



RE: 7 Aviles Street

This memo is being written to inform the HARB of the structural integrity of sections of the structure at 7 Aviles Street. An engineer structural report from Mr. Jude Kostage was submitted to the city describing the condition of the structure at 7 Aviles Street. The report identified the three walls of the brick store front as being a danger to life and property. During a discussion between Mr. Kostage, KRB Construction LLC, and the City Building Official on March 20, 2026, Mr. Kostage stated that even if the walls were shored up, he did not believe that they would last until the April HARB meeting. Due to the severity of these walls and their proximity to the public right of way and other structures, the Building Official is going to approve the emergency demolition permit.

This emergency meeting is being called so that the HARB can be informed of the situation and allowed to put conditions on the demolition, i.e. – what materials and architectural features need to be saved. These conditions will be added to the draft letter.

R. “Buddy” Schauland, CBO, CFM

Building Official

City of St. Augustine | Planning and Building Department

P.O. Box 210 | St. Augustine, FL 32085

Office: 904.209.4327 | Mobile: 904.495.6701

Email: rschauland@citystaug.com

Web: www.CityStAug.com



March 27, 2026

KRB Construction LLC
ATTN: Chad Schwaninger
7948 Washington Avenue
Hastings, FL 32145

RE: 7 Aviles Street

Mr. Schwaninger;

I have received Mr. Jude Kostage's engineer report on the condition of the structure at 7 Aviles Street. You have requested a revision to the existing demolition permit, BP2026-1301, on an emergency basis prior to seeking a Certificate of Demolition from the Historic Architectural Review Board (HARB). Due to the severity, the revision to the permit is **APPROVED** for the west addition, as described in the letter. No other portion of the structure shall be demolished without an approved Certificate of Demolition from HARB.

The following facts and findings were used for this decision:

- St. Johns County Property Appraiser states that the structure is 4,282 square feet.
- The building was constructed in 1888 as a one-story masonry jail. The two-story brick storefront and one-story garage were added in 1899. The second-story cantilevered balcony does not appear until the 1953 update of the Sandborn Map.
- A Certificate of Appropriateness was granted by the HARB on February 19, 2026, for the removal and replacement of the south masonry wall.
- During an investigation on how to tie the new masonry wall to the remaining structure, structural concerns were noticed.
- An evaluation of the structure by Mr. Kostage occurred on March 20, 2026.
- The evaluation report was submitted to the city on March 24, 2026.
- The report states that the west two-story addition is in poor condition and is unsafe.
- I performed site visits on March 19, 20, and 23, 2026.

It is my determination, from the evidence in the facts and findings, that:

- The walls on the two-story addition are in danger of failing.
- The north wall is next to the exit of the Spanish Military Hospital Museum.
- The west wall is located along Aviles Street and abuts the public sidewalk.
- The south wall is located inside of structure.
- Failure of any or all the three walls would be a danger to life and property.

RE: 7 Aviles Street

In the interest of public safety and to prevent an unexpected collapse, I approve the revision of the existing demolition permit for 7 Aviles Street with the following conditions:

1. Only the three walls of the two-story west addition may be deconstructed down to the bottom course.
2. Ground disturbance shall be avoided and is not part of this approval.
3. A Right-Away Permit shall be obtained through Public Works if public areas are obstructed.
4. All surrounding buildings shall be protected.
5. Pedestrians on Aviles Street shall be protected.
6. No work shall be done between the hours of 7 pm and 7 am unless a Noise Ordinance Temporary Exemption Special Permit is applied for and issued.
7. *Any HARB conditions.*

Respectfully,

Richard "Buddy" Schauland, CBO, CFM

Building Official

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

ATTACHMENTS:

1. Condition Assessment by Atlantic Engineering
2. Staff Photographs: Current (March 23, 2026)
3. Staff Photographs: February 12, 2026
4. Staff Photographs: July 2, 2026
5. Diagram of Building Construction Periods
6. Sanborn Maps

FOR REFERENCE:

1. July 18, 2024 HARB Meeting Documents:
 - Staff Report: <https://staugustinefl.portal.civicclerk.com/event/940/files/attachment/5414>
 - Application: <https://staugustinefl.portal.civicclerk.com/event/940/files/attachment/5415>
 - Minutes: <https://staugustinefl.portal.civicclerk.com/event/940/files/agenda/2600>
 - Video: <https://staugustinefl.new.swagit.com/play/310566/4707>
2. February 19, 2026 HARB Meeting Documents:
 - Staff Report: <https://staugustinefl.portal.civicclerk.com/event/1346/files/attachment/8091>
 - Application: <https://staugustinefl.portal.civicclerk.com/event/1346/files/attachment/8092>
 - Minutes: <https://staugustinefl.portal.civicclerk.com/event/1346/files/agenda/4341>
 - Video: <https://staugustinefl.new.swagit.com/play/375748/4004>



March 23, 2026

Mr. Frank Ringhofer, AIA, LEED AP BD+C
PQH Group Design Inc.
4141 Southpoint Drive East
Jacksonville, FL 32216

Re: 7 Aviles Street - Evaluation

AES Project: #326-085

Dear Frank:

Per your request, Atlantic Engineering Services of Jacksonville, Inc. visited 7 Aviles Street on Friday, March 20, 2026. Present on site were Mr. R. Buddy Schouland, Jr., CBO, CFM; Mr. Roger Chastain with PQH; Mr. Chad Schwanger with KRB Construction; and Mr. Jude Kostage, PE with AES.

The existing building is a historic two-story building in the historic district in St. Augustine, Florida. The original building was a one-story building that consisted of coquina walls. The building was expanded with a second-floor constructed with brick walls and a wood-framed floor and roof. The building was further expanded with a two-story addition on the west side on Aviles Street. This two-story addition consisted of wood-framed walls, wood-framed floors, and a wood-framed roof. The exterior brick is a 4" veneer and is non-load-bearing.

The following items were observed:

1. The first-floor coquina walls are unreinforced, cracked, and have several modifications. The walls have visible settlement. It is likely these walls do not have foundations (see Photographs 1, 2 and 3).
2. The second-floor framing has been removed at the coquina area. The roof framing was still in place but is only supported with temporary shoring (see Photograph 4).
3. The second-floor brick walls are unreinforced, load-bearing walls. The walls are cracked and the mortar is deteriorating. The wall openings typically had wood lintels (see Photographs 5 and 6).
4. The west addition is in very poor condition. The exterior wall studs and sheathing are severely deteriorated. The contractor has installed temporary shoring to support the roof (see Photographs 7 and 8).
5. The brick veneer at the west addition has no ties anchoring the brick back to the structure. The mortar is severely deteriorated and many of the bricks were loose. The brick is buckling on both the north and south faces of the building. The north face has significant visible movement at the northwest corner of the building (see Photographs 9 and 10).
6. The second-floor balcony on the west face is deteriorated and under-structured.

Recommendations

1. It may be possible to save the coquina walls, however, the walls will require significant strengthening as follows:
 - a. Underpin the walls with deep foundations such as helical piers to arrest the settlement.
 - b. Crack stitch the walls with stainless steel plates set in epoxy. The thickness of the walls requires more significant reinforcing than round dowels.
 - c. Fill the cracks with an epoxy grout or with a non-shrink cementitious grout.
 - d. Fill in the areas that have been cut out with reinforced coquina concrete doweled to the existing walls.



2. The second-floor masonry walls supported by the coquina walls are in poor condition. Further investigation of these walls is required. The walls have been weakened by the deteriorated mortar and modifications that cut holes in the walls. At a minimum, the walls will require significant reinforcing, re-pointing, and infilling of the areas that have been modified.
3. The west two-story addition is in poor condition and unsafe. The brick façade is unstable and is in danger of failing. The wall on both the north and south walls have visibly buckled, with significant movement at the north wall. The wood-framed walls are deteriorated beyond repair.

In conclusion, the west addition exterior walls and façade are in poor condition. The brick façade is in poor condition and in danger of failing. These walls are danger to life and property. AES has provided the contractor with a temporary bracing plan to stabilize the brick veneer.

Please contact our office if there are any questions regarding this correspondence, or if you need any additional information or assistance.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Jude T. Kostage, PE
Principal

JTK/amk



Photograph 1 - Cracked Coquina Wall



Photograph 2 - Modified Coquina Walls



Photograph 3 - Cracked Coquina Wall



Photograph 4 - Temporary Shoring Supporting Roof Framing



Photograph 5 - Damaged/Deteriorated Brick Wall



Photograph 6 - Damaged/Deteriorated Brick Wall



Photograph 7 - Deteriorated Brick Veneer and Stud Wall



Photograph 8 - Deteriorated Brick Veneer and Stud Wall



Photograph 9 - Brick Separating at Northwest Corner



Photograph 10 - Brick Separating at South Wall

**Staff Photographs
7 Aviles Street
March 23, 2026**



**Staff Photographs
7 Aviles Street
March 23, 2026**



**Staff Photographs
7 Aviles Street
March 23, 2026**



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**Staff Photographs
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**Staff Photographs
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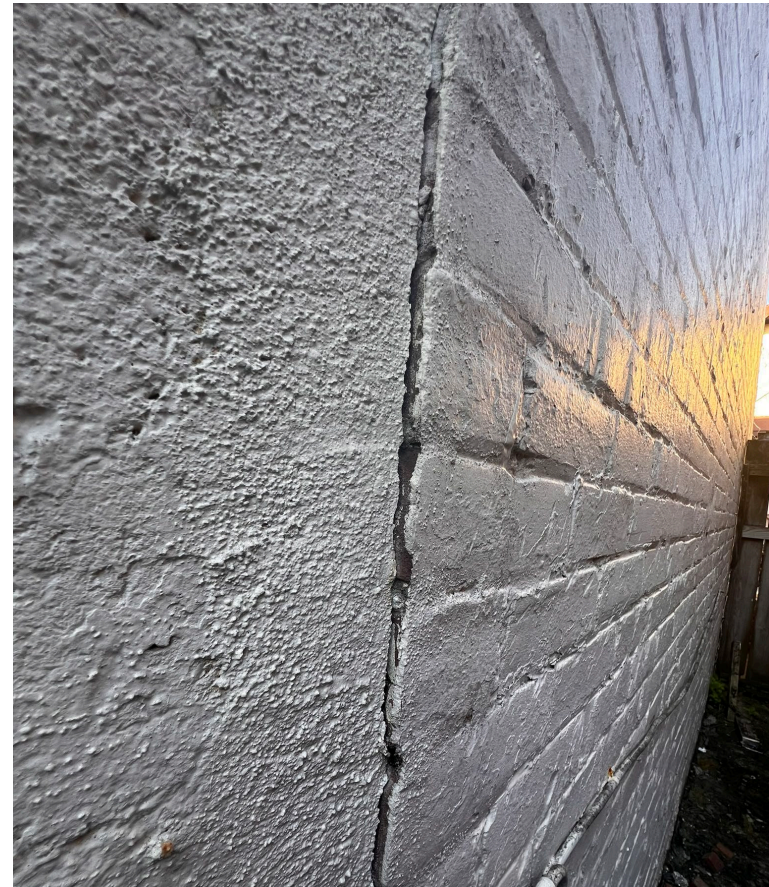


**Staff Photographs
7 Aviles Street
March 23, 2026**



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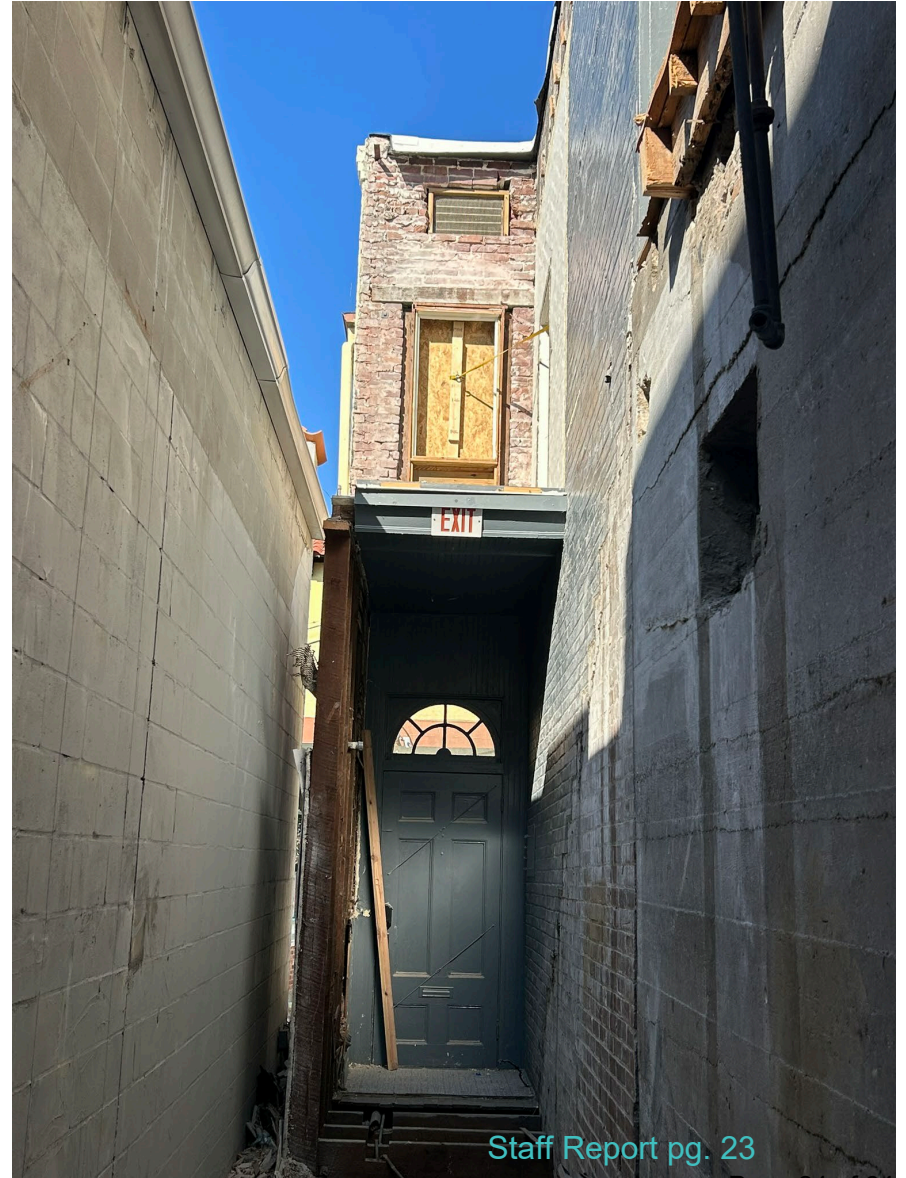
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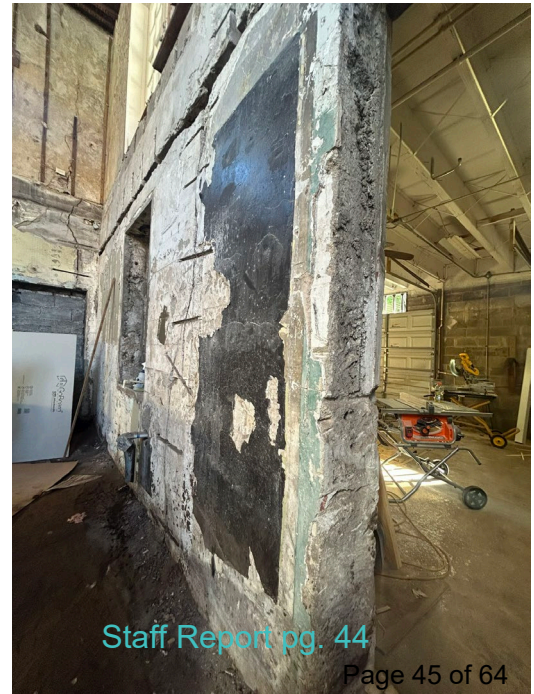
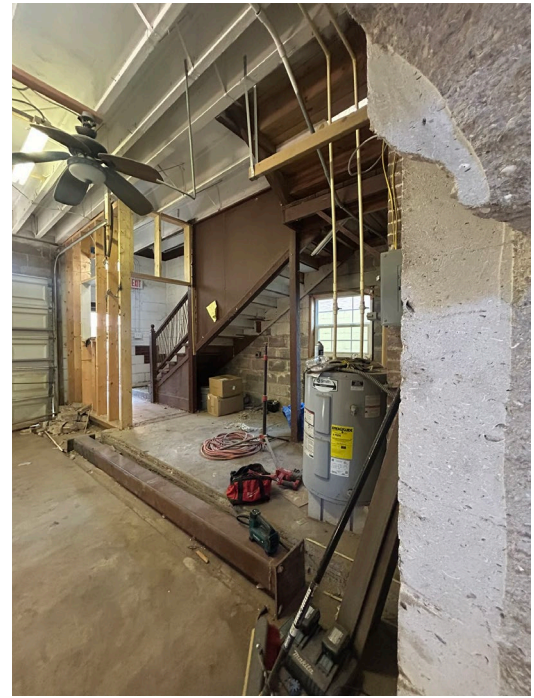
**Staff Photographs
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March 23, 2026**



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March 23, 2026**



**Staff Photographs
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**Staff Photographs
7 Aviles Street
February 12, 2026**

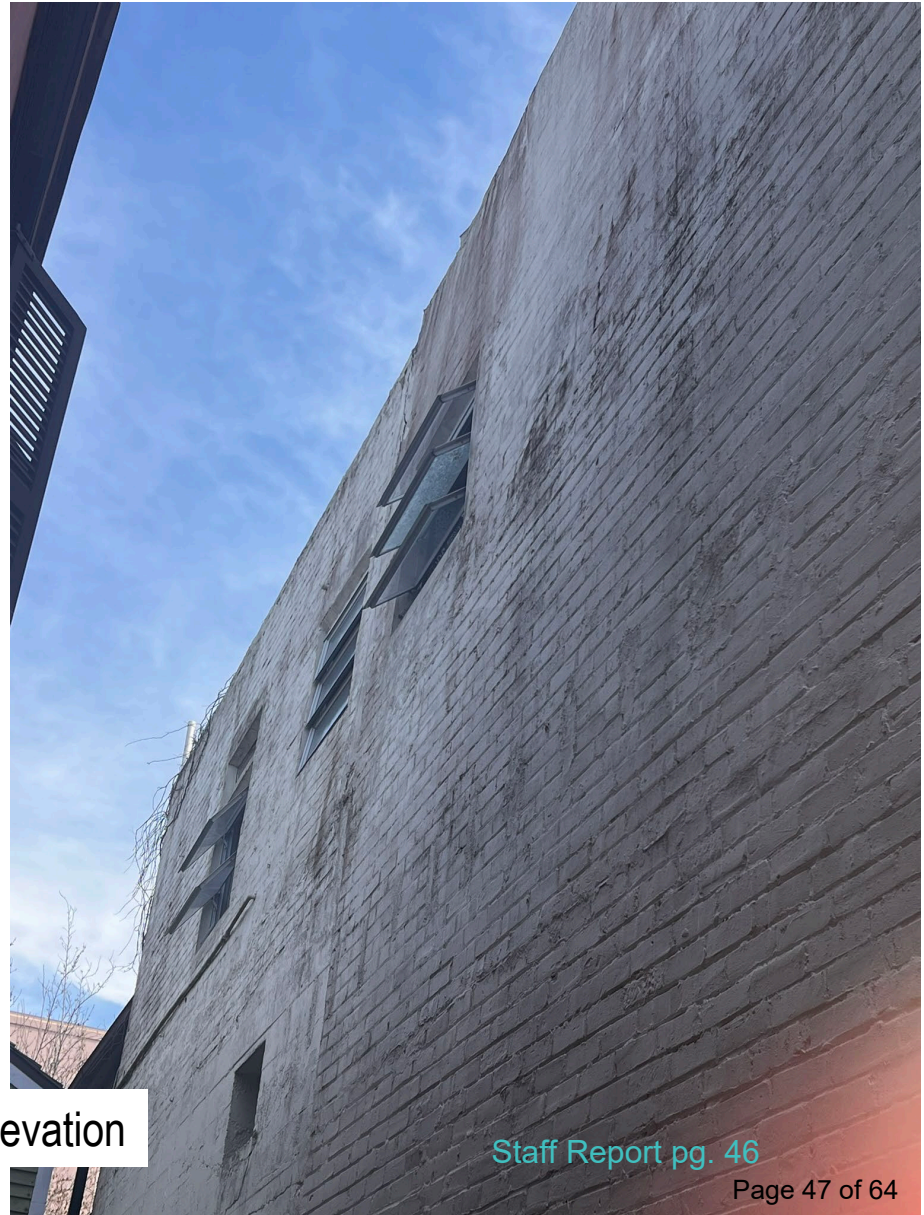


Front (west) Elevation

**Staff Photographs
7 Aviles Street
February 12, 2026**



North Elevation



Staff Photographs
7 Aviles Street
February 12, 2026



South Elevation



**Staff Photographs
7 Aviles Street
February 12, 2026**



South Elevation



**Staff Photographs
7 Aviles Street
July 2, 2024**



Front (west) Elevation

**Staff Photographs
7 Aviles Street
July 2, 2024**



Balcony to be reconstructed



Staff Photographs
7 Aviles Street
July 2, 2024



Front Façade Details



**Staff Photographs
7 Aviles Street
July 2, 2024**



Front Façade Details



Brick planters to be removed

**Staff Photographs
7 Aviles Street
July 2, 2024**



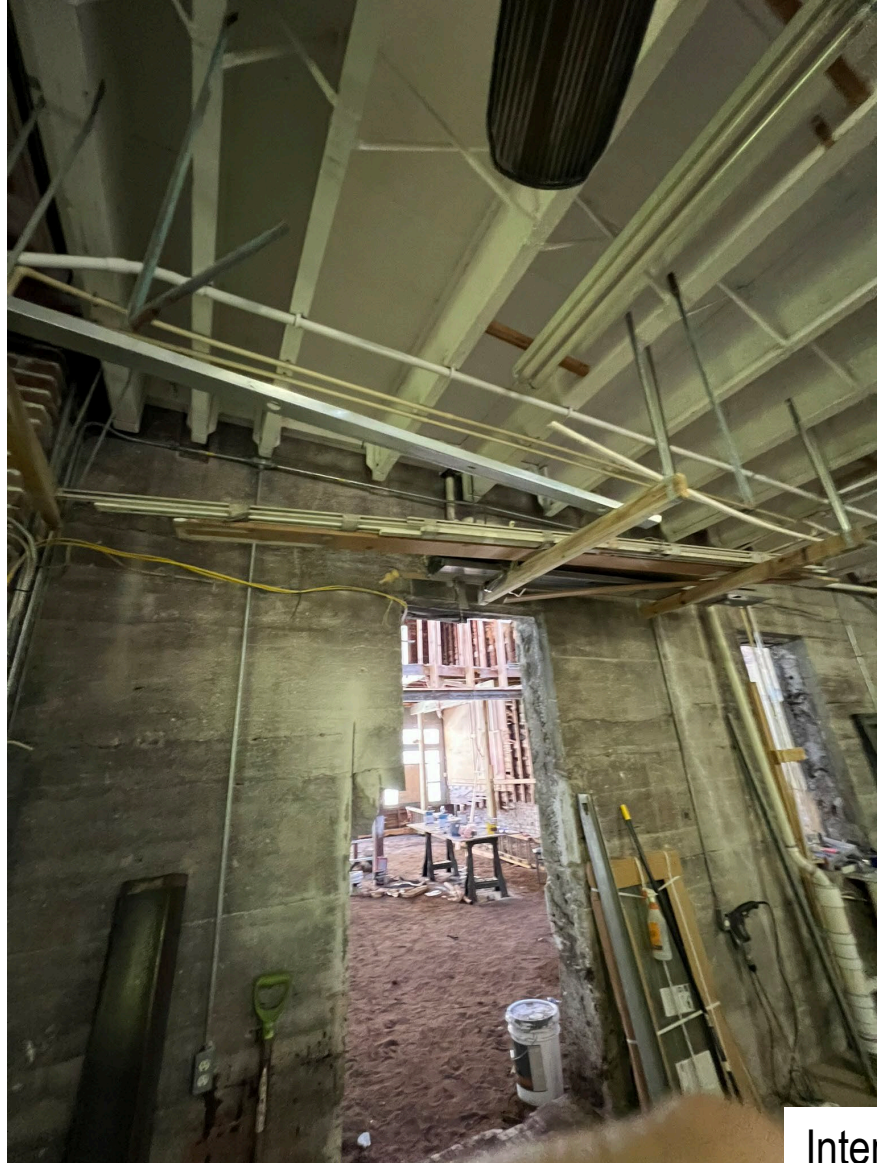
Front Façade Details

**Staff Photographs
7 Aviles Street
July 2, 2024**



North Elevation

Staff Photographs
7 Aviles Street
July 2, 2024



Interior, Garage

Staff Photographs
7 Aviles Street
July 2, 2024



Interior, Original portion of building



Staff Photographs
7 Aviles Street
July 2, 2024



Interior, Original portion of building



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**Staff Photographs
7 Aviles Street
July 2, 2024**



Interior, Sill Damage and Brick

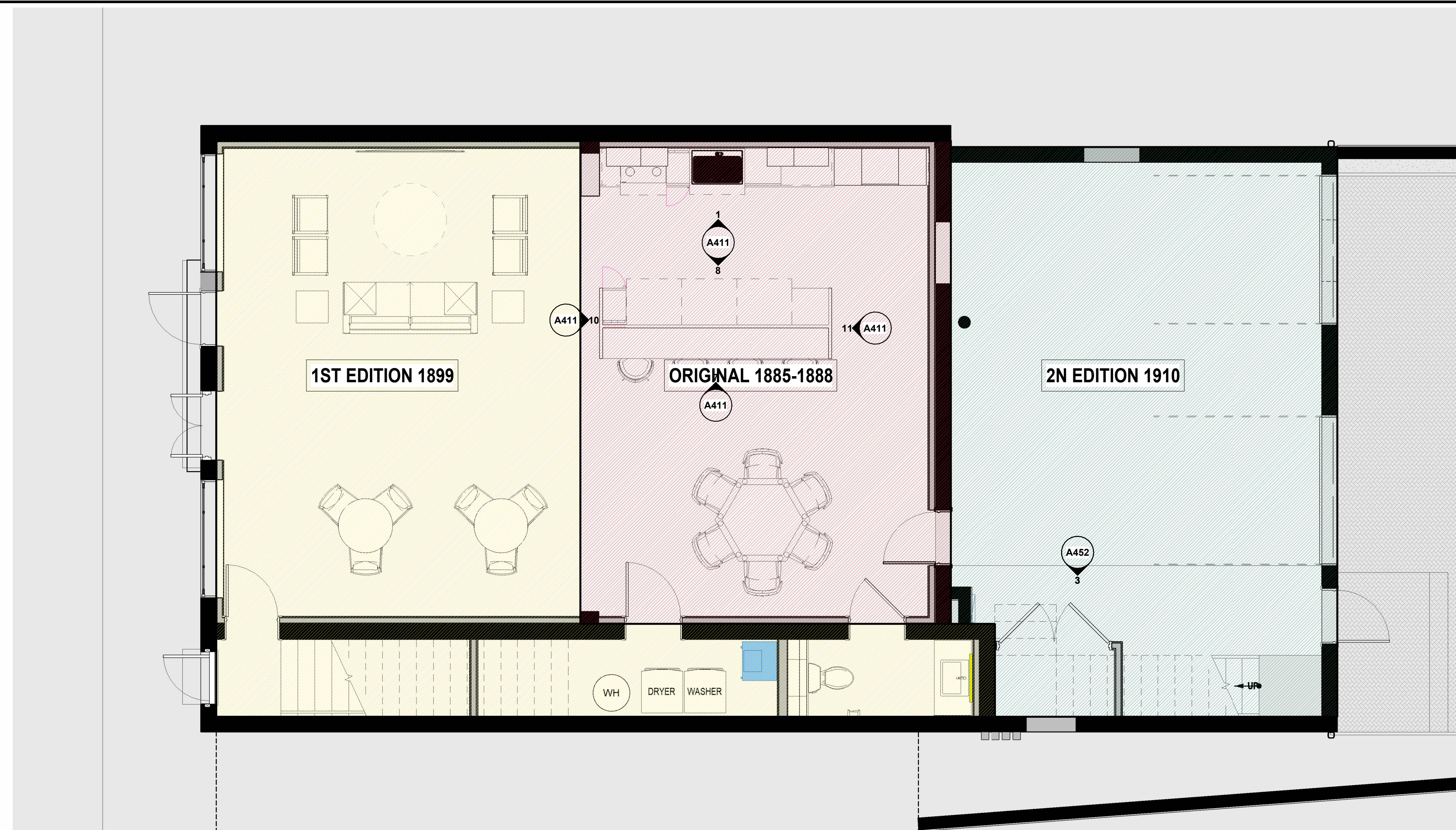
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ROOD VILLA
VESTCOR
ST. AUGUSTINE, FLORIDA 32084

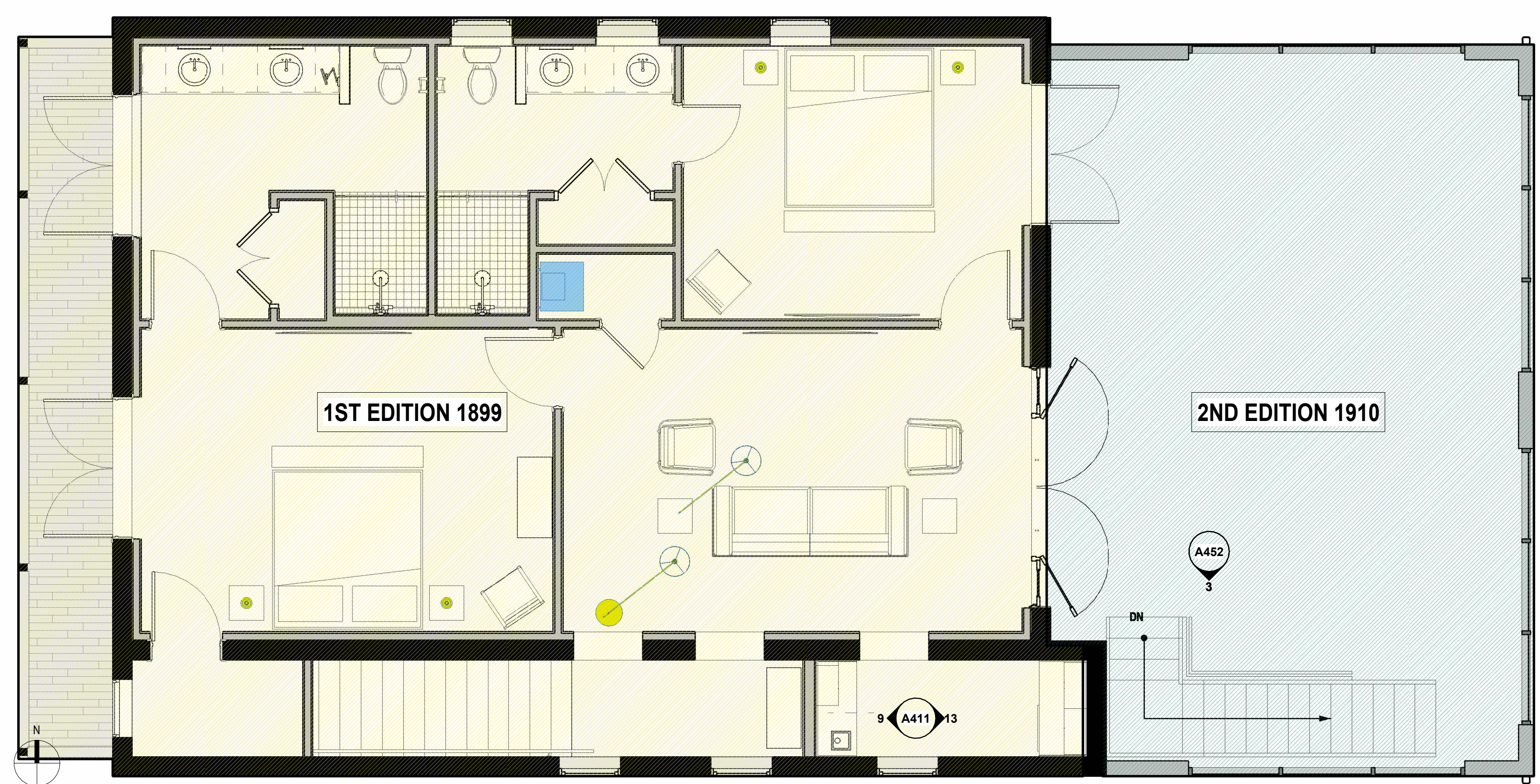
HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL
OVERALL FLOOR PLANS
CONSTRUCTION PERIOD

SHEET ID:
A112

	ORIGINAL 1885-1888
	1ST EDITION 1899
	2ND EDITION 1910



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

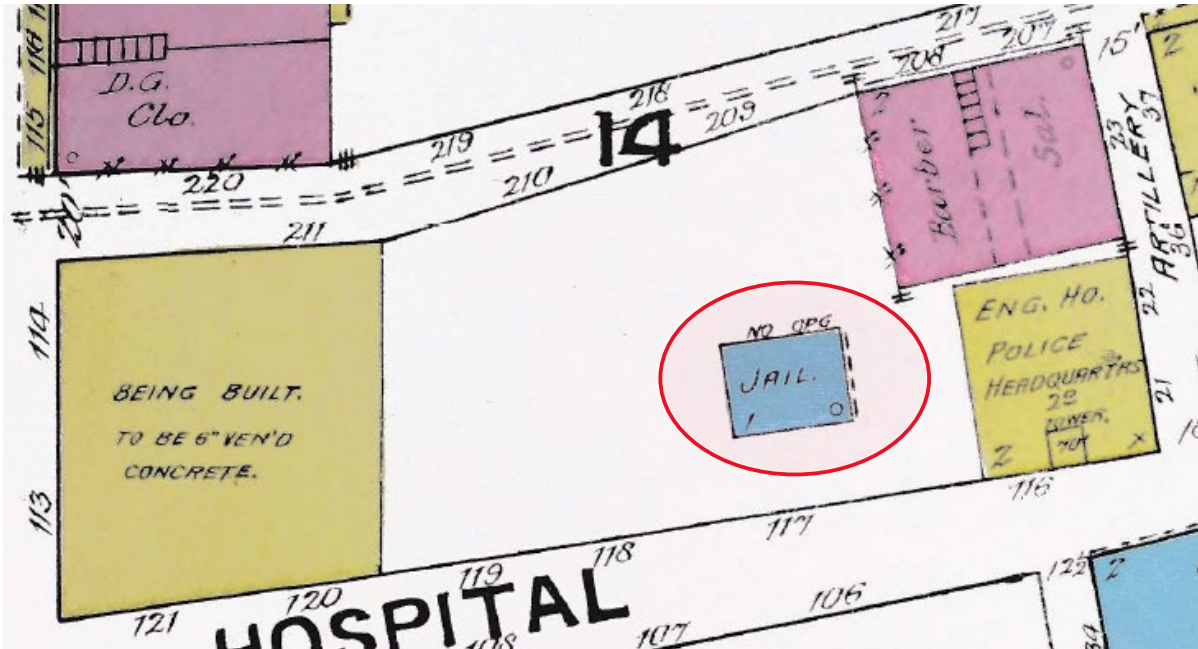


2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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SANBORN MAPS

7 Aviles Street



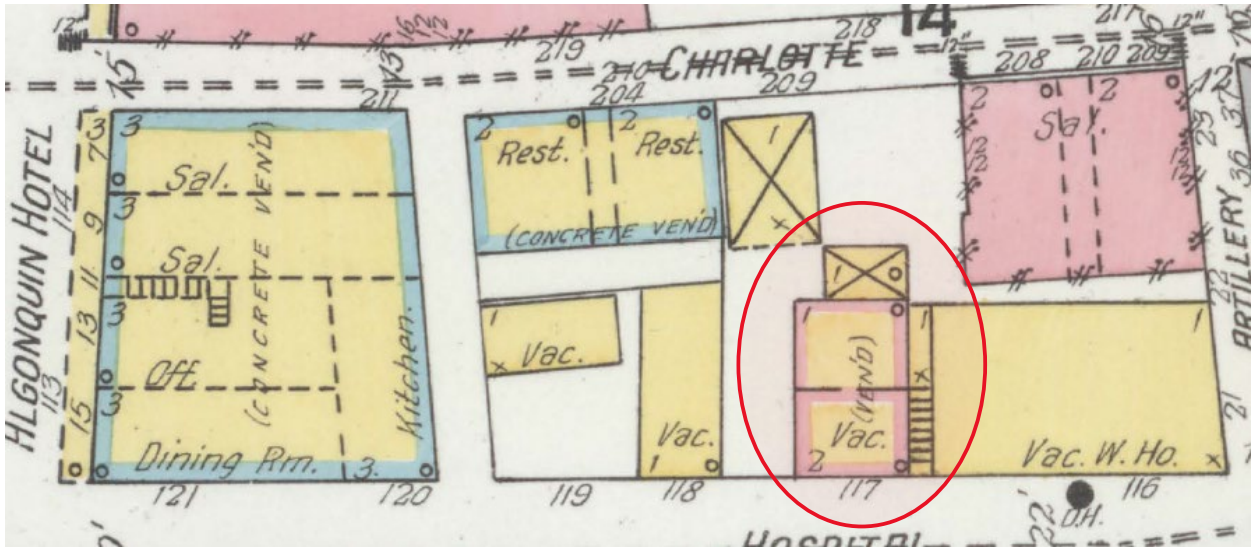
1888



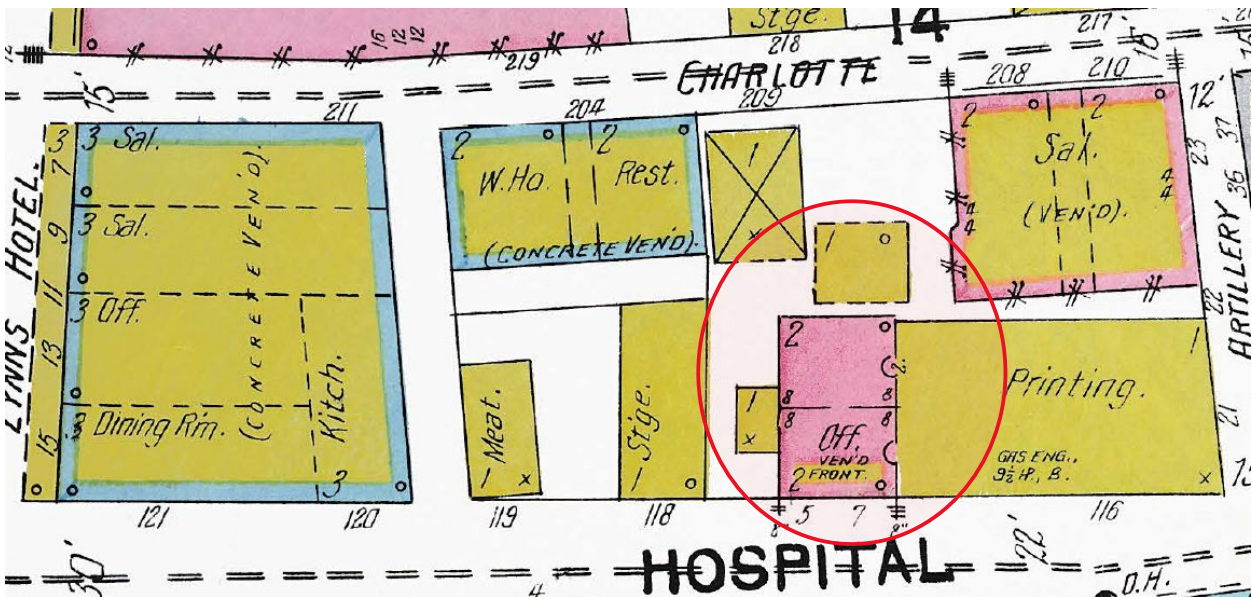
1893

SANBORN MAPS

7 Aviles Street



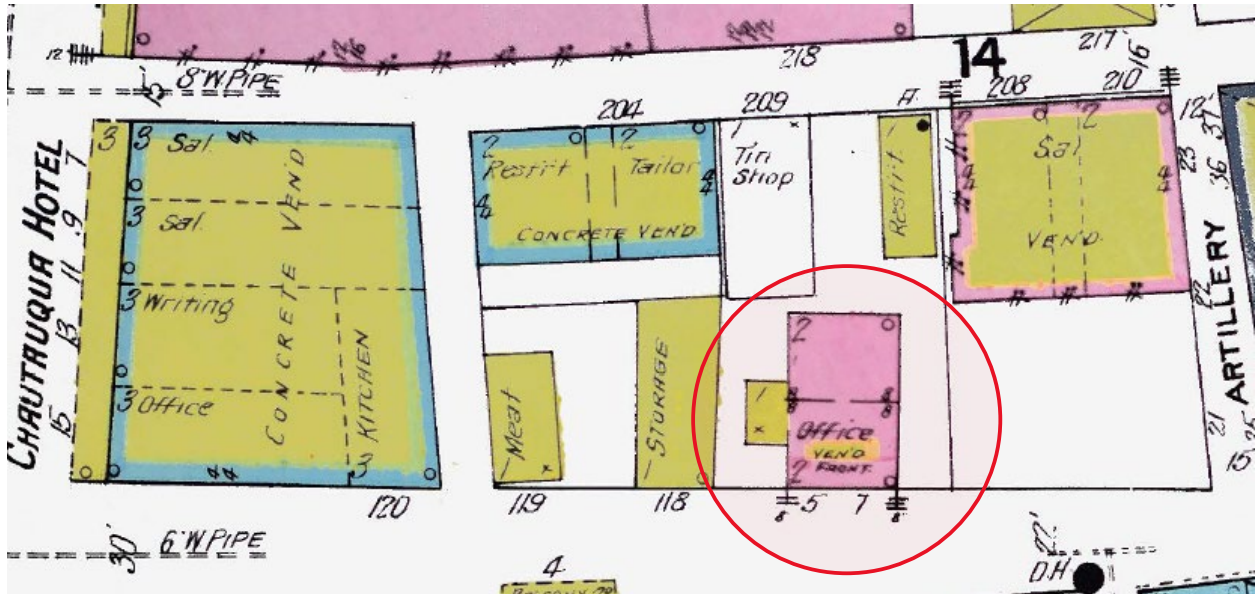
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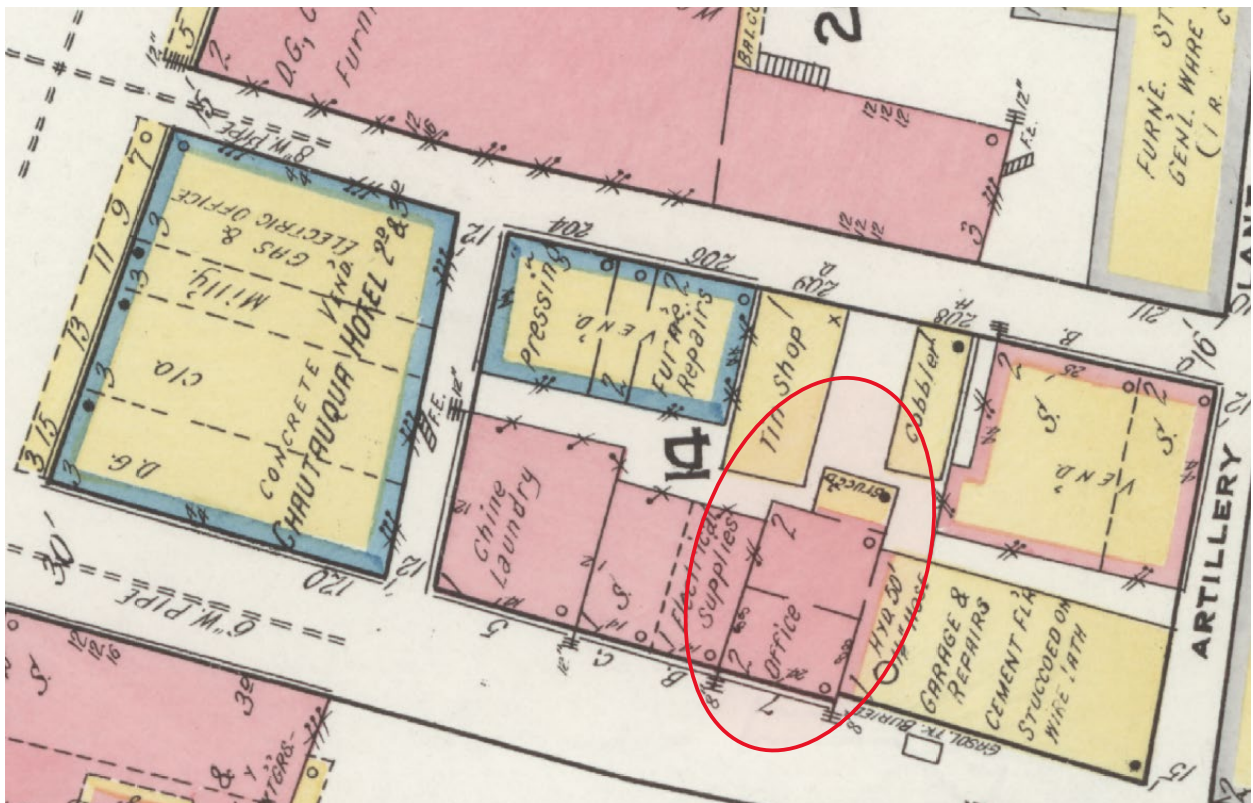
1904

SANBORN MAPS

7 Aviles Street



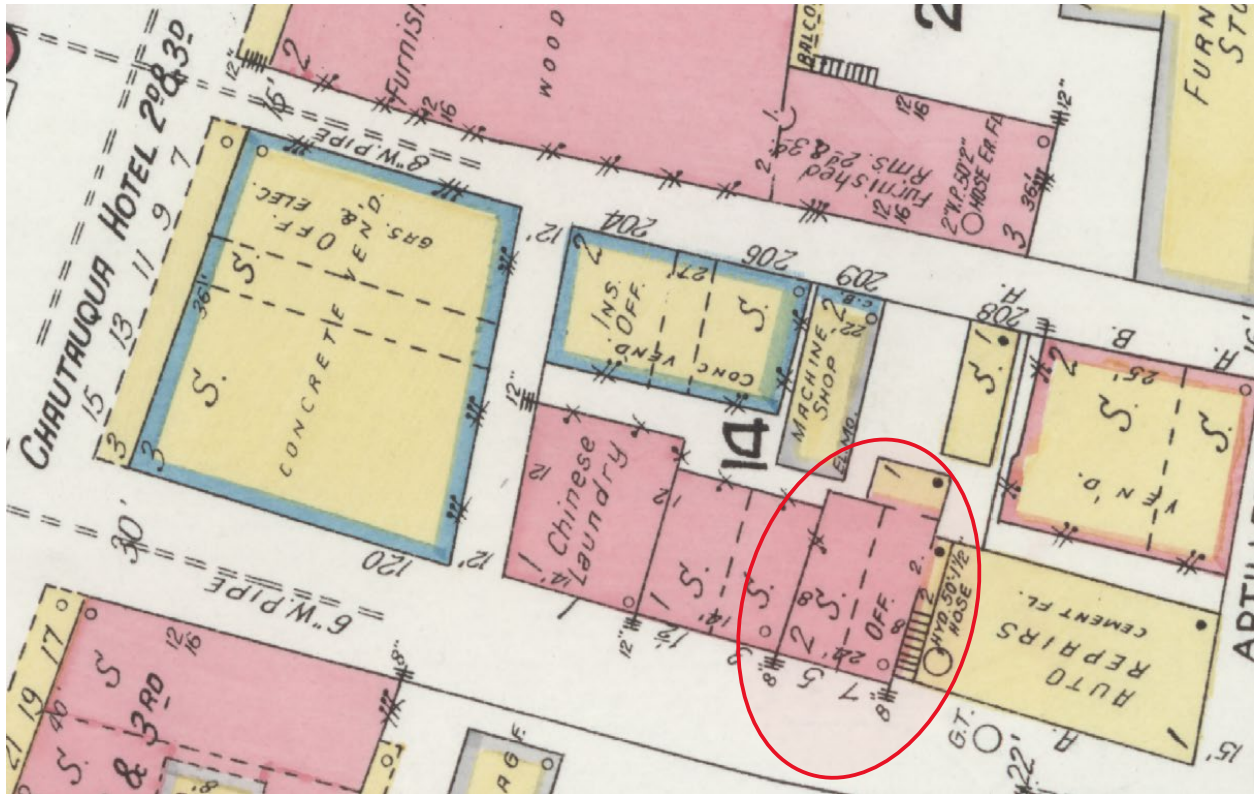
1910



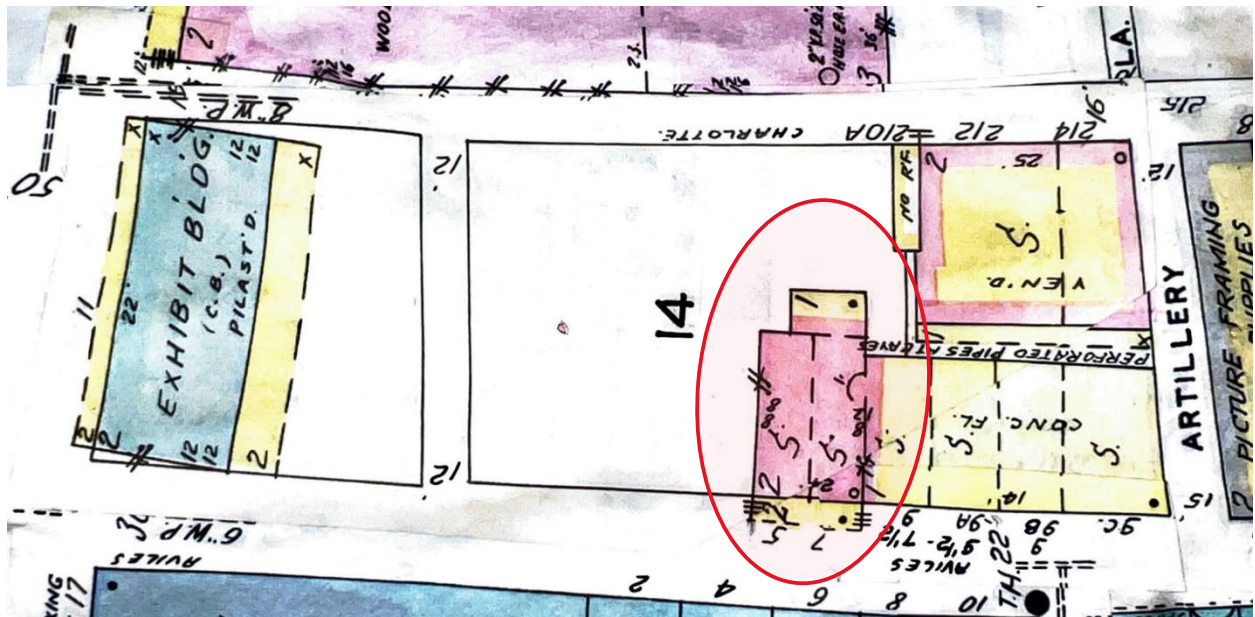
1917

SANBORN MAPS

7 Aviles Street



1924



1930 updated to 1965