would be a good addition.

Ms. Potter noted that the pond was bare in the rendering and wanted to see what kind of bushes or plantings would be used in the next renderings.

Mr. Beach confirmed that the roofs over the balconies would be supported with extended rafter tails and some with column supports.

Mr. Larsen wanted confirmation of the discussion of the type of windows, aluminum clad, that would be used in the new building.

The Board agreed that the aluminum clad was acceptable.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0072 241 St. George Street to the January 15, 2026 meeting. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION
AYES: Weaver, Potter, MacDonald, Wingo, Beach
NAYES:
MOTION CARRIED UNANIMOUSLY

9.(b) HP2025-0053 – Rogers Towers, PA – Applicant Kasam Hospitality, Inc – Owner 24 Cathedral Place and Charlotte Street (PID 1972000000)
Continued from November 20, 2025

For work related to an adaptive use project of the existing buildings, to include construction of commercial buildings to flank a new parking garage on the existing parking lot; new landscape, hardscape, and streetscape on Charlotte Street and south side of Treasury Street; and repair and rehabilitation of exterior elements on existing tower building to include replacement of windows, doors, and balconets, and finishing of stucco and terra cotta.

Ms. Courtney read the staff report and said based on a review of the AGHP, reviews and discussions by the HARB during the previous

Opinion of Appropriateness and Certificate of Appropriateness hearings, and without the support of evidence to the contrary, staff finds that the HARB can take the following actions related to the existing historic building, the new buildings, site plan, landscape, hardscape, and streetscape plans, and other related features and design elements proposed in a Certificate of Appropriateness at 24 Cathedral Place and Charlotte Street:

1. To CONTINUE if the Board finds that the overall design is not compatible with the AGHP and/or Manucy's Houses of St. Augustine and/or to allow the applicant time to provide more specifications of the proposed elements and to incorporate any revisions recommended by the HARB to the proposed new buildings fronting Charlotte and Treasury Streets, the landscape, hardscape, and streetscape plans, and the proposed rehabilitation/restoration for the existing historic buildings

OR

2. To APPROVE if the Board finds that any outstanding details and/or concerns from the multiple reviews have been satisfactorily addressed, that the proposed project scope is compatible with the AGHP and Manucy's Houses of St. Augustine, and the Secretary of the Interior's Standards for Rehabilitation #1 (Compatible new use), #2 (Retention of Distinguishing Architectural Character), #5(Sensitive Treatment of Distinctive Features and Craftsmanship), #6(Repair or Replacement of Deteriorated or Missing Architectural Features based on Historic Evidence), #8(Protection and Preservation of Significant Archaeological Resources), and #9(Compatible Contemporary Design for New Alterations and Additions), with the following conditions:

a. For details that were not called out or clearly shown on the plans, or if different manufacturers and materials were notated on the plans than what is being approved, to be clearly identified for the proposed design elements, such as for the windows that can be administratively approvable. Otherwise, additional HARB review may be required.
b. That any changes required by subsequent reviews, such as the City Commission for the PUD amendment approval, may need additional approvals by the HARB.

Mike Koppenhafer, Les Thomas, and Freemont Latimer reviewed the application.

Mr. Koppenhafer reviewed the changes in the plans since the last meeting highlighting the changes on the roof top, and the selection of windows for the tower.

Mr. Latimer reviewed the streetscape, including the lighting w/planters, and pavers; the hardscape with gates for the courtyards, and the landscape advising that all of the plantings were native or AGHP approved with the exception of the olive tree.

Ex. Parte Communication: none

Public hearing was opened.

Melinda Rakoncay thought that the size and scale of the project was going to be detrimental to the area because of the historic buildings in the area. She also thought that the roof top feature be removed.

Public hearing was closed.

Ellen Avery-Smith provided her rebuttal.

Ms. Courtney asked for clarification for bathroom placement and the type of windows that would be used.

Mr. Koppenhafer said that the entire first floor would remain the same. He advised the board that in the upper floors where the windows are near the showers there would be obscured glass.

The Board discussed:

Ms. Wingo asked if there would be any display to showcase the Matanzas Theater.

Mr. Koppenhafer agreed that including theater history made sense.

- The September iteration of the pergola minus the bridge was the better design compared to the latest iteration.
- There was no problem with the pool placement as it would not be seen
- Per AGHP white or natural canvas was the appropriate color for the umbrellas; however, the proposed darker umbrellas were not objectionable.
- The height increase for the pergola was due to the elevator cab located on the roof
- Mahogany windows would be used on the first floor of the new building
- Use bronze on the mediterranean side for lighting and black on the colonial portion of the building
- Doors would be mahogany as well with aluminum clad doors on the upper floors

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0053 at 24 Cathedral Place in three elements; the landscape plan would be approved with no conditions; the new construction would be approved based on the roof top feature using the September design without the bridge and the elevator tower to be twelve feet as proposed in the latest application; the umbrellas would be a canvas color; the doors on the first floor would be solid mahogany doors; the windows would be wood mahogany on the first floor and aluminum clad on the second floor as presented and the shop drawings would be presented to staff; the lighting would be a black metal material based on the colonial design guidelines and on the mediterranean portion lighting would be bronze; for the old building, the mahogany front door would be replaced in kind; the decorative/steel windows be replicated based on the Hollingsworth drawings, including shop drawings for staff; on the upper floors, the windows would be one over one aluminum with separate profiles; windows in the bathrooms would include a light source to illuminate the windows at night; the finials would be researched and coated appropriately based on the standards of the Secretary of the Interior Standards. Any missing details would be brought before staff for approval or a return to the board would be necessary. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION
AYES: Weaver, MacDonald, Wingo, Potter, Beach
NAYES:
MOTION CARRIED UNANIMOUSLY

10. Planning and Building Staff Communications

10. (a) Staff Approved Permits Report

11. Other Business

11.(a) Approved 2026 HARB Meeting Dates

The city commission approved the proposed dates for the 2026 meeting schedule

11.(b) Follow-up on Model Land Company National Register Historic update

Ms. Courtney provided an update to the Board, advising that a meeting had been held to inform residents of possible changes regarding contributing buildings and how it would affect them.

12. Next Scheduled Meeting Date(s):

12.(a) January 15, 2026 – Regular Meeting

13. Adjournment

DRAFT

There being no further business, the meeting was adjourned at 7:26 P.M.[2]

Brad Beach, Chairperson

DRAFT

[2] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
January 15, 2026

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, January 15, 2026, 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
Gaere MacDonald

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Isabelle Lopez, City Attorney
Elyse Wiemann, Senior Recording Secretary

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2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

Paul Weaver asked that there be a correction to his ex parte regarding item 7.b HP2025-0053.

MOTION

Linda Potter MOVED to APPROVE November 20, 2025, minutes with the requested modification. The motion was SECONDED by Paul Weaver.

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

4. Modification and approval of Agenda

Item 6.a. HP2025-0074 requested a continuance to the February 19, 2026 meeting.

Item 6.b HP2025-0080 was administratively continued.

Item 8.a HP2025-0072 requested a continuance to the February 19, 2026 meeting.

MOTION

Mr. Weaver MOVED to APPROVE the agenda to include the following modifications: item 6.a HP2025-0074 and item 8.a HP2025-0072 would be continued to the February 19, 2026 meeting; item 6.b. HP2025-0080 was administratively continued. The motion was SECONDED by Catherine Duncan.

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

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) HP2025-0074 Central Southern Construction Services, LLC - Applicant and Owner 264 St. George Street
Continued from November 20, 2025

To install a new metal gate across an existing driveway.

This item requested a continuance to the February 19, 2025 meeting. See item four.

6. (b) HP2025-0080 Studio Femke – Applicant 58 Charlotte St LLC – Owner 58 Charlotte St.
Continued from December 18, 2025

For design changes to outdoor spaces.

This item was administratively continued. See item four.

6.(c) HP2025-0083– Shawn Lumley- Applicant Ivan Topalov - Owner 27 Grove Ave

The applicant was not present. There was Board consensus to wait until the end of the meeting to see if the applicant arrived.

This item was heard after item 10.

For after-the-fact-replacement of original wood windows with new wood windows of a different design.

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 27 Grove Avenue:

1. CONTINUE to allow the applicant time to consider a muntin pattern more appropriate to the architectural style and time period of the structure; or,

2. APPROVE, if the HARB finds that the 4/4 windows meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that maintains the historic character and integrity of the structure.

Anthony Shawn Lumley reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi said this was an after-the-fact application and the windows should be fixed to match what should have been installed.

Public hearing was closed.

The Board discussed:

- Applicant had been in communication with staff
- Not understanding the rules of the historic district was not an excuse for installing a different design
- Should have had changes approved prior to installation
- Windows were two over two lite patterns
- Windows should be replaced in kind
- Replacement window used did not make sense for the configuration that was previously on the home
- The mullion configuration was incorrect; however, the Kolby window was a good choice
- Applicant should reapply with a corrected solution
- Felt muntins should be changed
- Work with staff to make the modifications

Ms. Duncan suggested continuing the application with the intent that the applicant would fix the windows.
Mr. Lumley replied that Mr. Topalov had contacted the manufacturer trying to get the issue resolved as quickly as possible.

Mr. MacDonald agreed; he said he did not feel this application should be referred to Code Enforcement.

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Mr. Weaver said he appreciated Mr. Lumley making a good faith effort by working towards a solution. He said if the applicant reached a solution, staff could approve this administratively. He added that if for some reason there was an issue, the applicant could come back before the Board.

Ms. Seymour replied if it was fixed to what was approved in the building permit, the applicant would not need to return to the Board.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0083 27 Grove Avenue for after-the-fact replacement of original wood windows with new wood windows of a different design to the February 19, 2026 meeting. The motion was SECONDED by Mr. MacDonald.

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

7. Certificates of Demolition and Partial Demolition

7. (a) HP2025-0084 – Gulfstream Design Group, LLC - Applicant
City of St. Augustine - Owner
500 Anastasia Boulevard

To demolish a commercial building, constructed c. 1971, that is recorded in the Florida Master Site File and not located in a district.

Staff does not generally provide recommendations for city projects. The HARB must make a determination based upon the information provided.

Christina Evans, Gulfstream Designs, reviewed the application.

Ms. Potter asked if the City Archologist would be asked to come and review the area to ensure there was no impact.

Ms. Evans replied it was not in an archology zone.

Ms. Courtney commented that there were archeological zones; however, this location was not located in one of them. She said they could investigate if they chose to, but it was not a requirement.

Mr. Beach confirmed the proposed design was reviewed by the Corridor Review Committee (CRC) and approved.

Ex Parte Communication:

(None)

29 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

Roger White, the president of the North Davis Shores neighborhood association, said he was in support of the fire station coming to the area and excited for the project to start.

Public hearing was closed.

The Board discussed:

- Design had a nice look in the sense of the scale making the building not look massive
- Liked the breeze block element as it tied into Davis Shore and the other buildings in the area
- From Anastasia Boulevard there was more of an angled view breaking the building up with different heights; very well designed
- Good location for the fire station
- Building had been altered many times, based on the evidence presented

- There was nothing significant, historically or architecturally
- In support of the demolition since it was not a historic building
- Liked the design as it was mid-century architecture
- Like the location, multiple entry points to the new building, and the design as it fit in with the area
- Supported the demolition of the existing building
- Proposed structure was a better service to the community

Mr. Weaver said the CRC had reviewed the application, did HARB have any review authority over the design.

Ms. Courtney replied that HARB did not. She said the CRC had design purview over the entry corridors.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0084 a Certificate of Demolition at 500 Anastasia Boulevard with no conditions. The motion was SECONDED by Ms. Potter.

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

7. (b) HP2025-0087 – A & O Builders LLC – Applicant
True Real Estate Investments, LLC – Owner 7 Saragossa 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 Model Land Company National Register Historic District, to include after-the-fact wholesale replacement of windows with a different material and design and fenestration changes.

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 After-the-Fact Certificate of Demolition for Partial Demolition at 7 Saragossa Street to allow the applicant time to consider windows and fenestration patterns of a more appropriate design for visible elevations.

Ermal Alija and Sairo Kola reviewed the application.

Ex Parte Communication:

Mr. MacDonald noted he visited the site.

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

Public hearing was opened.

BJ Kalaidi spoke in support of continuing the application and stated that after-the-facts applications were coming before the Board too often. She said it did not matter how long the applicant had been in business as the City had rules that should be followed. She asked who would watch and follow up with the applicant to ensure that the partial demolition was being executed correctly.

Elizabeth Miller said she had come before the Board previously when they were new to the area and they followed the guidelines as required. She said her fear was that investors, house flippers, and others in the area were doing the same and nothing was being done. She felt that the architectural beauty of the neighborhood was being compromised.

Pete Miller said as a retired builder and contractor, he was not in support of this type of work. He said homes deserved to be renovated and not changed. He said the front of the home was gorgeous with the windows and small flanking windows and he was upset it had changed and if it had to be, it should have been changed to something that

was suitable. He said there were no repercussions for the after-the-fact demolitions. He said they worked hard to make sure the changes they made to their home were done correctly, and there seemed to be no consequences if it was not done right.

Guy Courter said the contractors were very pleasant to be around; however, the problem was the home was not as it was. He said the fourteen windows on the front had been replaced with four and they were new construction vinyl windows and the sizes of the windows were changed. He said this was a classic home and it should have been taken care of as such, but it was being destroyed.

Public hearing was closed.

The Board discussed:

- Windows were not even close to a replacement window
- Nothing was documented other than pictures
- The fenestration of the home had been completely changed
- Had a permit but the work was negligent and beyond the scope of the permit, which was unacceptable
- Applicants should reapply with a solution to bring the home back to how it was before, replacing the fourteen windows on the porch, and repairing it correctly
- Agreed that the work done was unacceptable and should be sent to Code Enforcement
- The entire character of the building was changed
- Should have to start over and comply with the requirements
- Felt the design was beautiful with the sleeping porch on the front but the character had been completely removed
- Windows used were very cheap vinyl and not accurate for the replacement
- What had been done was egregious
- Previous design was unique and a compatible design needed to be used for replacement
- Should create a window schedule
- Exterior elevations with connection to each window showing size and configuration for each
- Proper windows needed to be selected
- Trim details were essential as the details of the porch wrapped around with windows and mullions; all should be reviewed by the Board
- Evidence was destroyed and now it would be more of a custom replacement
- Windows were very important to the home as a contributing feature
- Needed architectural drawings with window fenestration to move forward

Mr. Beach asked how the Board wanted to proceed with the application.

Mr. MacDonald suggested sending the application to Code Enforcement and having the applicant reapply with a suitable plan. He said there had to be consequences or this would continue to happen. He said this was destroying the history of the City.

Mr. Weaver said the problem with continuing was there was nothing to continue or remediation for what was there now. He said if continued, the applicant would have to return with new documents and a new design.

Ms. Lopez asked if the Board was suggesting a motion to deny without prejudice, which would allow the applicant to apply without having to wait a year.

The Board agreed

MOTION

Mr. MacDonald MOVED to DENY application HP2025-0087 7 Saragossa Street without prejudice to return with a solution. The motion was SECONDED by Ms. Duncan.

DRAFT

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

8. Certificate of Appropriateness - Large Projects

8. (a) HP2025-0072– Matthews | DCCM – Applicant Sisters of St. Joseph, Inc. – Owner 241 St. George Street
Continued from November 20, 2025

To construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

This item requested continuance to the February 19, 2025 meeting.

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

Isabelle Lopez, City Attorney, provided a legislative update regarding items that could potentially affect historic preservation.

The Board had a brief discussion regarding the update and asked Ms. Lopez to send them information on the bills that were being reviewed.

11. Next Scheduled Meeting Date(s):

a). February 19, 2026- Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 2:32 P.M.[1]

Brad Beach, Chairperson

[1] Transcribed by Elyse Wiemann

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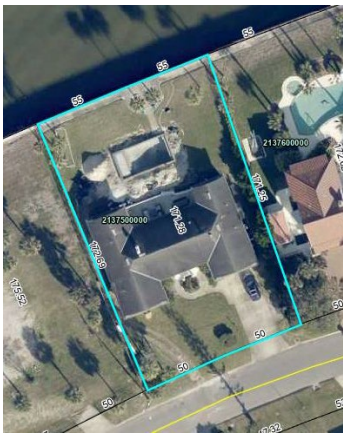
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 19, 2026 Meeting





Application HP2026-0002 Address: 201 Inlet Drive

Les Gallagher & Scott Rae – Applicant Terri & Ryan Pereira - Owner

Project description: To demolish a residential building, constructed c. 1972, that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ08589
National Register:	N/A	Construction date:	1972
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2137500000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This Masonry Vernacular residential structure, constructed in 1972, features an "H" shaped floorplan with two symmetrical wings connected by the central living space. The hipped roof features asphalt shingles, gable-end bays on the side wings, and two off-center chimneys on the north and south slopes. Windows are primarily 6/6 in a mix of wood and aluminum. The double leaf paneled entry door is centrally located and accessed via a split brick staircase onto the entry porch. The existing brick exterior is painted white with wood lap within the gable ends.

The applicant is seeking full demolition of the structure for redevelopment of a new single-family home. Florida Statue allows for administrative approval of privately owned residential structures within Special Flood Zones if the finished floor elevation is below the required FEMA flood elevation. This structure is .3' above the 8' required FEMA flood elevation and did not meet the state criteria for exemption from HARB review.

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 **201 Inlet Drive** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale to other one-story structures along the streetscape; however, nearby modern structures are significantly larger in mass and scale and continue to be developed in this area.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other masonry structure developed within this timeframe that feature Ranch, Modern, and Minimal Traditional elements.

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

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. No historic or cultural associations are known that would qualify the building for listing individually. The 2025 Florida Master Site File survey of this property indicates that it would not contribute to a district if one were extant in this area. The property was owned by the Nader family until 2022 when it was purchased by the current owner. The Naders operated the Amavon Shop at 61 King Street from 1972 through the 1980s.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a historic district. Eligibility determinations within the Florida Master Site File for this property have not been confirmed by the State Historic Preservation Office (SHPO)

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 masonry residence with irregular floorplan that features elements of several mid-century architectural styles from its time period. It is unclear whether modification have been made to the building over time.

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

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

10. ***The justification for the proposed demolition.*** The applicant seeks to redevelop the property with a single-family home.

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

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(7), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition or partial demolition permits for historic or regulated structures. Also, review all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark"… for potential designation as an historical landmark. "Local historic landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(6), CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

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

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The building was built by 1972 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements for review have been sufficiently met.
~~~~~~~~~~~~~~~~~

Additional References for Demolition Review From City Code:

Sec 28-89(3) (as revised in 2024): In the case of the proposed demolition of an existing historic structure, or a project that constitutes partial demolition of a historic structure that the removal of such structure or architectural features will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property.

a. Approval of the plans for demolition in the latter event the board may issue an order postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total postponement period not to exceed two (2) twelve-month periods. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence they may desire to present concerning the proposed order. Within the period of postponement, the board shall ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section.
b. If the building or structure is of exceptional significance including a local historic landmark, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.

Sec 28-87(10) under (HARB) Responsibilities:
Designate historic landmarks. As utilized herein the term "local historic landmark" shall mean a building, object, site, or structure of the highest historical, architectural, *cultural, or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city. In the event the historic architectural review board desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark*, the historic architectural review board shall initiate proceedings for designation of the structure as a historic landmark. *In the designation of a historic landmark,* the historic architectural review board shall evaluate the subject property using criteria and standards established by the National Register of Historical Places for national landmarks, or if evaluating the structure as a potential local historic landmark substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as a historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. In addition, consistent with F.S. ch. 553.79(25), a local landmark designation for a privately owned single-family residential structure that qualifies for complete demolition by statute must include the consent of its owner. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

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

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

Staff Photographs
201 Inlet Drive



Front (south) Elevation

Staff Photographs
201 Inlet Drive



Front (south) Elevation

Staff Photographs
201 Inlet Drive



East Elevation

Staff Photographs
201 Inlet Drive



East Elevation

Staff Photographs
201 Inlet Drive



North Elevation

Staff Photographs
201 Inlet Drive



North Elevation

Staff Photographs
201 Inlet Drive



North Elevation

Staff Photographs
201 Inlet Drive



West Elevation

Staff Photographs
201 Inlet Drive



West Elevation

Staff Photographs
201 Inlet Drive



Details



Staff Photographs
201 Inlet Drive







Interior

Staff Photographs
201 Inlet Drive



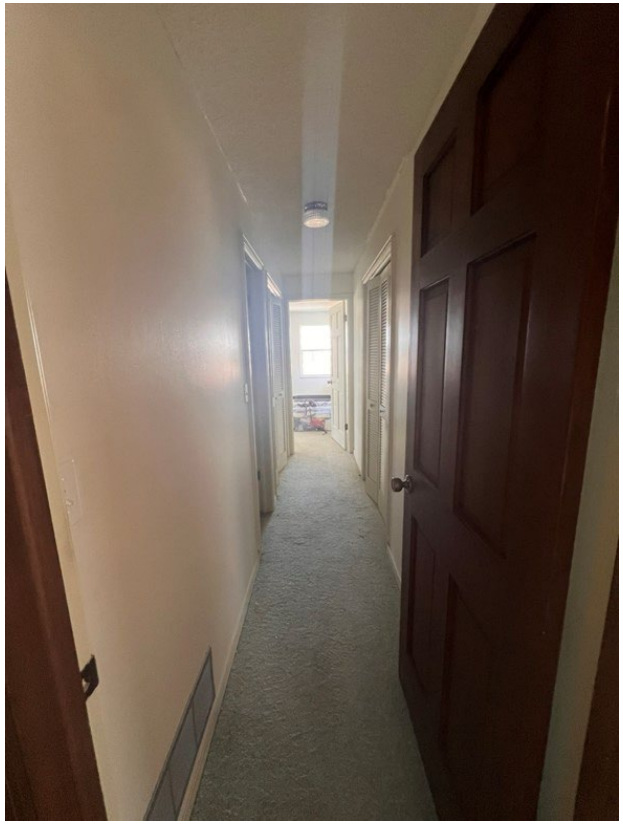


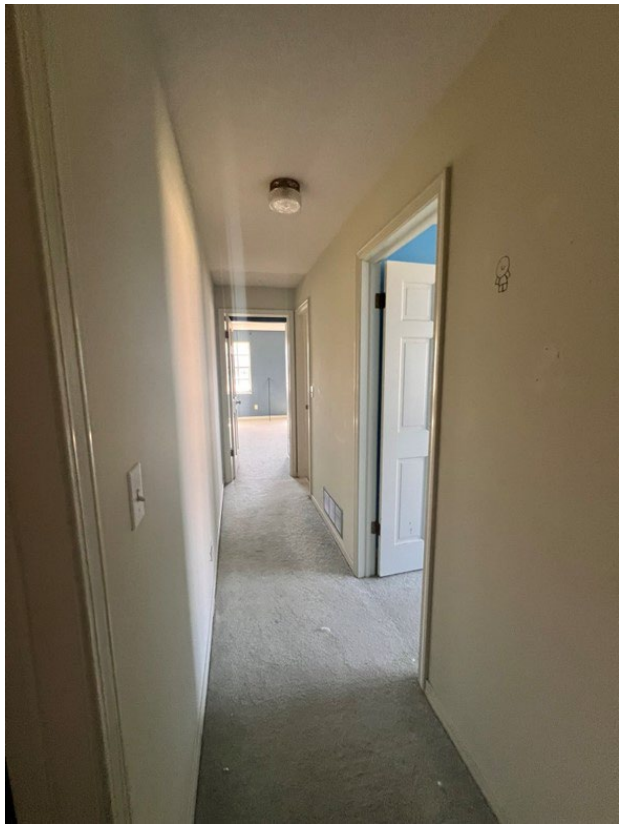


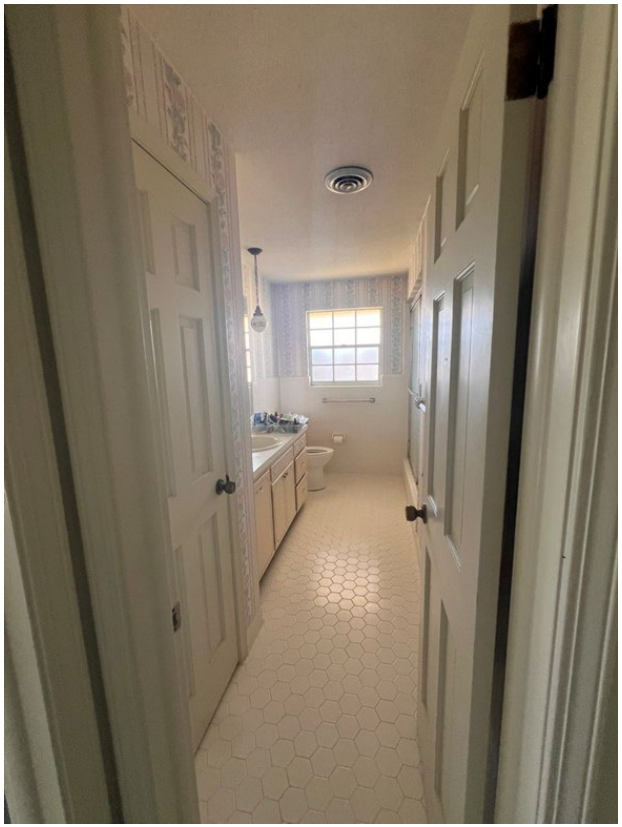
Interior



Staff Photographs
201 Inlet Drive

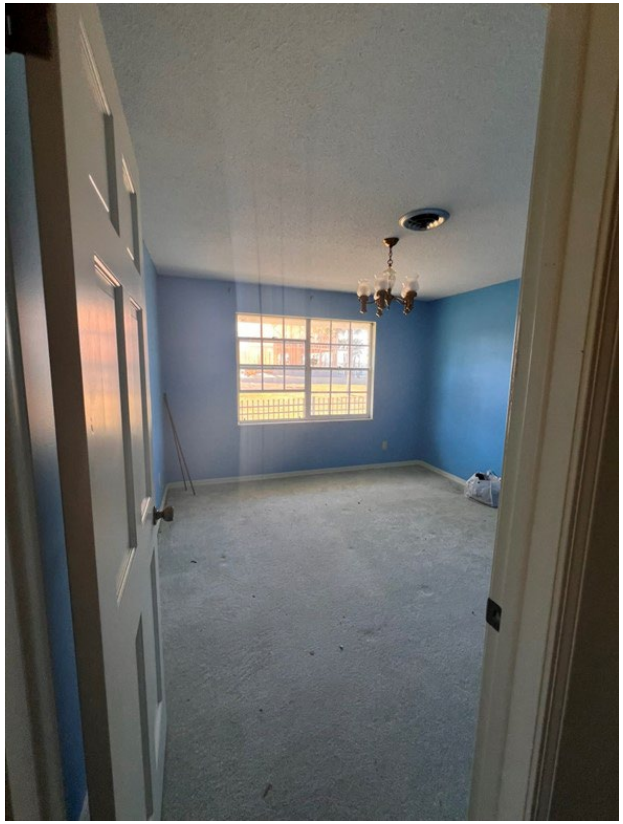


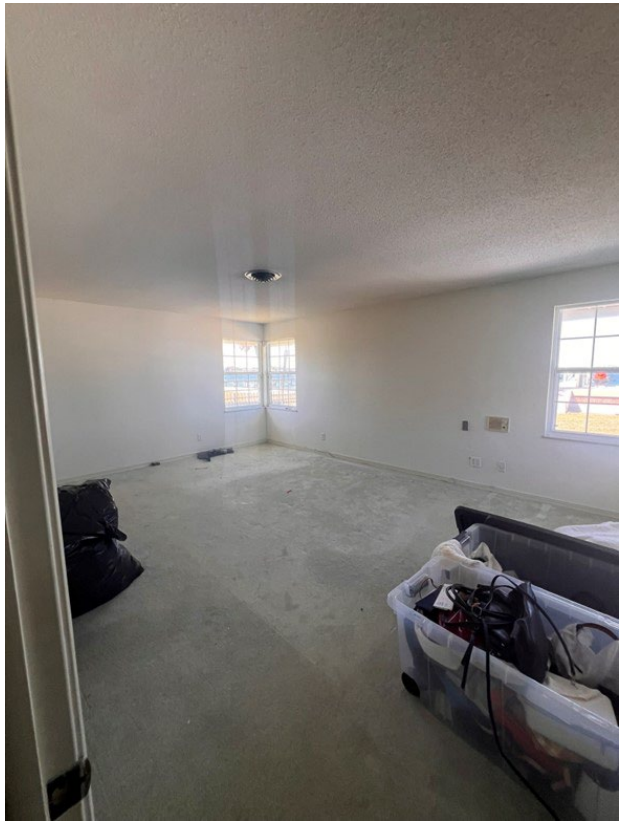




Interior

Staff Photographs
201 Inlet Drive





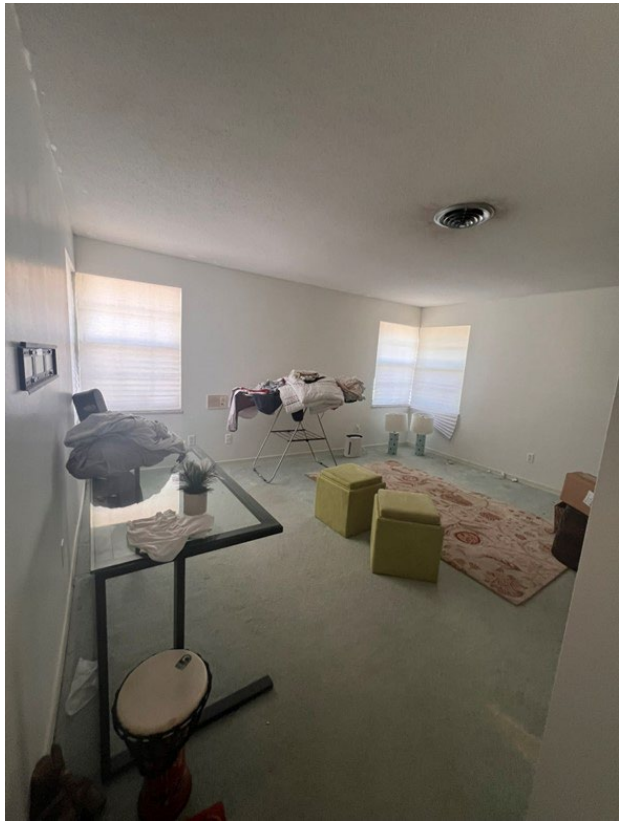


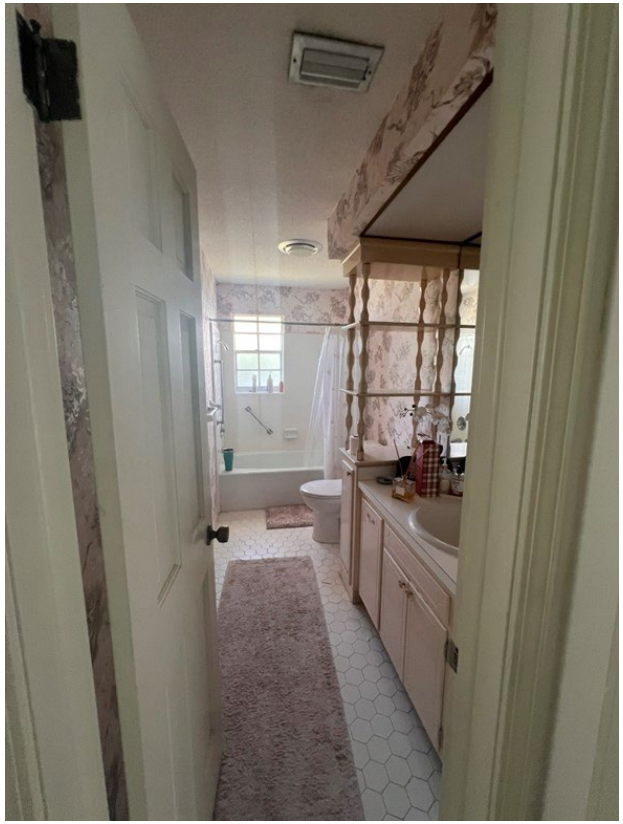
Interior

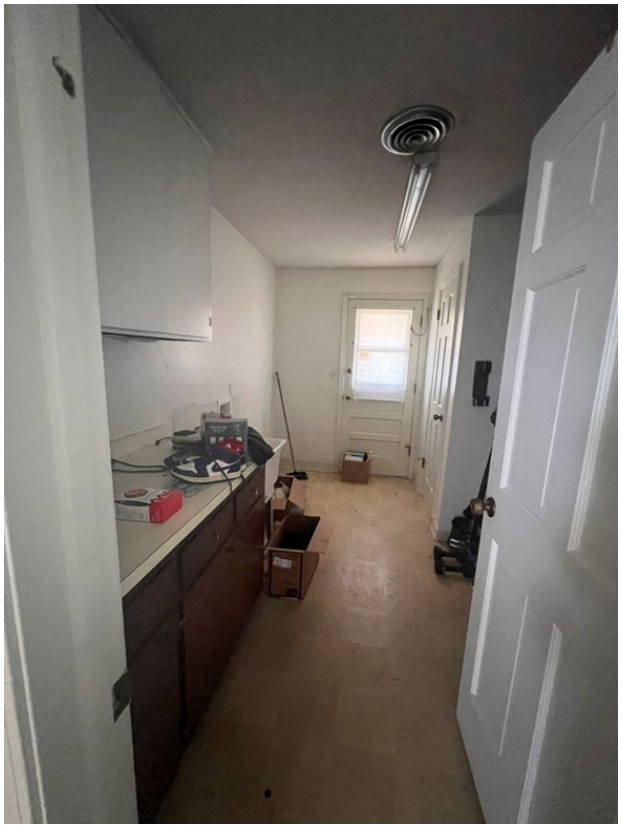
Staff Photographs
201 Inlet Drive



Staff Photographs
201 Inlet Drive

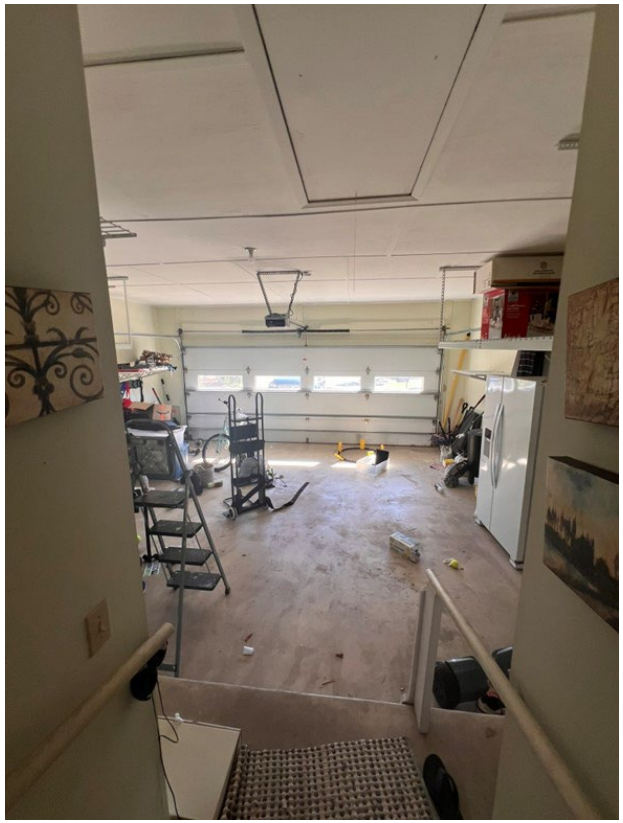






Interior

Staff Photographs
201 Inlet Drive







Interior

Staff Photographs
201 Inlet Drive



View from rear patio space

Clear Form Values

Page 1

☒ Original
☐ Update



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

Site# SJ08589
Field Date 3-4-2025
Form Date 6-4-2025
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) 201 Inlet Drive — **Multiple Listing** (DHR only)
Survey Project Name St Augustine Recent Past Architectural Resources — **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

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
201		Inlet	Drive	

Address:
Cross Streets (nearest / between) Between N. Saint Augustine Blvd & Murat Street
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 2024 — **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 # 2137500000 — **Landgrant**
Subdivision Name Davis Shores Ocean View — **Block** 1 — **Lot** 46, 47
UTM Coordinates: **Zone** ☐16 ☒17 — **Easting** 470825 — **Northing** 3307724
Other Coordinates: X: -81.302118062 Y: 29.900095197 — **Coordinate System & Datum** latitude/longitude
Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1972 ☒approximately ☐year listed or earlier ☐year listed or later

		From (year):	To (year):
Original Use	Residence, private	1972	2025
Current Use	Residence, private	1972	2025
Other Use			

Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☐yes ☐no ☒unknown Date: — Nature
Additions: ☐yes ☒no ☐unknown Date: — Nature
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Terri & Ryan Pereira (2022-present); Marie Nader and Annie Nader Trustees (1999-2022)

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

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — **Exterior Plan** Irregular — **Number of Stories** 1
Exterior Fabric(s) 1. Brick 2. Stucco 3.
Roof Type(s) 1. Hip 2. Gable 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)

Two four-part window grouping and two single windows with 6/6 DHS with wooden panels on S. elevation. Three single and a paired 6/6 DHS on W side.

Distinguishing Architectural Features (exterior or interior ornaments)

Two front-gabled bays containing living space and an attached garage,hipped roof with overhanging eaves, exterior brick stairway with brick piers.

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

Waterfront property - N. elevation not visible from ROW. General landscaping, lawn.

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 Clear Check Boxes Date NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ08589

DESCRIPTION (continued)

Clear Description Values

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

Structural System(s): 1. Brick 2. 3.

Foundation Type(s): 1. Slab 2.

Foundation Material(s): 1. Concrete, Generic 2.

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Recessed central entrance with double leaf paneled wooden doors with narrow sidelights.

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

Exterior brick entrance stairs with concrete balusters and brick piers capped with concrete spheres.

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

Narrative Description of Resource

SJ08589 is a Masonry Vernacular residence with an irregular plan, hipped roof,wide overhanging eaves,and two front-gabled bays. Original mixed red brick painted white after 2022.

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) aerial photography

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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)

Resource is not eligible under Criterion A or B, as no historical associations are known. Resource is not an exemplary or unique presentation of its style and is not eligible under Criterion C.

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

Clear Documentation Values

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

1) Document type All materials at one location Maintaining organization PaleoWest Archaeology

Document description Field Notes File or accession #'s 24-PC-04414

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Christine Longiaru Affiliation PaleoWest Archaeology

Recorder Contact Information clongiaru@paleowest.com | 916 E Park Ave Tallahassee FL 32301 | 850.296.3669

(address / phone / fax / e-mail)

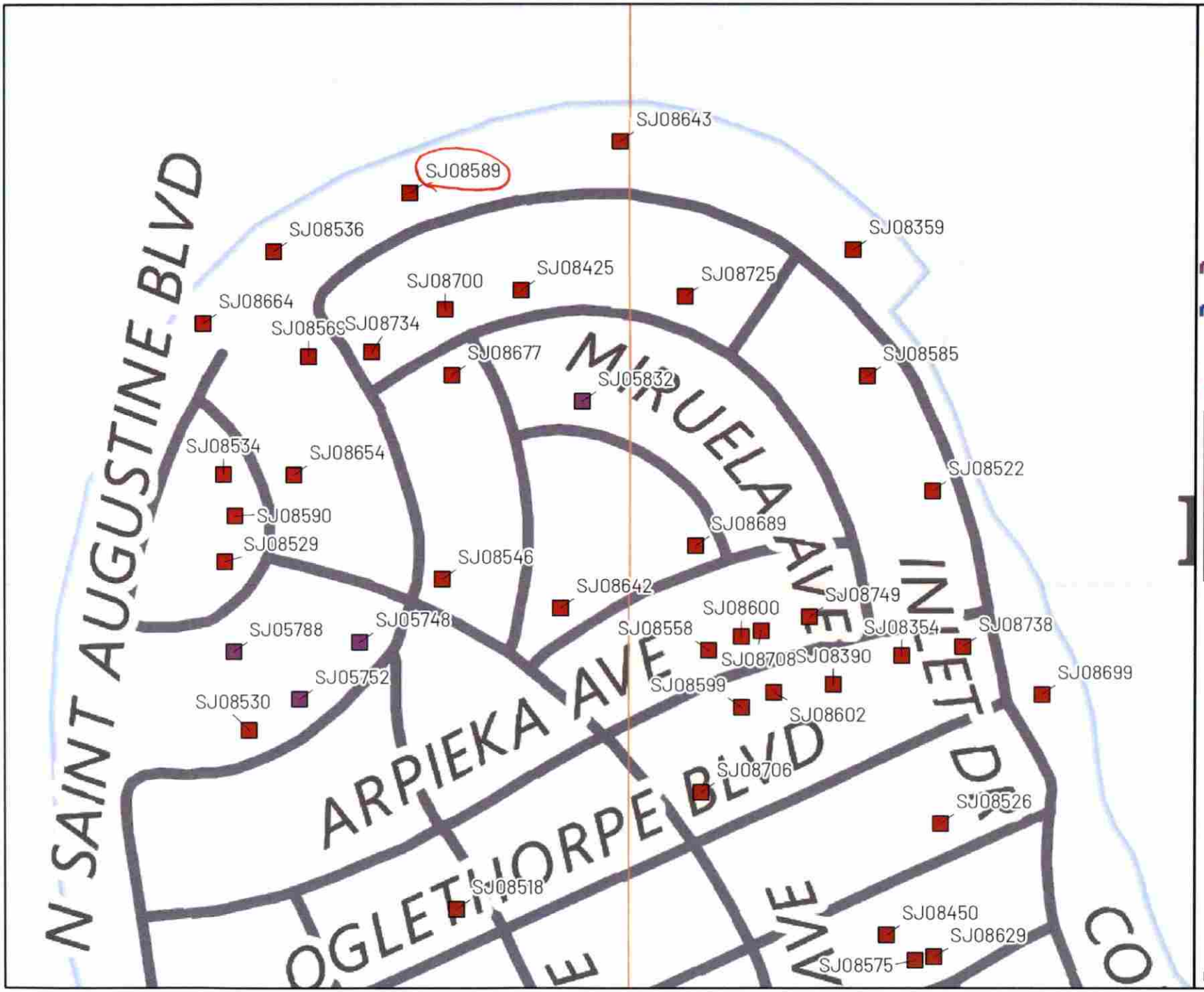
Required Attachments

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.



CHRONICLE HERITAGE

City of St Augustine Historic Resource Survey
USGS 7.5' Quadrangle: Saint Augustine (2024)
NAD 83, UTM Zone 17

- St. Johns Property Appraiser St. Augustine Boundary
- City of St. Augustine Municipal Boundary
- Previously Recorded Structure
- Newly Recorded Structure



feet
0 meters 400
0 100

Scale: 1:5,000



For Official Use Only.
Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 307103)







201 Inlet Drive (1972)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1972	Joseph Nader (wife: Matilda F)	(o)	Amavon Shop – 61 King Street
1975	Joseph Nader (wife: Matilda F)	(o)	Amavon Shop
	Marie H. Nader		
1979-80	Mrs. Matilda F. Nader	(o)	Amavon Shop
1984-85	Mrs. Matilda F. Nader	(o)	Amavon Shop
1990	No Return		

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2026-0002 **Meeting Date: Thursday, February 19, 2026**

1. NAME OF APPLICANT: Les Gallagher and Scott Rae
   Business (if applicable):
   Address: 4425 US 1 South Suite 501
   City: St. Augustine State: fl Zip Code: r 32086
   Daytime Telephone: Available on request E-Mail Address: Available on request

2. NAME OF PROPERTY OWNER: Ryan and Terri Pereira
   Business (if applicable):
   Address: 201 Inlet Drive
   City: st. augustine State: fl Zip Code: 32080
   Daytime Telephone: Available on request E-Mail Address: Available on request

3. PROJECT LOCATION: 201 INLET DR, Saint Augustine, FL, 32080

4. LEGAL DESCRIPTION: 3-97 DAVIS SHORES LOTS 46 & 47 BLK 1 OR5536/478(T/R)

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1972, that is recorded in the Florida Master Site File and not located in a district.

Information attached by applicant includes:

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

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Planning and Building Dept.

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: 201 INLET DRIVE

Applicant's Name: Scott Rae - Architect / les R. Gallagher - Builder Applicant's Signature: [signature]

Owner's Name: [signature] Owner's Signature: RYAN PEREIRA

Owner's Name: [signature] Owner's Signature: TERRI PEREIRA

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.

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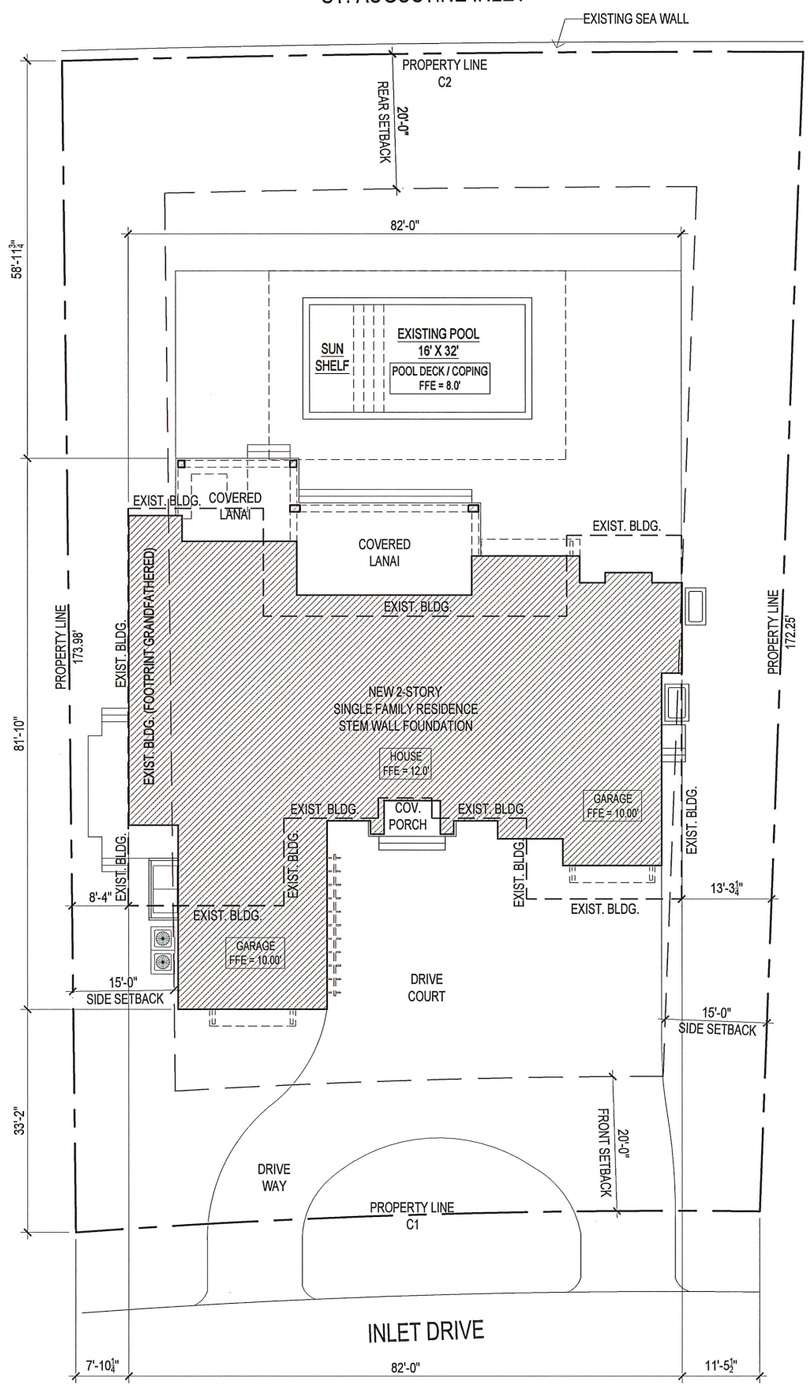
NOTES: (FBC 2023-R)

1. FBC R-302.5.1 - OPENING PROTECTION: OPENINGS FROM A PRIVATE GARAGE DIRECTLY TO 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 1 3/8" INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.
2. FBC R-302.5.2 - DUCT PENETRATION: DUCTS IN GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE "DWELLING" FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL, 1 INCH MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER "APPROVED" MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
3. FBC R-302.6 - 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. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT "DWELLING UNIT" WALL. PER R302.12D: IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE 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 SF. 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.
4. FBC R-703.7.3 - WATER RESISTIVE BARRIERS - WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER WITH A PERFORMANCE TEST AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS. EXCEPTION: WHERE THE WATER RESISTIVE BARRIER THAT IS APPLIED OVER WOOD BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF A 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.
5. FBC R-M1305.1 - APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT - "APPLIANCES" SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER "APPLIANCES" OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE "APPLIANCE" BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE THE APPLIANCE.

NOTES: (FBC 2023-R)

1. DRAFT STOPPING TO BE INSTALLED AS REQUIRED PER FBC R-3022.12: "IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE 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 SF."
2. DWELLING/GARAGE FIRE SEPARATION TO BE PER FBC R-302.6: "NOT LESS THAN 1/2" THICK GYPSUM BOARD OR EQUIVALENT APPLIED TO GARAGE SIDE."
3. OPENING PROTECTION FOR DOOR BETWEEN GARAGE AND RESIDENCE TO BE PER FBC R-302.5.1: "OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS."
4. ATTIC ACCESS TO BE SIZED PER FBC R-807.1: "THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION."
5. ALL BATHROOM SHOWER ENCLOSURES TO HAVE SAFETY GLAZING IN COMPLIANCE WITH FBC R-308.4.5.
6. WHERE GLAZING ADJACENT TO STAIRS IS LESS THAN 36" ABOVE THE WALKING SURFACE, SAFETY GLAZING WILL BE PROVIDED PER FBC R- 308.4.6.
7. DOOR BETWEEN RESIDENCE AND GARAGE WILL BE SELF-CLOSING PER FBC R-302.5.1.



NOTES:

1. SEE SURVEY FOR DETAILED DIMENSIONS AND NOTES.
2. 2023 FLORIDA BUILDING CODE :
3. SEE SHEET S-1.0 FOR ADDITIONAL NOTES

PROJECT INFORMATION:

PROJECT DESCRIPTION: RENOVATION / ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE.
ZONE: RS-1
FLOOD ZONE: AE-8
LOT SIZE: .40 ACRES / 17,424 SF
CONSTRUCTION TYPE: TYPE V (UNSPRINKLED)
SETBACKS:

FRONT	20'
SIDE	15'
REAR	15'

MAX. BLDG. HEIGHT: 35'
MAX LOT COVERAGE:
25% ALL BUILDINGS & STRUCTURES
LOT = 17,424 SF @ 25% = 4,356 SF ALLOWBLE

NOTE: 4,353 SF SHOWN = 25%

LOT COVERAGE CALCULATION:

LOT SF / ACRES	17,424 SF (0.40 ACRES)
STRUCTURE	4,353 SF
STRUCTURE COVERAGE MAX ALLOWABLE = 25%	4,353 SF / 17,424 SF = 25%
DRIVE & WALKS	2,750 SF
A/C & POOL EQUIP PAD	75 SF
POOL	512 SF
POOL HARD SCAPE	2,200 SF
TOTAL IMPERVIOUS	5,537 SF
IMPERVIOUS COVERAGE	5,537 SF / 17,424 SF = 31.7%

R Scott Rae

PEREIRA RESIDENCE
201 INLET DRIVE
ST. AUGUSTINE, FL 32080

RAE design
365 South Ponce Blvd
Ponte Vedra Beach, FL
32082
v.(904) 683 2422

CLIENT PEREIRA
DATE 09.12.25
DRAWING TITLE
COVER SHEET / SITE PLAN

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

12/23/2025
REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2409
SHEET NO. A1.0

Application Pg. 6
Page 57 of 439

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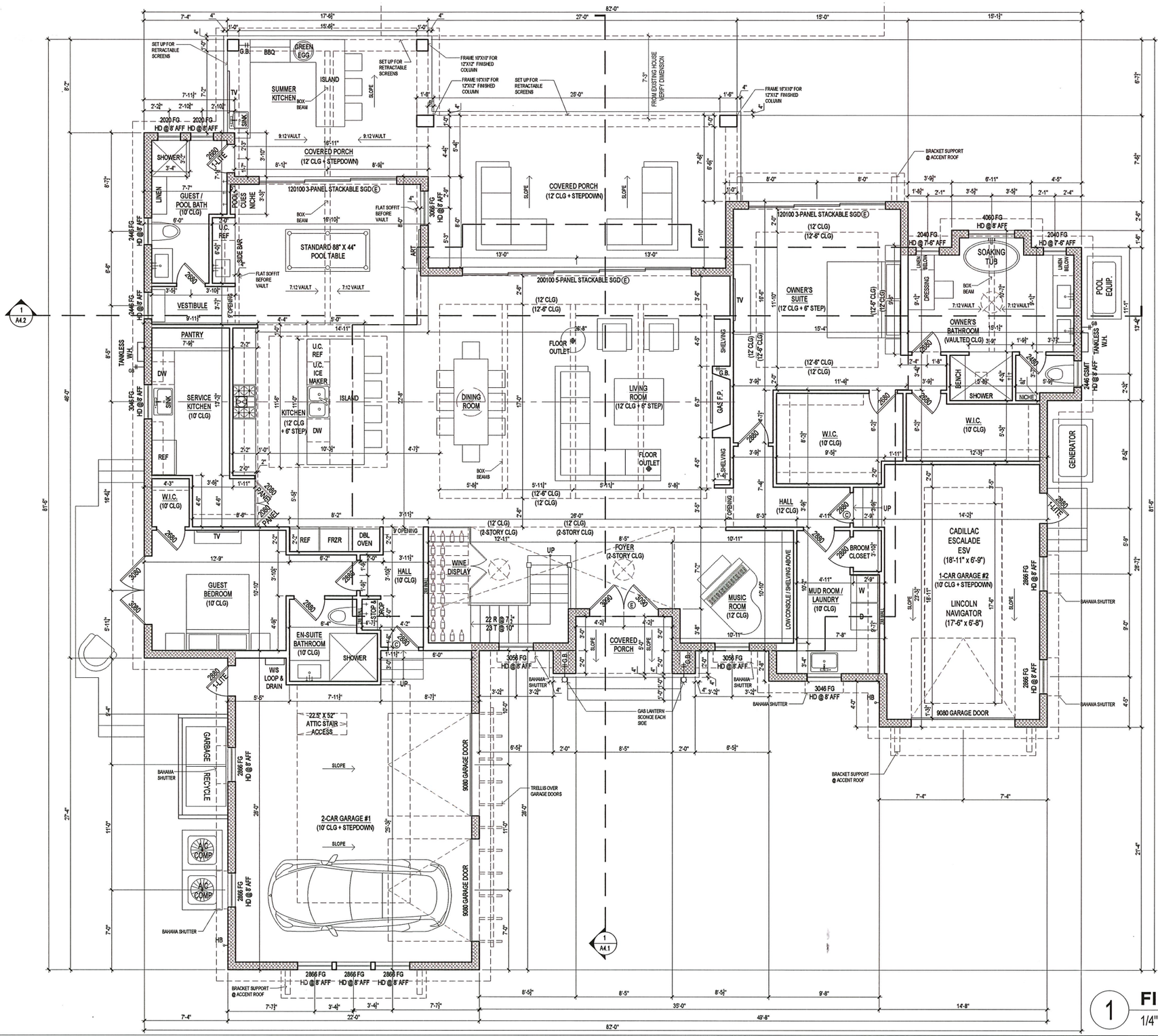

ATTENTION:

ALL WINDOW HEAD HEIGHTS ARE MEASURED FROM MAIN FINISH FLOORS AS INDICATED AT ELEVATIONS, NOT FROM GARAGE FLOOR OR GARAGE CURB, TYP.

ATTENTION:

SHOWER HEADS @ 7' AFF (NOT SHOWER FLOOR)

NOTES:

1. ALL FL1 EXTERIOR WALLS ARE 8" CMU EXCEPT AS NOTED.
2. ALL FL2 EXTERIOR WALLS ARE 2X6 EXCEPT AS NOTED.
2. ALL INTERIOR WALLS ARE 2X4 EXCEPT AS NOTED.
3. ALL WALL THICKNESSES ARE ACTUAL 2X4 = 3½", 2X6 = 5½", 2xTHE SIZE AND QUANTITY OF ALL EXTERIOR STEPS ARE TO BE FIELD DETERMINED BY OTHERS.
5. ALL PLATE AND CEILING HEIGHTS ARE TAKEN FROM (TOP OF) HOUSE SLAB/BLOCK.
6. VERIFY THE KITCHEN AND VANITY LAYOUTS WITH THE DETAILS DONE BY OTHERS.
7. ALL INTERIOR AND EXTERIOR FLOOR & STEPS SHALL HAVE A NON-SLIP FINISH TO MEET ASTM C1028 STATIC COEFFICIENT OF FRICTION MIN. OF 0.6.
8. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR EARTH SHALL BE PRESSURE TREATED APPROPRIATELY FOR THE CONDITION.
9. Ⓣ = GLASS TO BE TEMPERED
10. Ⓔ = EMERGENCY ESCAPE AND RESCUE OPENINGS
11. Ⓒ = 20 MIN. FIRE RATED DOOR

AREA TABULATION:

BLDG SF TABULATION:	
1ST FLOOR LIVING MAIN HOUSE	2,862 SF
2ND FLOOR LIVING MAIN HOUSE	1,408 SF
TOTAL LIVING (A/C) SF	4,270 SF
2-CAR GARAGE #1	590 SF
1-CAR GARAGE #2	308 SF
COVERED FRONT PORCH	50 SF
COVERED REAR LANAI	543 SF
2ND FLOOR BALCONY	343 SF
TOTAL	1,834 SF
TOTAL	6,129 SF

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

N

PEREIRA RESIDENCE
201 INLET DRIVE
ST. AUGUSTINE, FL 32080

RAE design
345 South Roscoe Blvd
Ponte Vedra Beach, FL
32082
v 727 683 2422

CLIENT PEREIRA

DATE 09.12.25

DRAWING TITLE
FIRST FLOOR PLAN

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

12/23/2025

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2409

SHEET NO. A2.1

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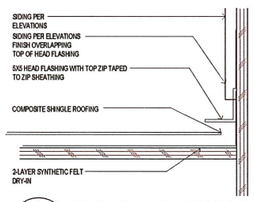
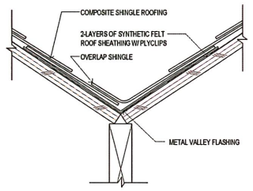
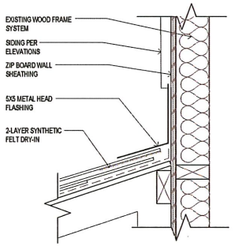


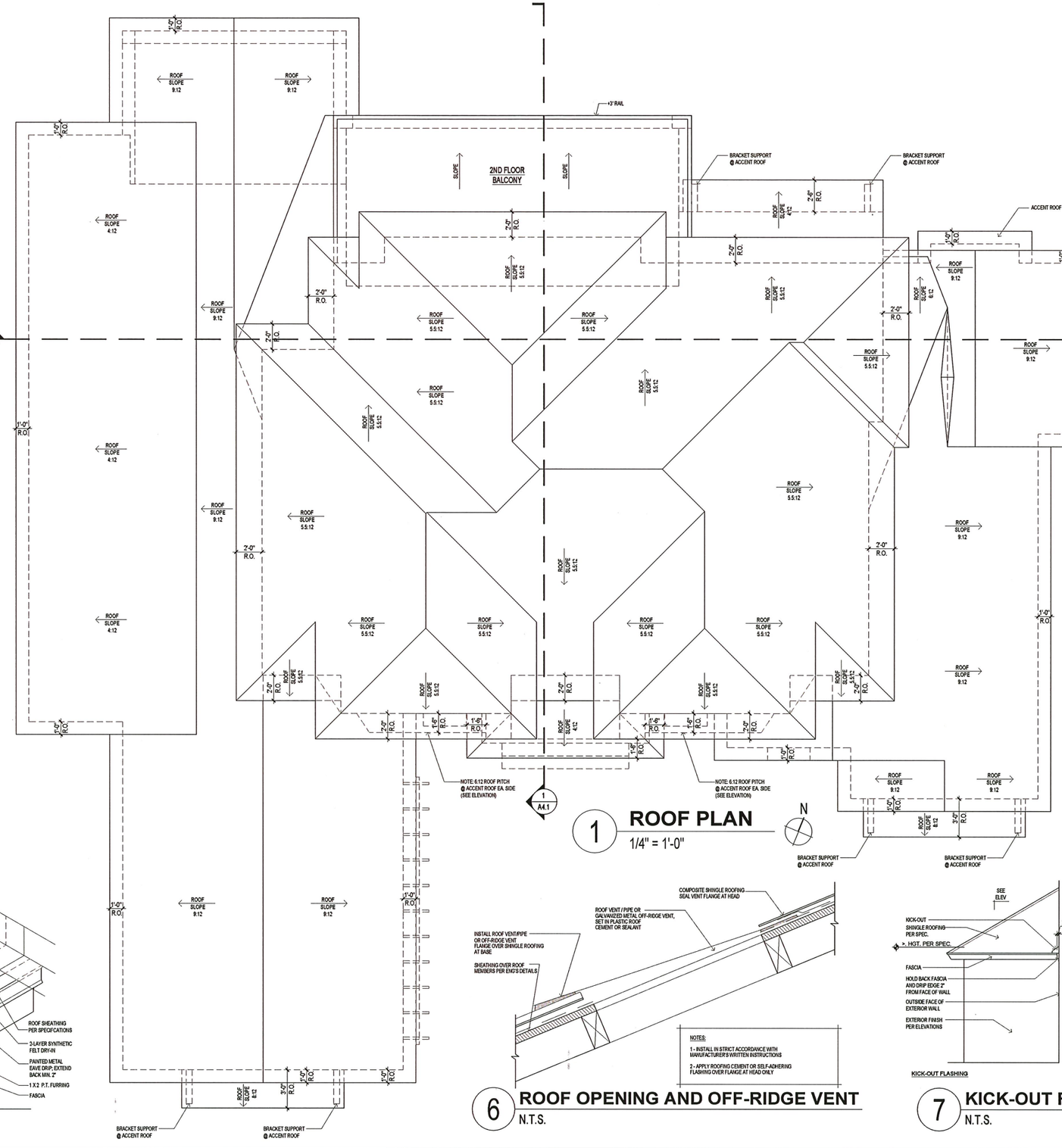
2 ROOF TO WALL FLASHING N.T.S.
(ROOF PARALLEL TO WALL)



3 VALLEY FLASHING N.T.S.



4 WALL TO ROOF FLASHING N.T.S.



1 ROOF PLAN
1/4" = 1'-0"

NOTE:

1. ROOF OVERHANGS VARIES - SEE PLAN.
2. ROOF PITCH VARIES - SEE PLAN.
3. ROOF FRAMING TO BE WOOD TRUSSES SET @ ( ) " O.C..
4. ROOF FRAMING LUMBER TO BE #2 OR BETTER
5. ⟶ INDICATES DIRECTION OF ROOF SLOPE.

ROOF ATTIC/VENTILATION AREA CALCULATIONS:

EXCERPT OF THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL R806:

R806.1 VENTILATION REQUIRED:
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATED SPACE BY VENTILATING OPENINGS AGAINST THE ENTRANCE OF RAIN OR SNOW.

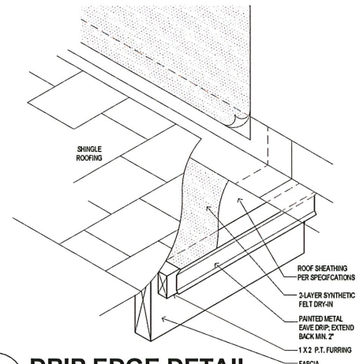
VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM TO 1/4 INCH (6.4 MM) MAXIMUM OPENINGS. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING. HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7 REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO OUTSIDE AIR.

R806.2 MINIMUM VENT AREA:
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

1. IN CLIMATE ZONES 8, 7, & 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FT. (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICT WIT THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FT. (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.



5 DRIP EDGE DETAIL
N.T.S.

6 ROOF OPENING AND OFF-RIDGE VENT
N.T.S.

KICK-OUT FLASHING

7 KICK-OUT FLASHING
N.T.S.

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v 727 483 2422

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STATE OF FLORIDA
R SCOTT RAE
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REGISTERED ARCHITECT

12/23/2025

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2409

SHEET NO. A2.3

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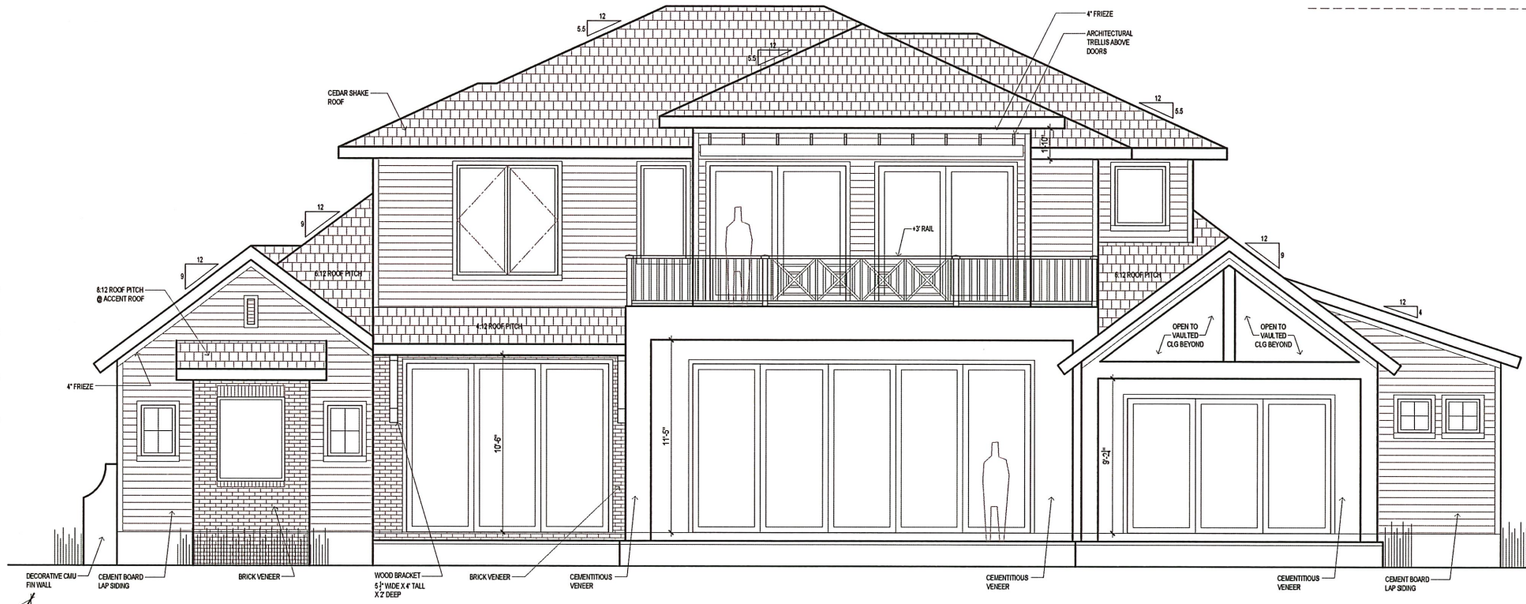
Planning/Building Dept.

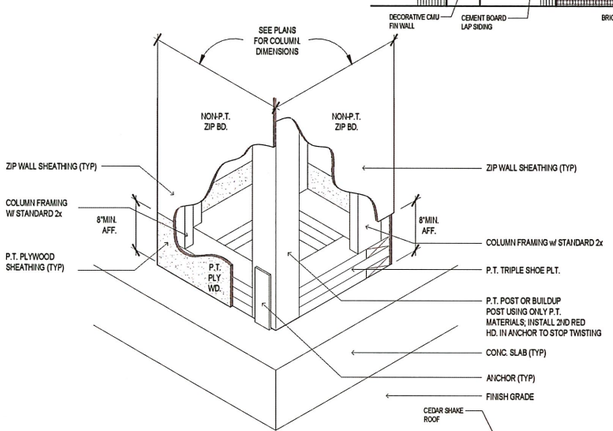
RAIL OPTION 'A'

RAIL OPTION 'B'



1 REAR ELEVATION

1/4" = 1'-0"



3 COLUMN BASE DETAIL

N.T.S.



2 LEFT SIDE ELEVATION

1/4" = 1'-0"

PEREIRA RESIDENCE
201 INLET DRIVE
ST. AUGUSTINE, FL 32080

RAE design
345 South Roscoe Blvd
Ponte Vedra Beach, FL
32082
p 727 683 2422

CLIENT PEREIRA

DATE 09.12.25

DRAWING TITLE
EXTERIOR ELEVATIONS

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

12/23/2025

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2409

SHEET NO. A3.2

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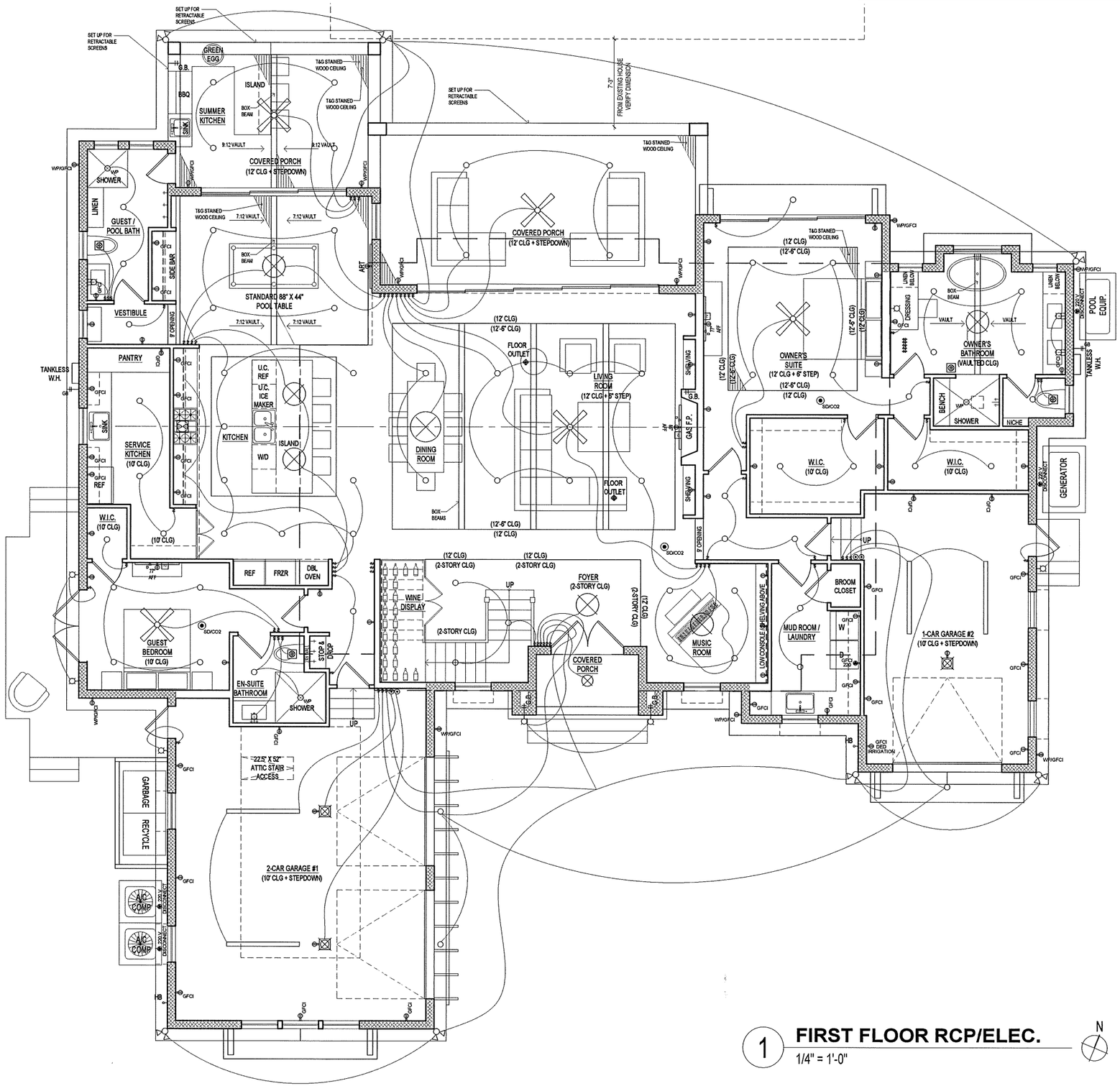

1 **FIRST FLOOR RCP/ELEC.**
1/4" = 1'-0"

N

ELECTRICAL NOTES:

1. ALL OUTLETS IN BEDROOM TO BE "A.F.I."
2. ALL EXTERIOR OUTLETS TO BE "G.F.I."
3. ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH ARTICLE 80 OF NFPA 70A
4. NOTE: 100% HIGH EFFICACY LIGHTING
5. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNITS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AFCI, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER 210.12(B)

ELECTRICAL LEGEND

SYMBOL	DISCRIPTION
	RECESSED CEILING FIXTURE
WP	RECESSED WATER PROOF CEILING FIXTURE
	SURFACE MOUNTED CEILING FIXTURE
	SURF. MOUNTED HANGMING PENDANT FIXTURE
	SCONCE
	EXTERIOR FLOOD FIXTURE - MOTION SENSOR
	UNDER CABINET LED STRIP LIGHTING
	110 V. DUPLEX OUTLET
WP/GFCI	110 V. WATER PROOF DUPLEX OUTLET W/ GFI
GFCI	110 V. WATER PROOF DUPLEX OUTLET W/ GFI ON GROUND FAULT CIRCUIT
	110 V. QUAD OUTLET FLOOR OUTLET
GFCI 220	220 V. OUTLET
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
SD/CO2	110 V. SMOKE / CO2 DETECTOR
T	THERMOSTAT
WH	WATER HEATER THERMOSTAT
	GARAGE DOOR PUSH BUTTON
D	DATA (18" AFF)
TV	CABLE TV OUTLET
$	LIGHT SWITCH
$3	3-WAY LIGHT SWITCH
$D	LIGHT SWITCH WITH DIMMER
WAP	WIRELESS ACCESS POINT
	EXTERIOR FLOOD LIGHT

NOTES:
1. PER FBC-R E3902.10, THE BRANCH CIRCUIT FOR THE DISHWASHER SHALL HAVE A GROUND-FAULT CIRCUIT INTERRUPTER, TYP.
2. PER FBC-R E3902.16, BRANCH CIRCUITS IN THE KITCHEN, LIVING ROOM, DINING ROOM, HALLWAYS, BEDROOMS, LAUNDRY AREA, ENTRY FOYER, STAIRWAY, CLOSETS AND OTHER SIMILAR AREAS SHALL HAVE A ARC-FAULT CIRCUIT INTERRUPTER PROTECTION, TYP.
3. PER FBC-R E 4002.14, RECEPTACLES TO BE TAMPER-RESISTANT, TYP.

NOTES:
1. PER ENERGY CONSERVATION CODE (2023) R404.1 *ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT.
2. ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH SURGE PROTECTION DEVICE (TYPE 1 OR TYPE 2) PER NEC 2020 SECTION R230.67.

PEREIRA RESIDENCE
201 INLET DRIVE
ST. AUGUSTINE, FL 32080

RAE design
345 South Ponce Blvd
Ponte Vedra Beach, FL
32082
t 727 683 2422

CLIENT PEREIRA

DATE 09.12.25

DRAWING TITLE
FIRST FLOOR RCP

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

12/23/2025

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO.
2409

SHEET NO.
A5.1

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 15, 2026 Meeting



Application HP2025-0074 Address: 264 St. George Street

Applicant: Central Southern Construction Services, LLC

Property Owner: Central Southern Construction Services, LLC

Project description: To install a new metal gate across an existing driveway.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01923
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1996600000		
Agenda Item:	6(a)	Previous Action(s):	COA F2013-0024

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the November 18, 2025 meeting to allow the applicant time to clarify design details including post design, and how the new gate will look at its proposed height and size. It was continued at the applicant's request at subsequent meetings for additional time to provide required information.
2. As requested by the HARB, the applicant has provided drawings to clarify the gate design.
3. At the Board's recommendation, the applicant has chosen the "Maine" design with a standard arch and pawn finial to match the existing man gate.
4. While the Board recommended that the gate width be reduced to 12' to limit the gate's impact along the streetscape, the applicant has chosen to retain a gate width of just over 15'. The applicant had suggested at the November meeting that a reduction in width would make vehicular access into the driveway infeasible. The overall 15' width could allow for two vehicles to pass through simultaneously. Gate widths for post-1821 structures are not clearly addressed by the Architectural Guidelines for Historic Preservation.
5. A new masonry post design has been provided, showing two 5'tall square 1'4" stucco finished post with a rounded grout top. This design is more consistent with HARB recommendations and the existing masonry wall than the previously proposed aluminum posts.
6. The gate height was increased to 5'. The AGHP states that fences and walls for later period structures should be at least four feet high, but not more than 5' high. The top of the arched gate does appear to exceed the 5' gate height, but the lowest point of the gate is below the 5' height of the gate post.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **264 Marine Street** if the HARB finds that the proposed new gate meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design if the proposed width is found appropriate.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

Modified elements of the application in red.

1. Install metal gate across existing driveway:
    a. Double-gate
    b. 15' 2" wide
    c. 5' tall (average gate height)
    d. Aluminum material with black finish
    e. Maine Standard Arch design with finials to match existing gate
    f. Masonry Posts:
        i. 1'4" square
        ii. 5' tall
        iii. Stucco finish to match existing masonry wall

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

Staff Photographs
264 St. George Street



Front Elevation and Project Site

Staff Photographs
264 St. George Street



Front Elevation and Project Site

Staff Photographs
264 St. George Street



Front Elevation and Project Site

Staff Photographs
264 St. George Street



Existing Iron Walkway Gate (No evidence of formal approval)

1980

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1923 1009==

Site Name: 264 St. George Street 830== Survey Date: 7808 820==

Address: 264 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 38 (block) South East ¼ of lot 4 (lot) 868==

868==

Owner of Site: Name: Depiazza, Bennie R. & Carol;

Address: 264 St. George 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) 469890 (easting) 3306285 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards; shingles butt 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1, sidelights, attic louver 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Dormer, gable; porch, hip 942==

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

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

Ornament Exterior: Round wood columns 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Residential/Educational 864==

Relationship to Surroundings: Residential building across the street from grounds of Cathedral Parish School. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Religion, Blacks, Education, Community Planning.

920==

Statement of Significance: (911==)

ARCHITECTURE

This 2-story Frame Vernacular dwelling at 264 St. George Street was constructed between 1910 and 1917. Architectural details include round wood columns and a combination of weatherboard and wood shingle siding. There are sidelights next to the main entry door. The house shows the influence of the Colonial Revival style popular in the early decades of the 20th Century.

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 Mendndez 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

(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.

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 where 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 Frame Vernacular residence was constructed between 1910 and 1917 on the historic site of Florida's first Presbyterian Church, which stood here from 1825 unitl it was demolished in 1892.

In an article entitled "Two Protestant Churches Pass Century Mark," the St. Augustine Record of Sunday, July 4, 1937 gave this history of the old Presbyterian Church:

> "On January 1st. 1825, the corner stone of the Presbyterian Church was laid, the funds used having been collected from persons in various parts of the United States. The church membership grew steadily and about 1835 a Sunday School was organized. It is interesting to note that slaves were admitted to membership in 1842, but that a resclution was adopted stipulating that slaves apply for admission to the church 'with satisfactory evidence that application is made with the knowledge and permission of the Owner or Master.'"(3)

The Tatler, the society newspaper of the Flagler Era, gave this account of the historical items reclaimed when the building was demolished, in its issue of January 14, 1893(page 2):

> "One of the peculiarities of the church was the absence of a regular corner stone; instead the records and coins had been placed in a glass jar and it put in an opening made for the purpose by removing some of the plaster and then closing it again. The records show that this church was erected through the unselfish and untiring efforts of Mr. Eliazer Lathrop whose zeal is commended in the highest terms by the trustees, Messrs. Edward R. Alberti, Elias Wallen and Elias B. Gould, who are the witnesses of the placing of the records, besides 'a large number of citizens.' The reocrds also show that the church was organized on the 31st day of October, 1823, with twenty-six members; that Rev. W. McWhire was the

first pastor, and that the records were placed in the church the 1st of January, 1825. Besides the records, were a number of coin; a dime dated 1821, a penny of 1800, and one of 1719, and half dollar 1806, a newspaper, The East Florida Herald, whose yearly subscription price was $5.00: this bore the date of December, 1824, and contained President James Monroe's message to Congress, the names of the Cabinet, and a notice of the arrival of the sloop Two Sisters from New York, Wing, captain, and announced that it was loaded with lumber and lime for the new Presbyterian Church. Mr. Elias B. Gould, the editor, was one of the church trustees. John Q. Adams was Secretary of State, and John C. Calhoun, of South Carolina, Secretary of War. The Governor of this State was General W.P. Duval, and the Secretary of State, Mr. W. Walker. These records are now in the hands of Mr. Ward G. Foster."(4)

During the Civil War, in September 1862, a Union Sympathizer was murdered west of town by confederate guerrillas.

"Following the incident, all male inhabitants of the town over the age of fourteen years were commanded to assemble in the Presbyterian Church. E.C.F. Sanchez recalled notices of this order being posted around town. At the meeting the men were ordered to sign the oath of alleginance to the United States or suffer forced expulsion from the town. While the assembly was in progress a column of blue--jacketed soldiers marched up and ominously surrounded the building, but many still refused to budge from their rebel loyalities. Some took the oath, harboring the secret conviction that it was not binding on their conscience.

"A few days later the deadline for taking the oath arrived. Three or four hundred people who had been judged disloyal--most of them women and children--were led aboard the Steamer Burnside, 'a miserable old trap,' and sailed for Jacksonville where they were to be turned loose to shift for themselves on the rebel side of the line.'(5)

This first deportation order was later countermanded, but in the spring of 1863 a number of confederate sympathizers were deported from St. Augustine. The effects of the Civil War were also felt on the building itself:

"The Presbyterian chapel on St. George Street emerged from the war in a dilapidated condition. The plaster was crumpling from its coquina walls, the floor inside was bare because the United States Army had made off with the pews, and the building was in need of a general overhaul. The congregation was soon busy raising money to repair the building and pay a minister's salary. Another early action by the people of the church was a decision to withdraw from the Georgia Presbytery and affiliate with the First Presby-

tery of Philadelphia, a move which probably reflected the Northern background of many of the church's membership. In November, 1865, the church elected a new board of trustees. The five men choses were Dr. John E. Peck, Dr. W.D. Benedict, Thomas Foster, J.W. Allen, and Dr. Andrew Anderson."(6)

An additional building erected on the property after the Civil War had an interesting subsequent history:

"In 1870 a chapel or Sunday School room with tower for the bell, was built adjoining the old church at a cost of $3,000. This chapel has an interesting history for it was moved from its original site on South St. George Street in 1877 to a point back of the Post Office, facing Cordova Street. This moving was done by the indians set here from the west as prisoners of war, and were under command of Capt. R.H. Pratt. In 1888 the chapel was again moved to a lot in North City near the present county jail and was used as a Mission Sunday School until 1896. It was then sold to the County School Board for $200 and later was sold by the School Board to the Sisters of St. Joseph who had it rolled part way down San Marco and it came to rest as a part of the parochial school plant of St. Agnes."(7)

In 1890 Henry Flagler had built the ornate Memorial Presbyterian Church at the corner of Valencia and Sevilla, and the congregation moved from their old home on St. George Street.

The old Church building was used for a couple of years as a school, catering to the winter residents of the Flagler era. The St. Augustine News (predecessor to the Tatler) reported in 1891:

"The 'St. Augustine Academy,' has proved a great boom to the city, and her guests, heretofore families coming here for the season, must either leave their children North at school, or have them lose their time, which most parents are loth to do. Last year Mr. Flagler, Rev. Mr. Mitchell and Dr. Feremount-Smith, interested themselves in organizing the Academy., which soon had more pupils than the principal could teach, and an assistant was employed. The principal Mr. Francis M. Wright, is a graduate of Oxford University, England, a Bechealor of arts and a thorough master of his profession. The school prepares boys for universities, and gives both sexes a high class education--classical and commercial. Mr. Wright will, if desired, give private tuition. The Academy is pleasantly located in the former Presbyterian church on St. George Street."(8)

The building was finally demolished in 1892. The Tatler editorialized:

"The tearing down of the old Presbyterian church, on St. George Street, removes one of the most interesting landmarks of the city, and cannot fail to awaken many regrets in the minds of those wont to worship there. It was, no doubt, much better to remove the building entirely than to have it

desecrated by use for other purposes, as it so frequently done, especially in large cities.

"The church is a thing of the past; its memory will be cherished while life lasts by those who gathered there weekly for prayer and praise, or whose baptismal vows were spoken there; others will remember is as the place where marriage was celebrated; but even all this will ere long be forgotten, while the good done in the quiet, unpretentious building will endure forever."(9)

The interior woodwork from the church was purchased by Dr. C.P. Carver, a dentist and one of the developers of the lighthouse Park section of St. Augustine. Dr. Carver had the woodwork put in his home, the Oldest House, at 14 St. Francis Street where it remained until the house was restored to conform with its appearance in an earlier time.

Some of the coquina from the walls of the church was used to build the ornate coquina columns that stand today at either entrance to Memoral Presbyterian Church on Valencia and Sevilla Streets.(10)

The old Presbyterian Church lot remained vacant for many years. In 1905, block 38, lot 4 was vacant and belonged to the Model Land Company, which was the real estate arm of the Flagler enterprises.(11)

Between 1910 and 1917 a house was built in the southeast quarters of the lot at 264 St. Geroge Street. In 1923 the Jewish Synagogue was built on the west half of the lot, facing Cordova Street.

Between 1924 and 1930 this house at 262 St. George Street was erected on the northeast quarter of the lot thus completing the development of the old Presbyterian Church lot.(12)

The house at 264 St. George Street was originally a single family residence, but has since been divided into four apartments. The current owner, Bennie R. DePiazza is President of DePiazza Enterprises, Inc. At 239 West King Street, and operates the Muggs 'N Stuffe gift shop at 252 San Marco Avenue.

ARCHAEOLOGY

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

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3. "Two Protestant Chruches Pass Century Mark," St. Augustine Record, Sunday, July 4, 1937.
4. Tatler, January 14, 1893.
5. Thomas Graham, The Awakening of St. Augustine (St. Augustine Historical Society, 1978) p. 114.
6. Graham, p. 146.
7. "Two Protestant Churches Pass Century Mark," St. Augustine Record, Sunday, July 4, 1937.
8. St. Augustine News.
9. Tatler, January 14, 1893, p. 2.
10. Record, Sunday, July 4, 1937.
11. Supplement to Official City Map: A complete list of all Real Property in St. Augustine, Florida; (January 1, 1905), p. 31.
12. See Sanborn Fire Insurance Maps of St. Augustine, Florida, dated 1910, 1917, 1924 and 1930.



Staff Report Pg. 16

FOR THE FEBRUARY 19, 2026 HARB MEETING

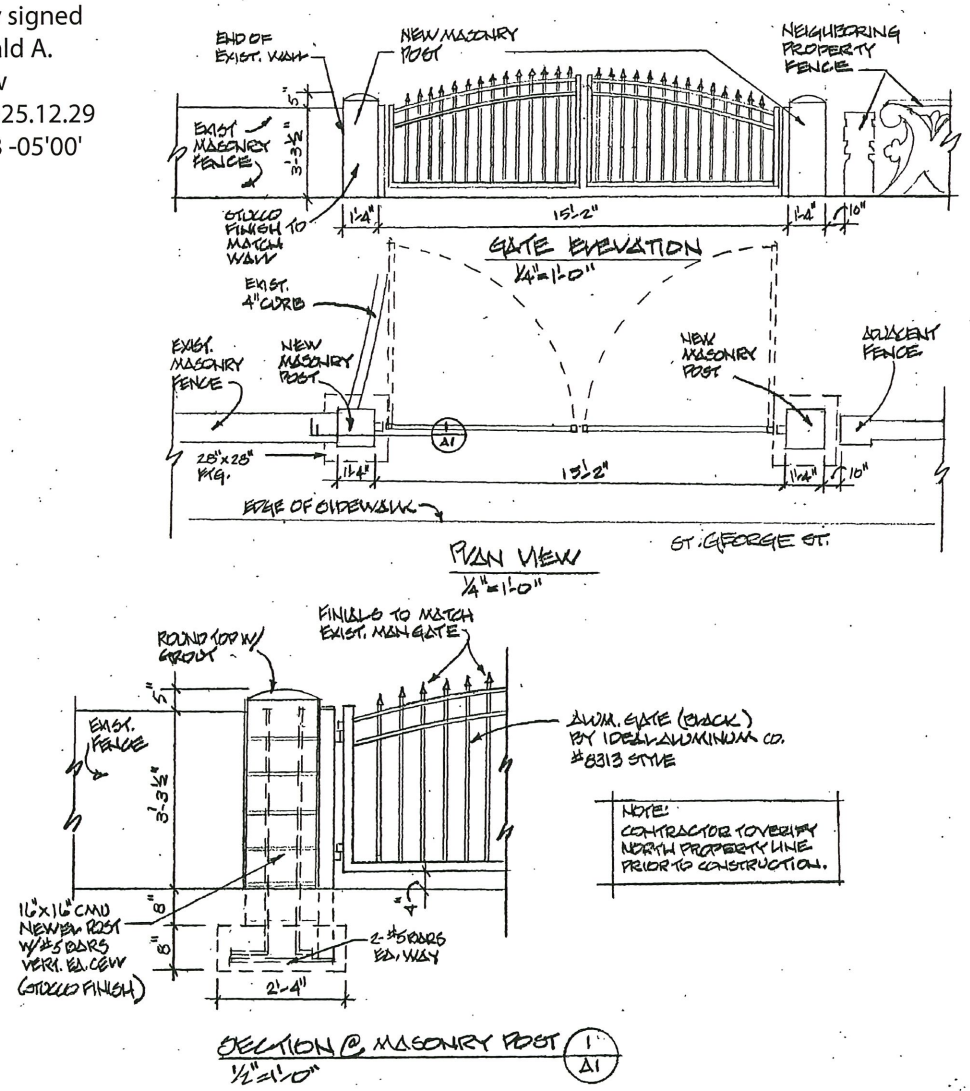
COA HP2025-0074
264 ST. GEORGE STREET

New Materials Submitted by the Applicant

RECEIVED
JAN 7 2026
Planning/Building Dept.

Donald A. Crichlow

Digitally signed by Donald A. Crichlow
Date: 2025.12.29 17:45:38 -05'00'



REGISTRATION SEAL

STATE OF FLORIDA
DONALD A. CRICHLOW
AR0015950
REGISTERED ARCHITECT

DRAWN BY: DAC
SCALE:
DATE: 12/23/25

DRIVEWAY GATE

264 ST. GEORGE ST.
ST. AUGUSTINE, FL 32084

DON CRICHLOW & ASSOCIATES
302 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5785
ARCHITECT

SHEET
A1

January 15, 2026

Central Southern Construction Services, LLC
264 St George St
St Augustine, FL 32084

Re: Certificate of Appropriateness - 264 SAINT GEORGE ST - HP2025-0074

Dear Erin and Dave Bucci,

On January 15, 2026, the Historic Architectural Review Board (HARB) met and discussed your application to install a new metal gate across an existing driveway

Specifically, based upon evidence presented, the HARB CONTINUED your application to the February 19, 2026 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by February 9, 2026.

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.:	HP2025-0074
Applicant:	Central Southern Construction Services, LLC
Owner:	Erin and Dave Bucci
Address:	264 St George St
Parcel Number:	1996600000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to install a new metal gate across an existing driveway

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JANUARY 15, 2026, 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 15, 2026, Historic Architectural Review Board meeting and testified under oath, or ☑ was not present.

2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☑ no members of the public spoke on this issue.

3. The subject property has a zoning classification of HP-1

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request to install a new metal gate across an existing driveway.

Subject to the following conditions:

- To February 19, 2026
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 15 day of January, A.D., 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0074 **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 15th day of January, A.D., 2026.

ELYSE WIEMANN
Commission # HH 631401
Expires May 19, 2029

Elyse Wiemann
Notary Public, State of Florida

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

December 22, 2025

Central Southern Construction Services, LLC
264 St George St
St Augustine, FL 32084

Re: Certificate of Appropriateness - 264 SAINT GEORGE ST - HP2025-0074

Dear Erin and Dave Bucci,

On December 18, 2025, the Historic Architectural Review Board (HARB) met and discussed your application to install a new metal gate across an existing driveway

Specifically, based upon evidence presented, the HARB CONTINUED] your application to the January 15, 2026 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 January 5, 2026.

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.:	HP2025-0074
Applicant:	Erin and Dave Bucci
Owner:	Central Southern Construction Services LLC
Address:	264 St George St
Parcel Number:	1996600000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to install a new metal gate across an existing driveway

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, DECEMBER 18, 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, December 18, 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 to install a new metal gate across an existing driveway.

Subject to the following conditions:

- Continued to the January 15, 2026 HARB meeting
- to allow time to bring items requested at
- the November 2025 HARB meeting.
- The applicant was not present at this meeting.
-
-
-

DONE AND ORDERED, at a public hearing on the 18 day of December, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0074 **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 18th day of December, 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.

November 21, 2025

Erin and Dave Bucci
264 St George St
St Augustine, FL 32084

cc: Central Southern Construction Services LLC

Re: Certificate of Appropriateness - 264 SAINT GEORGE ST - HP2025-0074

Dear Erin and Dave Bucci,

On November 20, 2025, the Historic Architectural Review Board (HARB) met and discussed your application to install a new metal gate across an existing driveway.

Specifically, based upon evidence presented, the HARB CONTINUED your application to the December 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 December 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.:	HP2025-0074
Applicant:	Erin and Dave Bucci
Owner:	Central Southern Construction Services LLC
Address:	264 St George St
Parcel Number:	1996600000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to install a new metal gate across an existing driveway.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, NOVEMBER 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, November 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 to install a new metal gate across an existing driveway.

Subject to the following conditions: / Recommendations

- - Provide scaled drawings of Proposed gate & posts
- - Recommendation to reduce gate width to 12'
- - Utilize substantial masonry column rather than posts
- - Recommend increasing gate height to 4'
- - Match man-gate: use Maine, Standard Arch w/ Pawn finial (8213)
-
- TO Dec 18, 2025

DONE AND ORDERED, at a public hearing on the 20th day of November, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0074

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 20th day of November, 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 SUBMITTAL FROM NOVEMBER 20, 2025

COA HP2025-0074
264 ST. GEORGE STREET

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0074 **Meeting Date: Thursday, November 20, 2025**

1. NAME OF APPLICANT: Erin Bucci & Dave Bucci
   Business (if applicable):
   Address: 264 St George St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 713-301-3624 E-Mail Address: ashleyerin4@gmail.com

2. NAME OF PROPERTY OWNER: Erin Bucci & Dave Bucci
   Business (if applicable):
   Address: 264 St George St
   City: St Augstine State: FL Zip Code: 32084
   Daytime Telephone: 713-301-3624 E-Mail Address: ashleyerin4@gmail.com

3. PROJECT LOCATION: 264 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG SE1/4 OF LOT 4 BLK 38 OR6127/489

5. SCOPE OF WORK: to install a new metal gate across an existing driveway

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Gate Design
- Example Photograph

Received October 28, 2025
Planning and Building Dept

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: 264 St. George St.

Applicant's Name: Erin Bucci Applicant's Signature: Erin Bucci

Owner's Name: Erin Bucci Owner's Signature: Erin Bucci

Owner's Name: Dave Bucci Owner's Signature: Dave Bucci

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

Brock Fence is/are hereby authorized TO ACT ON BEHALF OF Erin Bucci, the owner(s) of those lands described within ☐ the attached application, or ☒ described within the previously filed Application number: HP2025-0074 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: 204 Saint George St. St. Augustine, FL 32084

BY: Erin Bucci
Signature of Owner

ERIN BUCCI
Print Name of Owner

904 466 7245
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 31 day of October, 2025

By Michelle Hutchinson

Identification verified: B200-005-83-944-0

Oath sworn: X Yes ___ No

Notary Signature: Michelle Hutchinson

My Commission expires: January 22, 2028

Rev:120219 jw

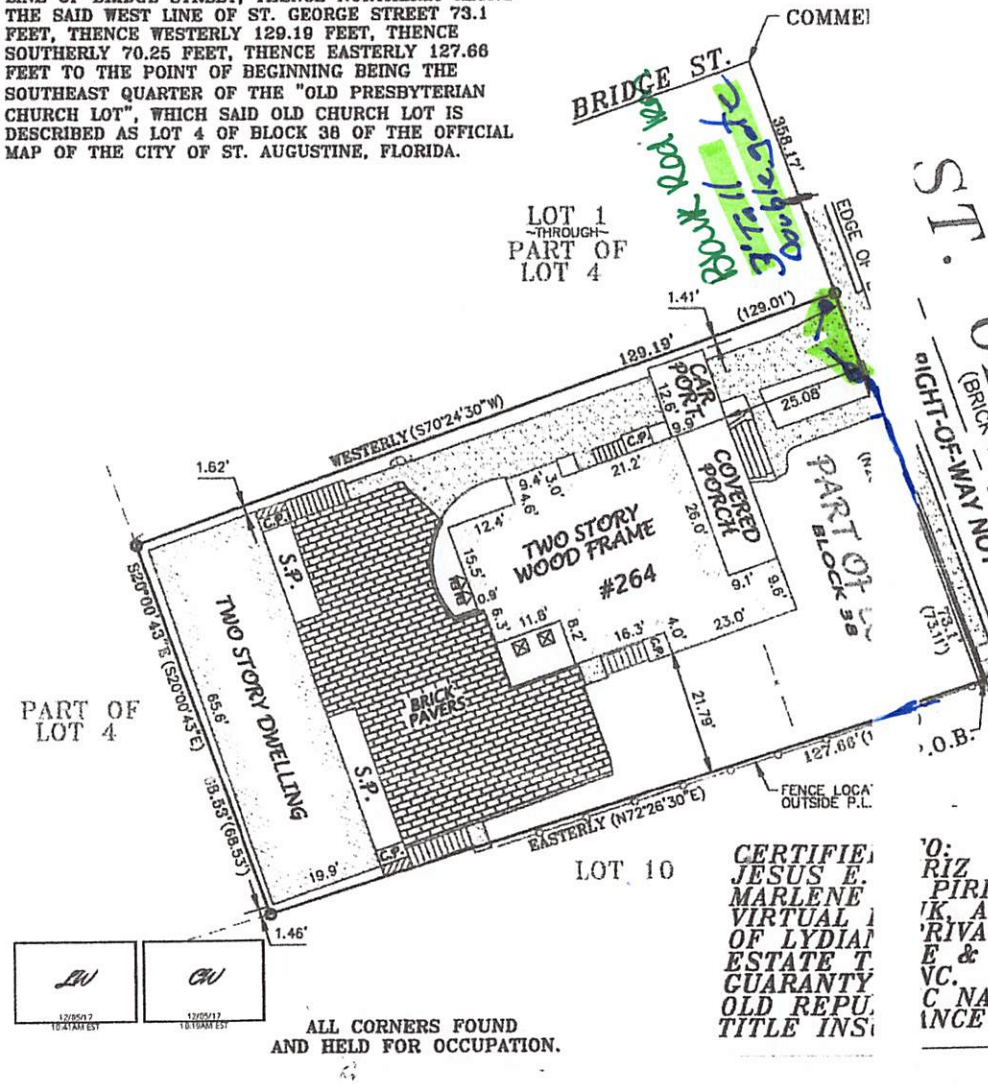
NOTARY PUBLIC STATE OF FLORIDA
MICHELLE R. HUTCHINSON
MY COMMISSION # HH483944
EXPIRES: January 22, 2028

Received October 28, 2025
Planning and Building Dept

verification:

MAP OF BOUNDARY S RVEY

DESCRIPTION:
BEGINNING AT A POINT OF THE WEST LINE OF ST. GEORGE STREET 358.17 FEET SOUTH OF THE SOUTH LINE OF BRIDGE STREET, THENCE NORTHERLY ALONG THE SAID WEST LINE OF ST. GEORGE STREET 73.1 FEET, THENCE WESTERLY 129.19 FEET, THENCE SOUTHERLY 70.25 FEET, THENCE EASTERLY 127.66 FEET TO THE POINT OF BEGINNING BEING THE SOUTHEAST QUARTER OF THE "OLD PRESBYTERIAN CHURCH LOT", WHICH SAID OLD CHURCH LOT IS DESCRIBED AS LOT 4 OF BLOCK 38 OF THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA.



ALL CORNERS FOUND AND HELD FOR OCCUPATION.

CERTIFIE
JESUS E.
MARLENE
VIRTUAL
OF LYDIA
ESTATE T.
GUARANTY
OLD REPU.
TITLE INS

TO:
RIZ &
PIRIZ
K, A DIVISION
RIVATE BANK
E &
VC.
C NATIONAL
NCE COMPANY

N
ASSUMED MERIDIAN
W E
S

SURVEYOR'S NOTES:

1. THIS SURVEY WAS BASED FROM FOUND MONUMENTATION WHICH, IN THIS SURVEYOR'S OPINION BEST REPRESENTS THE ORIGINAL SURVEY FOR THIS TRACT OF LAND.
2. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
3. BEARINGS AS SHOWN HEREON HAVE BEEN BASED FROM A BEARING OF N20°00'00"W AS SHOWN FOR THE RIGHT OF WAY OF ST. GEORGE STREET.
4. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFERABLE, NOR DOES THIS SURVEY DETERMINE OR REFLECT OWNERSHIP.
5. THE MEASUREMENTS FOR THIS SURVEY WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD.
6. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT HAVE NOT BEEN LOCATED OR SHOWN HEREON.
7. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM; AND IT HAS BEEN DETERMINED FROM THESE MAPS THAT THIS PARCEL LIES IN ZONE -AE- AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 125145 0004 -D- DATED 6/18/1992, BASE FLOOD 9 FEET.
8. THIS SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.
9. FOR BUILDING SETBACKS CALL THE BUILDING CODES ENFORCEMENT OFFICE OF SAID COUNTY.
10. 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.

LEGEND:

O =FOUND 1/2" IRON PIPE NOID.
X =FOUND X IN CONCRETE
( ) =FIELD MEASURED
℄ =CENTER LINE
=AIR CONDITIONING UNIT
=WATER METER
=WOOD UTILITY POLE
=ELECTRIC METER
=CONCRETE
P.L. =PROPERTY LINE
C.P. =COVERED PORCH
S.P. =SCREENED PORCH
=PROPERTY LINE
=HOG WIRE FENCE
=WOOD TRELLACE FENCE
=LINE NOT TO SCALE

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

GRAPHIC SCALE

20 0 10 20
(IN FEET)
1 inch = 20 ft.

LAST FIELD DAY:9/19/02
DRAWN BY: CHAD OLIVER
DATE DRAWN:9/19/02
CHECKED BY:E.L.R.
SCALE:1"= 20'
JOB #:02-868
F.B. 232 PG.70

RENN SURVEYS, Inc.
LAND SURVEYORS
L.B. 7003
2730 U.S. 1 SOUTH, UNIT E
ST.AUGUSTINE, FLORIDA 32086
(904) 797-9848 FAX 797-3535

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON WERE SURVEYED UNDER MY SUPERVISION PURSUANT TO THE MINIMUM TECHNICAL STANDARDS FOR 61G17-6, FLORIDA ADMINISTRATIVE CODE AND SECTION 472.-027 OF THE FLORIDA STATUTES.

SEAL

ELWOOD L. RENN R.L.S. 3647
FOR RENN SURVEYS L.B. 7003


EXIT
ONLY
DO NOT

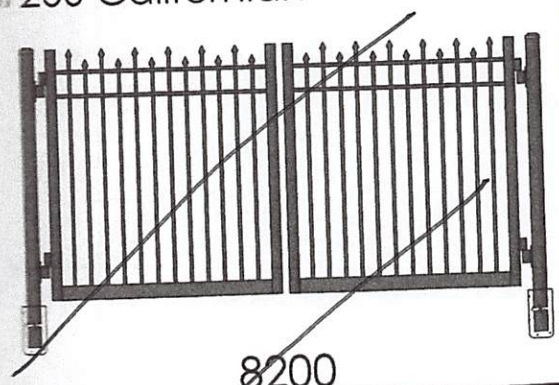

264
PRIVATE PROPERTY
NO
TRESPASSING

Received October 28, 2025
Planning and Building Dept

Straight

Standard Arch

#200 Californian

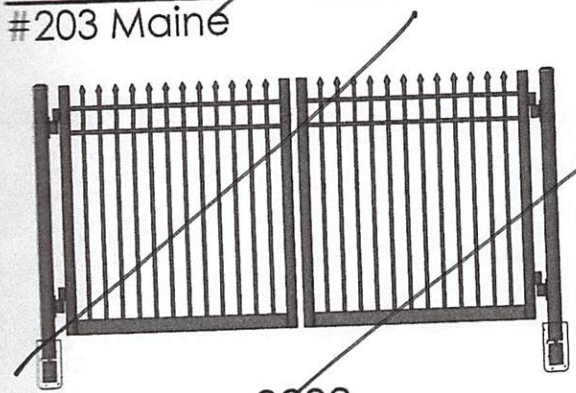


8200



8210

#203 Maine



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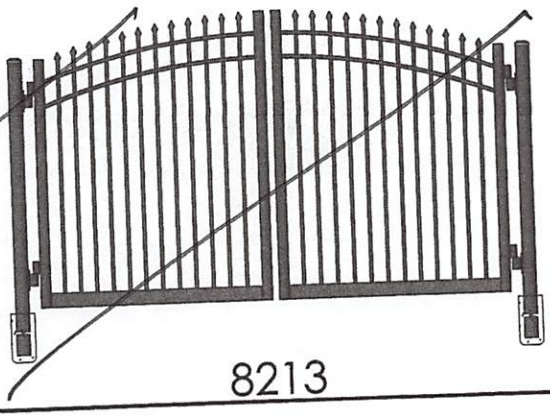
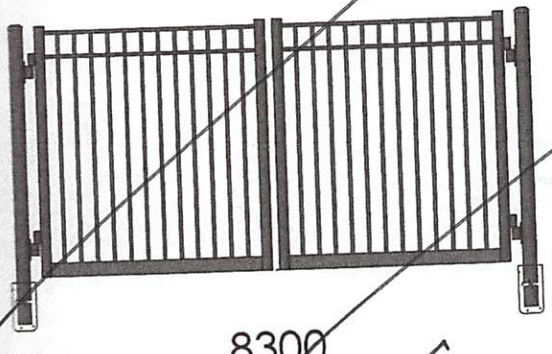
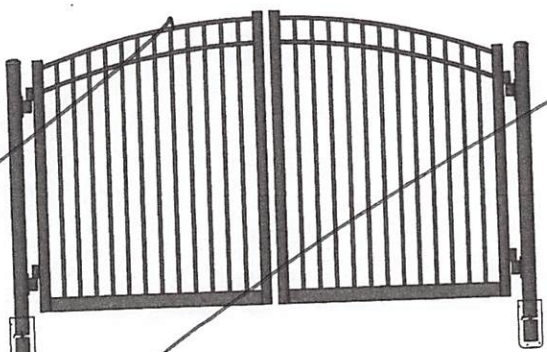


8213

#300 Long Islander

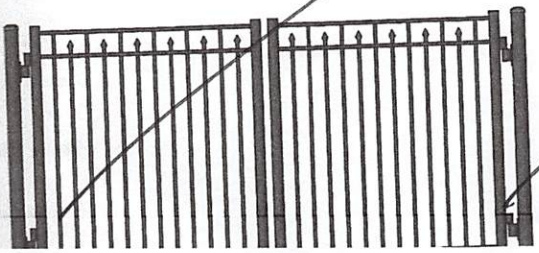


8300



8310

#303 Floridian





Received October 31, 2025
Planning and Building Department

Received October 28, 2025
Planning and Building Dept

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

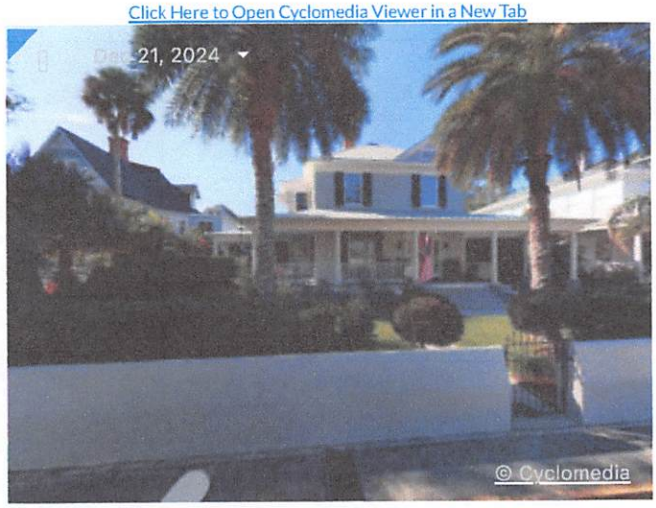
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1996600000
Location Address	264 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG SE1/4 OF LOT 4 BLK 38 OR6127/489 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.210
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Central Southern Construction Services LLC 100%
Mailing Address	8 8TH ST SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead Band		$25,722
Homestead		$25,000

Received October 28, 2025
Planning and Building Dept

Map



Valuation Information

Assessed Year	2025
Building Value	$790,915.00
Extra Features Value	$752.00
Total Land Value	$529,250.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$1,320,917.00**
Total Deferred	$445,042.00
Assessed Value	**$875,875.00**
Total Exemptions	$50,722.00
Taxable Value	**$825,153.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	$766,217	$814	$529,250	$0
2023	$791,171	$877	$529,250	$0
2022	$590,979	$1,069	$376,096	$0
2021	$473,481	$1,069	$335,800	$0
2020	$513,552	$1,069	$281,050	$0
2019	$468,814	$1,069	$281,050	$0
2018	$457,293	$1,128	$281,050	$0
2017	$462,755	$1,802	$281,050	$0
2016	$468,217	$1,895	$255,500	$0
2015	$427,918	$2,029	$197,100	$0
2014	$324,395	$2,163	$177,390	$0

Building Information

Building	1
Building Value	$454,358
Year Built	1889
Actual Area	3236
Conditioned Area	2175
Use	Duplex
Style	01
Exterior Wall	Wood, Wood Shingle
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	1
Baths	2

Description	Square Footage
FINISHED OPEN PORCH	532
FINISHED CARPORT	117
FINISHED OPEN PORCH	234
BASE AREA	1130
FINISHED DECK	35
ADDITION	180
FINISHED UPPER STORY	865

Received October 28, 2025
Planning and Building Dept

Description	Square Footage
FINISHED DECK	143
Total SqFt	3236

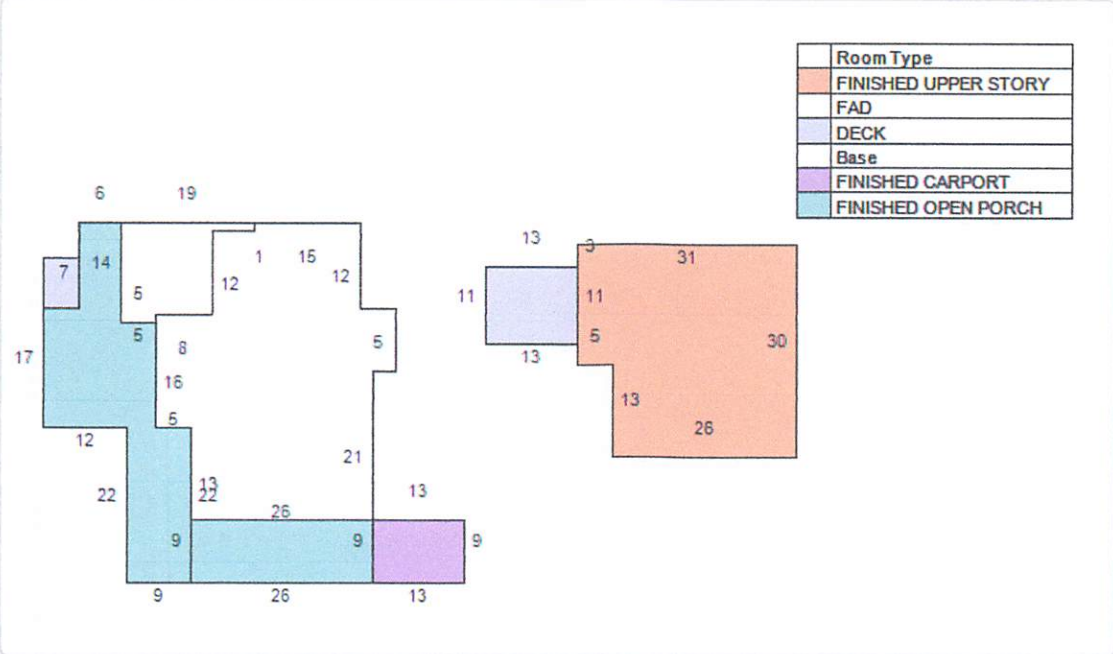
Building	2
Building Value	$336,557
Year Built	1950
Actual Area	2699
Conditioned Area	1140
Use	Duplex
Style	01
Exterior Wall	Concrete Block, Wood

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

Description	Square Footage
BASE AREA	520
FINISHED OPEN PORCH	130
UNFINISHED GARAGE	520
OUTSIDE STAIRS	99
FINISHED DECK	95
UNFINISHED GARAGE	620
BASE AREA	620
FINISHED OPEN PORCH	95
Total SqFt	2699

Sketch Information





Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		752

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	23	125	23	EF	$166,750
Single Family	50	125	50	EF	$362,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/7/2025	3/20/2025	$1,600,000.00	WARRANTY DEED	6127	489	Q	I	WYSOCKI LAWRENCE,COLEEN	CENTRAL SOUTHERN CONSTRUCTION SERVICES LLC
2/8/2018	2/8/2018	$915,000.00	WARRANTY DEED	4500	1684	Q	I	PIRIZ JESUS E,MARLENE S	WYSOCKI LAWRENCE,COLEEN
	9/24/2002	$433,400.00	WARRANTY DEED	1820	1269	Q	I	ROBOSSON JAMES D,BETTY J	PIRIZ JESUS E,MARLENE S
	12/31/1998	$309,900.00	WARRANTY DEED	1376	1036	Q	I	AGELII BENGY H JOINED BY MING CHEN SUNG	ROBOSSON JAMES D & BETTY J
	12/30/1993	$262,000.00	WARRANTY DEED	1031	927	Q	I	DE PIAZZA CAROL 92.35% & ST AUG CHURCH RELIG	AGELII BENGT H
	12/30/1993	$100.00	WARRANTY DEED	1031	925	U	I	DEPIAZZA CAROL A 7.65%,TO ST AUG CHURCH RELIG	DE PIAZZA CAROL ANN 92.35% &,ST AUG CHURCH RE
	11/1/1987	$0.00		765	58	U	I		DEPIAZZA CAROL A 7.65%,TO ST AUG CHURCH RELIG

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 15, 2026 Meeting



Application HP2025-0080 Address: 58 Charlotte Street

Applicant: Studio Femke

Property Owner: 58 Charlotte Street LLC - Owner

Project description: For design changes to outdoor spaces.

Architectural Style:	Spanish Colonial	Florida Master Site File:	S00539
National Register:	St. Augustine NRHD: Contributing Reconstruction	Construction date:	1967
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1968800000		
Agenda Item:	6(b)	Previous Action(s):	COA HP2024-0030 COA HP2024-0056 COA HP2024-0071 COAHP2025-0070

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the December HARB meeting to allow the applicant time to consider alternative designs based upon Board comments. Staff administratively continued the application at the January HARB meeting because additional information was not received by the necessary deadline.
2. The applicant has adjusted the previously reviewed design in response to Board comments. Modifications include:
    - Retaining the previously proposed herringbone pattern brick pavers in the front and rear courtyards but utilizing white stucco instead of brick for proposed bench seating.
    - Reducing the amount of bench seating the front courtyard
    - Replacing the previously proposed water feature with a 4' diameter round fire pit.
3. Although a true clay brick is an acceptable material per the Architectural Guidelines for Historic Preservation (AGHP), and was previously approved as a paving material for this building, the Board expressed concern for the amount of brick previously proposed, particularly in the front courtyard space, due primarily to the building's architectural style and use of the brick for the proposed bench seating. Recommendations were made to modify both the bench seating, as well as parts of the courtyard flooring, to reduce the amount of brick. Newly proposed modifications may mitigate those concerns.
4. The Board previously expressed support for use of tabby concrete in the rear service yard.
5. The AGHP states that masonry bench seating is appropriate within loggias. The HARB previously approved stucco-finished masonry bench seating in the rear courtyard where it is not visible outside of the property. The applicant has reduced the amount of bench seating in the front courtyard and modified the material to be white stucco to match the property wall and previously approved design. The HARB should determine whether this modified seating and its design are appropriate for this reconstructed Spanish Colonial building and courtyard space. The applicant should clarify whether the tile finish proposed for the rear courtyard bench seating remains on this updated application.
6. While the Board was supportive of the hexagonal planter feature in the front courtyard, appropriateness of the round water feature in the rear courtyard was brought into question. Board recommendations included redesigning the feature to be more consistent with a Spanish Colonial well. This round courtyard feature has been replaced by a smaller fire pit feature that will be slightly offset from center in the courtyard and will not be below the trellis feature approved under a previous application or visible from the street.
7. Full detailing, including marked dimensions and final designs for these landscape features were not provided, but may be administratively approved with direction from the Board.
8. Modifications to the landscaping are consistent with previous HARB discussion and recommendations. While the proposed elm tree is consistent with the AGHP, the proposed podocarpus hedge in the front courtyard, which will be visible from the street, is not a pre-approved plant and would require approval by the HARB. Though not a native Florida plant, podocarpus is considered Florida-friendly by the University of Florida's Institute of Food and Agricultural Sciences.
9. Additional approvals for the changes to the parking lot and archaeological review may be required with the added/modified new project scope.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **58 Charlotte Street** if the HARB finds that proposed scope of work 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:

Modifications to the previous application are in red.

1. Modifications to current approvals for courtyard spaces:
    a. Paving materials:
        i. Reclaimed brick pavers in all courtyard spaces (previously shellstone pavers)
        ii. Tabby concrete in Service Yard (previously crushed coquina)
    b. Reconfigured front courtyard space (visible from Charlotte Street through gates):
        i. New bench seating south wall of courtyard:
            1. Planter space behind and adjacent
            2. To be covered finished with white stucco to match the existing building
        ii. New hexagonal masonry planter, centrally located
        iii. Modified landscaping (plant materials may be administratively approved)
    c. Reconfigured rear courtyard space (not visible from outside the property):
        i. Expansion of previously approved bench seating
            1. Now wraps around west side of courtyard
            2. To be covered in mosaic tile
        ii. New round masonry fire pit, slightly off-center of centrally located but not under the approved trellis/pergola

CITY CODES/DESIGN GUIDELINES:

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
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Parking, Landscaping and Site Features

Do...

- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- 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.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- 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.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

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

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

Wells should be masonry finished with stucco. Fountains are not appropriate in spaces open to the public.

Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

Masonry bench seating is appropriate within loggias.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

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.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Previously Approve Plans (HP2024-0056)

STAFF PHOTOGRAPHS
58 Charlotte Street



Front (east) Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street



Front (east) Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street



South Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street



Rear (West) Elevation from The Court

STAFF PHOTOGRAPHS
58 Charlotte Street



Rear (West) Elevation with covered space to be enclosed and addition added to gable end.

STAFF PHOTOGRAPHS
58 Charlotte Street



Rear (West) Elevation with covered space to be enclosed and addition added to gable end.

STAFF PHOTOGRAPHS
58 Charlotte Street



Location of rear addition, courtyard, and parking/service yard

STAFF PHOTOGRAPHS
58 Charlotte Street





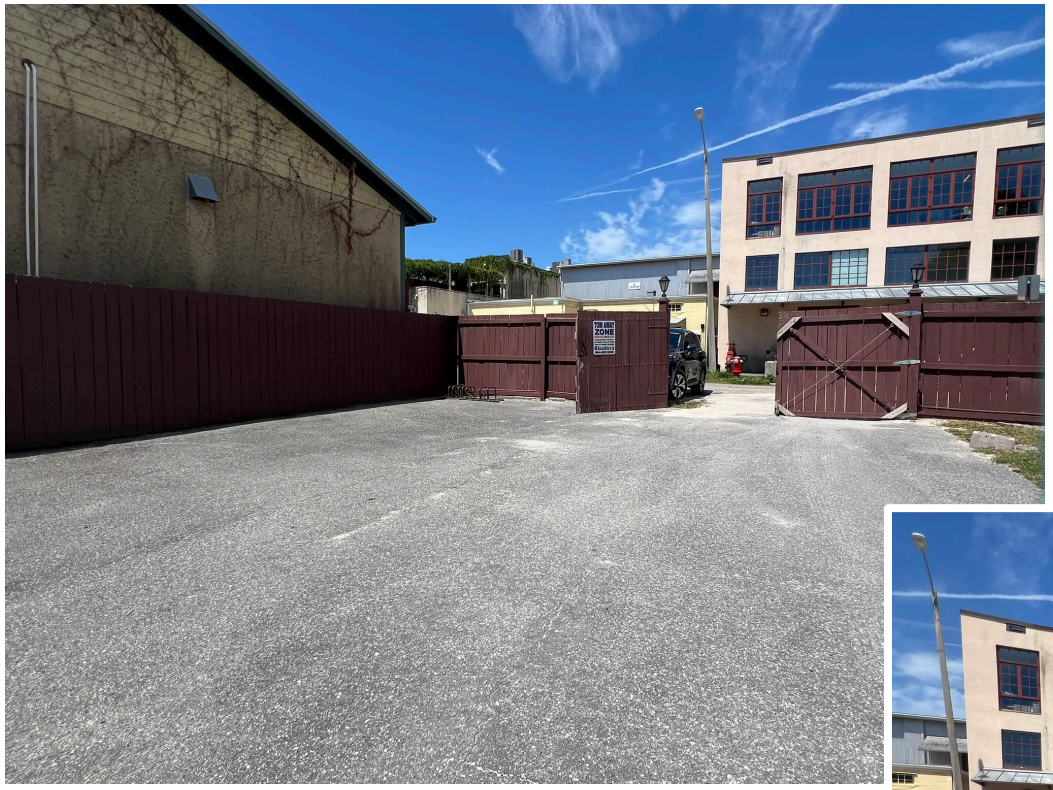
Location of addition stopping approximately at right edge of grass

STAFF PHOTOGRAPHS
58 Charlotte Street



Location of courtyard space, continuation of masonry wall with herb garden planter space

STAFF PHOTOGRAPHS
58 Charlotte Street



Location of parking/service yard starting approximately where grass starts



STAFF PHOTOGRAPHS
58 Charlotte Street



Detail of rear elevation, covered space to be enclosed and utilities moved.



Detail of rear elevation, window to become door to new addition and HVAC relocated.

STAFF PHOTOGRAPHS
58 Charlotte Street



North Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street





Existing Courtyard to remain,
Gates to be restored and reinstalled with new masonry lintel on Charlotte Street





STAFF PHOTOGRAPHS
58 Charlotte Street







Existing Courtyard to remain

STAFF PHOTOGRAPHS
58 Charlotte Street



Previously existing gate design from Google Streetview

1980

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ539 1009==

Site Name: LUCIANO de HERRERA HOUSE 830== Survey Date: 7809 820==

Address: 58 Charlotte Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Day Subdivision (subdivision) (block) 8 and 9 (lot) 868==

868==

Owner of Site: Name: St. Augustine Restoration Foundation, Inc. ;

Address: 5 Cordova Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Southern Bell Business Office 904==

Type of Ownership: Private 848== Zoning: HP2

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

UTM: 17 (zone) 469880 (easting) 3306910 (northing) 890== Location: T07S (T) R30E (R) 18N (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: Commercial 838== Present Use: Commercial 850==

Date: +1967 844== Period: 20th century 845== Culture: Spanish 840==

Architect: 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco, wood, board and batten 854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: DHS, 12/12 942==

Foundation: Concrete block wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Dormer, shed 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Wood, shakes 882==

Ornament Exterior: Wood Lattice Grill 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Mixed residential/Commercial 864==

Relationship to Surroundings: Near restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Commerce, Communication

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Spanish Colonial style building known as the Luciano de Herrera House at 58 Charlotte Street was reconstructed in 1967 by the St. Augustine Restoration Foundation, Incorporated. It represents a house of the Second Spanish Period (1784-1821). The "L" shaped building consists of both masonry and board and batten walls, consistant with early descriptions. The masonry walls are covered with plaster, a practice common in colonial days to protect the walls. A masonry wall and wooden fence enclose a patio. A shed-roof dormer gives additional living space to the half story. The building is located on a narrow brick street near the restored area of the city.

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

(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 laRocque, "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. (Univeristy of Florida, 1977), pp. 106-108 and 134-151;

18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, 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 commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This historic reconstruction at 58 Charlotte Street is listed on the 1764 Puente map as a ripio (rubblework) house belonging to Juan de Muro. During the British Period (1763-1784) the house was first owned by William Wilson, who made additions, and later by Joseph and Mary Peavet who owned other property including the "Oldest House". The Peavetts sold to James Scotland. In a claim to the crown for former properties, Scotland describes the house as a "good stone house consisting of three good rooms and a garrett with a kitchen, and garden well fenced and in a very public situation for trade . . ." William Slater was owner in 1784 when the Spanish returned to Florida. The property was conveyed at that time to Luciano de Herrera whose name the house bears. Herrera was one of the eight government appointees selected to remain as a laison between the old and new regimes. In addition to

1980

his property dealing, Herrera acted as mediator between the Indian tribes and the province and served as a spy for Spain during the American Revolution. He died in 1788 and at that time the property was conveyed to Captain Miguel Iznardy. The many owners following Iznardy included prominent resident George Burt.(4) Sanborn maps show the site occupied as early as 1884 by a business complex of one and two-story buildings which housed a cabinet shop, furniture store and undertaker among other businesses. The structure was burned in the 1914 fire and left vacant until sometime between 1924 and 1930 when a large parking garage was built.(5) In 1966 the garage was demolished for construction of the existing building which was opened for commercial use in February 1967.(6)

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. Day Subdivision, Lots 8 and 9, Block and Lot File, Historic St. Augustine Preservation Board.
5. Sanborn, 1884, 1888, 1893, 1899, 1904, 1910, 1917, 1924, 1930, 1958.
6. St. Augustine Record, February 26, 1967.

¿Que' Pasa?
(What's Happening?)

The Luciano de Herrera House — the colonial records of St. Augustine have produced several maps that indicated the block numbers, the lots and all buildings with their dimensions. Most maps had a key giving the owner's name and a brief description of the property.

A Spanish map of 1764 records this house on Charlotte Street as a "ripio (rubblework) belonging to Juan de Muro."

Juan de Muro was the son of Gregorio and Francisca Muro. In 1755 he married Maria de Loreta.

IN 1763, WHEN the fortunes of a distant war gave Florida to Great Britain, her subjects came peaceably to St. Augustine and Spaniards left for Havana leaving properties to be sold by an agent. It is also from these sales that much information is gathered.

A British map of 1765 lists the new owner as William Wilson and shows an addition of an outbuilding. Wilson, a planter, dealt in purchase and sale of land, most of which was in large parcels outside the city.

By 1771, the owners were Joseph and Mary Phenix Peavett who six years later sold to James Scotland. (The Peavetts in 1775 owned the Oldest House.)

IN A CLAIM TO the crown for former properties Scotland, "late of St. Augustine in the province of East Florida, House Carpenter" states that in the year 1777 he purchased one house and lot on Charlotte Street: It is described as "a good Stone House consisting of three good Rooms and a Garrett with a kitchen, and Garden well fenced and in a very Public Situation for Trade which Lot and Tenement was purchased by Your Memorialist from Joseph Peavett." The entry gives a detailed description of the property.

When in 1784 the British flag was lowered, ending their 20 year reign, Spain regained control of Florida and the vast majority of citizens, unwilling to give allegiance to Spain, evacuated. The Spanish census of that year indicates the house was in the hands of William Slater, native of England, appointed auctioneer by the governor.

Slater sold to Luciano de Herrera in 1785. The Spanish map of 1788 describes the property as "house of masonry, and some divisions of wood, in fair condition, rented by Don Luciano de Herrera to the tailor the province. His heirs sold the house described as a "rubblework masonry house with lot" in 1789 to Captain Miguel Iznardy.

Iznardy was the captain of a frigate and acted as the governor's agent to carry on illegal trade with the British for much needed supplies. He was the contractor for the building of the cathedral. (When he died in 1803 his will directed his remains be buried in the parish church.)

THE PROPERTY WAS sold in 1792 to Lucia Tunno and she in turn to Pedro de Cala, mariner, bachelor, owner of three slaves. By the time the 1793 census was made Pedro had married Ana Maria de los Dolores Segui and had two sons and three slaves.

Cala sold to Jose Lorente in 1797 where and his wife, Maria de la Concepcion Miranda, and two daughters lived.

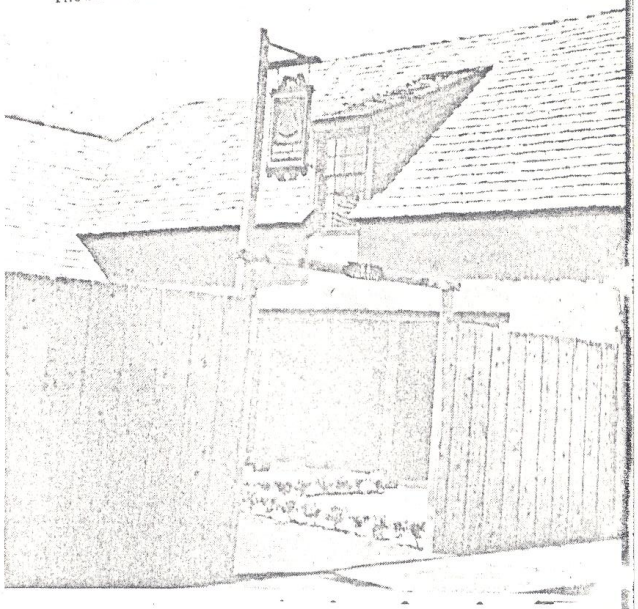
Gabriel G. Perpall bought the property in 1802 and held it until 1834. In the late 19th century it was one of the many houses owned by George Burt.

Between 1884 and 1910 a large two story building replaced the house and was occupied by a variety of businesses including a cabinet shop, storage, furniture store and an undertaker.

THE 1917 INSURANCE map shows the site empty, no doubt the result of the 1914 fire in that area. By 1930 a large building appears, occupied by a car parking and storage garage until 1966 when it was purchased by the St. Augustine Restoration Foundation, Inc.

The Luciano de Herrera house, as it appeared in the second Spanish period, was completed in 1967 for use by the Southern Bell Telephone Company's business office. It is a fine example of how a reconstructed colonial home can be adapted to accommodate a modern functional business.

RITA H. O'BRIEN



Luciano de Herrera House

Staff Report Pg. 27

IN A CLAIM TO the crown for former properties Scotland, "late of St. Augustine in the province of East Florida, House Carpenter" states that in the year 1777 he purchased one house and lot on Charlotte Street. It is described as "a good Stone House consisting of three good Rooms and a Garrett with a kitchen, and Garden well fenced and in a very Public Situation for Trade which Lot and Tenement was purchased by Your Memorialist from Joseph Peavett." The entry gives a detailed description of the property.

When in 1784 the British flag was lowered, ending their 20 year reign, Spain regained control of Florida and the vast majority of citizens, unwilling to give allegiance to Spain, evacuated. The Spanish census of that year indicates the house was in the hands of William Slater, native of England, appointed auctioneer by the governor.

Slater sold to Luciano de Herrera in 1785. The Spanish map of 1788 describes the property as "house of masonry, and some divisions of wood, in fair condition, rented by Don Luciano de Herrera to the tailor Eduardo Esten, as well as its lot." There is evidence the house had undergone some alterations.

HERRERA, A BACHELOR, was one of the eight Spaniards appointed by the governor to remain in St. Augustine to conclude the sale of properties for their owners. Because of his contacts with the British he served as a Spanish spy during the American Revolution, collecting and providing secret information to Havana. He was also given the "public relations" job of handling delegations of Indians visiting St. Augustine. Herrera's knowledge and experience with Indian leaders made him their official host and protector. He had to make certain their visits were free from any unpleasant incident, dole out gifts from the king's store, keep them away from taverns and report any tavernkeeper serving them liquor. Until his death in 1788 he served as Indian commissary for

THE 1917 INSURANCE map shows the site empty, no doubt the result of the 1914 fire in that area. By 1930 a large building appears, occupied by a car parking and storage garage until 1966 when it was purchased by the St. Augustine Restoration Foundation, Inc.

The Luciano de Herrera house, as it appeared in the second Spanish period, was completed in 1967 for use by the Southern Bell Telephone Company's business office. It is a fine example of how a reconstructed colonial home can be adapted to accommodate a modern functional business.

RITA H. O'BRIEN

Luciano de Herrera House

HM

Thanks - very good. Send copy to Johnson — OK
and return to me, as
well as Herrera House file
Earl

EWN - I obtained this from "The Record's" file. Perhaps it might be useful.

cc JS Kaney

JULY 27, 1988

EWN

MEMO TO; HERRERA HOUSE FILE
(TELEPHONE CO. BUILDING)

THE FOLLOWING ARTICLE APPEARED IN THE SUNDAY RECORD AND TIMES UNION, FEBRUARY 26, 1967:

FRONT PAGE: PHOTO OF HERRERA HOUSE
CAPTION: "HERRERA HOUSE BECOMES BUSINESS OFFICE
THE HERRERA HOUSE, A RECONSTRUCTED HOUSE AT 58 CHARLOTTE STREET WHICH WILL BECOME THE NEW BUSINESS OFFICE OF THE SOUTHERN BELL TELEPHONE COMPANY MONDAY UNDER A LEASE ARRANGEMENT WITH ST. AUGUSTINE RESTORATION, INC."

LEAD TITLE: MILESTONE IN RESTORATION PROGRAM
TITLE: TELEHONE OFFICE MOVED INTO RECONSTRUCTED HOUSE
BY: TOM KING, MANAGING EDITOR * Tom now works for Flagler College

A MILESTONE WAS REACHED THIS WEEKEND WHEN SOUTHERN BELL TELEPHONE COMPANY MOVED ITS BUSINESS OFFICES INTO A RECONSTRUCTED HOUSE AT 58 CHARLOTTE STREET.

IT'S NOT THE FIRST COMMERCIAL USE OF A RESTORED OR RECONSTRUCTED BUILDING. THE SIGNIFICANCE LIES IN THE FACT THAT IT IS, HOWEVER, THE FIRST TIME THAT A BUILDING HAS BEEN PLANNED AND RESTORED OR RECONSTRUCTED FOR A SPECIFIC COMMERCIAL USE, AND HOPEFULLY MARKS THE BEGINNING OF A NEW PHASE IN THE PROGRAM TO CREATE A LIVING RESTORATION OF OLD ST. AUGUSTINE.

THE HOUSE, CALLED THE HERRERA HOUSE, BECAUSE IT WAS RECONSTRUCTED ON THE SITE AND FOUNDATIONS OF A HOUSE OCCUPIED BY DON LUCIANO DE HERRERA DURING THE SECOND SPANISH PERIOD WAS RECONSTRUCTED UNDER THE PROGRAM OF ST. AUGUSTINE RESTORATION, INC. AND IS BEING LEASED TO THE TELEPHONE COMPANY.

RANDY PIERSON, MANAGER OF THE TELEPHONE COMPANY IN ST. AUGUSTINE SAID THE TELEPHONE COMPANY'S BUSINESS OFFICE WOULD BE OPEN FOR BUSINESS IN THE RECONSTRUCTED HOUSE MONDAY MORNING. "THE TELEPHONE COMPANY IS ESPECIALLY PLEASED TO BE THE FIRST FIRM IN A NEW COMMERCIAL PHASE OF THE RESTORATION PROGRAM DESIGNED TO MAKE IT A LIVING RESTORATION" PIERSON SAID OF THE MOVE. HE EXPLAINED THAT THE MOVE WAS NECESSITATED BY THE NEED FOR MORE SPACE IN THE TELEPHONE EXCHANGE BUILDING ON CORDOVA STREET, WHERE INSTALLATION OF ADDITIONAL EQUIPMENT AND RENOVATIONS COSTING THREE QUARTERS OF A MILLION DOLLARS AND DESIGNED TO PROVIDE DIRECT DISTANCE DIALING HERE IN MID-SUMMER IS UNDERWAY.

EARLE NEWTON, EXECUTIVE DIRECTOR OF THE RESTORATION COMMISSION CALLED THE LEASE ARRANGEMENT WITH SOUTHERN BELL A "MOST REMARKABLE EXAMPLE OF COOPERATION BY A COMMERCIAL FIRM."

"WE ACHIEVED EXACTLY WHAT WE WANTED IN THE WAY OF RESTORATION

AND THEY ACHIEVED WHAT THEY WANTED IN THE WAY OF A FUNCTIONAL FACILITY" NEWTON ADDED.

THE STORY AND A HALF HOUSE OF MASONRY AND WOOD WAS RECONSTRUCTED FROM INFORMATION OBTAINED FROM ROCQUE'S MAP OF 1788 AND ARCHAEOLOGICAL FINDINGS AT THE SITE, ACCORDING TO NEWTON...(HERE FOLLOWS INFORMATION ON EARLIER MAPS, FOUNDATIONS FOUND, THAT THE HOUSE WAS 20 YEARS OLD IN 1788 ...AND INFORMATION ON THE HOUSE ITSELF 3,500 SQ.FT.,FIRST FLOOR DEVOTED TO OFFICES, UTILITIES CLEVERLY HIDDEN,ETC.)

THE HOUSE WAS BUILT FOR ST. AUGUSTINE RESTORATION, INC. BY THE ST.AUGUSTINE HISTORICAL RESTORATION AND PRESERVATION COMMISSION UNDER THE SUPERVISION OF STEINBACH WHO, ALONG WITH BILL JORDAN AND NEWTON WERE THE ARCHITECTS.

FURNISHINGS WERE CONSTRUCTED BY THE RESTORATION COMMISSION CARPENTERS UNDER THE DIRECTION OF EARL SHUGART, ASSISTED BY PRESTON KING. HORACE REYES WAS THE FOREMAN OF THE CONSTRUCTION CREW. LOCAL FIRMS WERE USED AS SUB-CONTRACTORS ON THE PROJECT.

TWO PHOTOGRAPHS APPEAR ON PAGE THREE, ONE CAPTIONED "FIREPLACE WAS THERE SO IT WAS BUILT" SHOWS STEINBACH AND OTHERS STANDING BY FIREPLACE; THE OTHER IS CAPTIONED "SPANISH DECOR IN TELEPHONE COMPANY OFFICE" AND SHOWS A GENERAL VIEW OF THE MAIN OFFICE.

THE ARTICLE ON PAGE THREE IS SURROUNDED BY ADS MORE LOCAL CONTRACTORS WHO WORKED ON THE JOB CONGRATULATING THE TELEPHONE COMPANY FOR ITS NEW BUSINESS OFFICE.

Herrer House

58 Charlotte Street - which was the Neil Pope's Garage.

Was purchased under an existing option for $35,000

South Bell will occupy only a portion of the site

St Aug Record Aug-11, 1964

Herrera House

Is opened now.

housing the South Bell.

2/26/67

Herrera House

City Directory

1966 58 Charlotte St - Popi Neil Garage autorepr.

1976 58 Charlotte - Herrera House - St Aug Preservation Board

1977 58 Charlotte - Herrera House - St Aug Preservation Board

DAY LOTS 8+9 ST. AUG. REST. FOUN. I CORDOVA ST.



FOR THE FEBRUARY 19, 2026 HARB MEETING

COA HP2025-0080
58 CHARLOTTE STREET

New Materials Submitted by the Applicant

Received February 10, 2026
Planning and Building Dept.

EXTERIOR PAINT

REVISED CHANGES

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Received February 10, 2026
Planning and Building Dept.

COLOR SELECTIONS | EXTERIOR



REFERENCE



BODY (APPROVED)

SAN AUGUSTINE WHITE
PURE WHITE

ENTRY DOOR (NEW)

LIGHT OCHRE
144

TRIM + FASCIA (NEW)

KINGS BAKERY BLACK
1652

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Received February 10, 2026
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BODY (APPROVED)

SAN AUGUSTINE WHITE
PURE WHITE

ENTRY DOOR (NEW)

LIGHT OCHRE
144

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Received February 10, 2026
Planning and Building Dept.



BODY (APPROVED)

SAN AUGUSTINE WHITE
PURE WHITE

ENTRY DOOR (NEW)

LIGHT OCHRE
144

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1652

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BODY (APPROVED)

SAN AUGUSTINE WHITE
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KINGS BAKERY BLACK
1652

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FRONT PATIO

REVISED CHANGES

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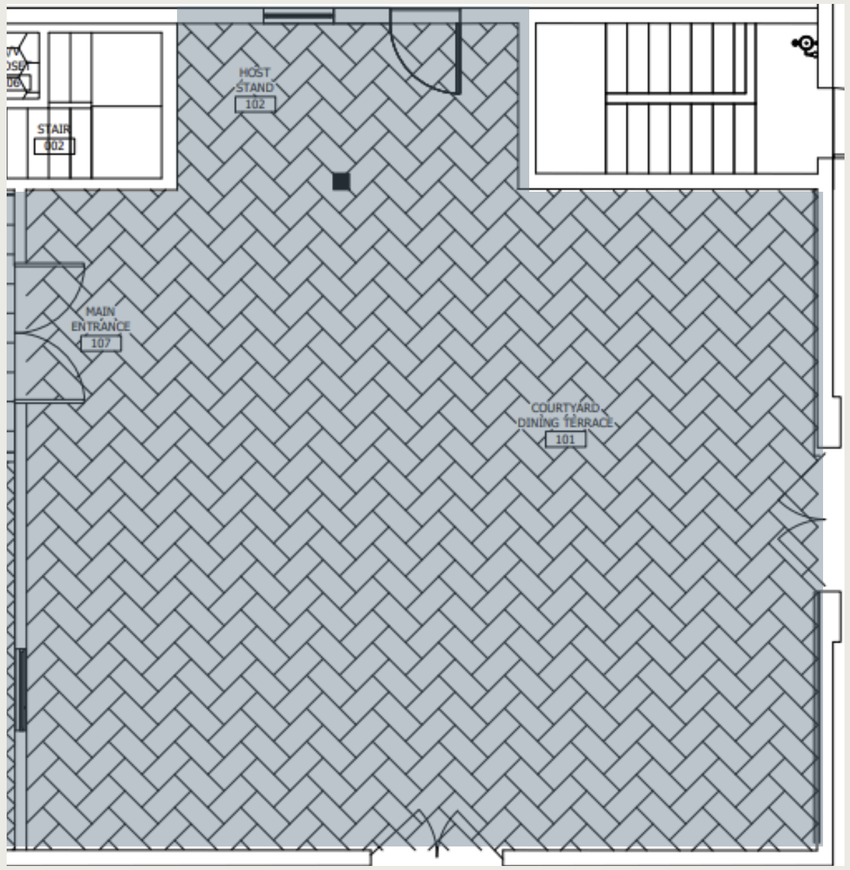
HERRINGBONE BRICK PAVERS TO MATCH EXISTING FRONT PATIO FLOORING



NOTE: ALL VERTICAL BRICK HAS BEEN REMOVED PER FEEDBACK FROM ROUND 1 SUBMISSION.
BRICK WILL ONLY OCCUR ON HORIZONTAL WALKING SURFACES

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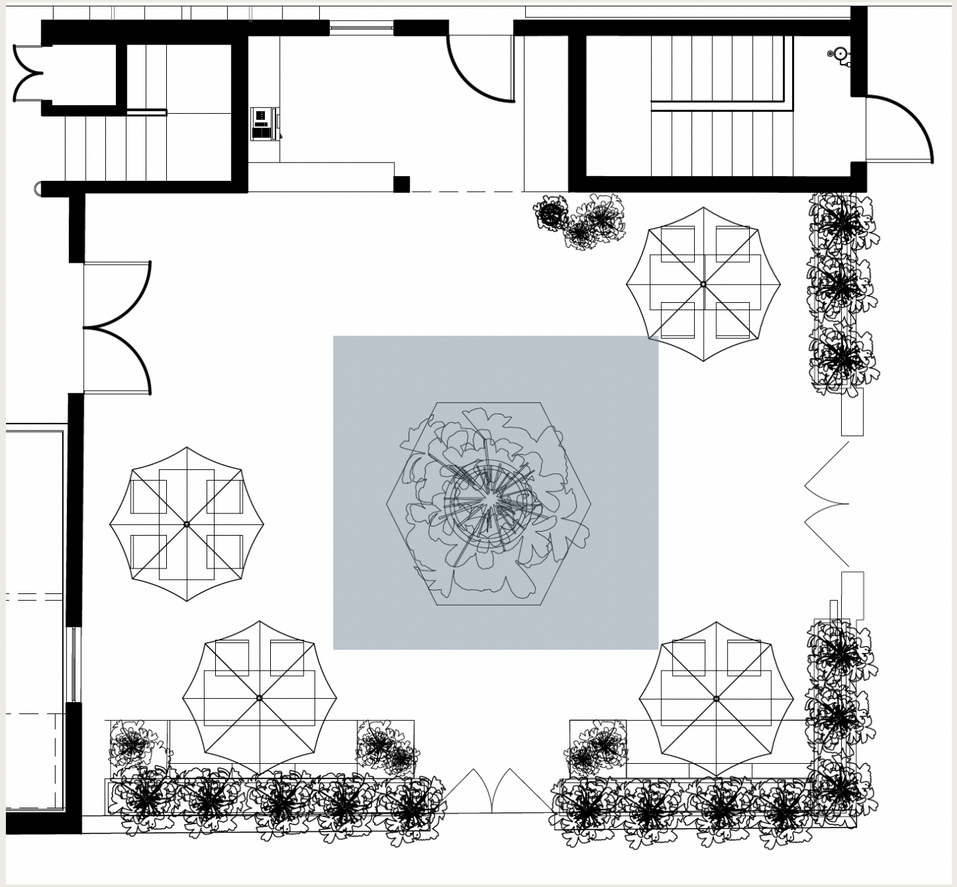
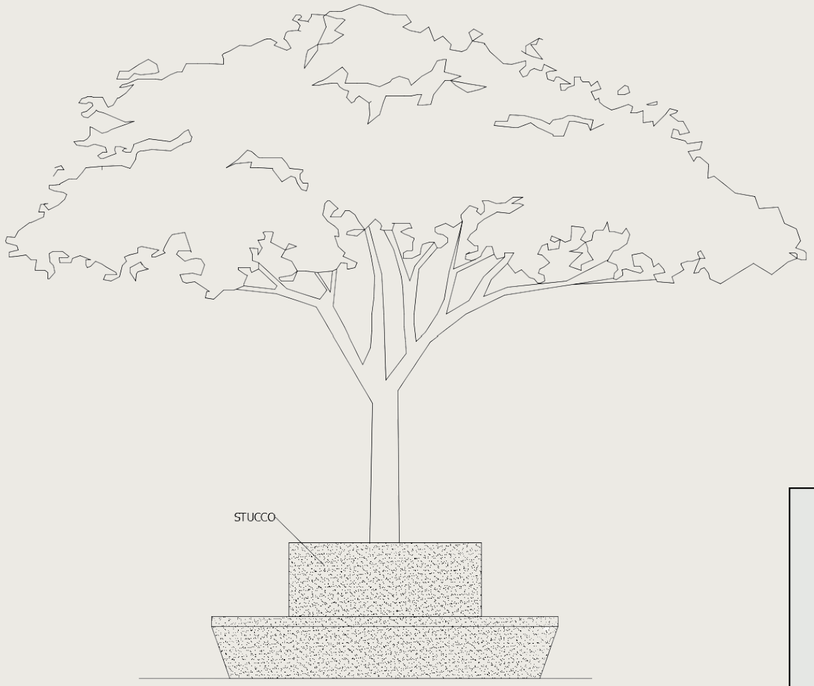
Planning and Building Dept.

FRONT GARDEN PATIO | CENTER PLANTER REVISED MATERIALS





NOTE: BRICK HAS BEEN REMOVED FROM VERTICAL SURFACE, REPLACED WITH STUCCO FINISH TO MATCH EXTERIOR OF BUILDING



ELM TREE

WALL + CENTER PLANTER
PAINTED STUCCO
SAN AUGUSTINE WHITE-PURE WHITE

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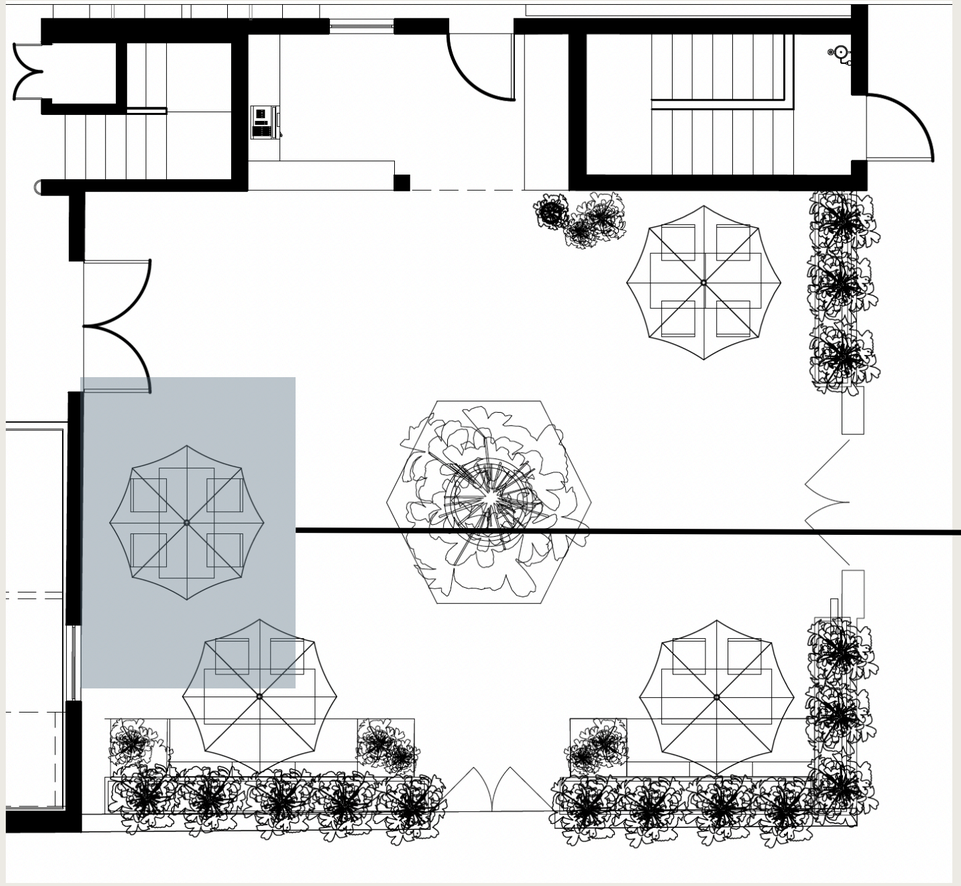

BUILT-IN BENCH ALONG PROPERTY WALL HAS BEEN REMOVED AND REPLACED WITH STAND-ALONE FURNITURE, PER FEEDBACK FROM ROUND 1 SUBMISSION

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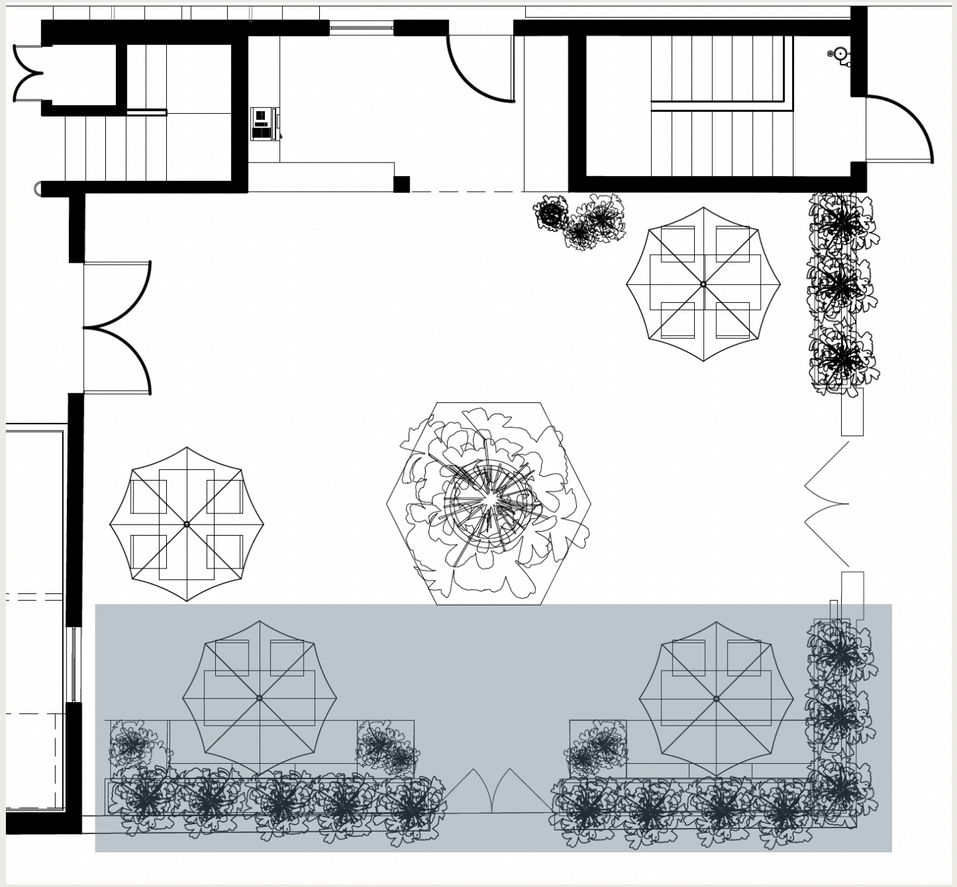
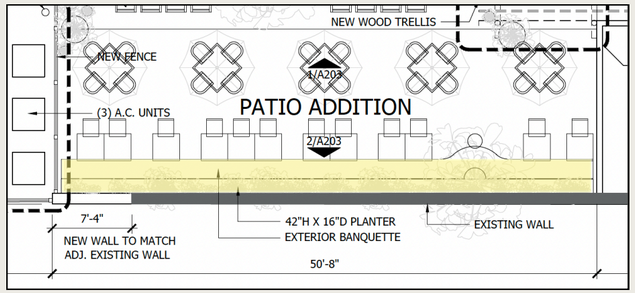


NOTE - THE BENCHES HAVE BEEN SEPARATED PER FEEDBACK FROM ROUND 1 SUBMISSION



STUCCO FINISH BENCHES ALONG PATIO EXTERIOR WALL



NOTE - THIS SAME STYLE SEATING HAS BEEN APPROVED IN REAR OF BUILDING IN PREVIOUS SUBMISSION



EXTERIOR WALL SEATING
PAINTED STUCCO
SAN AUGUSTINE WHITE-PURE WHITE

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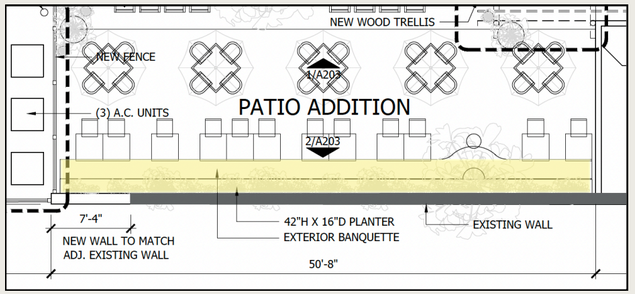
FRONT GARDEN PATIO | SEATING REVISIONS



PODOCARPUS BUILT-IN PLANTERS BEHIND SEATING



NOTE - THIS SAME STYLE SEATING HAS BEEN APPROVED IN REAR OF BUILDING IN PREVIOUS SUBMISSION



SEATING ELEVATION

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EXTERIOR PATIO

REVISED CHANGES

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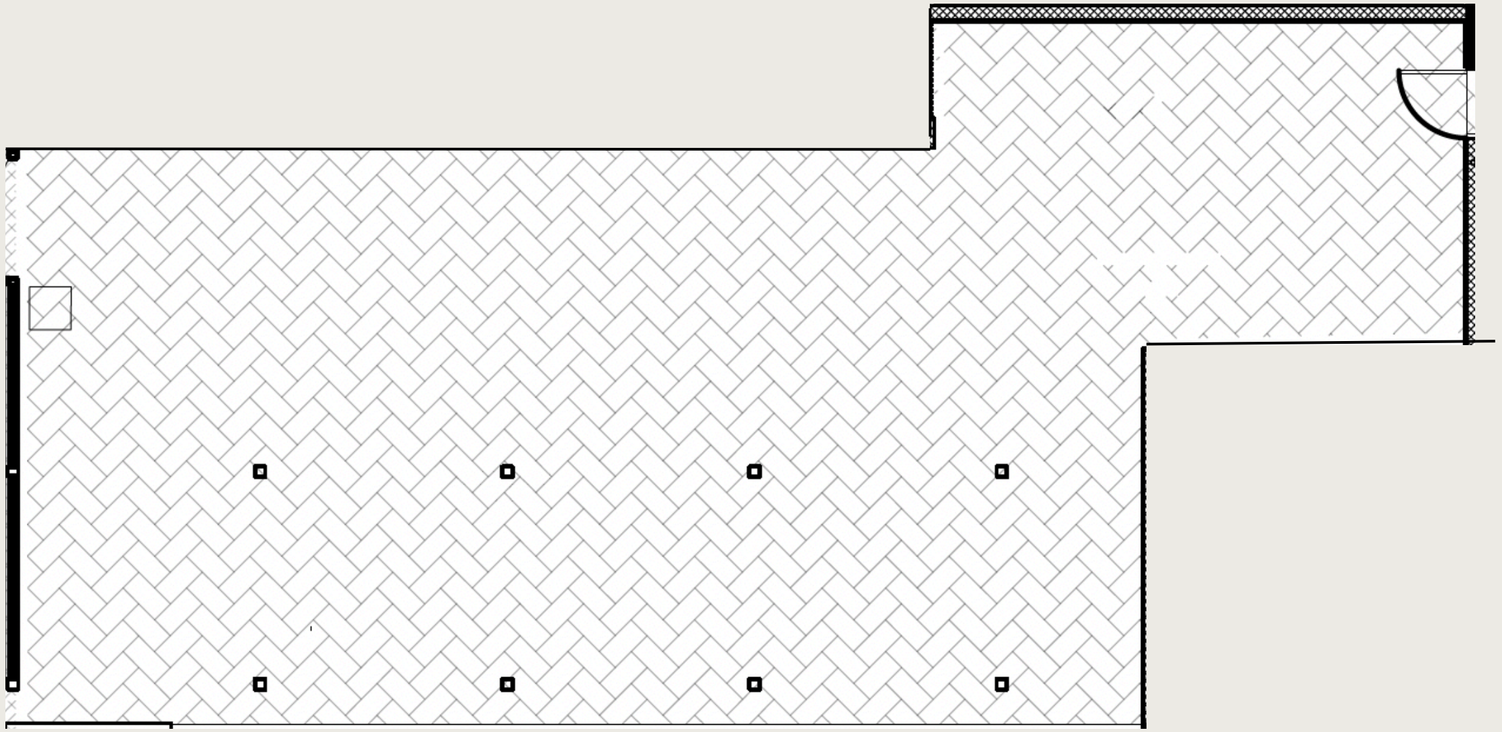
HERRINGBONE BRICK PAVERS TO MATCH EXISTING FRONT PATIO FLOORING



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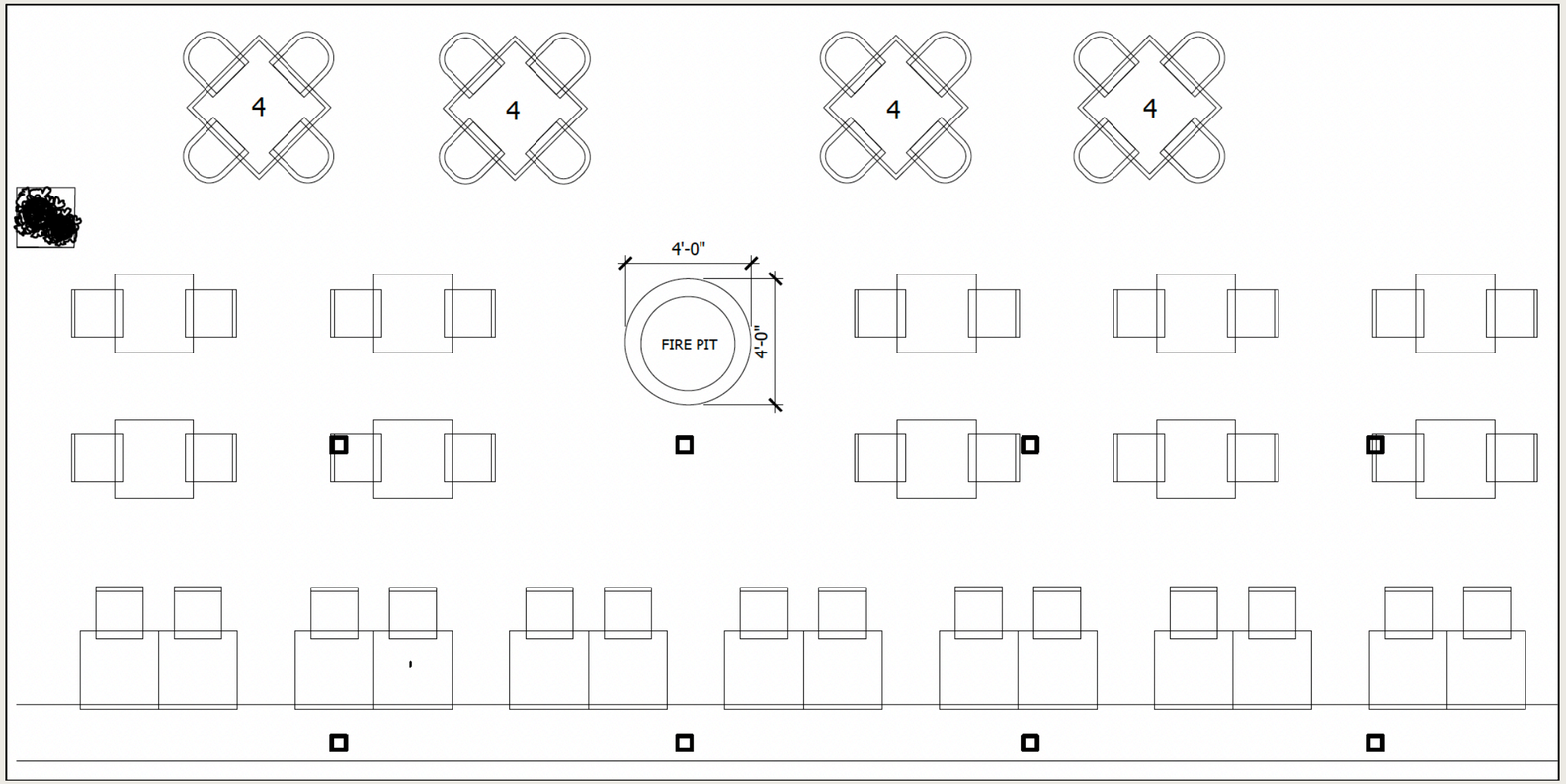
NOTE: FIREPIT IS NOT TO BE LOCATED BELOW ARBOR







4 FOOT ROUND PERIOD-STYLE
FIRE PIT
~3' IN HEIGHT

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December 19, 2025

Femke Lang
901 ocean blvd unit 64
Atlantic Beach, FL 32233

cc: Marc Angelo

Re: Certificate of Appropriateness - 58 CHARLOTTE ST - HP2025-0080

Dear Femke Lang,

On December 18, 2025, the Historic Architectural Review Board (HARB) met and discussed your application for design changes to outdoor spaces.

Specifically, based upon evidence presented, the HARB CONTINUED your application to the January 15, 2026 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 January 5, 2026.

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.:	HP2025-0080
Applicant:	Studio Femke
Owner:	58 Charlotte St LLC
Address:	58 Charlotte Street
Parcel Number:	1968800000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, for design changes to outdoor spaces.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, DECEMBER 18, 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, December 18, 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-2

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 design changes to outdoor spaces..

Subject to the following conditions: Continued to January 15, 2026 HARB meeting

- Reduce amount of brick proposed
- - brick is especially not appropriate for bench tops
- - break up spans of the brick
- - Tabby Concrete is ok in the parking area
- - Make the water features proposed more appropriate
- and compatible with the reconstructed Colonial building
-

DONE AND ORDERED, at a public hearing on the 18 day of December, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0080 **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 18th day of December, 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
FROM DECEMBER 18, 2026 HARB MEETING

COA HP2025-0080
58 CHARLOTTE STREET

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0080 **Meeting Date: Thursday, December 18, 2025**

1. NAME OF APPLICANT: Femke Lang
   Business (if applicable):
   Address: 901 ocean blvd unit 64
   City: Atlantic Beach State: FL Zip Code: 32233
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Marc Angelo
   Business (if applicable):
   Address: 1283 ponte vedra blvd
   City: Ponte Vedra Beach State: FL Zip Code: 32082
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 58 CHARLOTTE ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: 3-40 DAY SUB LOTS 8 & 9 & S2FT OF E90FT LOT 11 BLK 9 CITY OF ST AUGUSTINE OR5976/1045

5. SCOPE OF WORK: for design changes to outdoor spaces.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Site Plan
- Additional Information

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 58 Charlotte St, Saint Augustine, FL 32084

Applicant's Name: Femke Lang Applicant's Signature: Femke Lang

Owner's Name: 58 Charlotte Street LLC Owner's Signature: Marc Angelo

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.

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.**
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Project Address: 58 Charlotte Street

Applicant's Name: Beth Angelo Applicant's Signature: Beth Angelo

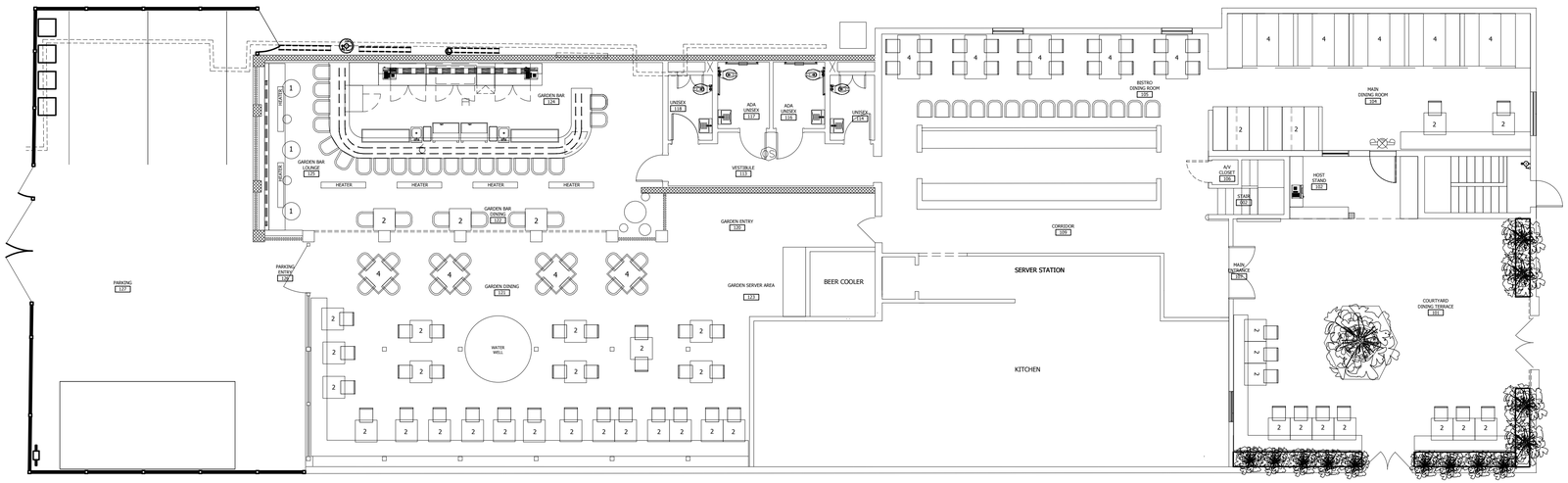
Owner's Name: 58 Charlotte LLC Owner's Signature: BM-SIGNED

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.



01 FIRST FLR. FLOOR PLAN
SCALE: 1/8" = 1'-0"

STUDIO FEMKE
INTERIOR DESIGN STUDIO
WWW.STUDIO-FEMKE.COM
904.687.7038

CLIENT: ROOST RESTAURANTS, LLC
1 INDEPENDENT DRIVE, SUITE 3120
JACKSONVILLE, FL 32202
904.353.5993

PROJECT: 58 CHARLOTTE STREET
ADDRESS: 58 CHARLOTTE STREET
ST AUGUSTINE, FL 32084

REVISIONS:
DATE: 11.20.25

SCALE: 1/8" = 1' -0"

FIRST FLR. FLOOR PLAN
ARCH-1

01 FIRST FLR. FINISH PLAN

SCALE: 1/8" = 1'-0"

STUDIO FEMKE
INTERIOR DESIGN STUDIO
WWW.STUDIO-FEMKE.COM
904.687.7038

PROJECT: 58 CHARLOTTE STREET
ADDRESS: 58 CHARLOTTE STREET
ST AUGUSTINE, FL 32084

CLIENT: ROOST RESTAURANTS, LLC
1 INDEPENDENT DRIVE, SUITE 3120
JACKSONVILLE, FL 32202
904.353.5993

REVISIONS:
DATE: 11.24.25

SCALE: 1/8" = 1' -0"

FIRST FLR. FINISH PLAN

ARCH-1

58 CHARLOTTE STREET

PROPOSED CHANGES/ADDITIONS

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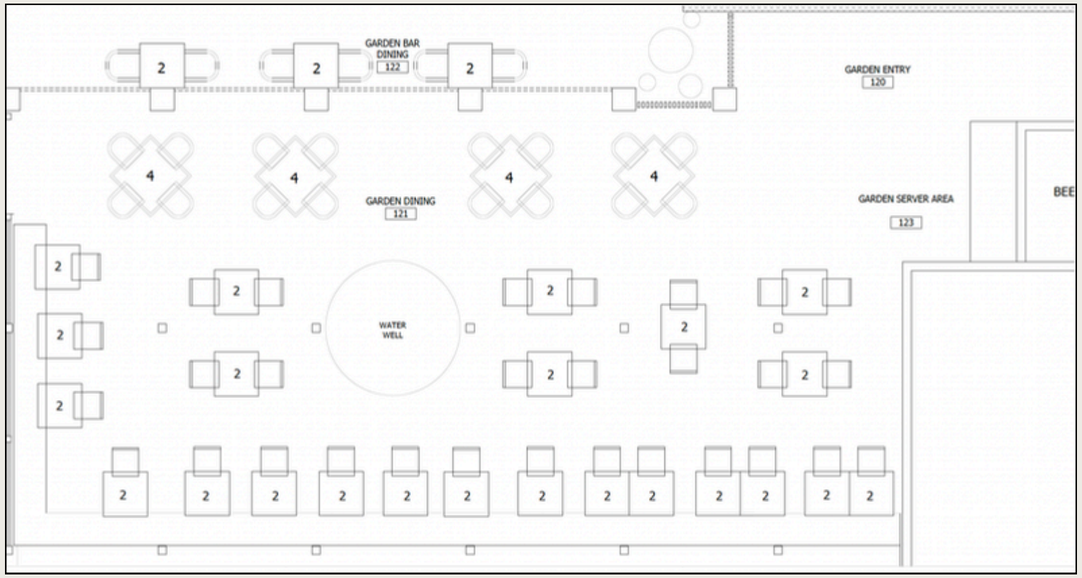
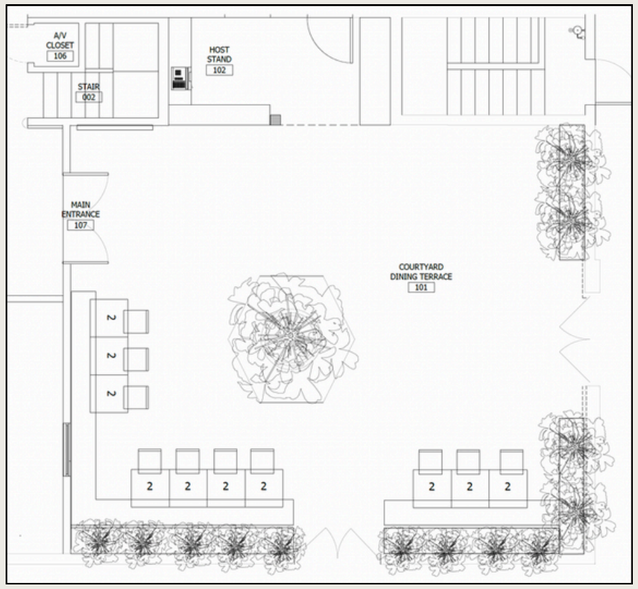
EXTERIOR FLOORING - FRONT AND REAR PATIOS



BACK PATIO



FRONT PATIO



CURRENT - SHELLSTONE PAVERS



OLD COLUMBIA

PRODUCT CODE: CP21176A1020Z

THICKNESS: 2"

DIMENSIONS: 4"X8"

UNITS PER CUBE: 605

CUBE WEIGHT: 2400 LBS



NEW PROPOSED - RECLAIMED BRICK PAVERS

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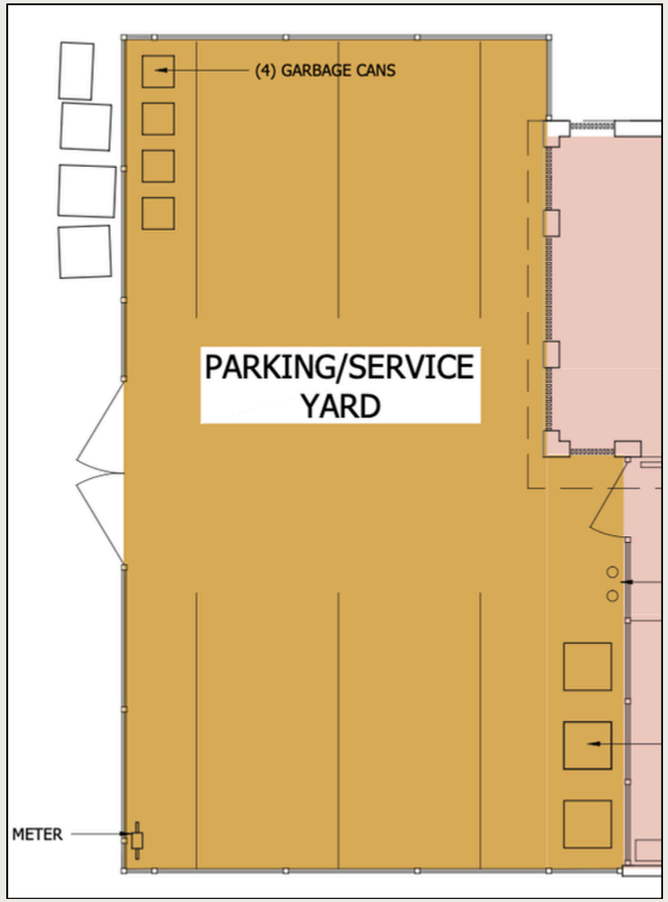
REAR PARKING - PROPOSED FINISH





CURRENT - CRUSHED COQUINA



NEW PROPOSED - TABBY CONCRETE

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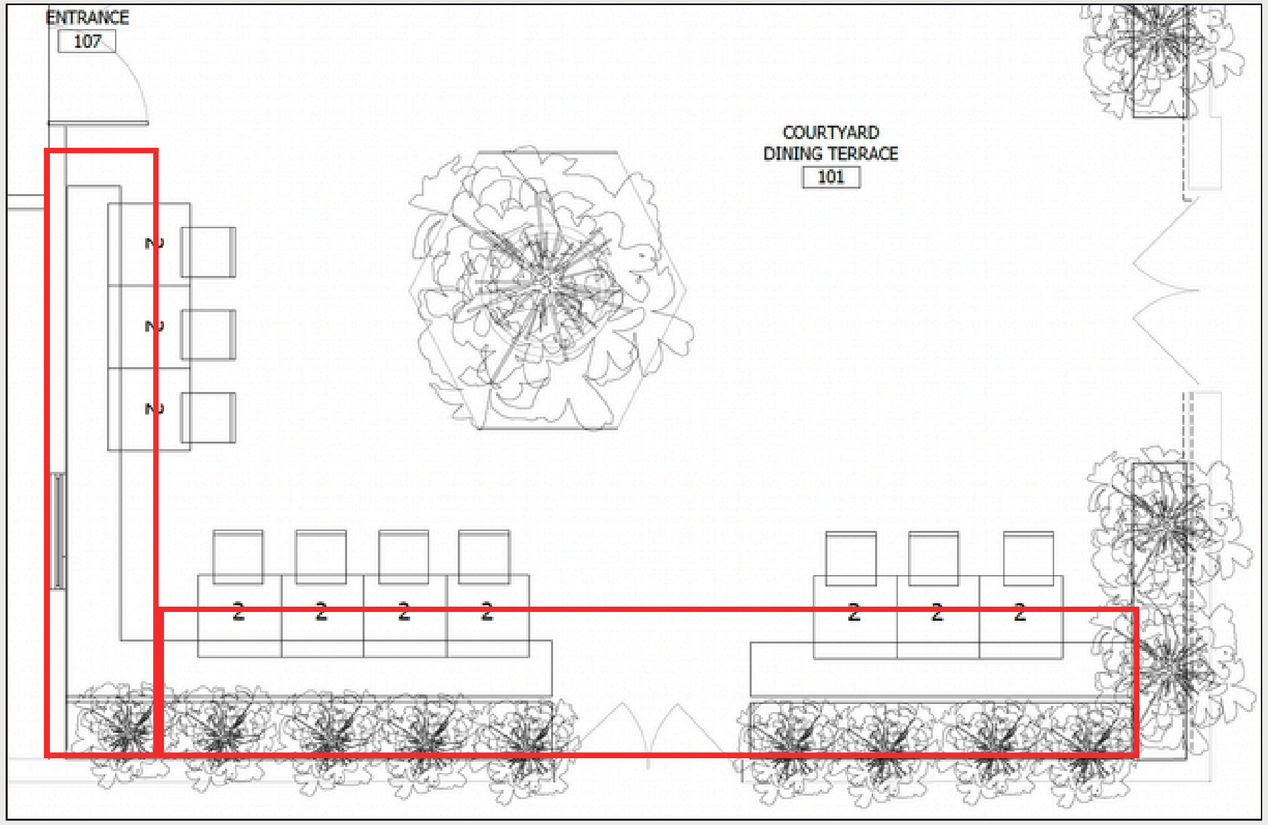
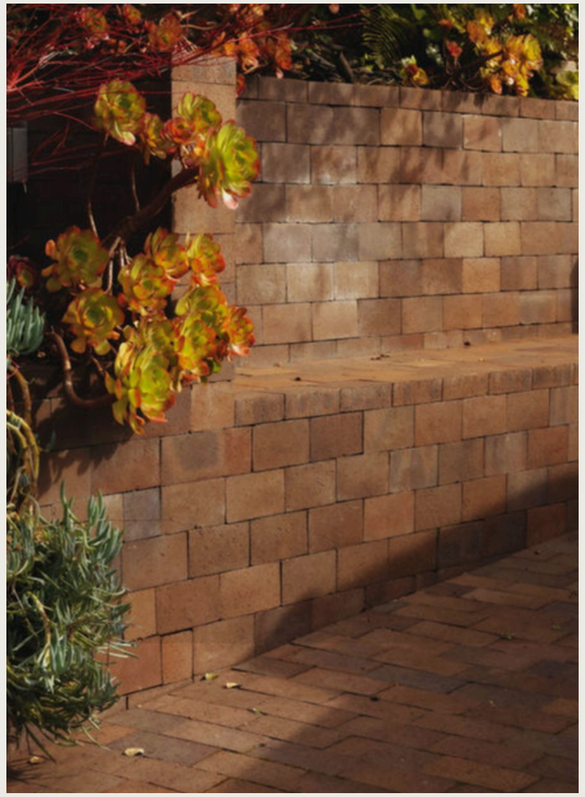
FRONT PATIO - SEATING FINISH





RECLAIMED BRICK PAVED SEATING ALONG INTERIOR PERIMETER OF FRONT PATIO



RECLAIMED BRICK FINISH

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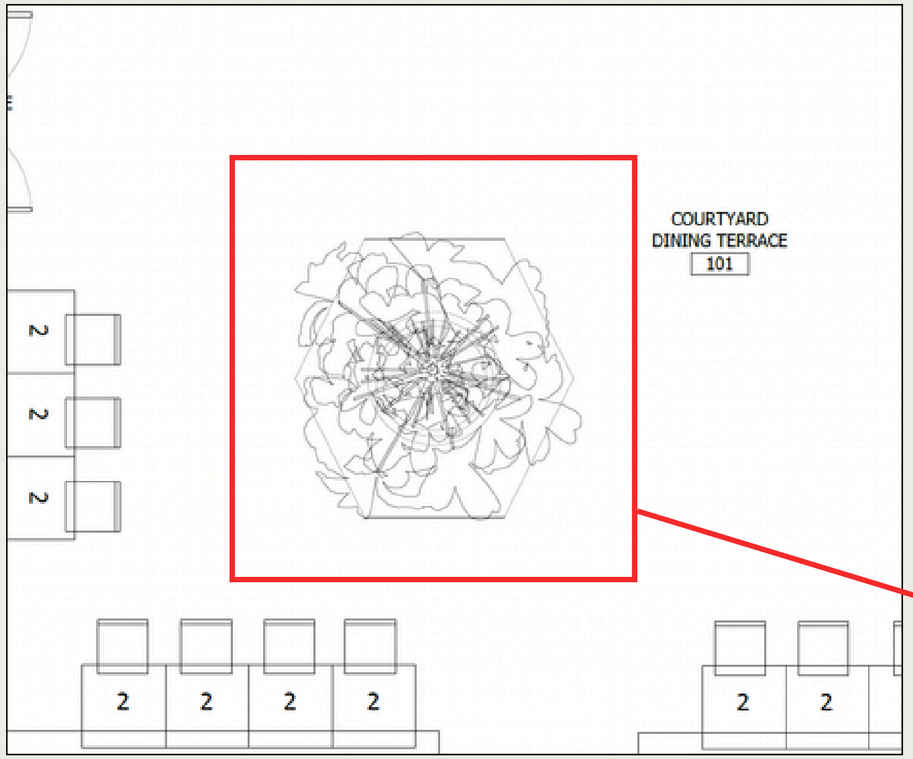
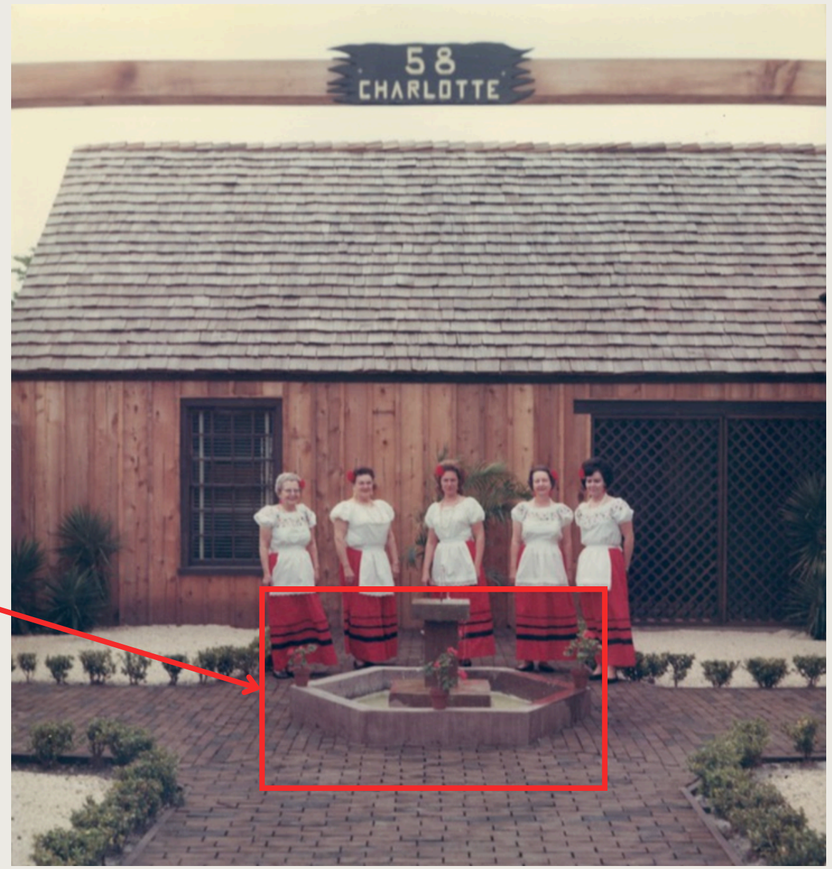
ELM TREE



RECLAIMED BRICK FINISH



HEXAGON BRICK PLANTER
(REPRESENTATIVE OF FOUNTAIN FROM HISTORICAL RECORD)



UFDC ARCHIVES

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FRONT PATIO HEDGES

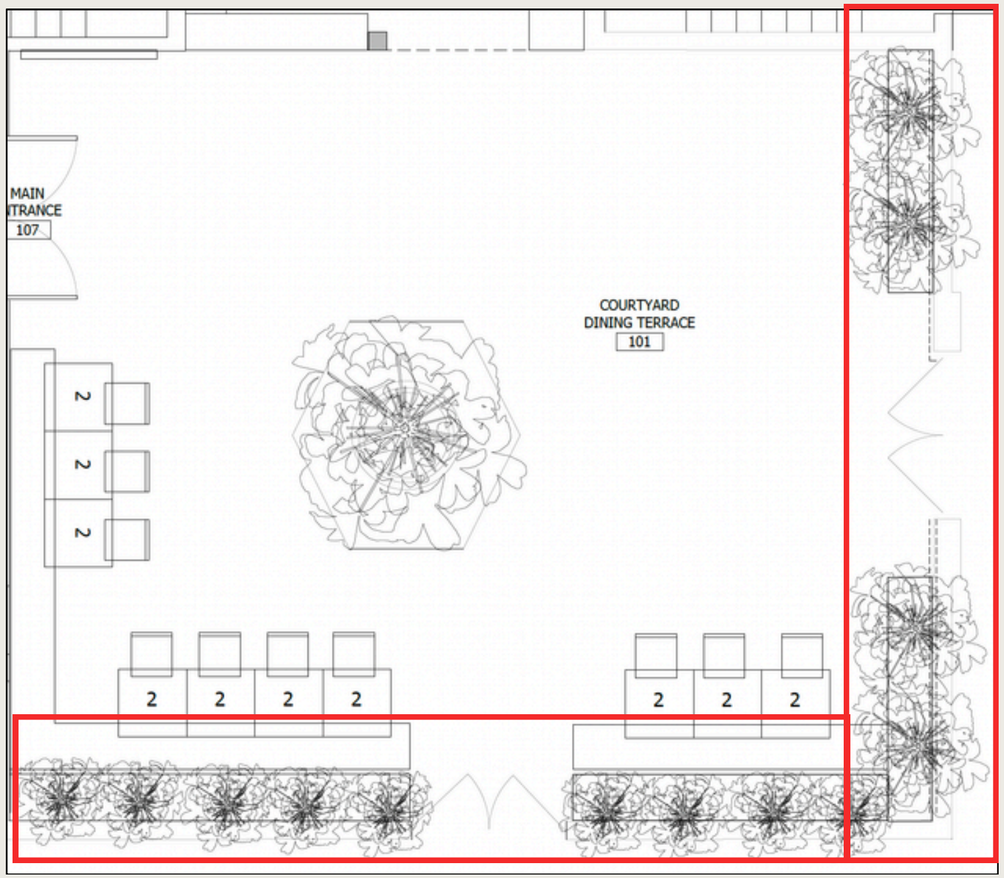

IMAGE: PREVIOUS RESTAURANT AT 58 CHARLOTTE ST.



FRONT WALLS WILL BE STUCCO, PER APPROVED PLANS

HEDGES PEERING ABOVE WALLS ALONG FRONT PATIO SIDE AND FRONT

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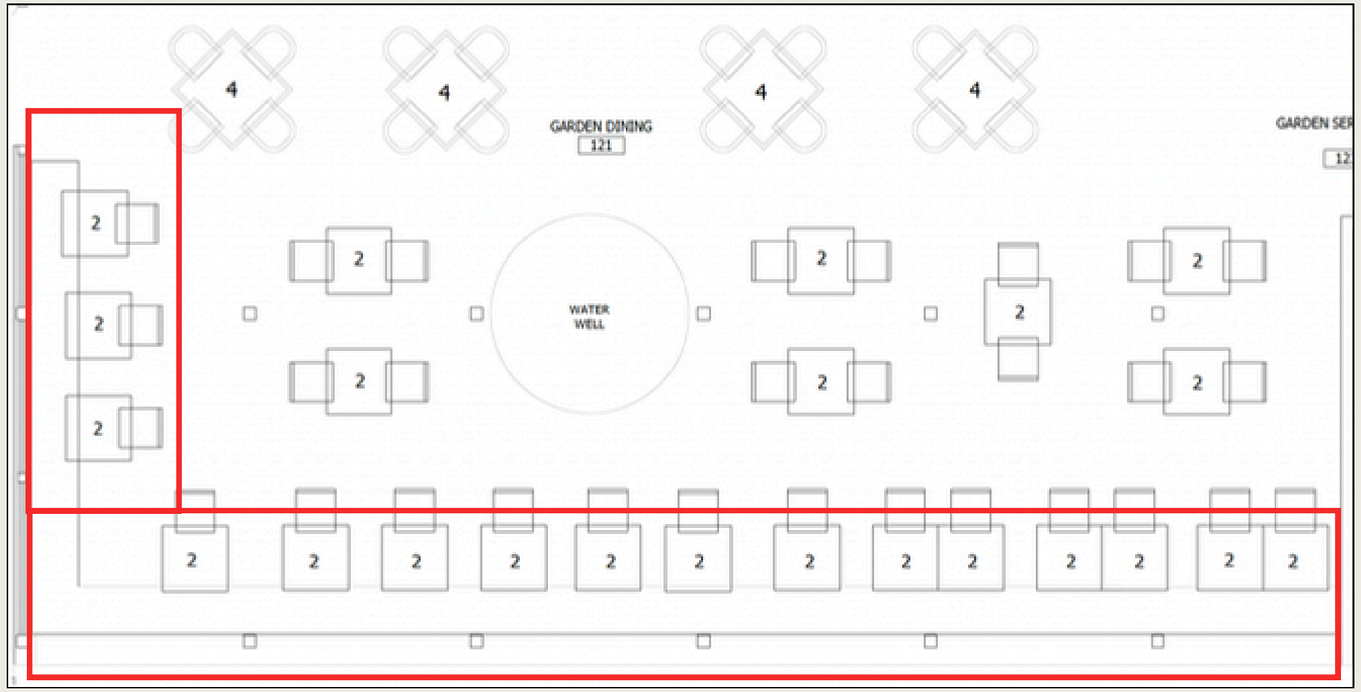
EXTERIOR BACK PATIO - PROPOSED SEATING





PATIO PERIMETER SEATING WITH SPANISH PERIOD MOSAIC TILE DETAIL

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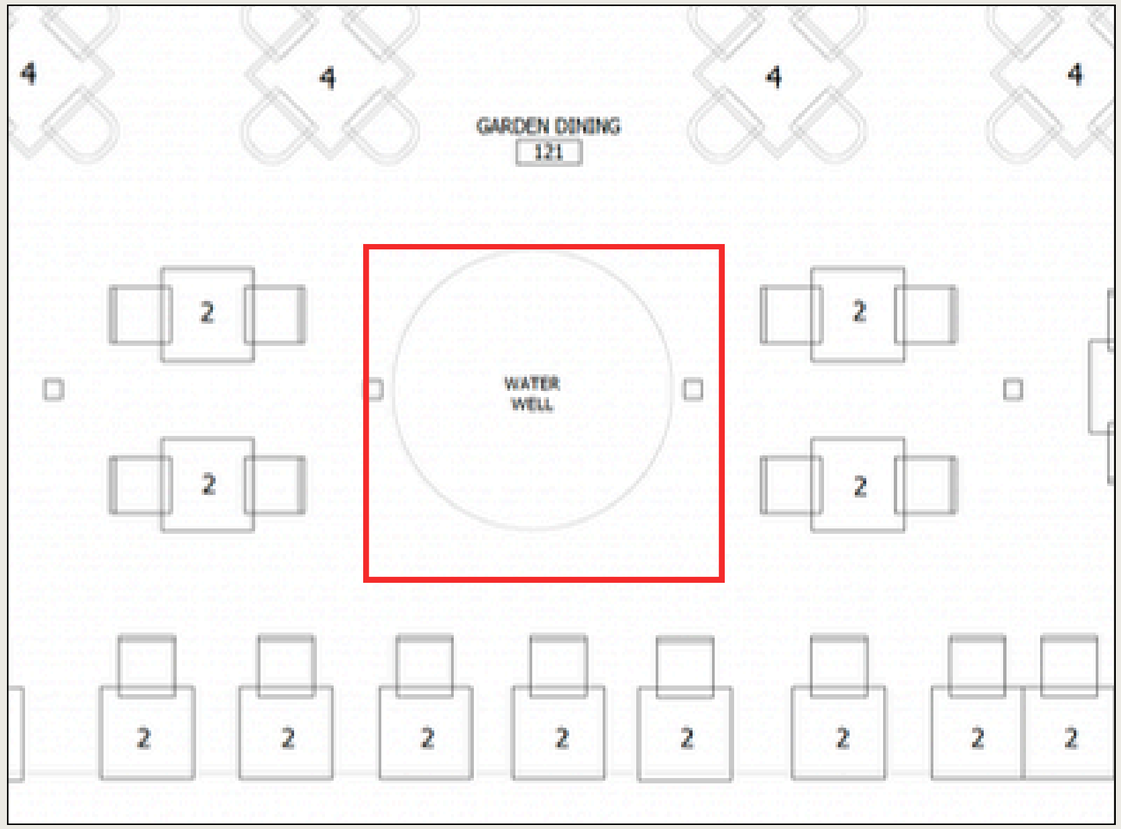
EXTERIOR BACK PATIO FEATURE





PERIOD LIMESTONE WATER FEATURE PLACED IN CENTER OF BACK PATIO

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COA HP2025-0083
27 GROVE AVENUE

STAFF IS RECOMMENDING CONTINUANCE TO A DATE UNCERTAIN. APPLICANT IS ACTIVELY WORKING TO MEET REQUIREMENTS FOR ADMINISTRATIVE APPROVAL.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 19, 2026 Meeting



Application HP2026-0003 Address: 7 Aviles Street

Applicant: KRB Construction LLC

Property Owner: SAR 2020 Partners, LLC

Project description: To remove and replace the south masonry wall of the existing structure.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ0218
National Register:	St. Augustine NRHD: Contributing	Construction date:	1885-88
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1989000000		
Agenda Item:	6(d)	Previous Action(s):	HP2024-0035

STAFF SUMMARY AND ANALYSIS:

1. This Masonry Vernacular building with commercial ground floor and residential second floor is located on a through lot fronting both Aviles and Charlotte Streets on the block between King Street and Artillery Lane. Sanborn Fire Insurance maps indicate that the building has seen several alterations over time, beginning in 1888 as a one-story masonry jail. The two-story brick storefront and one-story rear garage were added by 1899. The second-story cantilevered balcony does not appear until the 1953 update of the 1930s Sanborn Map. The rear of the property saw several outbuildings constructed and demolished with wood frame tin shop and cobbler buildings along Charlotte Street demolished by 1965.
2. A Certificate of Appropriateness was previously approved by the HARB for this structure which included window replacement, new exterior doors, new window openings, reconstruction of the second-story porch along Aviles Street, enclosure of the second story rear porch along Charlotte Street, and construction of a rooftop deck.
3. The applicant is seeking approval to demolish the existing south wall and reconstruct it with concrete block.
4. Repair and replacement of masonry walls and other features is allowed, per the AGHP, when they are too deteriorated to repair. For historic structures, replacement should be limited to only the areas that cannot be repaired and should use similar masonry units and mortar that match the original. The application submittal indicates that the wall is masonry and will be replaced with masonry; however, the emergency demolition request submitted to staff after the initial application indicates that the wall is wood frame and stucco. Photographs provided confirm that at least part of the wall is wood frame and stucco. The applicant should confirm the wall materials and indicate where masonry and wood components are within the wall. Replacement of the wall with masonry may be appropriate if the finish matches the existing stucco or is otherwise determined appropriate by the board. The applicant indicated that replicating the stucco may be infeasible due to the close proximity of the adjacent structure to the south and it is unclear how the new block wall will be finished. The eastern portion of the structure does feature a painted masonry wall along the south side. It is unclear if this portion of the wall is proposed for reconstruction as well.
5. The reconstructed south wall must be consistent with previously approved fenestration on the south elevation. If the applicant is proposing to modify what is extant or was previously approved, additional approval may be required. Previously approved elevations are attached to this staff report for the Board's reference.
6. This property is located within Archaeology Zone IB and ground disturbing activities will require archaeological review. An A-14 application has been submitted for this project.

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 **7 Aviles Street**:

1. **APPROVE** the application if the Board finds that the proposed south wall reconstruction meets the Secretary for the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the condition that sufficient structural safeguards are added or already in place to prevent damage to the remaining structure while the existing wall is removed.; OR,
2. **CONTINUE** the application to allow the applicant time to provide additional information including the material make-up of the existing wall and the proposed finish of the reconstructed wall.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Reconstruct south wall:
    a. Demolish existing south wall, ensuring remaining walls are stabilized
    b. Reconstruct south wall with new concrete block
        i. Wall height and fenestration to match previously approved COA unless otherwise specified.
        ii. Applicant should clarify exterior finish

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
4. Retention of Significant Later Alterations and Additions
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

Exterior Finishes

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.
- Evaluate and treat the various causes of deterioration such as leaking roofs and gutters, differential settlement of the building, capillary action or extreme weather exposure.
- Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.
- Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes.
- Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plaster work.
- Duplicate the original mortar in strength, composition, color and texture.
- 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.

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.
- Clean masonry to create a new appearance, thus needlessly introducing chemicals or moisture to historic materials.
- Clean without first testing to determine the effects of the method.
- Clean with water or liquid chemical solutions when there is a possibility of freezing temperatures. Don't clean with chemical products that will damage masonry or leave chemicals on masonry surfaces.
- Use high-pressure water cleaning that will damage historic masonry and mortar joints.
- Create a new appearance by applying stucco over brick or masonry that has been historically uncoated.
- 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.
- Apply waterproof, water-repellent or non-historic treatments such as stucco over masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive and may change the appearance of historic masonry as well as accelerate its deterioration.

Post-1821

Masonry Vernacular buildings are usually finished with common or running bond brick, rough texture stucco, scored stucco, rusticated rock-faced concrete block or coquina. Frame additions, wings or second stories may be finished with weatherboards or drop siding with corner boards, or prior to 1850, board-and-batten siding.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps
4. Previousy approved building elevations

Staff Photographs
7 Aviles Street



Front (west) Elevation (2024)

Staff Photographs
7 Aviles Street



Front (west) Elevation (Current)

Staff Photographs
7 Aviles Street



Front (west) Elevation (2024)

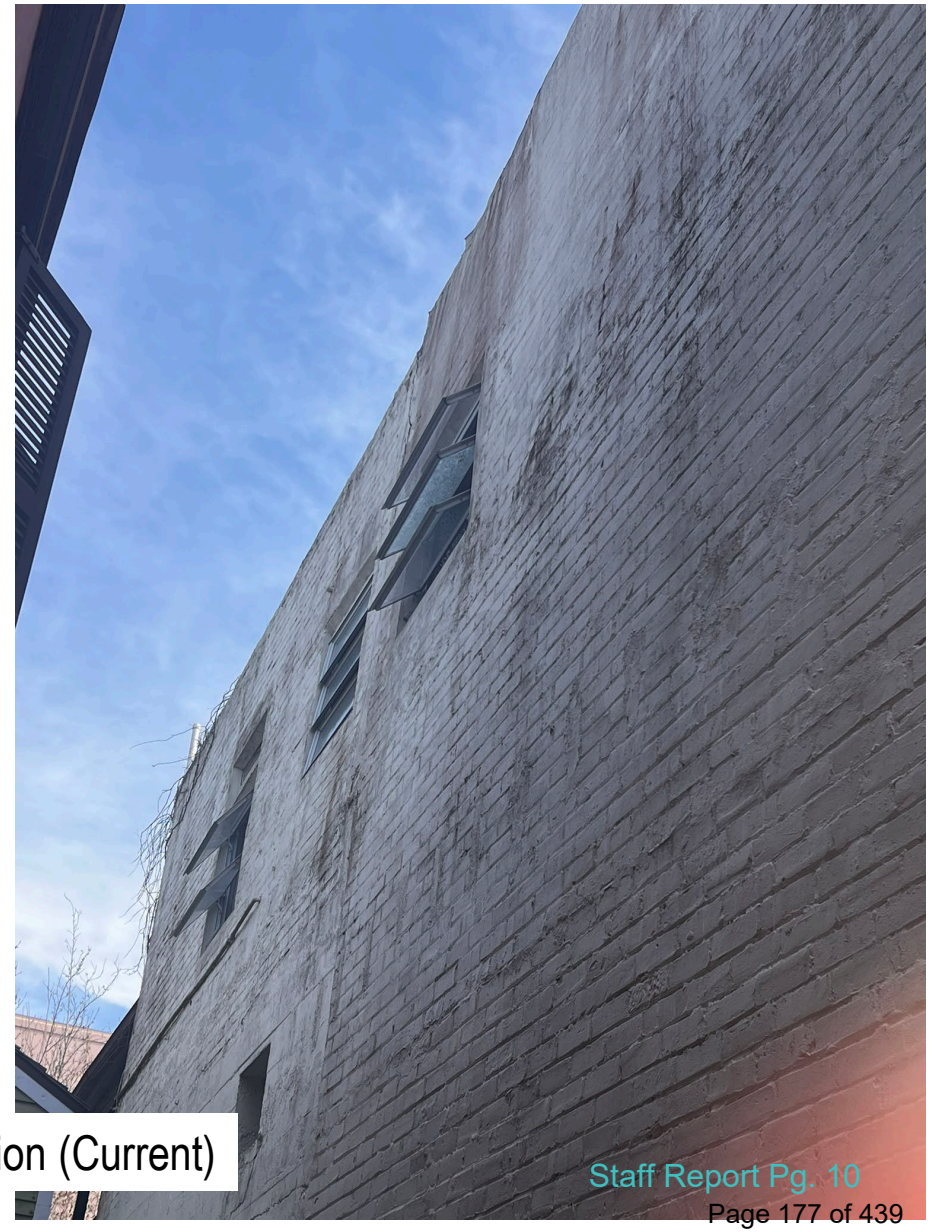
Staff Photographs
7 Aviles Street



North Elevation (2024)

Staff Photographs
7 Aviles Street





North Elevation (Current)

Staff Photographs
7 Aviles Street



South Elevation not clearly visible from Aviles Street (2024)

Staff Photographs
7 Aviles Street





South Elevation (current)

Staff Photographs
7 Aviles Street



South Elevation (current)



Staff Photographs
7 Aviles Street



South Elevation from rear yard

Staff Photographs
7 Aviles Street





South Elevation from rear (current)

Staff Photographs
7 Aviles Street



Rear (east) Elevation (2024)

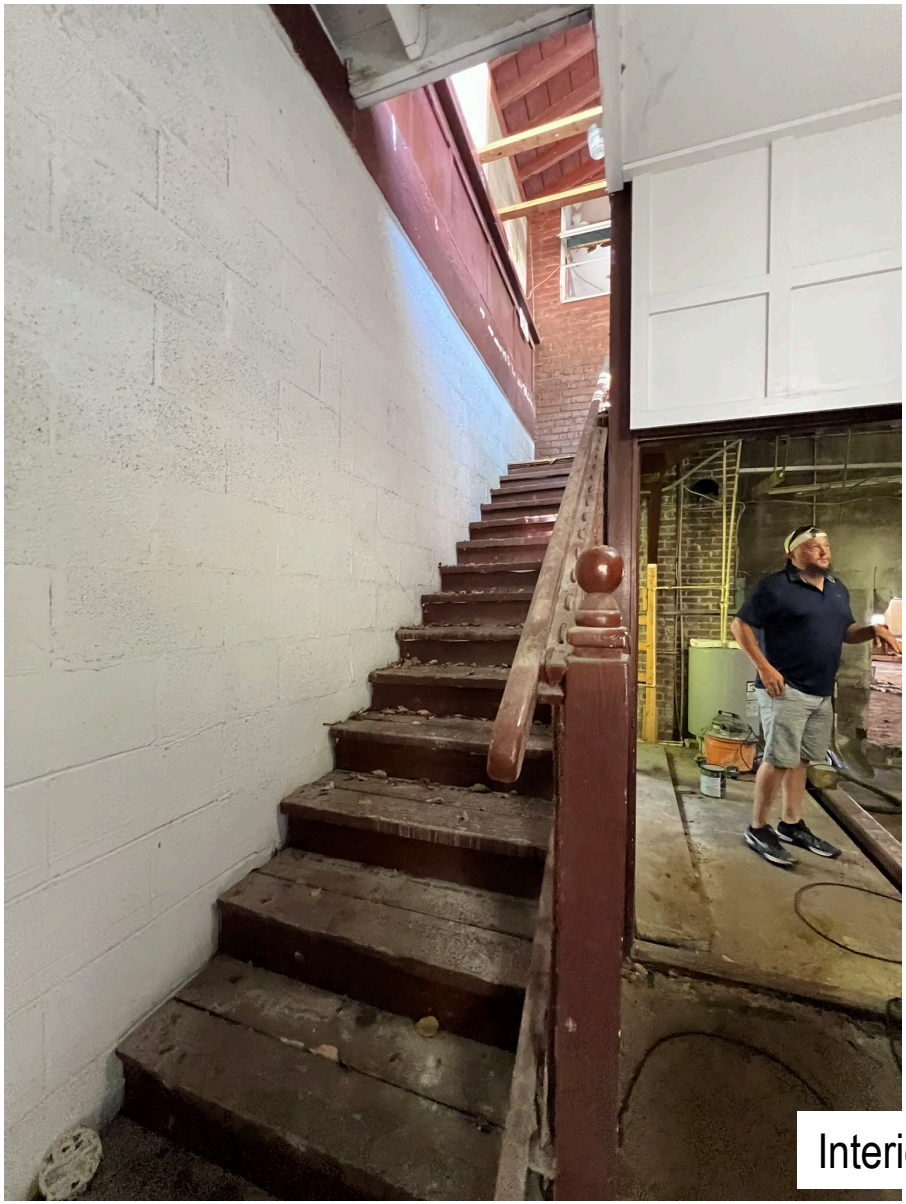
Staff Report Pg. 16

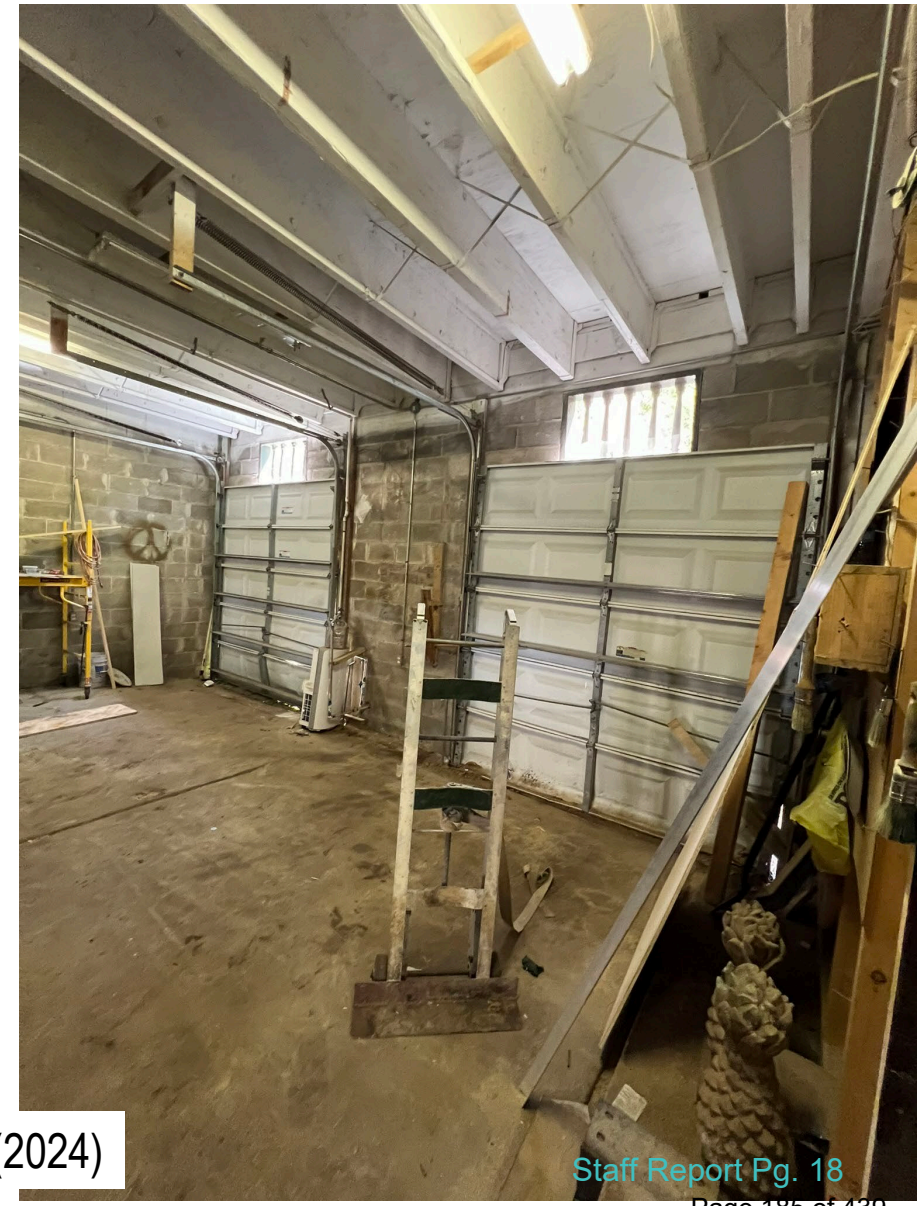
Staff Photographs
7 Aviles Street



Rear (east) Elevation (current)

Staff Photographs
7 Aviles Street





Interior (2024)

Staff Photographs
7 Aviles Street





Interior (2024)

Staff Report Pg. 19

Staff Photographs
7 Aviles Street



Interior (2024)



Staff Photographs
7 Aviles Street





Interior (2024)

Staff Photographs
7 Aviles Street





Views from Aviles Street

1980

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8S5218 1009==

Site Name: 7 Aviles Street 830== Survey Date: 7808 820==

Address: 7 Aviles Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 28 (block) pt 2, pt 4 (lot) 868==

868==

Owner of Site: Name: Weber, Theador F.;

Address: 7½ Aviles Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469900 (easting) 3306620 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1888 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Brick

854==

Structural Systems: Masonry, Brick 856==

Features of Structure: (942)

Window Type: Fanlight, transoms, fixed sheet, french doors, Metal jalousie, attic louver 942==

Foundation: Brick wall 942==

Roof Type: Flat, Parapet 942==

Secondary Roof Structures: Porch hip, cupola hip, (attic louver) 942==

Porches & Balconies: Second-story balcony on the front.

942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built up; composition shingles (on cupola) 882==

Ornament Exterior: Wooden balcony with decorative railing, brick cornice

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: On a narrow brick street in one of the oldest sections of the city.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Masonry Vernacular building at 7 Aviles Street was constructed between 1885 and 1888. A wooden balcony with decorative railing extends from the front. French doors open from the second floor which is used as a residence in the commercial building. A fanlight window, transoms, and multipane display windows complete the facade. The brick building with flat parapet roof, is situated on a narrow brick street in one of the oldest sections of the city.

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

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense

(over)

V. BIBLIOGRAPHY

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

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

line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

This building at 7 Aviles Street first appears in 1888 as a one-story stone "Jail". The structure was vacant in 1893 and enlarged by 1899 when two stories were added in front of the original structure. By 1904 the building was listed as "offices", and in 1910 it became a commercial structure housing numerous businesses through the years.(4) An article in El Escribano states that "Mr. A. H. Cornish built a new city jail." Also noted is the recommendation by Alderman Gibbs on June 6, 1887, that buildings destroyed by the April fire be restored "as near like the former as possible." In January, 1888, Mr. A. H. Cornish contracted to rebuild during the early decades of the century include H. W. Guyon Machine Works, the real estate office of Joseph B. Jones who also served as Justice of the Peace, and Brandon M. Hall's Sporting Goods Shop. The building now houses gift shops on the first floor with the second floor serving as a residence.(6) Prior to the existing structure records indicate that the site was occupied by "The New City Counsell (sic) house" as shown on an 1834 map and later by a one-story frame "Market Ho" and a one-story frame "Bill'llds" and "Sal."(7)

ARCHAEOLOGY

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

1980

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. Sanborn, 1888, 1893, 1899, 1904, 1910, 1911-12, 1917.
5. El Escribano, October 1964, No. 54, p. 11.
6. St. Augusitne City Directory, 1911-12 through 1934, 1979.
7. Benjamin Clements and J. B. Clements, "Plan of the City of St. Augustine, 1834-35"; Sanborn, 1884.

Document scanned
April 2008

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 7 Aviles St. Block & Lot BL 28 Lot pt. 2

CARTOGRAPHIC

Prior to Existing Structure

+1884 one story frame "Market Hs." and a 1 story frame "Billds" and "Sal." east of it; both structures nonexistent ~ 1888.

Existing structure

+1888 one story stone "Sal" (poured concrete)
+1893 "Vac."
+1899 enlarged - still "Vac." (two stories in front)
+1904 two stories "Off."
+1910 various stores through years.

ARCHITECTURAL

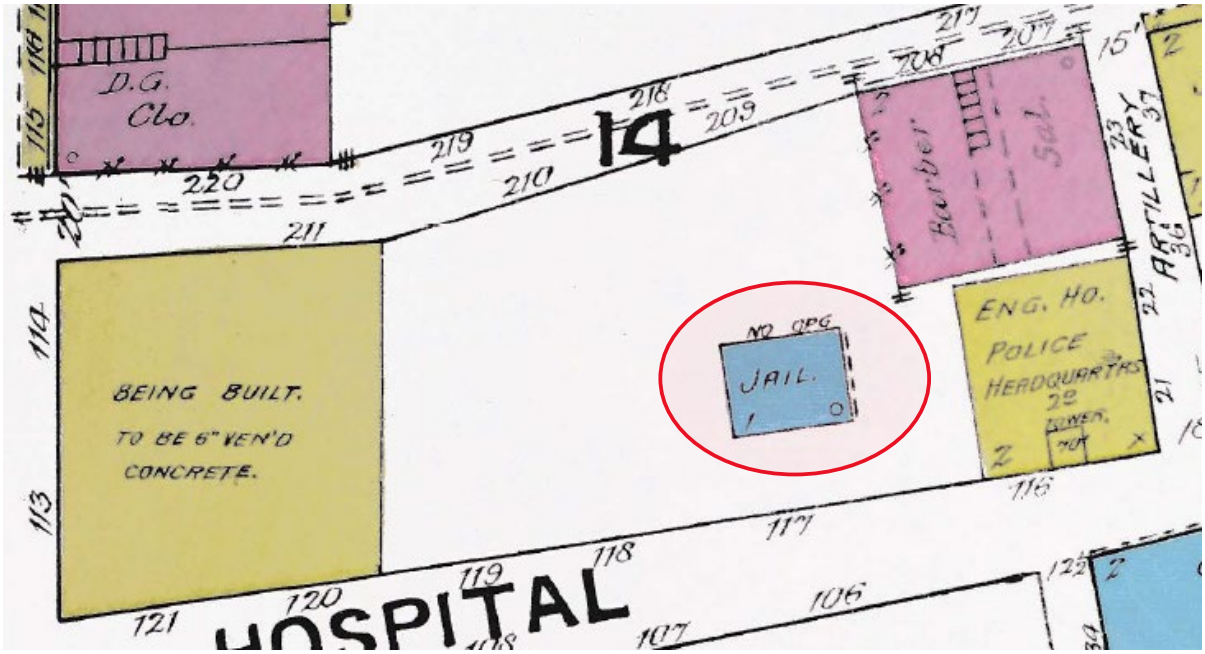
[+1834 CLEMENTS "The New City Counsell (sic) house Lot]

PHOTOGRAPHIC

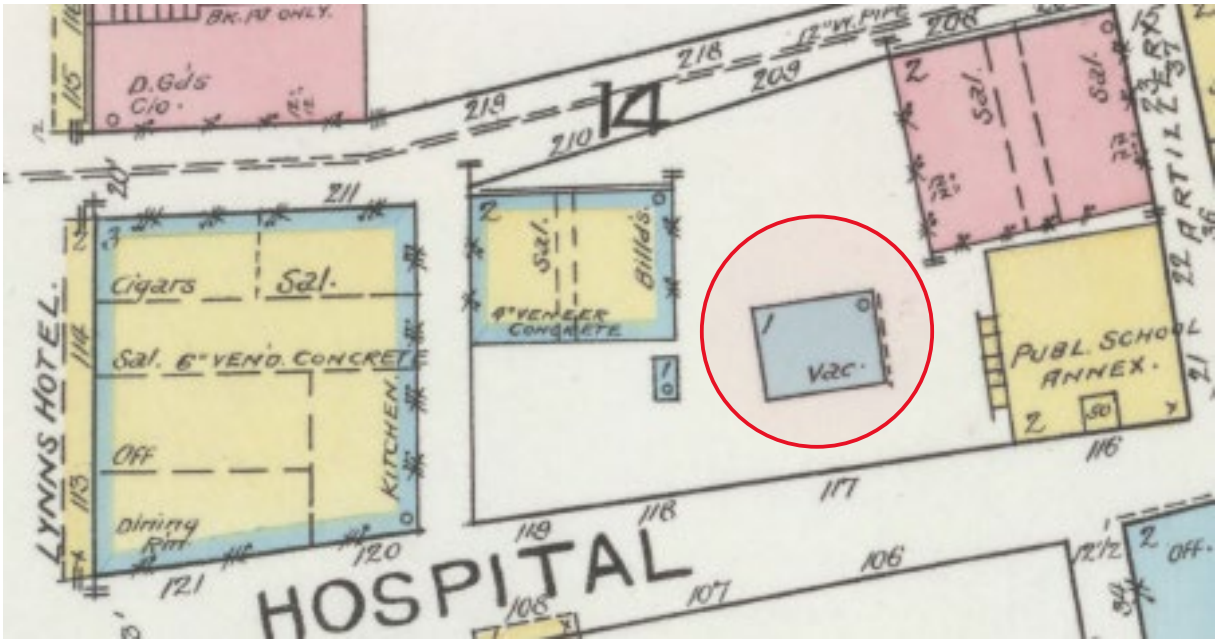
OTHER



SANBORN MAPS
7 Aviles Street

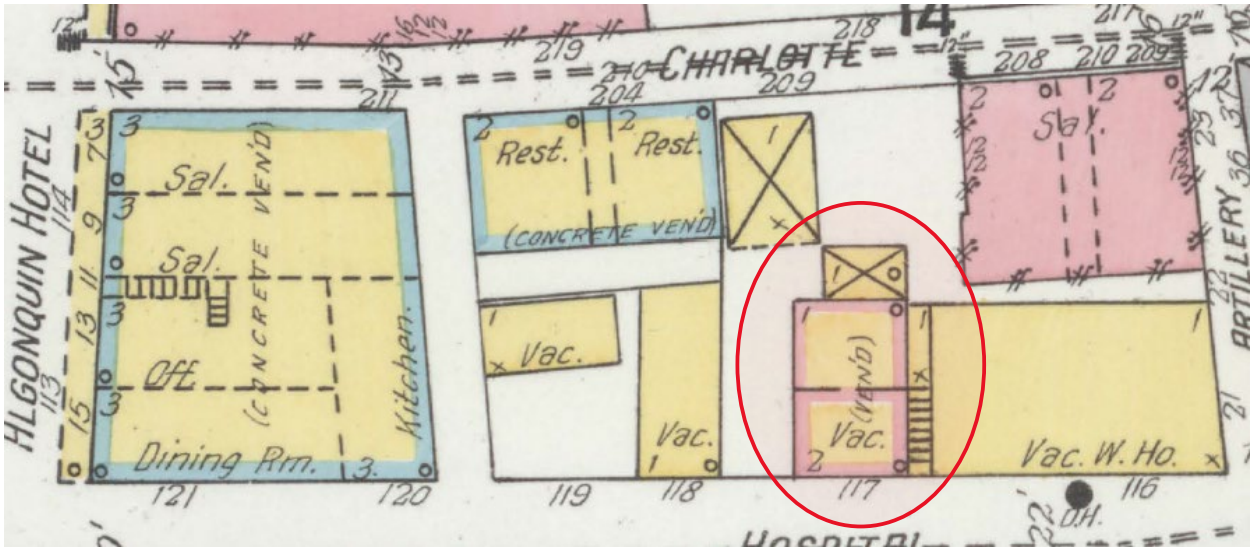


1888

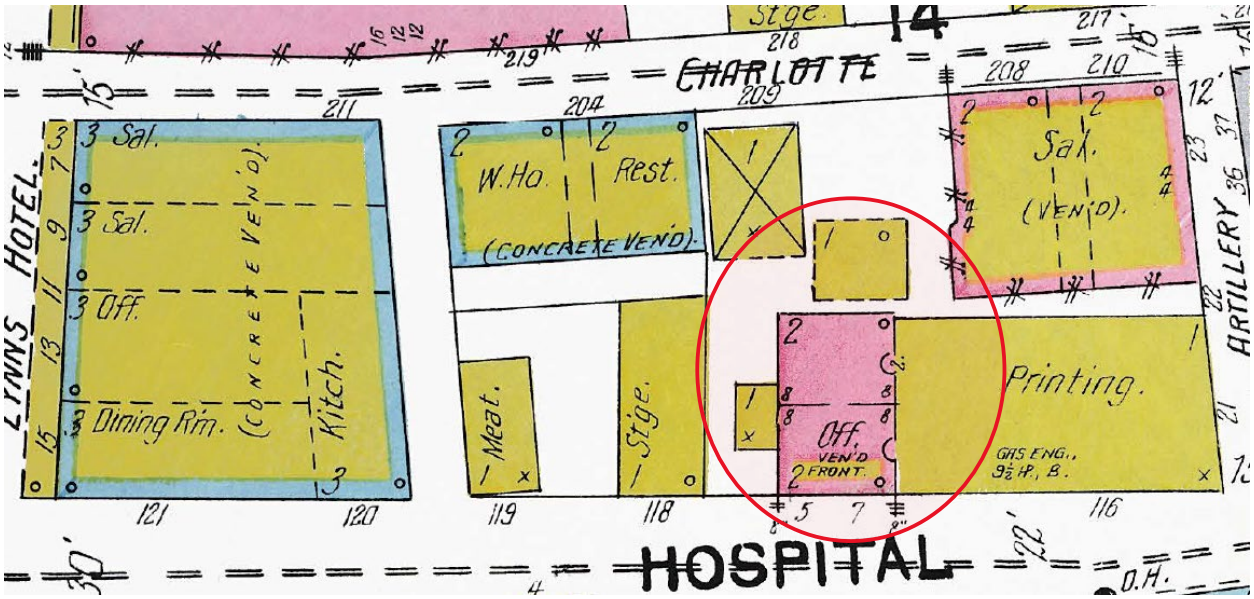


1893

SANBORN MAPS
7 Aviles Street

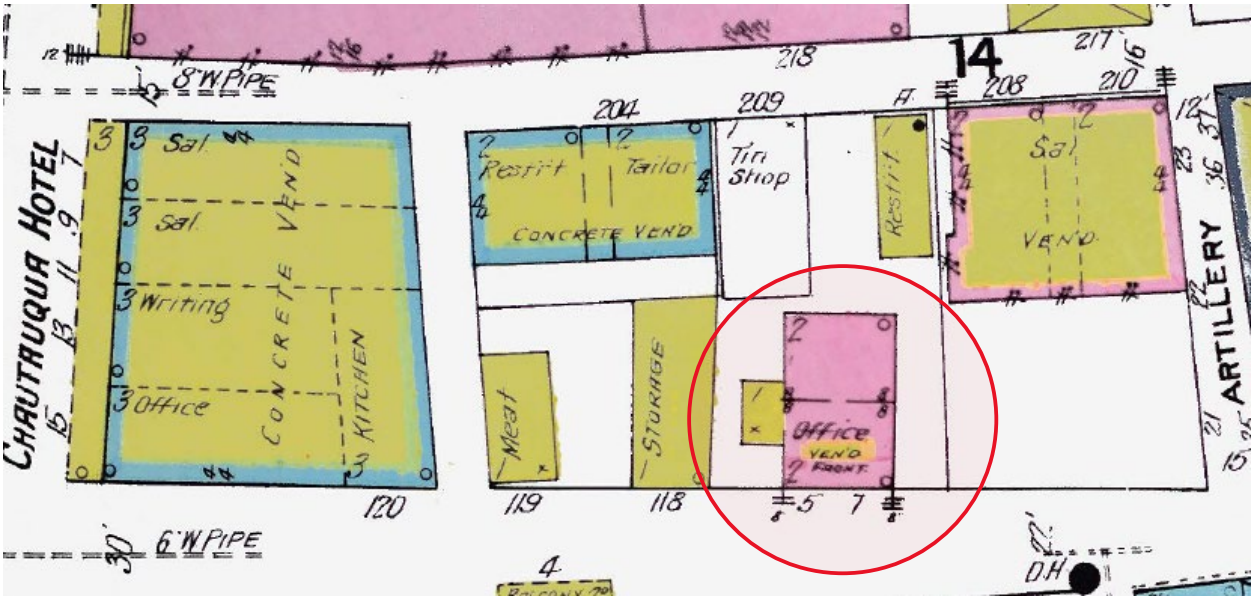


1899

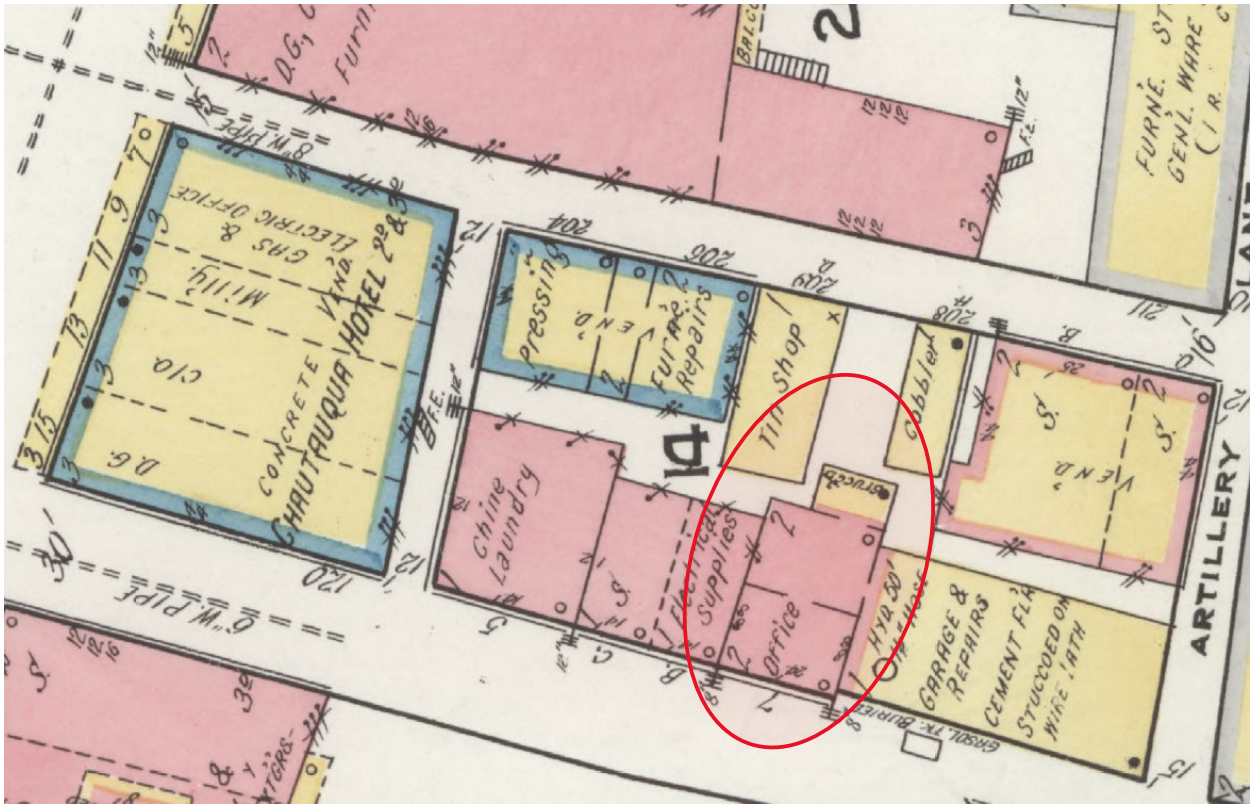


1904

SANBORN MAPS
7 Aviles Street

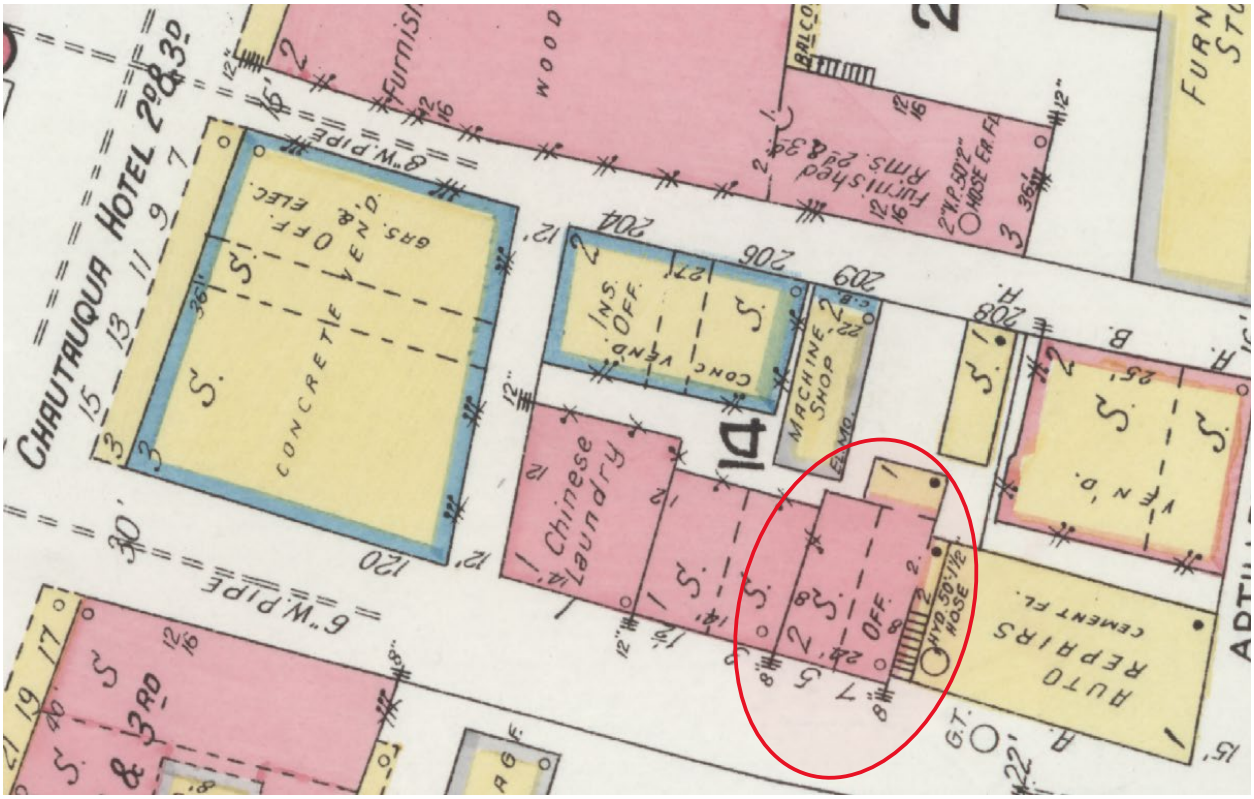


1910

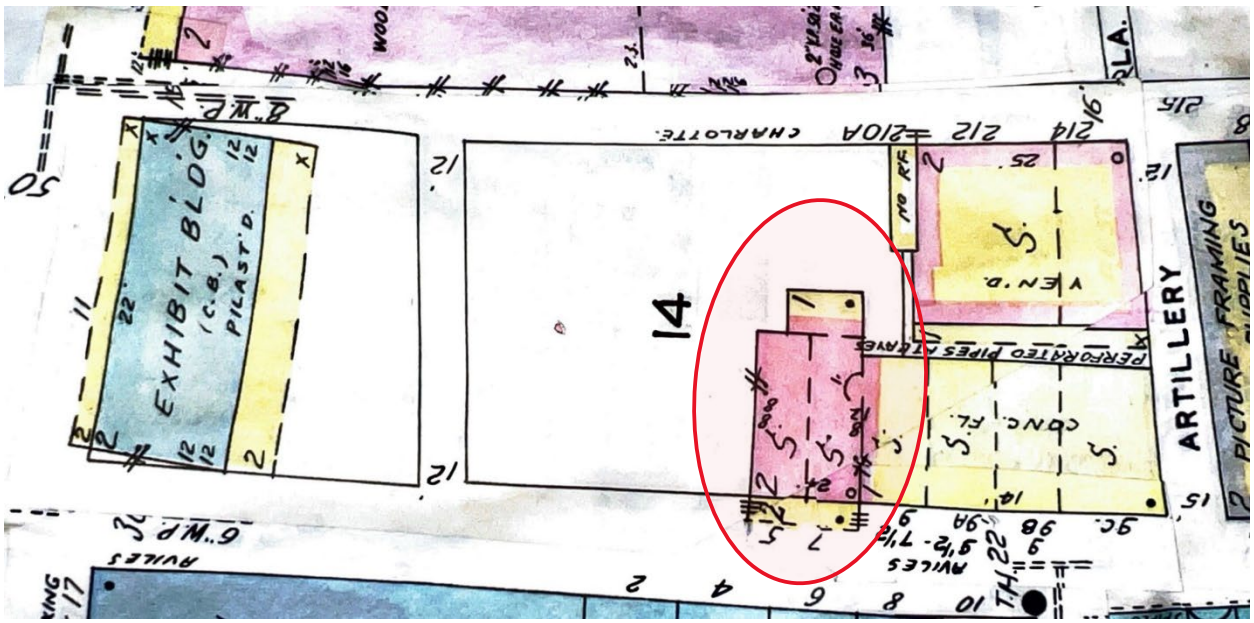


1917

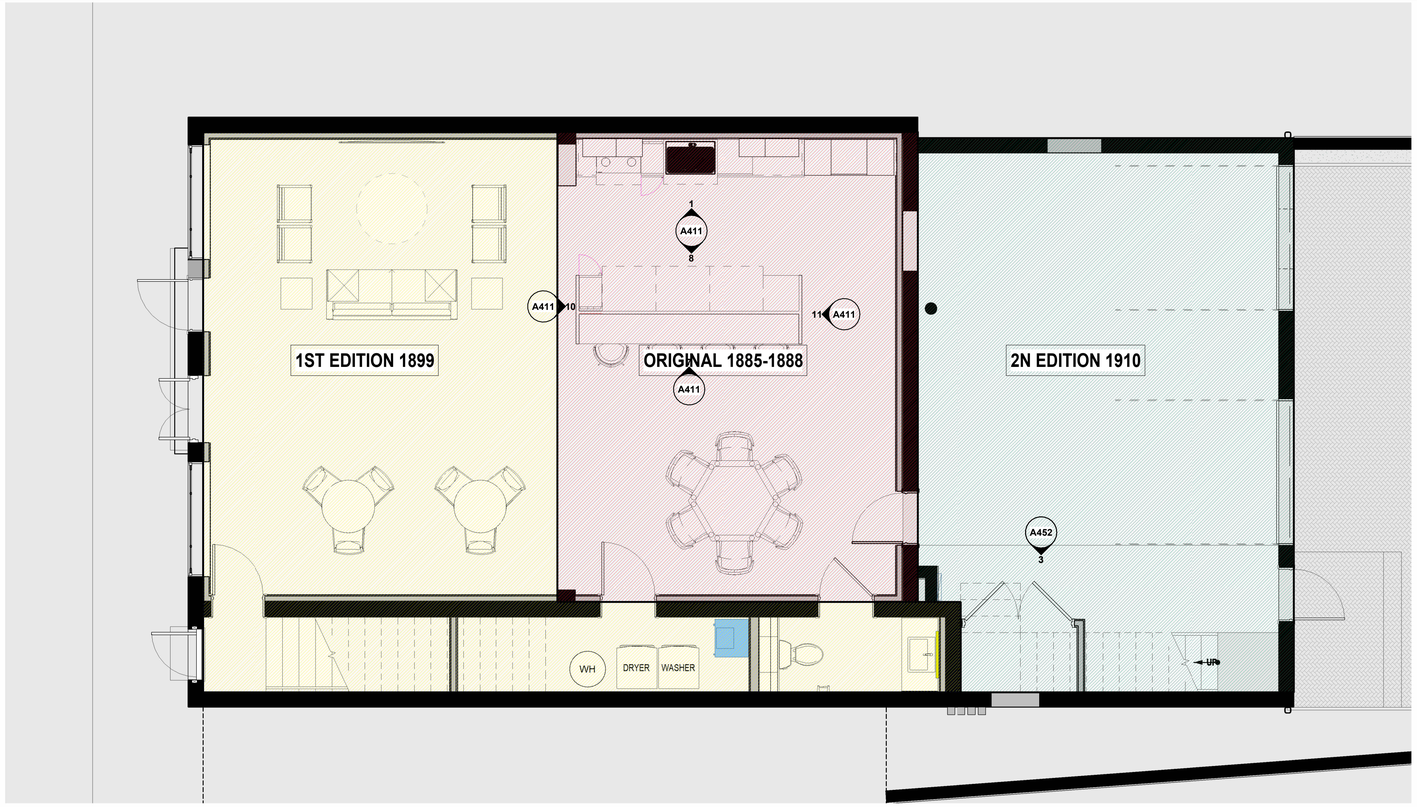
SANBORN MAPS
7 Aviles Street



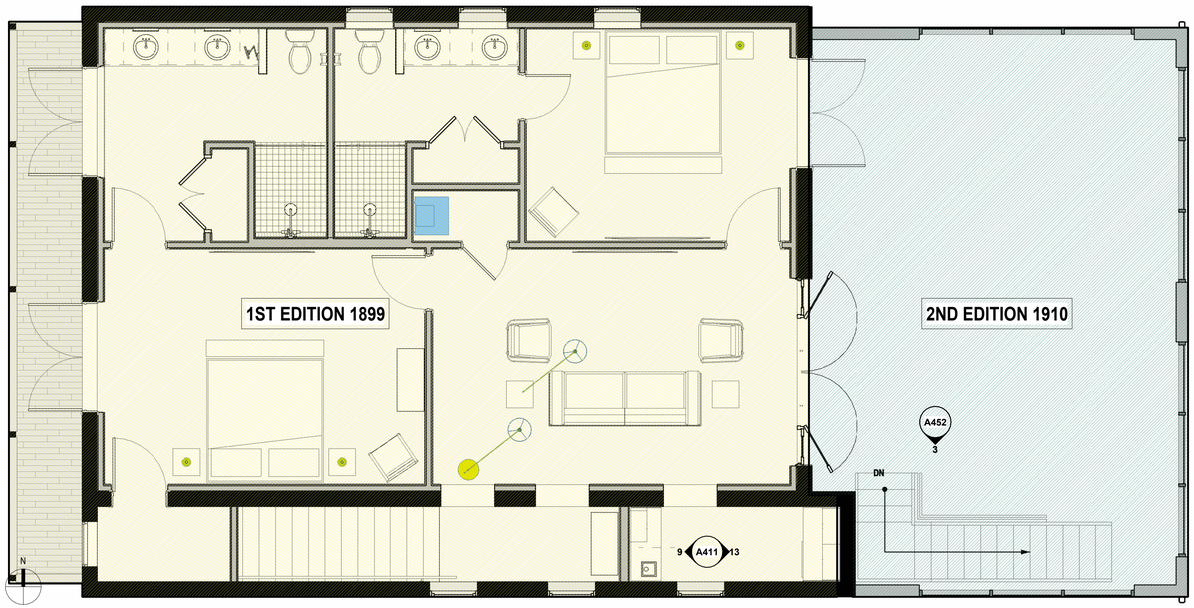
1924



1930 updated to 1965



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION PERIOD - LEGEND	
	ORIGINAL 1885-1888
	1ST EDITION 1899
	2ND EDITION 1910

2 AS103

PQH GROUP
ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

DATE: 10/22/2025
JOB NO.: 22048

MARK	REVISION DATE	DESCRIPTION

ROOD VILLA
VESTCOR
ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

OVERALL FLOOR PLANS CONSTRUCTION PERIOD

SHEET ID:
A112

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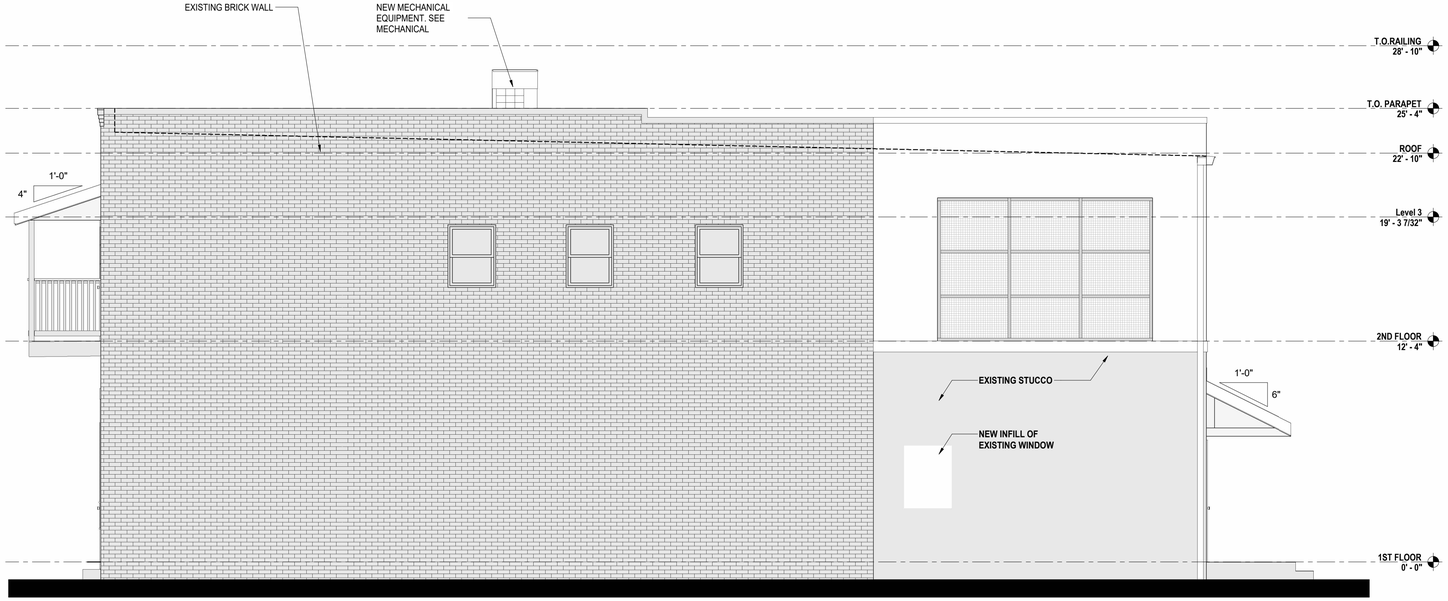
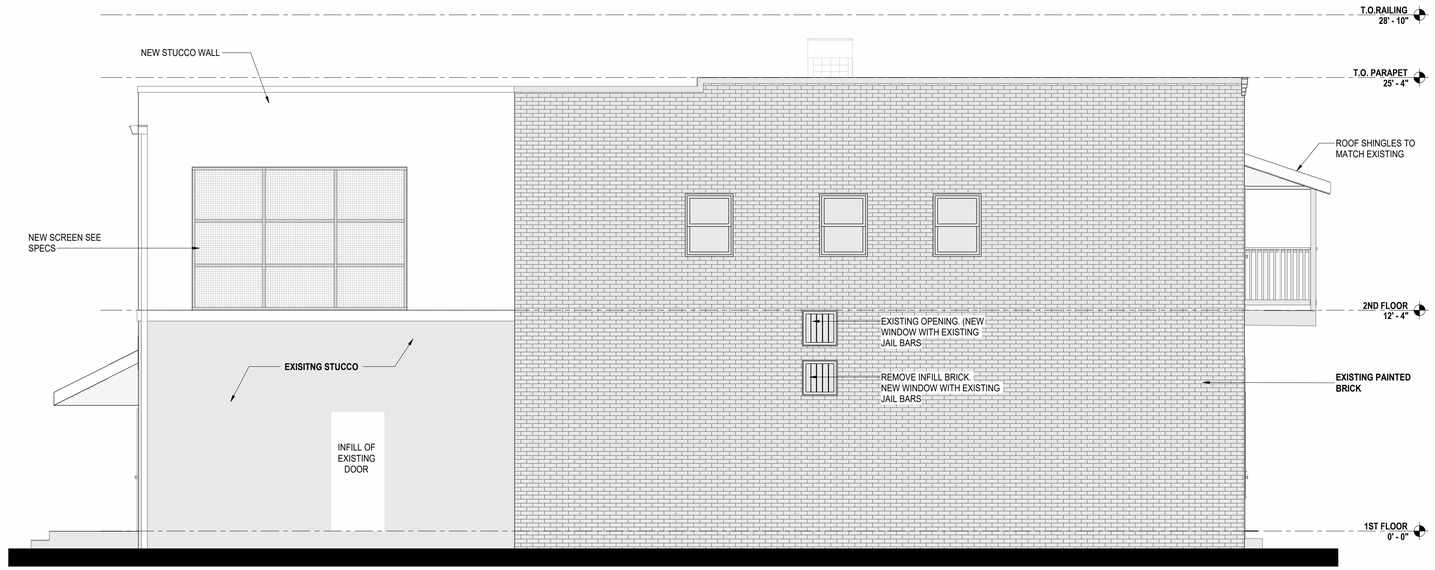


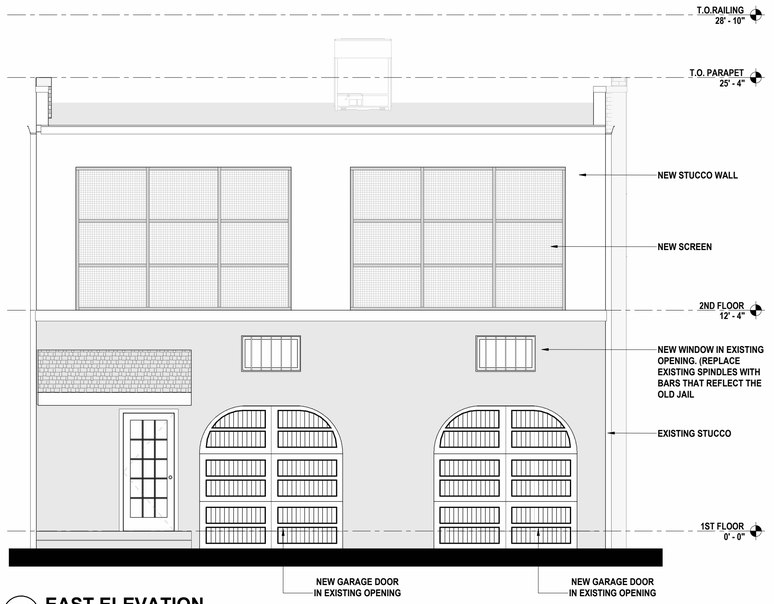
1 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



2 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



3 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



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

PQH GROUP
ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

DATE: 10/22/2025
JOB NO.: 22048

MARK	REVISION DATE	DESCRIPTION

ROOD VILLA
VESTCOR
ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

EXTERIOR ELEVATIONS

SHEET ID:
A200

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0003 **Meeting Date: Thursday, February 19, 2026**

1. NAME OF APPLICANT: Krb construction
   Business (if applicable):
   Address: 428 Fort Drum Court
   City: Saint Augustine State: FL Zip Code: 32092
   Daytime Telephone: Available on request E-Mail Address: Available on request

2. NAME OF PROPERTY OWNER: Sar 2020 Partners LLC
   Business (if applicable):
   Address: 1649 Atlantic blvd
   City: Jacksonville State: Fl Zip Code: 32092
   Daytime Telephone: Available on request E-Mail Address: Available on request

3. PROJECT LOCATION: 7 AVILES ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE N32.11 OF S94.11FT OF LOT 2 & S34FT OF LOT 4 BLK 28 OR5616/1100

5. SCOPE OF WORK: To remove and replace the south masonry wall of the existing structure.

Information attached by applicant includes:

- Application Agreement
- Engineer Plans
- Existing Photographs
- Request for Emergency Demo and Engineer's Letter Submitted to staff 2/4/2026

Docusign Envelope ID: 92E69880-0BC1-430F-B13B-A494E0D2D4CE

Received January 15, 2026
Planning and Building Dept.

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: 7 Aviles Street, St. Augustine, Florida

Applicant's Name: [illegible] Applicant's Signature: [signature]

Owner's Name: John D. Rood Owner's Signature: Signed by: John D. Rood 7C34AC27252C496...

Owner's Name: Sonya A. Rood Owner's Signature: DocuSigned by: Sonya A. Rood C113640B9EF3447...

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
JAN 2 1 2026
Planning/Building Dept.

SWANSON STRUCTURAL, INC.
201 OWENS AVE, ST. AUGUSTINE, FL 32080

January 20, 2026

Richrd Shauland,

Building Official
City of St. Augustine, FL 32084

RE: **7 Aviles St. St. Augustine, FL 32084**

Dear Richard:

We understand that the existing south masonry wall (of the subject property above) is degrading and at risk of collapse (highlighted in the image below). This wall extends from the ground to the second level. The contractor has requested permission to demolish the current block and rebuild the wall. Below are the structural requirements that must be followed during the rebuilding process. The replacement wall should retain the same geometric properties as the one being removed, meaning it must have the same height and width.

Please contact me if you have any questions.

Sincerely,
Swanson Structural, Inc.
C.O.A. 34434

January 20, 2026

Alexander Swanson, P.E.
Florida P.E. #87090

Alexander W Swanson

Digitally signed by Alexander W Swanson
DN: CN=Alexander W Swanson, dnQualifier=A01410D000001944BB8935F0022D610, O=Unaffiliated, C=US
Date: 2026.01.20 09:57:12-05'00'

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

RECEIVED
JAN 2 1 2026
Planning/Building Dept.

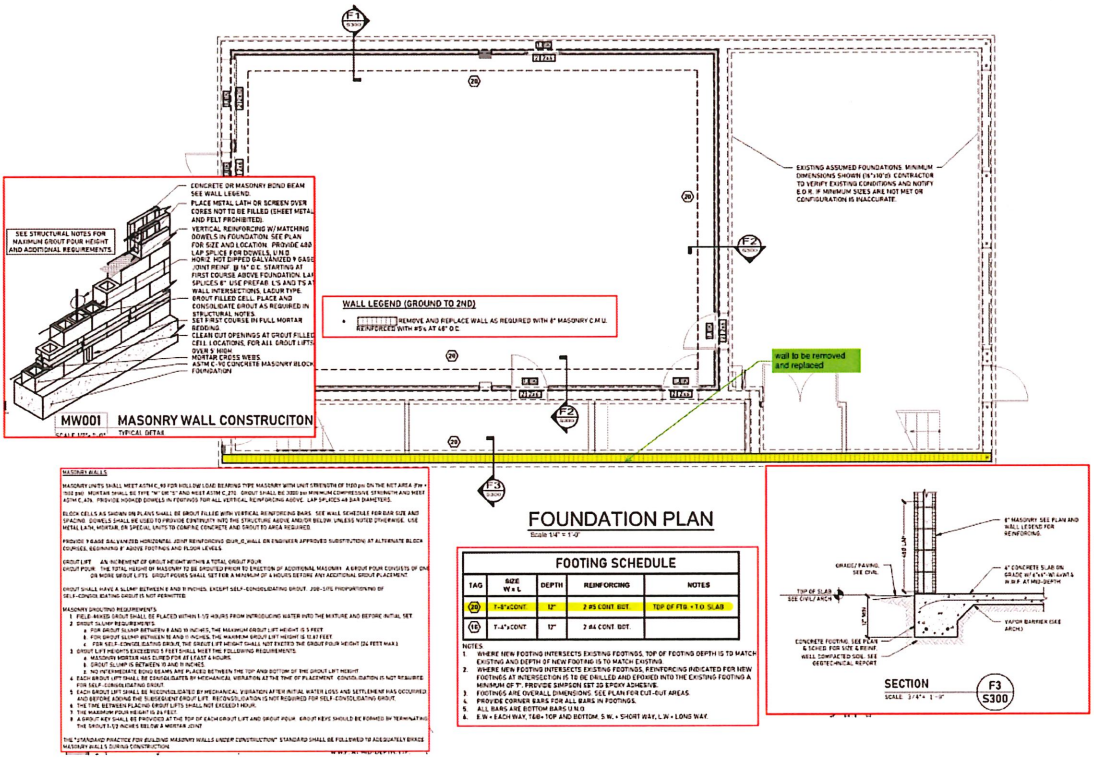

Image 1: Masonry Wall Requirements

Alexander W Swanson

Digitally signed by Alexander W Swanson
DN: CN=Alexander W Swanson, dnQualifier=A01410D000001944BB8935F0022D610, O=Unaffiliated, C=US
Date: 2026.01.20 09:57:22-05'00'

Received January 15, 2026
Planning and Building Dept.



Received January 15, 2026
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Received January 15, 2026
Planning and Building Dept.



Received January 15, 2026
Planning and Building Dept.



Received January 15, 2026
Planning and Building Dept.



Received January 15, 2026
Planning and Building Dept.



Candice Seymour

From: Chad Schwaninger <schwaninger72@gmail.com>
Sent: Wednesday, February 4, 2026 10:00 AM
To: Shelley Clayton; St. Augustine Building Permits; Robin Marshall; Candice Seymour; Richard Schauland
Subject: Re: 7 aviles
Attachments: 2026-02-04 7 Aviles Wall Removal S&S.pdf

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

On Tue, Feb 3, 2026, 9:59 AM Chad Schwaninger <schwaninger72@gmail.com> wrote:

> I wish to draw your attention to a critical structural concern regarding the south wall, which is scheduled for our upcoming meeting on the 19th. The integrity of this wall appears compromised, with a noticeable separation occurring at its base, posing an imminent risk of collapse onto the adjacent building. Therefore, I am requesting an emergency demolition of this wall to mitigate potential harm or damage to neighboring properties.

SWANSON STRUCTURAL, INC.
201 OWENS AVE, ST. AUGUSTINE, FL 32080

February 4, 2026

Richrd Shauland,

Building Official
City of St. Augustine, FL 32084

RE: **7 Aviles St. St. Augustine, FL 32084**

Dear Richard:

I personally visited the site and inspected this wall yesterday (02/03/2026), at which time I directly observed the conditions described below.

This letter is to document an unsafe structural condition observed at the above-referenced historic structure and to formally authorize the contractor to proceed with the immediate removal of an exterior wall that presents a collapse hazard.

The wall in question is a two-story wood stud wall clad with original wire lath and thick stucco. Field observations have revealed the following conditions:

- Severe rot and deterioration at the base of the wood studs, with many studs no longer bearing on or properly connected to the bottom plate.
- Extensive corrosion and disintegration of the wire lath, resulting in large areas of stucco that are no longer supported (Image 1).
- Following a recent wind event last week, separation of the stucco/wire lath from the wood framing in numerous locations was observed (Image 1). In some areas, the stucco has pulled away from the studs by as much as approximately four (4) inches

This wall is located approximately one (1) foot from an adjacent structure. Due to the loss of structural integrity of both the framing and the stucco cladding, the wall is at significant risk of collapse during the next moderate wind event. If collapse were to occur, there is a high likelihood of impact damage to the neighboring structure and potential risk to occupants and workers.

Based on these observed conditions, the wall constitutes an unsafe structure and an imminent hazard. Immediate removal of the wall is necessary as a life-safety measure and to prevent damage to adjacent property.

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

Our conclusions stated in this letter are based solely on our observations and years of experience evaluating existing structures. We have not done any testing of materials or analyzed the existing structure nor attempted to observe conditions that are not easily visible. We have not specifically reviewed architectural, waterproofing, plumbing, mechanical, fire protection/prevention, or electrical conditions nor have we reviewed the structure for code-related issues.

Please feel free to contact our office should you require additional information.

Sincerely,
Swanson Structural, Inc.
C.O.A. 34434

February 4, 2026

Alexander Swanson, P.E.
Florida P.E. #87090



Image 1: Wire Lath Disintegration and Clad Separation from Stud

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 19, 2026 Meeting



Application HP2026-0005 Address: 317 Anastasia Boulevard

Ancient City Capital LLC – Applicant and Owner

Project description: To demolish a residential duplex, constructed c. 1930, that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ05648 SJ06280
National Register:	N/A	Construction date:	c. 1930
Archaeology Zone:	N/A	Zoning District:	CL-2
Parcel number:	2189700030		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This property is located on the south side of Anastasia Boulevard one lot west of S. Matanzas Boulevard. The Frame Vernacular residential duplex, constructed c. 1930 according to the St. Johns County Property Appraiser, features a side gable metal roof with extended overhangs above the two symmetrical entry stoops accessed via walkways. The side of the building fronts Anastasia Boulevard. Windows appear to be 1/1 and 6/1 vinyl replacement windows. The building is clad with wood board and batten and is situated on concrete block piers.

The applicant is seeking full demolition of the structure.

Polk City Directory research confirms that this structure is one of three extant buildings that were part of the Thomas Tourist Camp or Thomas Cottages. A 2015 Florida Master Site File form completed for this property indicates the structures may be eligible for individual listing in the National Register under the Architecture, Community Planning and Development, and Tourism Areas of Significance. See item 5 under the Demolition Review Criteria on page 3 of this staff report, and the Polk City Directory Research attached, for more details regarding the history and potential historic significance of this building. Page 5 of this report provides information related to review and designations of Local Historic Landmarks

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 take the following actions for a **Certificate of Demolition** at **317 Anastasia Boulevard:**

1. **APPROVE** because it is not a local landmark or otherwise designated as a historic building; OR,
2. **CONTINUE** to allow staff time to explore elegibility of the Thomas Tourist Court buildings for Local Historic Landmark status.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building's height is consistent with the 1 to 1-1/2 story building heights along the streetscape; however, the building's massing is smaller than the typical structure along Anastasia Boulevard due to the building's orientation perpendicular to the street.

3. The impact of the loss of the structure on the streetscape. The building's Frame Vernacular typology is unique along the Anastasia Boulevard Entry Corridor which mostly features commercial Mid-Century and Contemporary structures with masonry and/or stucco finishes.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. This property is located within the Anastasia Boulevard Entry Corridor and redevelopment will be subject to the Design Standards for Entry Corridors. Certain scopes and scales of development will require Corridor Review Committee Review along with other zoning and developmental requirements.

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File but is not located in a district. The building does have associations with the Thomas Motor Court and may qualify for listing as part of that tourist court with additional research. As early as 1945, this structure was one of three on a property owned by painter Amos E. Thomas and operated as a tourist camp. By 1955, the structures were known as the Thomas Cottages and from 1960 through the early 1980s were called the Thomas Motel. By 1985, the property had been converted into apartments known as the Anastasia Apartments with 8 units in total. While many tourist courts were operated in the 1940s, the three structures associated with the Thomas Tourist Court appear to be the last remaining examples along Anastasia Boulevard of how these early tourist housing units may have appeared. Other tourist and motor courts still extant from the same period have taken on many of the mid-century characteristics of the Boulevard over time.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic but is one of three Thomas Tourist Court structures that may be eligible for listing in the National Register.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a simple wood frame structure. It is not representative of any particular type of architecture but may be indicative of the style of early tourist-centric development on Anastasia Island.

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.* While the wood frame residential building typology of the structure is commonly found throughout St. Augustine, particularly in the city's historic neighborhoods, this structure may be one of the last surviving and minimally-altered examples of early tourist court buildings on Anastasia Island.

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

10. *The justification for the proposed demolition.* The applicant seeks to clear the lot to use as parking for their adjacent business. Additional, Zoning, Entry Corridor, and Public Works approvals will be required for this parking use. The applicant should contact the Public Works and Planning and Building Departments for more details on requirements related to development of the lot for a parking lot use.

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

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(7), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition or partial demolition permits for historic or regulated structures. Also, review all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark"… for potential designation as an historical landmark. "Local historic landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(6), CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

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

~~~~~~~~~~~~~~~~~

The building was built by 1930 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File and may be eligible for listing in the National Register.

The requirements for review have been sufficiently met.
~~~~~~~~~~~~~~~~~

Additional References for Demolition Review From City Code:

Sec 28-89(3) (as revised in 2024): In the case of the proposed demolition of an existing historic structure, or a project that constitutes partial demolition of a historic structure that the removal of such structure or architectural features will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property.

a. Approval of the plans for demolition in the latter event the board may issue an order postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total postponement period not to exceed two (2) twelve-month periods. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence they may desire to present concerning the proposed order. Within the period of postponement, the board shall ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section.
b. If the building or structure is of exceptional significance including a local historic landmark, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.

Sec 28-87(10) under (HARB) Responsibilities:
Designate historic landmarks. As utilized herein the term "local historic landmark" shall mean a building, object, site, or structure of the highest historical, architectural, *cultural, or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city. In the event the historic architectural review board desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark*, the historic architectural review board shall initiate proceedings for designation of the structure as a historic landmark. *In the designation of a historic landmark,* the historic architectural review board shall evaluate the subject property using criteria and standards established by the National Register of Historical Places for national landmarks, or if evaluating the structure as a potential local historic landmark substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as a historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. In addition, consistent with F.S. ch. 553.79(25), a local landmark designation for a privately owned single-family residential structure that qualifies for complete demolition by statute must include the consent of its owner. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

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

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(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 Map
4. Polk City Directory Research

Staff Photographs
317 Anastasia Boulevard



Front (west) Elevation

Staff Report pg. 8

Staff Photographs
317 Anastasia Boulevard



Southwest Elevation

Staff Report pg. 9

Staff Photographs
317 Anastasia Boulevard



South Elevation

Staff Report pg. 10

Staff Photographs
317 Anastasia Boulevard



Southeast Elevation

Staff Report pg. 11

Staff Photographs
317 Anastasia Boulevard



East Elevation

Staff Report pg. 12

Staff Photographs
317 Anastasia Boulevard



Northeast Elevation

Staff Report pg. 13

Staff Photographs
317 Anastasia Boulevard



North Elevation (Faces Anastasia Boulevard)

Staff Report pg. 14

Staff Photographs
317 Anastasia Boulevard





Details

Staff Report pg. 15

Page 1

☒ Original
☐ Update



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

Site #8 SJ05648
Field Date 1-28-2015
Form Date
Recorder #

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

Site Name(s) (address if none) 317 Anastasia Boulevard — Multiple Listing (DHR only)
Survey Project Name Thomas Tourist Court — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	317		Ansatasia	Boulevard	

Cross Streets (nearest / between) S. Matanzas Boulevard
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1989 — Plat or Other Map Davis Shores
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 # 218970-0080 — Landgrant
Subdivision Name Davis Shores — Block 37 — Lot 8&9
UTM Coordinates: Zone ☐16 ☐17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1930 ☐approximately ☐year listed or earlier ☒year listed or later

		From (year):	To (year):
Original Use	Hotel	1930	1957
Current Use	Duplex	1957	2015
Other Use			

Moves: ☐yes ☒no ☐unknown Date: — Original address 315 Anastasia Boulevard
Alterations: ☐yes ☒no ☐unknown Date: — Nature
Additions: ☐yes ☒no ☐unknown Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.) Amos Thomas (1930-1957)

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Board and batten 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Sheet metal:5V crimp 2. 3.
Roof secondary strucs. (dormers etc.) 1. Shed dormer 2.
Windows (types, materials, etc.) SHS, wood, two symmetric sets of paired on the front, 1/1, wood framed screens.

Distinguishing Architectural Features (exterior or interior ornaments) The building is symmetrical with one dwelling unit at each end.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Small concrete block storage building in the back of the three cottages.

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 SJ05648

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details) Two symmetric single door entries on the side front with shed roofs and stoops.

Porch Descriptions (types, locations, roof types, etc.) Two symmetric, closed back porches with shed roofs and single door entry, located on the side of the porch and facing away from each other.

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource The building one of three buildings known as the Thomas Tourist Court. each one of the three buildings has two, one bedroom units.

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) The City of St. Augustine is currently evaluating the Davis Shores area to determine its qualification as a National Register district.

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

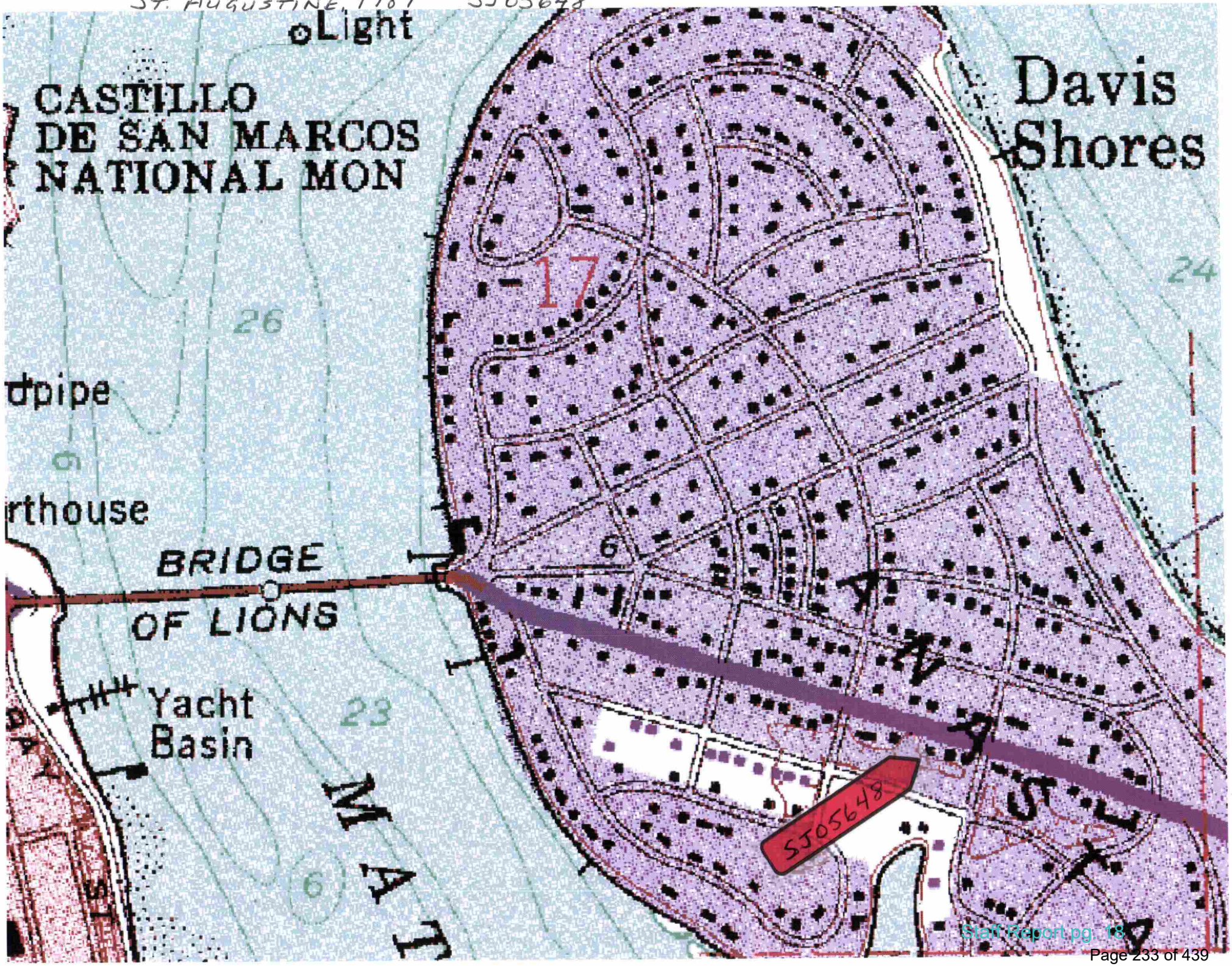
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Mark Knight Affiliation _____
Recorder Contact Information 81 King Street, Suite A, St. Augustine, FL 32084/904-825-4343/mknight@mblandlaw.com
(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.


ST. AUGUSTINE, 1989
SJ05648
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DE SAN MARCOS
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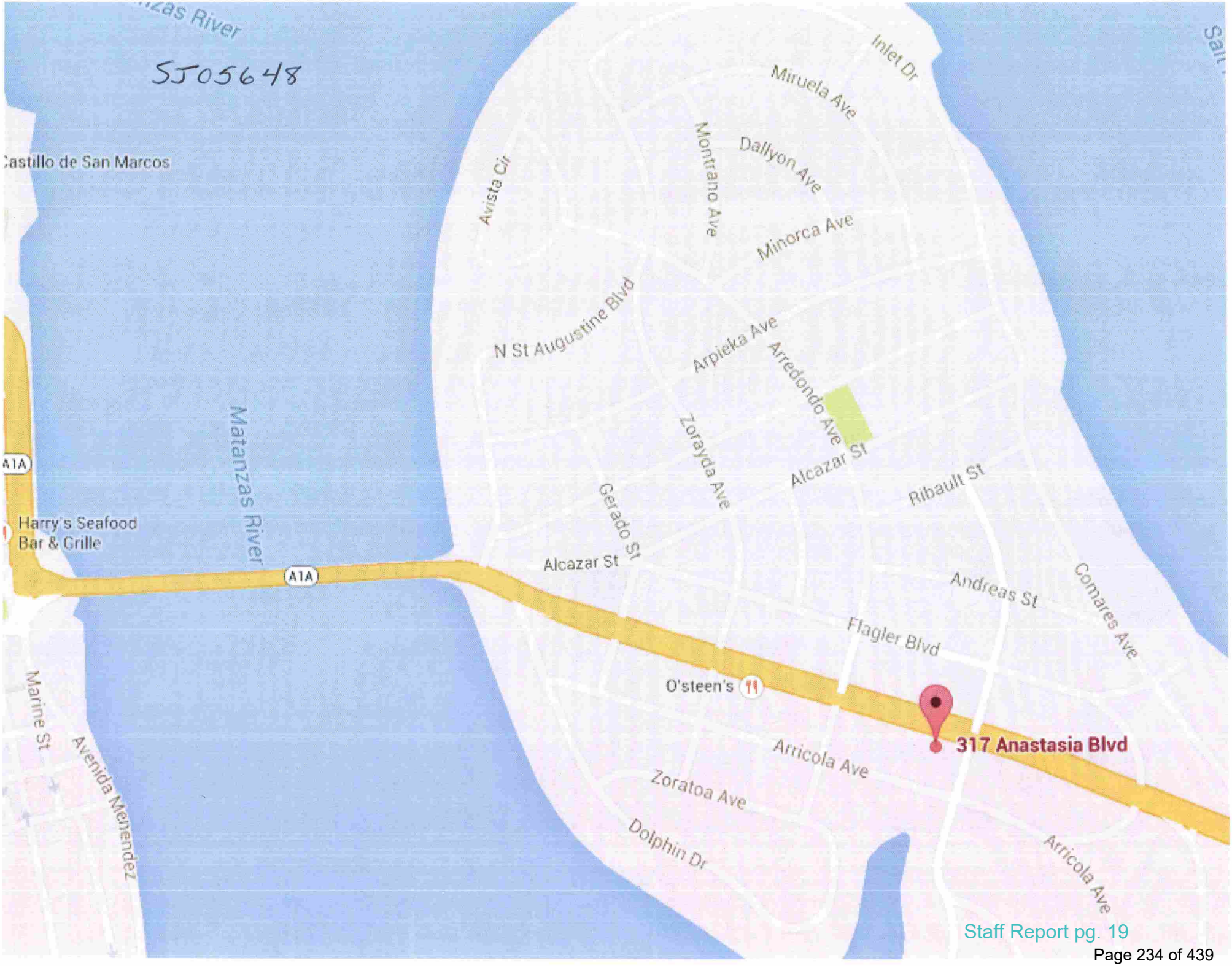
BRIDGE
OF LIONS
Yacht
Basin
23
MAIN
SJ05648


SJ05648
Castillo de San Marcos
Matanzas River
Harry's Seafood Bar & Grille
A1A
Marine St
Avenida Menendez
N St Augustine Blvd
Avista Cir
Montrano Ave
Miruela Ave
Inlet Dr
Dallyon Ave
Minorca Ave
Arpieka Ave
Arredondo Ave
Zorayda Ave
Alcazar St
Gerado St
Ribault St
Andreas St
Comares Ave
Flagler Blvd
O'steen's
317 Anastasia Blvd
Articola Ave
Zoratoa Ave
Dolphin Dr




5



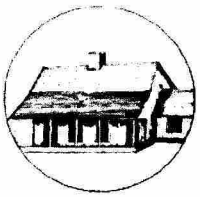

6


6


6

Page 1

☒ Original
☐ Update



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

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

Site #8 SJ06280
Field Date 5-6-2015
Form Date 5-6-2015
Recorder # _____

Site Name(s) (address if none) 317 Anastasia Boulevard — Multiple Listing (DHR only) _____
Survey Project Name Architecturial Survey of Anastasia Is. Structure — 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
317		Anastasia	Boulevard	

Address: 317 Anastasia Boulevard
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 17 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2189700030 — 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: 1930 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Other — 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 Roof / 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 1
Exterior Fabric(s) 1. Board and batten — 2. _____ — 3. _____
Roof Type(s) 1. Gable — 2. _____ — 3. _____
Roof Material(s) 1. Sheet metal:3V crimp — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.) Single paired and corner 1/1 wood trim and sills decorative wood shutters.

Distinguishing Architectural Features (exterior or interior ornaments) exposed rafters - little to no overhang; minimal detail.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 3 bldgs detached set back from street with 2 apt each/ white picket wood fence - parking in rear with connecting concrete sidewalks.

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 SJ06280

DESCRIPTION (continued)

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

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

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

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

Main Entrance (stylistic details) variety of panel doors - 5 panel wood 3 panel with light wood and contemporary 2 panel with 9 lights

Porch Descriptions (types, locations, roof types, etc.) small front stoop with either wood deck and concrete steps shed roof supported by wood posts.

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

Narrative Description of Resource 3 bldgs 2 apts each with small stoop and gable roofs;

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☒other methods (describe) Windshield Survey

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) retains integrity; could contribute to a district, further research recommended as buildings could have been part of motor court

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

1. Architecture
2. Tourism
3. Community planning & development
4. _____
5. _____
6. _____

DOCUMENTATION

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

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

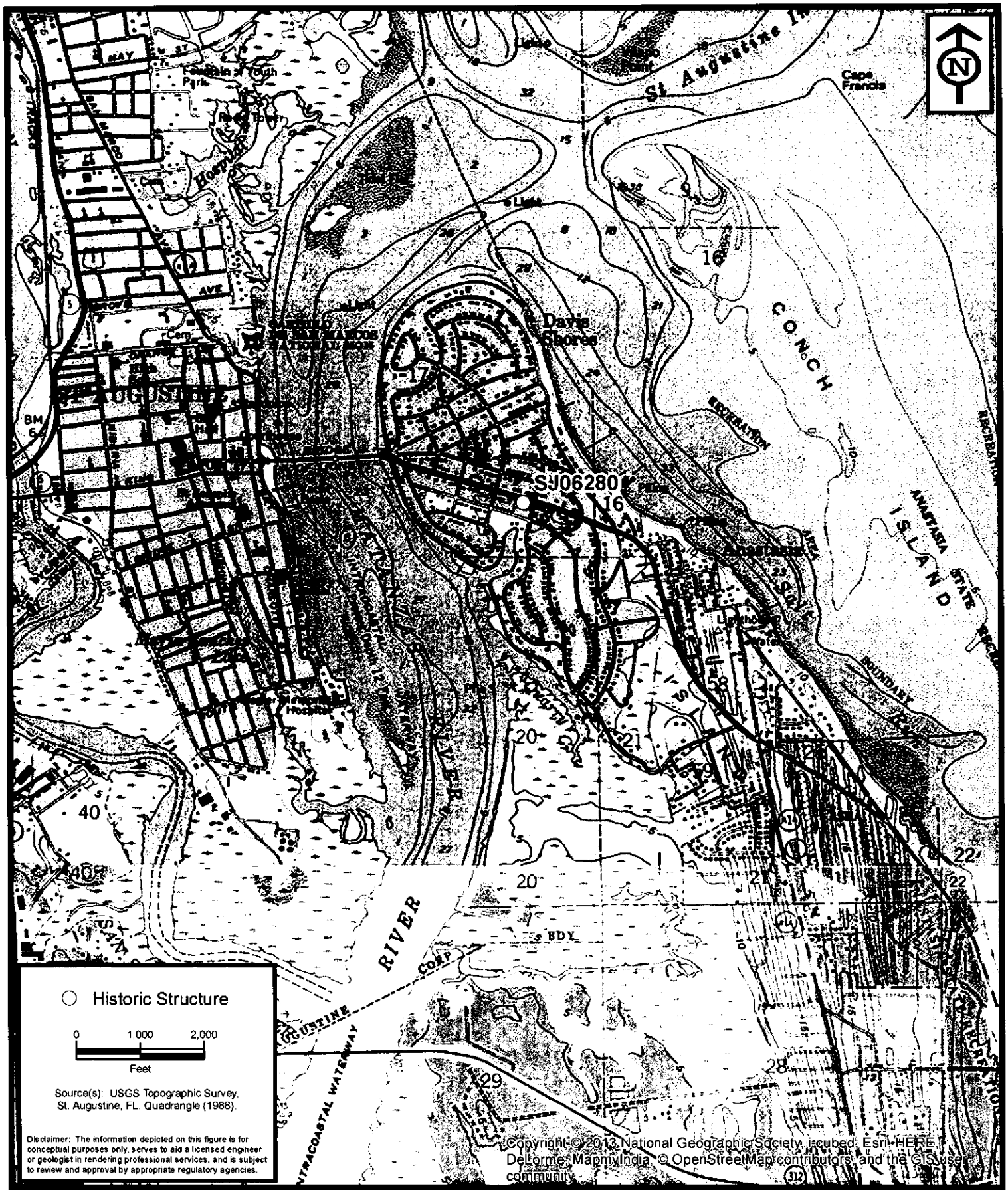
Recorder Contact Information 7220 Financial Way, Ste. 100 Jacksonville, FL 32256/ 904-470-2200/pdavenport@esinc
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

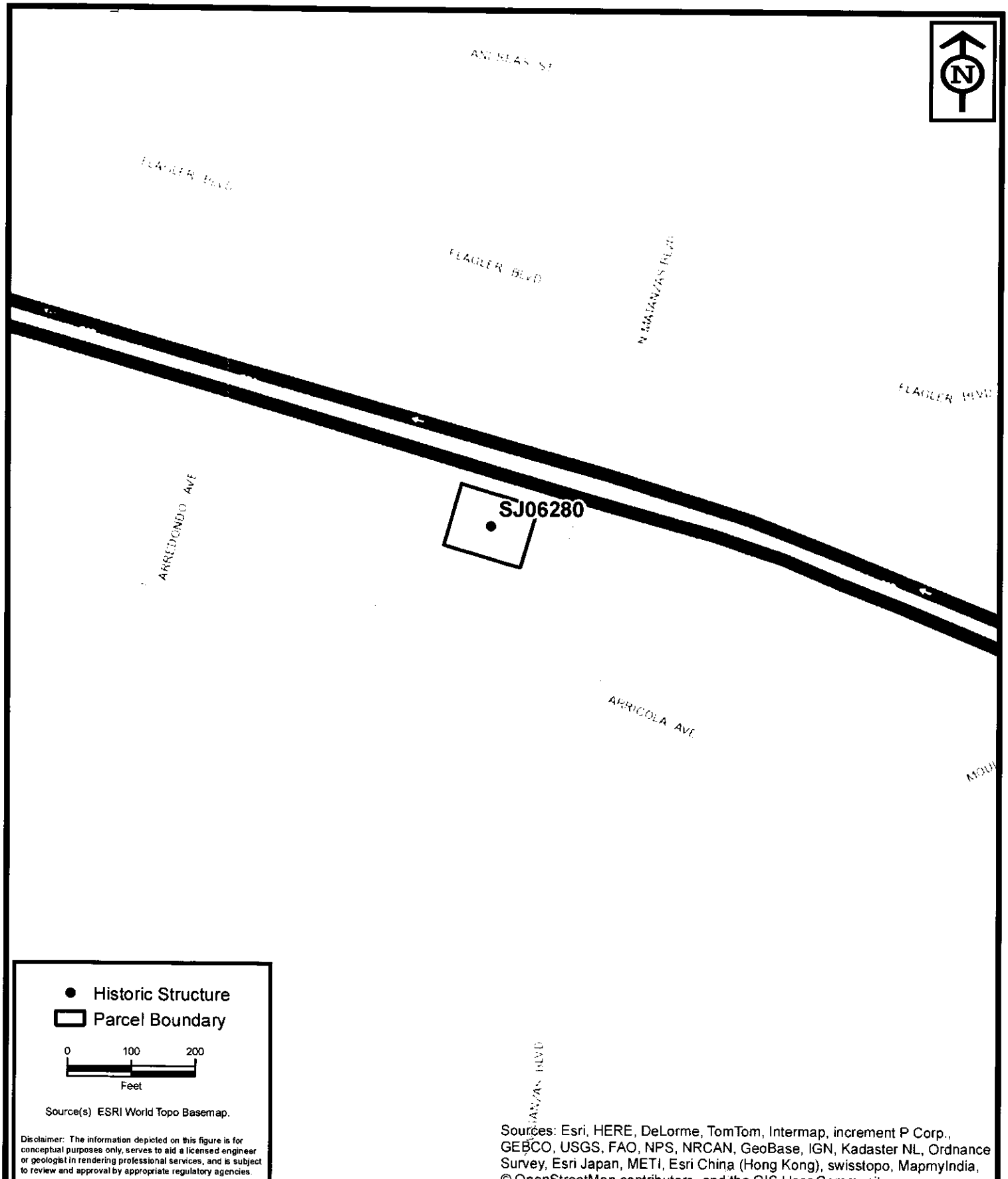
Project Location - SJ06280

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150511\location\Project Location_SJ06280.mxd Date: 5/11/2015 1:36:12 PM



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

Parcel Location - SJ06280

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150511\site\Parcel Location_SJ06280.mxd Date: 5/13/2015 12:44:00 PM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LE
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Building
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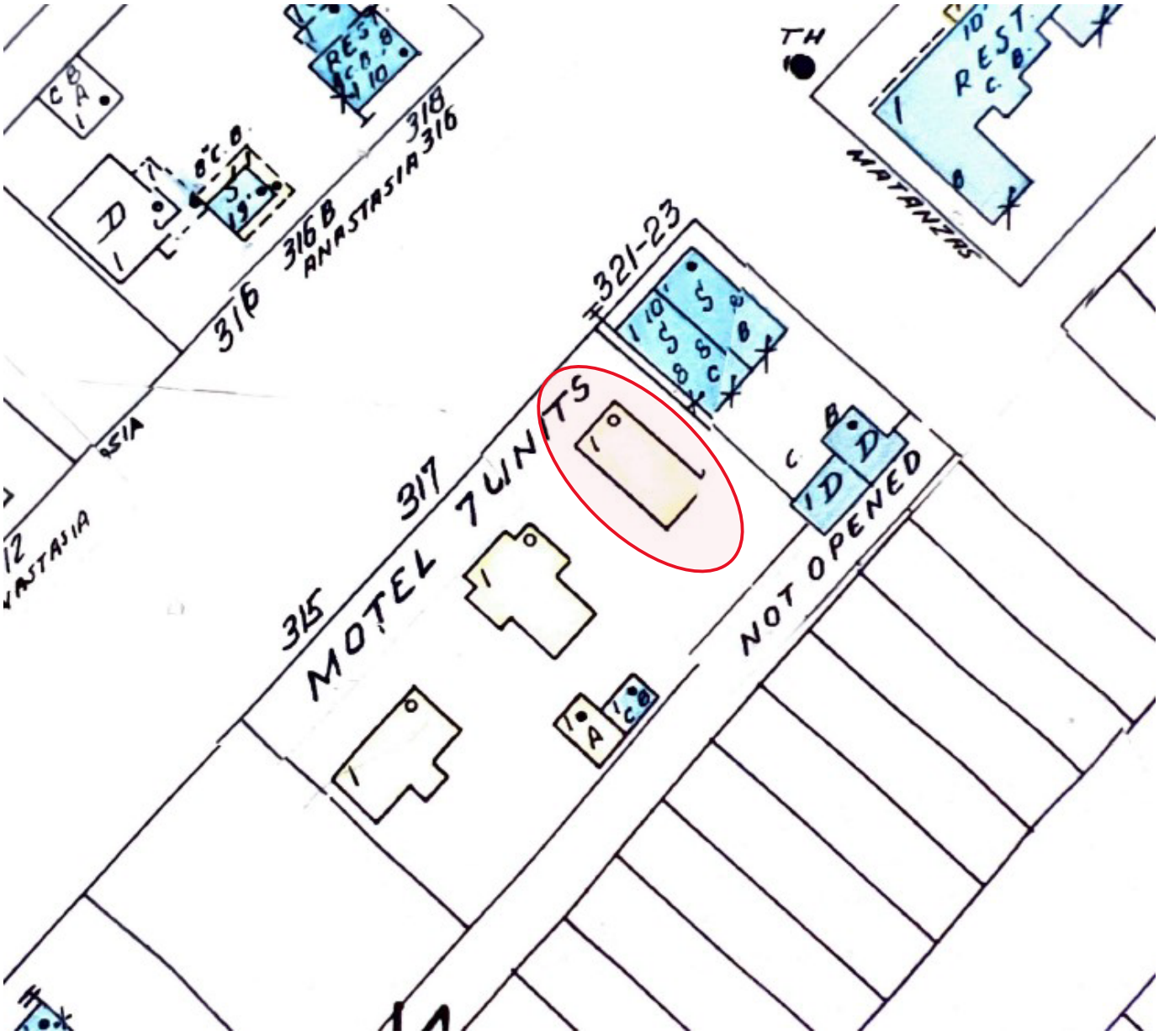
INC.
60


317
UNITED STATES
POSTAL SERVICE
317

1930 SANBORN MAP UPDATED TO 1960
317 Anastasia Boulevard



317 Anastasia Boulevard (c. 1930)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
^1940	Amos E. Thomas		Painter
^1945	Amos E. Thomas (wife: Clemens M.)		Tourist Camp
+1951	Amos E. Thomas (wife: Clemens M.)	(o)	Not Listed
	Tourists		
1955	Amos E. Thomas (wife: Clemens M.)	(o)	Thomas Cottages
	Thomas Cottages		Tourists
1960	Amos E. Thomas (wife: Clemens M.)	(o)	Painter, E.B. Meade & Sons
	Thomas Motel		
1970	Amos E. Thomas (wife: Clemens M.)	(o)	Thomas Motel
	Thomas Motel		
1975	Amos E. Thomas (wife: Clemens M.)	(o)	Thomas Motel
	Thomas Motel		
1979-80	Amos E. Thomas	(o)	Thomas Motel
	Thomas Motel		
1984-85	Anastasia Apartments		(8 units)
	1. Dennis Webb 2. Lou Duprey 3. Beverly Morrissey 4. Rominger 5. Billy Burnett 6. Mc Cormack 7. Kalivas 8. Geyer		No Professions Listed
1990	Anastasia Apartments		(8 units)

\+ First entry found for this address
(o) Owner
^ Polk City Directories for these years did not include numeric addresses for Anastasia Boulevard. These entries were determined by following the Amos E. Thomas name.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2026-0005 **Meeting Date: Thursday, February 19, 2026**

1. NAME OF APPLICANT: Christopher Walker
   Business (if applicable):
   Address: 323 Anastasia Blvd
   City: Saint Augustine State: FL Zip Code: 32080
   Daytime Telephone: Available on request E-Mail Address: Available on request

2. NAME OF PROPERTY OWNER: Christopher Walker
   Business (if applicable):
   Address: 323 Anastasia Blvd
   City: Saint Augustine State: FL Zip Code: 32080
   Daytime Telephone: Available on request E-Mail Address: Available on request

3. PROJECT LOCATION: 317 ANASTASIA BLVD, Saint Augustine, FL, 32080

4. LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOTS 3 & 4 BLK 37 OR6029/2

5. SCOPE OF WORK: To demolish a residential duplex, constructed c. 1930, that is recorded in the Florida Master Site File and not located in a district.

Information attached by applicant includes:

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

Received January 19, 2026
Planning and Building Dept.

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: 317 Anastasia Blvd, St. Augustine FL 32080

Applicant's Name: Christopher Walker Applicant's Signature: [signature]

Owner's Name: Ancient City Capital LLC 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.

Received January 15, 2026
Planning and Building Dept.

Received January 19, 2026
Planning and Building Dept.

Received January 19, 2026
Planning and Building Dept.

Received January 16, 2026
Planning and Building Dept.

Received January 19, 2026
Planning and Building Dept.



Candice Seymour

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Wednesday, February 11, 2026 6:02 PM
To: Candice Seymour; Julie Courtney
Subject: Requesting continuance for 68 Oneida

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.

Hello Julie and Candice,

The homeowner at 68 Oneida has decided to move forward with the 2-story addition so we will need to develop the design and provide new drawings.

I would like to request a continuance for the May 21st HARB meeting.

Thank you,

Sarah Ryan, Architect
904-547-9430

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 19, 2026 Meeting



Approximate Limits of Construction in teal

Application HP2025-0074 Address: 241 St George Street

Applicant: Matthews | DCCM

Property Owner: Sisters of St. Joseph, Inc.

Project description: To construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.
(Following Opinion of Appropriateness (OOA HP2025-0052) approval in September 2025; CONTINUED JANUARY 15, 2026)

Architectural Style:	Gothic Revival and Mediterranean/Gothic Revival (existing and proposed)	Florida Master Site File:	SJ01916 SJ01916 A & B
National Register:	St. Augustine NRHD: Contributing (Convent)	Construction date:	c. 1874-1876 (Convent)
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1992900000		
Agenda Item:	8(a)	Previous Action(s):	OOA HP2025-0052

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the November 20, 2025 meeting to allow the applicant to provide additional information and consider minor design changes. It was again continued at the December 18, 2025 meeting to allow the applicant time to provide the full package of materials needed for approval. The applicant requested a continuance prior to the January meeting to allow for additional time to compile the required information.
2. The applicant has provided full architectural plans as requested by staff and the Board at the December meeting. The Summary Scope of Work below has been updated to convey new and updated details of the development.
3. Previous staff reports with additional attachments have been linked below for reference. Unless otherwise stated in subsequent staff reports, prior staff comments remain relevant.
4. As noted previously, the style of the new institutional structure is a simplified Mediterranean/Gothic Revival style with architectural elements pulled from the existing Motherhouse including window/door styles, roof material and color, decorative railings and other architectural embellishments. The Architectural Guidelines for Historic Preservation (AGHP) encourages new construction that complements the size, color, material, and character of adjacent buildings and their historic setting.
5. Based upon the information provided, proposed windows appear to be wood as recommended in the AGHP. The HARB previously discussed the possibility for aluminum clad windows on upper stories because aluminum clad was the preferred window material in the Opinion of Appropriateness review. The applicant should clarify the intent of the window material and provide examples if necessary.
6. Drawings detailing the proposed gate were provided by the applicant. The existing design is proposed to be replicated with two new 3' high zip track aluminum gates across the 36' wide opening, designed to accommodate emergency vehicle access. The proposed new metal gates will be different in appearance from the existing swinging gates which are not only less wide, but also taller and arched. The proposed zip track gates will match and existing gate along Bridge Street. Research photographs provided by the applicant in previous submittals and during review of the OOA for this project indicated that the extant gate stye and location is not original and was likely modified to its current state after demolition of the St. Josephs Academy building.
7. While the proposed coquina concrete walkway material is consistent with the AGHP, a tremron pervious paver in a brick style has been proposed for the vehicular roundabout, parking areas, and possibly around the retention pond. The pavers are proposed to be in a running bond pattern. While a true clay brick is appropriate per the AGHP, the tremron pavers are made of a concrete material. The light red coloration is not consistent with most bricks found in St. Augustine. The HARB has previously requested that a sample brick be brought to the meeting for reference. The applicant has also been made aware of the additional archaeological impacts posed by pervious pavers.
8. The proposed retention pond has changed in design from oval to square with a central fountain. The AGHP considers fountains inappropriate in spaces open to the public. The applicant should provide additional details regarding the proposed fountain, how high the water would reach above the edge of the pond, and whether the fountain is necessary for proper maintenance of the retention pond. The pond is proposed to have a 42"h black aluminum decorative railing, similar in style to the gate along St. George Street, but without finials. Landscaping and benches have been placed around the pond, as recommended by the Board, to soften the look of the pond and the proposed railings.

9. A landscape plan provided by the applicant appears to meet zoning requirements and include plantings that are either pre-approved within the AGHP or native to Florida.
10. The maximum building height has been reduced per HARB recommendations.
11. No details related to repairs of the masonry wall along Aviles and Cadiz Streets have been provided with this application. The applicant has suggested in previous meetings that the work may meet requirements for administrative approval and a separate HARB application would be submitted for the wall if necessary.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **241 St George Street** if the Board finds that the new structure meets the Secretary of the Interiors Standards for Rehabilitation #9 as a compatible contemporary design along the streetscape and within the HP-1 district as presented or modified by the HARB.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a new Gothic Revival Institutional building:
    a. 48’ tall (49’ tall maximum approved by the Planning and Zoning Board)
    b. 11,353sf
    c. J-shaped floor plan with a central courtyard
    d. Stucco exterior to match existing convent
    e. Red standing seam metal roof to match existing convent with terra cotta tile on chapel roof
    f. Arcaded loggias with rounded archways
    g. Segmental arched multi-lite wood casement windows, fixed windows (2 facing courtyard interior), and pointed arch stained glass windows on the chapel
    h. Porte cochere with 15’w x 14’h drive opening
2. Repairs to wall along Aviles Street south of Cavedo House Ruins
    a. Repair bowing of existing masonry wall
    b. May require careful deconstruction and reconstruction
3. Site and Landscape features:
    a. Relocation of gate along St. George Street with widening for vehicular access
        i. 32’ gate opening
        ii. Two 16’w 3’h black aluminum zip track gates, no arch
    b. Circular driveway
        i. Tremron pervious pavers in brick design, running bond pattern, Autumn Blend color
    c. Walkways
        i. Coquina concrete
    d. Retention Pond
        i. Square in shape
        ii. 42”h black aluminum fence/rail in Long Islander style (no finials)
    e. Landscaping (See Landscape Plan provided)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

New Construction

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

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

Site Plans and Building Setbacks

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

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

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

Roof Forms

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

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other

styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

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

Architectural Styles for New Construction

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

HP-1

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

Gothic Revival (1850-1920)

This style reached a height of popularity in the United States from 1840 to 1870. It remained a favored style for religious and educational buildings well into the twentieth century. There are several variations on this style including **Carpenter Gothic** and Collegiate Gothic. Architects Andrew Jackson Downing, Alexander Jackson Davis and Richard Upjohn produced several pattern books adapting this style for modest domestic uses. These pattern books, published in the 1830s, 1840s and 1850s, led to the development of the Carpenter Gothic style.

Identifying features of the **Gothic Revival** style include steeply pitched gable roofs, often with one or more intersecting cross-gables; decorative bargeboard work in the gables; open eaves; wood siding, often board-and-batten; one story entrance or end porch; and varied window treatments including lancet, cantilevered oriels, and double hung sash windows, often with diamond pane glazing. Shutters are common.

Identifying features of the **Carpenter Gothic** style include extensive use of sawn wood ornamentation on the bargeboards, eaves, and porch and balcony railings; steeply pitched gables and diagonal paned windows of Gothic architecture combined with the intricate decorative woodwork of the early Victorian Era; and multi-hued paint schemes. The steeply pitched gables lend pronounced vertical emphasis to these buildings. The term “carpenter” refers both to the extensive use of sawn wood ornamentation and the fact that these buildings were usually designed by craftsmen, not architects.

Buildings are not constructed directly on the street, although the size of yards varies.

The most common building plans are rectangular, L-shaped and U-shaped. Buildings range from one and one-half to two and one-half stories. Buildings feature tall, narrow windows and doors, often with pointed arches. The style emphasizes vertical elements in the facade.

Foundations are coquina, brick or continuous masonry which may be finished with stucco. Construction is masonry or wood frame. **Exterior finishes** are plain or ashlar joint stucco, brick, marble, stone, drop siding, weatherboards or board-and-batten siding with corner boards. A local church tower is finished with wood shingles.

Roof type is steeply pitched gable. **Roof surfaces** are covered with wood shingles, composition shingles, diamond composition shingles, metal standing seam, or corrugated metal. Chimneys are brick, and may be finished with stucco.

Windows may be lancet or oriel, fixed or casement diamond multi-pane, or double hung sash two-over-two. Attic louvers, transoms and sidelights are also used. Leaded stained glass may be used. Exterior shutters are common.

Detailing is extensive and includes prominent gables, oriel windows, massive chimneys, pointed elliptical arches, towers and battlements, crenelation, jigsawn trim on eaves and gable ends, and leaded stained glass.

Mediterranean Influence Styles (1885-1940)

Mediterranean-influenced styles of architecture include **Mediterranean Baroque, Spanish Renaissance Revival, Moorish Revival, Italian Renaissance (Venetian Renaissance), Spanish Colonial Revival and Mission**. Florida's Spanish heritage and semi-tropical climate favored the use of Mediterranean designs. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s.

Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low relief carvings highlighting arches, columns, window surrounds, cornices and parapets. In St. Augustine, windows are usually tall casements or double hung sash. Fanlights are sometimes used over doors. An arch motif is common on windows, doors and porch colonnades.

The Spanish Renaissance Revival style was brought to St. Augustine by Henry Flagler, and makes extensive use of poured coquina concrete walls, red terra cotta tile roofs, complex building massing, monumental entries, towers, turrets, vertical windows and doors, galleries, loggias and balconies, intricate detailing, and rounded arches.

Buildings are not usually constructed directly on the street, although the size of yards varies.

Building plans are rectangular or irregular. Buildings are two to four stories.
Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. **Exterior finishes** are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick.

Windows are double hung sash five-over-five or one-over-one, or fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles and balconies are common.

Detailing includes plaster and terra cotta highlighting on arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies and balconets. Decorative carving on the facade is also common.

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821
Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

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

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

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

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- 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...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- 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.

Wells should be masonry finished with stucco. Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

Masonry bench seating is appropriate within loggias.

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.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site Files (Motherhouse and Walls)
3. Sanborn Maps

Previous staff reports can be accessed online:

- July 15, 2025: https://staugustinefl.portal.civicclerk.com/event/1040/files/attachment/6769
- August 21, 2025: https://staugustinefl.portal.civicclerk.com/event/1041/files/attachment/6975
- September 18, 2025: https://staugustinefl.portal.civicclerk.com/event/1042/files/attachment/7163
- November 20, 2025: https://staugustinefl.portal.civicclerk.com/event/1044/files/attachment/7495
- December 18, 2025: https://staugustinefl.portal.civicclerk.com/event/1045/files/attachment/7662

Staff Photographs
241 St. George Street



Existing Gate and Project Site Behind from St. George Street

Staff Photographs
241 St. George Street



Existing Gate and Project Site Behind From St. George Street

Staff Photographs
241 St. George Street



Existing Gate and Project Site Behind From St. George Street

Staff Photographs
241 St. George Street





Existing Gate Details

Staff Photographs
241 St. George Street





Existing Mother House Gate Details

Staff Photographs
241 St. George Street



Project Site Behind From St. George Street Looking Southeast

Staff Photographs
241 St. George Street



Project Site Behind From St. George Street Looking Southeast

Staff Photographs
241 St. George Street



Existing Gate and Project Site Behind From St. George Street

Staff Photographs
241 St. George Street



Existing Gate and Project Site From Northwest Corner of Convent

Staff Photographs
241 St. George Street



Existing Gate and Project Site From North Side of Convent

Staff Photographs
241 St. George Street



Existing Gate and Project Site From North Side of Convent

Staff Photographs
241 St. George Street



Project Site Facing North

Staff Photographs
241 St. George Street



Project Site Facing North

Staff Photographs
241 St. George Street



Project Site Facing North

Staff Photographs
241 St. George Street



Project Site Facing North

Staff Photographs
241 St. George Street



Pool to be Removed

Staff Photographs
241 St. George Street



Project Site Facing East, Shed Roofed Addition to be Removed

Staff Photographs
241 St. George Street



West Elevation of Existing Convent

Staff Photographs
241 St. George Street





West Elevation of Existing Convent

Staff Photographs
241 St. George Street



West Elevation of Existing Convent

Staff Photographs
241 St. George Street



North Elevation of Existing Convent

Staff Photographs
241 St. George Street



Northwest Elevation of Existing Convent

Staff Photographs
241 St. George Street



Southwest Elevation of Existing Convent

Staff Photographs
241 St. George Street



South Elevation of Existing Convent

Staff Photographs
241 St. George Street



East Elevation of Existing Convent

Staff Photographs
241 St. George Street





Southeast Elevation of Existing Convent

Staff Photographs
241 St. George Street



Lourdes Hall Southwest Elevation

Staff Photographs
241 St. George Street



Lourdes Hall Northwest Elevation

Staff Photographs
241 St. George Street



Lourdes Hall Northeast Elevation

Staff Photographs
241 St. George Street



Lourdes Hall North Elevation

Staff Photographs
241 St. George Street



Lourdes Hall North Elevation

Staff Photographs
241 St. George Street



Other Areas of Convent Property Facing East

Staff Photographs
241 St. George Street



Other Areas of Convent Property Facing Northeast

Staff Photographs
241 St. George Street





Other Areas of Convent Property

Staff Photographs
241 St. George Street



Other Areas of Convent Property

Staff Photographs
241 St. George Street



View of Property from Aviles Street

Staff Photographs
241 St. George Street



View of Property from Aviles Street

Staff Photographs
241 St. George Street



Views of Property from Aviles Street



Staff Photographs
241 St. George Street



Wall to be Repaired Along Aviles Street



Staff Photographs
241 St. George Street



Wall to be Repaired Along Aviles Street and Cavedo House Ruins

Staff Photographs
241 St. George Street



Wall along Cadiz Street

Staff Photographs
241 St. George Street



Wall along Cadiz Street

Staff Photographs
241 St. George Street





Wall along Cadiz Street

Staff Photographs
241 St. George Street





Wall and Gate along Cadiz Street

Staff Photographs
241 St. George Street



Wall along Cadiz Street

Staff Photographs
241 St. George Street



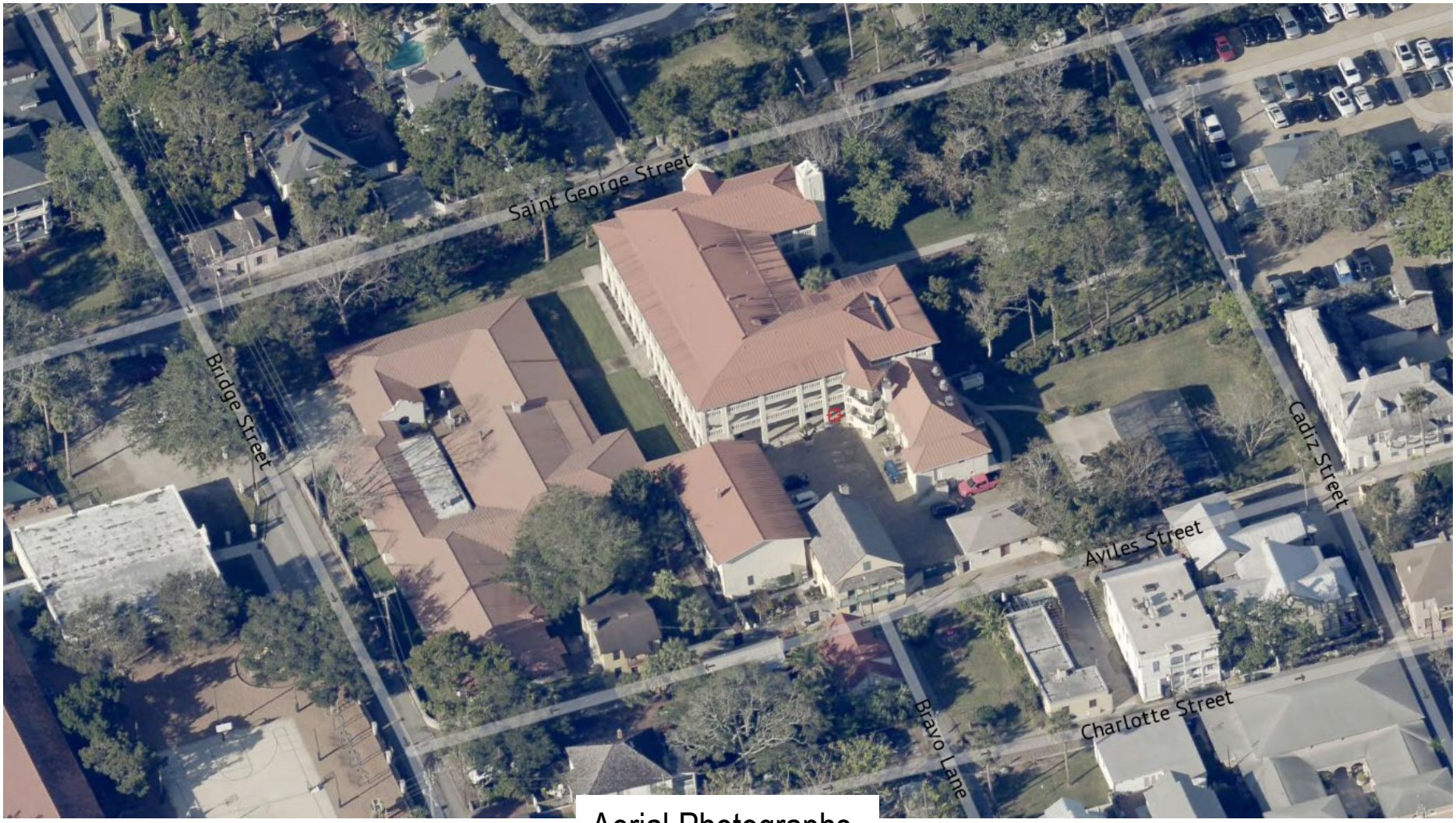
Aerial Photographs

Staff Photographs
241 St. George Street



Aerial Photographs

Staff Photographs
241 St. George Street



Aerial Photographs

Staff Photographs
241 St. George Street



Aerial Photographs

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

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1916 1009==

Site Name: St. Joseph's Academy and Convent 830== Survey Date: 7809 820==

Address: 241 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 35 (block) Shares block 35 with the (lot) 868==

following buildings: Cavedo House Ruins, O'Relly House, and Toledo House. 868==

Owner of Site: Name: Convent School;

Address: 241 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469860 (easting) 3306480 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Religious 838== Present Use: Religious/Educational 850==

Date: +1876 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Gothic Revival 964==

Plan Type: U-shape 966==

Exterior Fabrics: Stucco (plain & ashlar scored), brick, BEC ceilingboard, marble 854==

Structural Systems: Masonry, concrete block and stone (coquina) 856==

Features of Structure: (942)

Window Type: Metal awning, DHS 2/2, transom & sidelights 942==

Foundation: 942==

Roof Type: Hip (old section), mansard (new section) 942==

Secondary Roof Structures: Dormers, hip; porches, shed; porches, gable 942==

Porches & Balconies: Two-story open porches on academy building. 942==

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

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles, metal (standing seam) 882==

Ornament Exterior: Round & gothic arches on porches, iron work 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 3-3½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: On narrow bridk roads in one of the oldest sections of the city. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion, Education, Women, Blacks.

920==

Statement of Significance: (911==)

ARCHITECTURE

This three-and-one-half story Gothic Revival Academy-complex at 241 St. George Street was constructed during 1874-76 (the Convent) and between 1904 and 1910 (the Academy Buildings). The oldest building, the convent, is one of the last large coquina buildings constructed in St. Augustine. The Gothic "U-shaped" three-story buildjng consist of pointed arched windows and a three-story bay with a mission parapet. A one-story open front porch with pailed columns with capitals extends from the front. The Academy Buildings were originally built around 1910 with wooden porches. In 1947 the porches were replaced by two-story concrete additions with round and Gothic arches. Enclosure added at the same time unified the complex. The remodeling was one of the last uses of the poured concrete technique. Ornamental iron work also adorns the structures and a two-story portico accents the entrance to the school building. The complex is surrounded by narrow brick roads and is located in one of the oldest sections of the city.

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

V. BIBLIOGRAPHY

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

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

National Register of Historic Places.

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

St. Joseph's Academy and Convent at 241 St. George Street is a direct outgrowth of a call to the sisterhood by Bishop Augustin Verot. The Sisters were summoned from Verot's birthplace in Le Puy, France, solely for the purpose of educating and caring for the Negro population of the city.(4) Eight sisters arrived in St. Augustine in September of 1866. The Sisters were housed in a decrepid little building on St. George Street which had been the home of their predesessors, the Sisters of Mercy. (The building was demolished years later and is now the site of the Barnett Bank parking lot). Within a short time the Sisters were established in a house on Aviles Street, a bequest to the parish by Father Michael O'Reilly who died in 1812. The will stated "I bequeath and give the two stone houses, with their orange grove, which border on the South and West of Hospital Street and that of the Government, in order that their produce should go to the help of building a house for Nuns, for education according to the plan of St. Francis de Sales with its institution of the Visitation. . ."(6)

By January, 1867, the sisters opened a school for black children in a stone building on St. George Street behind the O'Reilly House.(7) The French education, under the leadership of Sister Sidonia, continued to work from these buildings for approximately ten years when the new convent was completed. With the laying of the cornerstone in 1874, construction commenced on the three-story coquina building. The conditions leading to the establishment of the convent-school included both the need for community education and the legal transfer of property in 1876 to the Sisters of St. Joseph as stipulated in Father O'Reilly's will. A free school for poor children was continued for borders and day pupils after the opening of the academy.(8) The schools remained part of the public school system until 1913.(9) An article in 1937 describes the original public school building. Notable is the use of the coquina from the walls of the first school house for colored children. The wall around the convent, fashioned from stone, still remains.

> "Where St. Joseph's Academy now raises its imposing structure, formerly stood an old, dilapidated cottage which poor people often occupied, rent free; the old Penelton house in which the first, second and third grades of girls of the Sisters public school were taught, and a comparatively new building erected to house the boys of the public school. All the structures were demolished with the exception of the latter which was moved to Aviles Street, next to the Old Don Toledo House.
>
> "The coquina in the present stone fence on St. George Street was originally in the building which served as the first school house for colored children in the State of Florida, and which was on the property given to the Sisters in 1867. This structure was also the music hall and was situated on St. George Street, northwest of the parlors (then the chapel) and separated from it by a concrete wall."(10)

Around 1839 the sisters of St. Joseph were compelled by court order to purchased some property north of the convent-academy. The land owner, John Pendleton, insisted that the sisters comply with the deed drawn up by Bishop Moore which promised future purchased of the land. Although somewhat untimely, the transaction was completed and the land made available for future expansion.(11) By 1910 two new buildings were erected on the property for school rooms and boarding. The former convent-academy became solely a residence for the sisters. A center gate opened into a courtyard with the new buildings on the north and east ends of the lot and the old "U-shaped convent forming the southern boundary.(12) In 1947 the buildings were remodeled to achieve architectural harmony throughout the complex. The center gate was moved to Academy entrance and another gate installed for the convent. The shcool has since outgrown the campus and plans to move to a new site outside the city.

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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. "Living Waters; 1866-1966." Printed by the Sisters of St. Joseph, St. Augustine, Florida. No page numbers.
5. Michael V. Gannon, The Cross in the Sand. (Gainesville, 1965) p. 17.

6. "Living Waters."
7. Interview by Karen G. Harvey with Sister Mary Albert, October 13, 1978.

8. St. Augustine Record, Sunday July 4, 1937.
9. "Living Waters."
10. Record, July 4, 1937.
11. Record in Archives of Sisters of Saint Joseph, Sister Mary Albert, Archivist.
12. Sanborn Fire Insurance Maps, 1904, 1910, 1917, 1924, 1830, 1956.

☐ Original
☒ Update

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

Site #8 SJ01916
Field Date 5-13-2016
Form Date 5-13-2016
Recorder # _____

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

Site Name(s) (address if none) ST JOESPHS ACADEMY AND CONVENT — 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: 241		St George	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 1992900000 — **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: 1876 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Church/Temple/Synagogue — From (year): _____ — To (year): _____
Current Use Church/Temple/Synagogue — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature _____
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Gothic Revival — **Exterior Plan** _____ — **Number of Stories** 3-3.5
Exterior Fabric(s) 1. BEC ceiling board 2. Brick 3. Stucco, marble
Roof Type(s) 1. Hip 2. Mansard 3. _____
Roof Material(s) 1. Composition shingles 2. Sheet metal:standing seam 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. Dormers, hip; porches, shed, gable
Windows (types, materials, etc.) pointed arched openings frame wide wood lancet windows w/ paired 6-light casement on upper floors; 1st flr. casements host single light & decorative
Distinguishing Architectural Features (exterior or interior ornaments) Round & gothic arches on porches, iron work; segmented coquina columns with ionic capitals; smooth stucco exterior;
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) large walled complex with mature trees and landscaping

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 SJ01916

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. Coquina block 3. Masonry - General
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. _____ 2. masonry general
Main Entrance (stylistic details) pointed arched opening frames paired wood doors with square panels and lancet windows with divided pointed transom
Porch Descriptions (types, locations, roof types, etc.) three story side and rear walkways/porches with lancet arch openings on the first floor and dec. balustrade on second and third floor; front entrance porch contains round coqina columns supporting hip roof with central three story tower accented w/ iron
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 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

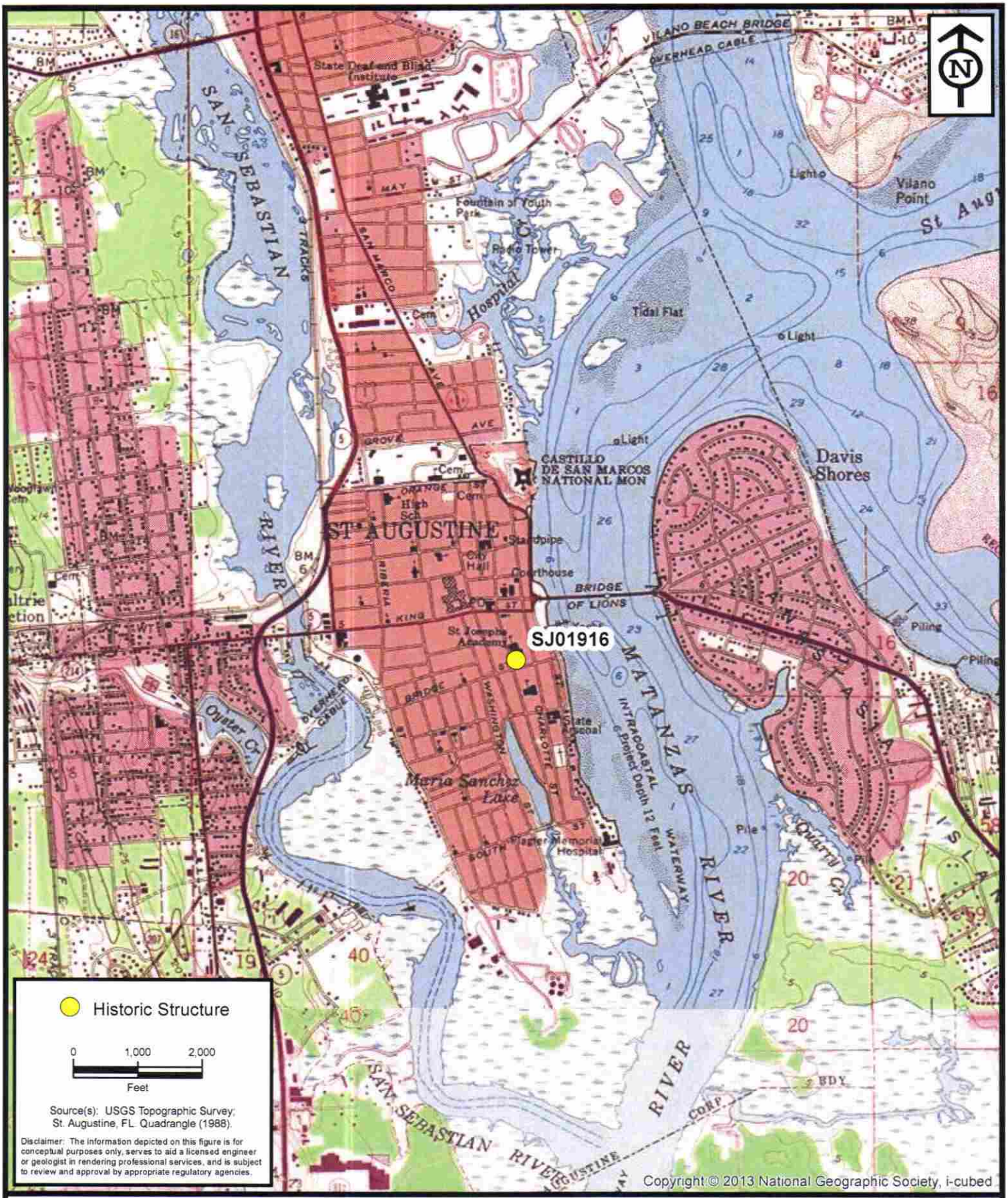
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
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 - SJ01916

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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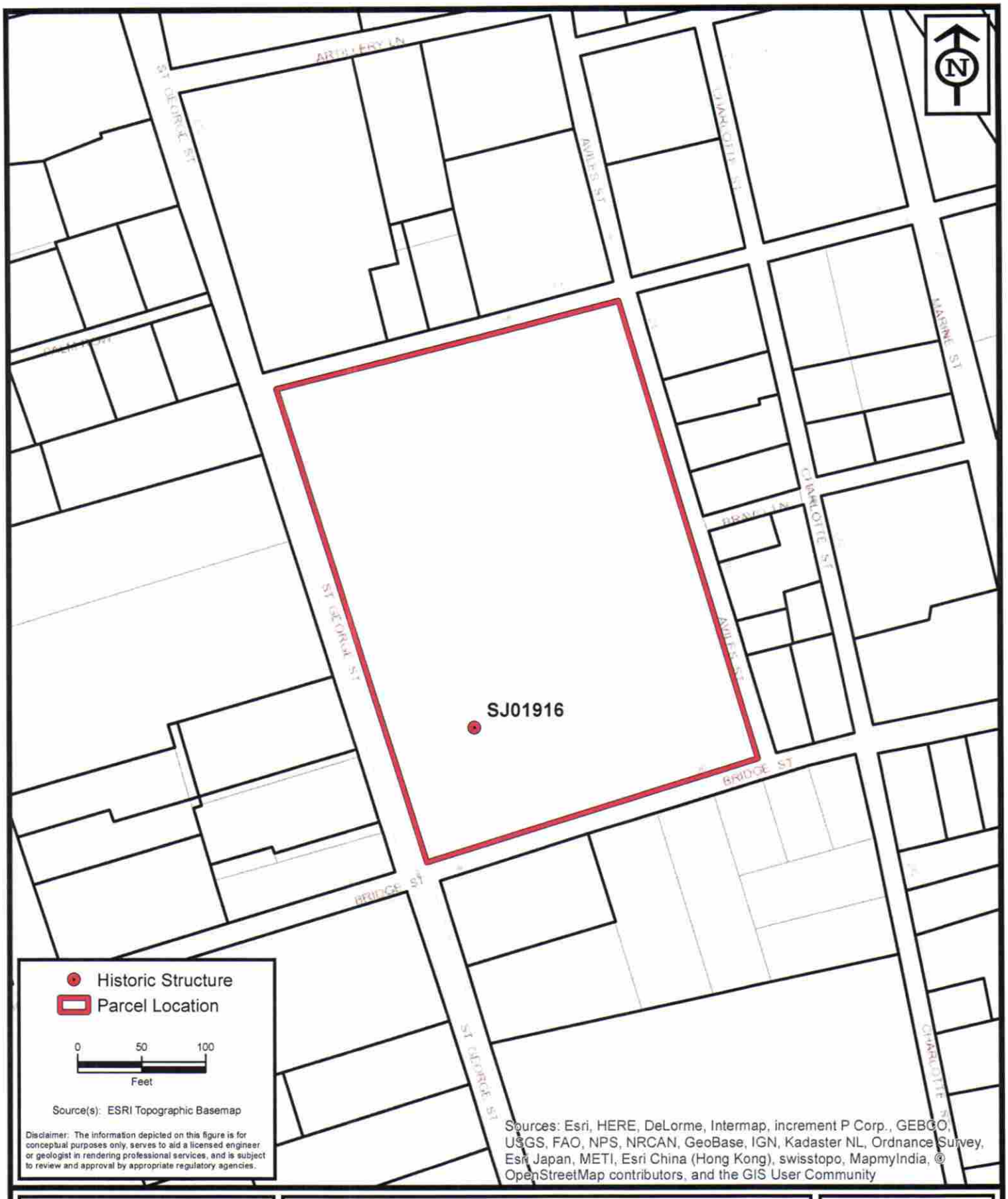
SJ01916



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

Parcel Location - SJ01916

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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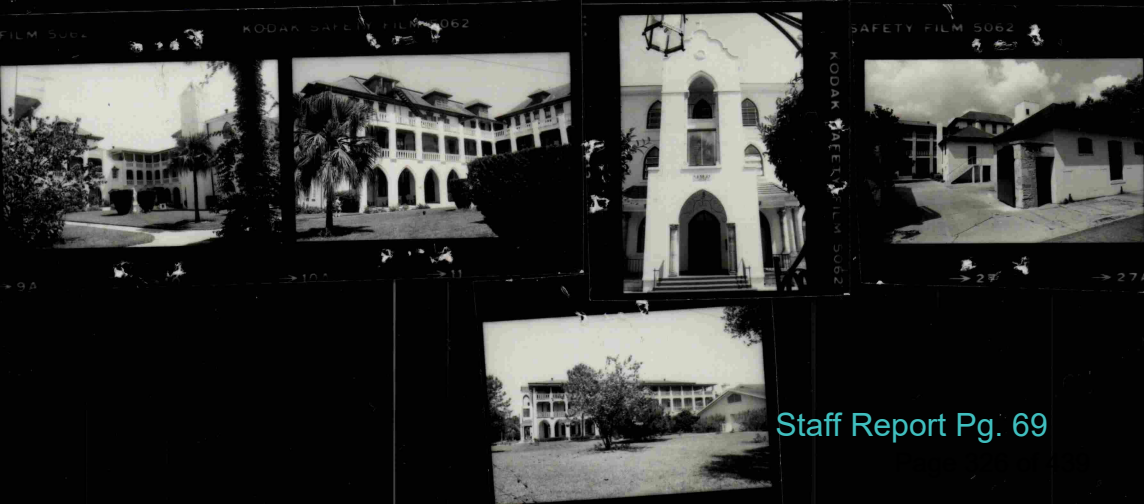
SJ01916



Staff Report Pg. 69


†J.M.J†
1874
MOTHERHOUSE
SISTERS OF
SAINT JOSEPH


†J.M.J.†
1874
MOTHERHOUSE
SISTERS OF
SAINT JOSEPH
241


LOURDES HALL
1924






ST. JOSEPH ACADEMY
FOUNDED BY THE SISTERS
OF ST. JOSEPH
CHARTERED IN 1874
BY THE STATE OF FLORIDA
LOCATED ON THIS SITE
1874 - 1979
RELOCATED AS A DIOCESA
HIGH SCHOOL IN 197
ALUMNI, CLASSES
1952, '53,

ST. JOSEPH ACADEMY
FOUNDED BY THE SISTERS
OF ST. JOSEPH
CHARTERED IN 1874
BY THE STATE OF FLORIDA
LOCATED ON THIS SITE
1874 - 1979
RELOCATED AS A DIOCESAN
HIGH SCHOOL IN 1979
ALUMNI, CLASSES O
1952, '53, '54


CURTIS PEST CONTROL
(904) 827-1781
PESTICIDE APPLICATION
KEEP OFF
UNTIL DRY




†J.M.J†
1874
MOTHERHOUSE
SISTERS OF
SAINT JOSEPH

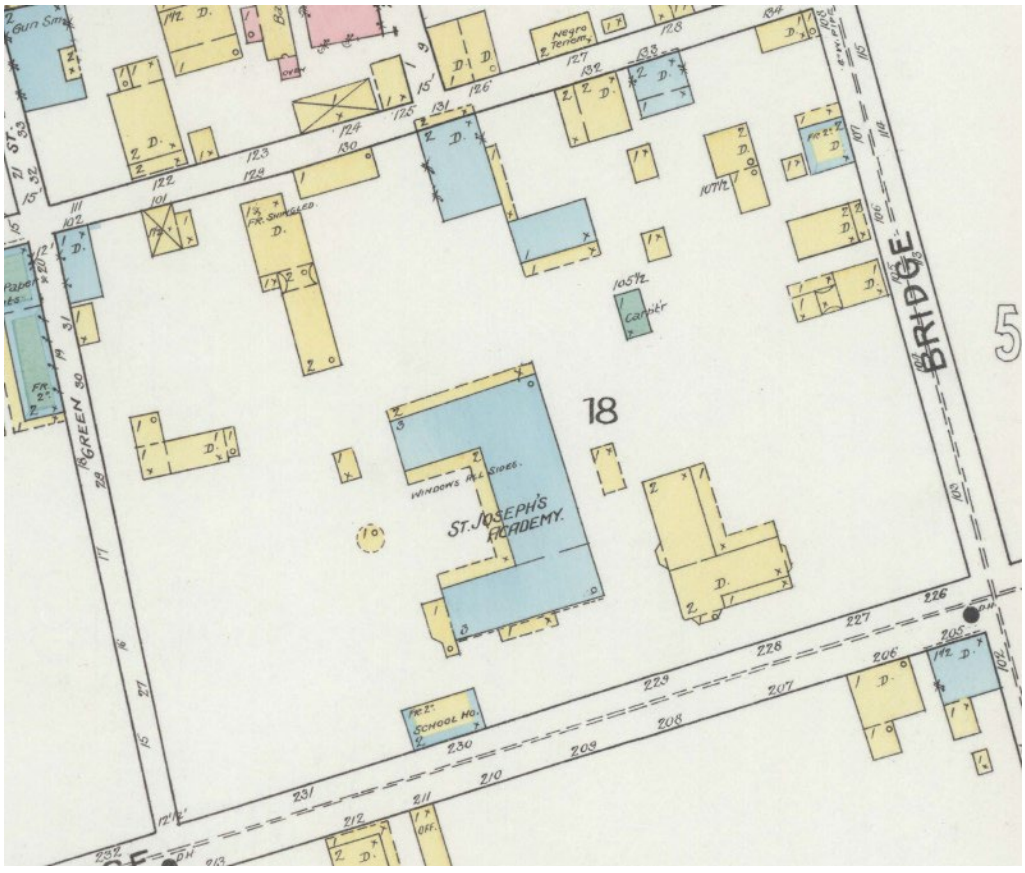

J.M.J.
1874
MOTHERHOUSE
SISTERS OF
SAINT JOSEPH



SANBORN MAPS
241 St. George Street (Entire Block)



1888



1893

SANBORN MAPS
241 St. George Street (Entire Block)



1899

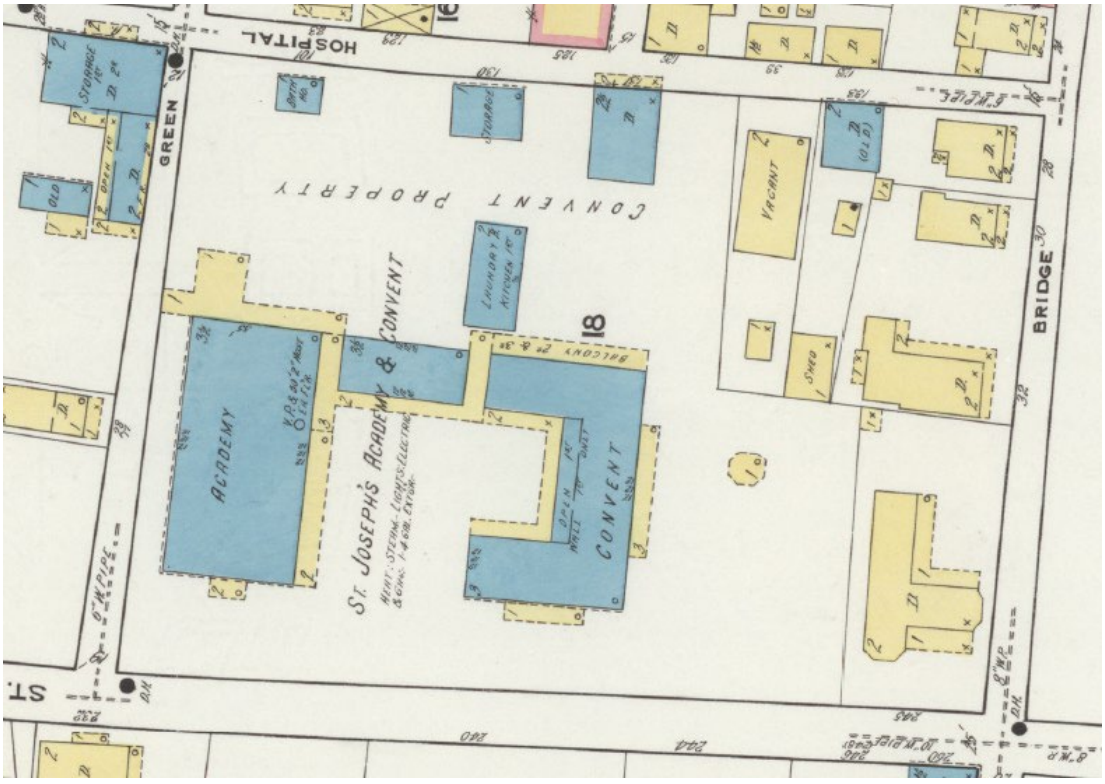


1904

SANBORN MAPS
241 St. George Street (Entire Block)

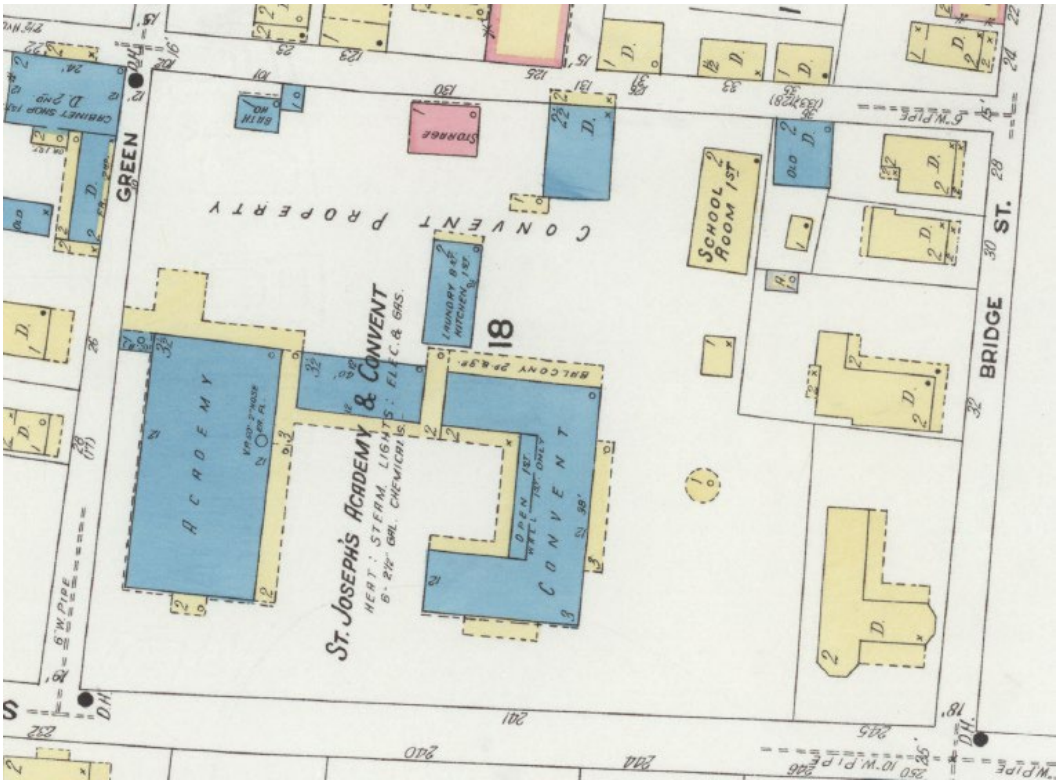


1910

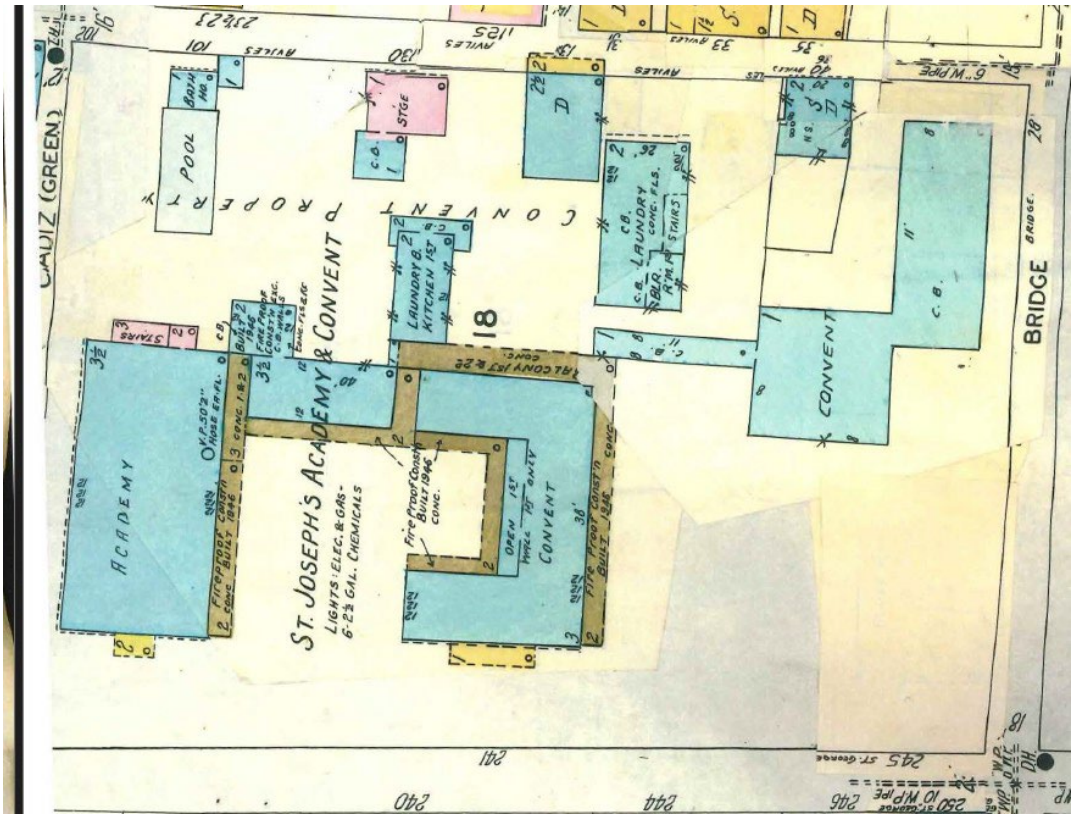


1917

SANBORN MAPS
241 St. George Street (Entire Block)



1924



1930 updated to 1960

FOR THE FEBRUARY 19, 2026 HARB MEETING

COA HP2025-0072
241 ST. GEORGE STREET

New Materials Submitted by the Applicant

Narrative

Received February 6, 2026
Planning and Building Dept.

Sisters of St. Joseph Replacement Motherhouse
241 Saint George St.



Planning and Zoning Application: Approved as presented, 9/2/2025

- Max building height allowed: 49’ (P&Z approved increase from 35’)
- Present building height designed: 48’-8” (increased to accommodate additional first floor elevation from 9’ to 10’ above sea level)
- St. George street setback was approved to increase to 54.2’ (9/2/2025). Setbacks on Cadiz and Aviles St. conform to Zoning.
- Tree removal approved (9/2/20025)
- Lot coverage approved to increase to 58.8% of new north parcel (19,475sf)

Project Goals:

- Replace existing Motherhouse with new to meet the needs of the aging Sisters.
- Feature fully ADA compliant building and barrier-free live, work, play and pray space.
- Complement existing Motherhouse with a similar aesthetic.
- Address stormwater management needs by adding features to landscaping.
- Represent demolished St. Joseph Academy geometry, while being sensitive to massing and scale of the neighborhood.
- Salvage any disturbed Coquina from property and repurpose into columns at covered turnaround for emergency vehicles.
- Add to History of St. Augustine with an energy efficient building solution.
- Present a design that compliments the existing, respects the past and prepares the property for the future.

New Construction
Basis for presentation

Received February 6. 2026
Planning and Building Dept.

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
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Received February 6. 2026
Planning and Building Dept.

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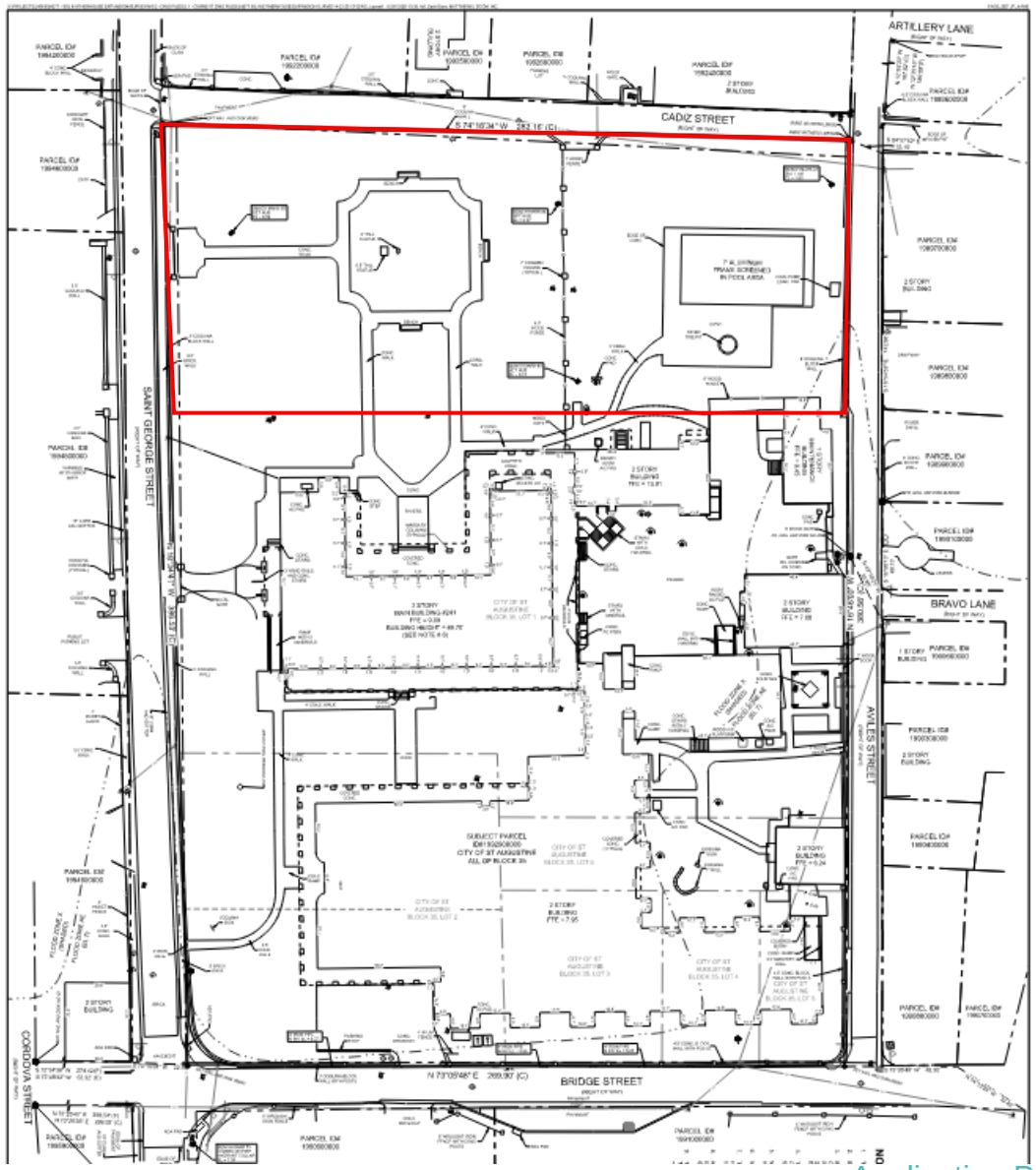

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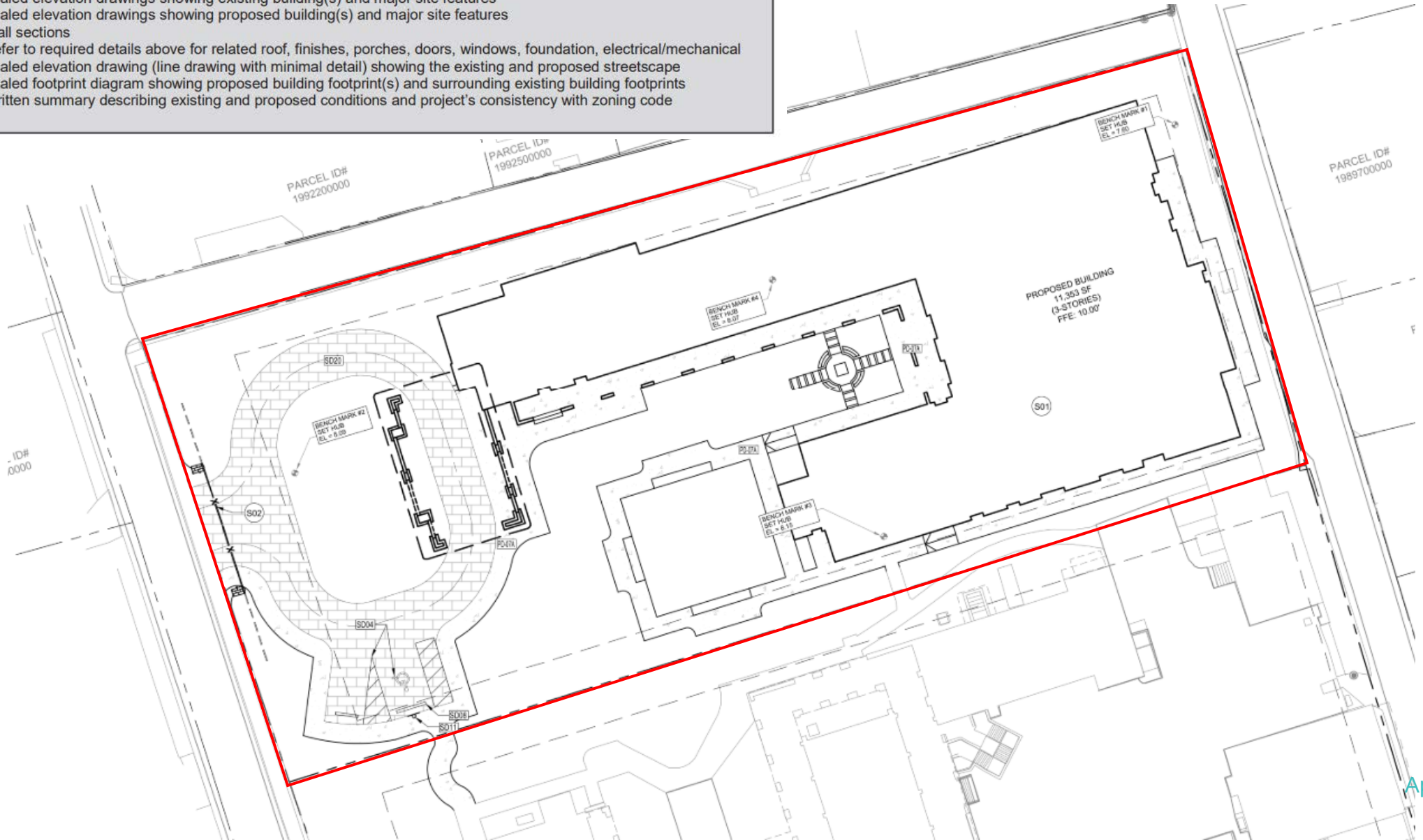

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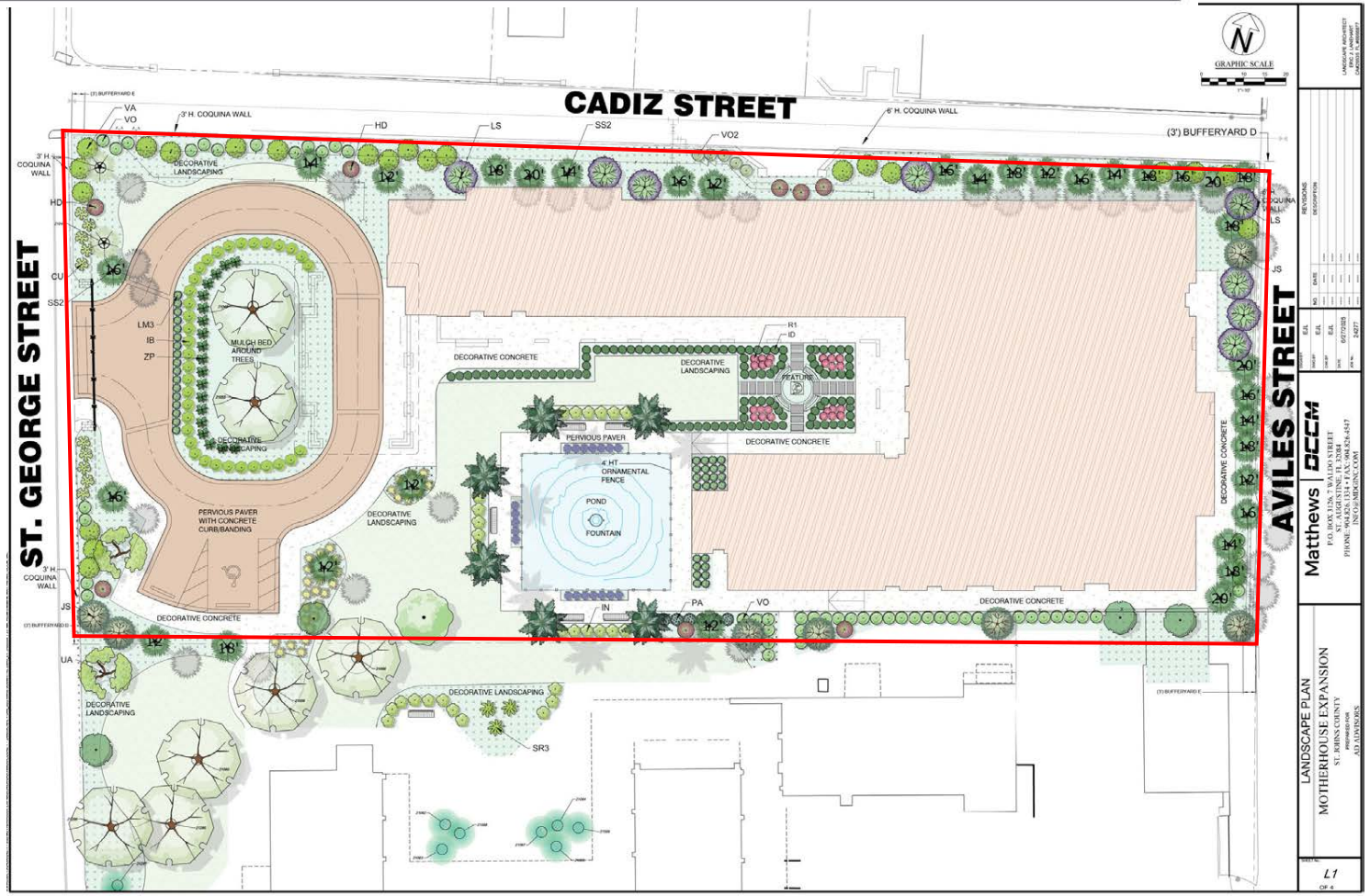

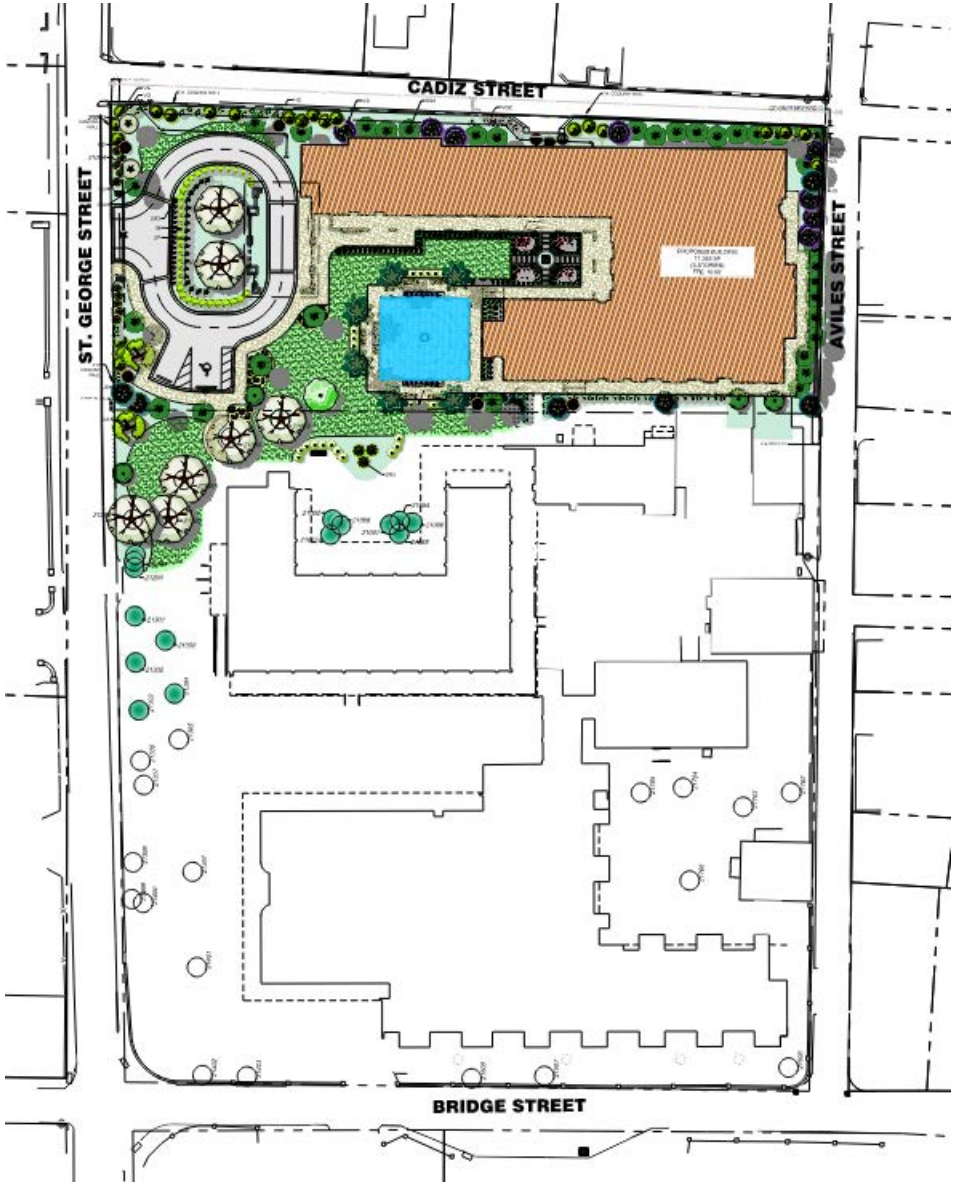

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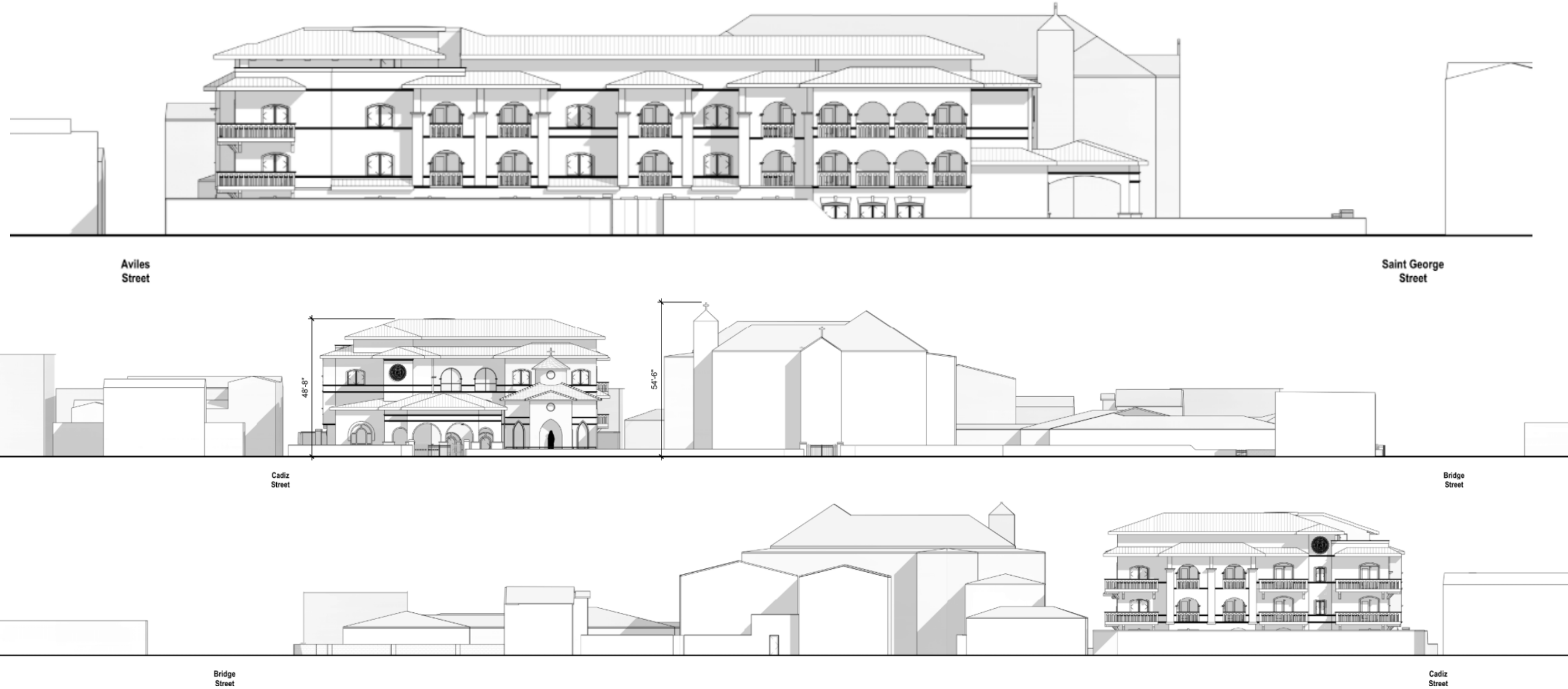

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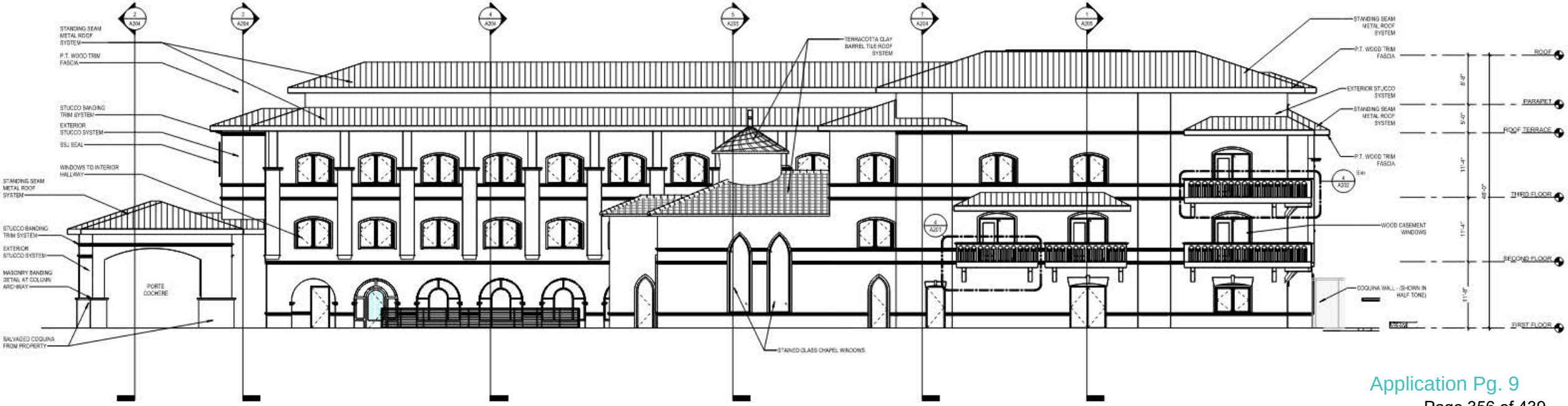

2 SOUTH ELEVATION (FACING EXISTING MOTHERHOUSE)

New Construction

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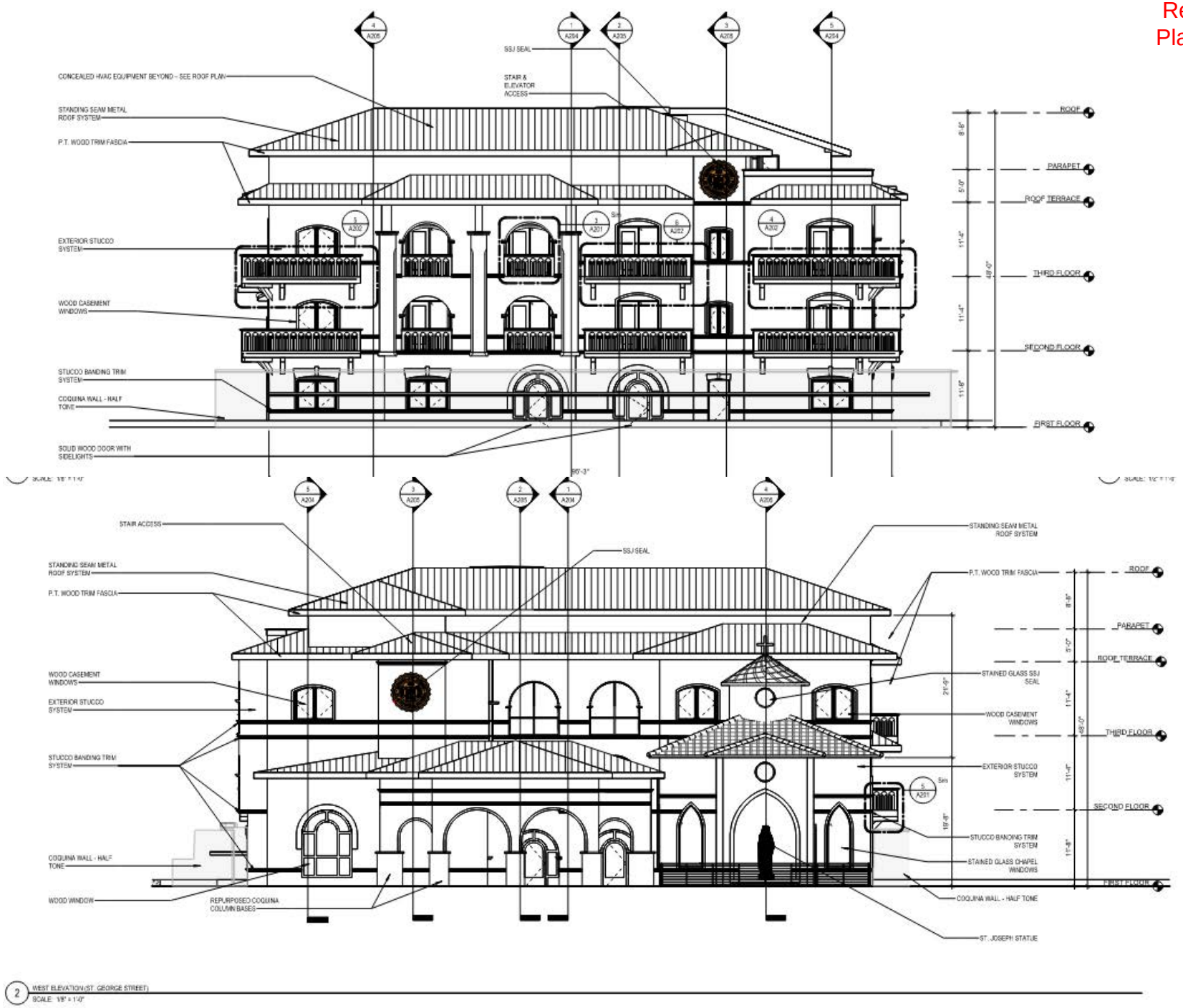

2 WEST ELEVATION (ST. GEORGE STREET)
SCALE: 1/8" = 1'-0"

New Construction

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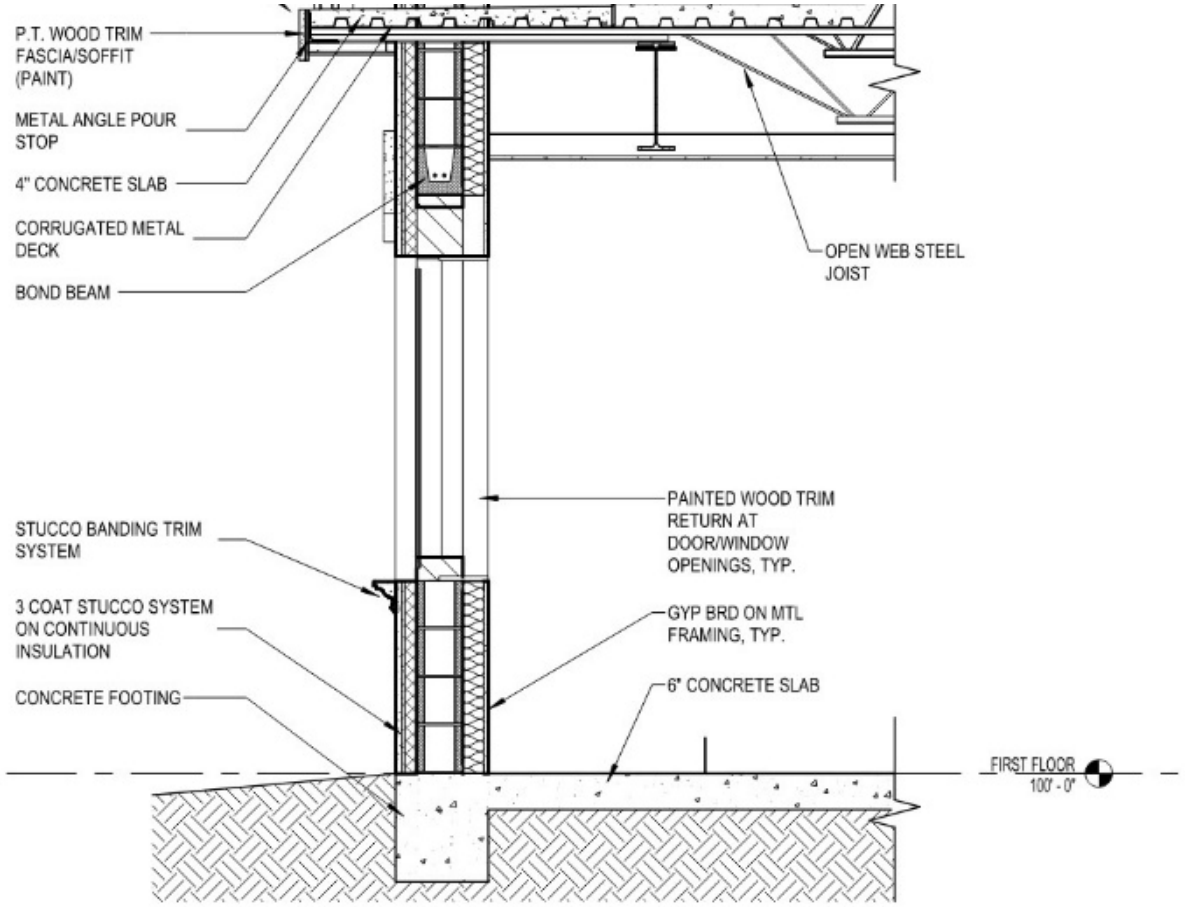

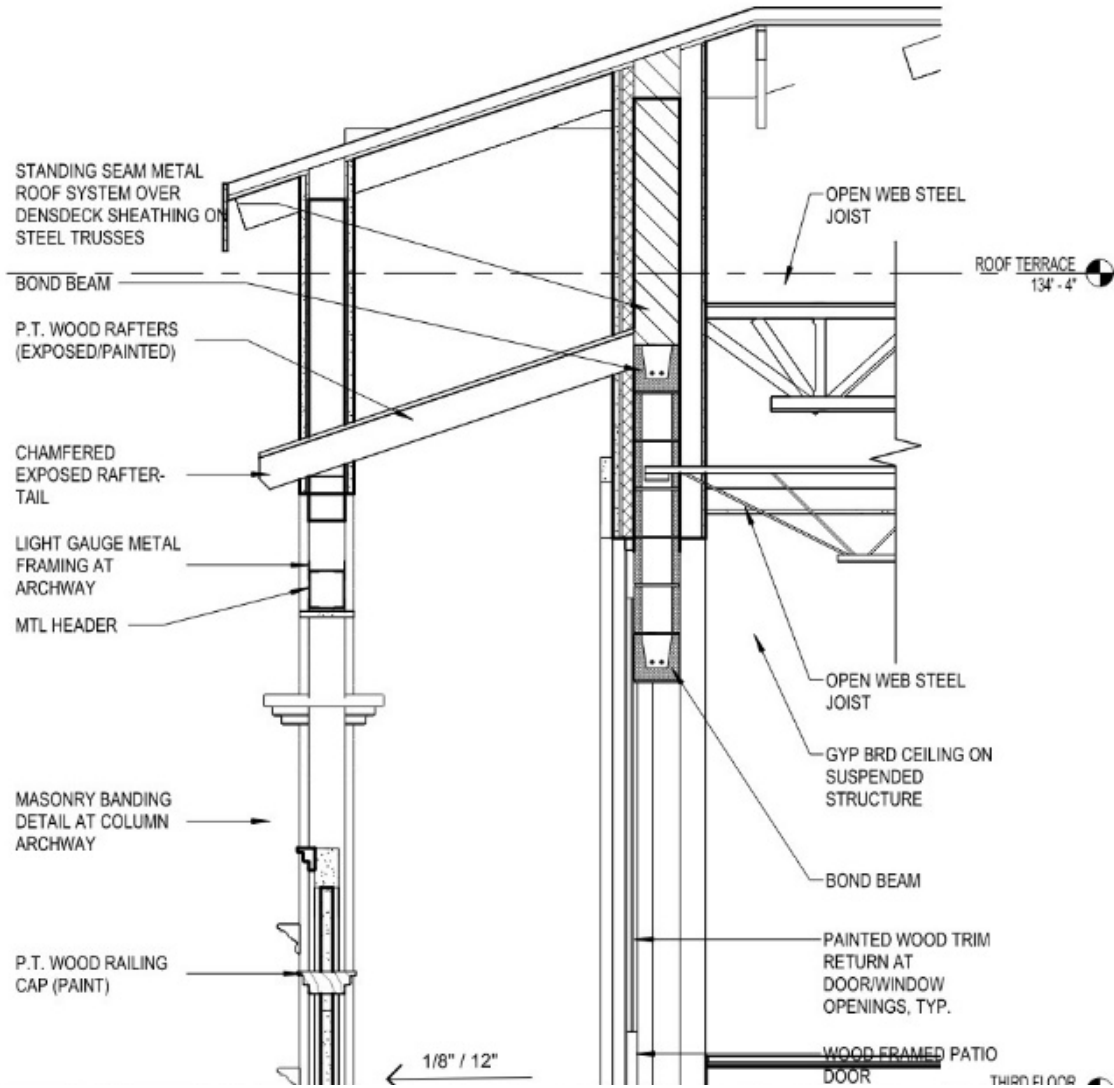

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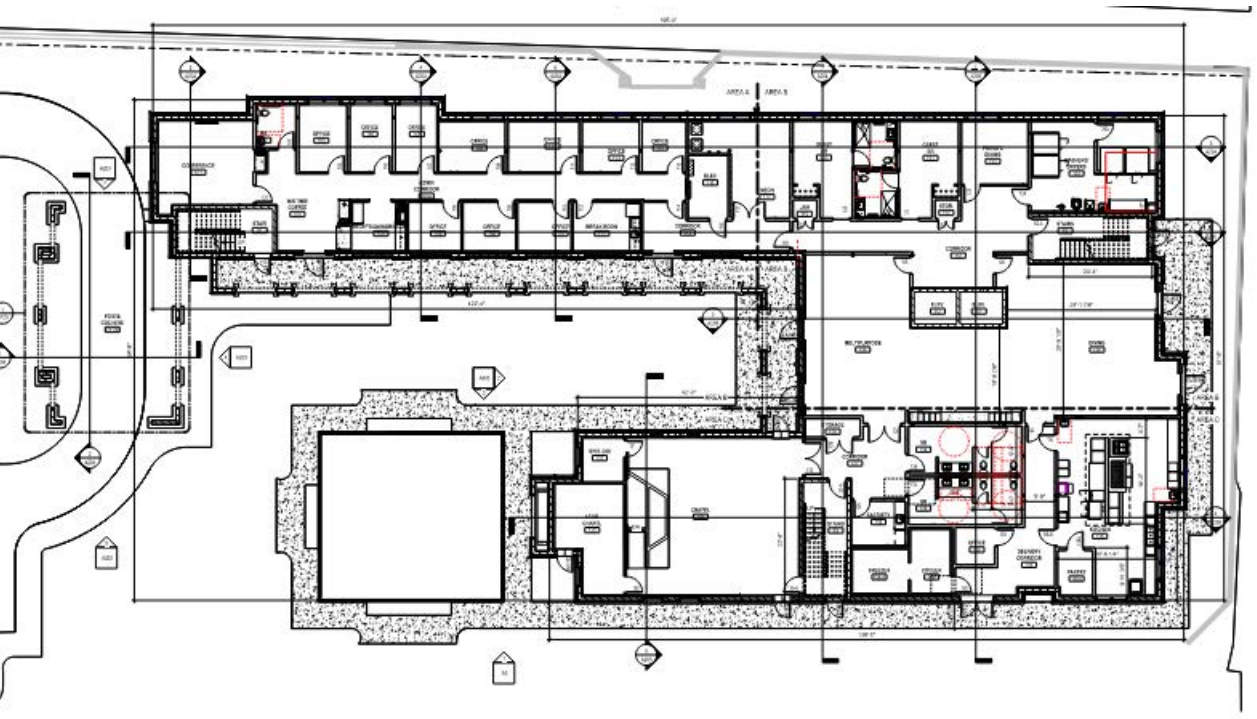

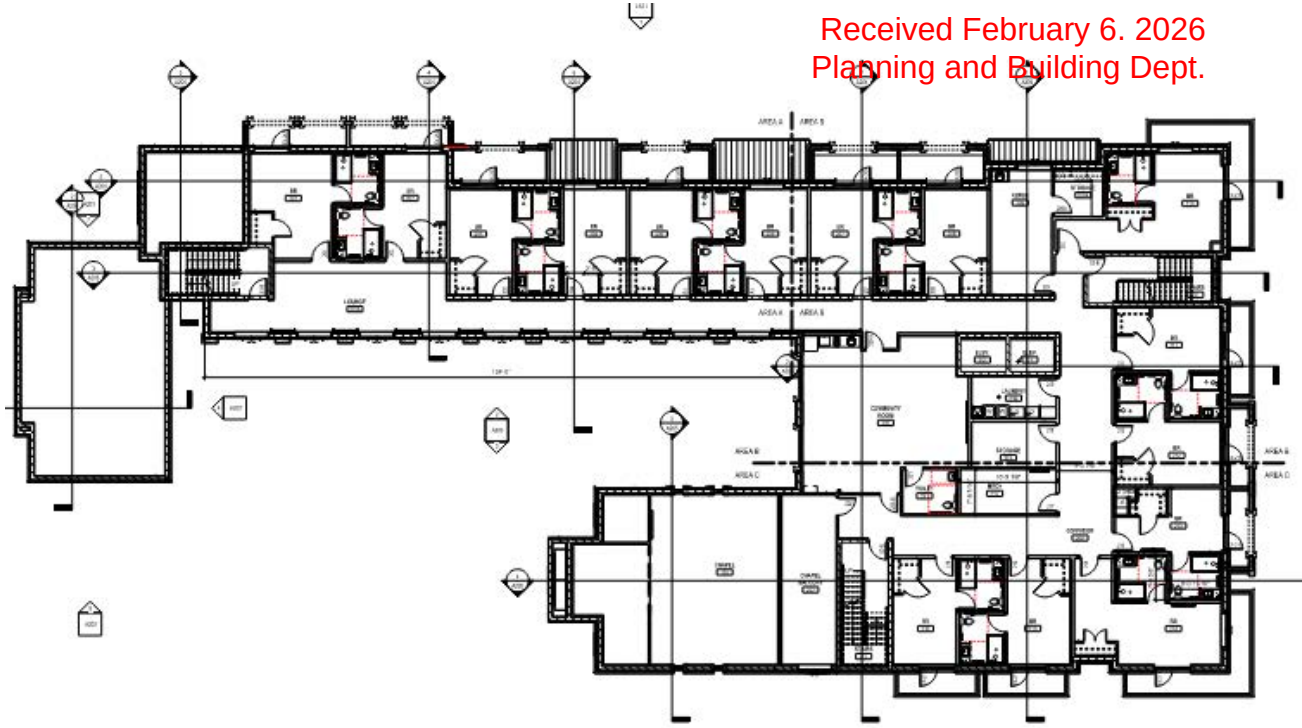



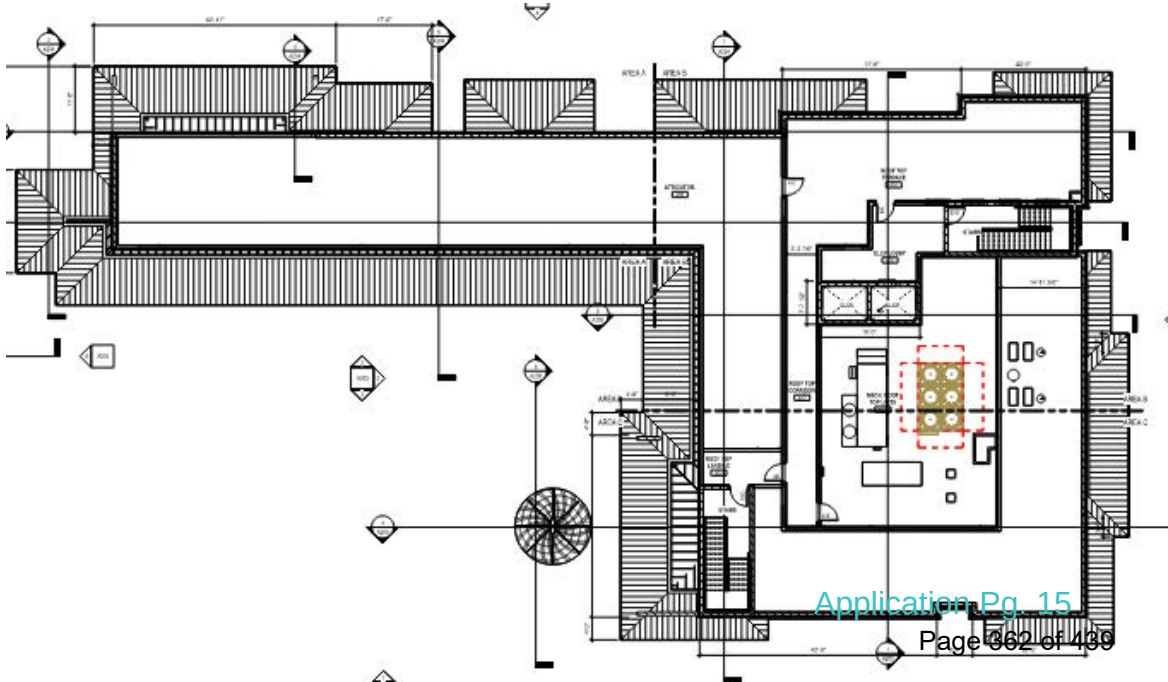

Roofs and Roofing and Awning Canopy – Standing Seam Metal Roofing

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

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



existing



proposed

Exterior Finishes – Cast in place Concrete, Plaster, Stucco

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

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



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existing

proposed





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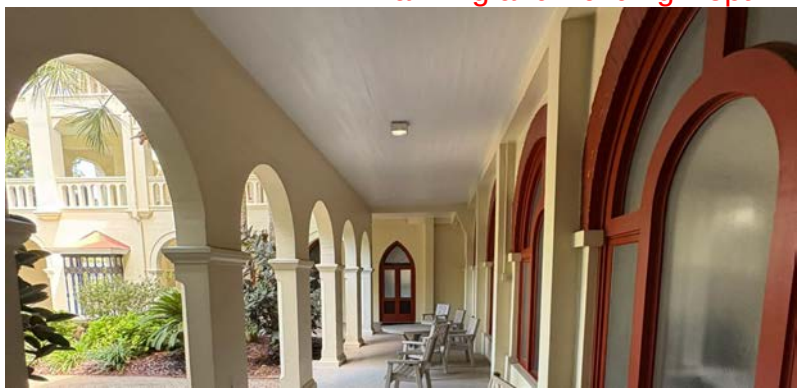
Porches, Decks, Balconies – Exposed Rafters (unheated) and Protected







existing

proposed







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Exterior Doors – Wood doors, arched, pointed, flat















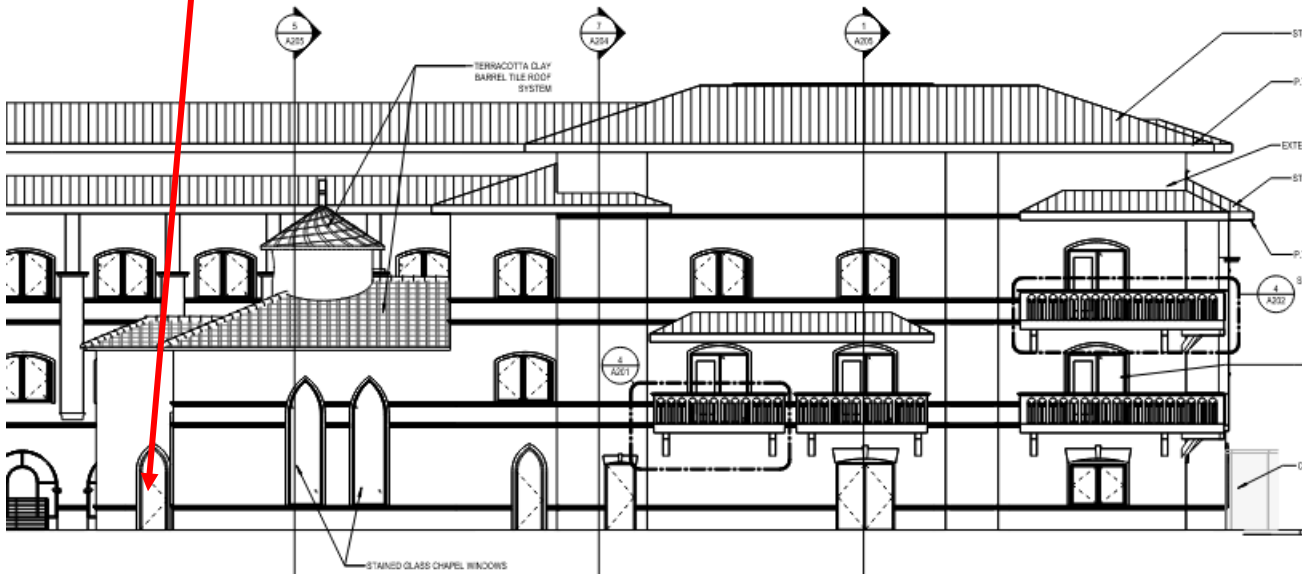

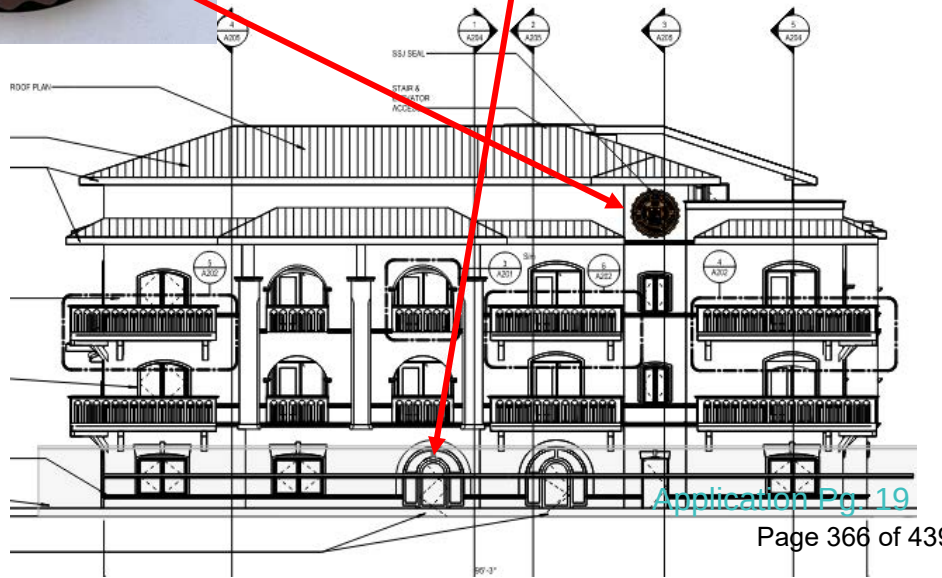

Received February 6. 2026
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Windows – Wood windows, arched, pointed, flat







existing

proposed







Windows – Wood windows, arched, pointed, flat

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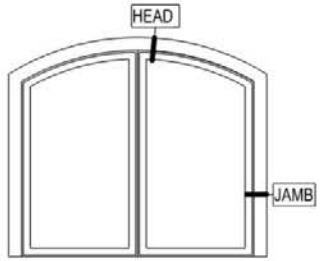

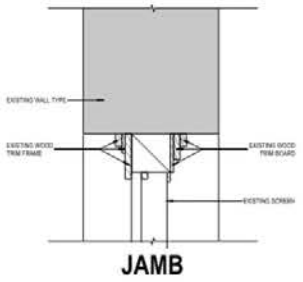



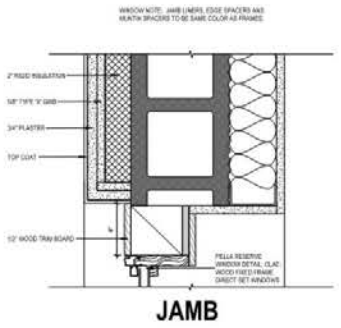

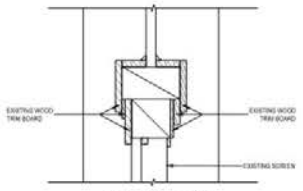



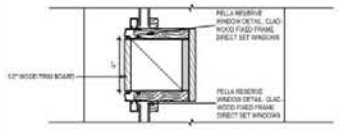

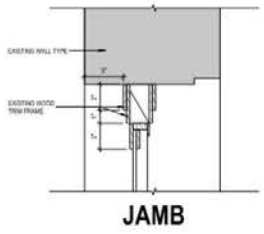

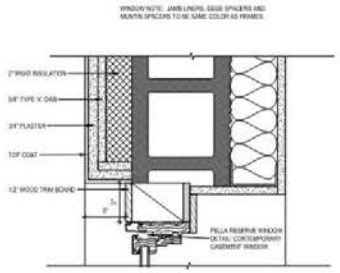

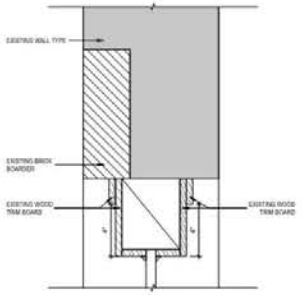

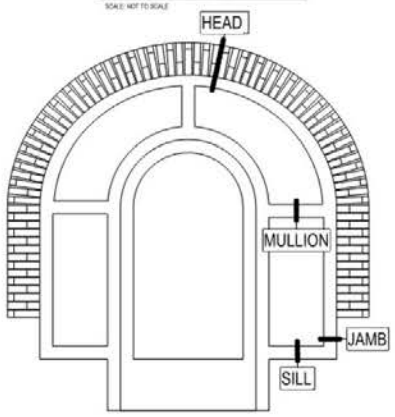

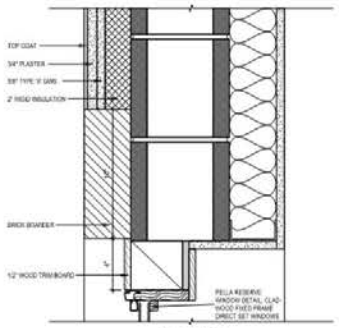

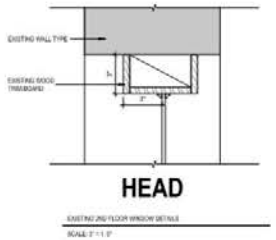

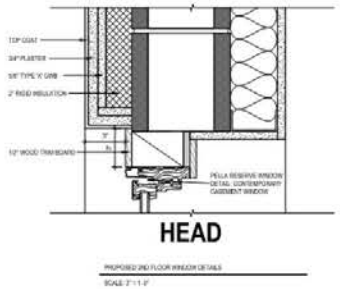

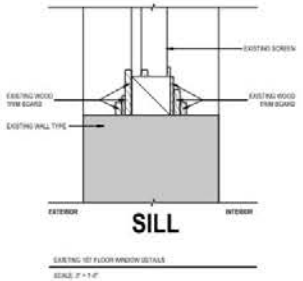

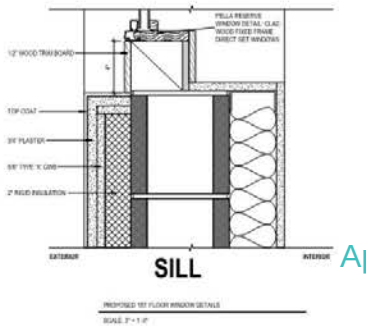

Building materials – roofing, stucco, paint colors

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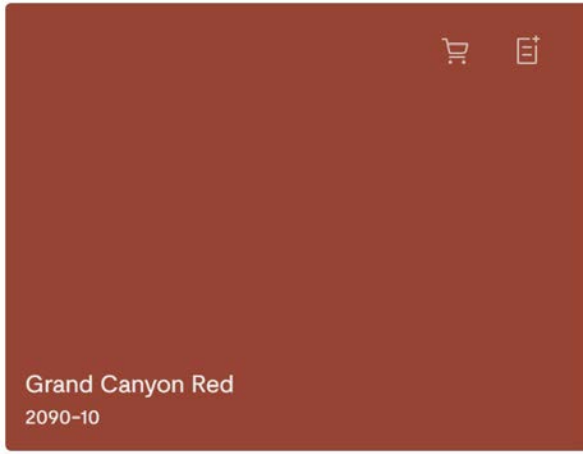
EXTERIOR BUILDING FINISH

STUCCO
TO BE 7/8" THICK TRADITIONAL 3 COAT SMOOTH
STUCCO



ROOF

CLICK-LOCK METAL ROOFING SYSTEM,
HURRICANE RESISTANT,
EXPANSION/ CONTRACTION FRIENDLY



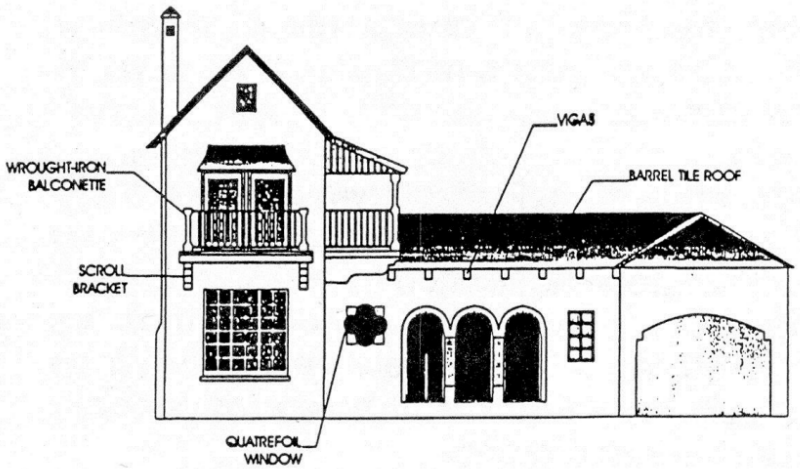
EXTERIOR BUILDING FINISH

WINDOWS
WOOD WINDOWS, ARCHED, POINTED, FLAT



EXTERIOR BUILDING FINISH

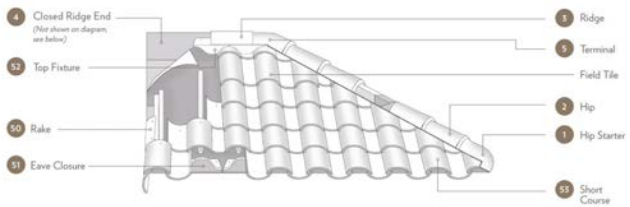
REPURPOSED COQUINA AT PORTE COCHERE
COLUMN BASES



Spanish Colonial Revival

STRAIGHT BARREL MISSION 14 1/4" TILE

LUDOWICI



HIP & RIDGE

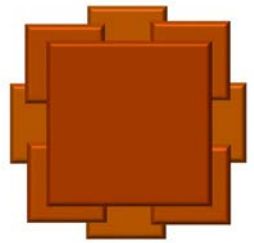
PROFILE	1 HIP STARTER	2 HIP	3 RIDGE	4 CLOSED RIDGE END	5 TERMINAL	
Circular Cover Hip & Ridge Trim Group	CC-Hip Starter	CC-Hip	CC-Ridge	CC-Closed Ridge End	CC- 2 Hip 1 Ridge Terminal	CC-Low Bump 2 Hip 1 Ridge Terminal
#102/#206 Hip & Ridge Trim Group	#152 Hip Starter	#102 Hip Roll	#206 Ridge	#206 Closed Ridge End	#102/#206 2 Hip 1 Ridge Terminal	#405 High Bump 2 Hip 1 Ridge Terminal

PROFILE	50 ROLLED RAKE	51 EAVE CLOSURE	52 TOP FIXTURE	53 SHORT COURSE*
Length	14 1/4"	11 1/2"	7 1/2"	11 1/4"
Exposure	11 1/4"	11 1/2"	11 1/2"	8 1/4"
Weight	6.3 lbs./pc.	1.7 lbs./pc.	1.5 lbs./pc.	5.0 lbs./pc.

* Use short course tiles as shorter cap tiles in the first row of a "laid tight method" installation and as pans in the last row at the ridge.

PHYSICAL CHARACTERISTICS

CHARACTERISTIC	STRAIGHT BARREL MISSION 14 1/4" TILE
Weight Per Square	1250 lbs.
Pieces Per Square	225 pcs.
Overall Size	8" x 14 1/4"
Exposure	11 1/2" C.C. x 11 1/4"
Installed Barrel Height Off Deck	4 3/8" Nominal
Minimum Slope	5:12
Color Blends	Available in all standard and custom colors. For more information about Ludowici's color program, please see the *Colors of Ludowici* brochure.
Base Texture	Smooth. Also available in custom textures.* Please see the *Terra Cotta Textures* brochure for more information.



COLOR NUMBER: 129-01
HUE: Red/Orange
COLOR TYPE: Single Spray
SHEEN: Matte
AGED SRI: 45
MEETS LEED: Yes
ENERGY STAR: Yes
CRRC: No
CRADLE2CRADLE: No

APPROVALS & CERTIFICATIONS

- Miami-Dade NOA No: 12-0904.17
- State of Florida Approval No: FL 13777
- ASTM C1167 Grade 1 Roof Tile With Water Absorption Less Than 2%
- Class A Fire Rated
- IAPMO UES ER-452

LUDOWICI WARRANTY

All Ludowici tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit www.ludowici.com.

75 YEAR WARRANTY — MADE IN AMERICA FOR OVER 125 YEARS

GREEN ATTRIBUTES

Ludowici terra cotta is an energy-efficient, sustainable choice for your new roof. Learn more about our green story in the Ludowici *Green Promise* brochure.

cradle to cradle CERTIFIED — CRRC — ENERGY STAR

Application Pg. 22

Exterior Electrical / Mechanical

Received February 6. 2026
Planning and Building Dept.

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

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







Fences, Wall, Gates - widen entrance for driveway / Gate

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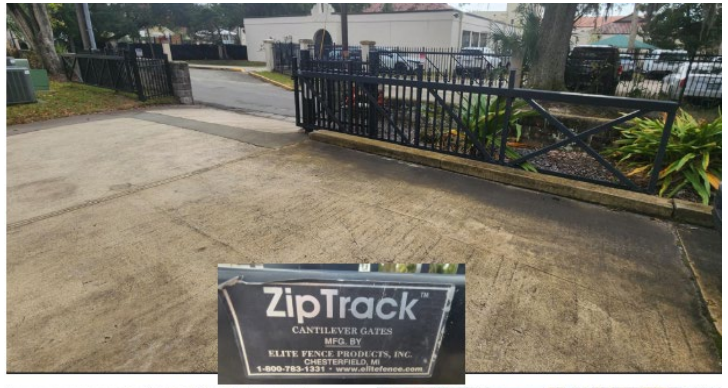
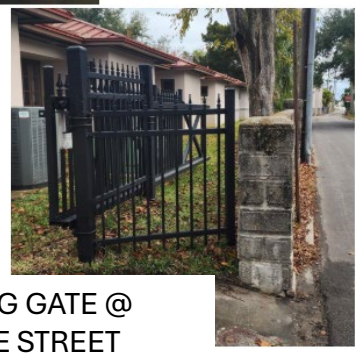


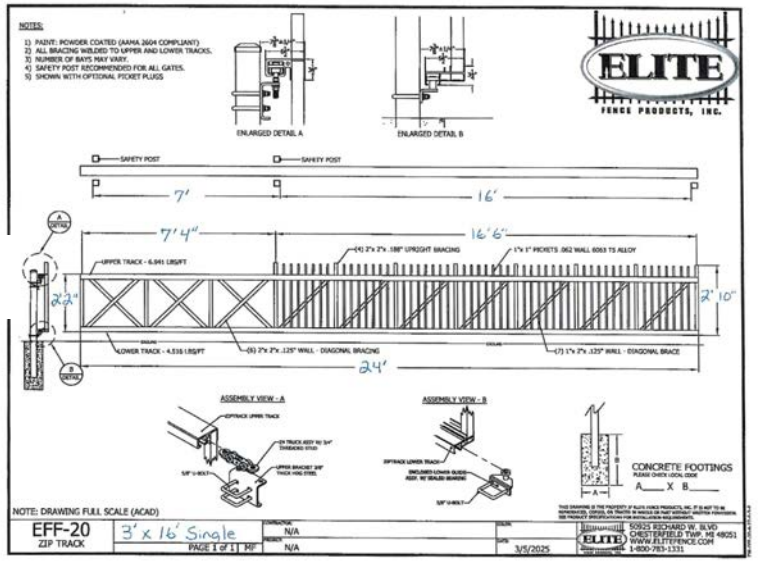




EXISTING GATE @
BRIDGE STREET



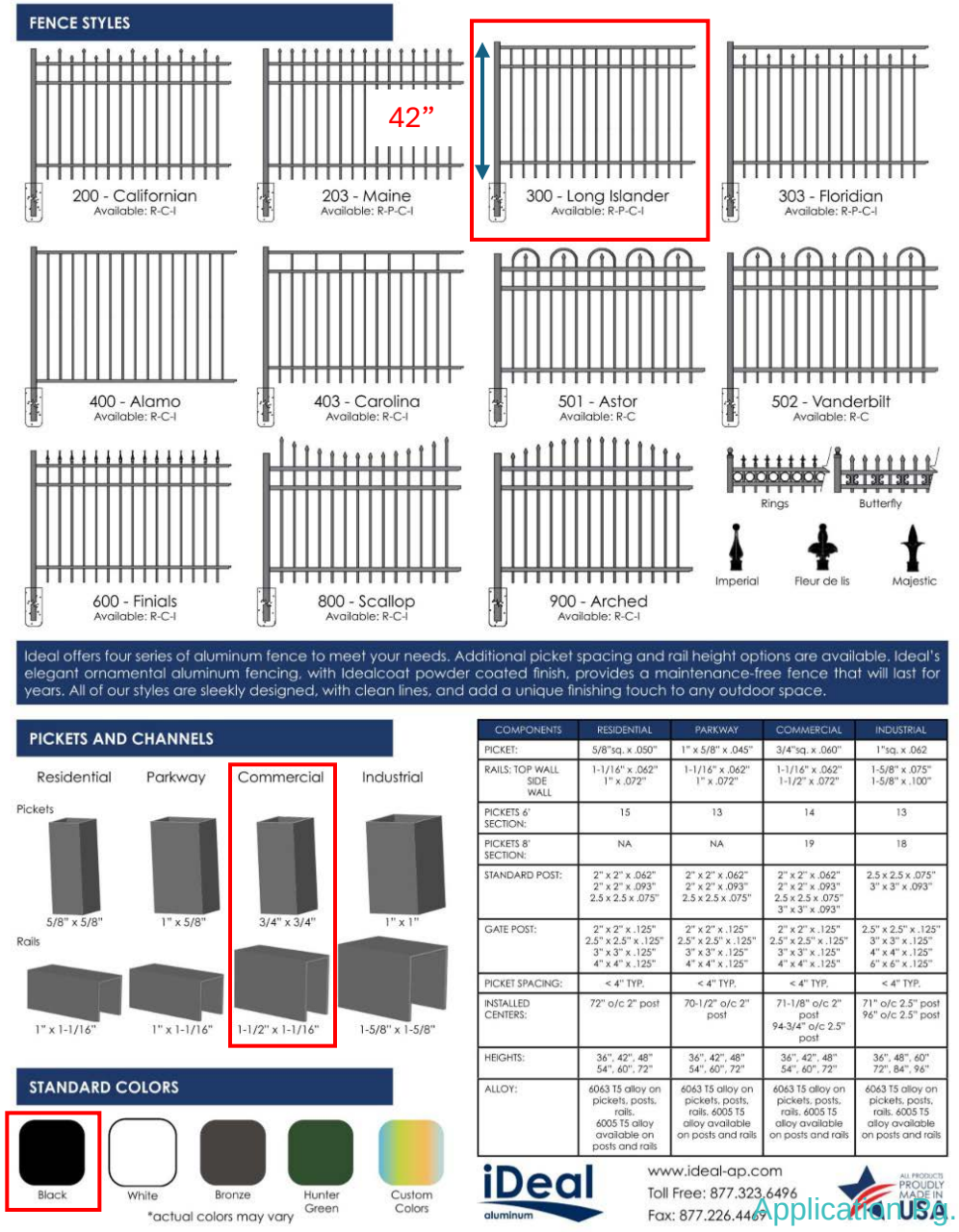
EXISTING GATE @
ST. GEORGE STREET



Fences, Wall, Gates – railing at detention pond

Received February 6. 2026
Planning and Building Dept.





Parking, Landscape, Other Site Feature (pervious pavers)

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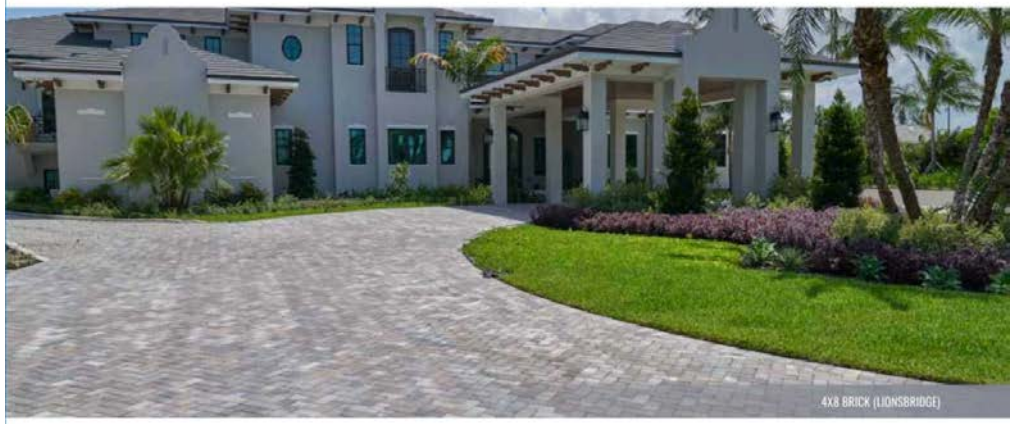
PAVERS

TREMRON
WE MAKE IT EASY

4x8 Brick



Tremron's 4x8 Brick Pavers offer durable quality that stand the test of time. The tried and true shape of our brick pavers combines simplicity with sophistication and versatility. Offered in a variety of colors, these pavers will look great whether you install them in running bond, basket weave, or herringbone patterns.

Standard Colors:

Running Bond Pattern



Size Chart:



4x8 (60MM) #PV21040
4x8 (80MM) #PV31040

Paver Info:

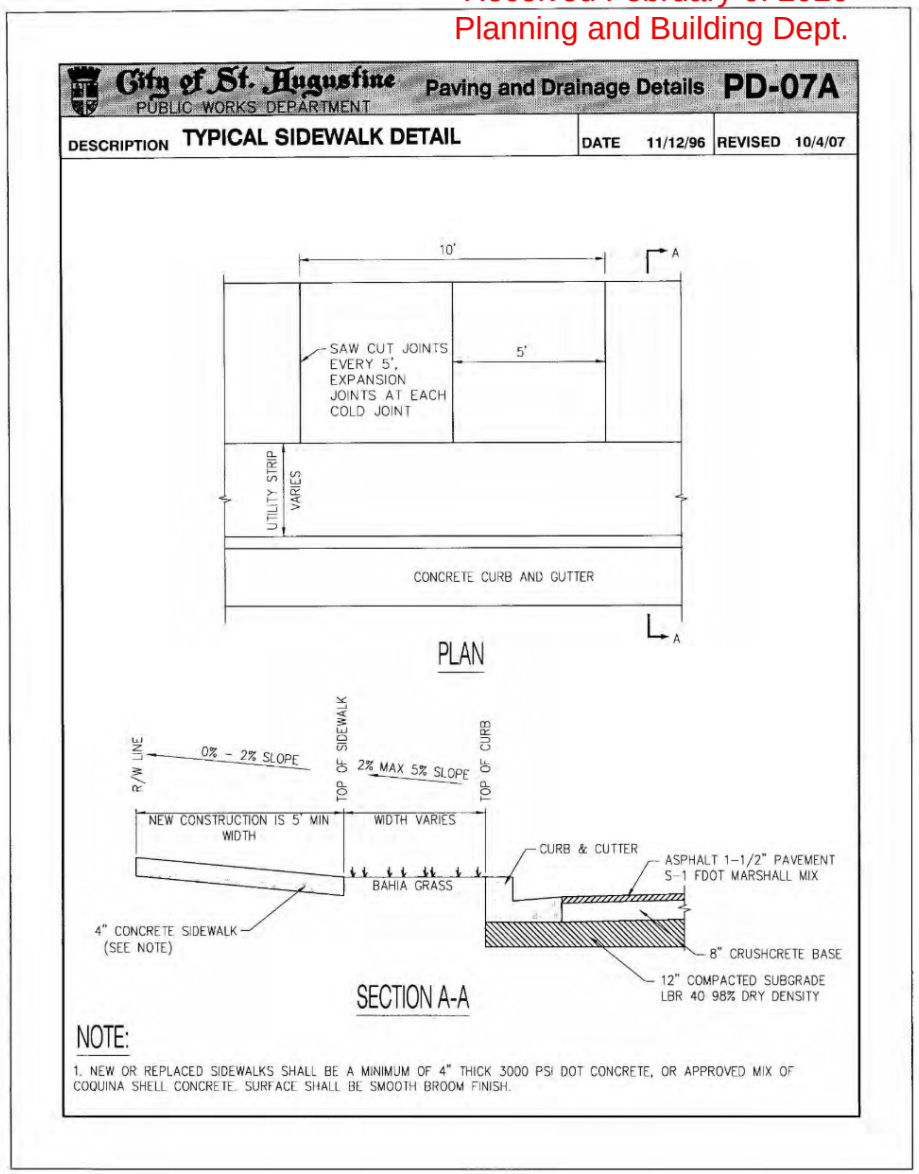
PRODUCT #	PV21040 (60mm) PV31040 (80mm)
DIMENSIONS (in.)	4x8
THICKNESS (in.)	2-3/8 (60mm), 3-1/8 (80mm)
SF PER CUBE	120 (60mm), 96 (80mm)
CUBE WEIGHT (lbs.)	3,120 (60mm), 3,265 (80mm)
SURFACE:	Flat Top

Due to variations in printing, color selections should always be chosen from actual product samples.

TREMRON.COM

Coquina finish sidewalk





Parking, Landscape, Other Site Feature

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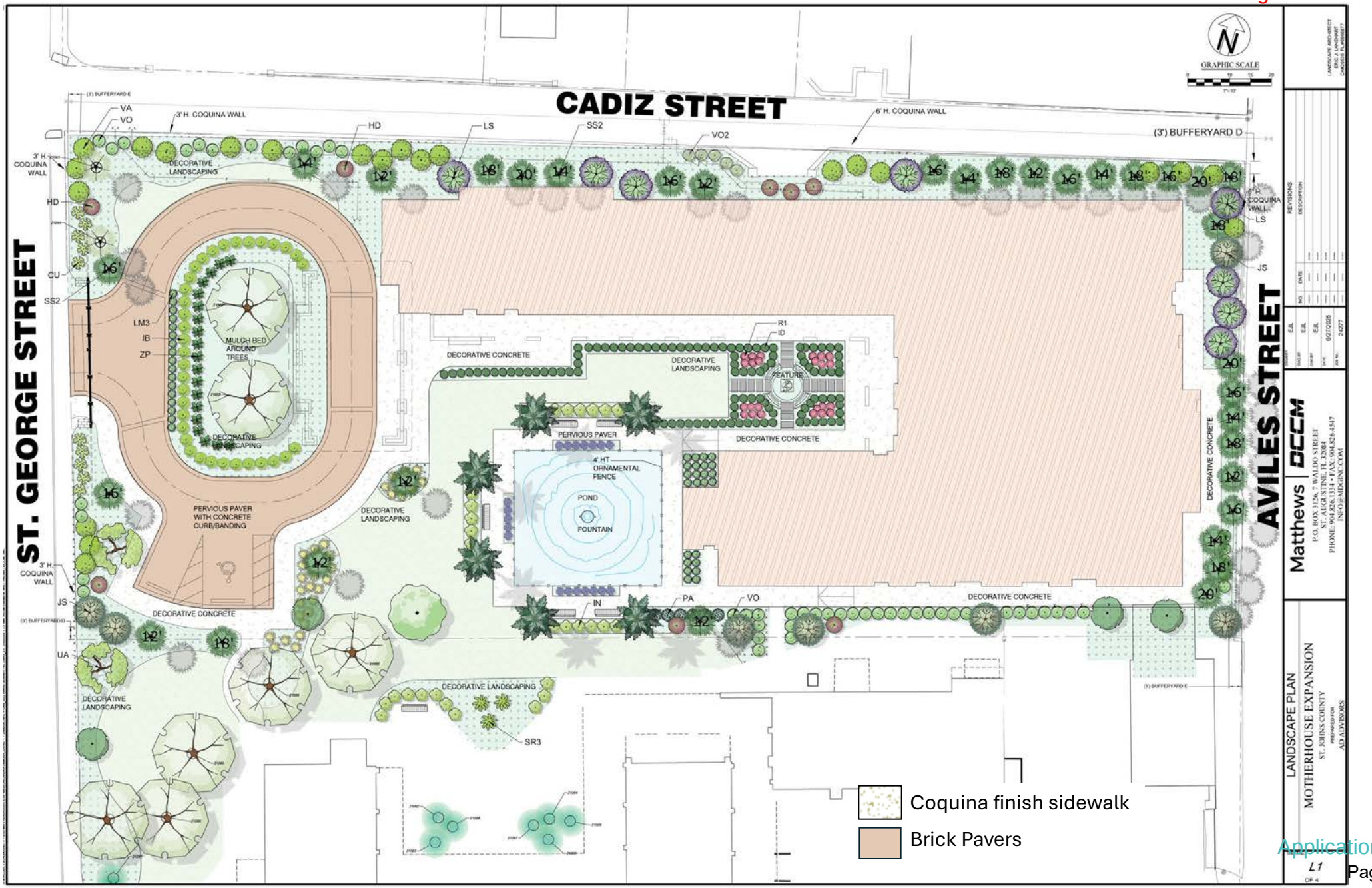

Parking, Landscape, Other Site Feature

Received February 6. 2026
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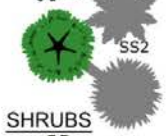
TREES							
	JS	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR	YES	2" CAL./10` HT	7	25'-45' HEIGHT, 20'-30' CANOPY SPREAD
	QV	QUERCUS VIRGINIANA	LIVE OAK	YES	2" CAL./10` HT	1	60'-80' HEIGHT, 60'-120' CANOPY SPREAD
	UA	ULMUS ALATA	WINGED ELM	NO	2" CAL./10` HT	2	45'-70' HEIGHT, 30'-40' CANOPY SPREAD
NON-CANOPY							
	IP	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	YES	2" CAL./10` HT	4	30'-45' HEIGHT, 15' CANOPY SPREAD
	LS	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE MULTI-TRUNK	NO	4" CAL. / 12` HT.	8	MULTI-TRUNK
PALM TREES							
	PS	PHOENIX SYLVESTRIS	WILD DATE PALM	NO	16` CT.	6	
	SS2	SABAL PALMETTO	CABBAGE PALMETTO	YES	VARY CLEAR TRUNK, SEE PLAN FOR HEIGHT	34	REGENERATED PALMS STAGGARDED HEIGHTS, 12', 14', 16', AND 18', 20' CT
SHRUBS							
	CU	COCCOLOBA UVIFERA	SEA GRAPE	YES		10	
	HD	HIBISCUS ROSA-SINENSIS 'DAINTY PINK'	DAINTY PINK CHINESE HIBISCUS	---		8	
	IB	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	---	18" HT. X 18" SP. / 36" O.C.	35	
	IN	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	YES	3 GAL.	28	
	ID	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	---		155	
	LM3	LIRIOPE MUSCARI	LILYTURF	NO	1 GAL.	41	
	MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	---	24" HT.	30	
	PA	PLUMBAGO AURICULATA	BLUE PLUMBAGO	---	15" HT. X 15" SP.	7	
	R1	ROSA X 'RED DRIFT'	RED DRIFT ROSE	---		24	
	SR3	STRELITZIA REGINAE	BIRD OF PARADISE	---		3	
	VA	VIBURNUM AWABUKI	EVERGREEN SWEET VIBURNUM	NO	48" HT MIN.	22	
	VO2	VIBURNUM OBOVATUM	WALTER`S VIBURNUM	YES	24" HT. X 24" SP.	5	
	VO	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	NO	36" HT. MIN.	51	
	ZP	ZAMIA PUMILA	COONTIE	YES	24" HT. MIN / 36" O.C.	19	

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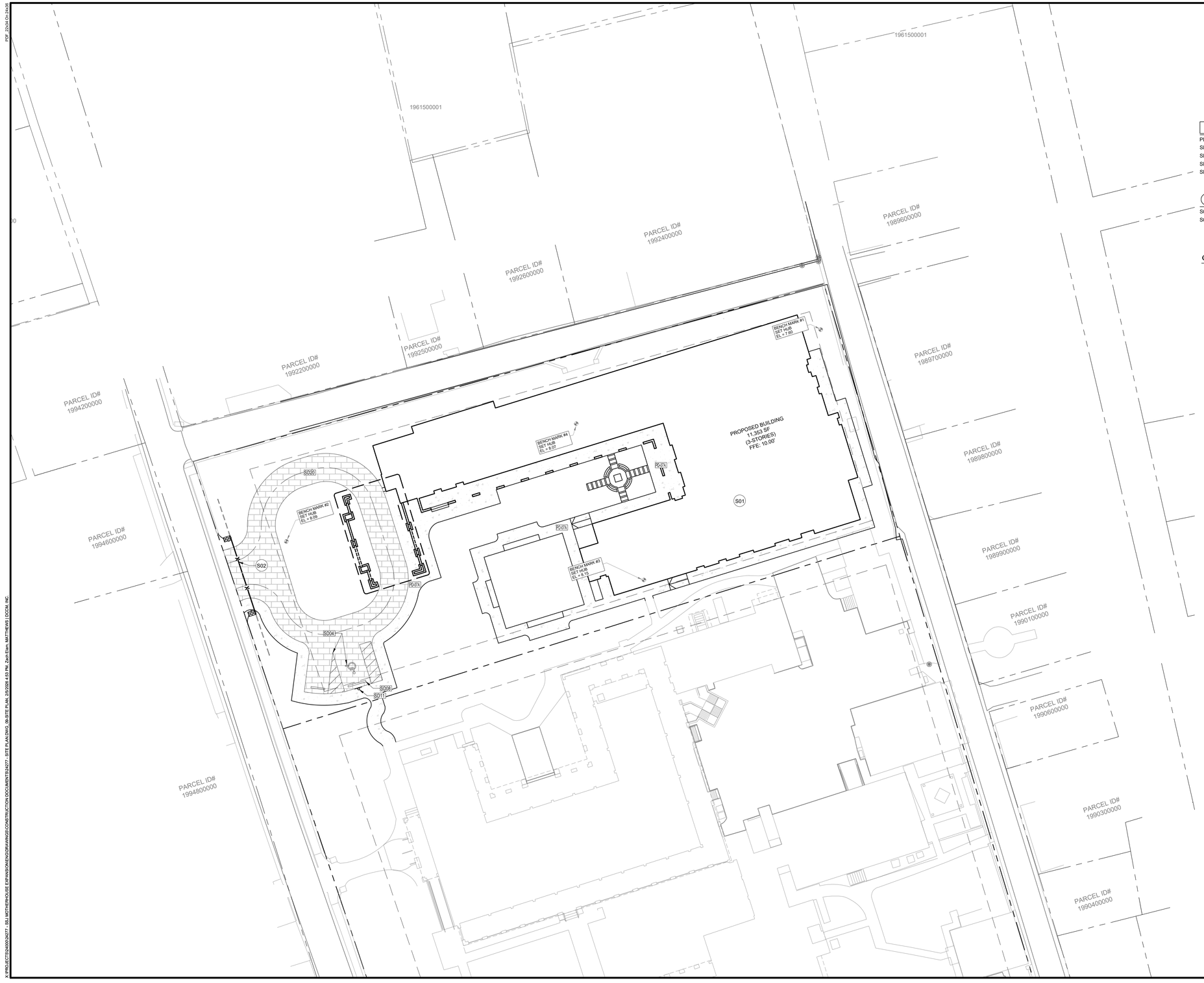

N

GRAPHIC SCALE

0 20' 30' 40'

1" = 20'

SITE DETAILS

PD-07A	TYPICAL SIDEWALK DETAIL
SD04	PARKING PAINT STRIPING
SD08	PRECAST CONCRETE WHEELSTOP
SD11	ACCESSIBLE PARKING SIGN
SD20	BRICK PAVERS WITH CONCRETE RIBBON CURB

SITE NOTES

S01	PROPOSED BUILDING - SEE ARCHITECTURAL PLANS FOR DETAILS.
S02	PROPOSED SLIDING FENCE GATE

GENERAL NOTES

1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

SITE DATA TABLE

TOTAL SITE	0.76 AC	32,913 SF
EXISTING PAVEMENT / SIDEWALK AREA		5,441 SF
EXISTING PAVEMENT / SIDEWALK AREA (TBR)		4,974 SF
PROPOSED BUILDING		11,374 SF
PROPOSED PAVEMENT / SIDEWALK AREA		8,256
TOTAL IMPERVIOUS		20,098 SF
TOTAL PERVIOUS		12,815 SF
TOTAL IMPERVIOUS %		61%
TOTAL PERVIOUS %		39%
% BUILDING COVERAGE		35%
TOTAL FLOOR AREA		11,374 SF
FLOOR AREA RATIO (FAR)		34.6%
PARCEL NUMBER(S)		1992900000
911 ADDRESS		241 ST. GEORGE STREET
FEMA PANEL NUMBER		12109C0318J
FLOOD ZONE		X, AE
REQUIRED SETBACKS		CADIZ ST. FRONTAGE: 8.4'-11.3' AVILES ST. FRONTAGE: 9.3'-12.5' ST. GEORGE ST. FRONTAGE: 22'-30' BRIDGE STREET: 10' LOT LINE: 10'
PROPOSED BUILDING HEIGHT		3 STORIES 47' - 9"

BENCHMARKS

BM1	SET HUB, NORTHING 2020384.6840', EASTING 557466.5190', ELEVATION = 7.60'.
BM2	SET HUB, NORTHING 2020293.4180', EASTING 557236.4320', ELEVATION = 8.09'.
BM3	SET HUB, NORTHING 2020276.8090', EASTING 557390.4300', ELEVATION = 8.15'.
BM4	SET HUB, NORTHING 2020344.1790', EASTING 557361.2750', ELEVATION = 8.07'.

HATCH LEGEND

PROPOSED CONCRETE

PROPOSED PAVERS

REGISTERED ENGINEER
IVAN LAMOS, P.E.
CA#26535 FL#97659

This item has been digitally signed and sealed by IVAN LAMOS, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS

NO.	DATE	DESCRIPTION
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DSGN BY: ZBE / DJM
DWG BY: ZBE / DJM
CHK BY: KDS
DATE: 12-29-25
JOB No.: 24277

Matthews | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

SITE PLAN

SSJ MOTHERHOUSE EXPANSION
CITY OF ST. AUGUSTINE
PREPARED FOR
SISTERS OF ST JOSEPH, INC.

SHEET No.:
05
OF 11

X:\PROJECTS\24000\24277 - SSJ MOTHERHOUSE EXPANSION\ENG\DRAWINGS\CONSTRUCTION DOCUMENTS\24277 - SITE PLAN.DWG_09-SITE PLAN, 2/5/2026 4:53 PM, Zach Elam, MATTHEWS | DCCM, INC.

Received January 30, 2026
Planning and Building Dept.

SISTERS OF ST. JOSEPH

NEW MOTHERHOUSE

241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

DESIGN DEVELOPMENT
2026.01.16

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ACC02	ARCHITECTURAL CODE COMPLIANCE

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03	COSA UTILITY NOTES
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05	SITE PLAN
06	GRADING AND DRAINAGE PLAN
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10	COSA UTILITY DETAILS
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E253	FLOOR PLAN - AUXILIARY SYSTEMS
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E302	ENLARGED PLAN - ELECTRICAL
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E501	POWER RISER DIAGRAM
E601	LUMINAIRE & EQUIPMENT SCHEDULES
E701	ELECTRICAL PANEL SCHEDULES

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
ISSUE DATE: 2026.01.16
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

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DESIGN DEVELOPMENT

SCHEMMER
Design with Purpose. Build with Confidence.
1044 N 115th St #300, Omaha, NE 68154

SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

COVER SHEET

PROJECT NO.: **010389.001**

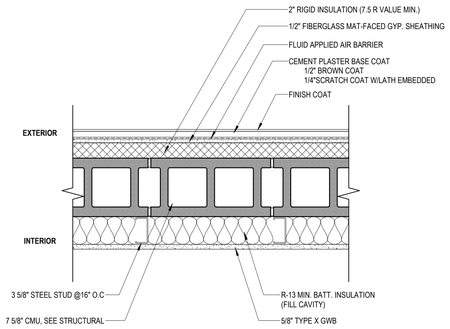
0

Autodesk Docs://010389001 - SSJ - Replacement Motherhouse/010389001-ARCH_R23.rvt
1/16/2026 4:38:49 PM

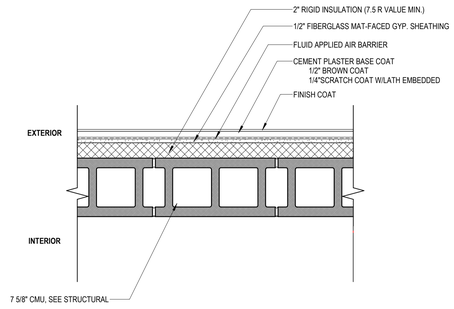
Received January 30, 2026
Planning and Building Dept.

EXTERIOR WALL ASSEMBLIES

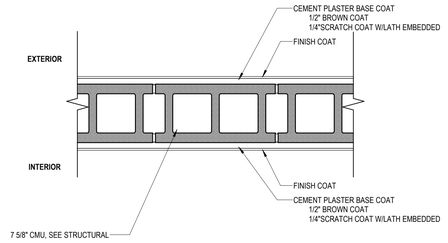
PARTITION TYPE 1						
TYPE	TOTAL WIDTH	ASSEMBLY	COMMENTS	FIRE RATING	UL LISTING	STC RATING
1	1' - 3 3/8"	TSA_MASONRY-CMU				



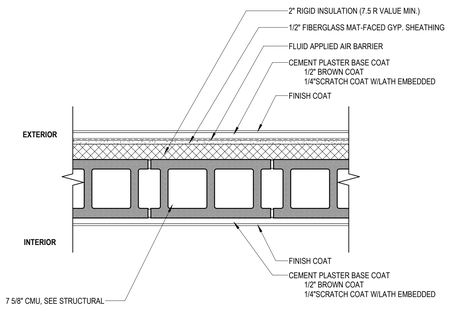
PARTITION TYPE 2						
TYPE	TOTAL WIDTH	ASSEMBLY	COMMENTS	FIRE RATING	UL LISTING	STC RATING
2	11 1/8"	TSA_MASONRY-CMU				



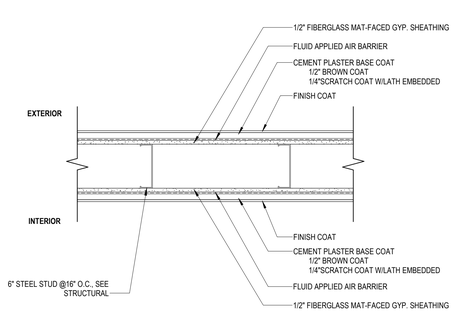
PARTITION TYPE 3						
TYPE	TOTAL WIDTH	ASSEMBLY	COMMENTS	FIRE RATING	UL LISTING	STC RATING
3	9 5/8"	TSA_MASONRY-CMU				



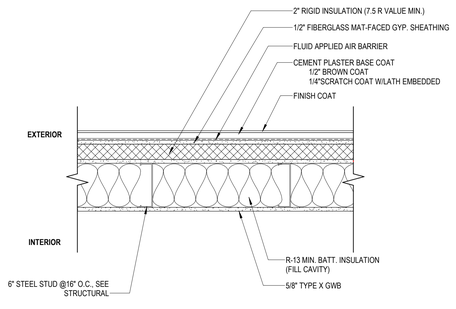
PARTITION TYPE 4						
TYPE	TOTAL WIDTH	ASSEMBLY	COMMENTS	FIRE RATING	UL LISTING	STC RATING
4	1' - 0 1/8"	TSA_MASONRY-CMU				



PARTITION TYPE 5						
TYPE	TOTAL WIDTH	ASSEMBLY	COMMENTS	FIRE RATING	UL LISTING	STC RATING
5	9"	TSA_METAL STUD				



PARTITION TYPE 6						
TYPE	TOTAL WIDTH	ASSEMBLY	COMMENTS	FIRE RATING	UL LISTING	STC RATING
6	10 5/8"	6" METAL STUDS W/ ACOUSTIC INSULATION				



DESIGNED: KSSG
DRAWN: MBK
CHECKED: SLL

ISSUE DATE: 2026.01.16
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

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PARTITION TYPES

PROJECT NO.: 010389.001

A100-B

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ROOF/CEILING ASSEMBLIES

ROOF ASSEMBLY R1						
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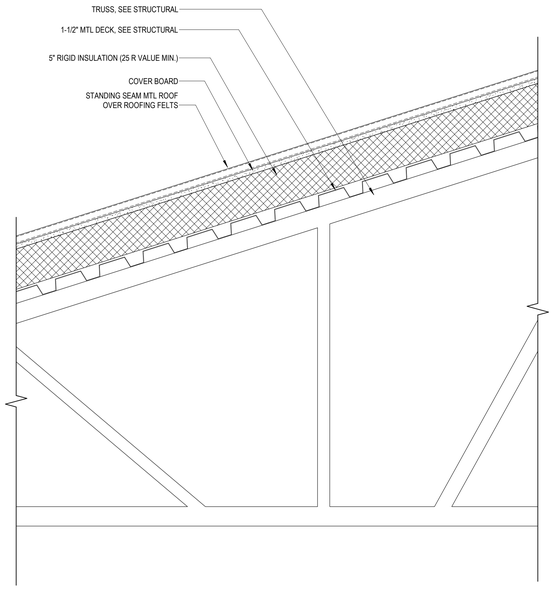

ROOF ASSEMBLY R2						
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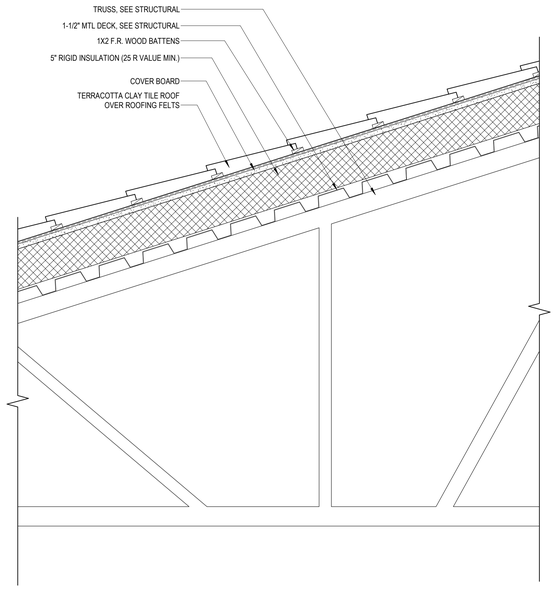
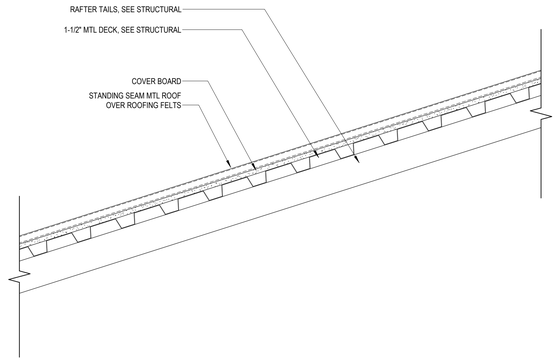
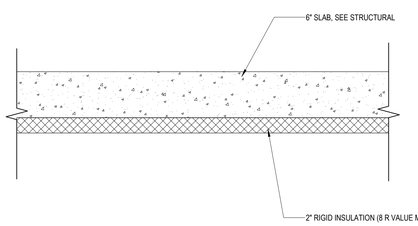


ROOF ASSEMBLY R3						
TYPE	TOTAL WIDTH	ASSEMBLY	COMMENTS	FIRE RATING	UL LISTING	STC RATING



FLOOR ASSEMBLIES

FLOOR ASSEMBLY F1						
TYPE	TOTAL WIDTH	ASSEMBLY	COMMENTS	FIRE RATING	UL LISTING	STC RATING



4 FLOOR ASSEMBLY F1
SCALE: 1 1/2" = 1'-0"

ISSUE DATE: 2026.01.16
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

DESIGNED: KSSG
DRAWN: MBK
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PARTITION TYPES

PROJECT NO.: 010389.001

A100-C

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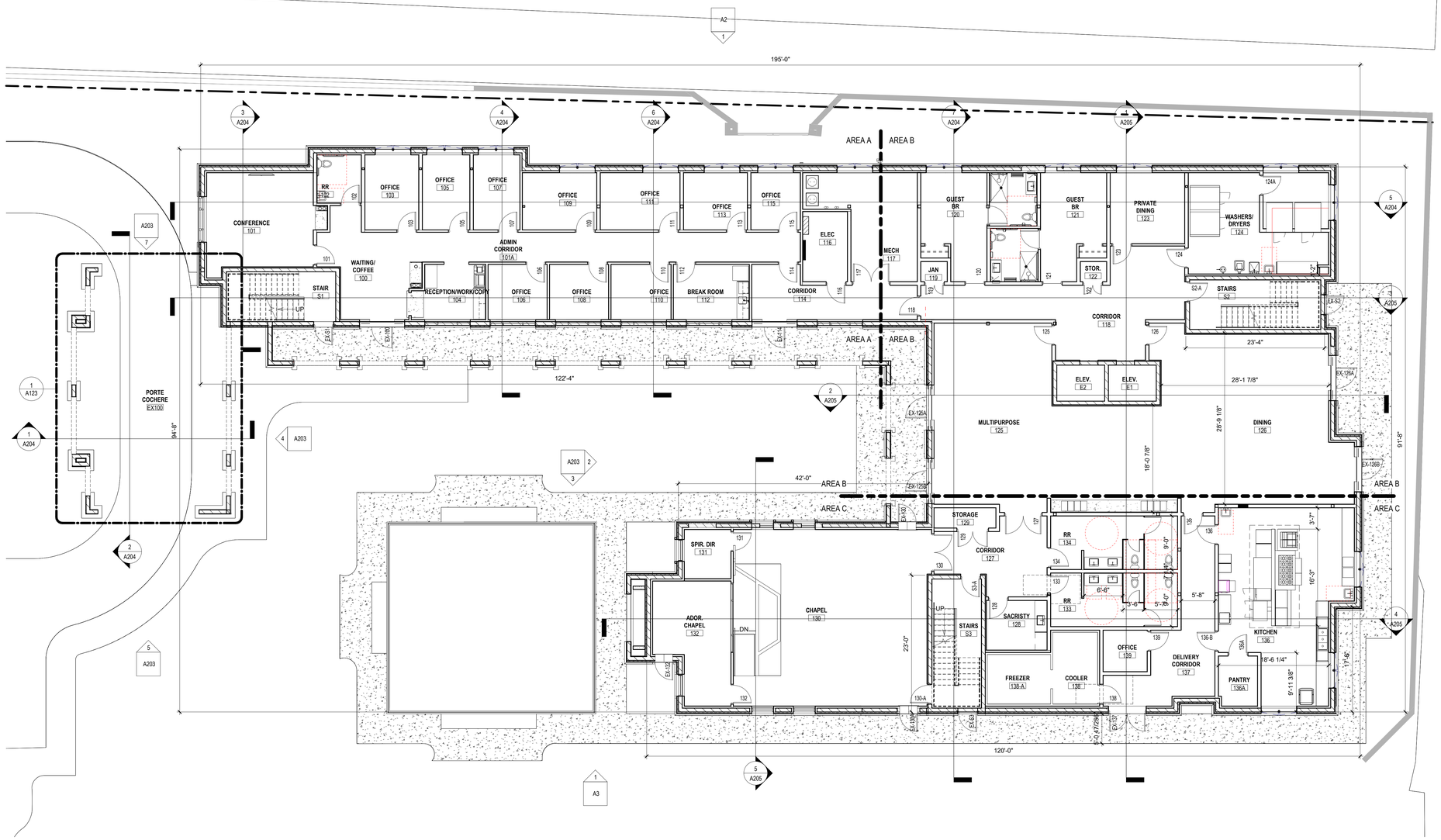
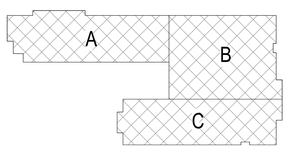


1 FIRST FLOOR - COMPOSITE
SCALE: 1/8" = 1'-0"



KEY PLAN

NORTH

DESIGNED: KSSG
DRAWN: MBK
CHECKED: SLL
ISSUE DATE: 2026.01.16
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COMPOSITE PLAN - FIRST FLOOR

PROJECT NO.: 010389.001

A101

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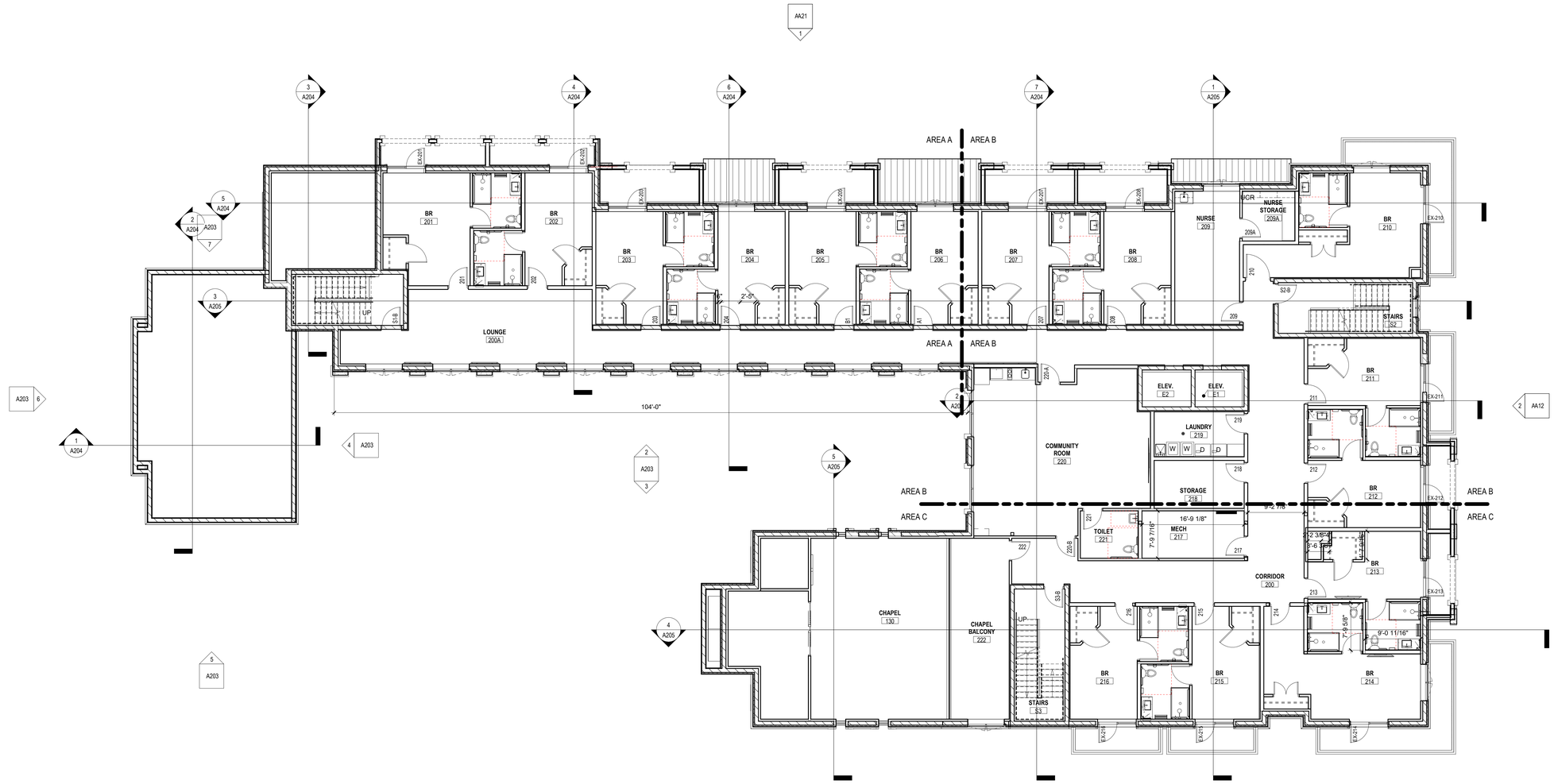
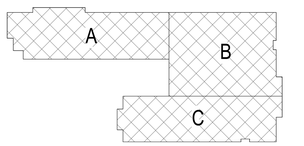


1 SECOND FLOOR - COMPOSITE
SCALE: 1/8" = 1'-0"



KEY PLAN

NORTH

DESIGNED: KSSG
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CHECKED: SLL

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COMPOSITE PLAN - SECOND FLOOR

PROJECT NO.: 010389.001

A102

010389001-2-A102
COMPOSITE PLAN - SECOND FLOOR
Application Pg. 34
Page 381 of 439

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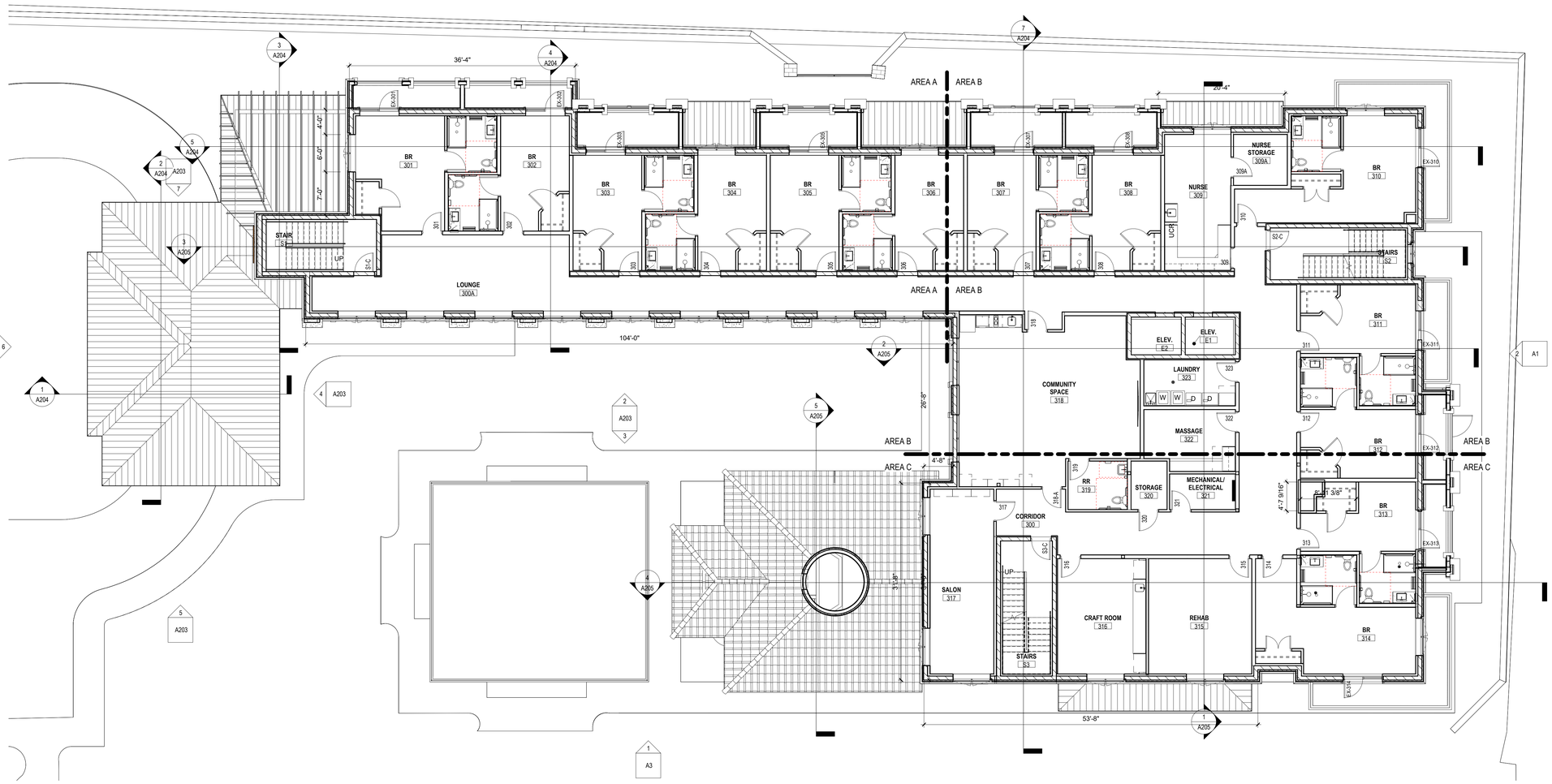
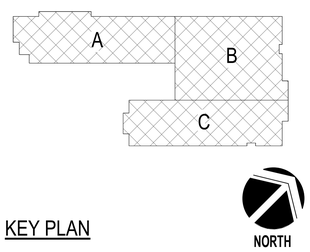


1 THIRD FLOOR - COMPOSITE
SCALE: 1/8" = 1'-0"



KEY PLAN

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COMPOSITE PLAN - THIRD FLOOR

PROJECT NO.: 010389.001

A103

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010389001-2-A103 COMPOSITE PLAN - THIRD FLOOR

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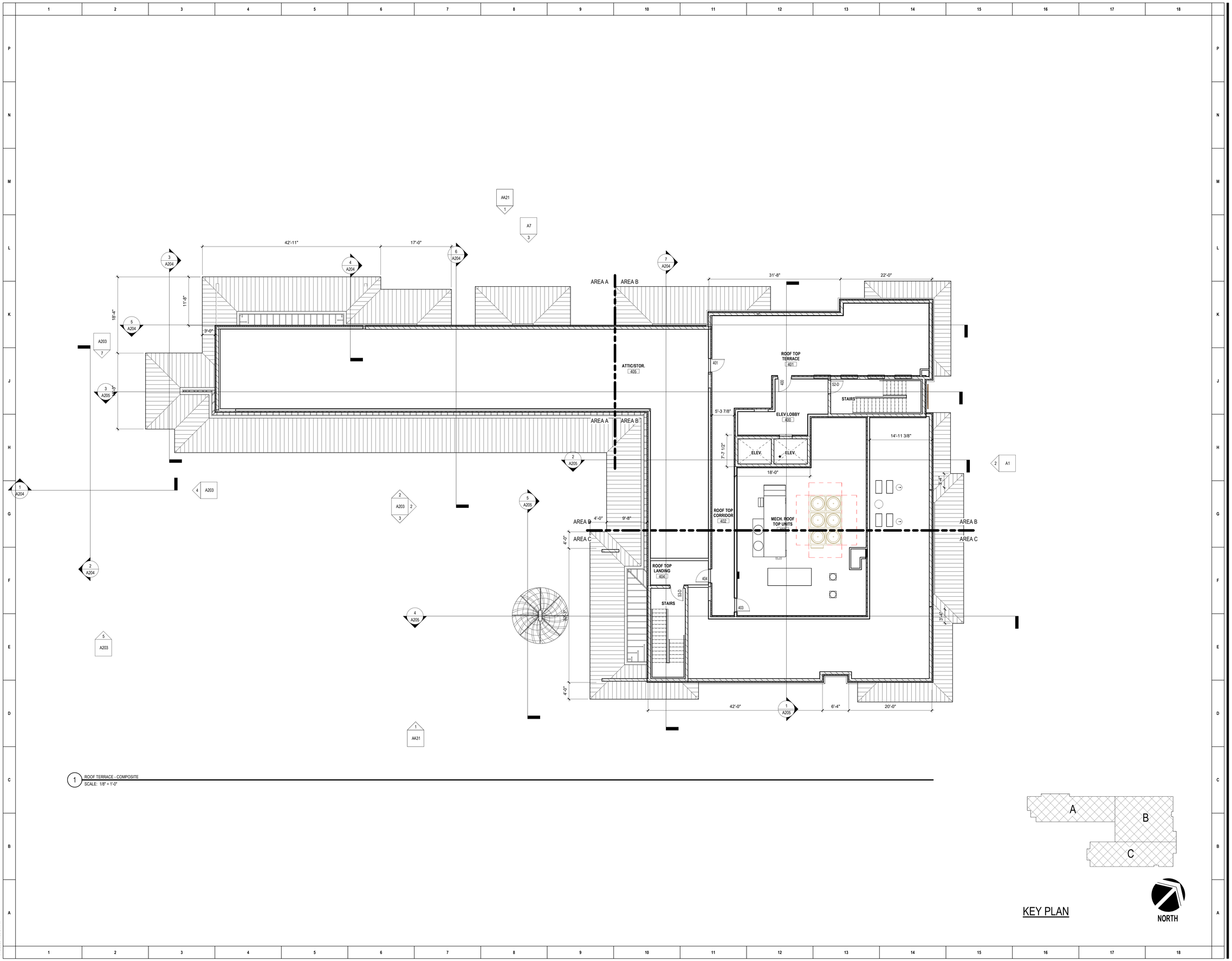

1 ROOF TERRACE - COMPOSITE
SCALE: 1/8" = 1'-0"

KEY PLAN

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COMPOSITE PLAN - ROOF TERRACE

PROJECT NO.: 010389.001

A104

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010389001-2-A104
COMPOSITE PLAN - ROOF TERRACE

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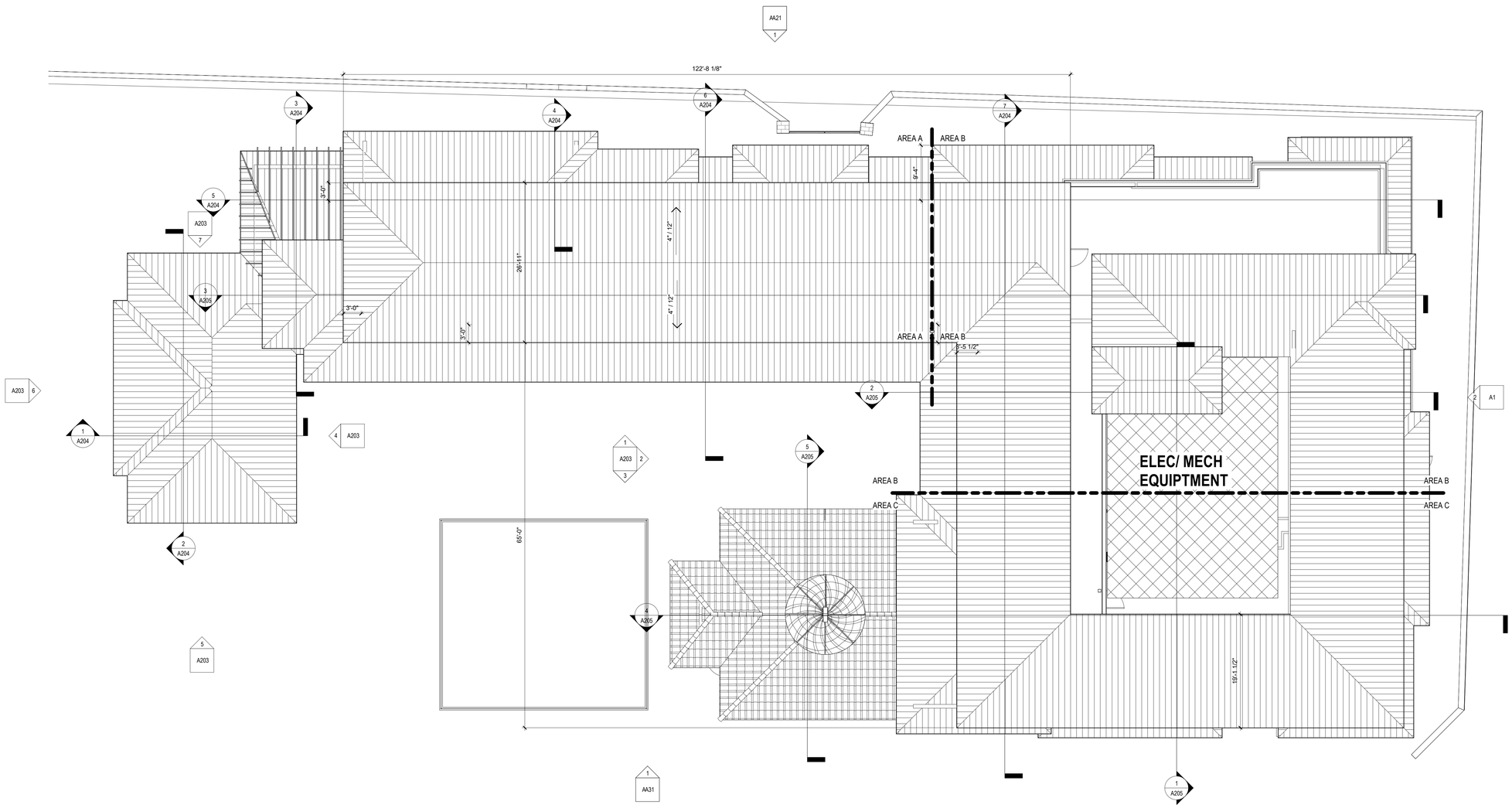
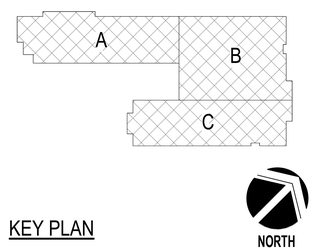


1 ROOF - COMPOSITE
SCALE: 1/8" = 1'-0"



KEY PLAN

DESIGNED: KSSG
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COMPOSITE PLAN - ROOF

PROJECT NO.: 010389.001

A105

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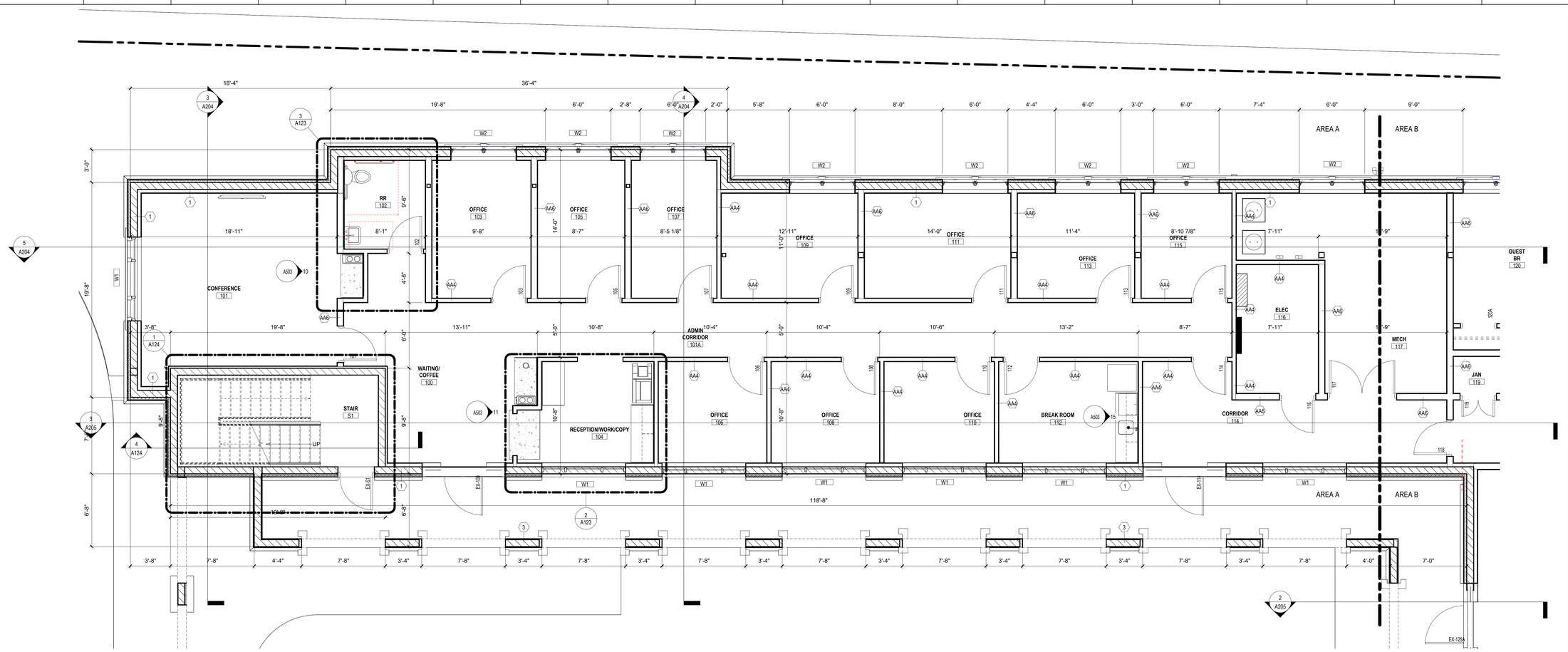
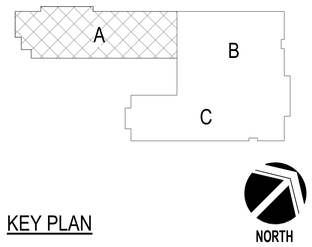


1 FIRST FLOOR PLAN - AREA A
SCALE: 1/4" = 1'-0"



KEY PLAN

DESIGNED:	KSSG
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FIRST FLOOR PLAN - AREA A

PROJECT NO.: 010389.001

A106

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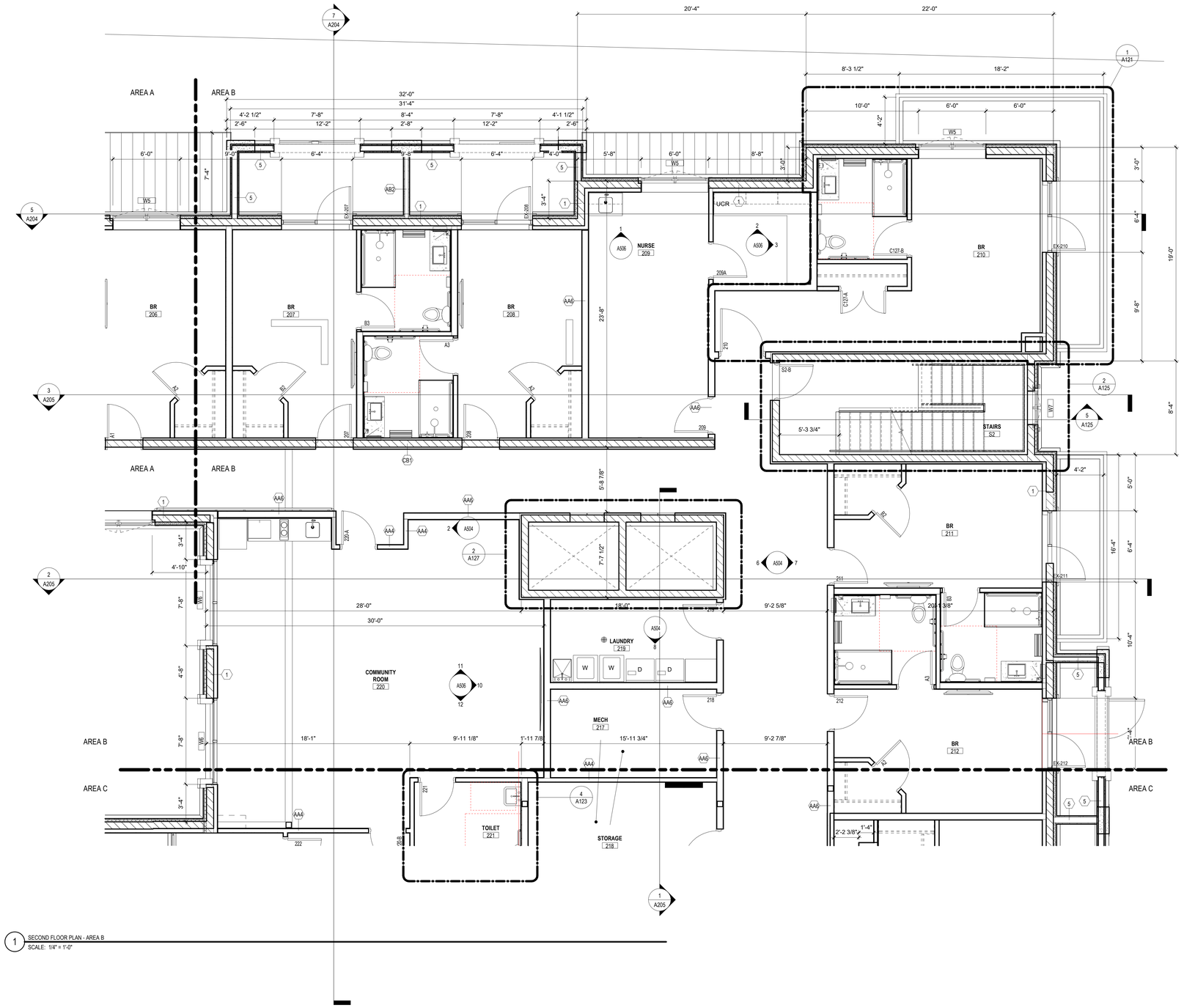
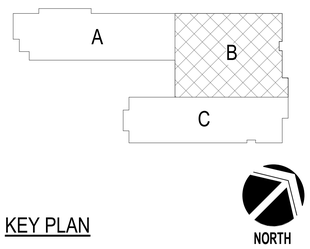


1 SECOND FLOOR PLAN - AREA B
SCALE: 1/4" = 1'-0"



KEY PLAN

DESIGNED: KSSG
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CHECKED: SLL

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SECOND FLOOR PLAN - AREA B

PROJECT NO.: 010389.001

A110

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010389001-2-A110
SECOND FLOOR PLAN - AREA B
Application Pg. 39
Page 386 of 439

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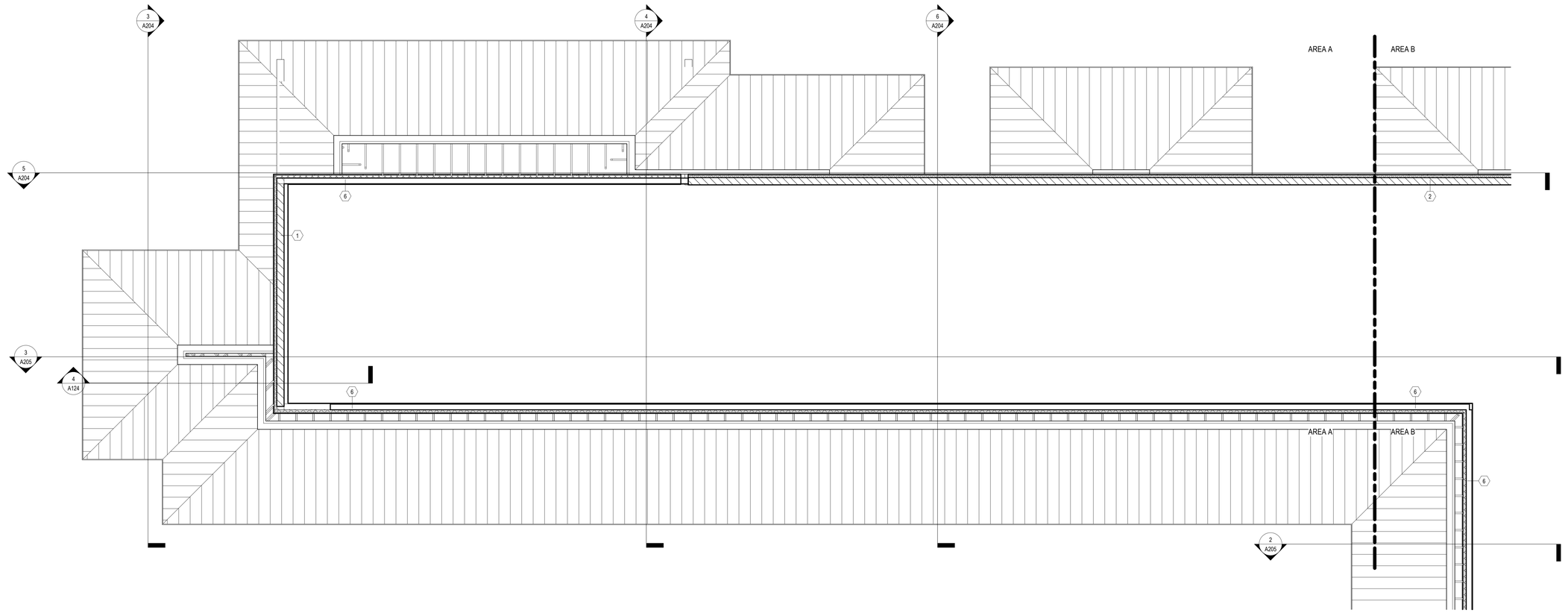
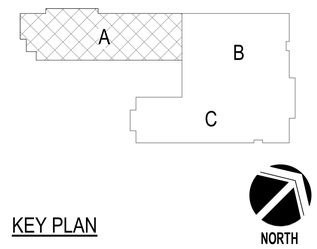


1 ROOF TERRACE - AREA A
SCALE: 1/4" = 1'-0"



KEY PLAN

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ROOF TERRACE PLAN - AREA A

PROJECT NO.: **010389.001**

A115

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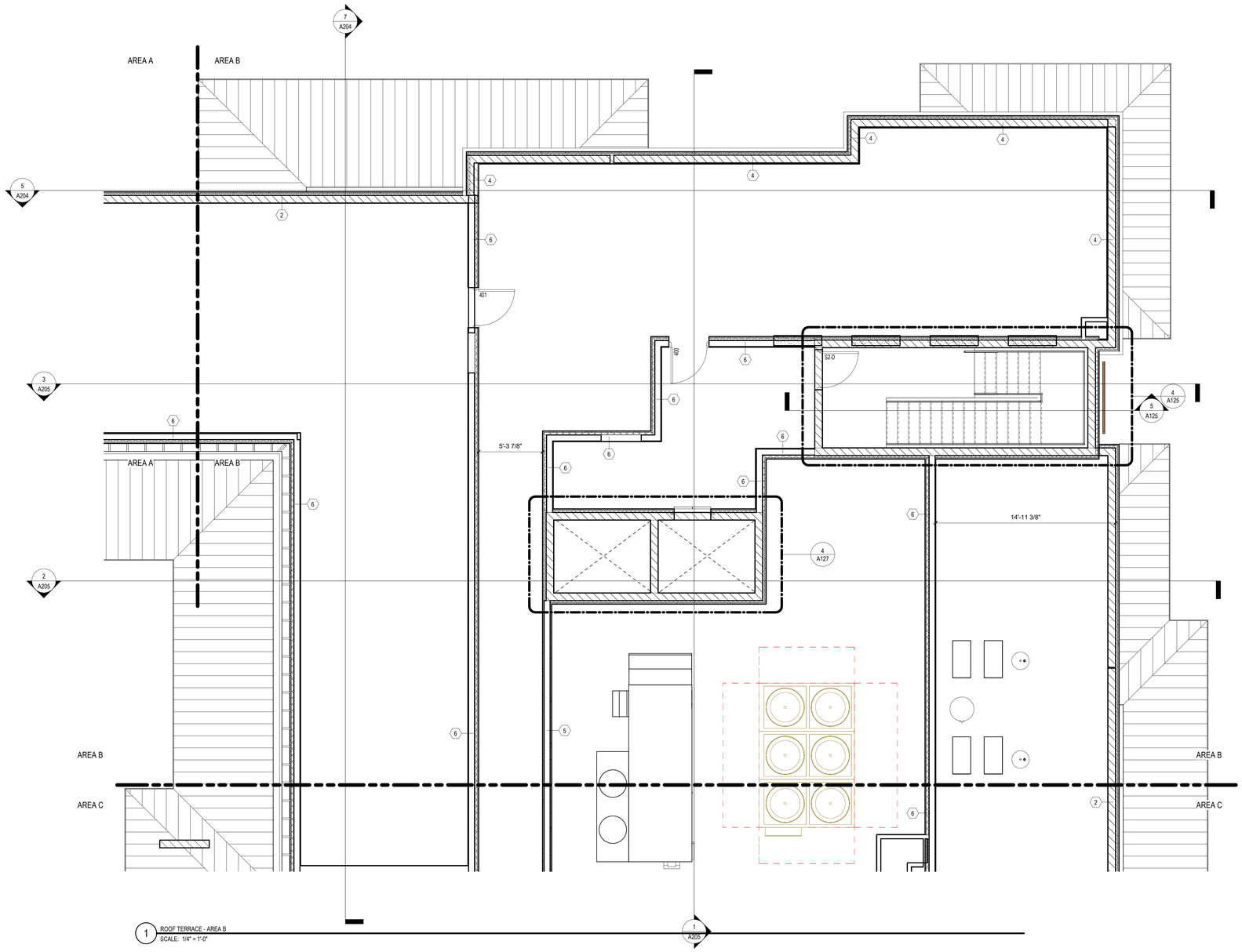

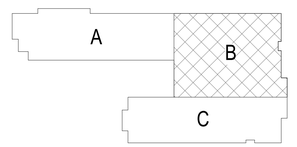

KEY PLAN

NORTH

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

ISSUE DATE: 2026.01.16
REVISIONS:
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ROOF TERRACE PLAN - AREA B

PROJECT NO.: 010389.001

A116

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010389001-2-A116 ROOF TERRACE PLAN - AREA B

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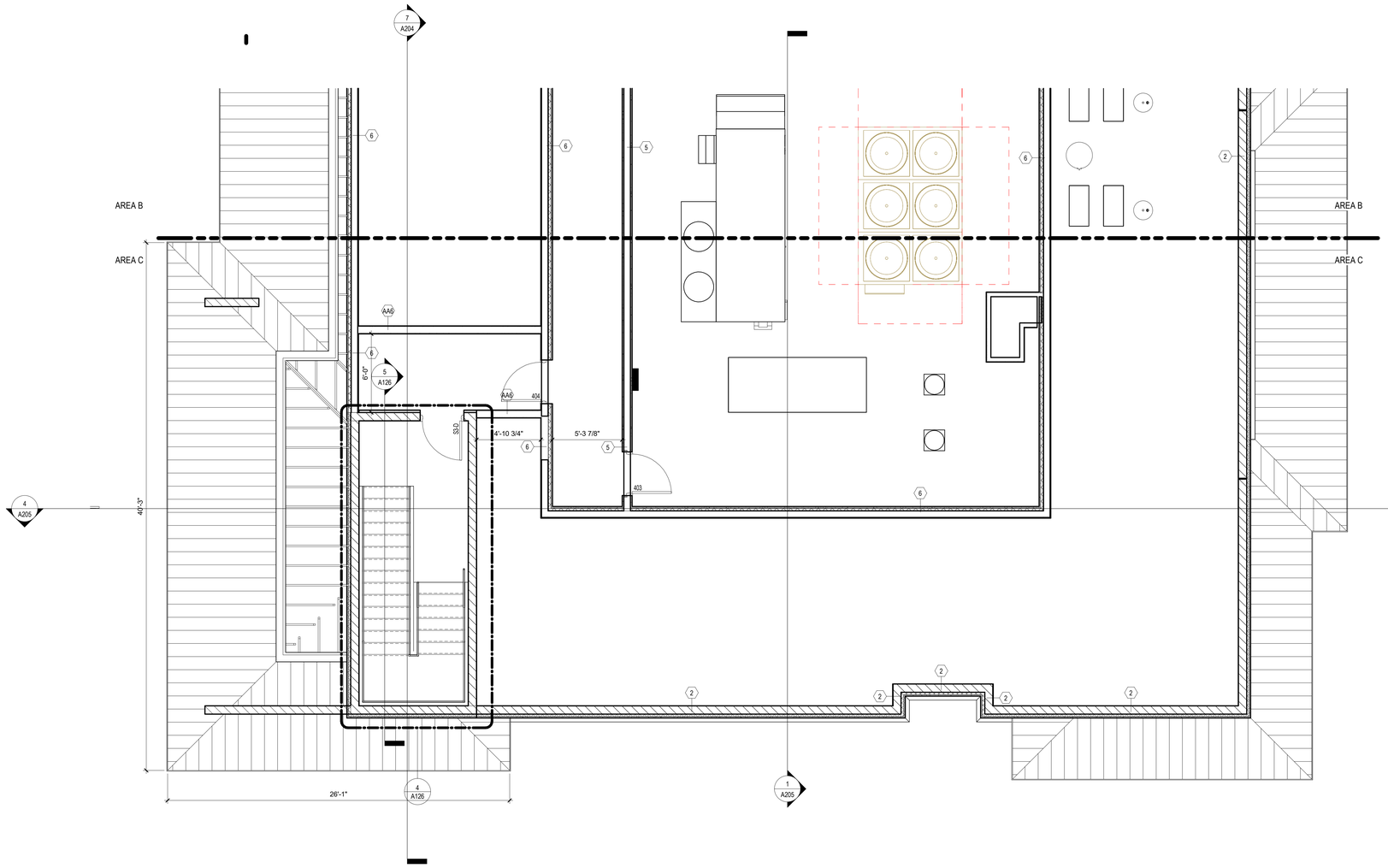
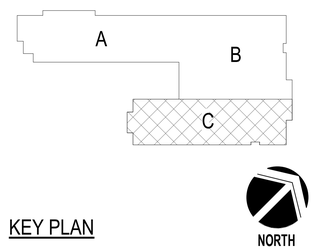


1 ROOF TERRACE - AREA C
SCALE: 1/4" = 1'-0"



KEY PLAN

DESIGNED:
DRAWN:
CHECKED:
Designer
Author
Checker

ISSUE DATE: 2026.01.16
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

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ROOF TERRACE PLAN - AREA C

PROJECT NO.: **010389.001**

A117

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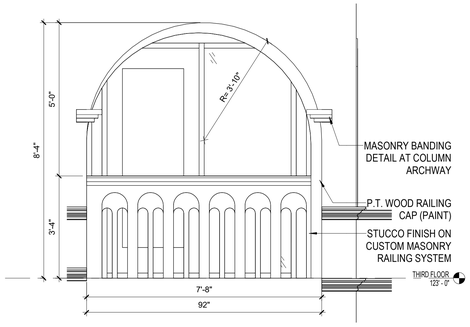
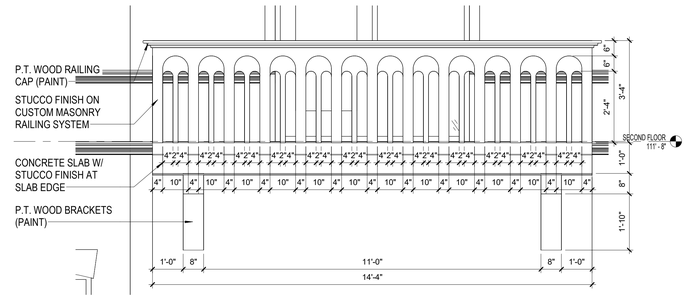
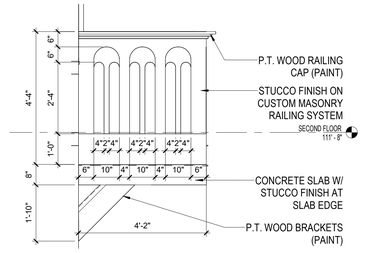


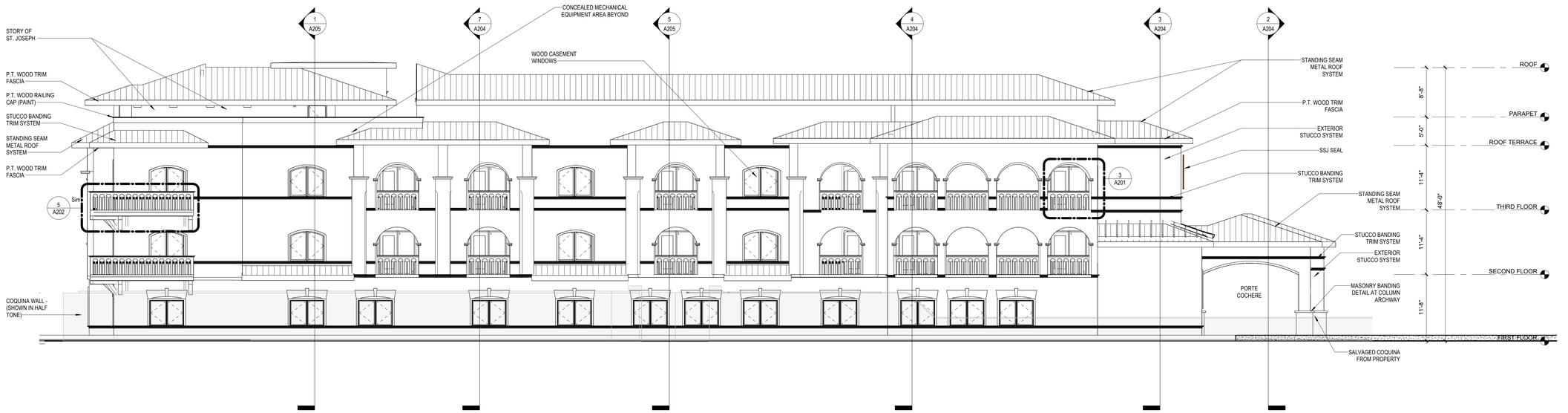
3 NORTH ELEVATION - BALCONY B
SCALE: 1/2" = 1'-0"



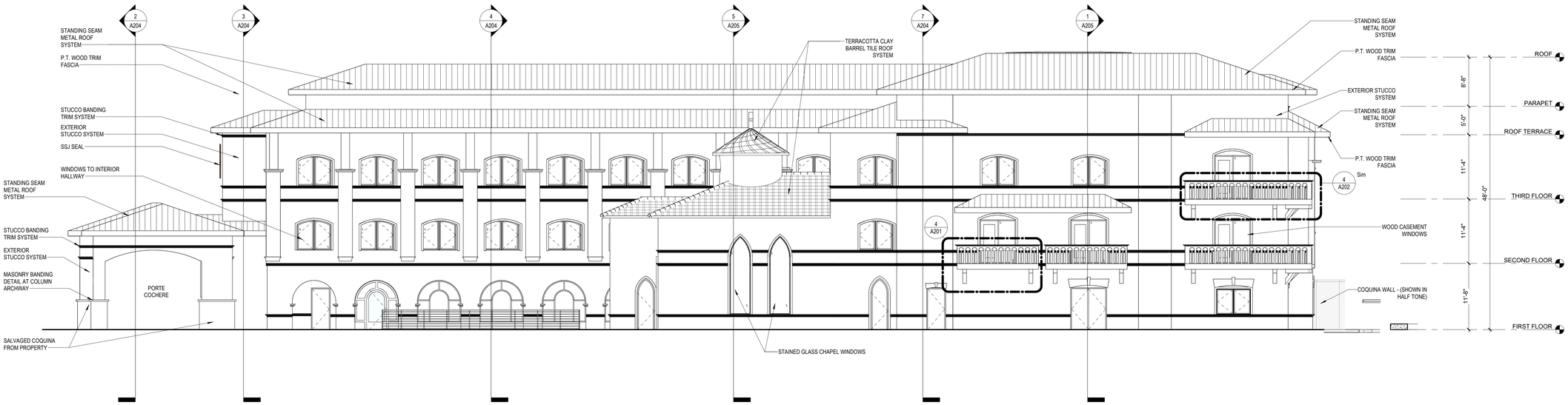
4 SOUTH ELEVATION - BALCONY C
SCALE: 1/2" = 1'-0"



5 COURTYARD WEST - BALCONY SIDE TYP
SCALE: 1/2" = 1'-0"



1 NORTH ELEVATION (CADIZ STREET)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (FACING EXISTING MOTHERHOUSE)
SCALE: 1/8" = 1'-0"

DESIGNED:
DRAWN:
CHECKED:
Designer
Author
Checker
ISSUE DATE: 2026.01.16
REVISIONS:
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SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

EXTERIOR BUILDING ELEVATIONS

PROJECT NO.: 010389.001

A201

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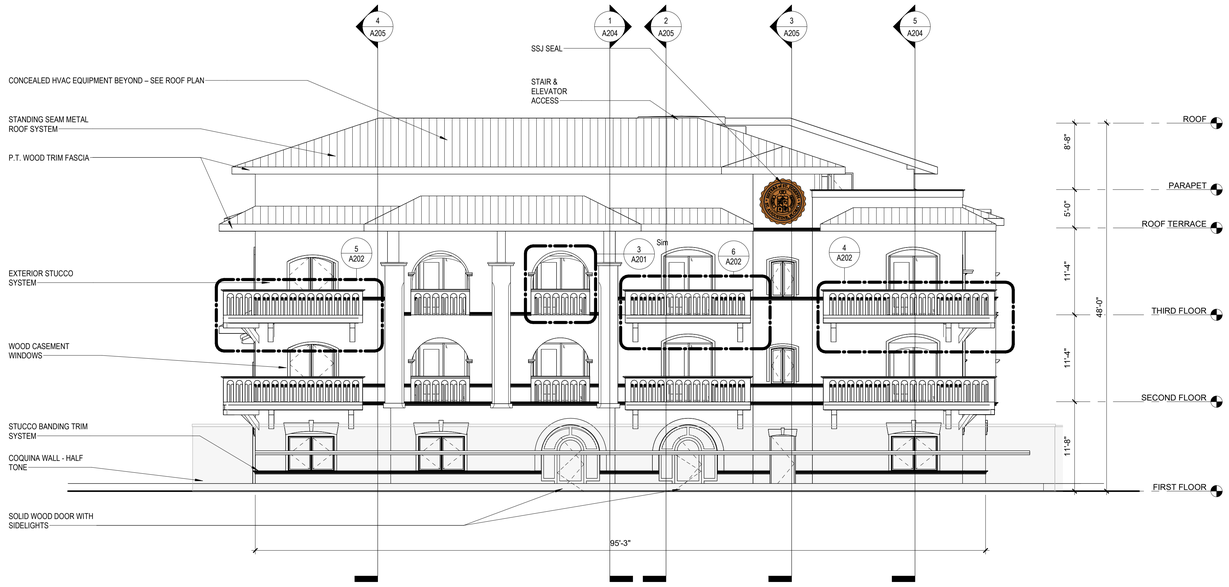
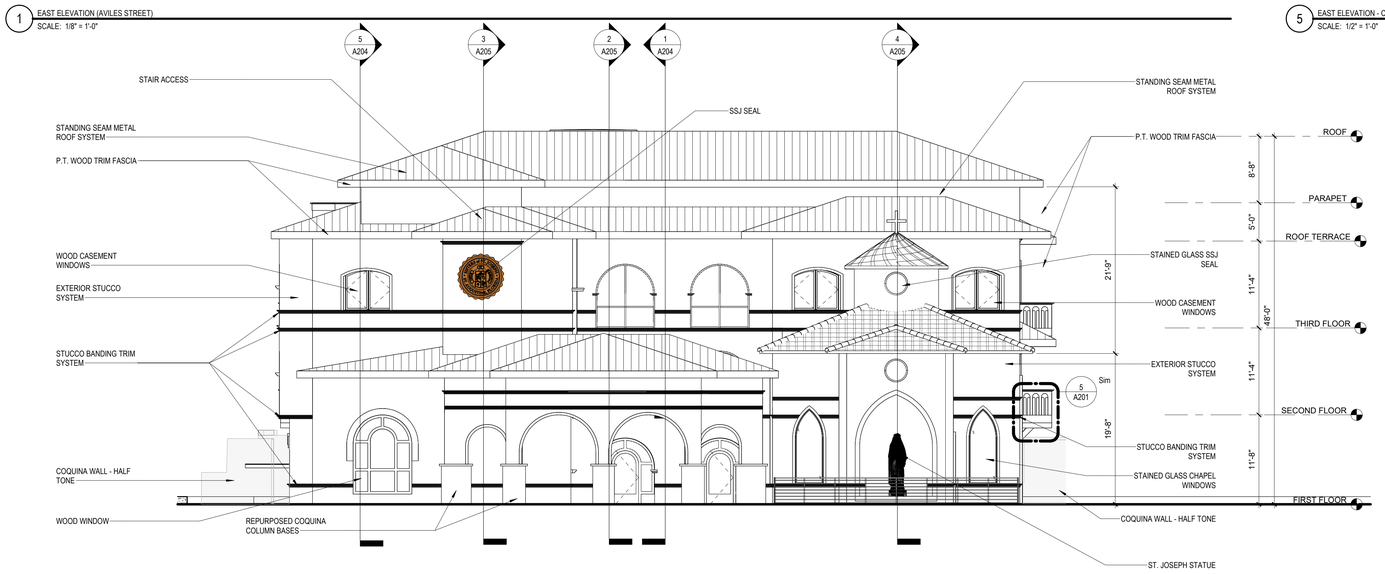
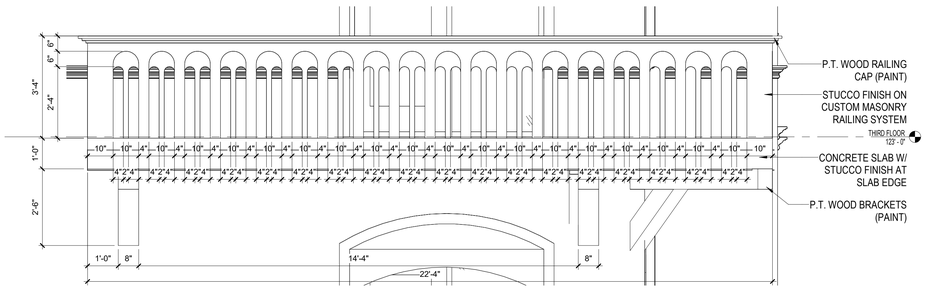


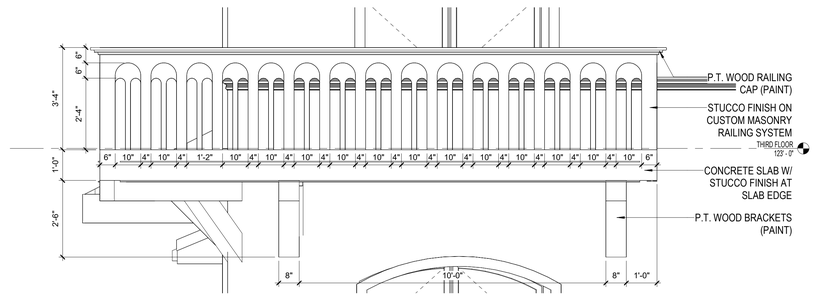
1 EAST ELEVATION (AVILES STREET)
SCALE: 1/8" = 1'-0"



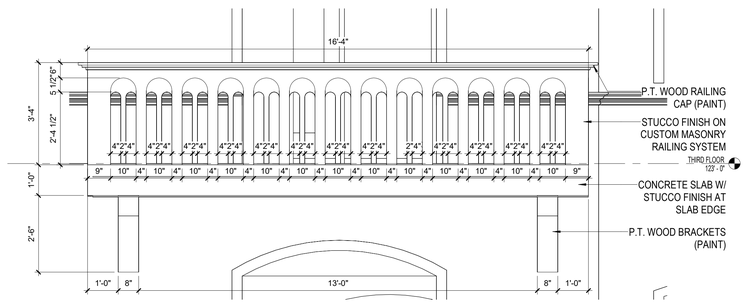
2 WEST ELEVATION (ST. GEORGE STREET)
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - CORNER BALCONY - SIDE A
SCALE: 1/2" = 1'-0"



5 EAST ELEVATION - CORNER BALCONY - SIDE B
SCALE: 1/2" = 1'-0"



6 EAST ELEVATION - BALCONY A
SCALE: 1/2" = 1'-0"

DESIGNED:	Designer	ISSUE DATE:	2026.01.16		
DRAWN:	Author	REVISIONS:			
CHECKED:	Checker	No.:	DATE:	BY:	DESCRIPTION:

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NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

EXTERIOR BUILDING ELEVATIONS

PROJECT NO.: 010389.001

A202

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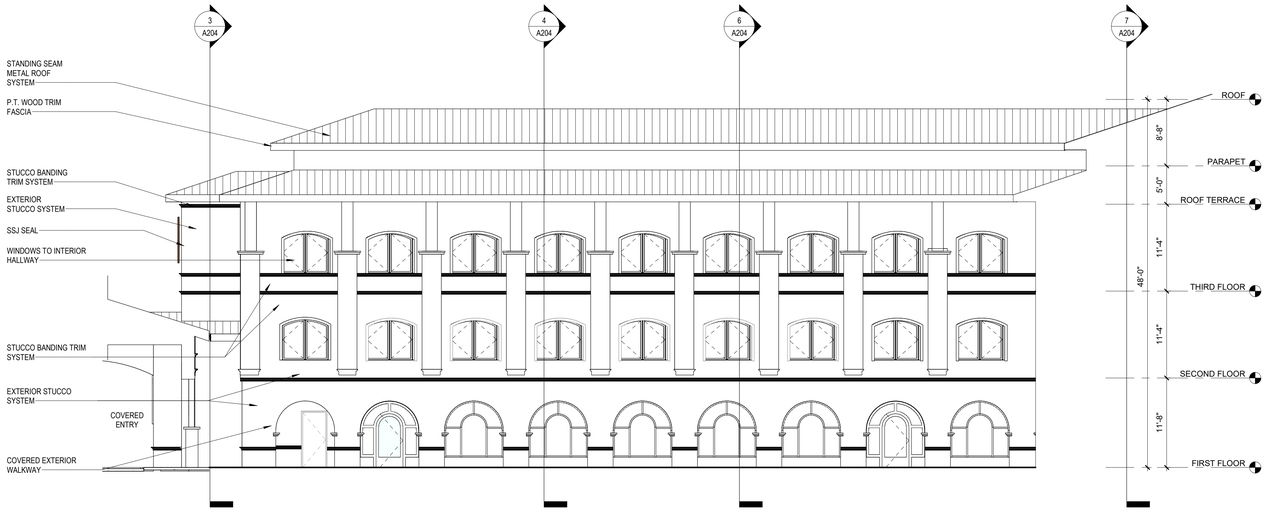
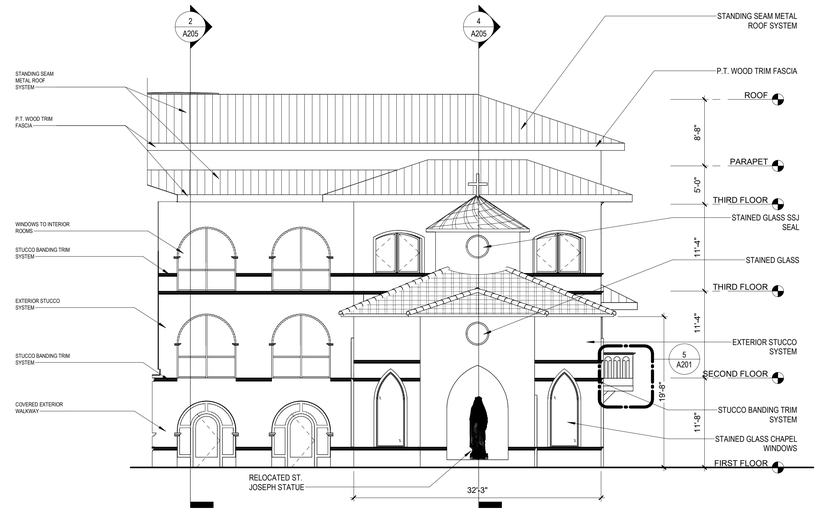
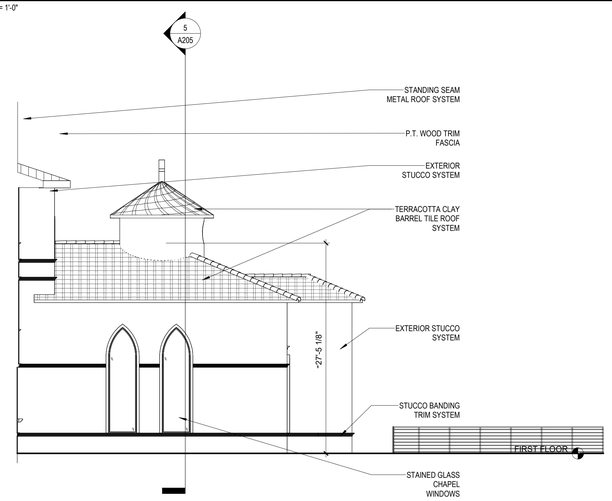


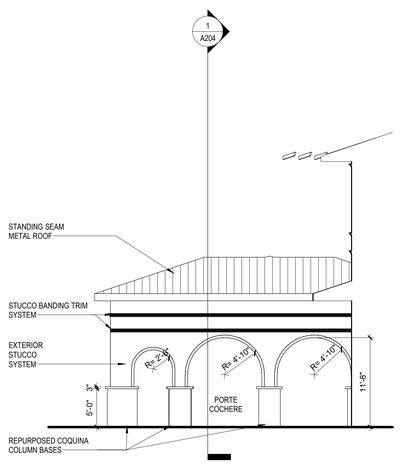
1 COURTYARD FACING NORTH
SCALE: 1/8" = 1'-0"



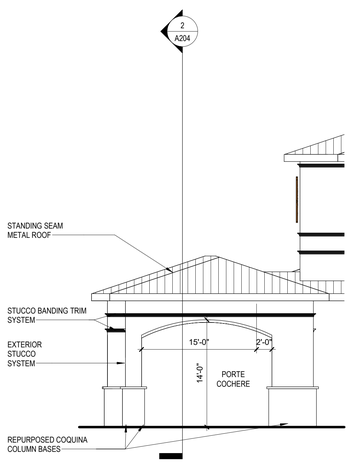
2 COURTYARD FACING EAST
SCALE: 1/8" = 1'-0"



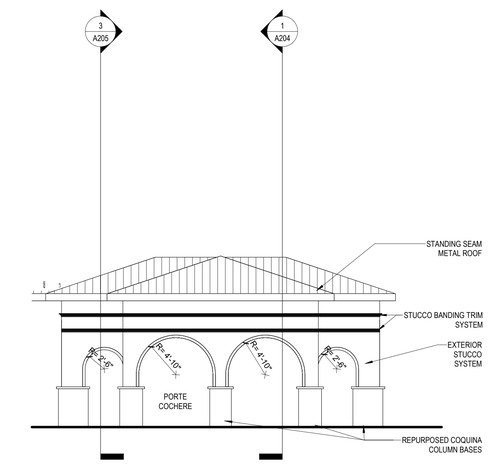
3 COURTYARD FACING SOUTH
SCALE: 1/8" = 1'-0"



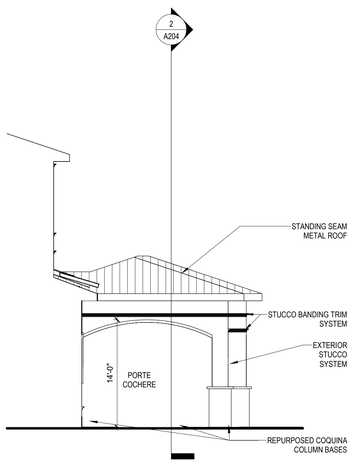
4 PORTE COCHERE EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 PORTE COCHERE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



6 PORTE COCHERE WEST ELEVATION
SCALE: 1/8" = 1'-0"



7 PORTE COCHERE NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DESIGNED:	
DRAWN:	
CHECKED:	
Designer	
Author	
Checker	
ISSUE DATE:	2026.01.16
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NEW MOTHERHOUSE
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EXTERIOR BUILDING ELEVATIONS

PROJECT NO.: 010389.001

A203

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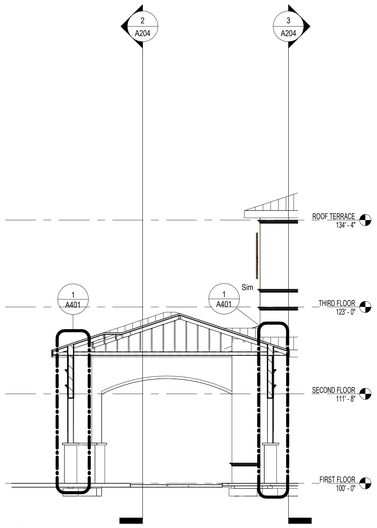
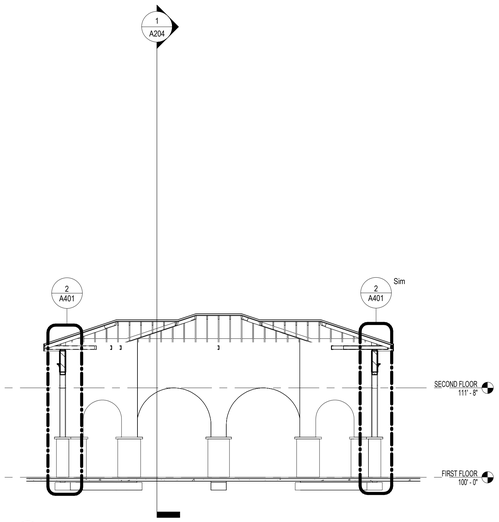
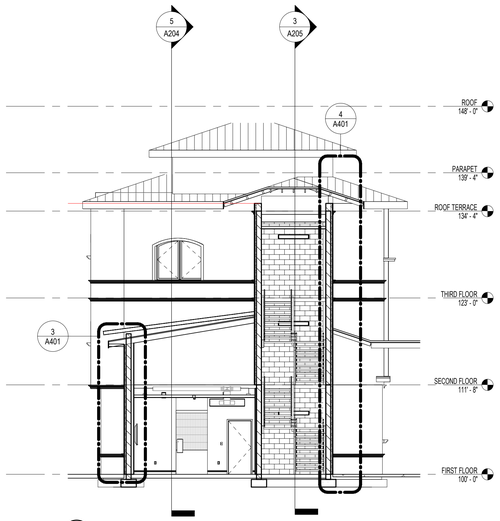


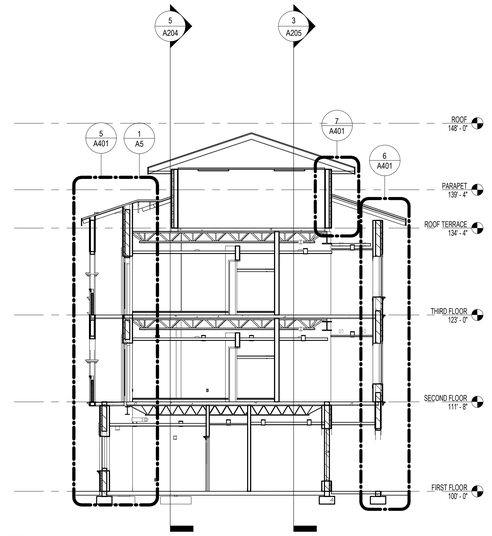
1 BUILDING SECTION - PORTE COCHERE FACING NORTH
SCALE: 1/8" = 1'-0"



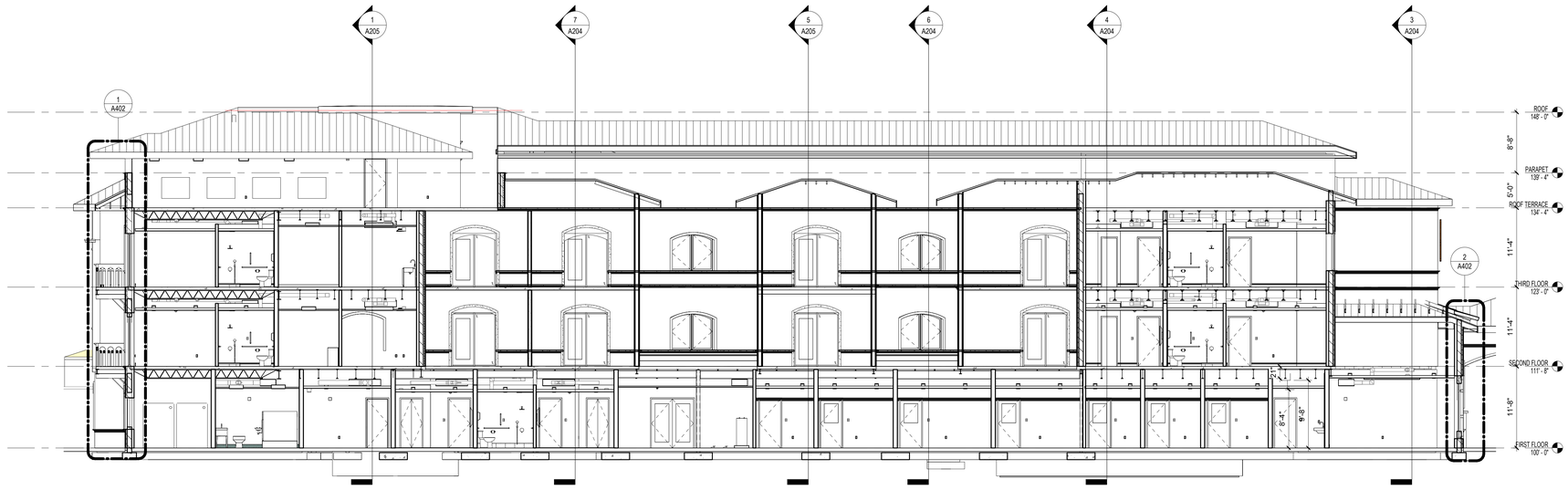
2 BUILDING SECTION - PORTE COCHERE FACING WEST
SCALE: 1/8" = 1'-0"



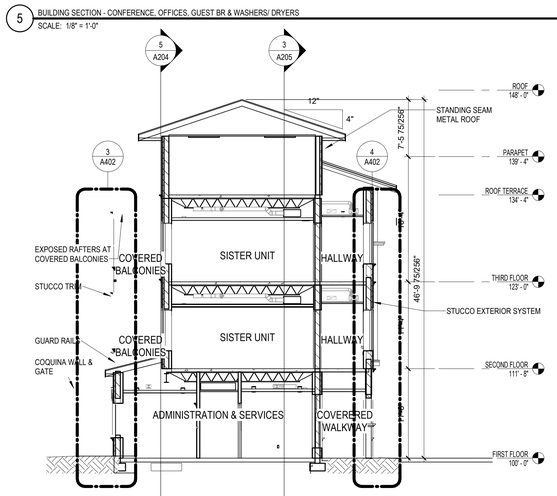
3 BUILDING SECTION - CONFERENCE, S1 STAIRS
SCALE: 1/8" = 1'-0"



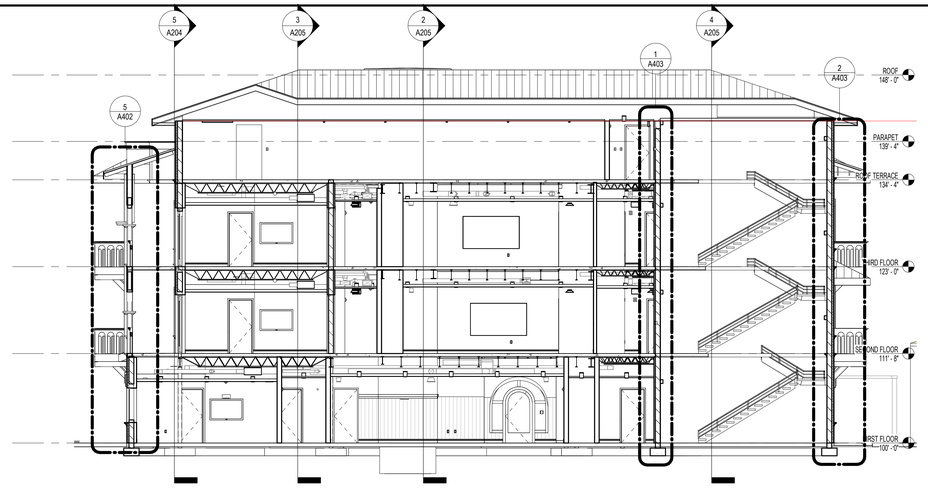
4 BUILDING SECTION - WAITING/COFFE, OFFICE
SCALE: 1/8" = 1'-0"



5 BUILDING SECTION - CONFERENCE, OFFICES, GUEST BR & WASHERS/ DRYERS
SCALE: 1/8" = 1'-0"



6 BUILDING SECTION - AREA A - OFFICES, SISTER UNITS
SCALE: 1/8" = 1'-0"



7 BUILDING SECTION - GUEST RM, MULTI-PURPOSE, S3 STAIRS
SCALE: 1/8" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

ISSUE DATE: 2026.01.16

REVISIONS:	No.:	DATE:	BY:	DESCRIPTION:

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SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

BUILDING SECTIONS

PROJECT NO.: **010389.001**

A204

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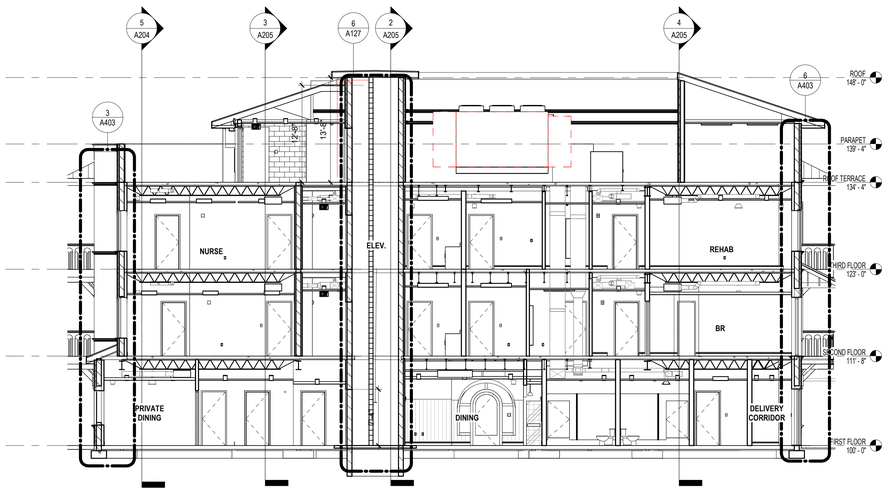
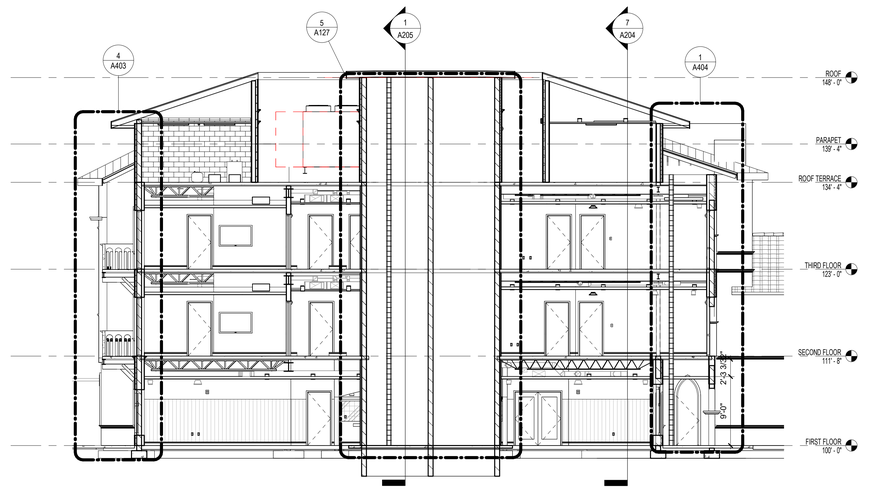
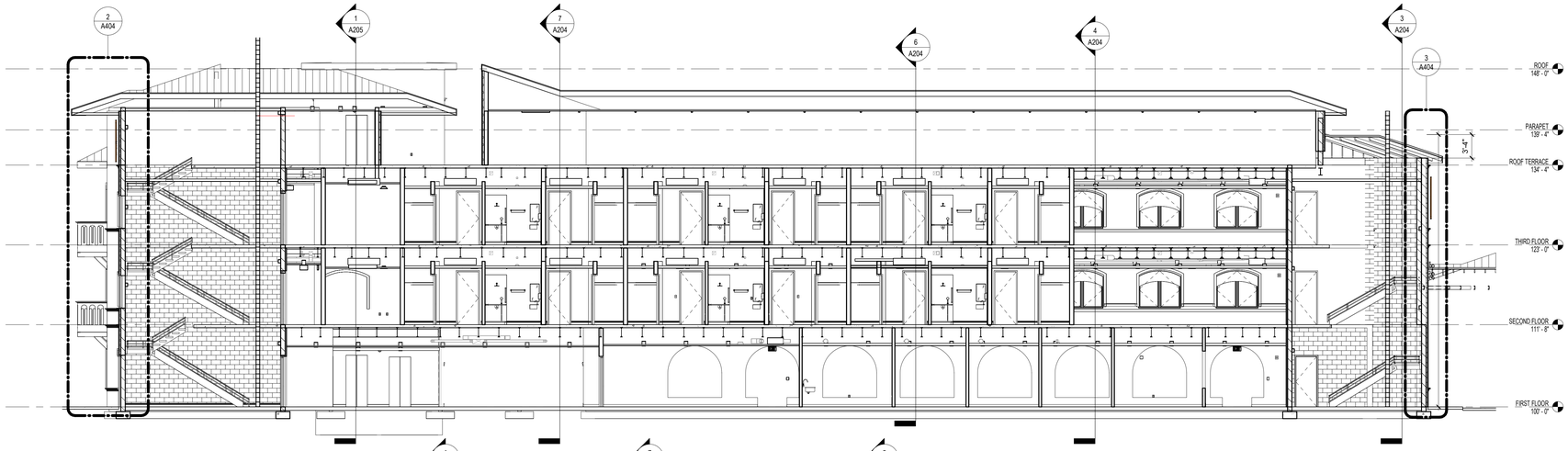


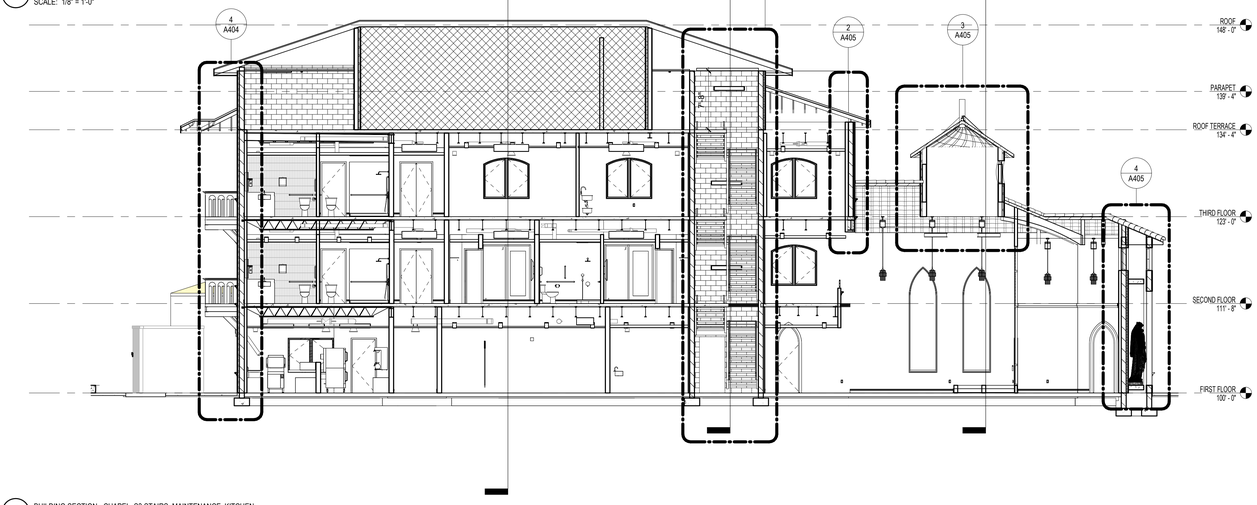
1 BUILDING SECTION - PRIVATE DINING, ELEV., RESTROOMS, DELIVERY CORRIDOR
SCALE: 1/8" = 1'-0"



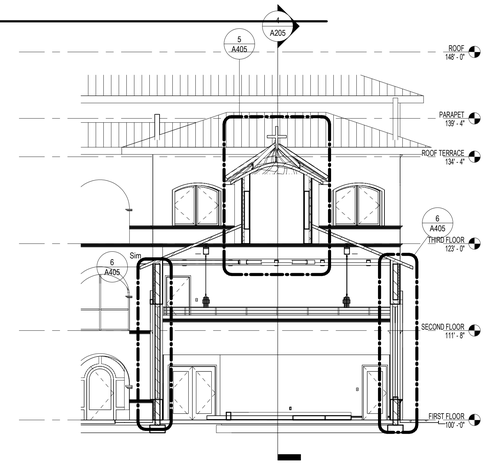
2 BUILDING SECTION - MULTI-PURPOSE, ELEV., DINING
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION - S1 STAIRS, S2 STAIRS, OFFICES & CORRIDOR
SCALE: 1/8" = 1'-0"



4 BUILDING SECTION - CHAPEL, S3 STAIRS, MAINTENANCE, KITCHEN
SCALE: 1/8" = 1'-0"



5 BUILDING SECTION - CHAPEL
SCALE: 1/8" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

ISSUE DATE: 2026.01.16
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

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BUILDING SECTIONS

PROJECT NO.: **010389.001**

A205

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1/16/2026 4:47:04 PM

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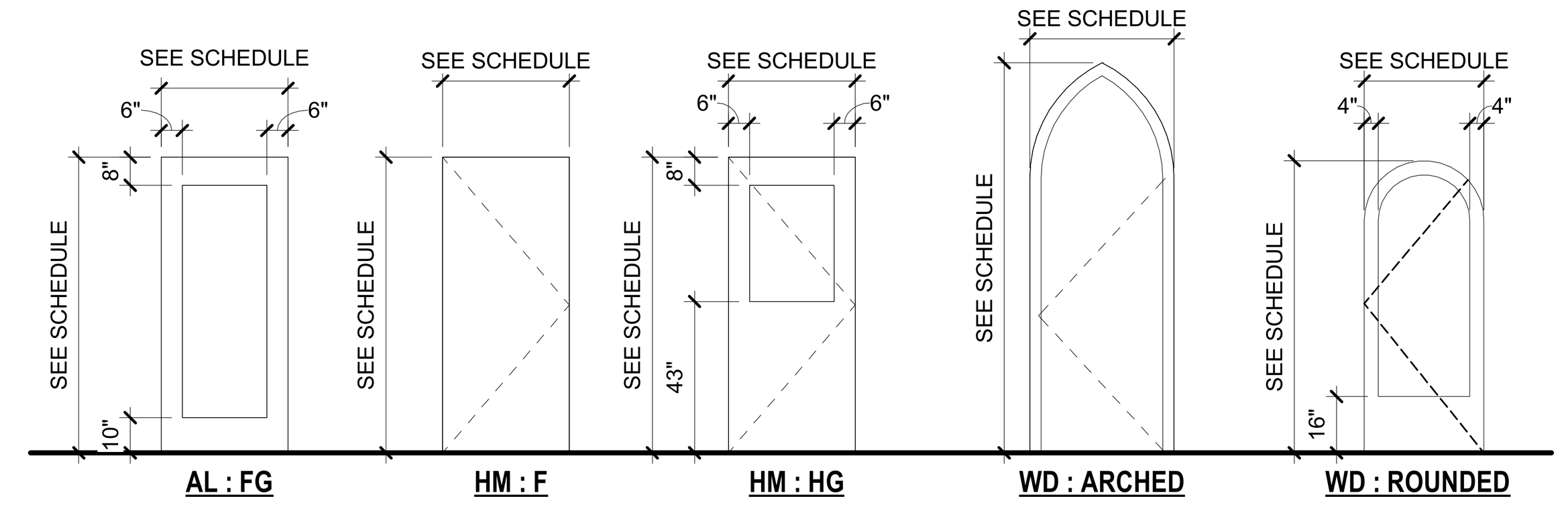
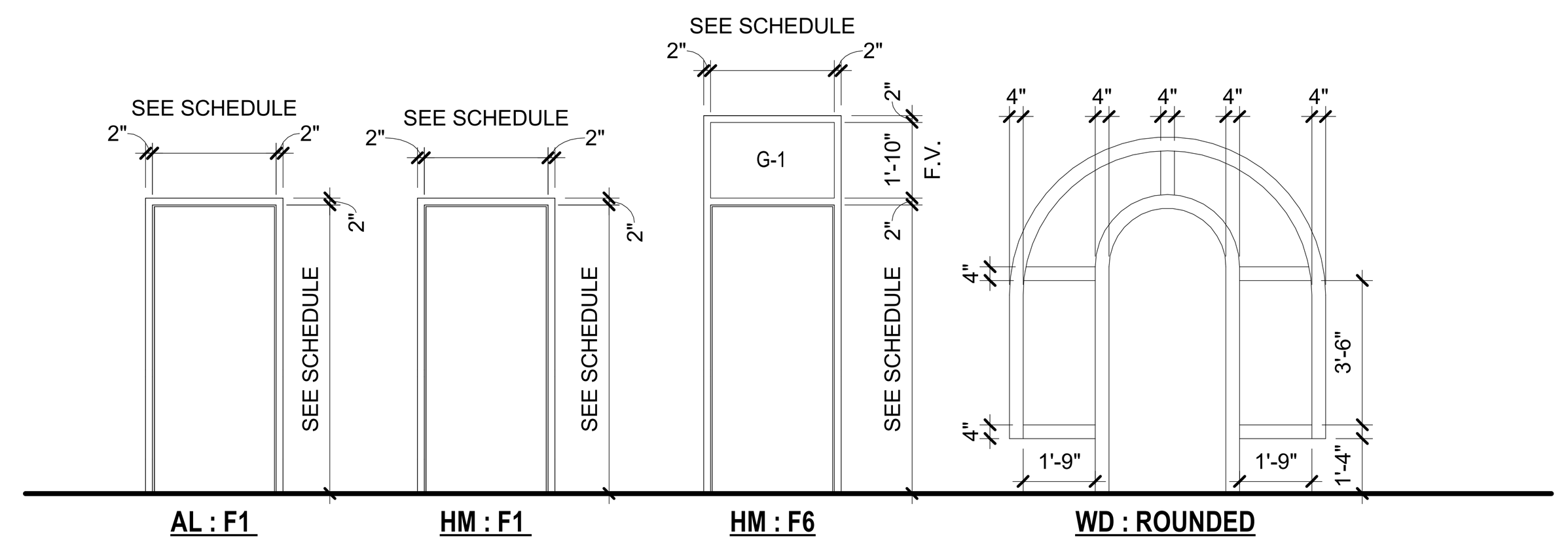
DOOR SCHEDULE

DOOR NO.		DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR PANEL MATL & TYPE	DOOR PANEL FINISH	DOOR PANEL GLASS	FRAME MATL & TYPE	FRAME FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL JAMB	DETAIL SILL	SET NO	LABEL	REMARKS
309A		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
310		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
AREA A															
101		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	P-1							
102		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	P-1							
103		3' - 0"	7' - 0"	HM : HG	1. Wood Doors	- -	HM : F1	P-1							
105		3' - 0"	7' - 0"	HM : HG	1. Wood Doors	- -	HM : F1	P-1							
106		3' - 0"	7' - 0"	HM : HG	1. Wallcovering - wood	G-1	HM : F1	P-1							
107		3' - 0"	7' - 0"	HM : HG	1. Wood Doors	- -	HM : F1	P-1							
108		3' - 0"	7' - 0"	HM : HG	1. Wood Doors	- -	HM : F1	P-1							
109		3' - 0"	7' - 0"	HM : HG	1. Wood Doors	- -	HM : F1	P-1							
110		3' - 0"	7' - 0"	HM : HG	1. Wood Doors	- -	HM : F1	P-1							
111		3' - 0"	7' - 0"	HM : HG	1. Wood Doors	- -	HM : F1	P-1							
112		3' - 0"	7' - 0"	HM : HG	1. Wallcovering - wood	G-1	HM : F1	P-1							
113		3' - 0"	7' - 0"	HM : HG	1. Wood Doors	- -	HM : F1	P-1							
114		3' - 0"	7' - 0"	HM : FG	1. Wallcovering - wood	G-1	HM : F1	P-1							
115		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	P-1							
116		3' - 0"	7' - 0"	HM : FG	- -	G-1	HM : F1	- -							
117	PR	3' - 0"	7' - 0"	HM : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	HM : F1	09 91 23 - Exterior painting (wood-windows/doors)							
EX-100		3' - 6"	7' - 0"	WD : ROUNDED	1. Paint - P-2 Dark Red	08 81 10 - glazing (1/4" Thick)	Rounded_Frame	1. Paint - P-2 Dark Red							
EX-114		3' - 6"	7' - 0"	WD : ROUNDED	- -	- -	Rounded_Frame	- -							
EX-201		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-202		3' - 0"	7' - 6"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-203		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-205		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-301		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-302		3' - 0"	7' - 6"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-303		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-305		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-S1		3' - 0"	7' - 2"	HM : F	1. Wood Doors	- -	HM : F1	09 91 23 - Exterior painting (wood-windows/doors)							
S1 -C		3' - 0"	7' - 6"	HM : F	1. Wood Doors	- -	HM : F1	- -							
S1 -B		3' - 0"	7' - 6"	HM : F	1. Wood Doors	- -	HM : F1	<By Category>							
AREA B															
118		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
119	PR	1' - 6"	7' - 0"	HM : F	- -	- -	HM : F1	- -							
122	PR	1' - 6"	7' - 0"	HM : F	- -	- -	HM : F1	- -							
123		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
124		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
124A		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
125		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	P-1							
126		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	P-1							
209		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
209A		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
218		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
219		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
220 -A		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	1. Paint - P-1 Ivory							
309		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
318		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
322		3' - 0"	7' - 0"	WD : F	- -	- -	HM : F1	- -							
323		3' - 0"	7' - 0"	WD : F	- -	- -	HM : F1	- -							
400		3' - 0"	7' - 0"	HM : F	1. Wood Doors	G-1	HM : F1	09 91 23 - Exterior painting (wood-windows/doors)							
401		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	09 91 23 - Exterior painting (wood-windows/doors)							
EX-125A		3' - 6"	7' - 0"	HM : F	- -	- -	HM : F1	- -							
EX-125B		3' - 6"	7' - 0"	HM : F	- -	- -	HM : F1	- -							
EX-126A		3' - 6"	7' - 0"	WD : ROUNDED	- -	- -	Rounded_Frame	- -							
EX-126B		3' - 6"	7' - 0"	WD : ROUNDED	- -	- -	Rounded_Frame	- -							
EX-207		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-208		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-210		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-211		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-212		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-307		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-308		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-310		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-311		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-312		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-S2		3' - 0"	7' - 2"	HM : F	1. Wood Doors	- -	HM : F1	09 91 23 - Exterior painting (wood-windows/doors)							
S2 -A		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
S2 -B		3' - 0"	7' - 6"	HM : F	1. Wood Doors	- -	HM : F1	- -							
S2 -D		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
S2 -C		3' - 0"	7' - 6"	HM : F	1. Wood Doors	- -	HM : F1	- -							
AREA C															
127	PR	3' - 0"	7' - 0"	HM : FG	1. Wallcovering - wood	G-1	HM : F1	P-1							
128		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
129	PR	2' - 6"	7' - 0"	HM : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	HM : F1	09 91 23 - Exterior painting (wood-windows/doors)							
130	PR	3' - 0"	7' - 0"	HM : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	HM : F1	09 91 23 - Exterior painting (wood-windows/doors)							
130 -A		3' - 0"	7' - 0"	HM : FG	- -	G-1	HM : F1	- -							
131		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	1. Plastic Lamine - PLAM-1 light wood(wall paneling)							
132		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	1. Plastic Lamine - PLAM-1 light wood(wall paneling)							
133		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
134		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
135		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	P-1							
136		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
136 -B		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
136A		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
138		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
139		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
217		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
220 -B		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	1. Paint - P-1 Ivory							
221		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	1. Paint - P-1 Ivory							
222		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
315		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
316		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
317		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
318 -A		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
319		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
320		3' - 0"	7' - 0"	WD : F	- -	- -	HM : F1	- -							
321		3' - 0"	7' - 0"	WD : F	- -	- -	HM : F1	- -							
403		3' - 0"	7' - 0"	HM : F	- -	- -	HM : F1	- -							
404		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							
EX-130		3' - 0"	9' - 0"	WD : ARCHED	- -	- -	Frame_ARCHED	- -							
EX-130A		3' - 0"	9' - 0"	WD : ARCHED	09 91 23 - Exterior painting (wood-windows/doors)	- -	Frame_ARCHED	09 91 23 - Exterior painting (wood-windows/doors)							
EX-132		3' - 0"	9' - 0"	WD : ARCHED	09 91 23 - Exterior painting (wood-windows/doors)	- -	Frame_ARCHED	09 91 23 - Exterior painting (wood-windows/doors)							
EX-137	PR	3' - 0"	7' - 2"	HM : F	09 91 23 - Exterior painting (wood-windows/doors)	G-1	HM : F6	09 91 23 - Exterior painting (wood-windows/doors)							
EX-213		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-214		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-215		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-216		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-313		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-314		3' - 0"	7' - 4"	AL : FG	09 91 23 - Exterior painting (wood-windows/doors)	G-1	AL : F1	- -							
EX-S3		3' - 0"	7' - 2"	HM : F	1. Wood Doors	- -	HM : F1	09 91 23 - Exterior painting (wood-windows/doors)							
S3 -A		3' - 0"	7' - 0"	HM : FG	- -	G-1	HM : F1	- -							
S3 -B		3' - 0"	7' - 6"	HM : F	1. Wood Doors	- -	HM : F1	- -							
S3 -C		3' - 0"	7' - 6"	HM : F	1. Wood Doors	- -	HM : F1	- -							
S3 -D		3' - 0"	7' - 0"	HM : F	1. Wood Doors	- -	HM : F1	- -							



A3 - DOOR PANEL TYPES (ALL)



A3 - DOOR FRAME TYPES (ALL)

ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOOR FINISH	BASE MATL	CEILING MATL	CEILING FINISH	NORTH WALL FINISH	EAST WALL FINISH	SOUTH WALL FINISH	WEST WALL FINISH	REMARKS
Not Placed										
120B	GUEST RR	PT-6	VWB-1		P-6	SEE ELEV	SEE ELEV	P-1	SEE ELEV	
121B	GUEST RR	PT-6	VWB-1		P-6	P-1	SEE ELEV	SEE ELEV	SEE ELEV	
135	CORRIDOR	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
FIRST FLOOR										
100	WAITING/ COFFEE	PT-4, PT-5	WVB-1		P-6	P-1	SEE ELEV	P-1	P-1	
101	CONFERENCE	PT-1. PT-1A	VWB-1		P-6	P-1	SEE ELEV	P-1	P-1	
101A	ADMIN CORRIDOR	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
102	RR	PT-1A	VWB-1		P-6 EPOXY	P-1 EPOXY	P-1 EPOXY	P-1 EPOXY	PT-5	
103	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
104	RECEPTION/WORK/COPY	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
105	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
106	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
107	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
108	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
109	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
110	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
111	OFFICE	LVT-1			-	P-1	P-1	P-1	P-1	
112	BREAK ROOM	LVT-1	VWB-1		-	P-1	SEE ELEV	P-1	P-1	
113	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
114	CORRIDOR	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
115	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
116	ELEC	EP-1	EP-1		P-6	P-1	P-1	P-1	P-1	
117	MECH	EP-1	EP-1		P-6	P-1	P-1	P-1	P-1	
118	CORRIDOR	PT-4, PT-4A	VWB-1		-	P-1	P-1	P-1	P-1	
119	JAN	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
120	GUEST BR	LVT-1	VWB-1		P-6	P-1	P-1	P-1	P-3	
121	GUEST BR	LVT-1	VWB-1		P-6	P-1	P-3	P-1		
122	STOR.									
123	PRIVATE DINING	PT-6	VWB-1		-	P-1	P-1	P-1	P-1	
124	WASHERS/ DRYERS	EP-1	VWB-1		-	P-1 EPOXY	P-1 EPOXY	P-1 EPOXY	P-1 EPOXY	
124-A	DRYER EXHAUST ROOM	EP-1	VWB-1		-	P-1 EPOXY	P-1 EPOXY	P-1 EPOXY	P-1 EPOXY	
125	MULTIPURPOSE	PT-6	VWB-1		P-6	SEE ELEV	SEE ELEV	SEE ELEV	SEE ELEV	
126	DINING	PT-6	VWB-1		P-6	SEE ELEV	SEE ELEV	SEE ELEV	SEE ELEV	
127	CORRIDOR	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
128	SACRISTY	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
129	STORAGE	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
130	CHAPEL	LVT-1	VWB-2		SEE RCP	P-1	P-1	P-1	SEE ELEV	
131	SPIR. DIR	LVT-1	VWB-2		SEE RCP	P-1,P-5	P-1. P-5	P-1,P-5	P-1,P-5	
132	ADOR. CHAPEL	LVT-1	VWB-1		SEE RCP	P-1,P-5	P-1,P-5	P-1,P-5	P-1,P-5	
133	RR	PT-4A	VWB-1		-	SEE ELEV	P-1	P-1	P-1	
134	RR	PT-4A	VWB-1		-	P-1	P-1	SEE ELEV	P-1	
136	KITCHEN	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
136A	PANTRY	EP-1	EP-1							
137	DELIVERY CORRIDOR	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
138	COOLER	SEALED CONC	-							
138-A	FREEZER	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
139	OFFICE	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
140	CLOSET									
E1	ELEV.	LVT-1	VWB-1		-	P-5	P-5	P-5	P-5	
E2	ELEV.	LVT-1	VWB-1		-	P-5	P-5	P-5	P-5	
EX100	PORTE COCHERE									
S1	STAIR	SEALED CONC	VWB-1		P-6	P-1	P-1	P-1	P-1	
S2	STAIRS	SEALED CONC	VWB-1		-	P-1	P-1	P-1	P-1	
S3	STAIRS	SEALED CONC	VWB-1		-	P-1	P-1	P-1	P-1	
SECOND FLOOR										
200	CORRIDOR	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
200A	LOUNGE	PT-4A	VWB-1		P-3	P-3	P-3	P-1	P-3	
209	NURSE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
209A	NURSE STORAGE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
217	MECH	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
218	STORAGE	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
219	LAUNDRY	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
220	COMMUNITY ROOM	--	VWB-1		P-6	SEE ELEV	SEE ELEV	P-1	P-1	
221	TOILET	P4-A	VWB-1		P-6	P-1	P-1	P-1	P-1	
222	CHAPEL BALCONY	LVT-1	VWB-1		SEE RCP	P-1	P-1	P-1	--	
THIRD FLOOR										
300	CORRIDOR	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
300A	LOUNGE	PT-4A	VWB-1		P-3	P-3	P-3	P-1	P-3	
309	NURSE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
309A	NURSE STORAGE	LVT-1	VWB-1							
315	REHAB	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
316	CRAFT ROOM	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
317	SALON	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
318	COMMUNITY SPACE	PT-4	VWB-1		P-6	SEE ELEV	SEE ELEV	P-1	P-1	
319	RR	PT-4A	VWB-1		P-6	P-1, EPOXY	PT-5	P-1, EPOXY	P-1, EPOXY	
320	STORAGE	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
321	MECHANICAL/ ELECTRICAL	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
322	MASSAGE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
323	LAUNDRY	EP-1	EP-1			P-1	P-1	P-1	P-1	
ROOF TERRACE										
400	ELEV LOBBY	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
401	ROOF TOP TERRACE	QT-1	-	-	-	P-1	P-1	P-1	P-1	
402	ROOF TOP CORRIDOR									
403	MECH. ROOF TOP UNITS	SEALED CONC	-		-	P-1	P-1	P-1	P-1	
404	ROOF TOP LANDING									
405	ATTIC/STOR.									
486	STAIRS	SEALED CONC	VEB-1		-	P-1	P-1	P-1	P-1	
487	STAIRS	SEALED CONC	VWB-1		-	P-1	P-1	P-1	P-1	

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
ISSUE DATE: 2026.01.16
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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DESIGN DEVELOPMENT

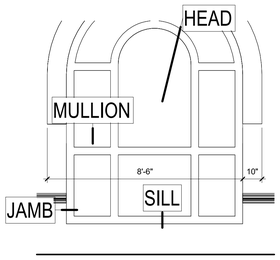
SCHEMMER
Design with Purpose. Build with Confidence.
1044 N 115th St #300, Omaha, NE 68154

SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084
DOOR SCHEDULE AND ROOM SCHEDULE

PROJECT NO.: 010389.001

A301

Received January 30, 2026
Planning and Building Dept.



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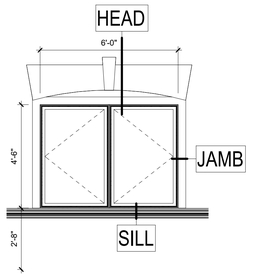

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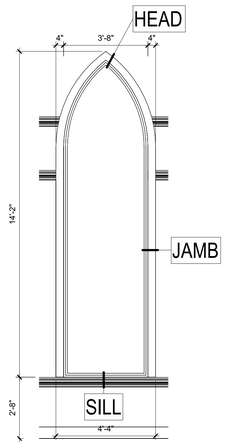

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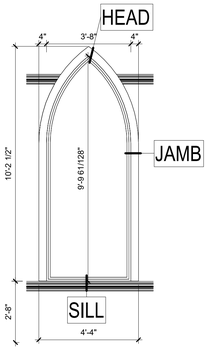

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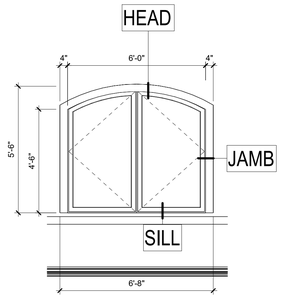

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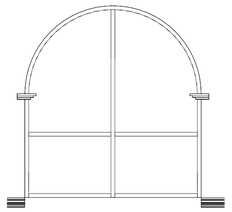

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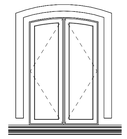

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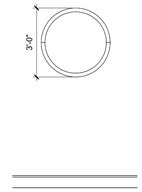
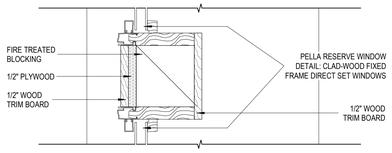
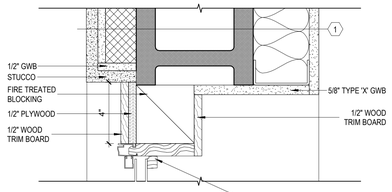


W8

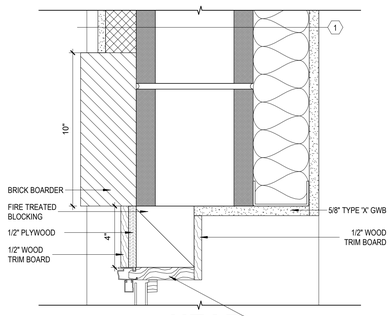
WINDOW NOTE: JAMB LINERS, EDGE SPACERS AND MUNTIN SPACERS TO BE SAME COLOR AS FRAMES.



MULLION



JAMB



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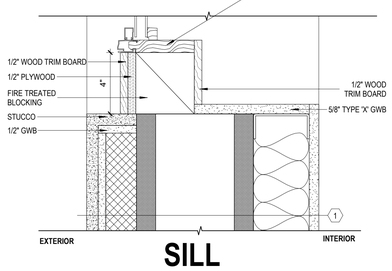
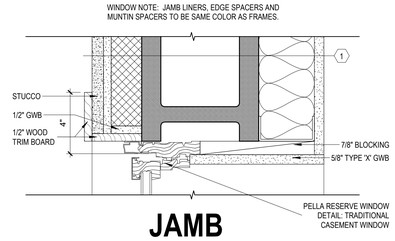


SILL

W1 WINDOW DETAILS

SCALE: 3" = 1'-0"

WINDOW NOTE: JAMB LINERS, EDGE SPACERS AND MUNTIN SPACERS TO BE SAME COLOR AS FRAMES.



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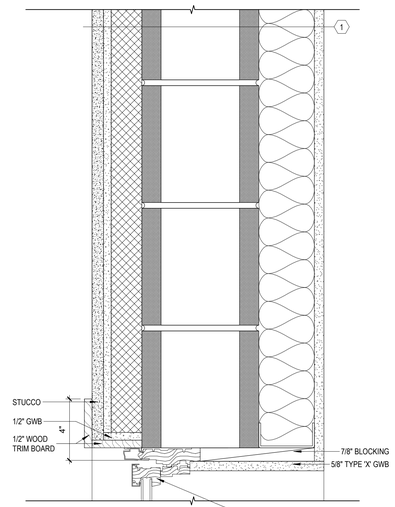

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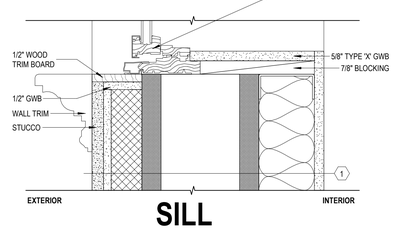
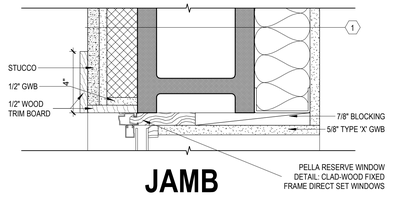


SILL

W2 WINDOW DETAILS

SCALE: 3" = 1'-0"

WINDOW NOTE: JAMB LINERS, EDGE SPACERS AND MUNTIN SPACERS TO BE SAME COLOR AS FRAMES.



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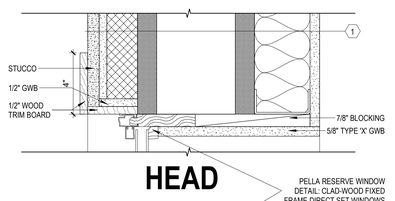

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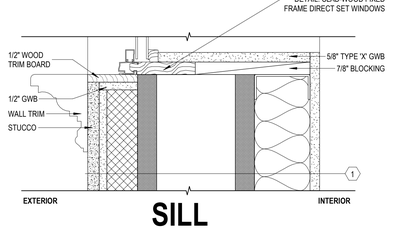
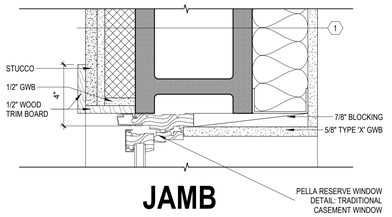


SILL

W3/W4 WINDOW DETAILS

SCALE: 3" = 1'-0"

WINDOW NOTE: JAMB LINERS, EDGE SPACERS AND MUNTIN SPACERS TO BE SAME COLOR AS FRAMES.



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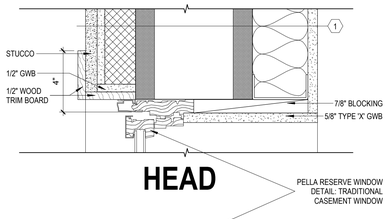

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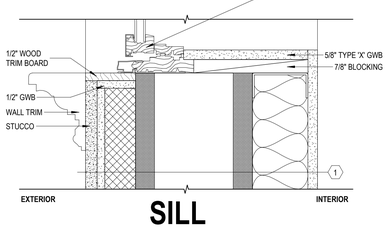

SILL

W3/W4 WINDOW DETAILS

SCALE: 3" = 1'-0"

WINDOW NOTE: JAMB LINERS, EDGE SPACERS AND MUNTIN SPACERS TO BE SAME COLOR AS FRAMES.

JAMB

HEAD

SILL

W5 WINDOW DETAILS

SCALE: 3" = 1'-0"

DESIGNED:	Designer
DRAWN:	Author
CHECKED:	Checker
ISSUE DATE:	2026.01.16
REVISIONS:	
No.:	DATE: BY: DESCRIPTION:

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SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

WINDOW TYPES AND DETAILS

PROJECT NO.: 010389.001

A302

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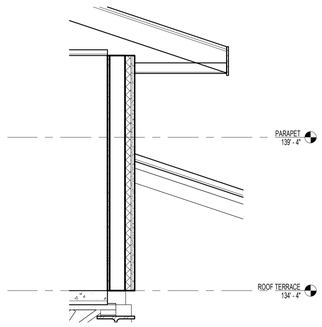
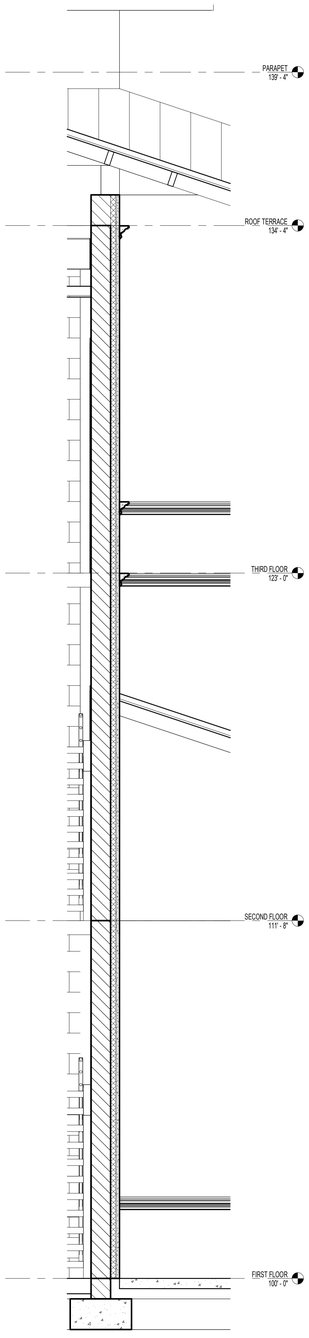
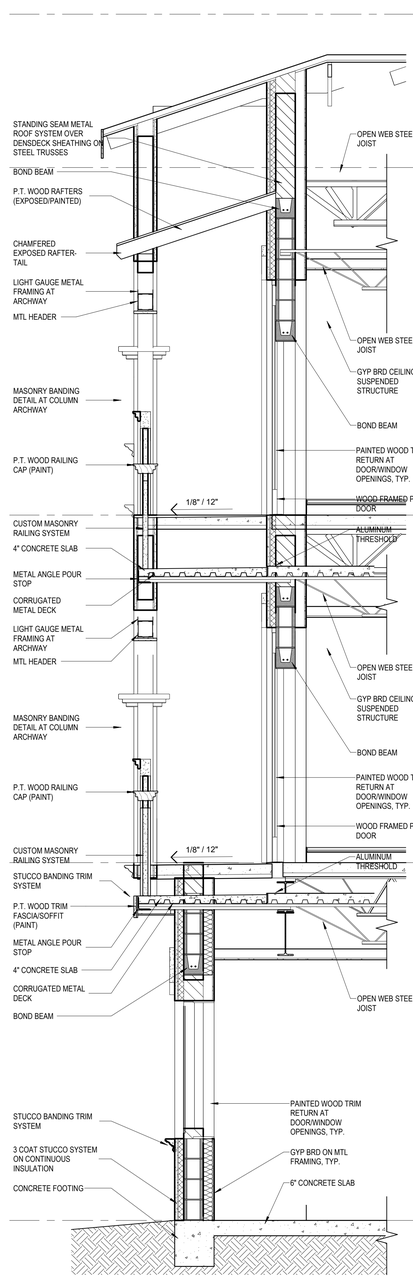
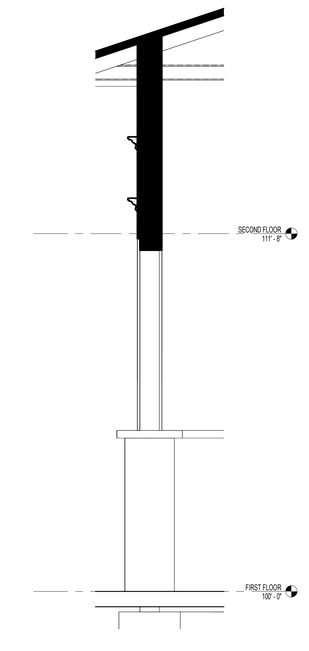


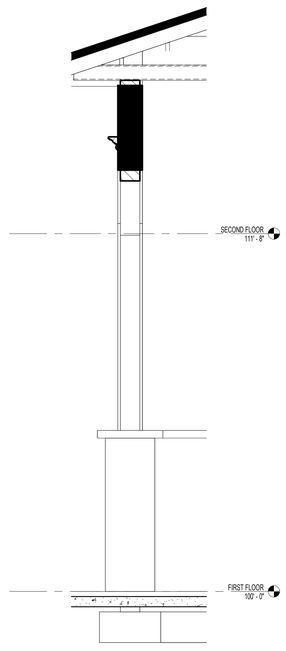
7 WALL SECTION - TERRACE
SCALE: 1/2" = 1'-0"



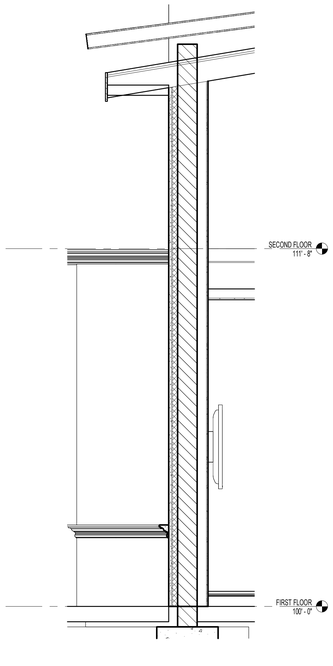




1 WALL SECTION - PORTE COCHERE FACING NORTH
SCALE: 1/2" = 1'-0"



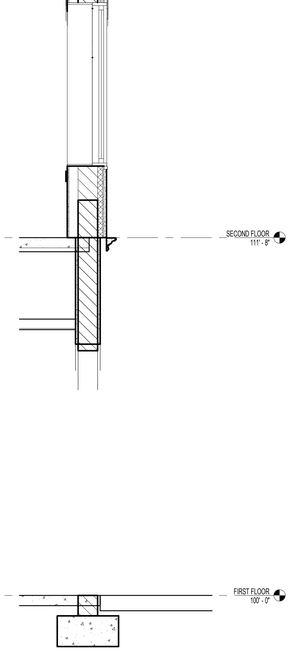
2 WALL SECTION - PORTE COCHERE FACING WEST
SCALE: 1/2" = 1'-0"



3 WALL SECTION - CONFERENCE
SCALE: 1/2" = 1'-0"

4 WALL SECTION - S1 STAIRS
SCALE: 1/2" = 1'-0"

5 WALL SECTION - BALCONIES
SCALE: 1/2" = 1'-0"



6 WALL SECTION - WAITING/COFFE, OFFICE
SCALE: 1/2" = 1'-0"

DESIGNED:
DRAWN:
CHECKED:
Designer
Author
Checker
ISSUE DATE: 2026.01.16
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

WALL SECTIONS

PROJECT NO.: 010389.001

A401

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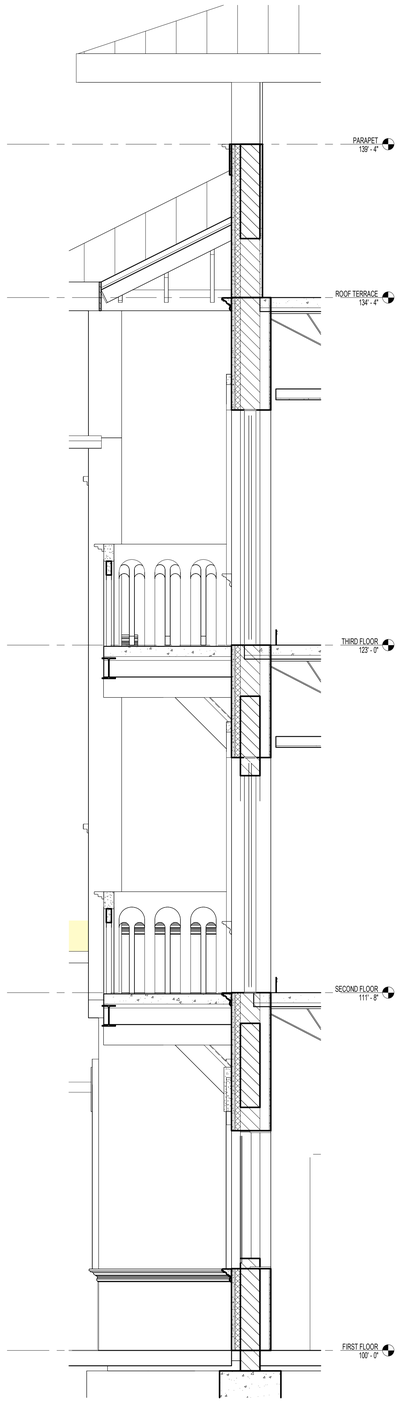
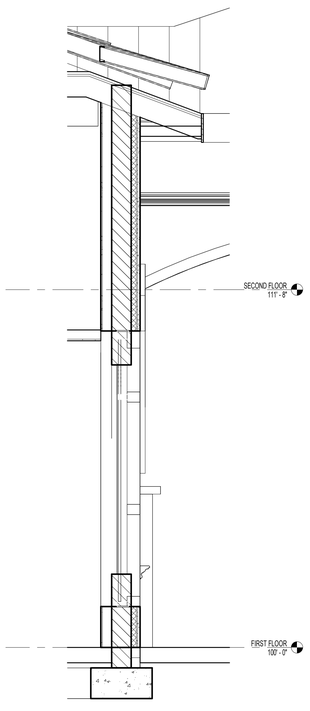
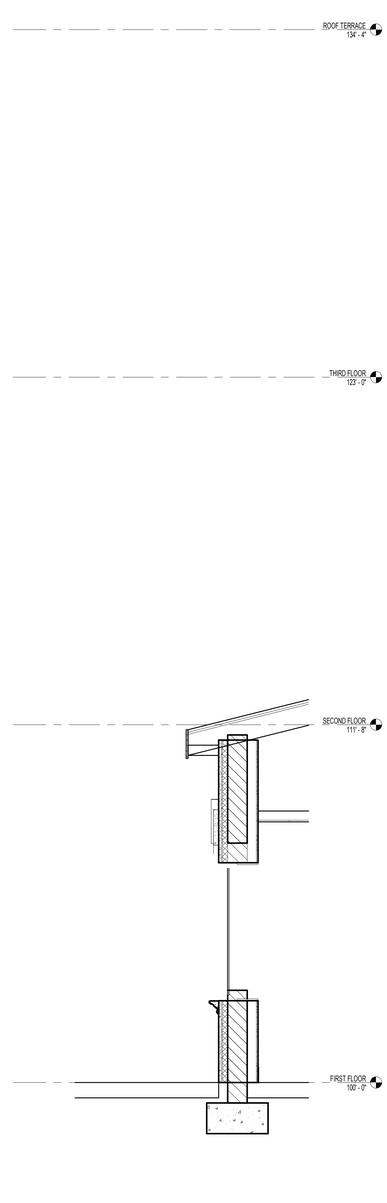


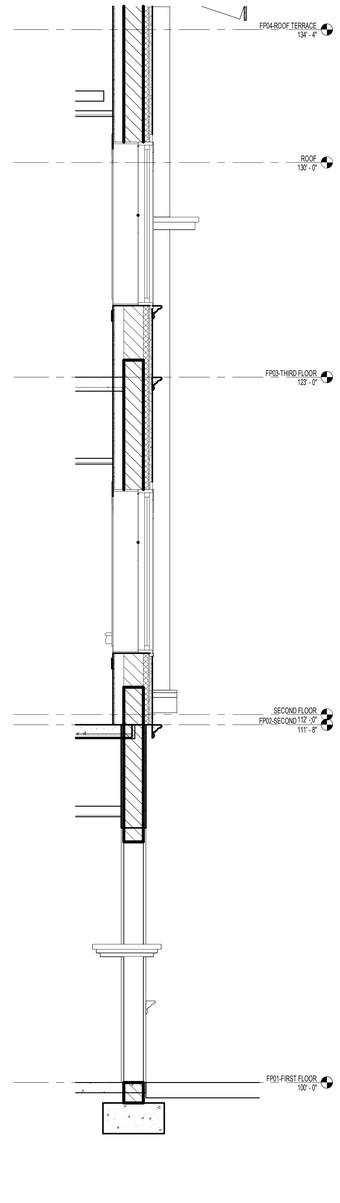
1 WALL SECTION - SISTER BALCONIES
SCALE: 1/2" = 1'-0"



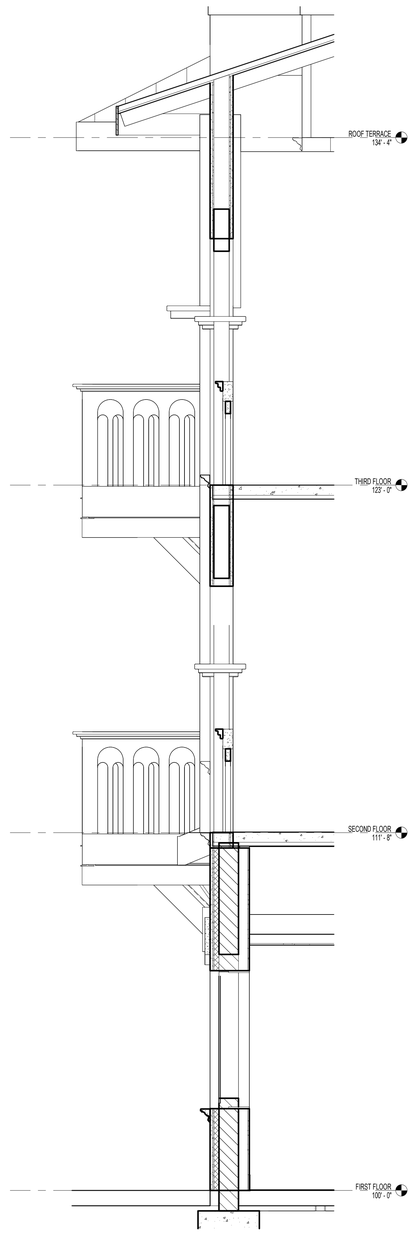
2 BUILDING SECTION - CONFERENCE
SCALE: 1/2" = 1'-0"



3 WALL SECTION - SISTER UNITS BALCONIES
SCALE: 1/2" = 1'-0"



4 WALL SECTION - HALLWAY
SCALE: 1/2" = 1'-0"



5 WALL SECTION - UNITS BALCONIES
SCALE: 1/2" = 1'-0"

DESIGNED:	Designer	ISSUE DATE:	2026.01.16
DRAWN:	Author	REVISIONS:	
CHECKED:	Checker	No.:	DATE: BY: DESCRIPTION:

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WALL SECTIONS

PROJECT NO.: 010389.001

A402

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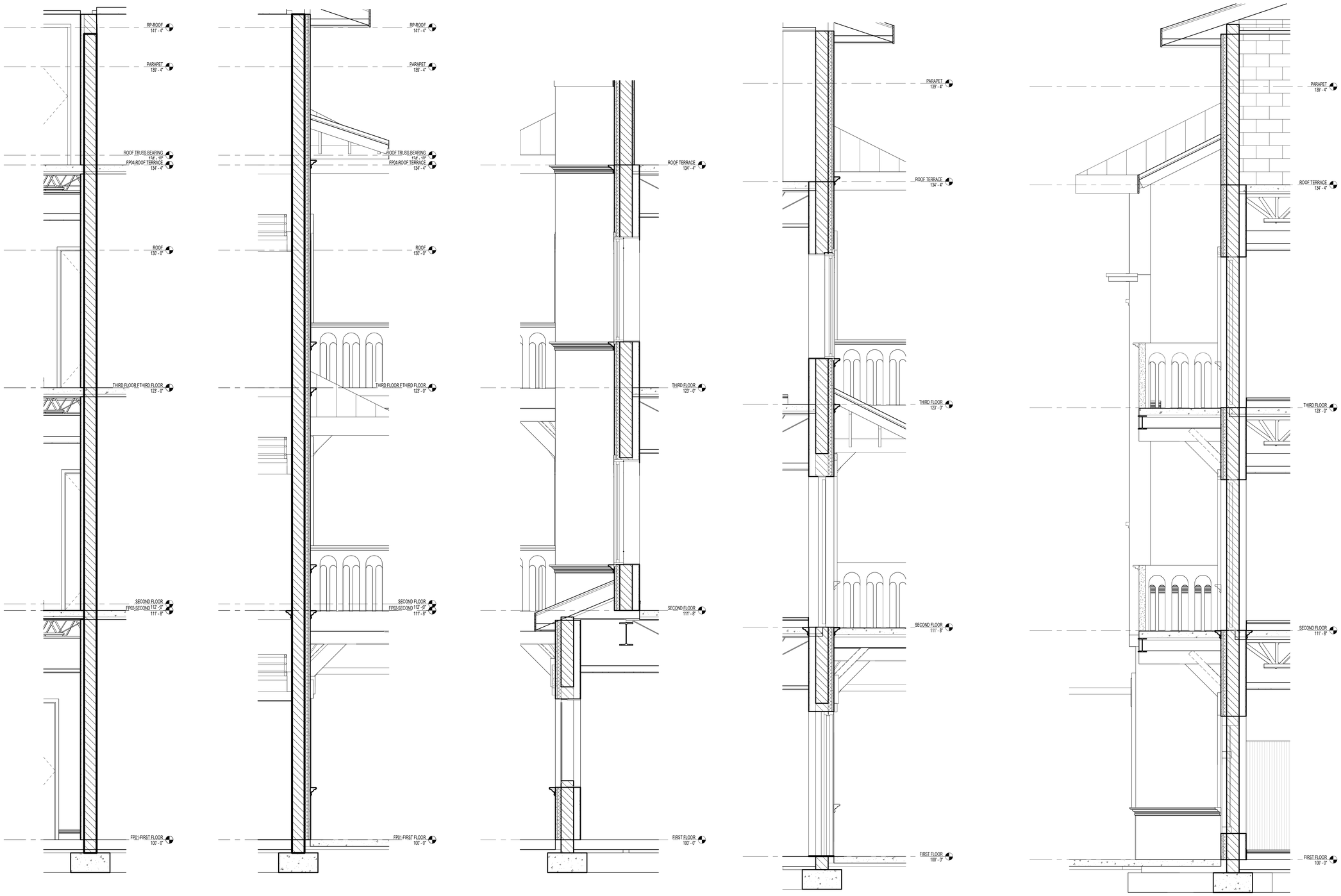

1 WALL SECTION - STAIRS S3
SCALE: 1/2" = 1'-0"

2 WALL SECTION - S3 STAIRS
SCALE: 1/2" = 1'-0"

3 WALL SECTION - PRIVATE DINING, NURSE, TERRACE
SCALE: 1/2" = 1'-0"

6 WALL SECTION - DELIVERY CORRIDOR, BR, REHAB
SCALE: 1/2" = 1'-0"

4 WALL SECTION - MULTI-PURPOSE, ELEV, DINING - Callout 1
SCALE: 1/2" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

ISSUE DATE: 2026.01.16
REVISIONS:
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WALL SECTIONS

PROJECT NO.: 010389.001

A403

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010389001-2-A403 WALL SECTIONS

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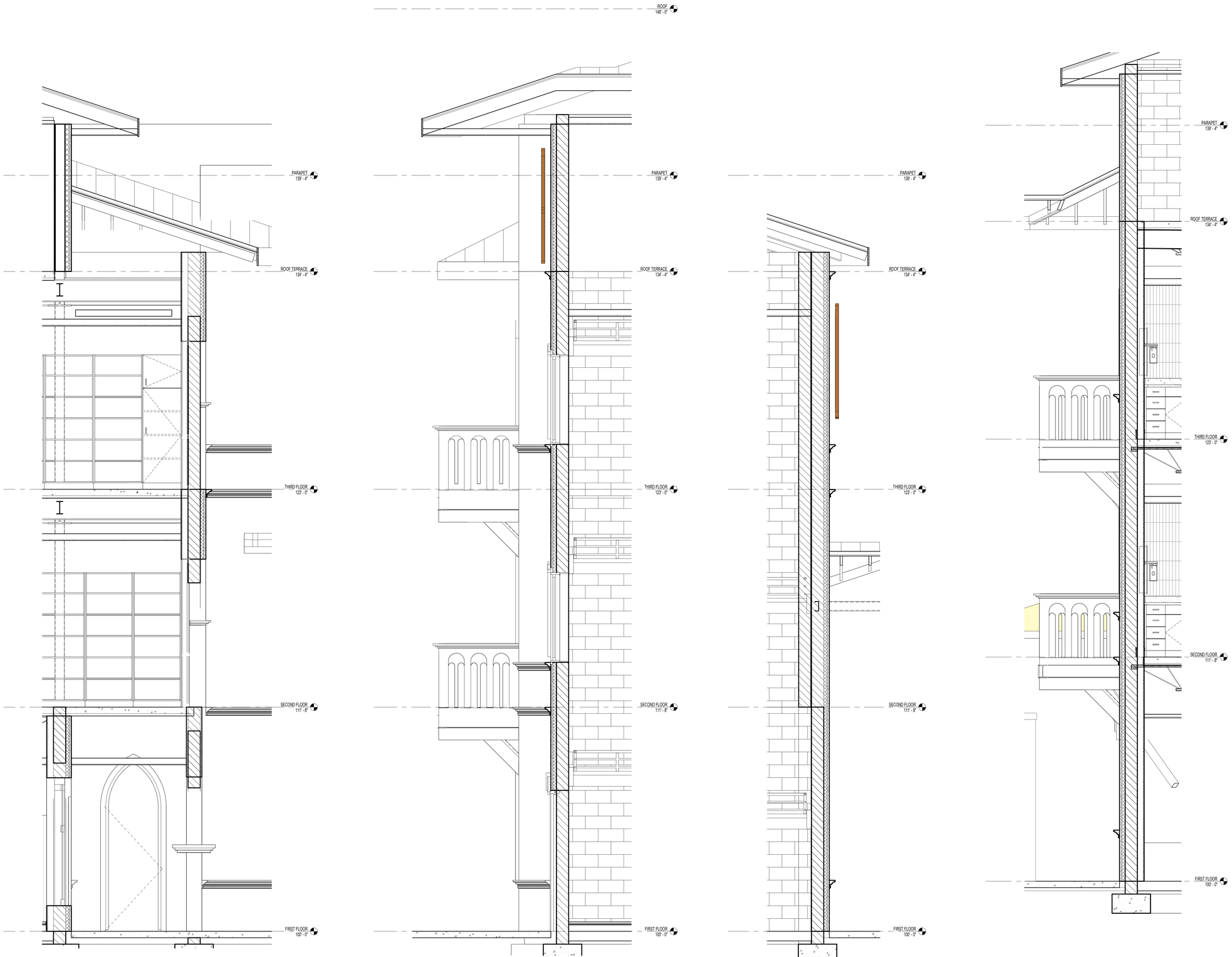

1 BUILDING SECTION - MULTI-PURPOSE, ELEV, DINING - Callout 1
SCALE: 1/2" = 1'-0"

2 BUILDING SECTION - S1 STAIRS, S2 STAIRS, OFFICES & CORRIDOR - Callout 1
SCALE: 1/2" = 1'-0"

3 BUILDING SECTION - S1 STAIRS, S2 STAIRS, OFFICES & CORRIDOR - Callout 2
SCALE: 1/2" = 1'-0"

4 BUILDING SECTION - CHAPEL, S3 STAIRS, MAINTENANCE, KITCHEN - Callout 1
SCALE: 1/2" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

ISSUE DATE: 2026.01.16
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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WALL SECTIONS

PROJECT NO.: 010389.001

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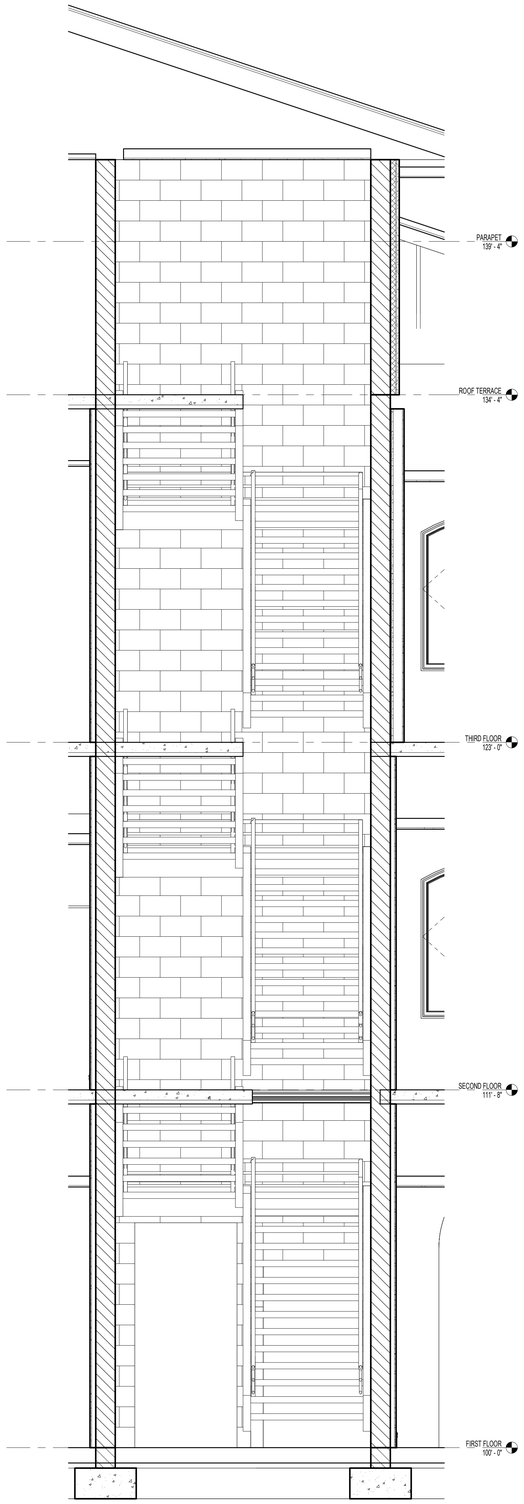
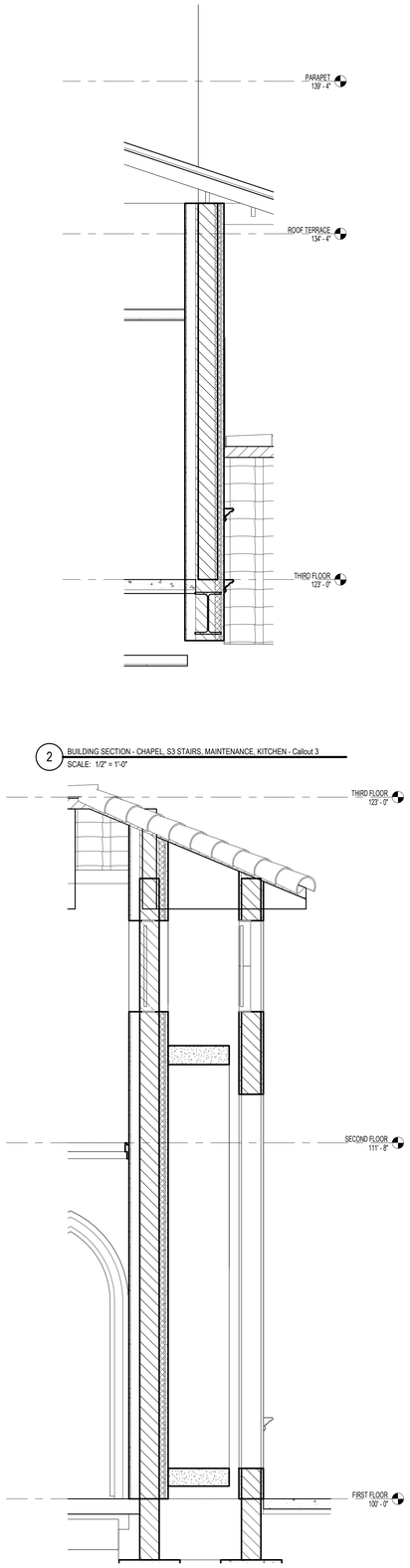
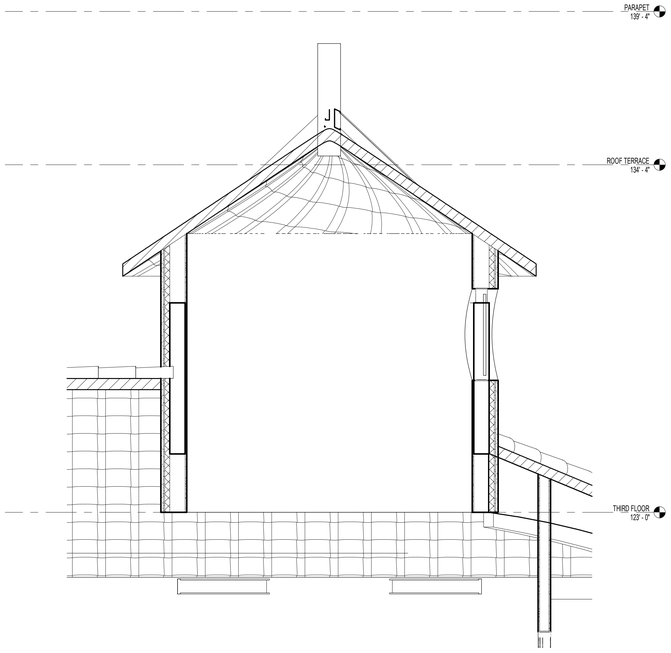


1 BUILDING SECTION - CHAPEL, S3 STAIRS, MAINTENANCE, KITCHEN - Callout 2
SCALE: 1/2" = 1'-0"

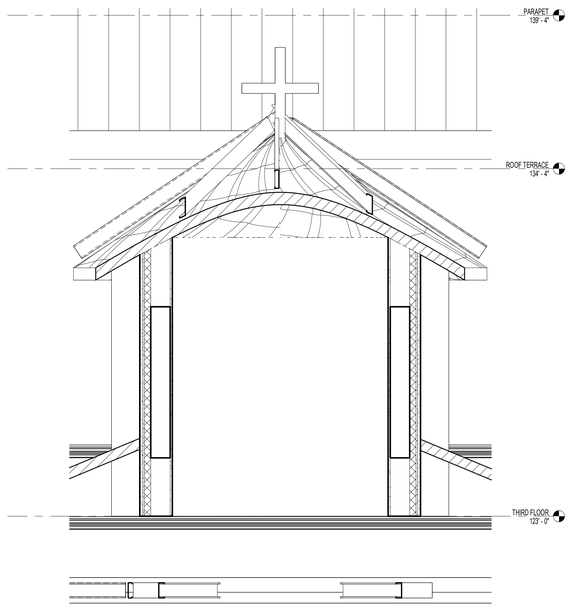


2 BUILDING SECTION - CHAPEL, S3 STAIRS, MAINTENANCE, KITCHEN - Callout 3
SCALE: 1/2" = 1'-0"

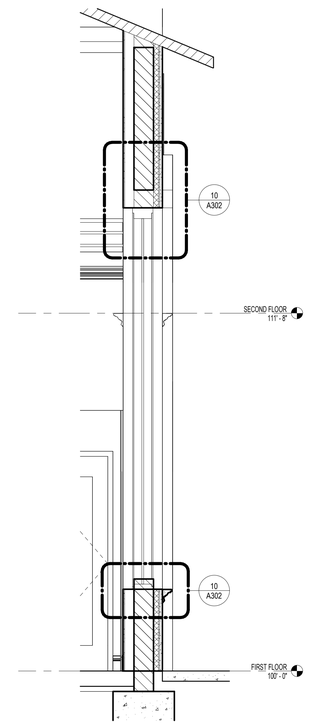
4 BUILDING SECTION - CHAPEL, S3 STAIRS, MAINTENANCE, KITCHEN - Callout 5
SCALE: 1/2" = 1'-0"



3 BUILDING SECTION - CHAPEL, S3 STAIRS, MAINTENANCE, KITCHEN - Callout 4
SCALE: 1/2" = 1'-0"



5 BUILDING SECTION - CHAPEL - Callout 1
SCALE: 1/2" = 1'-0"



6 BUILDING SECTION - CHAPEL - Callout 2
SCALE: 1/2" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
ISSUE DATE: 2026.01.16
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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WALL SECTIONS

PROJECT NO.: 010389.001

A405

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010389001-2-A405 WALL SECTIONS

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ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOOR FINISH	BASE MATL	CEILING MATL	CEILING FINISH	NORTH WALL FINISH	EAST WALL FINISH	SOUTH WALL FINISH	WEST WALL FINISH	REMARKS
Not Placed										
120B	GUEST RR	PT-6	VWB-1		P-6	SEE ELEV	SEE ELEV	P-1	SEE ELEV	
121B	GUEST RR	PT-6	VWB-1		P-6	P-1	SEE ELEV	SEE ELEV	SEE ELEV	
135	CORRIDOR	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
FIRST FLOOR										
100	WAITING/ COFFEE	PT-4, PT-5	VWB-1		P-6	P-1	SEE ELEV	P-1	P-1	
101	CONFERENCE	PT-1, PT-1A	VWB-1		P-6	P-1	SEE ELEV	P-1	P-1	
101A	ADMIN CORRIDOR	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
102	RR	PT-1A	VWB-1		P-6 EPOXY	P-1 EPOXY	P-1 EPOXY	P-1 EPOXY	PT-5	
103	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
104	RECEPTION/WORK/COPY	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
105	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
106	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
107	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
108	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
109	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
110	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
111	OFFICE	LVT-1			-	P-1	P-1	P-1	P-1	
112	BREAK ROOM	LVT-1	VWB-1		-	P-1	SEE ELEV	P-1	P-1	
113	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
114	CORRIDOR	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
115	OFFICE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
116	ELEC	EP-1	EP-1		P-6	P-1	P-1	P-1	P-1	
117	MECH	EP-1	EP-1		P-6	P-1	P-1	P-1	P-1	
118	CORRIDOR	PT-4, PT-4A	VWB-1		-	P-1	P-1	P-1	P-1	
119	JAN	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
120	GUEST BR	LVT-1	VWB-1		P-6	P-1	P-1	P-1	P-3	
121	GUEST BR	LVT-1	VWB-1		P-6	P-1	P-3	P-1		
122	STOR.									
123	PRIVATE DINING	PT-6	VWB-1		-	P-1	P-1	P-1	P-1	
124	WASHERS/ DRYERS	EP-1	VWB-1		-	P-1 EPOXY	P-1 EPOXY	P-1 EPOXY	P-1 EPOXY	
124-A	DRYER EXHAUST ROOM	EP-1	VWB-1		-	P-1 EPOXY	P-1 EPOXY	P-1 EPOXY	P-1 EPOXY	
125	MULTIPURPOSE	PT-6	VWB-1		P-6	SEE ELEV	SEE ELEV	SEE ELEV	SEE ELEV	
126	DINING	PT-6	VWB-1		P-6	SEE ELEV	SEE ELEV	SEE ELEV	SEE ELEV	
127	CORRIDOR	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
128	SACRISTY	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
129	STORAGE	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
130	CHAPEL	LVT-1	VWB-2		SEE RCP	P-1	P-1	P-1	SEE ELEV	
131	SPIR. DIR	LVT-1	VWB-2		SEE RCP	P-1,P-5	P-1, P-5	P-1,P-5	P-1,P-5	
132	ADOR. CHAPEL	LVT-1	VWB-1		SEE RCP	P-1,P-5	P-1,P-5	P-1,P-5	P-1,P-5	
133	RR	PT-4A	VWB-1		-	SEE ELEV	P-1	P-1	P-1	
134	RR	PT-4A	VWB-1		-	P-1	P-1	SEE ELEV	P-1	
136	KITCHEN	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
136A	PANTRY	EP-1	EP-1							
137	DELIVERY CORRIDOR	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
138	COOLER	SEALED CONC	-							
138-A	FREEZER	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
139	OFFICE	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
140	CLOSET									
E1	ELEV.	LVT-1	VWB-1		-	P-5	P-5	P-5	P-5	
E2	ELEV.	LVT-1	VWB-1		-	P-5	P-5	P-5	P-5	
EX100	PORTE COCHERE									
S1	STAIR	SEALED CONC	VWB-1		P-6	P-1	P-1	P-1	P-1	
S2	STAIRS	SEALED CONC	VWB-1		-	P-1	P-1	P-1	P-1	
S3	STAIRS	SEALED CONC	VWB-1		-	P-1	P-1	P-1	P-1	
SECOND FLOOR										
200	CORRIDOR	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
200A	LOUNGE	PT-4A	VWB-1		P-3	P-3	P-3	P-1	P-3	
209	NURSE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
209A	NURSE STORAGE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
217	MECH	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
218	STORAGE	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
219	LAUNDRY	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
220	COMMUNITY ROOM	--	VWB-1		P-6	SEE ELEV	SEE ELEV	P-1	P-1	
221	TOILET	P4-A	VWB-1		P-6	P-1	P-1	P-1	P-1	
222	CHAPEL BALCONY	LVT-1	VWB-1		SEE RCP	P-1	P-1	P-1	--	
THIRD FLOOR										
300	CORRIDOR	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
300A	LOUNGE	PT-4A	VWB-1		P-3	P-3	P-3	P-1	P-3	
309	NURSE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
309A	NURSE STORAGE	LVT-1	VWB-1							
315	REHAB	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
316	CRAFT ROOM	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
317	SALON	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
318	COMMUNITY SPACE	PT-4	VWB-1		P-6	SEE ELEV	SEE ELEV	P-1	P-1	
319	RR	PT-4A	VWB-1		P-6	P-1, EPOXY	PT-5	P-1, EPOXY	P-1, EPOXY	
320	STORAGE	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
321	MECHANICAL/ ELECTRICAL	EP-1	EP-1		-	P-1	P-1	P-1	P-1	
322	MASSAGE	LVT-1	VWB-1		-	P-1	P-1	P-1	P-1	
323	LAUNDRY	EP-1	EP-1			P-1	P-1	P-1	P-1	
ROOF TERRACE										
400	ELEV LOBBY	PT-4	VWB-1		-	P-1	P-1	P-1	P-1	
401	ROOF TOP TERRACE	QT-1	-	-	-	P-1	P-1	P-1	P-1	
402	ROOF TOP CORRIDOR									
403	MECH. ROOF TOP UNITS	SEALED CONC	-		-	P-1	P-1	P-1	P-1	

MATERIAL FINISH LEGEND

MATERIAL IMAGE	MARK	DESCRIPTION	MANUFACTURER	MODEL / STYLE	COLOR	SIZE	COMMENTS / INSTALLATION	PRODUCT REPRESENTATIVE
06 41 16 PLASTIC LAMINATE CLAD ARCHITECTURAL CABINETS								
	PLAM-1	PLASTIC LAMINATE	FORMICA	OILED WOOD TEXTURE	6995-26 CHERRY WOOD	-	SEE ELEVATIONS FOR LOCATIONS	
08 14 00 WOOD DOORS								
	WD-1	WOOD DOORS	VT INDUSTRIES	-	TBD	-	SEE DOOR SCHEDULE FOR MORE INFORMATION	-
09 30 00 TILING								
	CT-1	CERAMIC WALL TILE	DALTILE	ARTEFINO VINTAGE	PEARL AR44	1/2" x 6"	INSTALLATION: VERTICAL	
	PT-1	PORCELAIN FLOOR TILE	TILEBAR	BURGOS	BRICK (MATTE)	14" x 14"	INSTALLATION: STACKED	
	PT-1A	PORCELAIN FLOOR TILE	TILEBAR	BURGOS	BRICK (MATTE)	14" x 14"	INSTALLATION: STACKED, ANGLED 45 DEGREES	SEE FINISH PLANS FOR FLOORING DIRECTION
	PT-2	DECORATIVE WALL TILE	RAGNO	AMURI STRUTTURA 3D	GELOCIA COTTO	8" x 8"	INSTALLATION: STACKED	
	PT-3	DECORATIVE WALL TILE	RAGNO	AMURI DECORO PIZZO	COTTO	8" x 8"	INSTALLATION: STACKED	

MATERIAL FINISH LEGEND

MATERIAL IMAGE	MARK	DESCRIPTION	MANUFACTURER	MODEL / STYLE	COLOR	SIZE	COMMENTS / INSTALLATION	PRODUCT REPRESENTATIVE
	PT-4	PORCELAIN TILE	RAGNO	AMURI GRIGIO	GRIGIO	8" x 8"	INSTALLATION: STACKED	
	PT-5	PORCELIAN TILE	RANGO	AMURI GRIGIO	GRIGIO	2" x 11.5"	INSTALLATION: STACKED	
	PT-6	PORCELAIN TILE	RAGNO	AMURI AVORIO	AVORIO	8" x 8"	INSTALLATION: STACKED, ANGLED 45 DEGREES	SEE FINISH PLANS FOR FLOORING DIRECTION
	QT-1	QUARRY TILE	DALTILE	QUARRY TEXTURES / ABRASIVE	DIABLO RED QT01	8" x 8"	INSTALLATION: STACKED	
09 51 00 ACOUSTICAL CEILINGS								
	ACP-1	ACOUSTICAL CEILING PANEL	ARMSTRONG	OPTIMA / SQUARE TEGULAR	WHITE	24" x 24" x 1" THICK	SEE RCP'S FOR MORE INFORMATION	-
09 65 00 - RESILIENT FLOORING								
	LVT-2	LUXURY VINYL TILE FLOROR	MOHAWK GROUP	HOT & HEAVY II COLLECTION / SECOYA 5.0	142 CARAMEL OAK	10" x 59"	INSTALLATION: BRICK ASHLAR	WHITNEY HARDESTY, 402.730.9334, whitney_hardesty@mohawkind.com
09 65 00 RESILIENT FLOORING								
	VWB-1	PROFILE WALL BASE	TARKETT JOHNSONITE	MW-01-G	SNOW WHITE	6" TALL		
09 67 00 FLUID APPLIED FLOORING								
	EP-1	EPOXY FLOORING	PATCRAFT	RESIN FLAKE / STONE FLAKE E002R	CYPRESS SO222	-	FLOORING & INTEGRATED WALL BASE, 4" HIGH	
09 72 00 - WALLCOVERINGS								
	WC-1	WOOD WALLCOVERING	CARNEGIE FABRICS	TIMBER	8210	47" WIDE		
	WC-3	VINYL WALLCOVERING	ARTE	TALI / ATLAS	60780 NOUGAT	27.56" WIDE	SOLD IN 75 SQ. FT. ROLLS. DROP MATCH 35.43" / 17.72"	
09 91 23 - INTERIOR PAINTING								
	P-1	PAINT	BENJAMIN MOORE	LOW VOC / SATIN	PEARLY GATES 190	-	FIELD (OVERALL NEUTRAL)	
	P-2	PAINT	BENJAMIN MOORE	LOW VOC / SEMI-GLOSS	TEA 2091-10	-	ACCENT (EXTERIOR RED)	
	P-3	PAINT	BENJAMIN MOORE	LOW VOC / SATIN	SAGE TINT 458	-	ACCENT (SAGE GREEN)	
	P-4	PAINT	BENJAMIN MOORE	LOW VOC / SATIN	POTTERS CLAY 1221	-	ACCENT (LIGHT ORANGE)	
	P-5	PAINT	BENJAMIN MOORE	LOW VOC / SATIN	BRANDON BEIGE CC-530	-	ACCENT (TAUPE)	
	P-6	PAINT	BENJAMIN MOORE	LOW VOC / SATIN	CHANTILLY LACE 2121-70	-	CEILING (WHITE)	3ZoXKpmhz00Oqj_jLzy2WB
12 36 61 - SOLID SURFACE COUNTERTOPS								
	SS-1	SOLID SURFACE COUNTERTOP	CORIAN	-	WITCH HAZEL	1 1/2" THICK	EASED EDGE.	CHRISTINE MCDUFFIE, 414.406.9841, CMcDuffie@hilmark.com
	SS-2	SOLID SURFACE COUNTERTOP	CORIAN	-	ARTISTA MIST	1 1/2" THICK	EASED EDGE.	CHRISTINE MCDUFFIE, 414.406.9841, CMcDuffie@hilmark.com
12 36 62 QUARTZ COUNTERTOPS								
	QZ-1	QUARTZ COUNTERTOP	CORIAN	-	VENETIA CREAM	1 1/2" THICK	EASED EDGE.	

DESIGNED: Designer
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ISSUE DATE: 2026.01.16
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DESIGN DEVELOPMENT

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1044 N 115th St #300, Omaha, NE 68154

SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

MATERIAL FINISH LEGEND AND FLOORING TRANSITIONS

PROJECT NO.: 010389.001

A800

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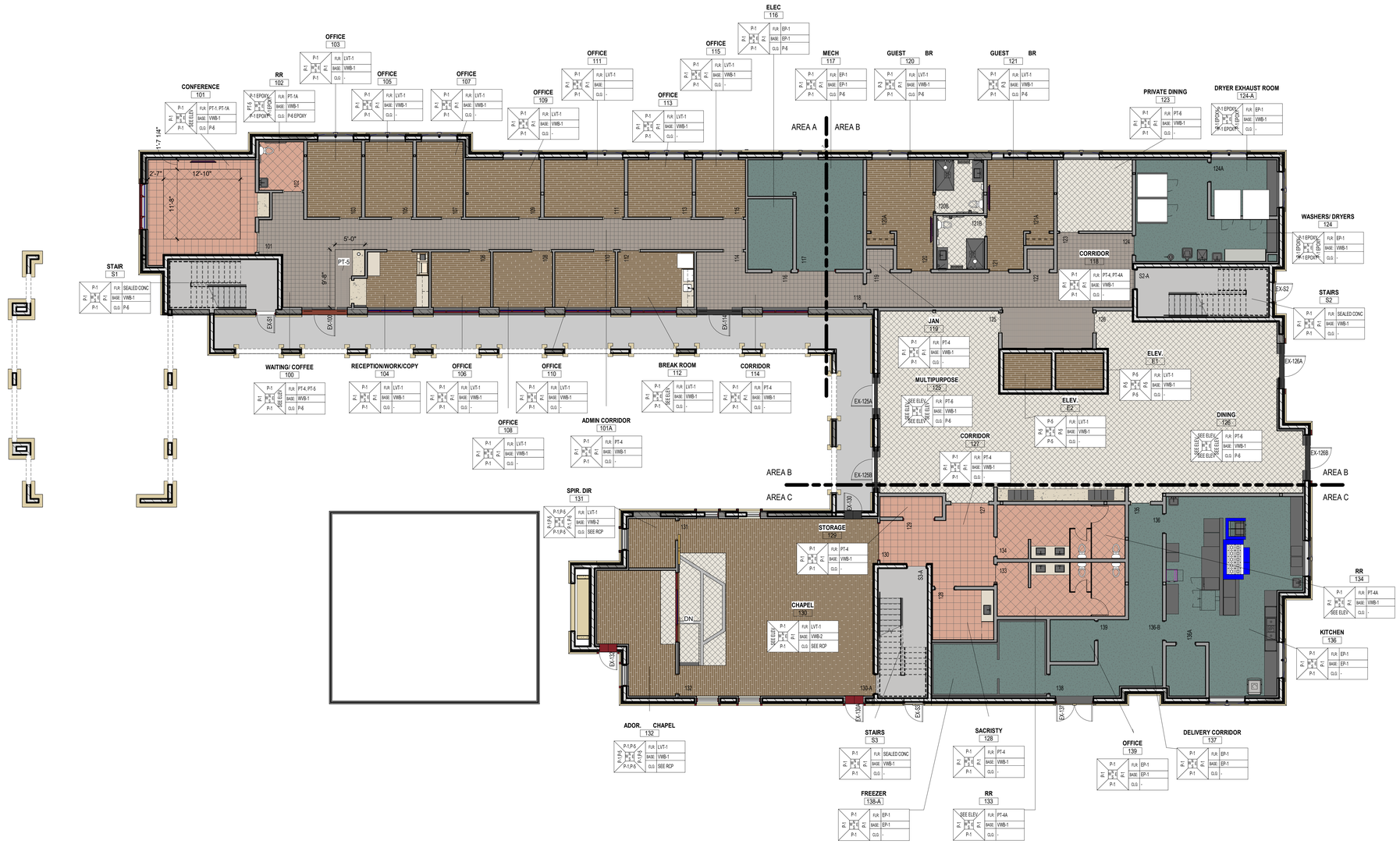

1 FIRST FLOOR - COMPOSITE FINISH PLAN
SCALE: 1/8" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
ISSUE DATE: 2026.01.16
REVISIONS:
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COMPOSITE FINISH PLAN - FIRST FLOOR

PROJECT NO.: 010389.001

A801

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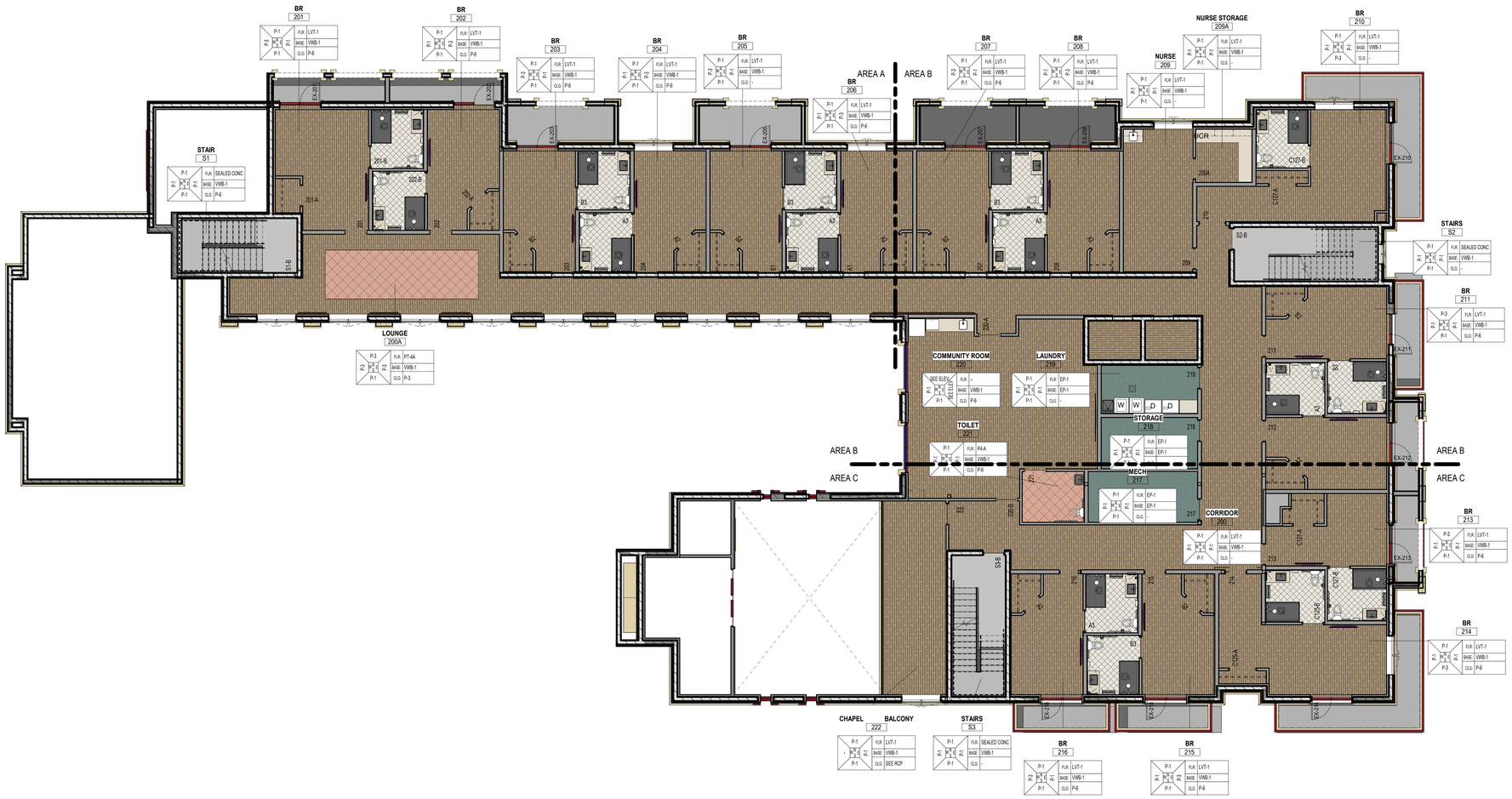

1 SECOND FLOOR - COMPOSITE FINISH PLAN
SCALE: 1/8" = 1'-0"

DESIGNED:	Designer	ISSUE DATE:	2026.01.16
DRAWN:	Author	REVISIONS:	
CHECKED:	Checker	No.:	DATE: BY: DESCRIPTION:

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COMPOSITE FINISH PLAN - SECOND FLOOR

PROJECT NO.: 010389.001

A802

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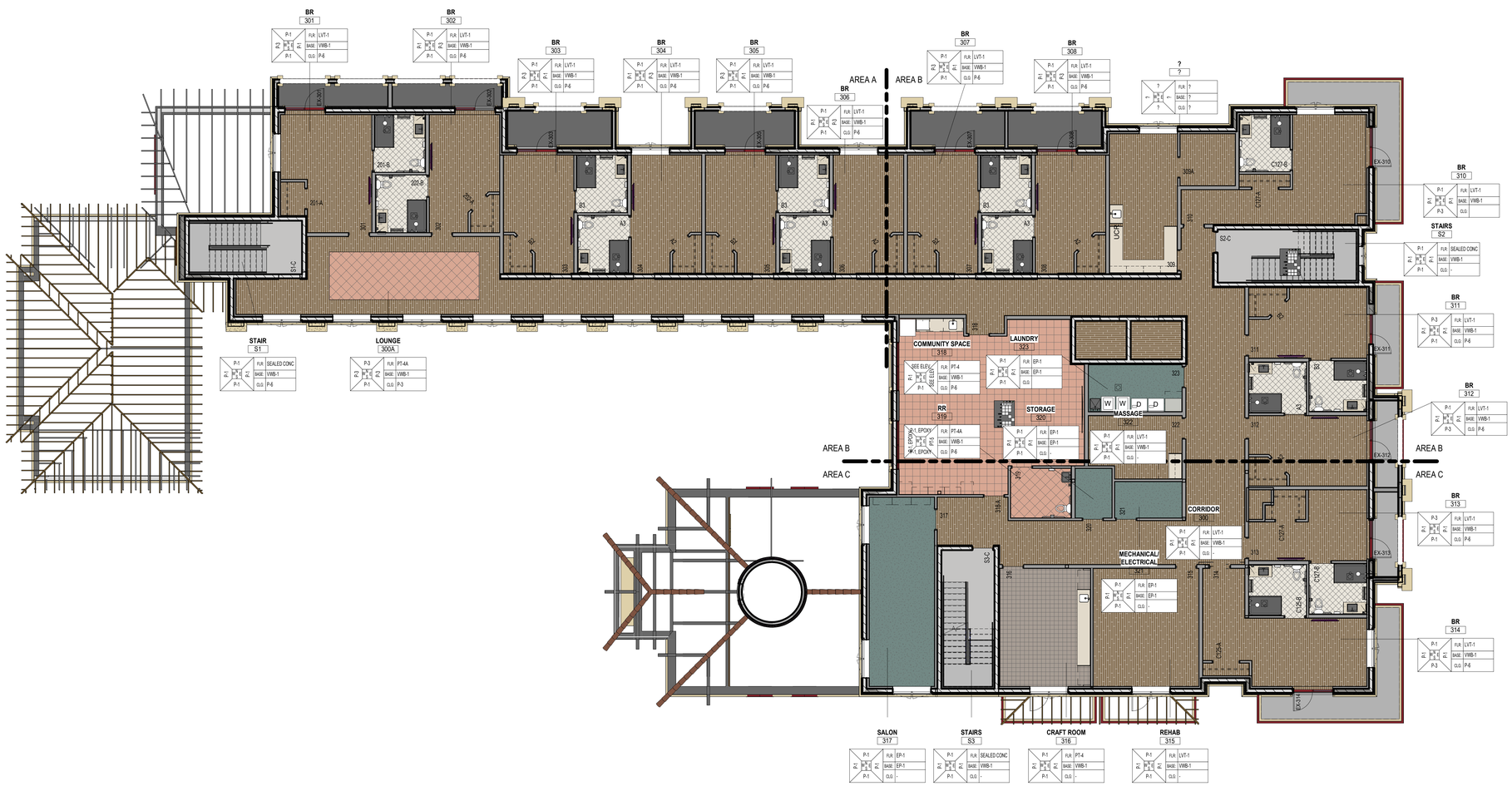

1 THIRD FLOOR - COMPOSITE FINISH PLAN
SCALE: 1/8" = 1'-0"

DESIGNED:
DRAWN:
CHECKED:
Designer
Author
Checker

ISSUE DATE: 2026.01.16

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COMPOSITE FINISH PLAN - THIRD FLOOR

PROJECT NO.: 010389.001

A803

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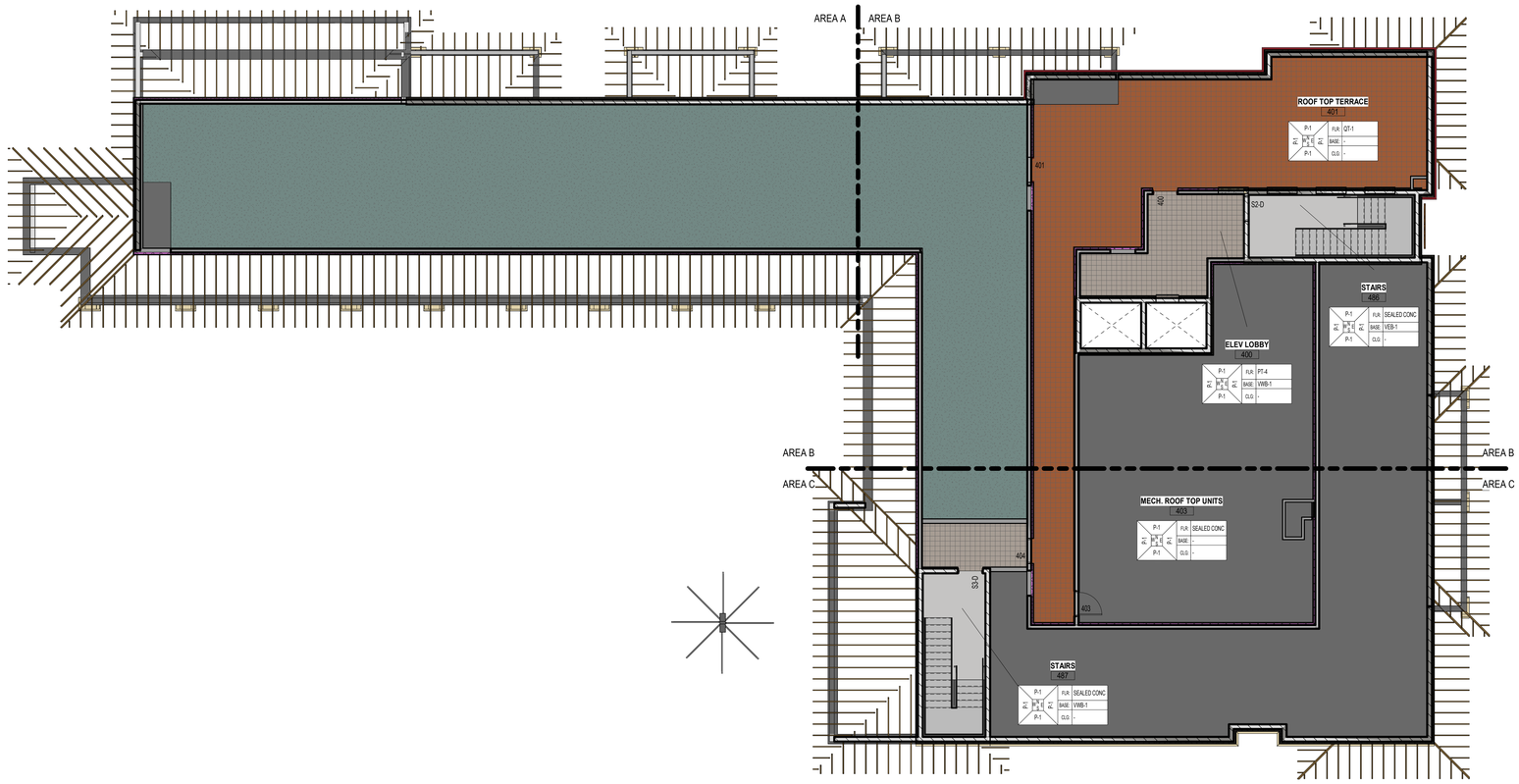

1 ROOF TERRACE - COMPOSITE FINISH PLAN
SCALE: 1/8" = 1'-0"

DESIGNED: Designer
DRAWN: Author
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ISSUE DATE: 2026.01.16
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COMPOSITE FINISH PLAN - ROOF TERRACE

PROJECT NO.: 010389.001

A804

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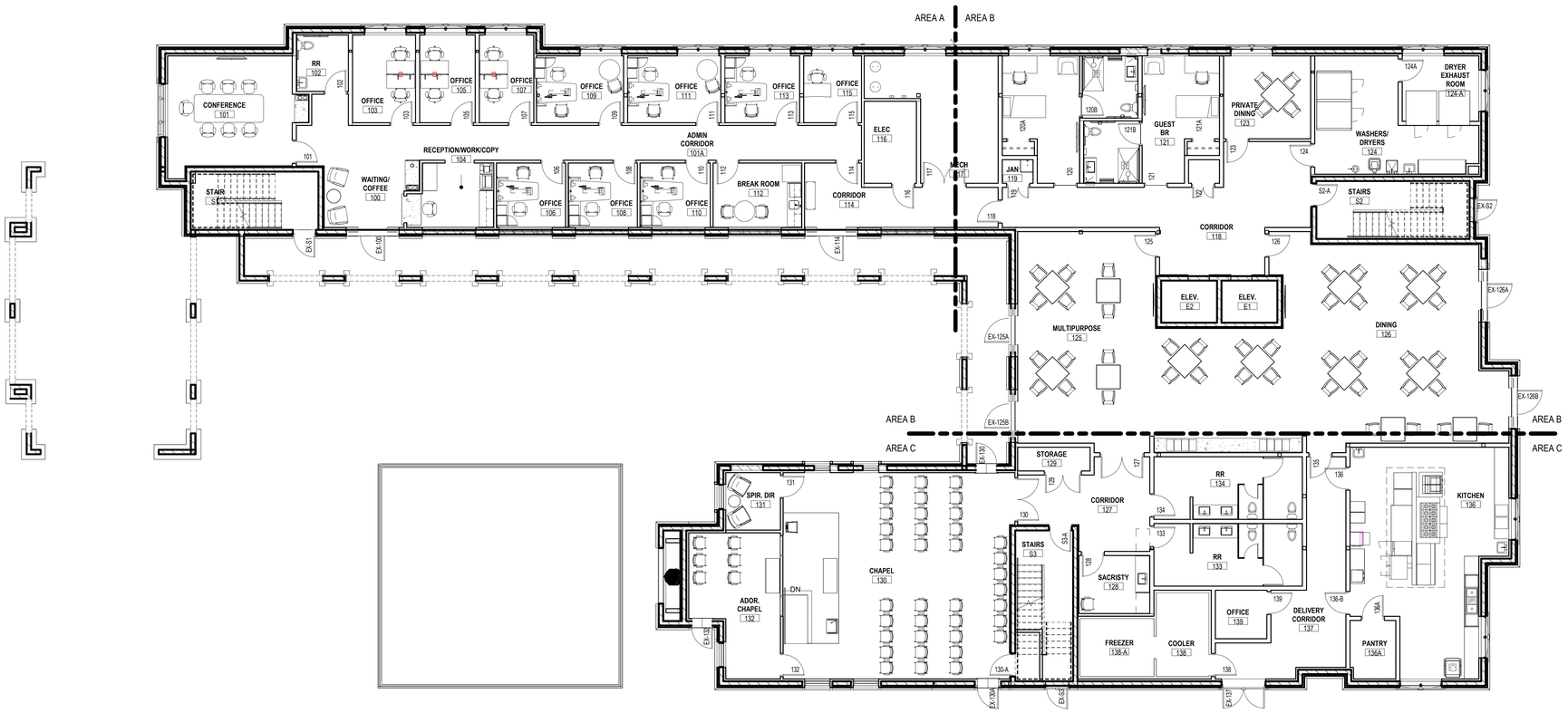

1 FIRST FLOOR - COMPOSITE FURNITURE PLAN
SCALE: 1/8" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
ISSUE DATE: 2026.01.16
REVISIONS:
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COMPOSITE FURNITURE PLAN - FIRST FLOOR

PROJECT NO.: 010389.001

A901

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1 SECOND FLOOR - COMPOSITE FURNITURE PLAN
SCALE: 1/8" = 1'-0"

DESIGNED: Designer
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ISSUE DATE: 2026.01.16
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COMPOSITE FURNITURE PLAN - SECOND FLOOR

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A902

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COMPOSITE FURNITURE PLAN - SECOND FLOOR

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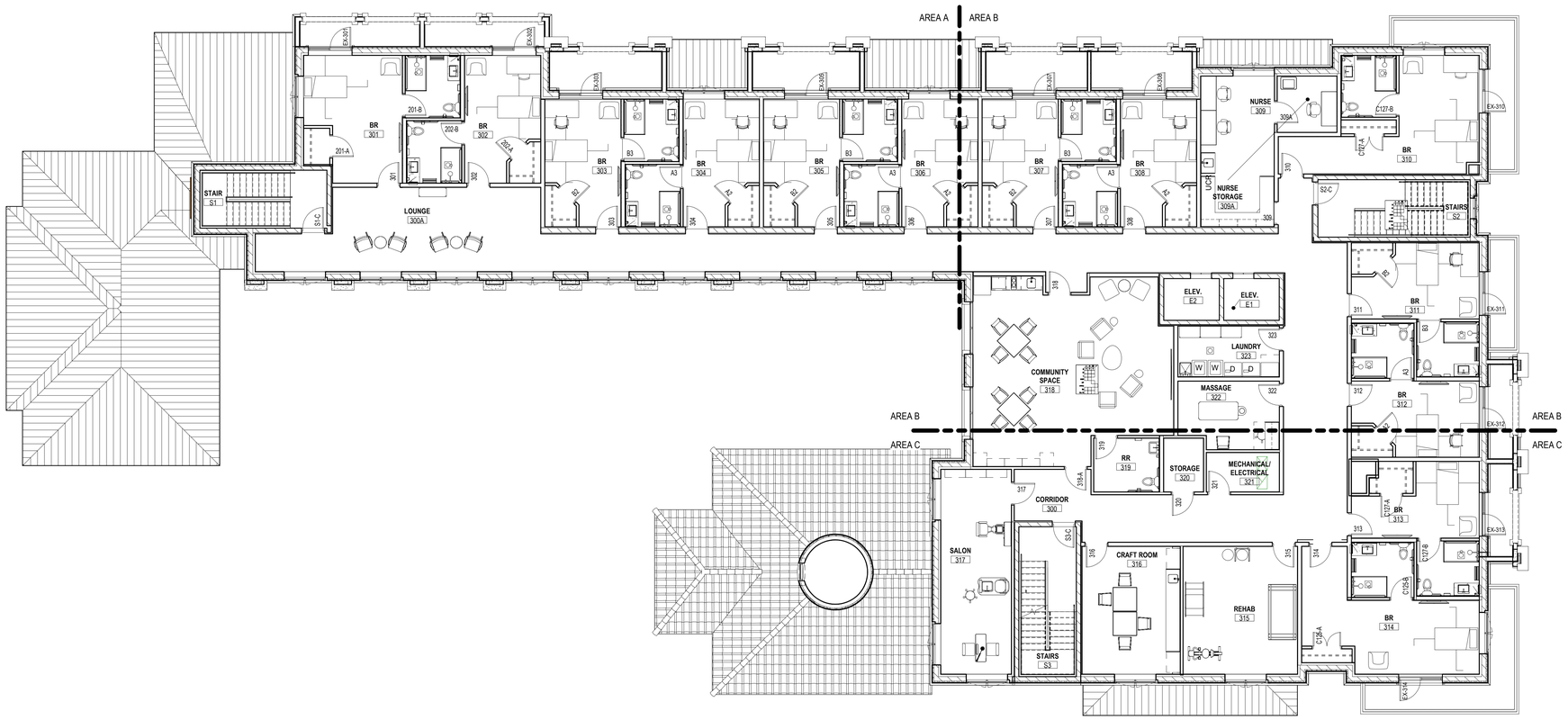

1 THIRD FLOOR - COMPOSITE FURNITURE PLAN
SCALE: 1/8" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

ISSUE DATE: 2026.01.16
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COMPOSITE FURNITURE PLAN - THIRD FLOOR

PROJECT NO.: 010389.001

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COMPOSITE FURNITURE PLAN - THIRD FLOOR

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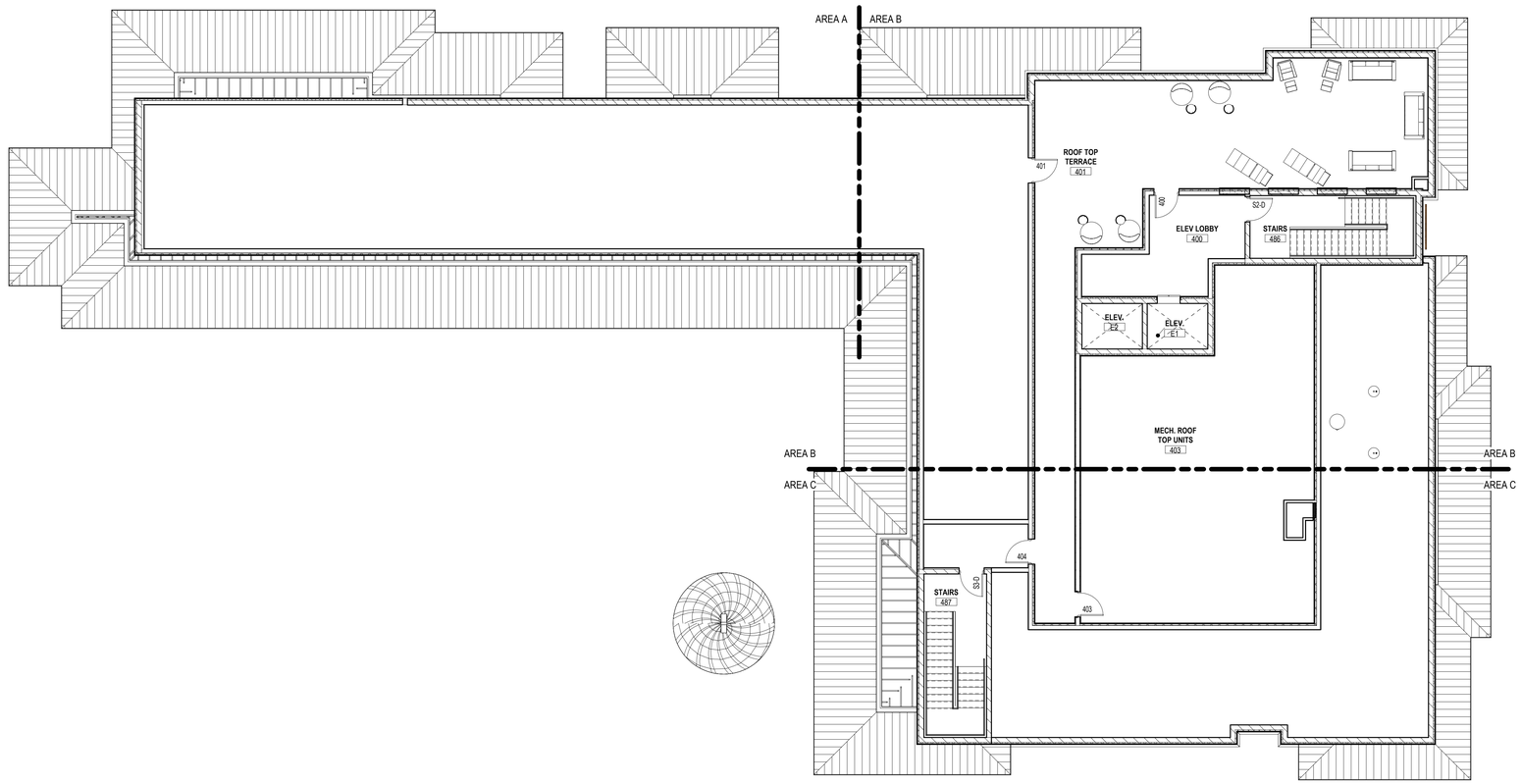

1 ROOF TERRACE - COMPOSITE FURNIUTRE PLAN
SCALE: 1/8" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

ISSUE DATE: 2026.01.16
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COMPOSITE FURNITURE PLAN - ROOF TERRACE

PROJECT NO.: 010389.001

A904

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COMPOSITE FURNITURE PLAN - ROOF TERRACE

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FOUNDATION PLAN NOTES:

A. REFERENCE SHEET S01 FOR STRUCTURAL NOTES AND SHEET S00 FOR SCHEDULES.

B. REFERENCE SHEET S201 FOR TYPICAL FOUNDATION DETAILS NOT NECESSARILY INDICATED ON PLAN.

C. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

D. ARCHITECTURAL ELEVATION 100'-0" IS EQUAL TO CIVIL ELEVATION XXX.XX'.

E. TOP OF FOOTING (T.O.F.) ELEVATION IS XX'-XX", TYPICAL U.N.O.

F. FINISHED FLOOR ELEVATION (F.F.E.) IS XXX'-XX", TYPICAL U.N.O.

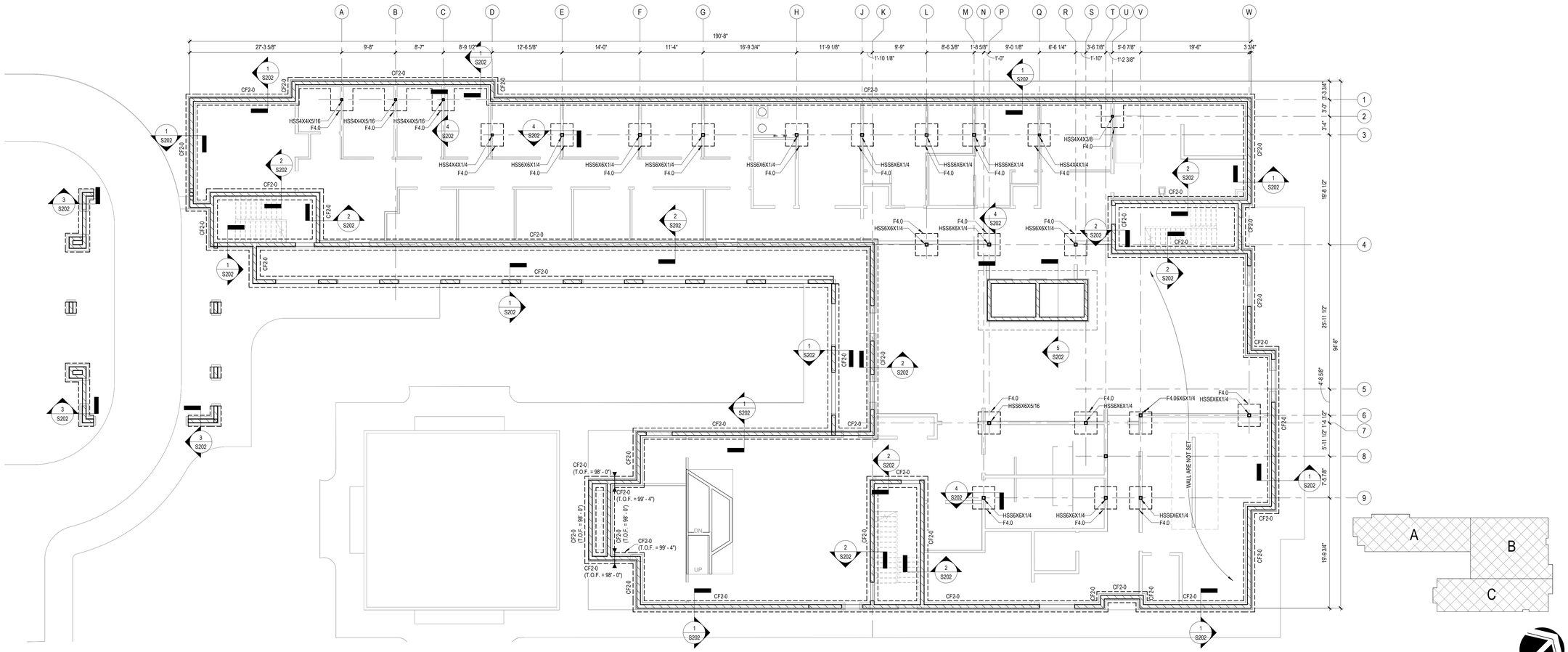
G. GRADE BEAMS ARE REQUIRED AT ALL EXTERIOR WALLS. BOTTOM OF GRADE BEAM SHALL HAVE A MINIMUM DEPTH OF 42" BELOW EXTERIOR GRADE.

H. CONTINUOUS FOOTINGS ARE REQUIRED AT ALL INTERIOR LOAD BEARING WALLS.

I. PAD FOOTINGS ARE REQUIRED BELOW ALL STRUCTURAL COLUMNS.

J. STRUCTURAL STOOPS ARE REQUIRED AT ALL EXTERIOR SWING DOORS. SEE TYPICAL DETAIL ON SHEET S201.

REF. NOTES (x):



1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN

ISSUE DATE: 01/16/2026
REVISIONS:
No.: DATE: BY: DESCRIPTION:

DESIGNED: MTW
DRAWN: MTW
CHECKED: KMW

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FOUNDATION PLAN

PROJECT NO.:

S101

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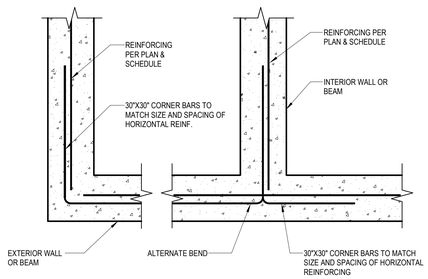
010389001-3-S101 FOUNDATION PLAN

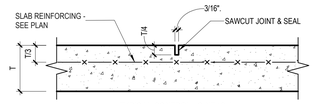
Received January 30, 2026
Planning and Building Dept.



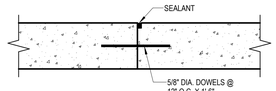
PLAN VIEW

THIS DETAIL APPLICABLE TO:
1. ALL PERIMETER FOUNDATION GRADE WALLS
2. ALL PERIMETER FOUNDATION GRADE BEAMS
3. ALL CONCRETE WALLS

1 TYPICAL CONCRETE WALL CORNER REINFORCING
SCALE: 3/4" = 1'-0"



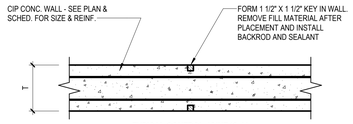
TYPICAL CONTROL JOINT (C.J.)



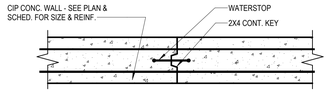
TYPICAL CONSTRUCTION JOINT

NOTES:
1. ALL FLOOR SLABS SHALL BE PLACED IN PAVING LANE PATTERN. A MAXIMUM JOINT SPACING OF 12'-0" U.N.O. AND A MAXIMUM SLAB PANEL ASPECT RATIO (LENGTH/WIDTH) OF 1.5 SHALL BE OBSERVED.
2. ALL JOINTS TERMINATING A POUR SHALL BE CONSTRUCTION JOINTS.
3. TIME SAW CUTTING OPERATION TO PRECLUDE SHRINKAGE, CRACKING, AND DISLODGING OF AGGREGATE.

2 TYPICAL CONCRETE SLAB JOINT DETAILS
SCALE: 3/4" = 1'-0"



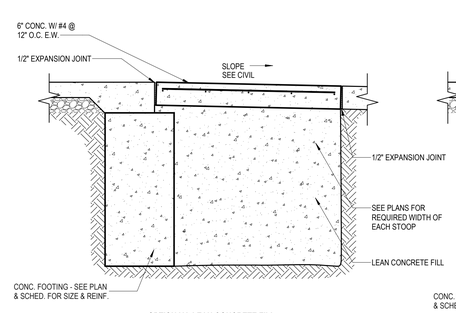
TYPICAL CONTROL JOINT (C.J.)



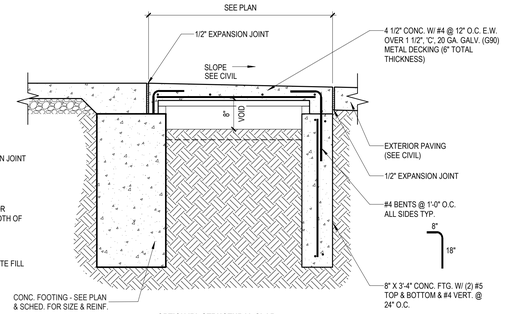
TYPICAL CONSTRUCTION JOINT

NOTES:
- MAXIMUM SPACING OF CONTROL JOINTS SHALL NOT EXCEED 30'-0" U.N.O.
- CONSTRUCTION JOINT TO BE LOCATED A MINIMUM OF 2'-0" FROM ANY COLUMN CENTERLINE. DO NOT ALIGN WALL C.J. WITH C.J. IN SUPPORTING MEMBER OF FLOOR/ROOF STRUCTURE.

3 TYPICAL CONCRETE WALL JOINT DETAILS
SCALE: 3/4" = 1'-0"

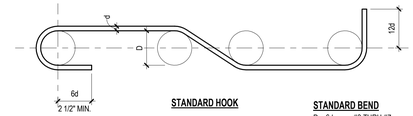


OPTION 'A': LEAN CONCRETE FILL



OPTION 'B': STRUCTURAL SLAB

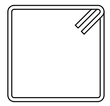
4 TYPICAL CONCRETE STOOP DETAILS
SCALE: 3/4" = 1'-0"



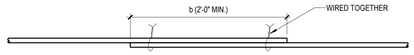
STANDARD HOOK

STANDARD BEND
D = 6d #3 THRU #7
D = 8d #8 THRU #9
D = 10d #10 THRU #11

d = BAR DIAMETER



TYPICAL CLOSED TIE



TYPICAL LAP SPLICE

TENSION BAR LAP LENGTH (b)		
(FOR LENGTH b - SEE REINF. BAR DETAIL AND KEY NOTES)		
BAR SIZE	BARS SPACED > $2d_b$	BARS SPACED < $2d_b$ (OTHER)
3	28"	42"
4	37"	56"
5	46"	70"
6	56"	83"
7	81"	122"
8	93"	139"
9	105"	157"
10	118"	176"
11	131"	196"

SPLICE LENGTH IS FOR TYPE B SPLICES PER ACI 318.
BARS ARE ASSUMED TO BE TOP BARS & NOT EPOXY COATED.
f'_c = 3,000 PSI (NORMAL WEIGHT) BAR COVER > d_b
f_y = 60,000 PSI d_b = BAR DIAMETER

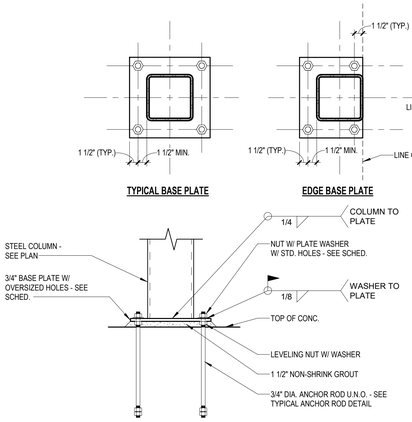
TABLE APPLIES TO CIP CONCRETE

TENSION BAR LAP LENGTH (b)		
(FOR LENGTH b - SEE REINF. BAR DETAIL AND KEY NOTES)		
BAR SIZE	ONE BAR IN CELL	TWO BARS IN CELL
3	15"	15"
4	20"	24"
5	25"	38"
6	43"	74"
7	60"	104"
8	110"	193"
9	110"	255"
10	NOT PERMITTED	NOT PERMITTED
11	NOT PERMITTED	NOT PERMITTED

LAP LENGTHS ARE BASED ON 8" NOMINAL CMU, TYPICAL. #9 BARS ARE NOT PERMITTED IN CMU WITH A NOMINAL WIDTH OF 8" OR LESS. #9 BAR LAP LENGTH IS BASED ON 10" NOMINAL CMU.
f'_m = 2,000 PSI f_y = 60,000 PSI

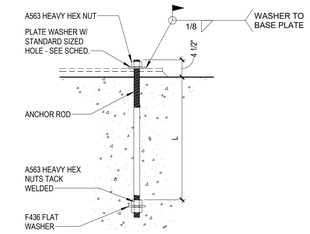
TABLE APPLIES TO GROUTED CMU

5 TYPICAL REINFORCING DETAILS
SCALE: 3/4" = 1'-0"



TYPICAL BASE PLATE **EDGE BASE PLATE** **CORNER BASE PLATE** **EDGE BASE PLATE**

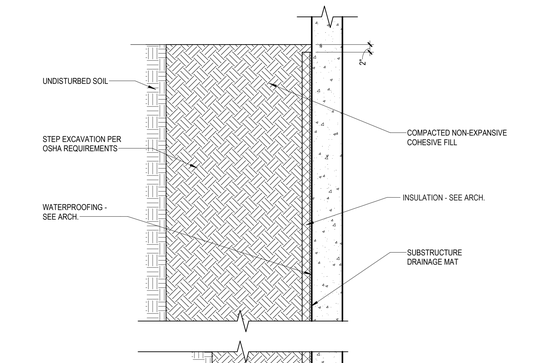
6 TYPICAL BASE PLATE DETAIL
SCALE: 3/4" = 1'-0"



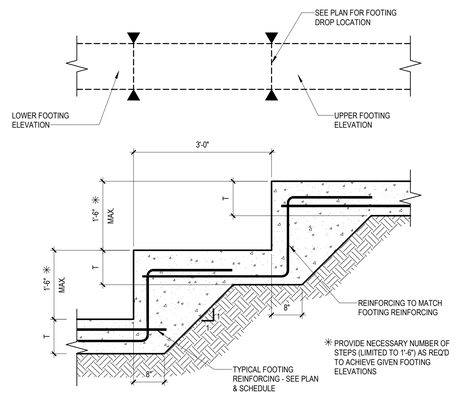
DIA. (IN.)	MIN. L (IN.)	BASE PLATE HOLE Ø (IN.)	PLATE WASHER THICKNESS (IN.)	PLATE WASHER SIZE (IN.)
3/4	8	1 5/16	1/4	2
7/8	10	1 9/16	5/16	2 1/2
1	12	1 7/8	3/8	3
1 1/8	14	2	1/2	3 1/2
1 1/4	16	2 1/8	1/2	3 1/2
1 3/8	18	2 1/4	1/2	4
1 1/2	20	2 3/8	1/2	4

NOTE:
- PROVIDE ANCHOR AND PLATE DIMENSIONS AS TYPICAL, U.N.O.
- REFER TO TABLE 14-2 IN THE AISC STEEL CONSTRUCTION MANUAL

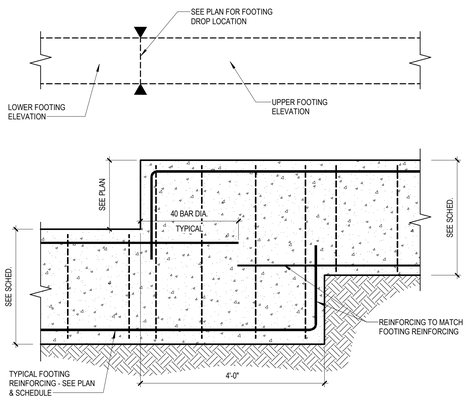
7 TYPICAL ANCHOR ROD DETAIL
SCALE: 3/4" = 1'-0"



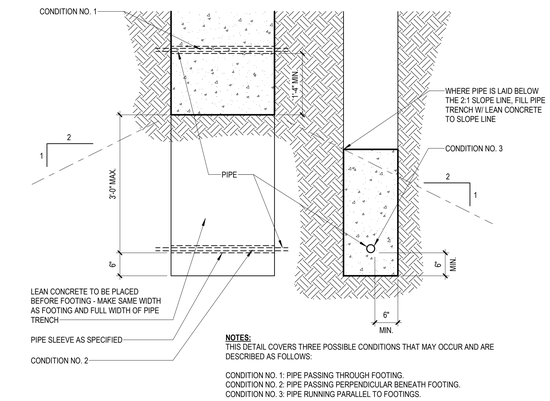
8 TYPICAL BASEMENT WALL DRAINAGE DETAIL
SCALE: 3/4" = 1'-0"



9 TYPICAL CONCRETE STRIP FOOTING STEP DETAIL
SCALE: 3/4" = 1'-0"



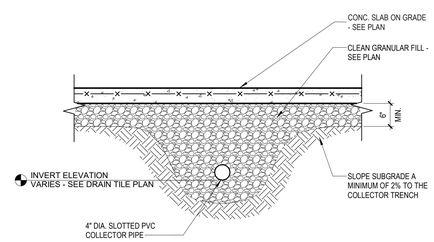
10 TYPICAL GRADE BEAM STEP DETAIL
SCALE: 3/4" = 1'-0"



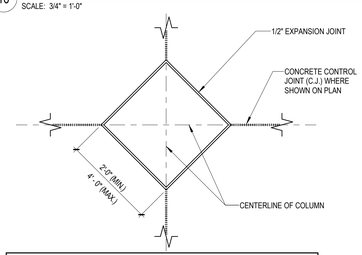
NOTES:
THIS DETAIL COVERS THREE POSSIBLE CONDITIONS THAT MAY OCCUR AND ARE DESCRIBED AS FOLLOWS:

CONDITION NO. 1: PIPE PASSING THROUGH FOOTING.
CONDITION NO. 2: PIPE PASSING PERPENDICULAR BENEATH FOOTING.
CONDITION NO. 3: PIPE RUNNING PARALLEL TO FOOTINGS.

11 TYPICAL CONCRETE FOOTING AT ADJACENT UTILITIES
SCALE: 3/4" = 1'-0"

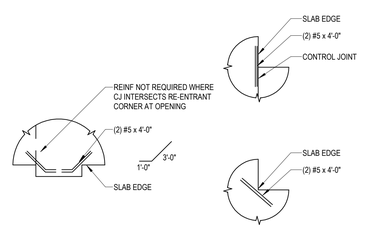


12 TYPICAL UNDER SLAB DRAIN TILE DETAIL
SCALE: 3/4" = 1'-0"



NOTES:
1. SEE TYPICAL DETAIL THIS SHEET FOR CONTROL JOINT REQUIREMENTS.
2. FOR CLARITY COLUMN OMITTED.
3. FOR CONFIGURATION OF SPECIFIC CLOSURE POURS, SEE PLAN.

13 TYPICAL CONCRETE CLOSURE POUR DETAIL
SCALE: 3/4" = 1'-0"



14 TYPICAL SLAB CORNER AND DOOR REINF
SCALE: 3/4" = 1'-0"

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	

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DRAWN: MTW
CHECKED: KMW
ISSUE DATE: 6/16/2026
REVISIONS:
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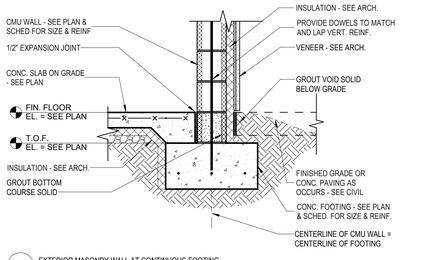
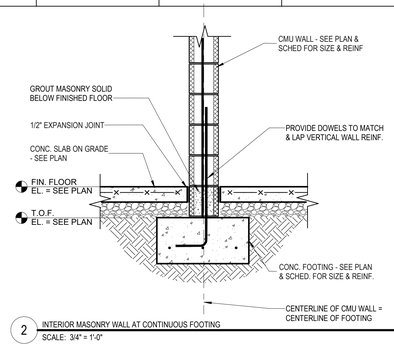
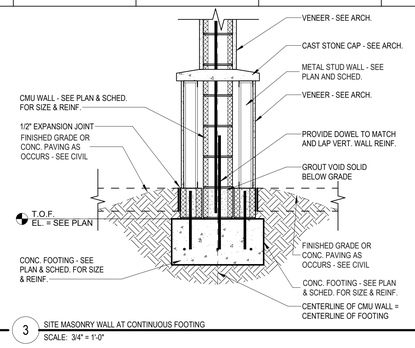


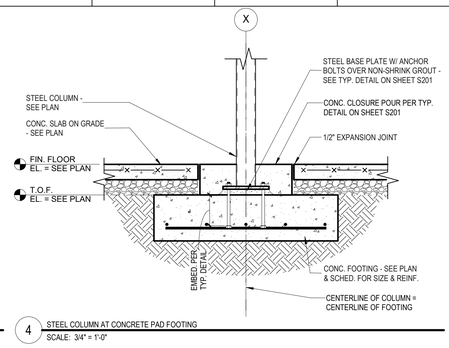
1 EXTERIOR MASONRY WALL AT CONTINUOUS FOOTING
SCALE: 3/4" = 1'-0"



2 INTERIOR MASONRY WALL AT CONTINUOUS FOOTING
SCALE: 3/4" = 1'-0"

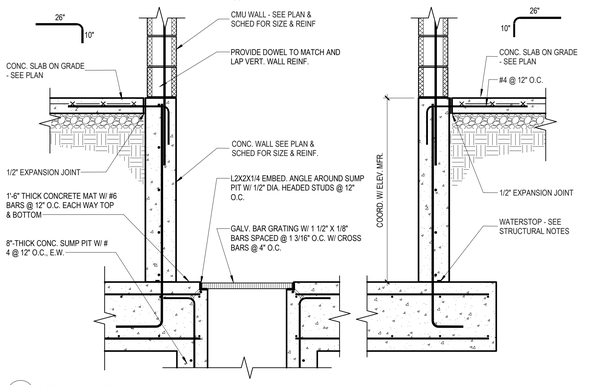


3 SITE MASONRY WALL AT CONTINUOUS FOOTING
SCALE: 3/4" = 1'-0"



4 STEEL COLUMN AT CONCRETE PAD FOOTING
SCALE: 3/4" = 1'-0"

NOTE:
WALL BRACING IS REQUIRED UNTIL FLOOR SLAB IS PLACED AND CURED.



5 SECTION AT ELEVATOR PIT
SCALE: 3/4" = 1'-0"

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DRAWN: MTW
CHECKED: KMW

ISSUE DATE: 6/16/2026
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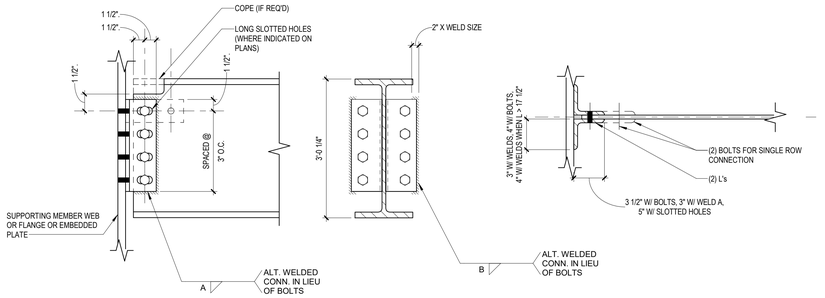


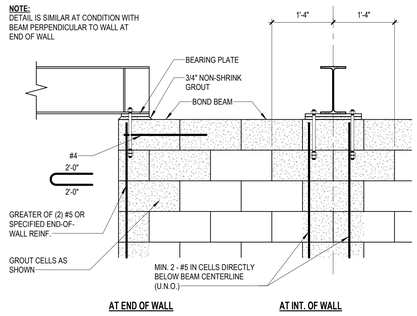
9 TYPICAL STEEL BEAM TO BEAM CONNECTION
SCALE: 3/4" = 1'-0"

DOUBLE ANGLE FRAMED BEAM CONNECTIONS
(BEARING-TYPE OR ALTERNATE WELDED CONNECTIONS)

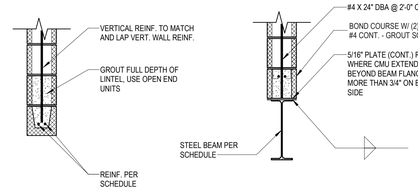
BOLT DIA.: 3/4"
BOLT TYPE: N (X: THREADS EXCLUDED; N: THREADS INCLUDED)
HOLE TYPE: STANDARD OR SHORT SLOTTED / PERPENDICULAR TO FORCE

MEMBER GROUP	CONNECTING ANGLES		NO. OF BOLT ROWS	ALT. WELD - A	ALT. WELD - B
	THICKNESS	LENGTH			
	IN.	IN.		IN.	IN.
W8 X 10-15	1/4	6	2	3/16	1/4
W8 X 18-35	5/16	6	2	1/4	1/4
W10 X 12-26	5/16	6	2	1/4	1/4
W12 X 14-30	5/16	6	2	1/4	1/4
W14 X 22-30	5/16	9	3	1/4	1/4
W16 X 26-36	5/16	12	4	1/4	1/4
W18 X 35-40	5/16	12	4	1/4	1/4
W21 X 44-62	5/16	12	4	1/4	1/4
W24 X 55-62	5/16	15	5	1/4	1/4
W27 X 84-161	5/16	21	7	1/4	1/4

NOTE:
DETAIL IS SIMILAR AT CONDITION WITH BEAM PERPENDICULAR TO WALL AT END OF WALL

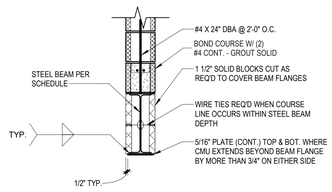


10 TYPICAL CMU WALL REINFORCING AT STEEL BEAM BEARING
SCALE: 3/4" = 1'-0"



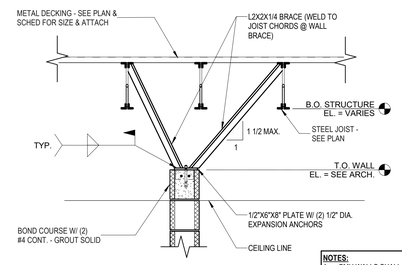
TYPICAL CMU LINTEL

TYPICAL STEEL LINTEL NOT EXPOSED TO VIEW



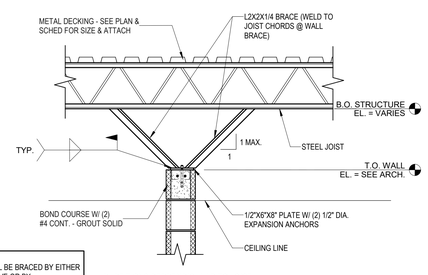
TYPICAL STEEL LINTEL EXPOSED TO VIEW

4 TYPICAL CMU LINTEL DETAILS
SCALE: 3/4" = 1'-0"



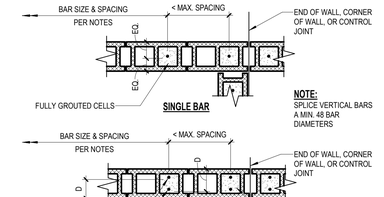
PARTITIONS PARALLEL TO JOIST

NOTES:
1. CMU WALLS SHALL BE BRACED BY EITHER THE DETAILS ABOVE OR BY INTERSECTING WALLS @ SPACING NOT TO EXCEED 8'-0".
2. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF PARTITION WALLS.



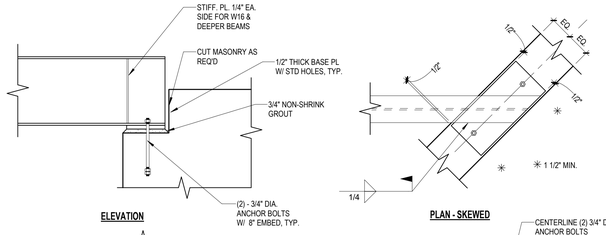
PARTITIONS PERPENDICULAR TO JOIST

3 TYPICAL CMU PARTITION BRACE TO STEEL JOISTS
SCALE: 3/4" = 1'-0"



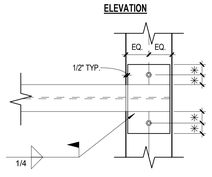
NOMINAL WALL THICKNESS	D (INCHES)	ALLOWABLE TOLERANCE
8"	5.25	+/- 1/2"
10"	7.25	+/- 1/2"
12"	9.00	+/- 3/4"

2 TYPICAL CMU WALL END REINFORCING
SCALE: 3/4" = 1'-0"



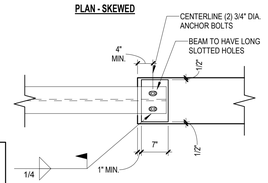
ELEVATION

PLAN - SKEWED



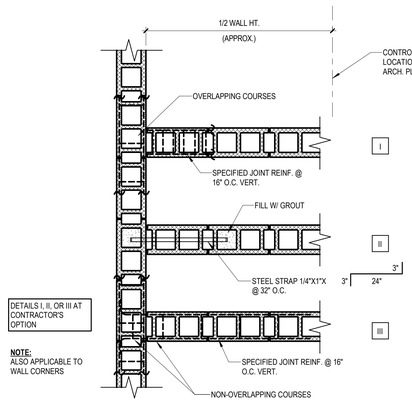
PLAN - PERPENDICULAR

NOTE:
REDUCE BEAM BEARING LENGTH FOR 1 1/2" SOAP BLOCK TO CONCEAL BEAM IF EXPOSED TO VIEW OPPOSITE SIDE OF WALL.



PLAN - PARALLEL

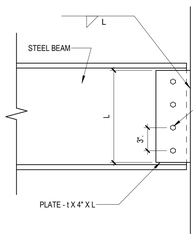
6 TYPICAL BASE PLATE AT STEEL BEAM BEARING ON CMU
SCALE: 3/4" = 1'-0"



DETAILS I, II, OR III AT CONTRACTOR'S OPTION

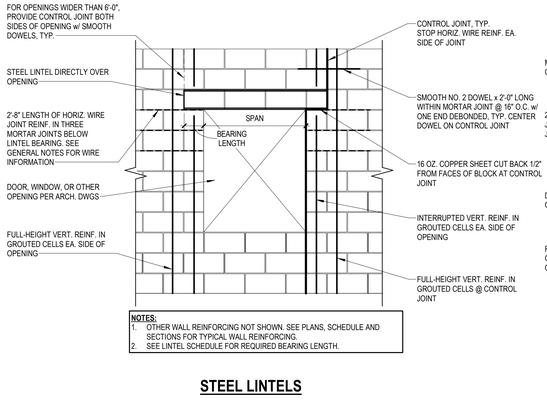
NOTE:
ALSO APPLICABLE TO WALL CORNERS

1 TYPICAL CMU WALL INTERSECTION DETAILS
SCALE: 3/4" = 1'-0"



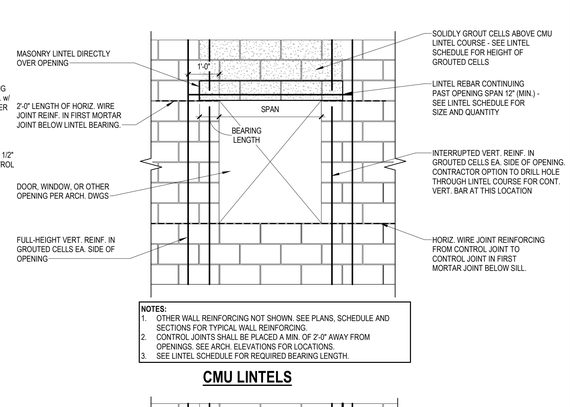
BEAM TO COLUMN CONNECTION SCHEDULE					
BEAM SIZE	# BOLTS, N	HOLE TYPE	WELD LENGTH, L (IN.)	PL. THICKNESS, t (IN.)	WELD SIZE (IN.)
W8	2	STD	6	1/4	1/4
W10	2	STD	6	1/4	1/4
W12	3	STD	9	3/8	1/4
W14	3	STD	9	3/8	1/4
W16	4	STD	12	3/8	1/4
W18	4	STD	12	3/8	1/4
W21	5	SSLT	15	3/8	1/4
W24	7	SSLT	21	3/8	1/4
W27	8	SSLT	23 1/2	3/8	1/4

7 TYPICAL STEEL BEAM TO COLUMN CONNECTION
SCALE: 3/4" = 1'-0"



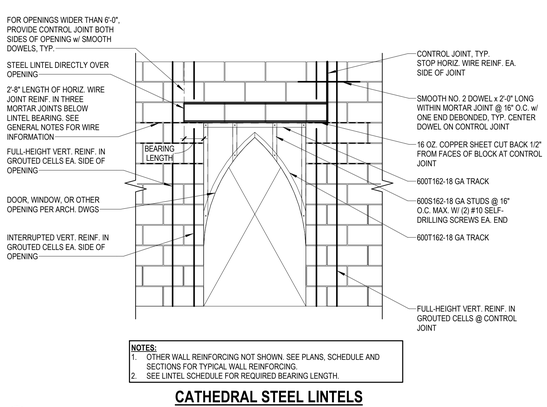
NOTES:
1. OTHER WALL REINFORCING NOT SHOWN. SEE PLANS, SCHEDULE AND SECTIONS FOR TYPICAL WALL REINFORCING.
2. SEE LINTEL SCHEDULE FOR REQUIRED BEARING LENGTH.

STEEL LINTELS



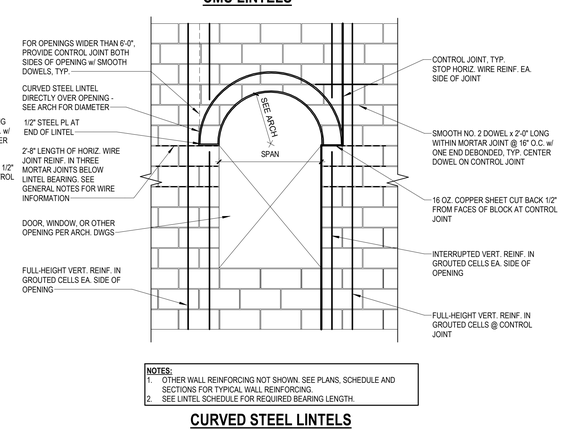
NOTES:
1. OTHER WALL REINFORCING NOT SHOWN. SEE PLANS, SCHEDULE AND SECTIONS FOR TYPICAL WALL REINFORCING.
2. CONTROL JOINTS SHALL BE PLACED A MIN. OF 2'-0" AWAY FROM OPENINGS. SEE ARCH. ELEVATIONS FOR LOCATIONS.
3. SEE LINTEL SCHEDULE FOR REQUIRED BEARING LENGTH.

CMU LINTELS



NOTES:
1. OTHER WALL REINFORCING NOT SHOWN. SEE PLANS, SCHEDULE AND SECTIONS FOR TYPICAL WALL REINFORCING.
2. SEE LINTEL SCHEDULE FOR REQUIRED BEARING LENGTH.

CATHEDRAL STEEL LINTELS



NOTES:
1. OTHER WALL REINFORCING NOT SHOWN. SEE PLANS, SCHEDULE AND SECTIONS FOR TYPICAL WALL REINFORCING.
2. SEE LINTEL SCHEDULE FOR REQUIRED BEARING LENGTH.

CURVED STEEL LINTELS

8 TYPICAL LINTEL ELEVATIONS
SCALE: 1/2" = 1'-0"

ISSUE DATE:	6/16/2026		
REVISIONS:	No.:	DATE:	BY: DESCRIPTION:
DESIGNED:	MTW		
DRAWN:	MTW		
CHECKED:	KMW		

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PROJECT NAME
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TYPICAL FRAMING DETAILS

PROJECT NO.:

S301

Application Pg. 67

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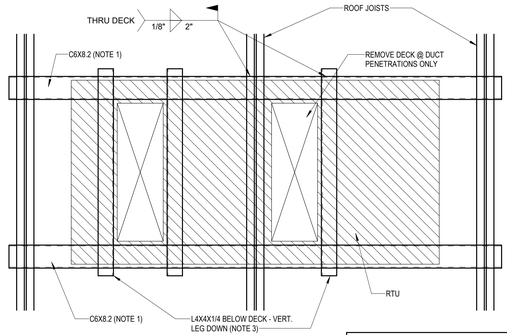
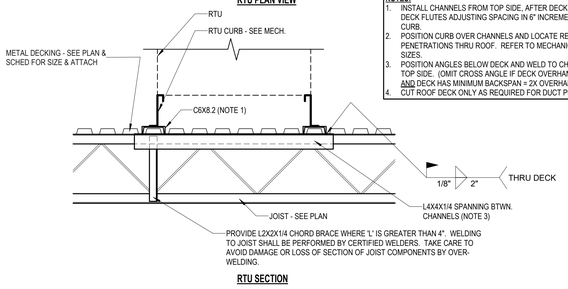
Received January 30, 2026
Planning and Building Dept.

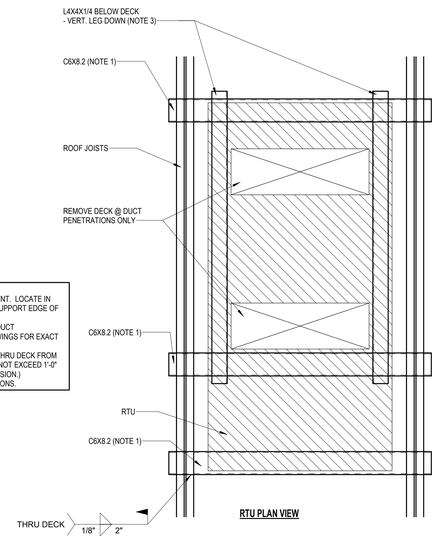


RTU PLAN VIEW



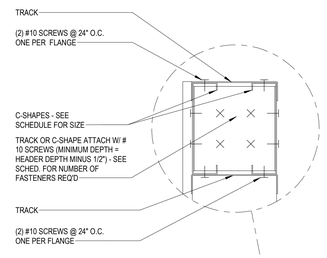
RTU SECTION

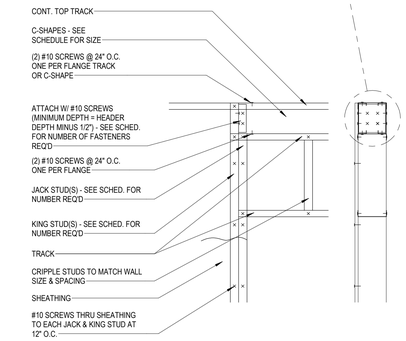
NOTES:
1. INSTALL CHANNELS FROM TOP SIDE, AFTER DECK PLACEMENT. LOCATE IN DECK FLUTES ADJUSTING SPACING IN 6" INCREMENTS TO SUPPORT EDGE OF CURB.
2. POSITION CURB OVER CHANNELS AND LOCATE REQUIRED DUCT PENETRATIONS THRU ROOF. REFER TO MECHANICAL DRAWINGS FOR EXACT SIZES.
3. POSITION ANGLES BELOW DECK AND WELD TO CHANNELS THRU DECK FROM TOP SIDE. (OMIT CROSS ANGLE IF DECK OVERHANG DOES NOT EXCEED 1'-0" AND DECK HAS MINIMUM BACKSPAN = 2X OVERHANG DIMENSION.)
4. CUT ROOF DECK ONLY AS REQUIRED FOR DUCT PENETRATIONS.



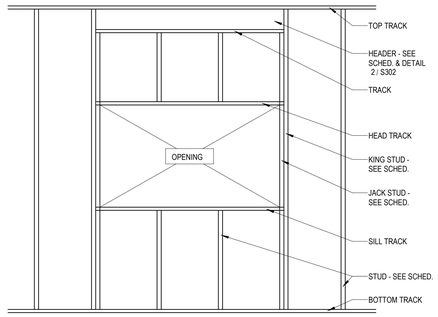
RTU PLAN VIEW

1 TYPICAL RTU SUPPORT FRAMING
SCALE: 3/4" = 1'-0"

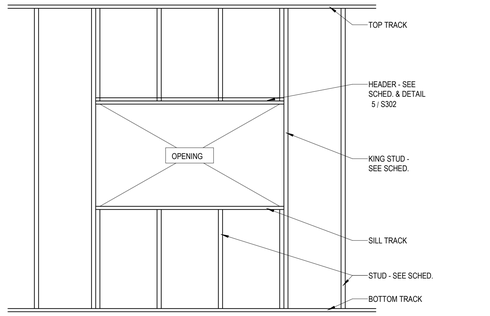




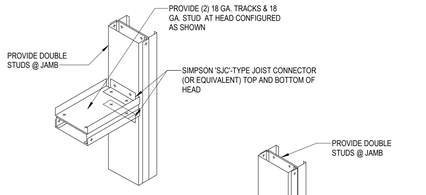
2 TYPICAL METAL STUD HEADER DETAIL
SCALE: 3/4" = 1'-0"



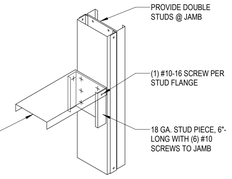
3 TYPICAL METAL STUD WALL OPENING ELEVATION (LOAD BEARING)
SCALE: 3/4" = 1'-0"



4 TYPICAL METAL STUD WALL OPENING ELEVATION (NON-LOAD BEARING)
SCALE: 3/4" = 1'-0"



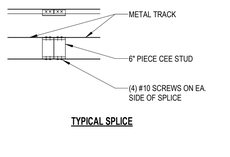
HEAD DETAIL



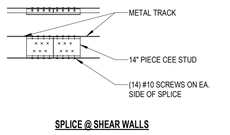
NOTE:
THIS DETAIL APPLIES AT ALL INTERIOR AND EXTERIOR NON-LOAD BEARING STEEL STUD SYSTEM WALLS U.N.O.

SILL DETAIL

5 TYPICAL METAL STUD HEAD & SILL DETAIL
SCALE: 3/4" = 1'-0"

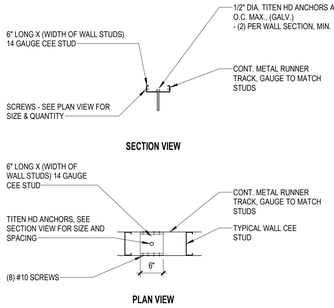


TYPICAL SPLICE



SPLICE @ SHEAR WALLS

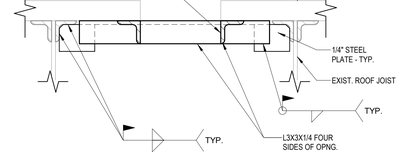
6 TYPICAL METAL STUD TRACK SPLICE
SCALE: 3/4" = 1'-0"



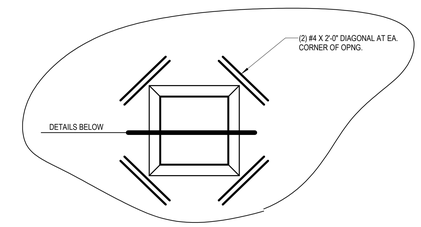
SECTION VIEW

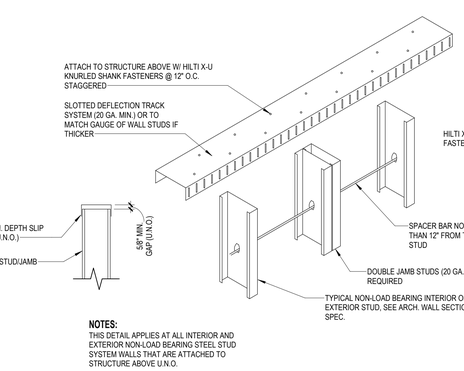
PLAN VIEW

7 TYPICAL METAL STUD TRACK ANCHOR
SCALE: 3/4" = 1'-0"



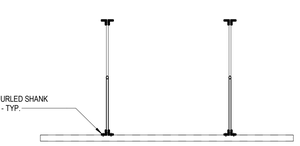
8 TYPICAL OPENING IN EXISTING ROOF DECK
SCALE: NOT TO SCALE



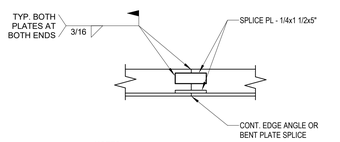


NOTES:
THIS DETAIL APPLIES AT ALL INTERIOR AND EXTERIOR NON-LOAD BEARING STEEL STUD SYSTEM WALLS THAT ARE ATTACHED TO STRUCTURE ABOVE U.N.O.

9 TYPICAL METAL STUD DEFLECTION TRACK DETAIL
SCALE: 3/4" = 1'-0"

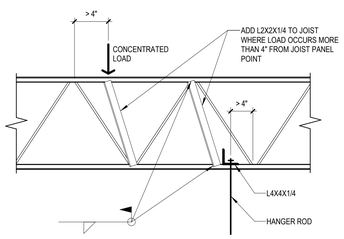


NOTES:
1. THIS DETAIL APPLIES AT ALL INTERIOR NON-LOAD BEARING STEEL STUD SYSTEM WALLS THAT ARE ATTACHED TO STRUCTURE ABOVE U.N.O.
2. WHERE FRAMING ABOVE IS UNIFORMLY SPACED, ATTACH TRACK TO BOTTOM CHORD OF STRUCTURE W/ (4) HILTI X-U KNURLED SHANK FASTENERS @ EA. JOIST.

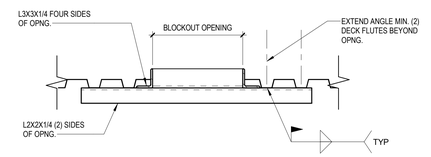


NOTES:
THIS SPLICE DETAIL APPLIES TO ALL EDGE ANGLES AND EDGE BENT PLATES NOTED AS CONTINUOUS (CONT.)

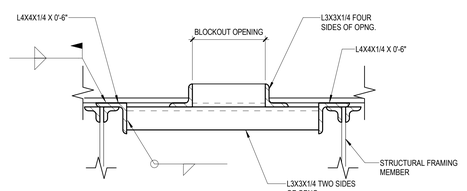
10 TYPICAL DIAPHRAGM CHORD SPLICE
SCALE: 3/4" = 1'-0"



11 TYPICAL STEEL JOISTS CONCENTRATED LOAD DETAIL
SCALE: 3/4" = 1'-0"



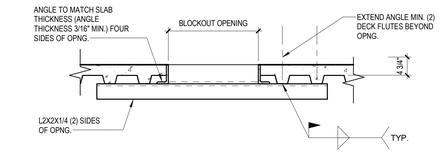
DETAIL AT OPENING FROM 6" TO 18"



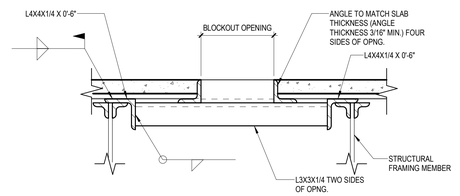
DETAIL AT OPENING LARGER THAN 18"

NOTES:
1. OPENING DIMENSION SHALL BE TAKEN TO THE LARGEST DIMENSION IN ANY DIRECTION.
2. FOR OPENING WITH DIMENSION PARALLEL TO STRUCTURAL FRAMING MEMBERS GREATER THAN 4'-0", NOTIFY ENGINEER.

12 TYPICAL ROOF DECK OPENING
SCALE: NOT TO SCALE



DETAIL AT OPENING FROM 6" TO 18"



DETAIL AT OPENING LARGER THAN 18"

NOTES:
1. OPENING DIMENSION SHALL BE TAKEN TO THE LARGEST DIMENSION IN ANY DIRECTION.
2. FOR OPENING WITH DIMENSION PARALLEL TO STRUCTURAL FRAMING MEMBERS GREATER THAN 4'-0", NOTIFY ENGINEER.

13 TYPICAL FLOOR DECK OPENING
SCALE: 3/4" = 1'-0"

DESIGNED:	MTW
DRAWN:	MTW
CHECKED:	KMW
ISSUE DATE:	6/16/2026
REVISIONS:	
No.:	DATE: BY: DESCRIPTION:

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TYPICAL FRAMING DETAILS

PROJECT NO.:

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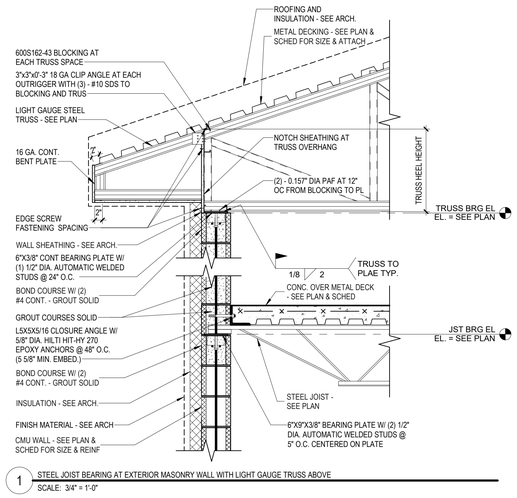
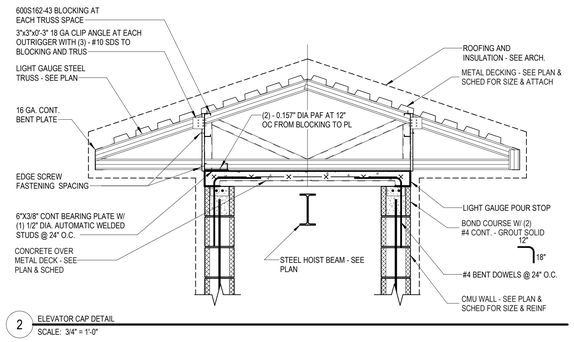


1 STEEL JOIST BEARING AT EXTERIOR MASONRY WALL WITH LIGHT GAUGE TRUSS ABOVE
SCALE: 3/4" = 1'-0"



2 ELEVATOR CAP DETAIL
SCALE: 3/4" = 1'-0"

DESIGNED:	MTW
DRAWN:	MTW
CHECKED:	KMW

ISSUE DATE: 01/16/2026
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No.: DATE: BY: DESCRIPTION:

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FRAMING DETAILS

PROJECT NO.:

S305

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1/16/2026 3:51:39 PM

010389001-3-S305 FRAMING DETAILS

SYMBOL LEGEND

HVAC PIPING

Symbol	Description
LPS	LOW PRESSURE STEAM
LPR	LOW PRESSURE RETURN
MPS	MEDIUM PRESSURE STEAM
MPR	MEDIUM PRESSURE RETURN
HPS	HIGH PRESSURE STEAM
HPR	HIGH PRESSURE RETURN
PC	PUMPED CONDENSATE
HWS	HOT WATER SUPPLY
HWR	HOT WATER RETURN
HPWS	HEAT PUMP WATER SUPPLY
HPWR	HEAT PUMP WATER RETURN
GHWS	GLYCOL HOT WATER SUPPLY
GHWR	GLYCOL HOT WATER RETURN
BBD	BOILER BLOW DOWN
ES	EXHAUST STEAM
CWS	CHILLED WATER SUPPLY
CWR	CHILLED WATER RETURN
GCWS	GLYCOL CHILLED WATER SUPPLY
GCWR	GLYCOL CHILLED WATER RETURN
RL	REFRIGERANT LIQUID LINE
RS	REFRIGERANT SUCTION LINE
RDL	REFRIGERANT DISCHARGE
CS	CONDENSER WATER SUPPLY
CR	CONDENSER WATER RETURN
HCWS	HOT/CHILLED WATER SUPPLY
HCWR	HOT/CHILLED WATER RETURN
CD	CONDENSATE DRAIN
G	NATURAL GAS
FOS	FUEL OIL SUPPLY
FOR	FUEL OIL RETURN
FOV	FUEL OIL VENT
FOF	FUEL OIL FILL
FOG	FUEL OIL GAGE
LPG	LIQUEFIED PETROLEUM GAS

PLUMBING PIPING

Symbol	Description
	SANITARY DRAIN (ABOVE FLOOR)
	SANITARY DRAIN (BELOW FLOOR)
GW	SANITARY GREASE WASTE
ST/OST	STORM DRAIN
ST/OST	STORM DRAIN (BELOW FLOOR)
	SANITARY VENT
AW	ACID WASTE
AV	ACID VENT
	DOMESTIC COLD WATER (DCW)
	DOMESTIC HOT WATER (DHW)
	DOMESTIC HOT WATER RECIRCULATING (DHWR)
TW	TEPID WATER
TWR	TEPID WATER RECIRCULATING
DSCW	SOFTENED COLD WATER
DSHW	SOFTENED HOT WATER
W	BURIED EXTERIOR WATER
DS	DISTILLED WATER
DI	DEIONIZED WATER
RO	REVERSE OSMOSIS WATER
A	COMPRESSED AIR
VAC	VACUUM
OX	OXYGEN
N	NITROGEN
WAGD	WASTE AND ANESTHETIC GAS DISPOSAL
MA	MEDICAL AIR

FIRE PROTECTION

Symbol	Description
D	SPRINKLER DRAIN
F	FIRE SUPPRESSION PIPING
	FIRE DEPARTMENT CONNECTION
FS	FLOW SWITCH
TS	TAMPER SWITCH

VALVES

Symbol	Description
	MANUAL BALANCING VALVE
	ISOLATION VALVE
	CHECK VALVE
M	CONTROL VALVE (2 WAY)
M	CONTROL VALVE (3 WAY)
	AUTO FLOW CONTROL VALVE
	HOSE END DRAIN VALVE
	PRESSURE REDUCING VALVE
S	SOLENOID VALVE
	TEMP & PRESS RELIEF (OR) SAFETY VALVE-STEAM
	THERMOSTATIC MIXING VALVE

PIPING SPECIALTIES AND FITTINGS

Symbol	Description
CO / WCO	CLEANOUT / WALL CLEANOUT
GCO	GRADE CLEANOUT
DGCO	DOUBLE - GRADE CLEANOUT
VTR	PLUMBING VENT THRU ROOF
FD-_	FLOOR DRAIN
FS-_	FLOOR SINK
RD-_	ROOF DRAIN
ORD-_	OVERFLOW ROOF DRAIN
	TRENCH DRAIN
MH	MANHOLE
X	OXYGEN OUTLET
V	VACUUM OUTLET
A	AIR OUTLET
N	NITROGEN OUTLET
V	WASTE AND ANESTHETIC GAS DISPOSAL OUTLET
MA	MEDICAL AIR OUTLET
	PIPE CAP
	ELBOW UP
	ELBOW DOWN
	TEE
	TEE UP
	TEE DOWN
	STRAINER
	UNION
	AIR VENT
	FLEXIBLE PIPE CONNECTION
	EXPANSION JOINT
	PIPE ANCHOR
	PIPE GUIDE
	THERMOMETER
	PRESSURE GAUGE
HB	HOSE BIBB
RHY	ROOF HYDRANT
WH	WALL HYDRANT
	STEAM TRAP

MISCELLANEOUS SYMBOLS

Symbol	Description
DEMO / EXISTING	DEMO TO EXISTING CONNECTION
NEW / EXISTING	NEW TO EXISTING CONNECTION

HVAC DUCTWORK AND SPECIALTIES

Symbol	Description
18x10	RECT DUCT-1ST FIG IS SIDE SHOWN
18 Ø	ROUND DUCT
18/10	FLAT OVAL DUCT-1ST FIG IS SIDE SHOWN
	ACOUSTICAL DUCT LINER

HVAC DUCTWORK AND SPECIALTIES (CONT.)

Symbol	Description
	FLEXIBLE DUCTWORK CONNECTION
	VOLUME DAMPER
	TURNING VANES
	HIGH EFFICIENCY TAKEOFF
	HIGH EFFICIENCY TAKOFF WITH VOLUME DAMPER
	SUPPLY AND FRESH AIR DUCT UP
	SUPPLY AND FRESH AIR DUCT DOWN
	RETURN DUCT UP
	RETURN DUCT DOWN
	EXHAUST DUCT UP
	EXHAUST DUCT DOWN
	ROUND DUCT UP / DOUBLE LINE PIPE
	ROUND DUCT DOWN / DOUBLE LINE PIPE
SIZE/TYPE FLOW	AIR TERMINAL (VERTICAL MOUNTING)
SIZE/TYPE FLOW	ROUND AIR TERMINAL (HORIZONTAL MOUNTING)
SIZE/TYPE FLOW	RECTANGULAR SUPPLY AIR TERMINAL (HORIZONTAL MOUNTING)
SIZE/TYPE FLOW	RECTANGULAR RETURN AIR TERMINAL (HORIZONTAL MOUNTING)
SIZE/TYPE FLOW	RECTANGULAR EXHAUST AIR TERMINAL (HORIZONTAL MOUNTING)
AFS	AIR FLOW STATION
M	MOTORIZED DAMPER-PARALLEL BLADE
M	MOTORIZED DAMPER-OPPOSED BLADE
	GRAVITY DAMPER
F	FIRE DAMPER-HORIZ FIRE SEPARATION
S	SMOKE DAMPER
FS	FIRE/SMOKE DAMPER
	FLEXIBLE DUCT
T	THERMOSTAT
H	HUMIDISTAT
S	TEMPERATURE SENSOR
CO	CARBON MONOXIDE SENSOR
CO2	CARBON DIOXIDE SENSOR
NO2	NITROGEN DIOXIDE SENSOR
'X'	SENSOR WITH GUARD

REFERENCE LEGEND

Item	Symbol	Description
DUCT SIZE	X" Ø	DIAMETER
	X"xX"	WIDTH x HEIGHT
	X"/X"	WIDTH / HEIGHT
PIPE SIZE	X"	PIPE SIZE (DIAMETER)
PLUMBING FIXTURES	XXX-1	PLUMBING FIXTURE DESIGNATION
ROOM / SPACE NUMBER	ROOM NAME	ROOM NAME DESIGNATION
	101	ROOM NUMBER DESIGNATION
EQUIPMENT NUMBER	XX-1	EQUIPMENT NUMBER
REFERENCE DEMOLITION NOTE	X	DEMOLITION DESIGNATION
REFERENCE NOTE	X	REFERENCE DESIGNATION
PLAN DETAIL	X	DETAIL NUMBER
	XXXX	SHEET NUMBER
SECTION/ DETAIL	X (SIM/OPP)	SECTION/DETAIL NUMBER
	XXXX	SHEET NUMBER
		INDICATES DIRECTION OF VIEW
NEW COLUMN	X	LETTER/NUMBER INDICATES NEW COLUMN LINE
EXISTING COLUMN	X	LETTER/NUMBER INDICATES EXISTING COLUMN LINE
MATCHLINE	AREA A / AREA B	
LEVEL	NAME	LEVEL CALLOUT DESIGNATION
	ELEVATION	ELEVATION DESIGNATION
TITLE MARKER		GRAPHIC AREA FOR DRAWING
	1	DRAWING/DETAIL NUMBER
	VIEW NAME	TITLE
	SCALE: 1/8" = 1'-0"	SCALE OF THE DRAWING
NORTH ARROW	NORTH	

ABBREVIATIONS

Abbr.	Meaning
A	COMPRESSED AIR
AC	AIR COMPRESSOR
ACC	AIR COOLED CONDENSER
ACCU	AIR COOLED CONDENSING UNIT
AD	AIR DOOR
AFCV	AUTO FLOW CONTROL VALVE
AHU	AIR HANDLING UNIT
AMP	AMPERE
APD	AIR PRESSURE DROP
ARU	AIR ROTATION UNIT
AS	AIR SEPARATOR
ASHP	AIR SOURCE HEAT PUMP
AV	ACID VENT
AW	ACID WASTE
B	BOILER
BC	BLOWER COIL
BD	BIDET
BFP	BACKFLOW PREVENTER
BFV	BUTTERFLY VALVE
BHP	BRAKE HORSEPOWER
BLKG	BLOCKING
BLV	BALANCING VALVE
BS	BRANCH SELECTOR BOX
BT	BATHTUB
BV	BALL VALVE
BW	BEDPAN WASHER
CH	CHILLER
CC	COOLING COIL
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
CI	CAST IRON
CMU	CONCRETE MASONRY UNITS
CR	CONDENSER WATER RETURN
CRAC	COMPUTER ROOM AIR CONDITIONER
CS	CONDENSER WATER SUPPLY
CSS	CLINICAL SERVICE SINKS
CT	COOLING TOWER
CU	CONDENSING UNIT - SPLIT SYSTEM
CUH	CABINET UNIT HEATER
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
CWP	CHILLED WATER PUMP
DB	DRY-BULB TEMPERATURE
DCW	DOMESTIC COLD WATER
DEG	DEGREE
DF	DRINKING FOUNTAIN
DGCO	DOUBLE GRADE CLEANOUT
DH	EMERGENCY DRENCH HOSES
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RECIRCULATING
DHWP	DOMESTIC HOT WATER RECIRCULATING PUMP
DI	DEIONIZED WATER
DOAS	DEDICATED OUTDOOR AIR SYSTEM
DS	DISTILLED WATER
DSA	DUCT SOUND ATTENUATORS
DSCW	DOMESTIC SOFT COLD WATER
DSHW	DOMESTIC SOFT HOT WATER
DSHWR	DOMESTIC SOFT HOT WATER RECIRCULATING
DSS	DUCTLESS SPLIT SYSTEM
DST	DOMESTIC STORAGE TANK
DTW	DOMESTIC TEPID WATER
DTWR	DOMESTIC TEPID WATER RECIRCULATING
DWET	DOMESTIC WATER EXPANSION TANK
EA.	EACH
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EDH	ELECTRIC DUCT HEATER
EEW	EMERGENCY EYE WASH
EEWS	EMERGENCY EYE WASH/SHOWER
EF	EXHAUST FAN
EFF	EFFICIENCY
EFW	EMERGENCY FACE WASH
EH	EXHAUST HOOD
ERV	ENERGY RECOVERY VENTILATOR
ES	EMERGENCY SHOWER
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EUH	ELECTRIC UNIT HEATER
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EWT	ENTERING WATER TEMPERATURE
F	FIRE SUPPRESSION PIPING
F-_	FURNACE
FC	FLUID COOLER
FCO	FLOOR CLEANOUT
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
FOR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
FOV	FUEL OIL VENT
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOOR SINK
FSD	FIRE/SMOKE DAMPER
FT	FINNED TUBE
G	GAS
GCWR	GLYCOL CHILLED WATER RETURN
GCWS	GLYCOL CHILLED WATER SUPPLY
GD	GARBAGE DISPOSAL
GDH	GAS DUCT HEATER
GHCR	GLYCOL HOT/CHILLED WATER RETURN
GHCS	GLYCOL HOT/CHILLED WATER SUPPLY
GHWR	GLYCOL HOT WATER RETURN
GHWS	GLYCOL HOT WATER SUPPLY
GI	GREASE INTERCEPTOR
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GV	GAS VENT
GWH	GAS WATER HEATER
H	HUMIDIFIER
HB	HOSE BIBB
HC	HEATING COIL
HCR	HOT/CHILLED WATER RETURN
HCS	HOT/CHILLED WATER SUPPLY
HP	HORSEPOWER
HP-_	HEAT PUMP
HPR	HIGH PRESSURE RETURN
HPS	HIGH PRESURE STEAM
HRC	HEAT RECOVERY COIL
HVLS	HIGH VOLUME LOW SPEED
HWR	HOT WATER RETURN (HEATING)
HWS	HOT WATER SUPPLY (HEATING)
HWP	HOT WATER PUMP
HX	HEAT EXCHANGER
HY	HYDRANTS
IH	INTAKE HOOD
IRH	INFRARED RADIANT HEATER
KH	KITCHEN HOOD
KW	KILOWATT
KWH	KILOWATT HOURS
L	LAVATORY
LAT	LEAVING AIR TEMPERATURE
LPR	LOW PRESSURE RETURN
LPG	LIQUIFIED PETROLEUM GAS
LPS	LOW PRESSURE STEAM
LRA	LOCKED ROTOR AMPS
LS	LAUNDRY SINK
LV	LOUVER
LWT	LEAVING WATER TEMPERATURE
MAU	MAKE-UP AIR UNIT
MAX	MAXIMUM
MBH	1000 BTUH
MCA	MINIMUM CIRCUIT AMPS
MD	MOTORIZED DAMPER
MIN	MINIMUM
MOCP	MAXIMUM OVERCURRENT PROTECTION
MPR	MEDIUM PRESSURE RETURN
MPS	MEDIUM PRESSURE STEAM
MS	MOP SINK
N	NITROGEN
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NPCW	NONPOTABLE COLD WATER
NPHW	NONPOTABLE HOT WATER
NPHWR	NONPOTABLE HOT WATER RECIRCULATING
OA	OUTSIDE AIR
OB	OUTLET BOX
OI	OIL INTERCEPTOR
ORD	OVERFLOW ROOF DRAIN
OST	OVERFLOW STORM WATER
OX	OXYGEN
P	PUMP
PHC	PREHEAT COIL
PIV	POST INDICATING VALVE
PRV	PRESSURE REGULATING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH, GAUGE
PTAC	PACKAGED TERMINAL AIR CONDITIONER
RA	RETURN AIR
RCP	RADIANT CEILING PANEL
RD	ROOF AREA DRAINS
RF	RETURN FAN
RH	RELIEF HOOD
RHC	REHEAT COIL
RH	ROOF HYDRANT
RL	REFRIGERANT LIQUID LINE
RLA	RELIEF AIR
RLF	RELIEF FAN
RO	REVERSE OSMOSIS WATER
RPM	REVOLUTIONS PER MINUTE
RS	REFRIGERANT SUCTION LINE
RTU	ROOF TOP UNIT
RV	RELIEF VALVE
S	SINK
SA	SUPPLY AIR
SAN	SANITARY SEWER
SD	SMOKE DAMPER
SF	SUPPLY FAN
SFU	SANITARY FIXTURE UNIT
SH	SHOWER
SOI	SAND OIL INTERCEPTOR
SP	STATIC PRESSURE
SP	SUMP PUMP
SSS	SURGICAL SCRUB SINK
ST	STORM WATER
T	THERMOSTAT
TD	TRENCH DRAIN
TMV	THERMOSTATIC MIXING VALVE
TONS	TONS OF REFRIGERATION
TSP	TOTAL STATIC PRESSURE
UH	UNIT HEATER
UR	URINAL
V	VENT
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VEL	VELOCITY
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VTR	VENT THRU ROOF
WB	WET BULB
WC	WATER CLOSETS
WCO	WALL CLEANOUT
WF	WASH FOUNTAINS
WFU	WATER FIXTURE UNITS
WH	WALL HYDRANT
WMB	WASHING MACHINE BOX
WPD	WATER PRESSURE DROP
WS	WATER SOFTENER
WSHP	WATER SOURCE HEAT PUMP
WWHP	WATER TO WATER HEAT PUMP
YH	YARD HYDRANT

GENERAL DEMOLITION NOTES

A. THE DEMOLITION PLANS WERE PRODUCED BY DUPLICATING THE ORIGINAL DRAWINGS PROVIDED BY THE OWNER AND LIMITED FIELD VERIFICATION. DIMENSIONS AND EXISTING CONDITIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS. ITEMS WHICH ARE INTENDED TO BE REMOVED, RELOCATED, OR SALVAGED ARE SHOWN AS FULL-TONE LINES. ALL OTHER ITEMS ARE INTENDED TO REMAIN IN PLACE AND ARE SHOWN AS HALF-TONE.

B. DEMOLITION SHALL INCLUDE, BUT IS NOT LIMITED TO, THE ITEMS LISTED BELOW OR HERE-IN. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED RENOVATION AND NEW CONSTRUCTION WITH THE EXISTING BUILDING TO IDENTIFY THE TOTAL EXTENT OF THE DEMOLITION REQUIRED AND AS LISTED BELOW.

C. THE REMOVAL OF FIRE PROTECTION, HVAC, AND PLUMBING EQUIPMENT FROM FINISHED AREAS AND THROUGH WEATHER BARRIERS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND DETAILS AS WELL AS NOTES ON THE MECHANICAL DRAWING TO ENSURE PROPER PATCHING AND REPAIR IS MADE TO THE BUILDING.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING COMPONENTS, MATERIALS, EQUIPMENT, AND APPURTENANCES TO BUILD, ERECT, INSTALL, OR ACCOMMODATE ALL NEW CONSTRUCTION WITH THE OWNER HAVING FIRST RIGHT OF REFUSAL ON ALL ITEMS.

E. ITEMS NOTED TO BE REMOVED AND SALVAGED OR REINSTALLED SHALL BE CAREFULLY REMOVED BY THE CONTRACTOR WITHOUT DAMAGE AND STORED OR REINSTALLED ON THE SITE AS DIRECTED. REMOVED OR SALVAGED ITEMS SHALL REMAIN THE PROPERTY OF THE OWNER.

F. COORDINATE THE DISCONNECTION OF ELECTRICAL MOTORS AND CONTROLS WITH ELECTRICAL CONTRACTOR PRIOR TO MECHANICAL REMOVALS.

G. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE, MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, LEAD-BASED PAINT, OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO THE OWNER AND ARCHITECT IN WRITING. THE WORK IN THE AFFECTED AREA SHALL NOT THEREAFTER BE RESUMED EXCEPT BY WRITTEN AGREEMENT OF THE OWNER AND ARCHITECT.

H. ANY UTILITY OR SYSTEMS DISRUPTION OR OUTAGES DURING DEMOLITION SHALL BE COORDINATED WITH THE OWNER AND GENERAL CONTRACTOR.

GENERAL NOTES

A. EXISTING CONDITIONS ARE BASED ON DRAWINGS PROVIDED BY THE OWNER AND LIMITED FIELD VERIFICATION. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THOSE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL ADJUST TO ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

B. ALL CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF DOCUMENTS TO DETERMINE THEIR FULL SCOPE OF WORK. CONTRACTOR SHALL NOT BE ALLOWED EXTRA COSTS DUE TO FAILURE TO REVIEW ENTIRE SET OF DOCUMENTS.

C. CONTRACTOR SHALL TAKE ALL MEASUREMENTS FOR WORK AND BE RESPONSIBLE FOR SAME. CONTRACTOR SHALL ADJUST FOR ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO OWNER. COORDINATE THE WORK AND SHOP DRAWINGS WITH ALL OTHER TRADES AFFECTED.

D. SCREENED HALF-TONE LINES INDICATE EXISTING CONSTRUCTION TO REMAIN. FULL-TONE LINES INDICATED NEW OR RELOCATED CONSTRUCTION.

E. IN VIEWING THESE DRAWINGS, THE CONTRACTOR SHALL PAY CLOSE ATTENTION TO THE MATCH LINES. SOME WORK AND NOTE REFERENCES MAY BE REPEATED, BUT DO NOT ALWAYS SHOW ON BOTH SIDES OF THE MATCH LINE

F. CONTRACTOR SHALL COORDINATE THE ROUTING OF ALL DUCTWORK WITH STRUCTURE, CEILING, LIGHTING, AND PIPING.

G. MAINTAIN MANUFACTURER'S REQUIRED CLEARANCE AROUND ALL EQUIPMENT TO ALLOW FOR MAINTENANCE ACCESS.

H. ALL PIPING IN CONCEALED LOCATIONS SHALL BE ROUTED AT RIGHT ANGLES AND PARALLEL TO BUILDING WALLS UNLESS OTHERWISE INDICATED.

I. DO NOT ROUTE DUCTWORK OR PIPING ABOVE ELECTRICAL PANELS. MAINTAIN ALL CODE REQUIRED CLEARANCES.

J. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE, MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, LEAD-BASED PAINT, OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO THE OWNER AND ARCHITECT IN WRITING. THE WORK IN THE AFFECTED AREA SHALL NOT THEREAFTER BE RESUMED EXCEPT BY WRITTEN AGREEMENT OF THE OWNER AND CONTRACTOR.

K. ALL RUNOUTS TO AIR TERMINALS SHALL MATCH INLET SIZE UNLESS OTHERWISE NOTED.

L. ANY UTILITY OR SYSTEM DISRUPTIONS OR OUTAGES DURING CONSTRUCTION SHALL BE COORDINATED WITH THE OWNER AND GENERAL CONTRACTOR.

M. THIS PROJECT UTILIZES A RETURN AIR PLENUM. ALL MATERIALS INSTALLED IN RETURN AIR PLENUM SHALL BE NON-COMBUSTABLE OR SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND SMOKE DEVELOPED INDEX NOT TO EXCEED 50 IN ACCORDANCE WITH ASTM E84 OR UL 723.

N. SEE PHASING PLANS ON SHEET 0-PH. COORDINATE WORK WITH PHASING PLANS.

REF. DEMO NOTES (X)

PROJECT MECHANICAL REFERENCED DEMOLITION NOTES

SEE INDIVIDUAL SHEETS FOR REFERENCE NOTES.

REF. NOTES (X)

PROJECT MECHANICAL REFERENCED NOTES

SEE INDIVIDUAL SHEETS FOR REFERENCE NOTES.

MECHANICAL SHEET LIST

Sheet	Title
M 00	MECHANICAL INFO SHEET
M101	FIRST & SECOND FLOOR PLAN - MECHANICAL
M102	THIRD & FOURTH FLOOR PLAN - MECHANICAL
M201	FIRST & SECOND PIPING FLOOR PLAN - MECHANICAL
M202	THIRD & FOURTH PIPING FLOOR PLAN - MECHANICAL
M401	DETAILS - MECHANICAL
M501	SCHEDULE - MECHANICAL

Received January 30, 2026
Planning and Building Dept.

DESIGNED: SEF
DRAWN: SXR
CHECKED: Checker
ISSUE DATE: 2026.01.16
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

MECHANICAL INFO SHEET

PROJECT NO.: **010389.001**

M 00

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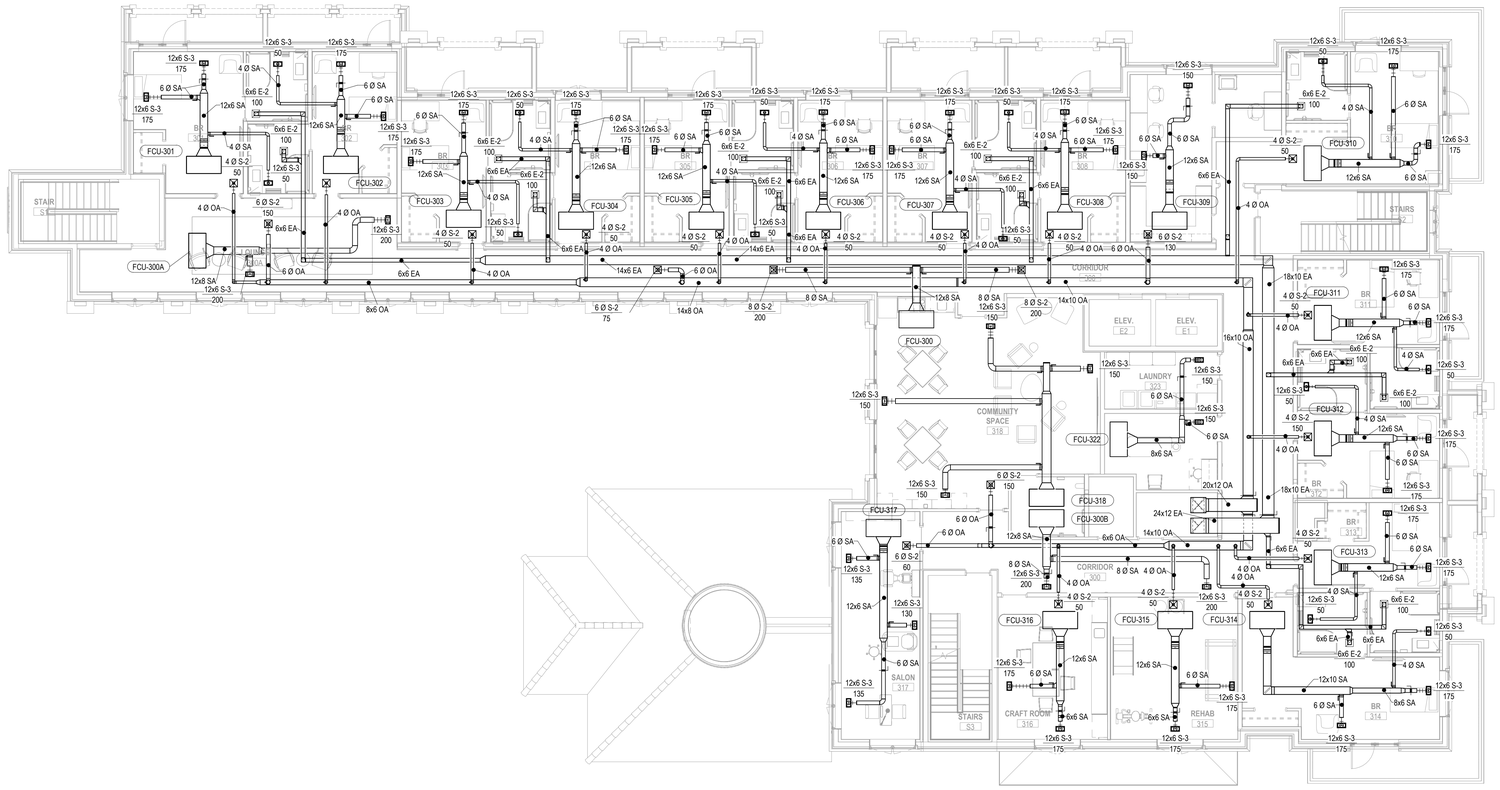
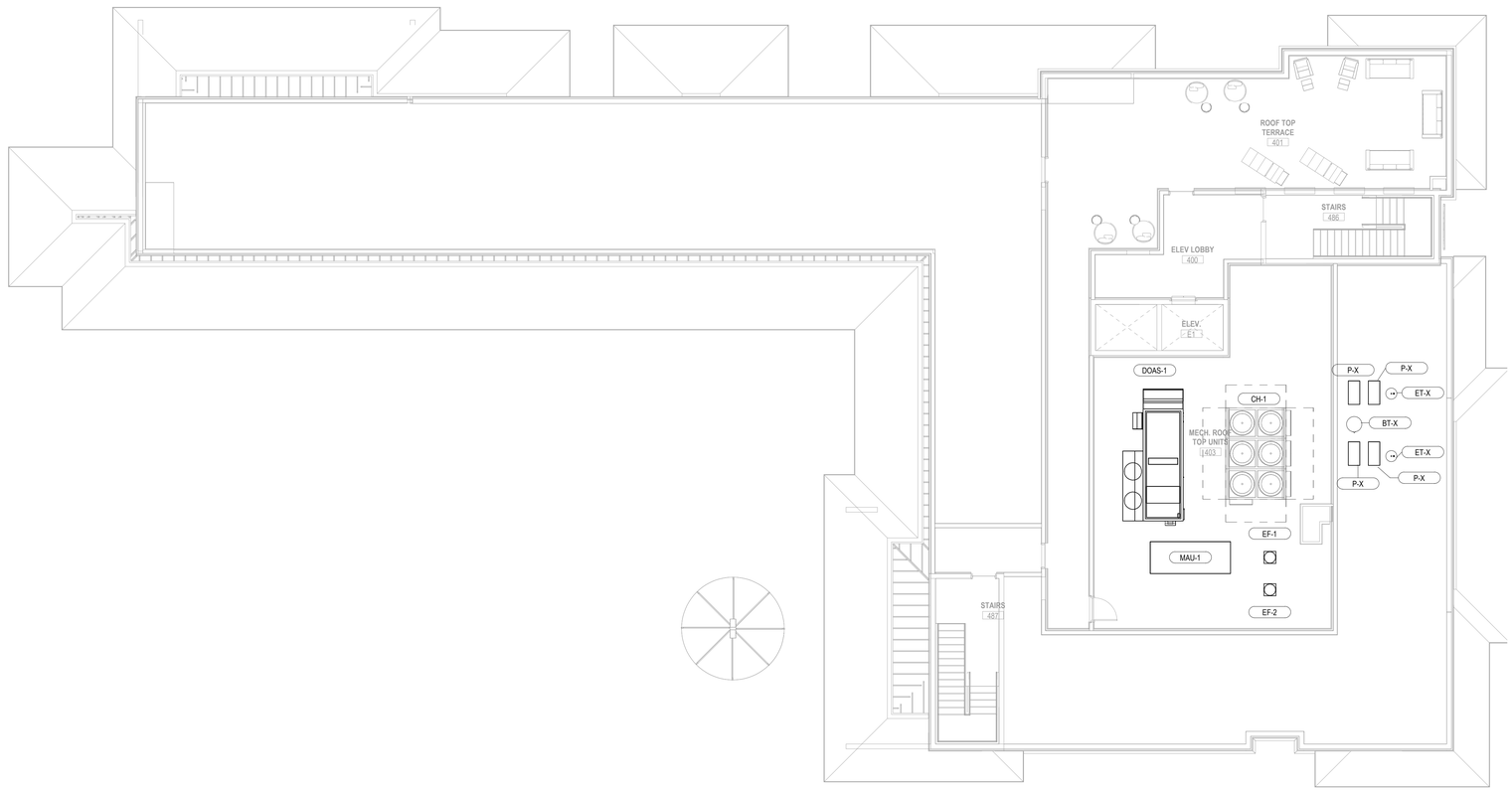
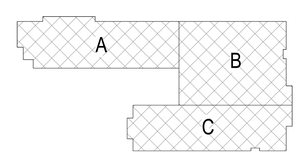
REF. NOTES (X):



1 THIRD FLOOR PLAN - HVAC
SCALE: 1/8" = 1'-0"



2 FOURTH FLOOR PLAN - HVAC
SCALE: 1/8" = 1'-0"



KEY PLAN

NORTH

DESIGNED: SEF
DRAWN: SXR
CHECKED: Checker

No.:	DATE:	BY:	DESCRIPTION:
REVISIONS:			
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THIRD & FOURTH FLOOR PLAN - MECHANICAL

PROJECT NO.: 010389.001

M102

Autodesk Docs://010389001 - SSJ - Replacement Motherhouse/010389001-MECH_R23.rvt
1/16/2026 2:30:34 PM

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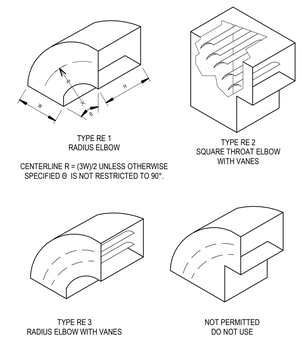
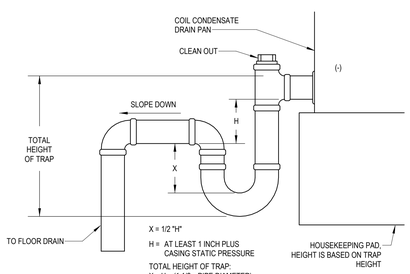
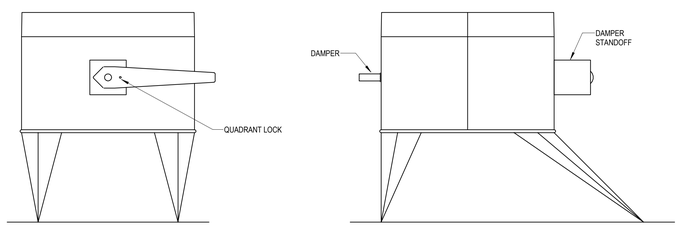


5 DUCT ELBOW DETAIL
SCALE: NOT TO SCALE



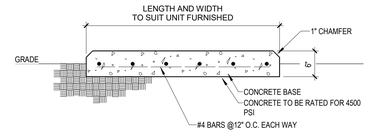
7 CONDENSATE DRAIN TRAP NEGATIVE STATIC PRESSURE
SCALE: NOT TO SCALE

3 BASE MOUNTED END SUCTION PUMP DETAIL
SCALE: NOT TO SCALE

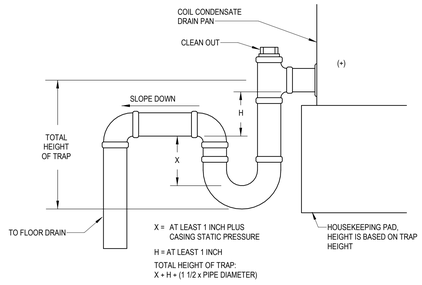


NOTE:
ALL TAPS TO AIR TERMINALS REQUIRING BALANCING AT DUCT SHALL BE MADE USING A HIGH EFFICIENCY TAKEOFF.

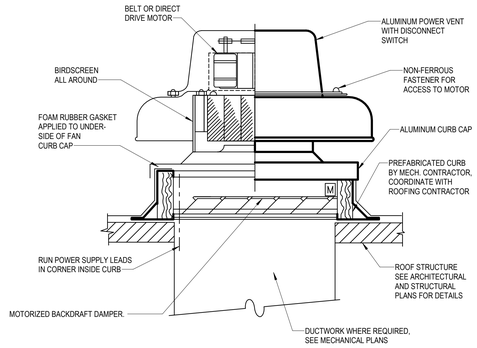
4 HIGH EFFICIENCY TAKEOFF DETAIL
SCALE: NOT TO SCALE



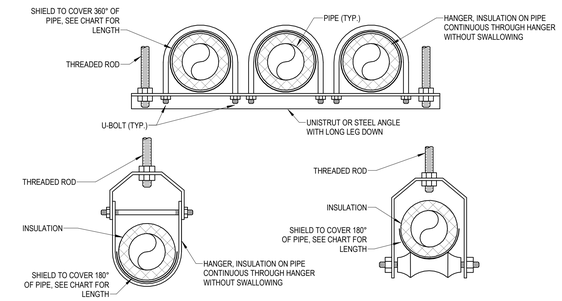
1 EXTERIOR EQUIPMENT PAD DETAIL
SCALE: NOT TO SCALE



8 CONDENSATE DRAIN TRAP POSITIVE STATIC PRESSURE
SCALE: NOT TO SCALE



6 CENTRIFUGAL EXHAUST FAN DETAIL
SCALE: NOT TO SCALE



SHIELD LENGTH FOR PIPE - NOT LESS THAN THE FOLLOWING:		
a.	NPS 1/4" TO 3-1/2"	12" LONG AND .048" THICK
b.	NPS 4"	12" LONG AND .06" THICK
c.	NPS 5" TO 6"	18" LONG AND .06" THICK
d.	NPS 8" TO 14"	24" LONG AND .075" THICK
e.	NPS 16" TO 24"	24" LONG AND .105" THICK

NOTE:
1. PIPES NPS 8" AND LARGER: INCLUDE WOOD OR REINFORCED CALCIUM-SILICATE-INSULATION INSERTS OF LENGTH AT LEAST AS LONG AS PROTECTIVE SHIELD
2. THERMAL-HANGER SHIELDS: INSTALL WITH INSULATION SAME THICKNESS AS PIPING INSULATION.

2 PIPE HANGER DETAIL
SCALE: NOT TO SCALE

DESIGNED:	SEF	ISSUE DATE:	2026.01.16
DRAWN:	SXR	REVISIONS:	
CHECKED:	Checker	No.:	DATE: BY: DESCRIPTION:

THIS DRAWING IS BEING MADE AVAILABLE BY SCHEMMER FOR USE ON THIS PROJECT IN ACCORDANCE WITH AGREED SCOPE OF PROFESSIONAL SERVICES. SCHEMMER ASSUMES NO LIABILITY RESPONSIBILITY OR LIABILITY FOR ANY REUSE OF THIS DRAWING OR ANY PART THEREOF FOR ANY PURPOSE IN ACCORDANCE WITH THE AGREEMENT.

DESIGN DEVELOPMENT

SCHEMMER
Design with Purpose. Build with Confidence.

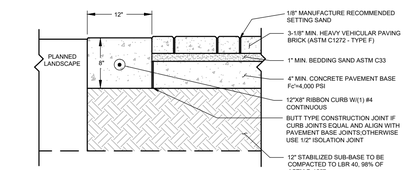
SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

DETAILS - MECHANICAL

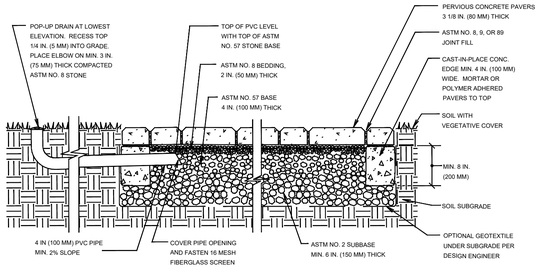
PROJECT NO.: **010389.001**

M401

Received January 30, 2026
Planning and Building Dept.

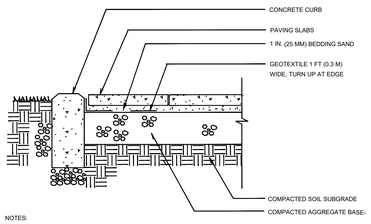


PERVIOUS PAVERS WITH CONCRETE RIBBON CURB
N.T.S. D20



NOTES:
1. DESIGN, MATERIAL, AND CONSTRUCTION GUIDELINES TO FOLLOW ICPI GUIDE SPECIFICATIONS
2. DAYLIGHT DRAIN PIPE TO DRAINAGE SWALE. USE POP-UP DRAIN IN YARD (AS SHOWN) OR CONNECT TO STORM SEWER - MIN. 0.3% SLOPE.
3. APPLY WATERPROOF MEMBRANE VERTICALLY AGAINST HOUSE FOUNDATION PRIOR TO PLACING SUBBASE AND BASE.
4. ALL SOIL SUBGRADES SHALL SLOPE TOWARD STREET.
5. SUBGRADE SOIL MAXIMUM CROSS SLOPE IS 0.5%. MAXIMUM LONGITUDINAL SLOPE IS 2% TOWARD STREET.
6. USE SOIL BERMS FOR LONGITUDINAL SOIL SUBGRADE SLOPES EXCEEDING 2% TOWARD STREET.
7. 5% MAXIMUM SURFACE SLOPE.
8. CAST-IN-PLACE CONCRETE CURBS CAN BE WITHOUT PAVERS ON TOP, IN SUCH CASES, CURBS SHOULD BE LEVEL WITH CONCRETE PAVER FIELD.
9. THICKER SUBBASE AND/OR ADDITIONAL DRAIN PIPES MAY BE REQUIRED IF DRIVEWAY RECEIVES RUNOFF FROM ADJACENT IMPERVIOUS SURFACES OR ROOFS.
10. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.

PERMEABLE INTERLOCKING CONCRETE PAVEMENT DRIVEWAY WITH CONCRETE CURBS
N.T.S. SD-01



NOTES:
1. BASE AND SUBGRADE MAY REQUIRE DRAINS
2. RESIDENTIAL PEDESTRIAN APPLICATIONS ONLY

PAVING SLABS ON AGGREGATE BASE FOR PATIO
N.T.S. SD-02



LANDSCAPE ARCHITECT
ERIC J. LANEHART
FLORIDA FL #6666607

REVISIONS

NO.	DATE	DESCRIPTION
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DSGN BY:	EJL
DWG BY:	EJL
CHK BY:	EJL
DATE:	6/27/2025
JOB No.:	24277

Matthews | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

LANDSCAPE DETAILS & SPECIFICATIONS

MOTHERHOUSE EXPANSION

ST. JOHNS COUNTY

PREPARED FOR
AD ADVISORS

SHEET No.:
L0
OF 4

X:\PROJECTS\24\0\24277 - BSJ MOTHERHOUSE EXPANSION\LA\DRAWINGS\CD\24277 - LANDSCAPE PLAN_BSJ HARB SUBMITTAL.DWG, LD, 1/15/2026 3:56 PM, Richard Malone, MATTHEWS DCCM, INC.

Received January 30, 2026
Planning and Building Dept.



LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#26535 FL#6666877

REVISIONS

NO.	DATE	DESCRIPTION
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DSGN BY: EJL
DWG BY: EJL
CHK BY: EJL
DATE: 6/27/2025
JOB No.: 24277

Matthews | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
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LANDSCAPE PLAN
MOTHERHOUSE EXPANSION
ST. JOHNS COUNTY
PREPARED FOR
AD ADVISORS

SHEET No.:
L1
OF 4

Received January 30, 2026
Planning and Building Dept.

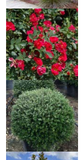
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	QTY	REMARKS
TREES							
	JS	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR	YES	2" CAL./10' HT	7	25'-45' HEIGHT, 20'-30' CANOPY SPREAD
	QV	QUERCUS VIRGINIANA	LIVE OAK	YES	2" CAL./10' HT	1	60'-80' HEIGHT, 60'-120' CANOPY SPREAD
	UA	ULMUS ALATA	WINGED ELM	NO	2" CAL./10' HT	2	45'-70' HEIGHT, 30'-40' CANOPY SPREAD
NON-CANOPY							
	IP	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	YES	2" CAL./10' HT	4	30'-45' HEIGHT, 15' CANOPY SPREAD
	LS	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE MULTI-TRUNK	NO	4" CAL. / 12' HT.	8	MULTI-TRUNK
PALM TREES							
	PS	PHOENIX SYLVESTRIS	WILD DATE PALM	NO	16' CT.	6	
	SP3	SABAL PALMETTO	CABBAGE PALMETTO	YES	VARY CLEAR TRUNK, SEE PLAN FOR HEIGHT	34	REGENERATED PALMS STAGGARDED HEIGHTS, 12', 14', 16', AND 18', 20' CT
SHRUBS							
	CU	COCCOLOBA UVIFERA	SEA GRAPE	YES		10	
	HD	HIBISCUS ROSA-SINENSIS 'DAINTY PINK'	DAINTY PINK CHINESE HIBISCUS	---		8	
	IB	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	---	18" HT. X 18" SP. / 36" O.C.	35	
	IN	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	YES	3 GAL.	28	
	ID	ILEX VOMITORIA 'SCHELLINGS DWARF'	SCHELLINGS DWARF YAUPON HOLLY	---		155	
	LM3	LIRIOPE MUSCARI	LILYTURF	NO	1 GAL.	41	
	MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	---	24" HT.	30	
	PA	PLUMBAGO AURICULATA	BLUE PLUMBAGO	---	15" HT. X 15" SP.	7	
	R1	ROSA X 'RED DRIFT'	RED DRIFT ROSE	---		24	
	SR3	STRELITZIA REGINAE	BIRD OF PARADISE	---		3	
	VA	VIBURNUM AWABUKI	EVERGREEN SWEET VIBURNUM	NO	48" HT MIN.	22	
	VO2	VIBURNUM OBOVATUM	WALTER`S VIBURNUM	YES	24" HT. X 24" SP.	5	
	VO	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	NO	36" HT. MIN.	51	
	ZP	ZAMIA PUMILA	COONTIE	YES	24" HT. MIN / 36" O.C.	19	

PLANT SCHEDULE

PHOTO	SYMBOL	CODE	COMMON NAME
TREES			
		QV	LIVE OAK
		JS	SOUTHERN RED CEDAR
		UA	WINGED ELM
NON-CANOPY			
		IP	EAST PALATKA HOLLY
		LS	MUSKOGEE CRAPE MYRTLE MULTI-TRUNK
PALM TREES			
		SS2	CABBAGE PALMETTO

PLANT SCHEDULE

PHOTO	SYMBOL	CODE	COMMON NAME
TREES			
		PS	WILD DATE PALM
SHRUBS			
		SR3	BIRD OF PARADISE
		PA	BLUE PLUMBAGO
		IB	BURFORD HOLLY
		ZP	COONTIE
		HD	DAINTY PINK CHINESE HIBISCUS
		IN	DWARF YAUPON HOLLY
		VA	EVERGREEN SWEET VIBURNUM
		LM3	LILYTURF
		MC	PINK MUHLY GRASS
		R1	RED DRIFT ROSE
		ID	SCHILLINGS DWARF YAUPON HOLLY
		CU	SEA GRAPE
		VO	SWEET VIBURNUM
		VO2	WALTER`S VIBURNUM

LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#0033577

REVISIONS

NO.	DATE	DESCRIPTION
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DSGN BY: EJL
DWG BY: EJL
CHK BY: EJL
DATE: 6/27/2025
JOB No.: 24277

Matthews | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

LANDSCAPE PLAN PLANT LIST

MOTHERHOUSE EXPANSION

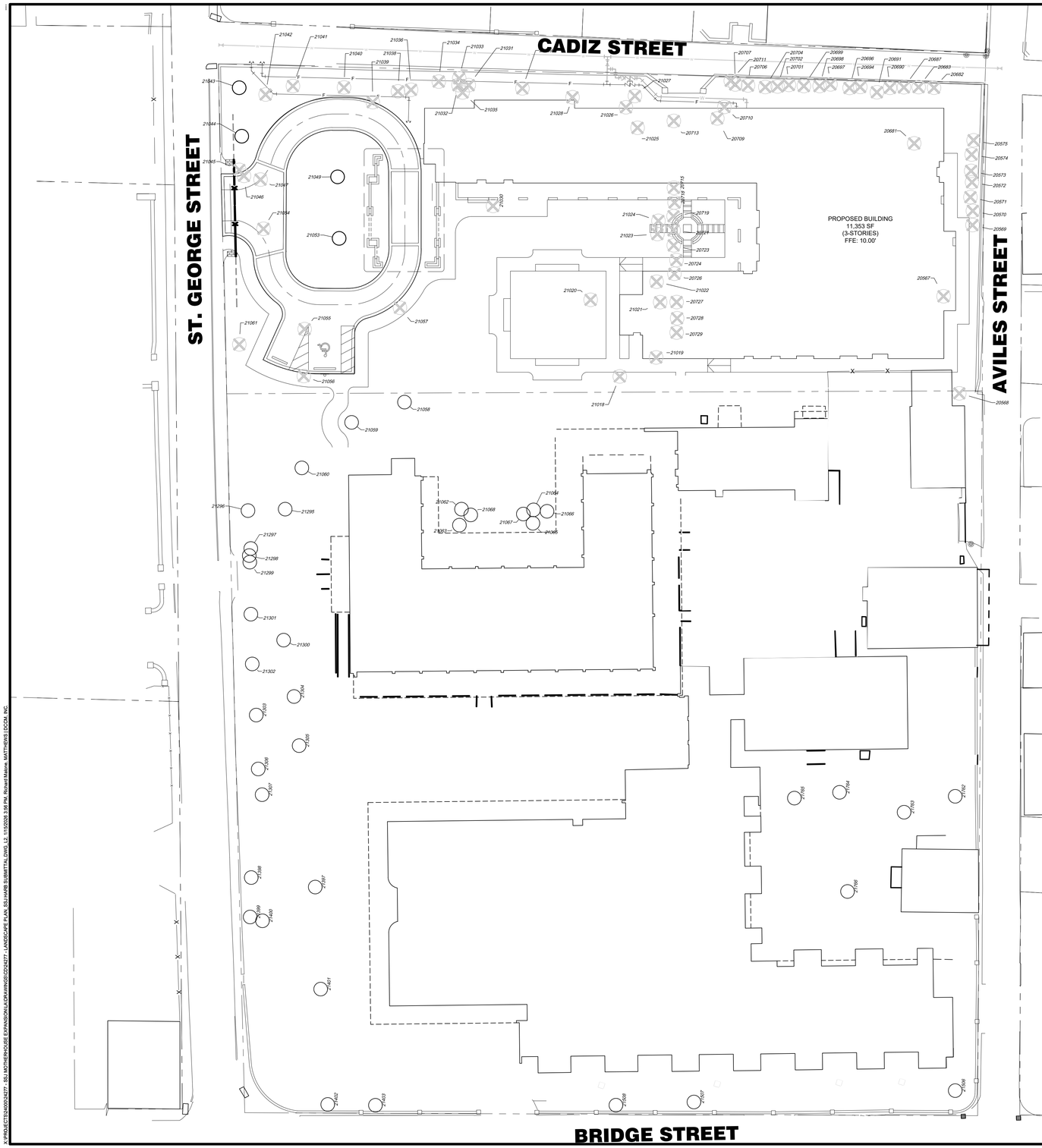
ST. JOHNS COUNTY

PREPARED FOR
AD ADVISORS

SHEET No.:
L1-1
OF 4

X:\PROJECTS\24000\24277 - SSJ MOTHERHOUSE EXPANSION\JAX\DWKING\SD\24277 - LANDSCAPE PLAN SSJ HARB SUBMITTAL.DWG, L1-1, 1/15/2026 3:56 PM, Richard Malone, MATTHEWS DCCM, INC.

Received January 30, 2026
Planning and Building Dept.



GRAPHIC SCALE
0 20 30 40
1"=20'

TREE INVENTORY				
POINT NUMBER	DESCRIPTION	D.B.H. INCH	ACTION REQUIRED (CREDITS)	
			REMOVED	REMAIN
20567	15"PECAN	15	3	
20568	15" PECAN	15	3	
20569	3"RED CEDAR	3	1	
20570	3"RED CEDAR	3	1	
20571	3"RED CEDAR	3	1	
20572	4"RED CEDAR	4	1	
20573	4"RED CEDAR	4	1	
20574	3"RED CEDAR	3	1	
20575	3"RED CEDAR	3	1	
20681	19"PECAN DEAD*	19	3	
20682	4"RED CEDAR	4	1	
20683	3"RED CEDAR	3	1	
20687	4"RED CEDAR	4	1	
20690	3"RED CEDAR	3	1	
20691	3"RED CEDAR	3	1	
20694	3"+2"+2"+2"+2"+2"RED CEDAR CLUSTER	13	3	
20696	3"RED CEDAR	3	1	
20697	3"RED CEDAR	3	1	
20698	5"RED CEDAR	5	1	
20699	5"RED CEDAR	5	1	
20701	4"RED CEDAR	4	1	
20702	4"RED CEDAR	4	1	
20704	3"RED CEDAR	3	1	
20706	4"RED CEDAR	4	1	
20707	3"RED CEDAR	3	1	
20709	3"RED CEDAR	3	1	
20710	3"RED CEDAR	3	1	
20711	7"+6"PECAN	13	3	
20713	3"RED CEDAR	3	1	
20715	3"RED CEDAR	3	1	
20718	3"RED CEDAR	3	1	
20719	3"RED CEDAR	3	1	
20721	3"RED CEDAR	3	1	
20723	3"RED CEDAR	3	1	
20724	3"RED CEDAR	3	1	
20726	3"RED CEDAR	3	1	
20727	3"RED CEDAR	3	1	
20728	3"RED CEDAR	3	1	
20729	3"RED CEDAR	3	1	
21018	10"+7"RED CEDAR	17	3	
21019	11"RED MAPLE	11	2	
21020	13"RED MAPLE	13	3	
21021	16"PINE	16	3	
21022	14"PINE	14	3	
21023	15"PINE	15	3	
21024	17"PINE	17	3	
21025	9"SABAL PALM	9	2	
21026	9"SABAL PALM	9	2	
21028	9"SABAL PALM	9	2	
21027	17"SABAL PALM	17	3	
21029	10"SABAL PALM	10	2	
21030	25"LIVE OAK	25	4	
21031	17"SABAL PALM	17	3	
21032	13"SABAL PALM	13	3	
21033	10"SABAL PALM	10	2	
21034	3"CRAPE MYRTLE DEAD	3	0	
21035	10"SABAL PALM	10	2	
21036	15"SABAL PALM	15	3	
21038	13"SABAL PALM	13	3	
21039	10"SABAL PALM	10	2	
21040	10"SABAL PALM	10	2	
21041	11"SABAL PALM	11	2	
21042	10"SABAL PALM	10	2	
21043	12"SABAL PALM	12		2
21044	11"SABAL PALM	11		2
21045	15"SABAL PALM	15	3	
21046	12"SABAL PALM	12	2	
21047	15"SABAL PALM	15	3	
21049	23"LIVE OAK	23		4
21053	20"LIVE OAK	20		4
21054	12"SABAL PALM	12	2	
21055	10"+9"+9"RED CEDAR	28	4	
21056	17"RED CEDAR	17	3	
21057	17"RED MAPLE	17	3	
21061	4"CRAPE MYRTLE	4	1	
		TOTAL	129	12

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION. PERMIT PURPOSES ONLY.

LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#0033557

REVISIONS

NO.	DATE	DESCRIPTION
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DSGN BY: EJL
DWG BY: EJL
CHK BY: EJL
DATE: 06/27/2025
JOB No.: 24277

Matthews | BCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

TREE INVENTORY

MOTHERHOUSE EXPANSION

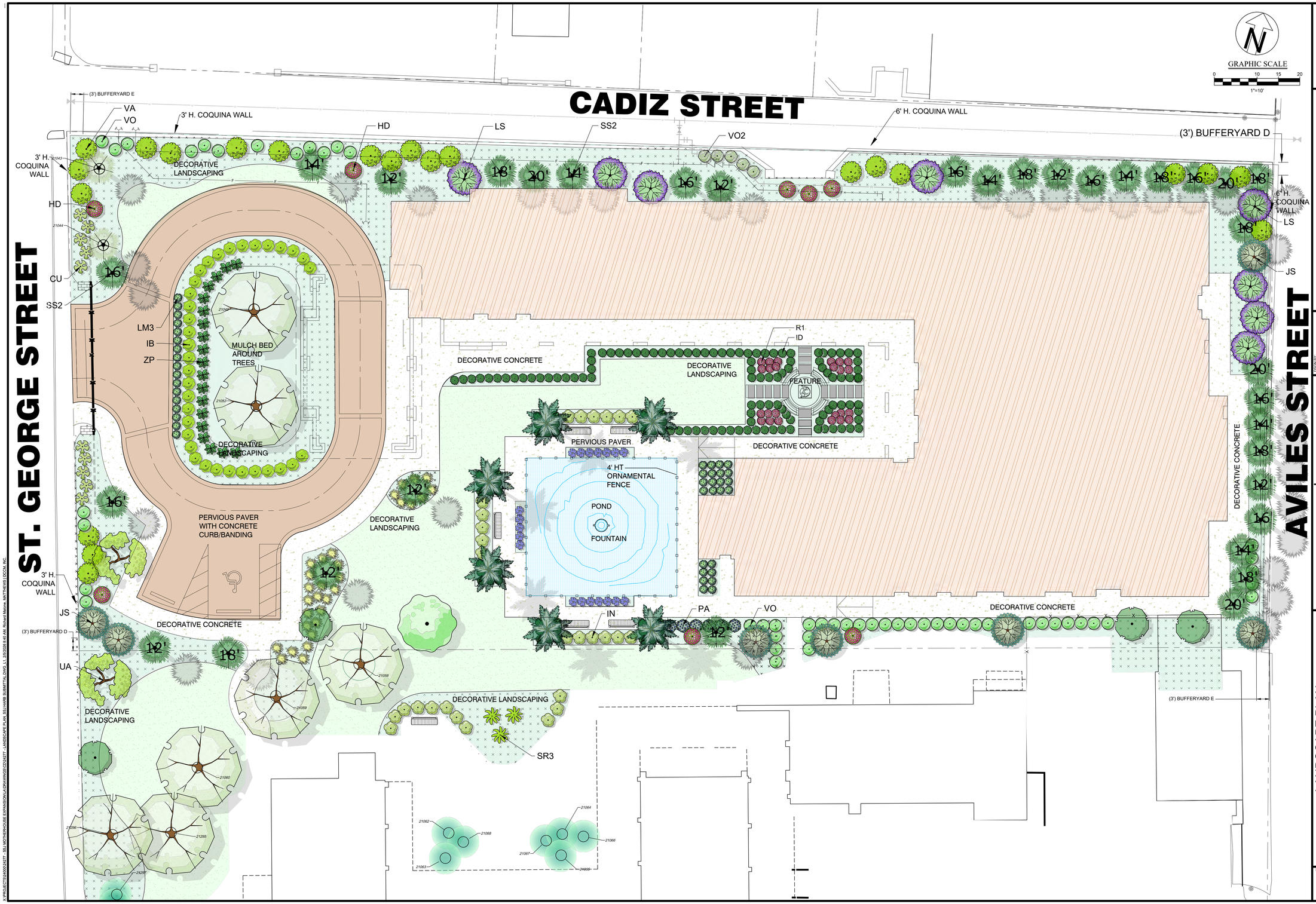
ST. JOHNS COUNTY

PREPARED FOR
AD ADVISORS

SHEET No.:
L2
OF 4

X:\PROJECTS\24000\24277 - SSJ MOTHERHOUSE EXPANSION\JA\DRAWINGS\24277 - LANDSCAPE PLAN SSJ HARB SUBMITTAL.DWG, L2, 1/15/2026 3:56 PM, Richard Mabrie, MATTHEWS (DCOM, INC.

Received February 6, 2026
Planning and Building Department



LANDSCAPE ARCHITECT
ERIC J. LANEHART
FLORIDA REG. LA #6666937

REVISIONS

NO.	DESCRIPTION	DATE
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DESIGN BY:	EJL
DWG BY:	EJL
CHK BY:	EJL
DATE:	6/27/2025
JOB No.:	24277

Matthews | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

LANDSCAPE PLAN
MOTHERHOUSE EXPANSION
ST. JOHNS COUNTY
PREPARED FOR
AD ADVISORS

SHEET No.:
L1
OF 4

X:\PROJECTS\24000\24277 - SSJ MOTHERHOUSE EXPANSION\LA\DRAWINGS\CD\24277 - LANDSCAPE PLAN SSJ HARB SUBMITTAL.DWG, L1, 2/6/2026 8:49 AM, Richard Malone, MATTHEWS DCCM, INC.

January 15, 2026

Matthews | DCCM
7 Waldo Street
St. Augustine, FL 32084

cc: Sisters of St Joseph

Re: Certificate of Appropriateness - 241 SAINT GEORGE ST - HP2025-0072

Dear Matthews | DCCM,

On January 15, 2026, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs

Specifically, based upon evidence presented, the HARB CONTINUED your application to the February 19, 2026 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by February 9, 2026.

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.:	HP2025-0072
Applicant:	Matthews | DCCM
Owner:	Sisters of St Joseph, Inc.
Address:	241 ST GEORGE ST
Parcel Number:	1992900000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JANUARY 15, 2026, 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 15, 2026, Historic Architectural Review Board meeting and testified under oath, or ☑ was not present.

2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☑ no members of the public spoke on this issue.

3. The subject property has a zoning classification of HP-1

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

Subject to the following conditions:

- To February 19, 2026
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 15 day of January, A.D., 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0072 **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 15th day of January, A.D., 2026.

ELYSE WIEMANN
Commission # HH 631401
Expires May 19, 2029

Elyse Wiemann
Notary Public, State of Florida

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

December 22, 2025

Matthews | DCCM
7 Waldo Street
St. Augustine, FL 32084

cc: Sisters of St Joseph

Re: Certificate of Appropriateness - 241 SAINT GEORGE ST - HP2025-0072

Dear Matthews | DCCM,

On December 18, 2025, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

Specifically, based upon evidence presented, the HARB CONTINUED your application to the January 15, 2026 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 January 5, 2026.

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.:	HP2025-0072
Applicant:	Matthews | DCCM
Owner:	Sisters of St Joseph
Address:	241 ST GEORGE ST
Parcel Number:	1992900000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, DECEMBER 18, 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, December 18, 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 to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

Subject to the following conditions:

- Continued to the January 15, 2026 HARB Meeting:
- & With request: for renderings to better show what is on plans
- - To soften views of the building and its edge, especially
- along / from the east
- - Soften the railing around the pond and bring details of
- how that will be addressed
- - Consider more appropriate material instead of concrete pavers,
  such as coquina concrete

DONE AND ORDERED, at a public hearing on the 18 day of December, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0072

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 18th day of December, 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.

November 21, 2025

Matthews | DCCM
7 Waldo Street
St. Augustine, FL 32084

cc: Sisters of St Joseph

Re: Certificate of Appropriateness - 241 SAINT GEORGE ST - HP2025-0072

Dear Matthews | DCCM,

On November 20, 2025, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the December 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 December 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.:	HP2025-0072
Applicant:	Matthews | DCCM
Owner:	Sisters of St Joseph, Inc
Address:	241 ST GEORGE ST
Parcel Number:	1992900000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, NOVEMBER 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, November 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 to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

Subject to the following ~~conditions~~: Considerations

- To December 18, 2025
- - Scaled drawing of proposed gate design
- - Consider simplifying some architectural elements as discussed
- - Modify roof form over the stairwell
- - Redesign fence around retention pond
- - Sample comparison for wood & aluminum-clad windows
- - Specify all exterior paving materials
- - Reference meeting recording for additional guidance

DONE AND ORDERED, at a public hearing on the 20th day of November, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0072

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 20th day of November, 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

MEMORANDUM

To: The Historic Architectural Review Board

Date: February 19, 2026

Re: Issued Planning and Building Permits – HP Districts & HARB Approved Projects

During the month of January 2026, 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

52 St. George Street (Replacement of HARB approved wood windows package for all 2nd and 3rd floor windows)

33 King St (Installation of additional 3 ton mini-split system with heat pump)

74 King Street (T-Mobile antennas and equipment cabinet installation on existing fixtures. HARB approved.)

26 Toques Pl (Removal and replacement of existing wood fence with pressure treated lumber and stainless-steel fasteners. HARB approved.)

212 Charlotte St (Re-roof of flat roof with modified bitumen)

111 Avenida Menendez (Existing seawall rehabilitation and raise of a portion of the seawall. HARB approved)

SIGNS

69 St. George St (Pierre's Pub- New hanging MDO Wood sign)

Michelle Triantafyllidis

Michelle Triantafyllidis, Planning and Building Clerk,

MEMORANDUM

TO: **Historic Architectural Review Board (HARB)**
DATE: **February 19, 2026**
RE: **National Alliance of Preservation Commissions (NAPC) January 22, 2026 webinar: Supporting Skilled Preservation Trades at the Local Level: What Commissions and City Staff Need to Know** (*recorded version available to view*)

About This Webinar:
The success of historic preservation efforts depends not just on good policies—but on the skilled hands that carry them out. With fewer craftspeople entering the field and experienced practitioners retiring, many communities struggle to find qualified tradespeople to repair windows, restore masonry, or maintain historic buildings using appropriate methods. This webinar will explore why the preservation trades matter to local governments, how workforce shortages impact project quality, and what commissions and staff can do to support training, public outreach, and sustainable preservation outcomes. Learn how cities across the country are building partnerships and programs to keep preservation practical, affordable, and resilient. CREDITS: 1.5 AIA/AICP

This webinar provided relevant and important information, which included the following that is attached. A **recorded version is available to our HARB members to view for free since the City of St. Augustine has an Organizational Membership with NAPC.** To access the couple code for free registration, please look in your inbox December 22, 2025 email from the *National Alliance of Preservation Commissions* with the title *Webinar on Supporting Skilled Preservation Trades: Member Coupon Code Enclosed*. REGISTER by clicking the **Register Now** box on that email!

The webinar Chat/Q&A transcript along with a PDF of the presentation slides is accessible via the link to the recorded version. You can access these resources by following the link to the recording and scrolling to the bottom of the webinar page.

Featuring These Speakers:
Molly Baker
Manager, HOPE Crew

Emilie Evans
Director of Operations & Communications for Preservation Action, Co-Founder for Brick + Beam

Natalie Henshaw
Director of Historic Trades, Campaign for Historic Trades

Caitlin Meives
Director of Preservation, Preservation League of New York State

Kathy Rodriguez
Deputy Historic Preservation Officer, City of San Antonio, TX

Nick Redding
President & CEO, Preservation Maryland

Robert Yapp
President, Preservation Resources, Inc., Belvedere School for Hands-On Preservation

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Julie Courtney
Historic Preservation Officer
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NATIONAL ALLIANCE of PRESERVATION COMMISSIONS

education + training + advocacy

Supporting Skilled Preservation Trades at the Local Level:
What Commissions and City Staff Need to Know

Webinar Resources

- National Alliance of Preservation Commissions
- Preserve List
- HOPE Crew
- NTHP Grants
- Preservation Trades Program Creation Guide
- Brick + Beam Detroit
- Tradeworks Field School Guide
- US Training and Education Programs
- Status of Historic Trades in America
- Detroit Home Repair Resource Guide

HISTORIC TRADES

96 MILLION
BUILDINGS TOTAL IN THE U.S.

40% OVER 40% THOSE BUILDINGS ARE MORE THAN 50 YEARS OLD

Skilled workers who utilize traditional techniques and materials to preserve and rehabilitate historic buildings, defined as buildings more than 50 years old. These trades require more specialized knowledge of historic materials, building techniques, and design principles than general building trades.

Deconstruction Technician
Preservation Carpenter
Preservation Glazier
Preservation Mason
Preservation Metalworker
Preservation Roofer
Preservation Painter
Preservation Plumber

HISTORIC BUILDING TRADES IMPACTS

A 2022 LABOR STUDY BY THE CAMPAIGN FOR HISTORIC TRADES SHOWS:

- **$85 BILLION ANNUAL INVESTMENT IN BUILDING REHABILITATION EMPLOYS MORE THAN 1.3 MILLION WORKERS**
- **TOTAL INVESTMENT IN HISTORIC BUILDING REHABILITATION, INCLUDING THE FEDERAL HISTORIC TAX CREDIT, IS ESTIMATED AT NEARLY $37 BILLION.**
  ~$12B OF THAT IN RESIDENTIAL AND
  ~$25B IN NONRESIDENTIAL BUILDINGS.
- **INVESTMENT IN HISTORIC BUILDING REHABILITATION CREATES 165,000+ DIRECT JOBS ANNUALLY**

SKILLED CRAFTSPEOPLE LABOR SHORTAGE

A 2019 SURVEY BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA REPORTS:

- **80% OF CONSTRUCTION FIRMS SAY DIFFICULT TO FILL CRAFT POSITIONS**
- **82% RESPONDENTS: LABOR SHORTAGE IS A TOP ISSUE**
  Especially acute in the specialized trades that are needed for preservation projects

A 2022 LABOR STUDY BY THE CAMPAIGN FOR HISTORIC TRADES SHOWS:

- **THE U.S. WILL NEED OVER 100,000 PRESERVATION TRADESWORKERS BY 2030 TO MEET DEMAND**
- **SHORTAGES MOST SEVERE IN HISTORIC MASONRY, METALWORKING, CARPENTRY**

WORKFORCE INNOVATION AND OPPORTUNITY ACT

Legislation designed to strengthen and improve our nation's public workforce system and help get Americans, including youth, into high-quality jobs and careers and help employers hire and retain skilled workers.

NATIONAL HISTORIC PRESERVATION ACT (NHPA)

The NHPA indirectly recognizes the need for skilled craftspeople as it enshrines the protection of the nation's cultural heritage by preserving historic properties as well as encouraging federal agencies and other stakeholders to be responsible stewards of historic resources.

Building Rehabilitation and Historic Trades Training

HISTORIC TAX CREDIT PROGRAM

Federal Historic Preservation Tax Incentives Program creates market demand for skilled trades by making historic rehabilitation financially viable. It stimulates demand for specialized contractors and tradespeople because to qualify, one must follow the Secretary of the Interior's Standards for Rehabilitation, which requires craftsmanship and knowledge in historic trades.

FEDERAL APPRENTICESHIP ACT

Established the framework for the national apprenticeship system, including the Department of Labor's role in promoting and safeguarding apprenticeship standards.

OUR ASK:
INCLUDE "BUILDING REHABILITATION" OR "PRESERVATION TRADES" IN PROPOSED LEGISLATION

PRESERVATION Action

Historic trades contractors work on the restoration of the 1870's Sauer Castle in Kansas City, Kansas. Listed on the National Register of Historic Places, the owner – Mike Heitmann – utilized both the Federal and State Historic Tax Credits to restore the property.





Named "HOPE Crew" for "Hands-On Preservation Experience," the program links preservation projects with local youth serving organizations and preservation trades experts to teach preservation trades to youth participants.







Revolution Workshop builds skills, hope, and resilience in Chicago's underserved communities through construction job training and free pre-apprenticeship training.





HistoriCorps leverages private-sector resources by training volunteers and students on historic projects to address critical maintenance backlogs on public lands like the National Parks.

FOR DISCUSSION ONLY

There are no additional attachments

for this agenda item.