CITY OF ST AUGUSTINE EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, APRIL 16, 2026 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) March 19, 2026 - Regular Meeting
4. Modification and approval of Agenda
*5. Recommended Expedited Hearing Items (to be recommended one week in advance)
   a) HP2026-0024 — Kevin Kai Priester - Applicant and Owner
   51 Florida Avenue
   To demolish a residential building, constructed c. 1959, that is recorded in the Florida Master Site File and not located in a district. (Previously approved under expired COD HP2024-0057)
6. Continued Items from the previous HARB meetings
   *a) Certificate of Appropriateness HP2026-0011 Continued from March 19, 2026 REQUESTING CONTINUANCE TO MAY 21, 2026 — Duncan Dailey–Applicant
   Old City Leasing LLC –Owner
   130 St. George Street
   To replace the existing storefront with a new storefront system; and, to install a handicap access ramp.
7. Certificate of Appropriateness
   a) HP2026-0016 — Donald Crichlow - Applicant
   Spanish Street Acquisition LLC - Owner
   44 Spanish St
   To install a new ADA accessible bathroom in place of a laundry shed on the first-floor rear porch.

b) HP2026-0021
William Knight - Applicant
Michelle D. Ruby - Owner
308 St. George Street
For after-the-fact approval of a new paver driveway.

c) HP2026-0012
Don Crichlow - Applicant
16 South LLC - Owner
16 S. Castillo Drive
To modify the previously approved Certificate of Appropriateness 2010-0066 to include an ADA lift.

8. Certificate of Demolition and Partial Demolition

a) HP2026-0017
Kevin Partel - Applicant
Long Creek Sta LLC - Owner
65 Busam Street
To demolish a residential building, constructed c. 1967, that is recorded in the Florida Master Site File and not located in a district.

b) HP2026-0019
Shane Jackson–Applicant
20/20 Commercial Holdings Washington LLC–Owner
142 Washington Street
To modify approval for partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including after-the-fact replacement of two second-story wood windows with new windows of a different design; and, to consider the appropriateness of applied muntins different in design than were originally approved under application HP2025-0006.

c) HP2026-0022
A & O Builders - Applicant
True Real Estate Investments, LLC - Owner
7 Saragossa Street
For after-the-fact 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 wholesale replacement of windows in a different design and fenestration changes. (Following denied application HP2025-0087)

9. Applications for City Owned Property

a)	Certificate of Appropriateness HP2026-0015	Sarah Ryan Architect - Applicant City of St. Augustine - Owner 75 King Street To install a louvered vent within an arched transom window along Cordova Street.
b)	Opinion of Appropriateness HP2026-0020	Marquis Latimer +Halback, Inc. - Applicant City of St. Augustine - Owner 31 St. Francis Street To modify the existing garden area with new landscape, hardscape, and ornamental features; and, to construct a new storage structure as a replacement to the existing.
c)	Certificate of Appropriateness HP2026-0018	Marquis Latimer + Halback, Inc - Applicant City of St. Augustine - Owner City Rights-of-Way (Portions of King Street including the intersections of Martin Luther King Jr. Avenue, Granada, Cordova, and Charlotte Streets and all of Cathedral Place) For changes to streetscape design including, but not limited to the roadway, hardscape, landscape, street signage, trash receptacles, and lighting. Following Opinion of Appropriateness HP2024-0016.

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

11. Other Business
    *a) City Commission review of the Model Land Company National Register Historic District Nomination update finalization draft, April 13, 2026 agenda item (10a)**:**
    https://staugustinefl.portal.civicclerk.com/event/1287/files/attachment/10349

12. Next Scheduled Meeting Date(s):
    a) May 21, 2026 - Regular Meeting

13. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
March 19, 2026

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, March 19, 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:	Linda Potter, Vice-Chairperson Paul Weaver, III Catherine Duncan Gaere MacDonald
Absent	Brad Beach, Chairperson (Excused)
City Staff:	Julie Courtney, Historic Preservation Officer Candice Seymour, Historic Preservation Planner Isabelle Lopez, City Attorney Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

Mike Davis spoke about the demolition process specifically regarding the freeboard height. He said that currently eight-foot freeboard was the standard for new construction. He thought that there needed to be a way to bypass the process as it stood right now looking at the standard of homes that are non-historical and trying to assist homeowners from this arduous process or being able to bypass the process completely.

Mr. Weaver asked how historic and non-historic was being qualified. He said that part of the process was to determine if the buildings were potentially local landmarks and there should be an administrative review.

Mr. MacDonald agreed that streamlining the process would be a good idea and helpful to newer homeowners in the area.

Ms. Duncan thought that the trigger of fifty years old for a building was a good age to at least review the property for significance. She said that the board should take the concerns seriously and review the process going forward.

3. Approval of Minutes

MOTION

Mr. MacDonald MOVED to APPROVE the February 19, 2026 minutes as presented. The motion was SECONDED by Ms. Duncan.

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

4. Modification and approval of Agenda

10 Elkton Lane and been moved to Item 5.a as a recommended expedited hearing item.

MOTION

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

VOTE ON MOTION:

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

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

5. (a) HP2026-0013 – Leanna Freeman – Applicant
Victor Green – Owner
10 Elkton Lane

To demolish a residential building, constructed c. 1905-1910, that is recorded in the Florida Master Site File and not located in a district.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff find that the board can APPROVE a Certificate of Demolition at 10 Elkton Lane because it is not a local landmark or otherwise designated as a historic building.

Leanna Freeman 255 West King Street waived the hearing.

Ex Parte Communication:

(None)

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

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

After a brief discussion there was consensus with the board for approval.

MOTION
Mr. Weaver MOVED to APPROVE application HP2026-0013 at 10 Elkton Lane to demolish the building without any conditions based on evidence showing that it was not in an historic district and there was no significance as an individual landmark or potential national register property. The motion was SECONDED by Ms. Duncan.

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

6. Certificate of Appropriateness

6. (a) HP2026-0011 – Duncan Dailey – Applicant
Old City Leasing LLC – Owner
130 St. George Street

To replace the existing storefront with a new storefront system; and, to install a handicap access ramp.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can CONTINUE a Certificate of Appropriateness at 130 St. George Street to allow the applicant time to modify the proposed storefront system in keeping with AGHP requirements as recommended by the HARB, to provide drawings that more clearly depict the visual impacts of the new storefront system, and to explore alternatives to the handicap access ramp which may not be permissible as proposed.

Duncan Dailey reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Moving the entrance back four feet would allow for the proper sized ADA ramp
- Use shop track for the large glass and wood veneer

- This shop would have had a wood frame structural system
- There were no earlier photographs available
- There were two options, one was to find an historic photograph and restore the store front to its original look, or two use a compatible contemporary design
- There was not enough information presented
- The process to repair the crack at the top of the building would involve placing support under the area and then raising the portion that is cracked up to an acceptable level
- Needed to look at the pilasters in the middle as they may have sunk
- The engineer would determine what would need to be done
- The structural drawings showed wood infill and wood should be used in the repair
- The plan was to remove the awning for repair and then replace it when the work was complete
- A wood veneer would make this a compatible contemporary design
- The size of the windows was eighty inches by eighty inches
- Needed to see more detailing in the drawings

MOTION

Ms. Duncan MOVED to CONTINUE application HP2026-0011 at 130 St. George Street to the April 16, 2026 meeting, providing more finished drawings to demonstrate the concept and provide a cut sheet for the window as well as details for the ADA ramp. The motion was SECONDED by Mr. MacDonald.

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

7. Certificates of Demolition and Partial Demolition

7. (a) HP2026-0010 – Cabe Nolan – Applicant & Owner
17 Salt Run Court

To demolish three (3) residential buildings, constructed c. 1936, that are recorded in the Florida Master Site File and not located in a district.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 17 Salt Run Court because the structures proposed for demolition are not local landmarks or otherwise designated as historic buildings with the following condition:

1 If demolition of the cottages is pursued, applicant must make a good faith effort to salvage useable materials including windows, doors, structural wood, and interior wood paneling and floorings per section 28-89(6).

Cabe Nolan reviewed the application, advising the board that he was committed to saving the smaller structure on the property.

Ex Parte Communication:

(None)

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

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

The Board discussed:

- Thought that the main building was okay for demolition but saving the smaller cottages was preferred
- This was not an historic district

- Agreed with saving the smaller structures and suggested continuing those buildings to a later date
- The board could grant the application for the larger structure and continue the other two
- Continuing to a date uncertain was an option
- Saving as many buildings as possible was the goal and this would maintain the character of the neighborhood
- A single-family home would replace the larger structure

MOTION

Mr. Weaver MOVED to APPROVE application HP2026-0010 17 Salt Run Court to approve demolition of the large building and CONTINUE the other two buildings to a date uncertain and with the condition that there be a good faith effort to salvage any useable materials. The motion was SECONDED by Mr. MacDonald.

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

Ms. Lopez advised the applicant that this approval was not the final step, that building permits would need to be obtained and approved**.**

7. (b) HP2026-0014 – Florida Specialty Roofing Services LLC – Applicant
Ancient City Baptist Church – Owner
27 Sevilla Street

For partial demolition of a church building, constructed in 1895, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including removal of existing roofing materials on the main church structure and towers and replacement with roof covering 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 tht the board can APPROVE a Certificate of Demolition for Partial Demolition at 27 Sevilla Street if the HARB can make the following findings related to the proposed replacement roof material:

1 It maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope; and,

2 It meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary material that closely replicates slate roof shingles, although the proposed shingles may be thicker, wider, and have a different edge than the slate material originally on the roof.

Ryan Cruz reviewed the application and presented a sample of the tile that would be used as a replacement for the current tile roof.

Ex Parte Communication:

(None)
Public hearing was opened; however, there was no response.

The Board discussed:

- Confirmed the current roof material was not slate
- The material sample was going to be used to match what had been originally on the roof
- This was a compatible design
- Slate was hung on a copper hook for installation; however, this did not hold up in a windstorm
- The proposed material would mimic the original slate

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- Another coating on this material would make it look more authentic
- The bronze cap needed to be grounded
- Wanted to see a mockup to see what the end product would look like on the building
- Confirmed, for insurance purposes, the warranty to be fifty years and rated up to 200 miles per hour, with a ten-year guarantee for the color
- Only the large tower was getting the new roofing material at this time
- The hope was to have the work completed on the tower prior to the start of hurricane season
- The church treasurer advised that there would be a net gain in the premium from the insurance company
- Could the proposed mockup go to staff for review in order to get a conditional approval
- Wanted a commitment from the church to continue to use the slate product for the rest of the church building
- Confirmed that the existing material would be tested for asbestos

MOTION

Mr. Weaver MOVED to APPROVE application HP2026-0014 for the entire roof, with a commitment from the applicant to continue with the product presented with the application and that a scale mockup on a curved surface would be presented to staff for approval, otherwise this would come back to the board. The motion was SECONDED by Mr. MacDonald.

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

Ms. Lopez advised the applicant that this approval was not the final step, that building permits would need to be obtained and approved**.**

8. Planning and Building Staff Communications

8. (a) Staff Approved Permits Report

(Provided for informational purposes)

9. Other Business

Mr. MacDonald voiced a concern about a house on Saragossa Street and was advised that code enforcement had been monitoring the project. He also mentioned that the park behind the Lightner building was locked when previously the HARB had determined that it should be open to the public.

Ms. Lopez advised that the city commission had not passed that portion of the agreement.

9. (a) Thank you for your service, Paul Weaver!

Ms. Seymour and Ms. Courtney gave a presentation for Mr. Weaver to thank him for his service on the HARB including messages from former staff.

10. Next Scheduled Meeting Date(s):

10. (a) April 16, 2026 – Regular Meeting

11. Adjournment

There being no further business, the meeting was adjourned at 3:24 P.M.[1]

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Brad Beach, Chairperson

[1] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

For the April 16, 2026 Meeting

Originally Prepared for the October 17, 2024 Meeting



Application HP2026-0024 Address: 51 Florida Avenue

Kevin and Kai Priester – Applicant and Owner

Project description: To demolish a residential building, constructed c. 1959, that is recorded in the Florida Master Site File and not located in a district.
(Previously approved under expired COD HP2024-0057)

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ06907
National Register:	N/A	Construction date:	c. 1959
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	1093800000		
Agenda Item:	5(a)	Previous Action(s):	COD HP2024-0057

STAFF SUMMARY AND ANALYSIS:

This Frame Vernacular residential building, constructed c. 1959, is located on the northeast corner of Florida Avenue and Helen Street.

There have been no substantial changes to the staff report since the original report provided to the HARB in October of 2024.

The house features a side gable 5v crimp metal roof with a low slope, and a shed roofed carport off the north side elevation. The wide front elevation has a centrally located front door, and 1/1 replacement windows with novelty siding and a wooden front entry stoop with side ramp that shows signs of deterioration.

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 **51 Florida Avenue** because it is not a local landmark or otherwise designated as a historic building with the condition that plans for the replacement structure be submitted for permitting prior to issuance of the permit for demolition per the HARB order dated October 17, 2024.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential structure.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood with a similar age.

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 post-WWII, rectangular shaped buildings under a flat or low-sloped roof.

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

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File but is not located in a district. No historic or cultural associations are known that would qualify the building for listing individually, and it is unclear whether the building would qualify as contributing to a district, if one were created.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic, is not eligible for individual designation and/or and may not be considered contributing to a historic district if one were extant.

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 Frame Vernacular structure that has seen alterations 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 and West Augustine neighborhoods.

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

10. ***The justification for the proposed demolition.*** According to the applicant, the intent was to initially rehabilitate the existing structure; however, deterioration of the foundations and floor joists indicate that the building would require extensive repairs that may exceed the costs of new construction. The applicant seeks to redevelop the property with a single-family home. Plans for redevelopment have already been submitted to the Building Department and are currently under review.

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 1959 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.
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Additional References for Demolition Review From City Code:

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

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

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

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

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Polk City Directory Research

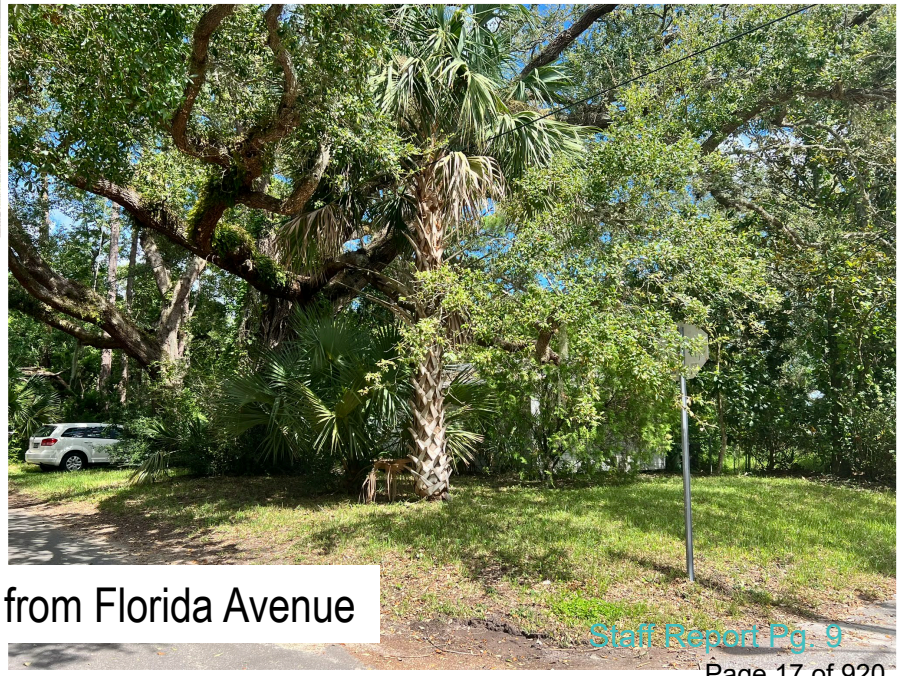
51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
OCTOBER 2024



Front (West) Elevation

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
OCTOBER 2024





Front (West) Elevation from Florida Avenue

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
OCTOBER 2024





Front Elevation Details

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
OCTOBER 2024





Front Elevation Details

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
OCTOBER 2024



Rear (East) Elevation

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
OCTOBER 2024



Rear Elevation Details



51 FLORIDA AVENUE
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OCTOBER 2024





Rear Elevation Details

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Southeast Details

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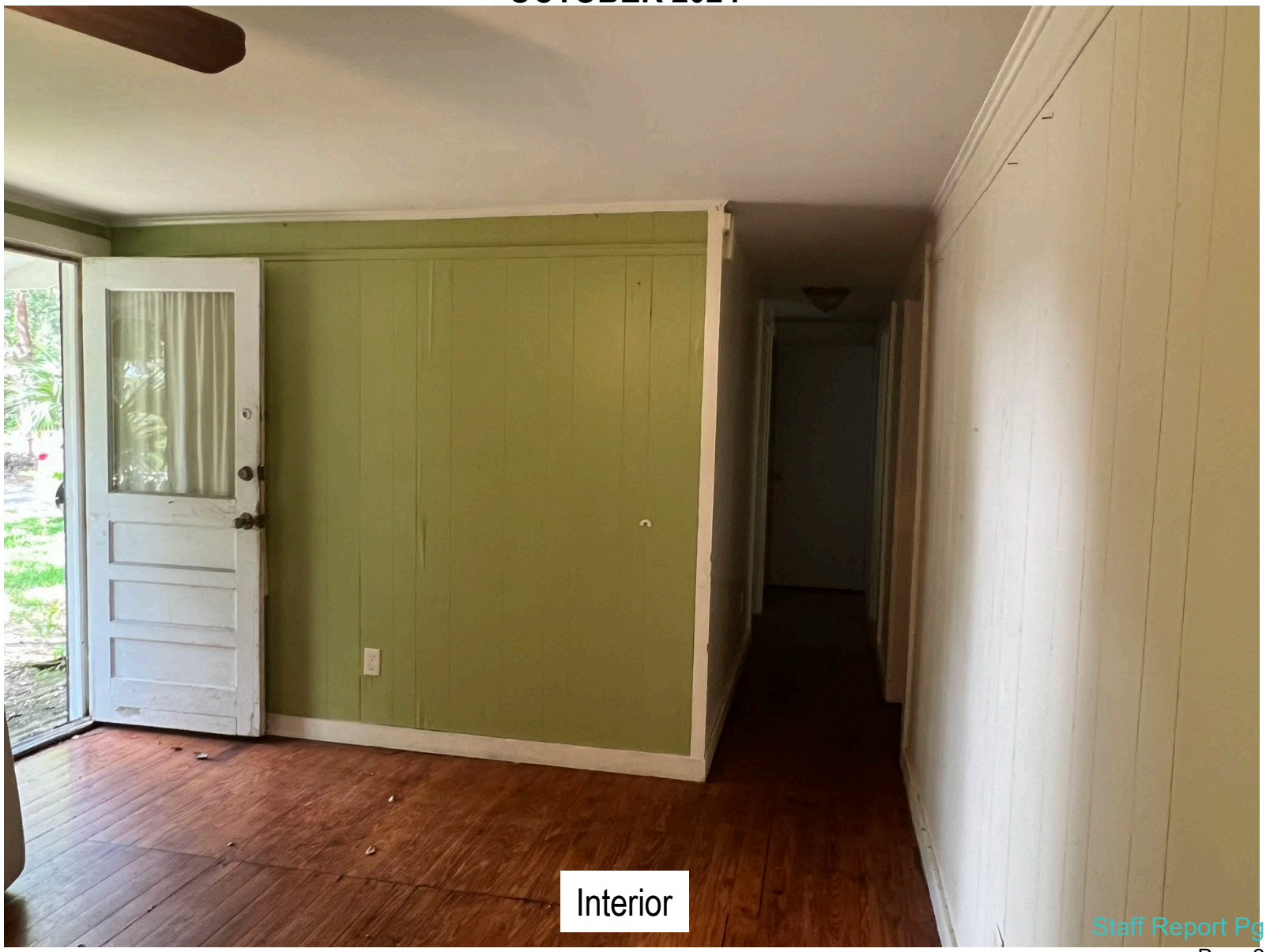
OCTOBER 2024



Northwest Elevation

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
OCTOBER 2024



Interior

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
OCTOBER 2024





Interior

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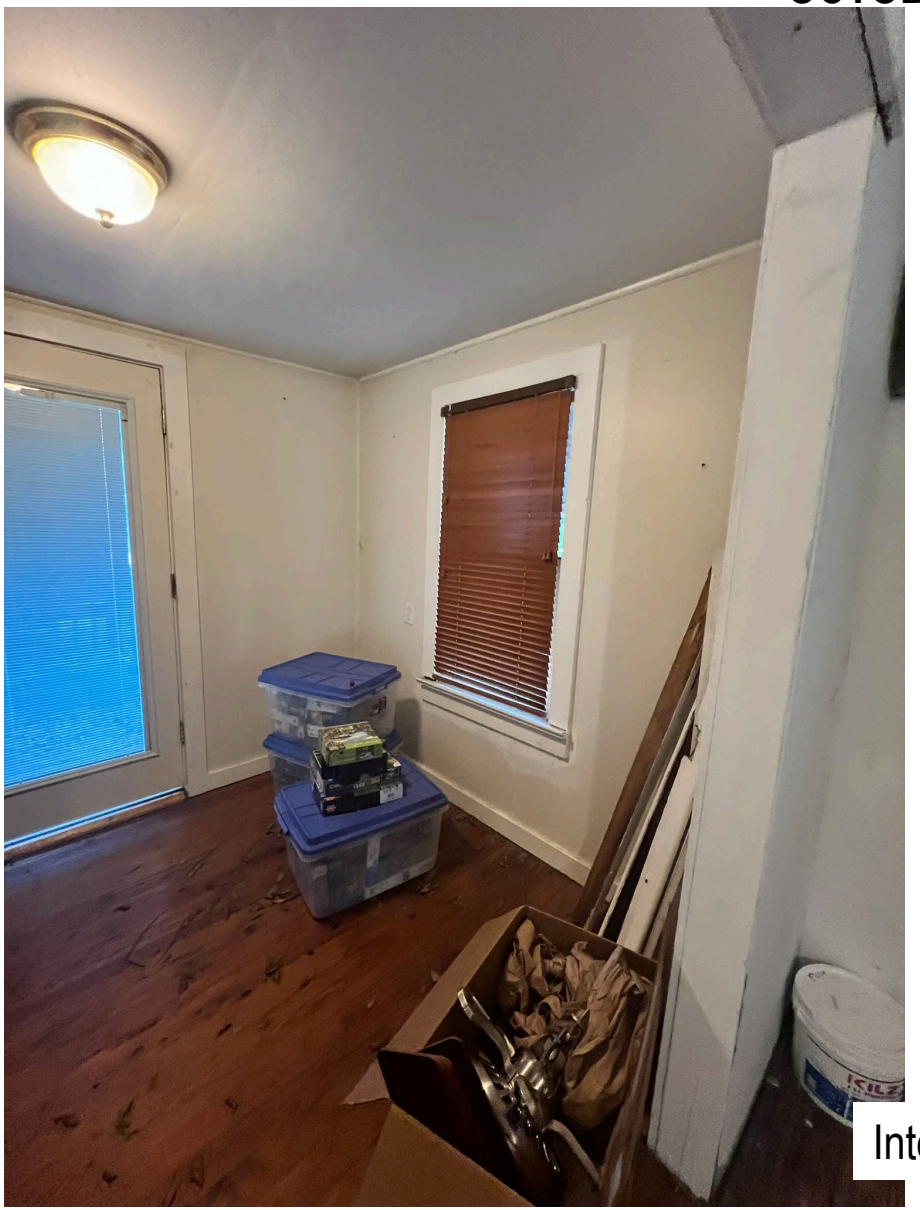
STAFF PHOTOGRAPHS
OCTOBER 2024





Interior

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STAFF PHOTOGRAPHS
OCTOBER 2024





Interior

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OCTOBER 2024





Interior

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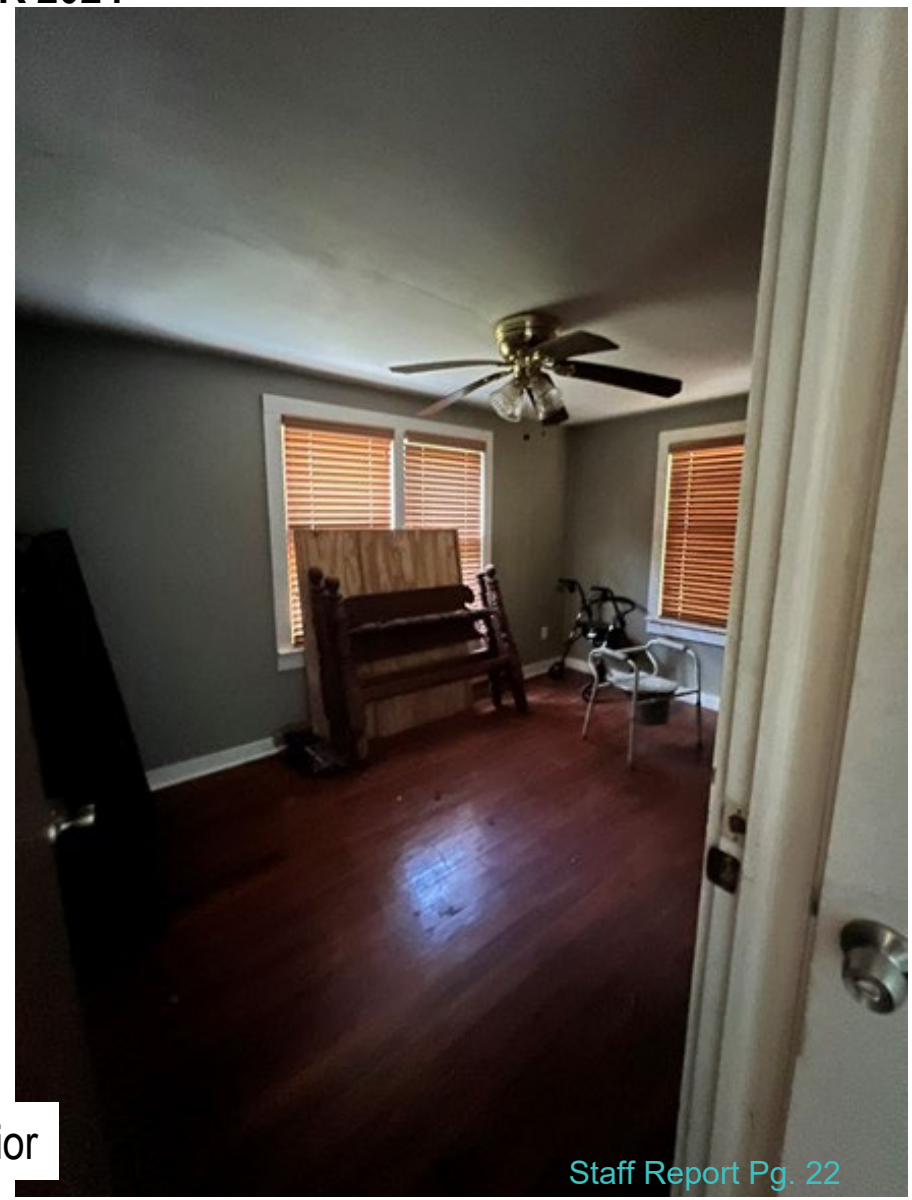
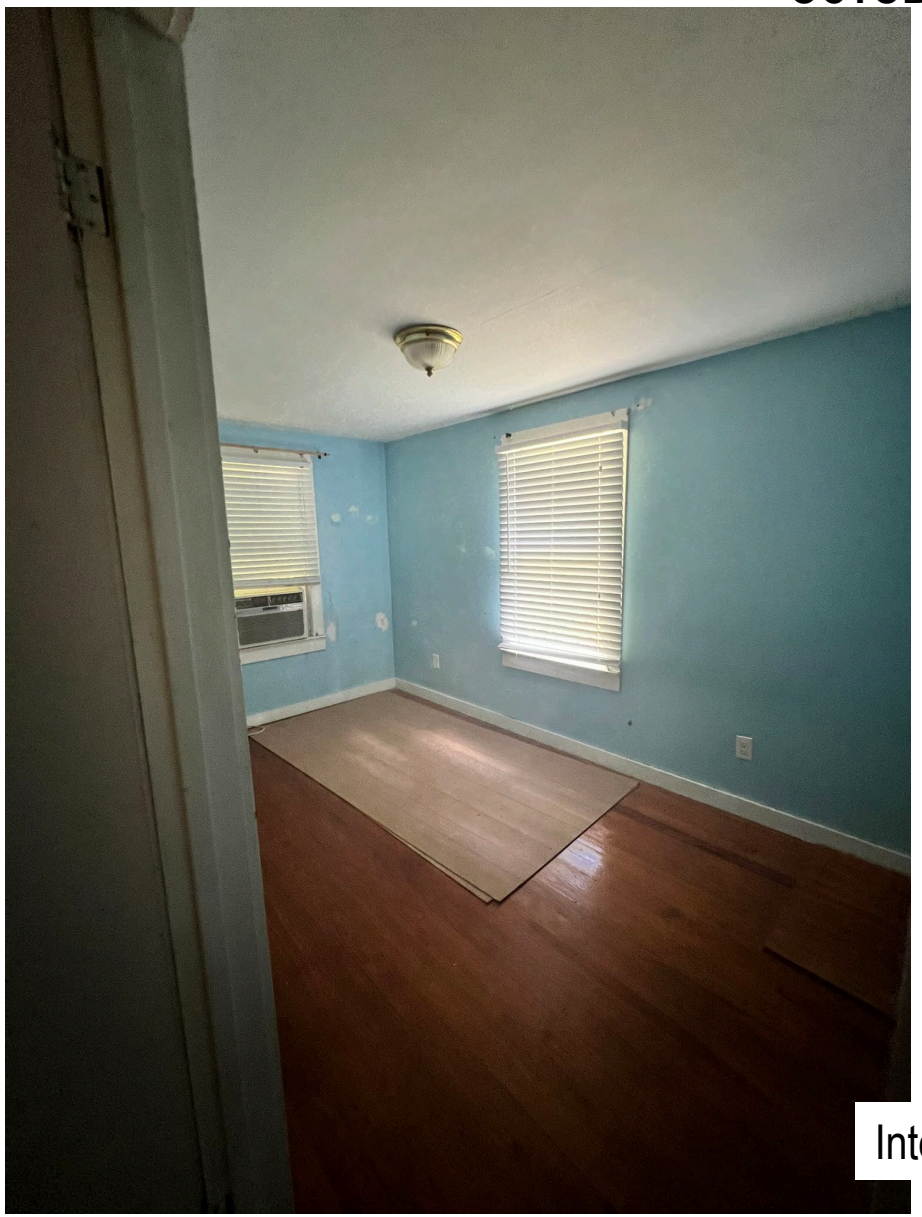


Interior

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
OCTOBER 2024





Interior

Staff Report Pg. 23

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
MARCH 2026



Front (west) Elevation

Staff Report Pg. 24

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
MARCH 2026



South Elevation

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
MARCH 2026



East Elevation

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
MARCH 2026



North Elevation

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
MARCH 2026



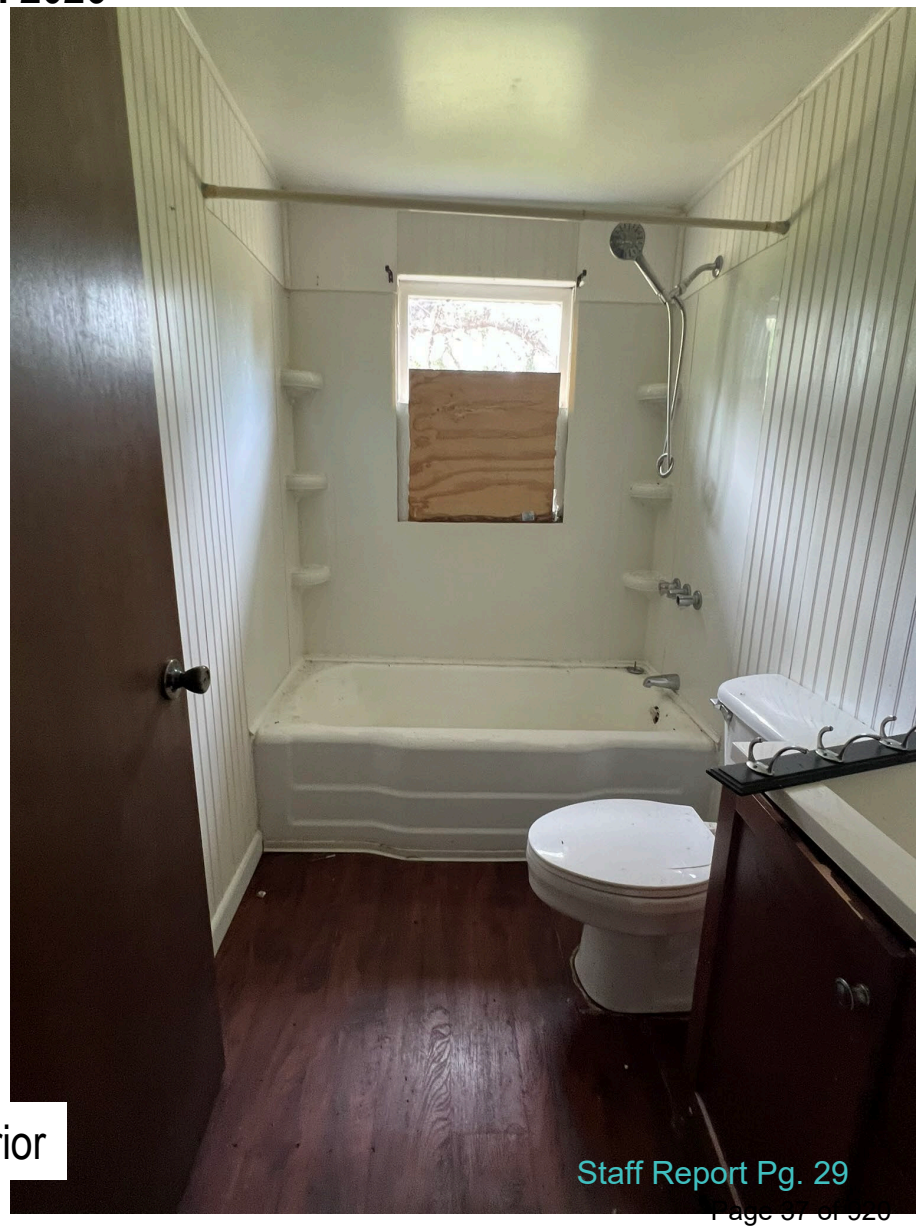
Interior



51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
MARCH 2026



Interior



Staff Report Pg. 29

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
MARCH 2026

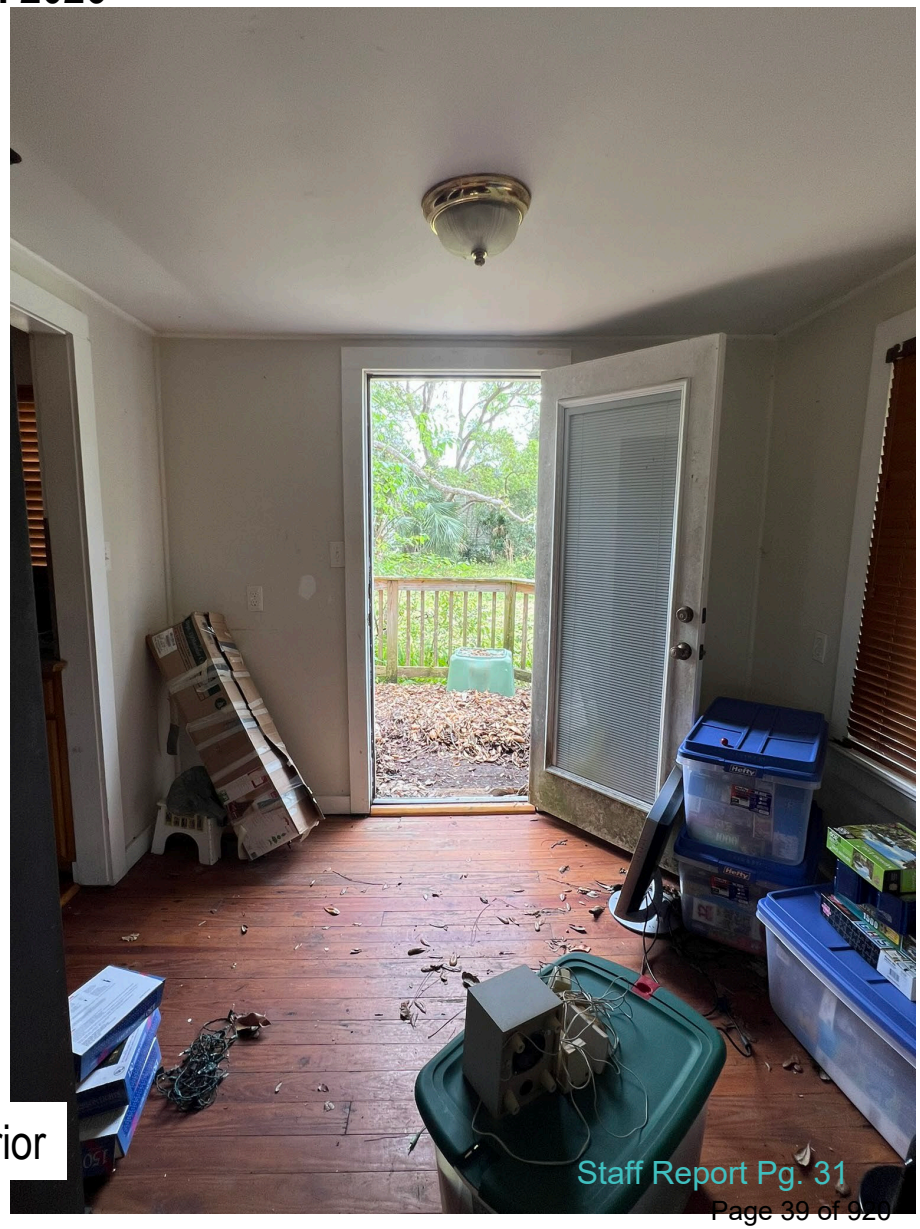




Interior

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS
MARCH 2026





Interior

Cultural Resource Detailed Report

9/24/2024

SJ6907 - 51 FLORIDA AVE

Historic Structure

SHPO Evaluation

Ineligible for NRHP (Jul 22, 2020)

Address

51 FLORIDA AVE

Year Constructed

1959

Condition

Good

Structure Uses

Private Residence (House/Cottage/Cabin)

Style

Frame Vernacular

Stories

1

Exterior Plan

Rectangular

Structural Systems

Wood frame

Foundation Materials

Concrete Block

Exterior Fabrics

Drop siding

Roof Type

Gable

Quad Map Names

ST. AUGUSTINE

City

St. Augustine

Township | Range | Section

07S | 29E | 41

Associated Manuscripts

27071

Field Visit Dates

January 2020

Narrative Description

This 1959 Frame Vernacular building is in good condition. It has a Gable roo
Drop siding, and is 1 story.

51 Florida Ave (c. 1959)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+ 1960	Theron V. Stratton (wife: Betty B.)		Foreman, Gibbs Shipyard (Jax)
1965	Winston E. Howard (wife: Ethel M.)		TV Technician (Medical Arts Pharmacy)
1970	Jay P. Kennedy (wife: Mary R.)		Firefighter, City Fire Department
1975	Garfield B. Lyttle		Not listed
1980	Garfield B. Lyttle (wife: Edna)	(o)	Retired
1985	Dan Priester (wife: Linda)	(o)	Employee, Jack Wilson Chevrolet (Warranty Clerk, Wilson Chevrolet-Buick)

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2026-0024 **Meeting Date: Thursday, April 16, 2026**

1. NAME OF APPLICANT: Kevin Priester
   Business (if applicable):
   Address: 59 Florida Ave
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Kai Priester
   Business (if applicable):
   Address: 59 Florida Ave
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 51 FLORIDA AVE, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: RAVENSWOOD SUBD LOTS 23 & 24 BLK 37 OR538/342 & 5583/635 & 6008/1418(Q/C)

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1959, that is recorded in the Florida Master Site File and not located in a district. (Previously approved under expired COD HP2024-0057)

Information attached by applicant includes:

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

Received March 27, 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: 51 Florida Ave, St . Augustine FL 32084

Applicant's Name: Kevin Priester Applicant's Signature: [signature]

Owner's Name: Kevin Priester Owner's Signature: [signature]

Owner's Name: Kai Priester Owner's Signature: Kai Priester

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.

51 Florida Ave
PID 1093800000



1 Front Florida Ave Side



2 Hellen St Side



3 Rear



4 Rotted Siding with rotten bottom plate behind



5 Patching on floor over rooted wood



6 Bathroom floor sinking on East side



7 missing single pane wooden windows



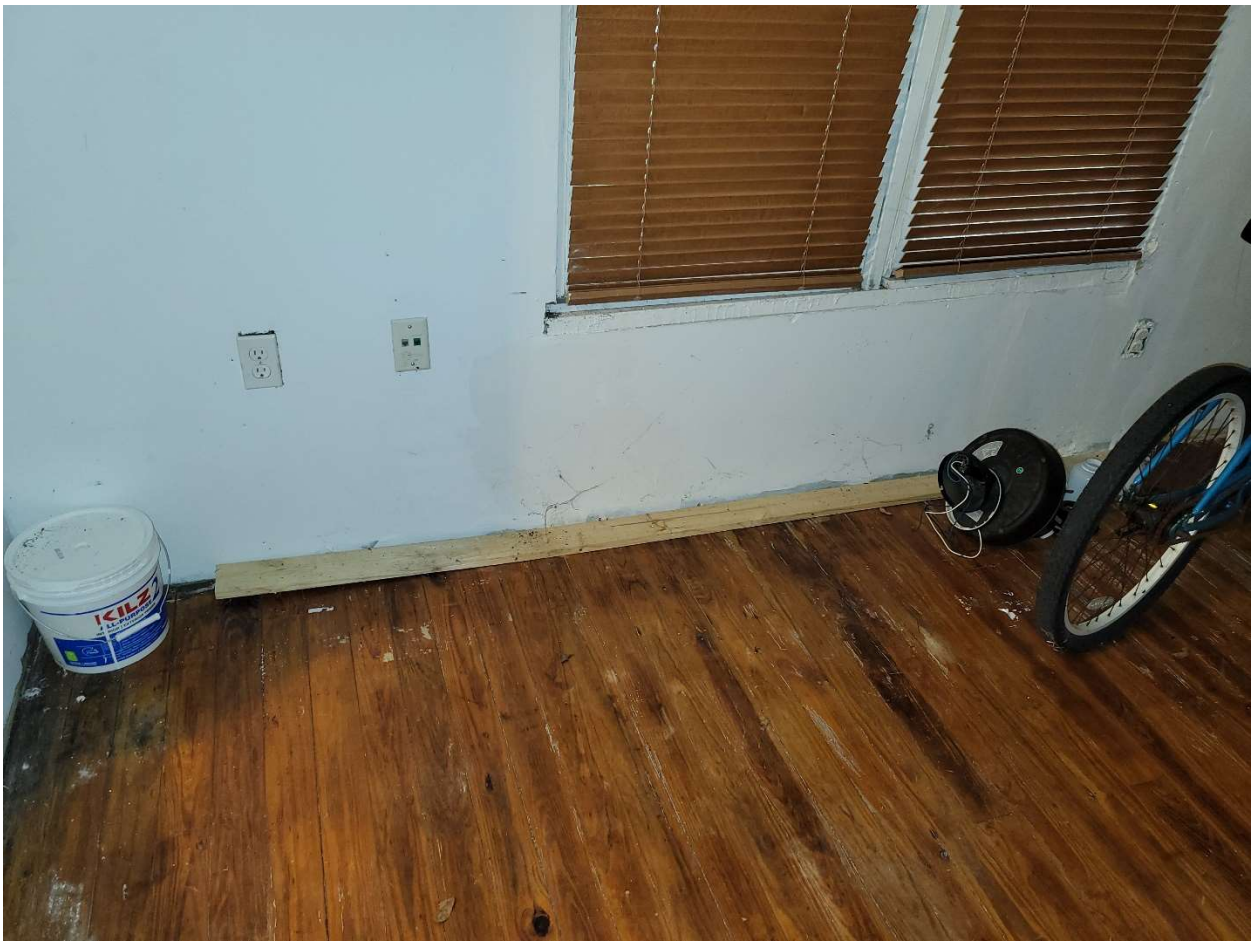
8 East side of the house sunken after hurricanes



9 back half of the house sunk



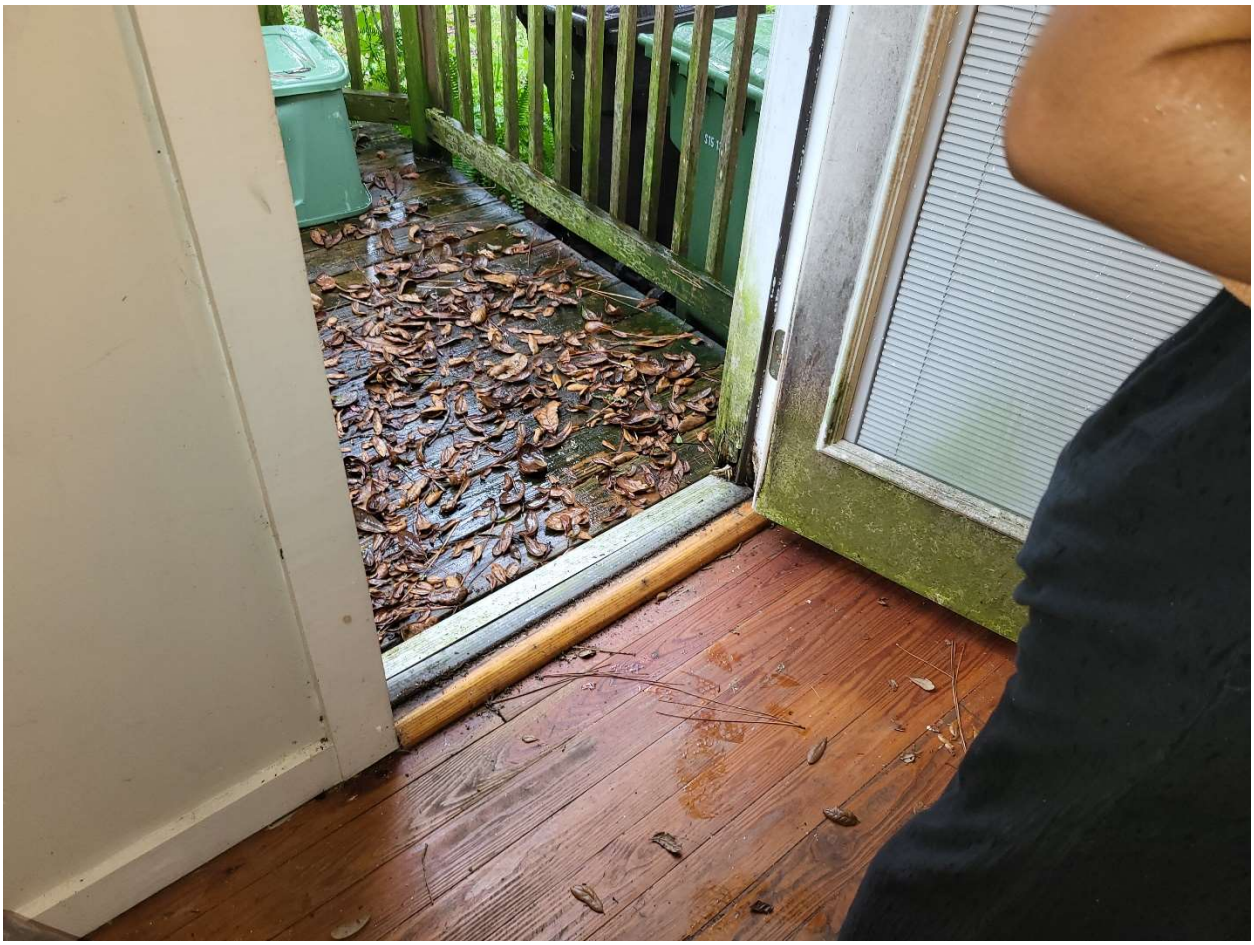
10 completely rotted door jambs



11 rotted floor, this entire South wall moves if you push on it.



12 rotted fascia



13 rotted door frame



14 underside of house showing rotted floor, rotted walls and rotted 2x6 joists



15 nothing holding the tub up



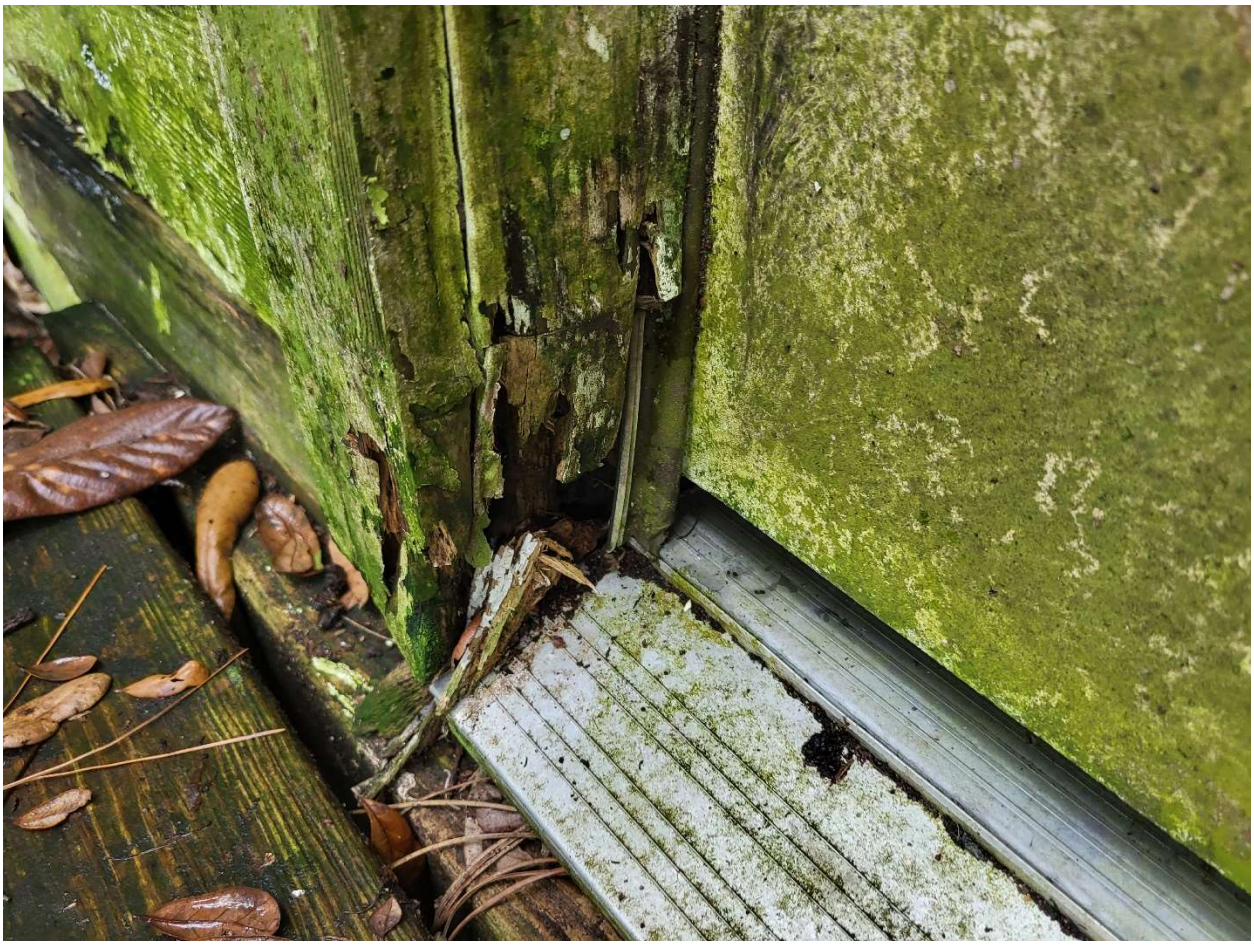
16 more siding and bottom plate rot



17 outside utility room caved in



18 end of many rafters rotted



19 door jamb and most of this bottom plate rotted



20 fascia rot



21 patched south wall that could be pushed down



22 more fascia rot



23 rotted windows sill and rotted siding



24 rotted front porch, rotted siding and rotted bottom plate

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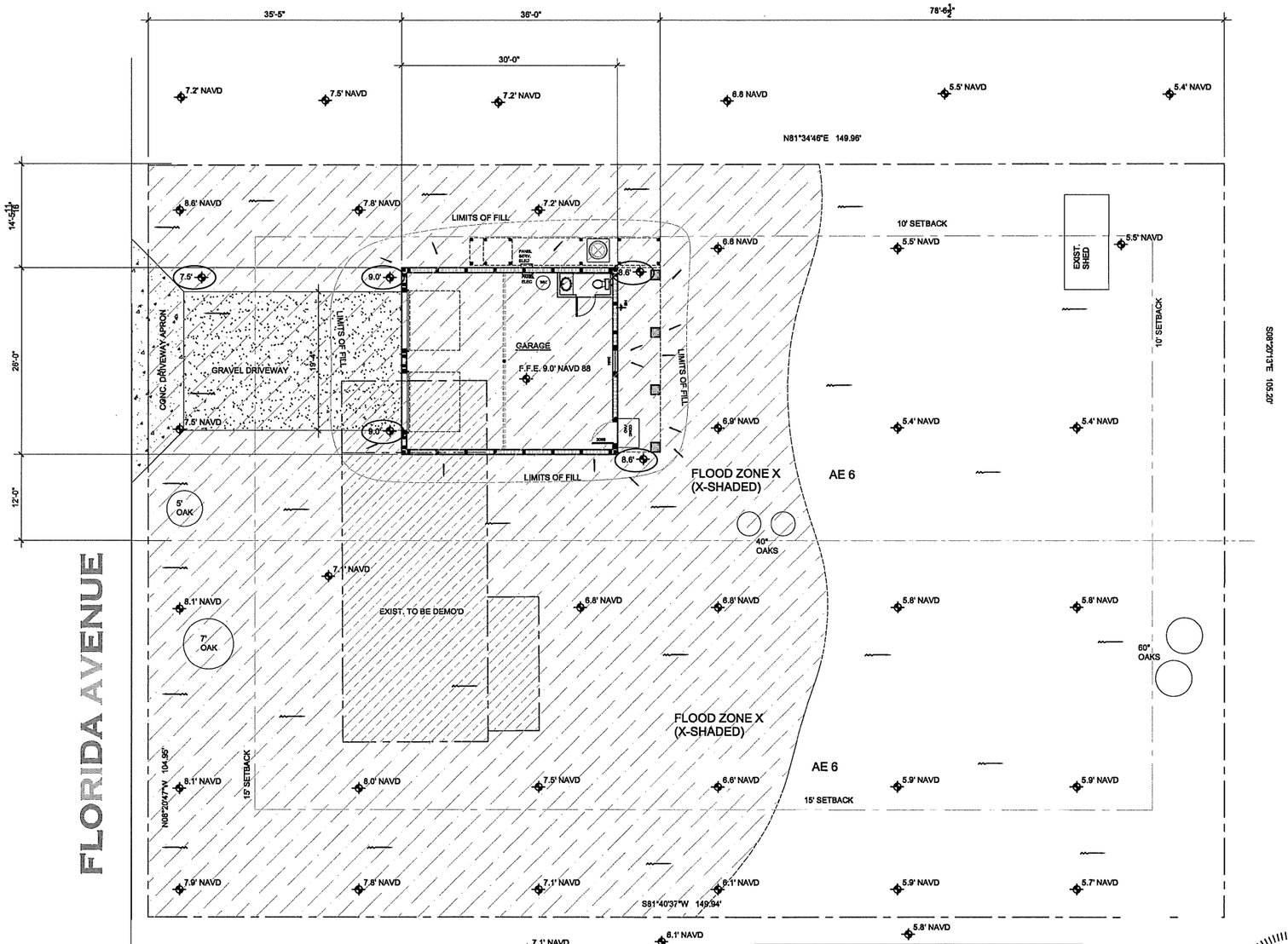

SITE PLAN
1/8"=1'-0"
NORTH

FLOOD ZONE X-SHADED
AND AE 6

TYPE B DRAINAGE

DEMOLISH EXISTING HOUSE
-SEE DEMO PERMIT

ROOF PEAK HEIGHT
27'-11" ABOVE 1sT FLOOR SLAB (9.0' NAVD)
SEE SHEET A-7 & A-8

NO FILL ADDED EXCEPT INSIDE STEM WALL
EXISTING DRAINAGE IS TYPE " B" - REAR TO FRONT
NO SWALES REQUIRED
ADJACENT PROPERTY ELEVATIONS SHOWN

INDEX OF DRAWINGS

A1 INDEX, CODE INFORMATION & SITE PLAN
A2 FLOOR PLANS
A3 ELEVATIONS
A4 FOUNDATION AND FOUNDATION DETAILS
A5 2nd FLOOR FRAMING PLANS
A6 ROOF FRAMING PLAN
A7 SECTIONS
A8 LIGHTING AND POWER PLANS
A9 MASONRY DETAILS
A10 ALL THREAD DETAILS

CODE INFORMATION

FLORIDA BUILDING CODE, 2023 EDITION
FLORIDA BUILDING CODE, RESIDENTIAL BLDG 2023 EDITION
NATIONAL ELECTRIC CODE 2020

ROOFED SF FOOTPRINT INFORMATION

1st FLOOR ENCLOSED SF	780 SF
2nd FLOOR ENCLOSED SF	780 SF
TOTAL ENCLOSED SF	1560 SF
2nd FLOOR DECK	146 SF

SITE PLAN

TOTAL ROOFED GROUND FOOTPRINT	780 SF
LOT SF	2,926 SF
NEW LOT COVERAGE	29.8%

ZONING

ZONING: RS-2 NON-CONFORMING
MIN. LOT WIDTH - 50'
MIN. LOT AREA - 5,450 SF
MAX. LOT COVERAGE - 35%
MAX. HEIGHT - 30'

GRADE 6.9' (NAVD 88)
LOT COVERAGE - 29.8% < 35% MAX
LOT IMPERVIOUS SURFACE AREA = 960 SF/2926 SF (LOT)= 32.8* (70% MAX)

TYPE OF CONSTRUCTION

TYPE V B

OCCUPANCY CLASSIFICATION

R

STRUCTURE HEIGHT AND NUMBER OF STORIES RESIDENCE

HEIGHT OF STRUCTURE	27' -11"
NUMBER OF STORIES	2

Digitally signed by William H Freeman
DN: c=US, o=Unaffiliated, dnQualifier=A01410D00000195BAB4CB7200032517, cn=William H Freeman
Date: 2025.10.26 20:24:55 -04'00'
Adobe Acrobat version: 2025.001.20756

WILLIAM H. FREEMAN LICENSE No 56001 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOTE:
NO EXISTING TREES ARE BEING REMOVED

NOTE:
erosion control measures will be used around the property boundary to prevent impact to adjacent properties.

NOTE:
no sidewalk is required within the right of way.

NOTE:
HVAC conc. pads shall be located at least 5' from property lines, if applicable.

NOTE:
leave front yard grading all natural from roof gutter to front

REVISIONS

DRAWN BY: MPG
SCALE: NA
DATE: 15 OCT 2025

WILLIAM FREEMAN

INDEX, CODE INFO. & SITE PLAN

PRIESTER RESIDENCE
51 FLORIDA AVE.
ST AUGUSTINE, FLORIDA 32084

KEVIN & PAIGE PRIESTER
ph: 904-501-4211
kevin@priester.net

SHEET
A1

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FOR 3'-0" OPENING & UNDER:

USE 2) 2x8 HEADER

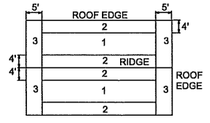
USE 1) JACK STUDS, 2 KING STUDS

FOR 3'-0" OPENING UP TO 6'-0"

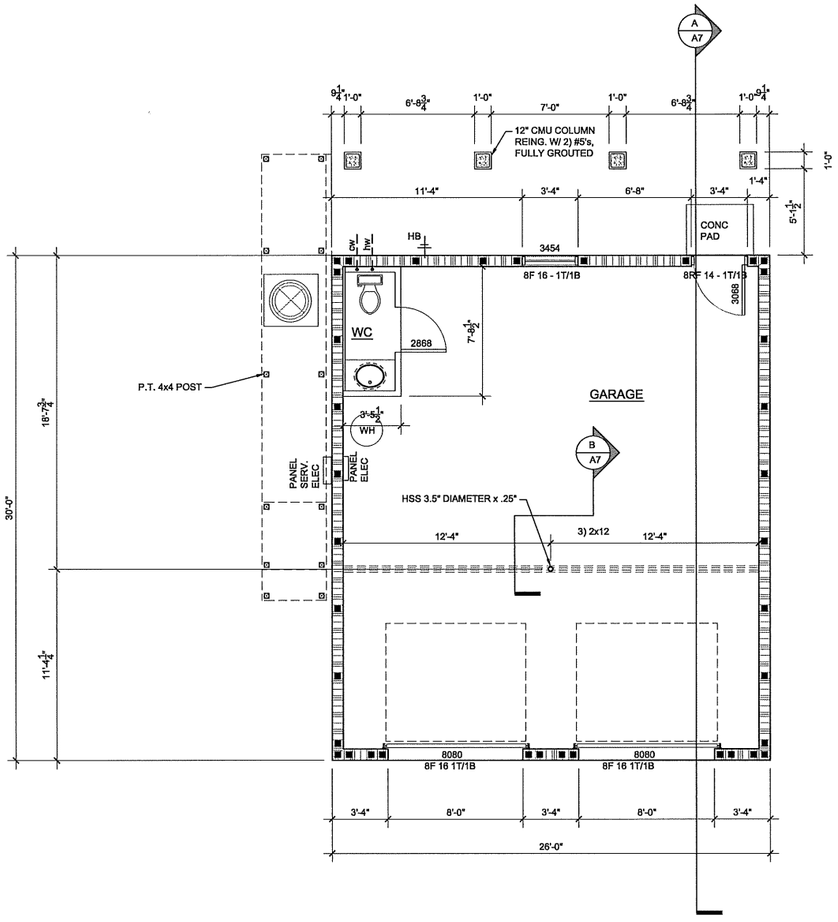
USE 2) 2x10 HEADER

USE 2) JACK STUDS, 2 KING STUDS

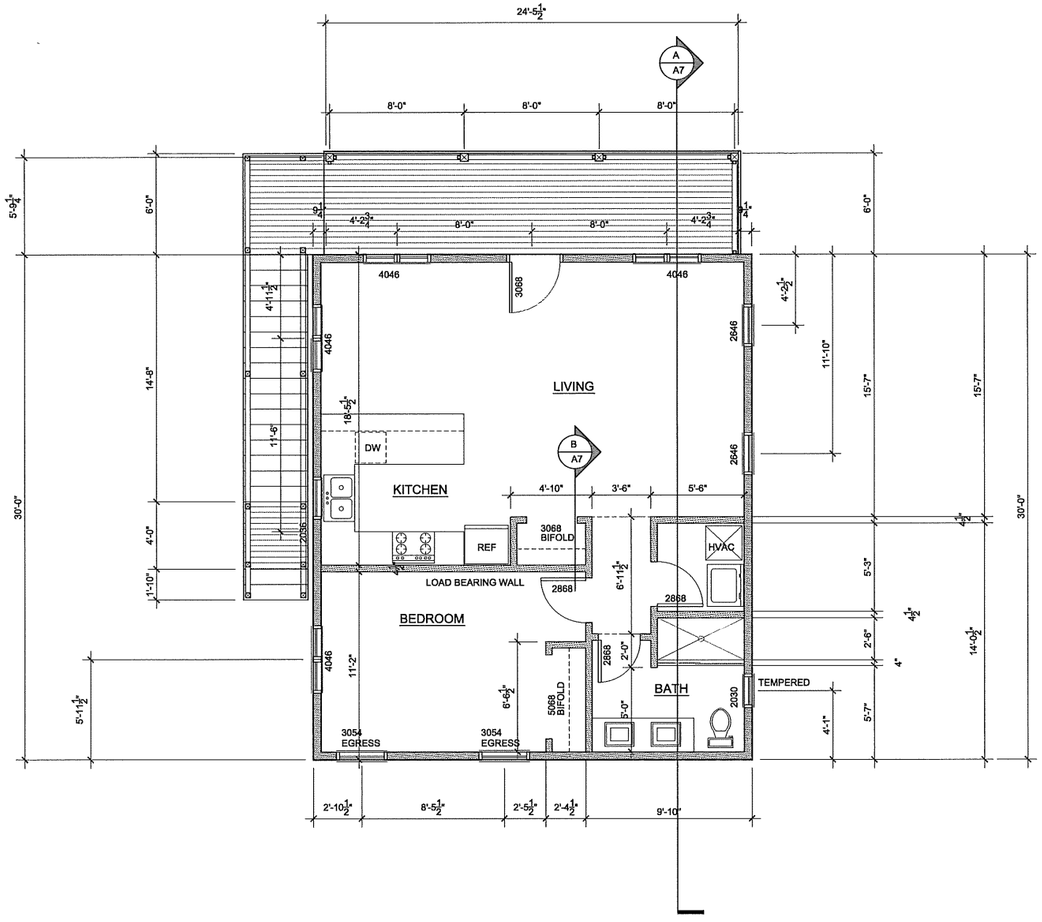
ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	15/32" cdx	8d ring shank galvanized	6 in. o.c. EDGE 6 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			6 in. o.c. EDGE 6 in. o.c. FIELD



ROOF SHEATHING NAILING ZONES
(GABLE ROOF)



1st FLOOR PLAN
1/4"=1'-0"
NORTH



2nd FLOOR PLAN
1/4"=1'-0"
NORTH

LEGEND

EXTERIOR	8" NOM. CMU WITH HORIZ. REINF. @ 16" O.C. AND # 4 @ 48" O.C. IN CONC. FILLED CELLS
EXTERIOR	2x4 WD. STUDS@ 16" O.C. USE HARDIE SIDING ON VAPOR BARRIER ON 15/32" CDX PLYWOOD W/ 8d NAILS @ 6" O.C. EDGES & FIELD

REVISIONS	
DRAWN BY: MPG	
SCALE: NA	
DATE: 15 OCT 2025	

WILLIAM FREEMAN

FLOOR PLANS

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ST AUGUSTINE, FLORIDA 32084

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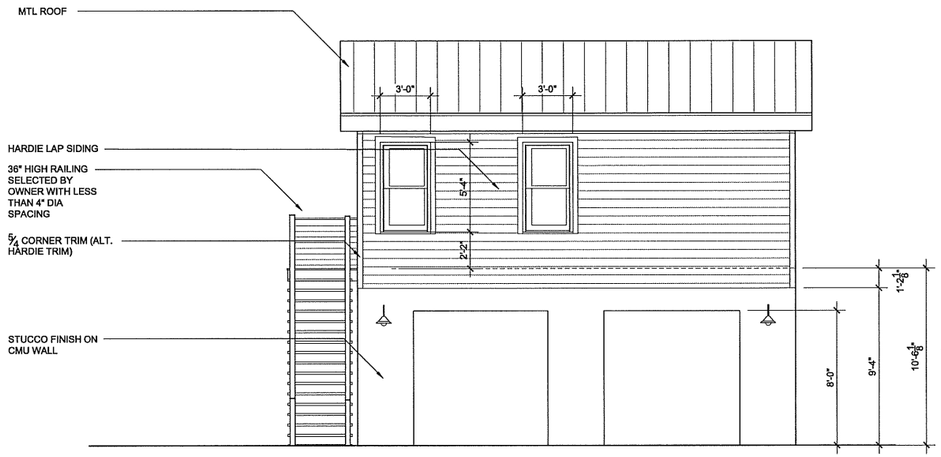
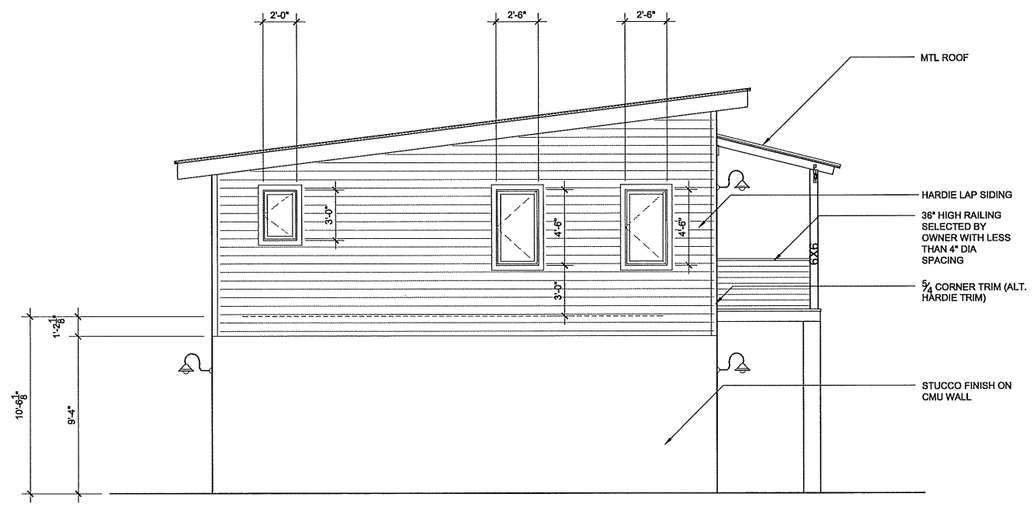
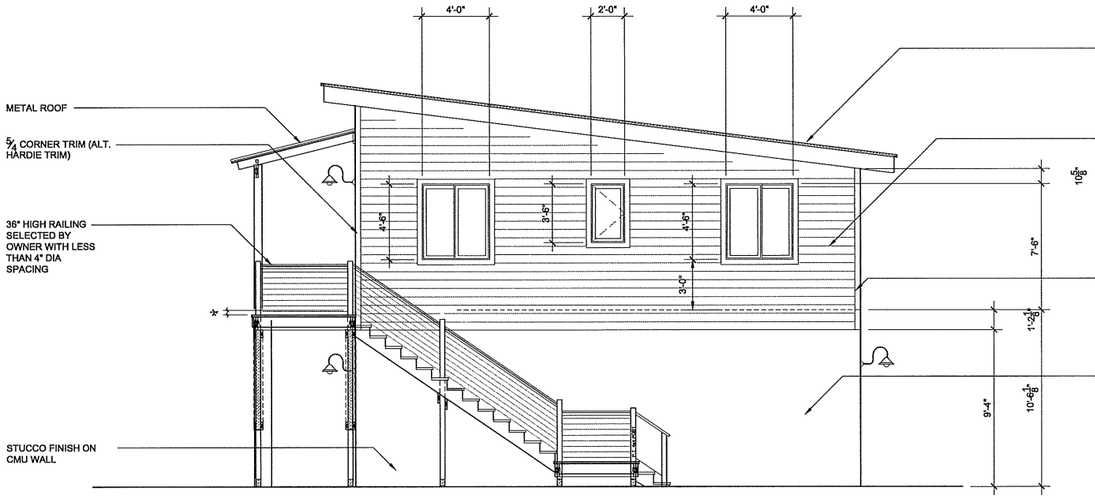


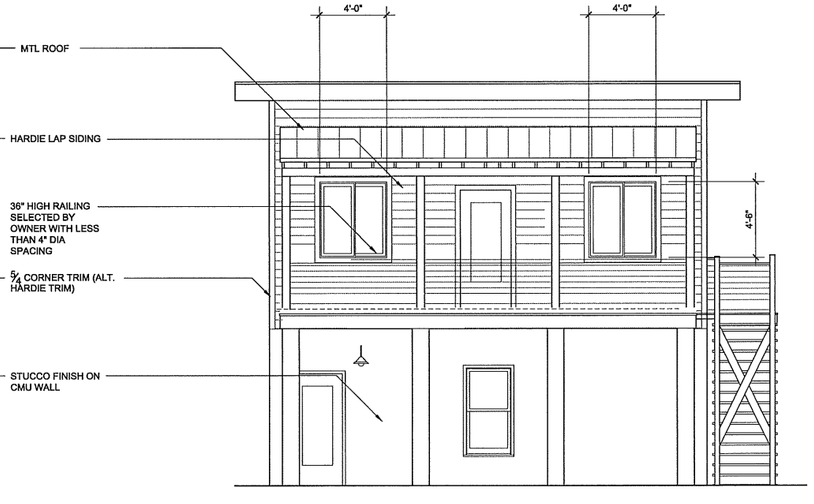
WEST ELEVATION
1/4"=1'-0"



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



NORTH ELEVATION
1/4"=1'-0"



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

REVISIONS

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SCALE: NA
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ELEVATIONS

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FOUNDATION NOTES

CONCRETE:
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

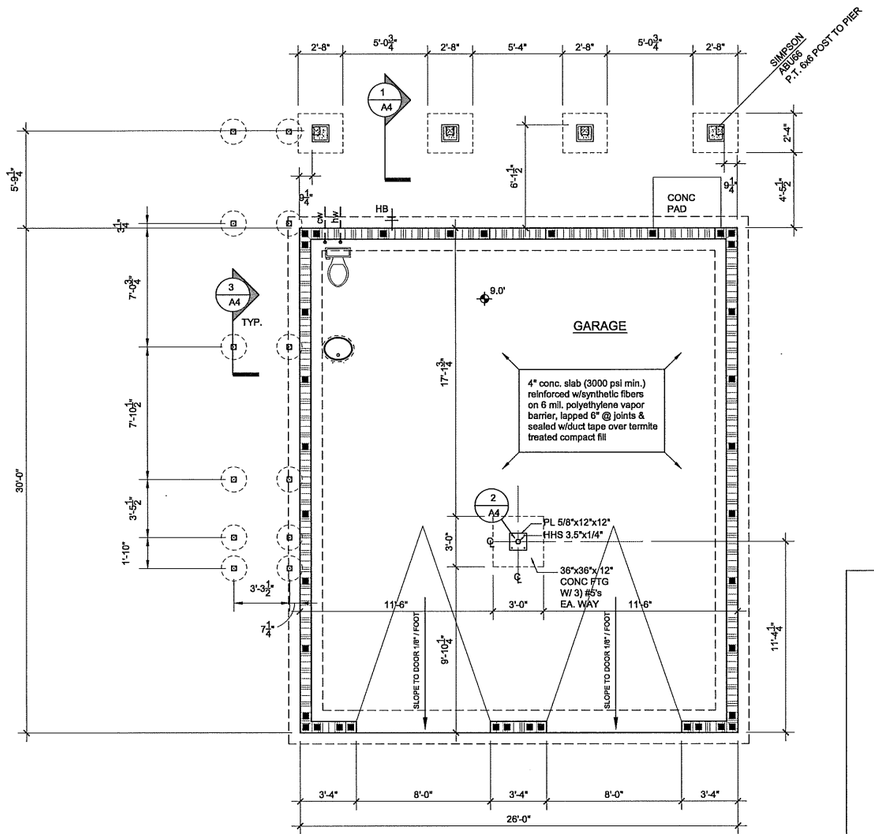
REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 60.

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:
1. ALL REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX BAR DIAMETERS AND
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.
EXCEPTION: WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

COVER OVER REINFORCING STEEL
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFROCING BARS

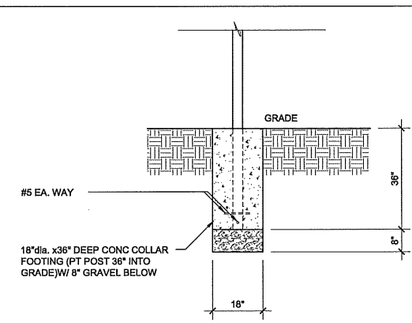
SHALL BE:
3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER 1 1/2 INCHES FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER

GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

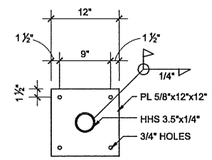


FOUNDATION PLAN
1/4"=1'-0"

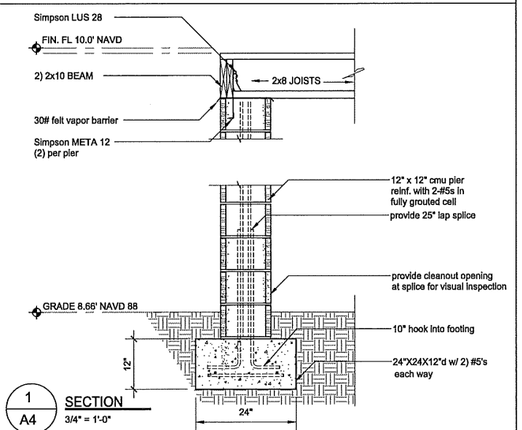
NORTH



3 A4 STAIR FTG DETAIL
3/4" = 1'-0"



2 A4 DETAIL
1" = 1'-0"



1 A4 SECTION
3/4" = 1'-0"

REVISIONS

DRAWN BY: MPG
SCALE: NA
DATE: 15 OCT 2025

WILLIAM FREEMAN

FOUNDATION PLAN

PRIESTER RESIDENCE
51 FLORIDA AVE.
ST AUGUSTINE, FLORIDA 32084

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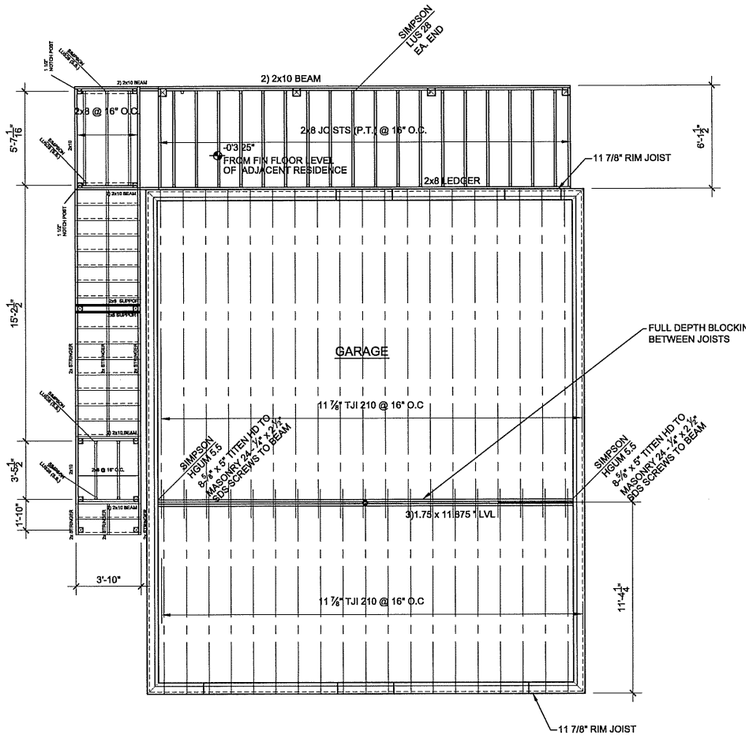
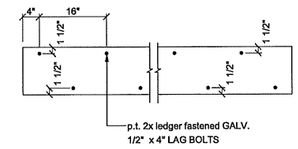
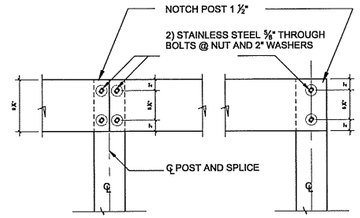


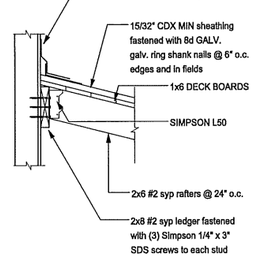
2nd FLOOR FRAMING PLAN
1/4"=1'-0"
NORTH



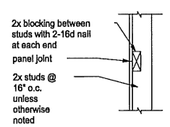
1/A7 LEDGER FASTENING
SCALE: 1" = 1'-0"



2/A5 BEAM TO POST
SCALE: 1" = 1'-0"



3/A5 LEDGER SECTION
SCALE: 1" = 1'-0"



4/A5 BLOCKING SECTION

REVISIONS
DRAWN BY: WPB
SCALE: NA
DATE: 15 OCT 2025
WILLIAM FREEMAN

2nd FLOOR FRAMING PLANS

PRIESTER RESIDENCE
51 FLORIDA AVE.
ST AUGUSTINE, FLORIDA 32084

KEVIN & PAIGE PRIESTER
ph: 904-501-4211
kevin@priester.net

SHEET
A5

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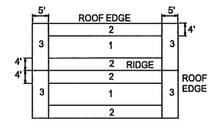
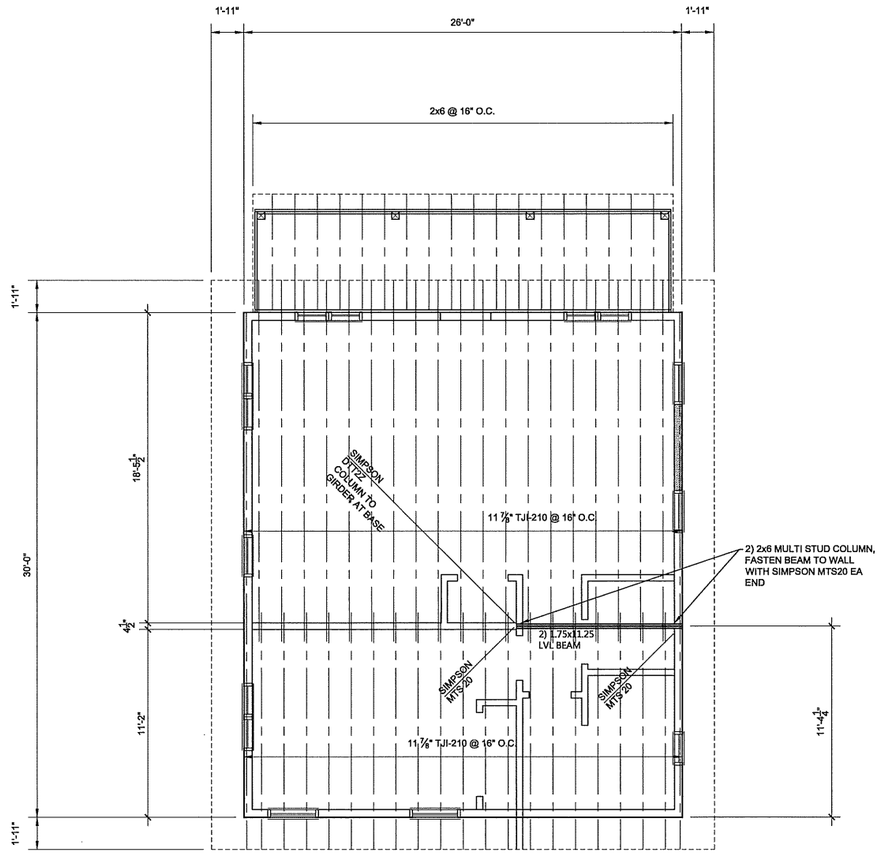
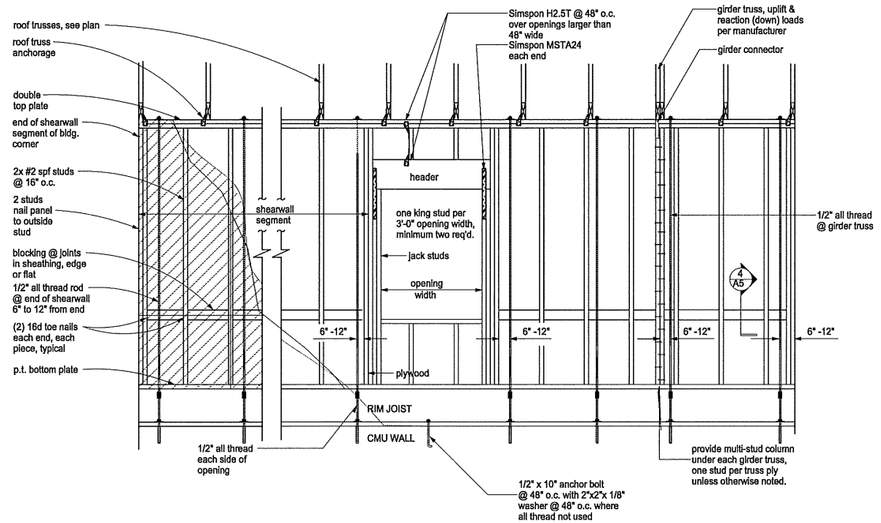
ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	15/32" cdx	8d ring shank galvanized	6 in. o.c. EDGE 6 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			6 in. o.c. EDGE 6 in. o.c. FIELD



ROOF SHEATHING NAILING ZONES
(GABLE ROOF)



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



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

REVISIONS

DRAWN BY: MPG
SCALE: NA
DATE: 15 OCT 2025

WILLIAM FREEMAN

ROOF FRAMING PLAN

PRIESTER RESIDENCE
51 FLORIDA AVE.
ST AUGUSTINE, FLORIDA 32084

KEVIN & PAIGE PRIESTER
ph: 904-501-4211
kevin@priester.net

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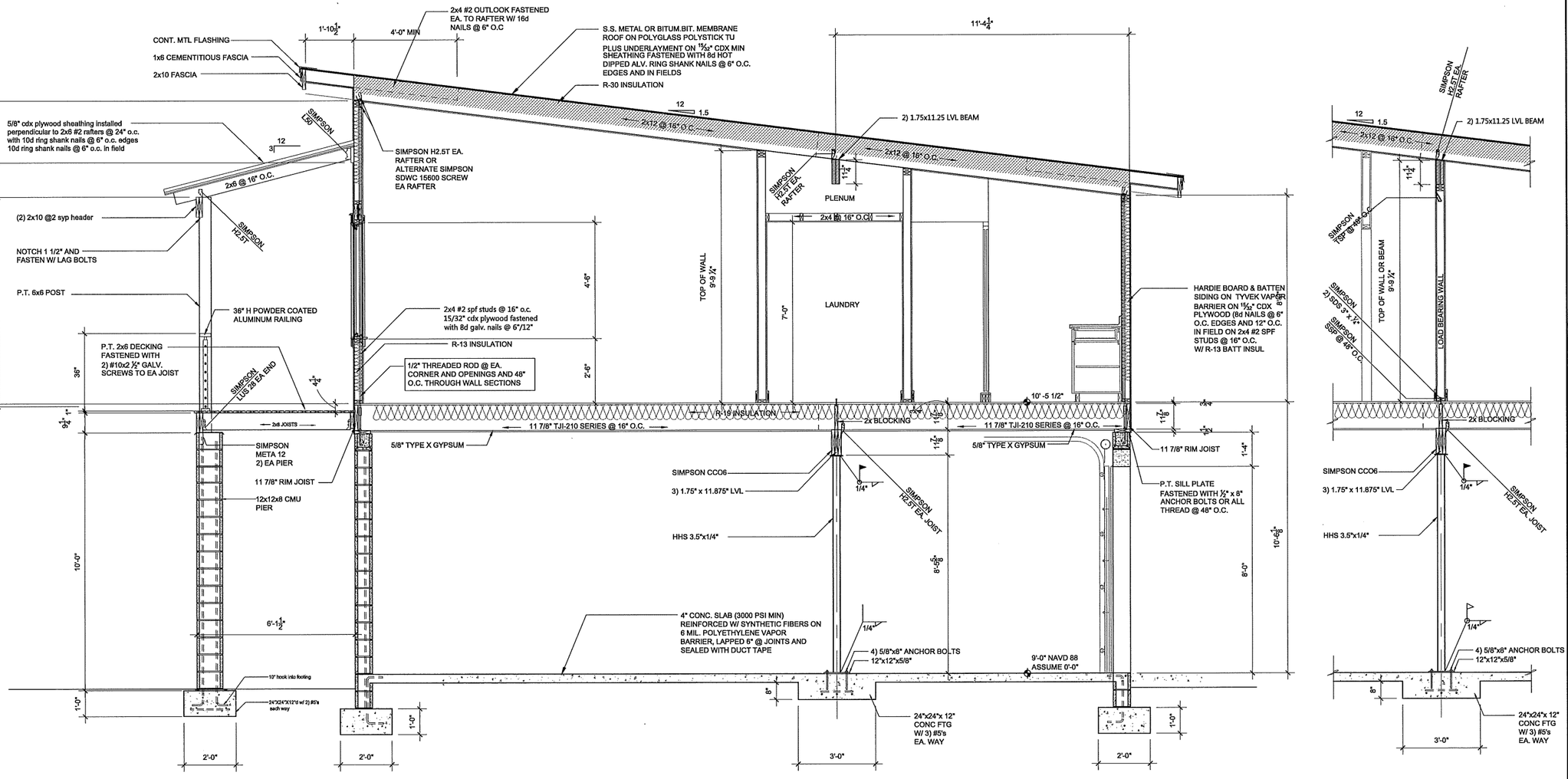

A / A7 SECTION
1/2"=1'-0"

B / A7 SECTION
1/2"=1'-0"

REVISIONS

DRAWN BY: NPG
SCALE: NA
DATE: 15 OCT 2025

WILLIAM FREEMAN

SECTION

PRIESTER RESIDENCE
51 FLORIDA AVE.
ST AUGUSTINE, FLORIDA 32084

KEVIN & PAIGE PRIESTER
ph: 904-501-4211
kevin@priester.net

SHEET
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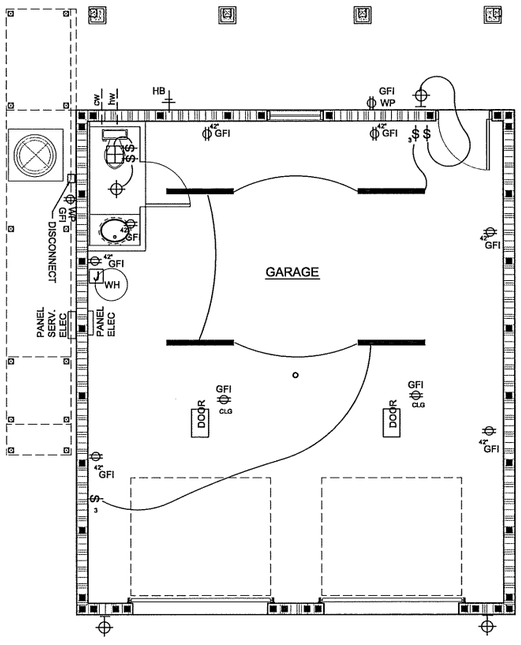
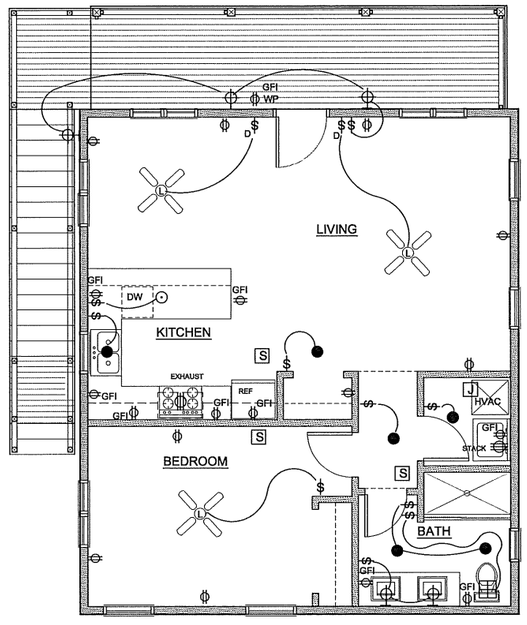


1st FLOOR PLAN
1/4"=1'-0"
NORTH



2nd FLOOR PLAN
1/4"=1'-0"
NORTH

LEGEND

- CEILING SURFACE MTD
- RECESSED LIGHTING
- WALL SCONCE
- CEILING FAN
- OUTLET
- WALL MOUNTED SWITCH - 48" A.F.F. U.N.O/ IF REQ'D SUBSCRIPT A= MULTIPLE WAY DESIGNATION, B= sPECIAL SUBSCRIPT
- S — SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
- GFI — W/ GROUND FAULT INTERRUPTER
- T — THERMOSTAT
- WP — WEATHER PROTECTED
- D — DIMMER
- 240V WALL MOUNT DUPLEX RECEPTACLE - 42" A.F.F. U.N.O.
- EXHAUST FAN
- 3 — 3 WAY SWITCH (4 WAY ETC)
- PENDANT FIXTURE (INCL. CHANDELIER)
- J — JUNCTION BOX
- STRIP FLUORESCENT
- DOOR — O'HEAD DOOR MOTOR

ELECTRICAL NOTES:

1. ALL SMOKE PROTECTORS SHALL MEET THE REQUIREMENTS OF FBC AND NFPA72.
2. GFCI PROTECTED ALL WET AREAS.
3. SMOKE ALARMS TO BE INSTALLED IN SLEEPING ROOMS AND HALLS.
4. SMOKE ALARMS TO BE INTERCONNECTED W/ BATTERY BACKUP.
5. HVAC AIRHANDLER W/ DISCONNECT.
6. ELECTRICIAN TO PROVIDE Cat5 LINE & TERMINATION TO BE LOCATED BY OWNER.
7. PROVIDE SEPARATE SWITCH FOR FAN AND LIGHTING IN EACH BATHROOM.
8. BRANCH CIRCUITS IN LIVING ROOMS, BEDROOMS, DINING ROOMS AND HALLWAYS SHALL BE ARC FAULT CIRCUIT-INTERUPTER PROTECTED.
9. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT.
10. CARBON MONOXIDE DETECTORS SHALL MEET THE REQUIREMENTS OFSECTION R315 OF THE FBC.

REVISIONS

DRAWN BY: MPG
SCALE: NA
DATE: 15 AUG 2025

WILLIAM FREEMAN

LIGHTING AND POWER PLANS

PRIESTER RESIDENCE
51 FLORIDA AVE.
ST AUGUSTINE, FLORIDA 32084

KEVIN & PAIGE PRIESTER
ph: 904-501-4211
kevin@priester.net

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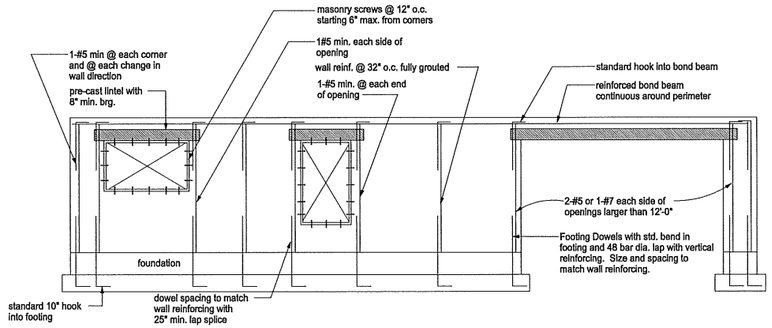
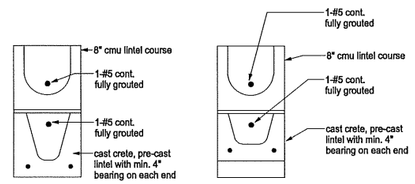
MAR 27 2026
Planning/Building Dept.



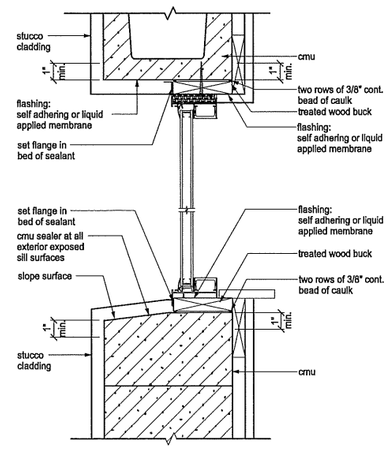
EXTERIOR WALL REINFORCEMENT SUMMARY
ONE STORY (TWO STORY SIMILAR)
NTS



8F16-1B/1T (A)

8RF14-1B/1T (B)

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



FLASHING DETAIL
NTS

MASONRY

M1 MASONRY CONSTRUCTION SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 530-05/ASCE 5-11) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-05/ASCE 6-11)

M2 CONCRETE BLOCKS SHALL CONFORM TO ASTM C-90 (f'm = 1500 PSI) (1900 PSI ON THE NET AREA)

M3 MORTAR SHALL COMPLY WITH ASTM C270 TYPE M OR S (COMPRESSIVE STRENGTH = 2500 PSI AND 1800 PSI) RESPECTIVELY. SITE TESTED MORTAR CUBES SHALL ACHIEVE A MINIMUM OF 80% OF THE DESIGN COMPRESSIVE STRENGTH.

M4 BLOCK SHALL NOT BE MOISTENED BEFORE GROUTING.

M5 ALL MASONRY CROSS WEBS SHALL BE FULLY BEDDED IN MORTAR AROUND CELLS TO BE GROUTED.

M6 THE MINIMUM CONTINUOUS UNOBSTRUCTED CELL AREA IN CELL TO RECEIVE GROUT MUST BE NOT LESS THAN 2" x 3". MORTAR FINS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS. MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.

M7 REINFORCE WALLS WITH LADDER TYPE (ASTM A-82, #9 GAGE WIRE) REINFORCEMENT EQUAL TO DURO-WALL IN BED JOINTS @ 16" O.C. MEASURED VERTICALLY. PLACE PER MFR. INSTR. LAP ALL HORIZONTAL JOINT REINFORCING 8" MIN.

M8 CORES OR BLOCK MASONRY SHALL BE FILLED WITH GROUT AT CORNERS, EACH SIDE OF OPENINGS, AND @ 48" O.C. WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. GROUT SLUMP SHALL BE 8" TO 11" FOR MASONRY FILLED CELLS.

M9 GROUT FOR FILLED CELLS SHALL BE POURED OR PUMPED IN LIFTS NOT TO EXCEED EIGHT (8) FEET IN HEIGHT, AND SHALL BE CONSOLIDATED AT TIME OF POURING BY RODDING OR VIBRATING.

M10 PROVIDE KNOCK-OUT CMU AT BASE OF EACH FILLED CELL TO ALLOW VISUAL VERIFICATION OF COMPLETE GROUT PENETRATION (FOR LIFTS OF 5'-0" OR LESS, A KNOCK OUT AT BASE OF LIFT WILL NOT BE REQUIRED).

M11 VERTICAL REINFORCING MUST HAVE A MIMUM CLEARANCE OF 1/2 " TO INSIDE FACE. VERTICAL REINFORCEMENT IN WALLS SHALL BE SECURED AND LATERALLY SUPPORTED AGAINST DISPLACEMENT AT INTERVALS NOT EXCEEDING 6 FT

M12 GROUT PLACEMENT STOPPED FOR (1) HOUR OR MORE SHALL BE STOPPED (1 1/2 ") BELOW THE TOP OF THE MASONRY UNIT TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.

M13 SEE FOUNDATION PLANS FOR ALL VERT. REINFORCING. TYP. VERTICAL REINFORCING SIZE & SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS.

M14 TEMPORARY BRACING AND SHORING OF WALLS TO PROVIDE STABILITY DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

M15 MASONRY CONSTRUCTION MATERIALS AND INSPECTIONS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI-ASCE 530.1)" EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE DOCUMENTS.

M16 PROVIDE FILLED PRECAST U-LINTELS W/ (1) #5 CONT. AT ALL OPENINGS WHERE CONCRETE BEAMS ARE NOT SHOWN OR NOTED. MINIMUM UNFILLED LINTEL CAPACITY = 400 lb/LF FOR SPAN INIDICATED. SEE PLANS FOR LINTEL REQUIREMENTS AT DOOR OPENINGS.

M17 STOPPING AND RESUMING WORK: RACK BACK 1/2" UNIT LENGTH IN EACH COURSE. DO NOT TOOTH. CLEAN EXPOSED SURFACES OF SET MASONRY WET UNITS LIGHTLY (IF REQ'D.) AND REMOVE LOOSE MASONRY UNITS AND MORTAR PRIOR TO LAYING FRESH MASONRY

M18 REINFORCE MASONRY OPENINGS GREATER THAN 1'-0" WIDE WITH HORIZ. JT. REINF. PLACED IN (2) HORIZ. JTS. APPROXIMATELY 8" APART, IMMEDIATELY ABOVE THE LINTEL AND IMMEDIATELY BELOW THE SILL. EXTEND REINFORCING A MINIMUM OF 2'-0" BEYOND JAMBS OF THE OPENING EXCEPT AT CONTROL JOINTS. SEE PLAN FOR ADDITIONAL REQUIREMENTS.

M19 DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS

M20 DO NOT APPLY CONCENTRATED LOADS TO MASONRY WALLS FOR (7) DAYS.

M21 EXTEND ALL VERTICAL REINFORCEMENT TO WITHIN 2" OF TOP OF TIE BEAMS UNLESS OTHERWISE NOTED.

REVISIONS

DRAWN BY: MPS
SCALE: NA
DATE: 15 OCT 2025

WILLIAM FREEMAN

MASONRY DETAILS

PRIESTER RESIDENCE
51 FLORIDA AVE.
ST AUGUSTINE, FLORIDA 32084

KEVIN & PAIGE PRIESTER
ph: 904-501-4211
kevin@priester.net

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RULES:
1. One all-thread rod at each corner.
2. One all-thread rod at each end of shearwalls.
3. One all-thread rod at each end of opening headers.
4. All-thread rods at 4'-0" O.C. spacing through wall sections.
5. Check sub-sheathing to top plate connection for horizontal transfer capability.
6. If necessary, add all-thread rods to girders individually to exclude the from average uplift plf.
7. Check sole plate to slab connection, additional anchors may be required for lateral and shear load transfer.

ALLOWABLE VALUES	
Connection Type	Allowable Value
Foundation / S.Y.P. Top Plate	3840 lbs.
Foundation / Spruce-Pine-Fir Top Plate	3840 lbs.
Lintel or Bond Beam / S.Y.P. Top Plate	3840 lbs.
Lintel or Bond Beam / Spruce-Pine-Fir Top Plate	3840 lbs.

Placement at slab level:

Corners
When presetting the all-thread rod at a building corner, the rod should be placed 8 to 12 inches away from the corner so it does not set under the corner framing members. When a all-thread rod is specified at a building corner, it may be placed on either side of the corner.

Header ends
When presetting the all-thread rod at a header end, the rod should be placed 8 to 12 inches away from the header end so it does not fall under the stud pack framing members.

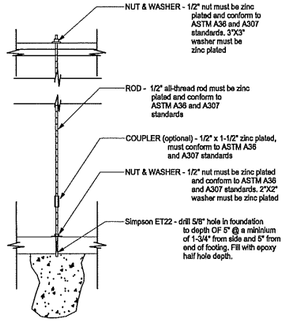
Top Connections
Top connections made at corners and header ends shall be made within 2 inches of the framing pack. A nut and 3X3 washer shall be applied to the top plates and tightened securely.

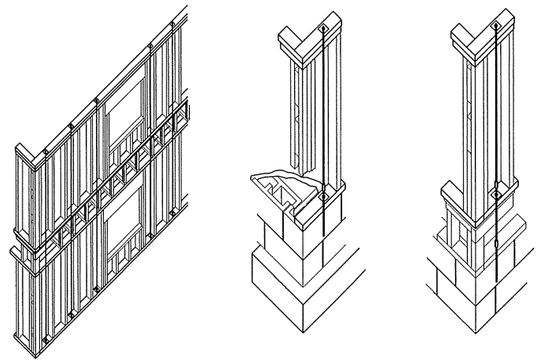
Intermediate Coupler Connections
When using the rod coupler, care should be taken to ensure full and equal thread engagement. This is easily achieved by threading the coupler all the way onto the rod, then standing the two rods end to end, then threading the coupler back over the rod joint so each rod is halfway into the coupler.

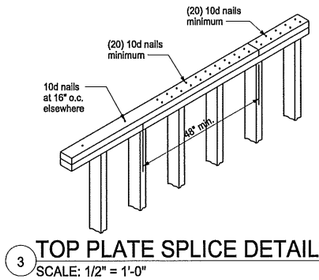
Retro-fits
In the case of an all thread rod misplacement, the rod may be epoxied into the concrete.

Sole plate to slab connection:
The slab level sole plate shall be connected to the slab with the connectors specified and at the spacing specified within the design documents. All-thread rods shall be placed as per the design specifications. All-thread rods with a nut and washer at the sole plate will qualify as a sole plate connection but may require other anchors intermediate of the all-thread rod locations to qualify the specified spacing requirements.

System Tightening:
On multiple story applications, the all-thread rod system shall be rechecked for proper tension just before the walls are veneered. This will allow the all-thread rod system to compensate for the buildings dead load compression.



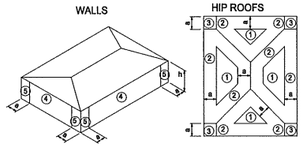




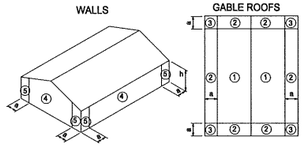
3 TOP PLATE SPLICE DETAILS
SCALE: 1/2" = 1'-0"

NTS

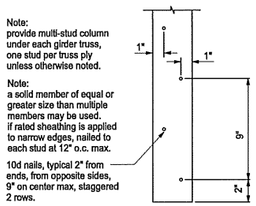
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2023										
FLOOR AND ROOF LIVE LOADS										
RESIDENTIAL-ALL ROOMS	40 PSF									
ROOFS	20 PSF									
WIND DESIGN DATA										
ULTIMATE WIND SPEED	130 MPH									
NOMINAL WIND SPEED	101 MPH									
IMPORTANCE FACTOR	1.00									
BUILDING CATEGORY	II									
EXPOSURE	C									
INTERNAL PRESSURE COEFFICIENT	+/- 0.18									
TYPE OF STRUCTURE	ENCLOSED									
MWFRS PER ASCE 7-22 DESIGN WIND PRESSURES WORST CASE	Zone 1 - Windward Wall								+34.2 psf	
	Zone 2 and 3 - Windward and Leeward Roof								-37.5 psf	
	Zone 2 - Sloped Windward Roof								-37.5 psf	
	Zone									
	3 - Leeward Roof								-37.5 psf	
	4 - Leeward Wall								-23.9 psf	
	5 & 6 Sidewalls								-30.8 psf	
	Zone 7 - Overhang								+27.0 psf	
COMPONENTS AND CLADDING PER ASCE 7-22 DESIGN WIND PRESSURES WORST CASE (PSF)			10 sf		20 sf		50 sf		100 sf	
			pos.	neg.	pos.	neg.	pos.	neg.	pos.	neg.
	Roof	Zone 1	23.30	-37.02	21.29	-35.97	18.50	-34.62	16.49	-38.91
		Zone 2	23.30	-64.45	21.29	-58.52	18.50	-50.58	16.49	-57.11
		Zone 3	23.30	-95.33	21.29	-89.19	18.50	-80.93	16.49	-86.28
	Wall	Zone 4	40.48	-43.91	38.62	-42.08	38.22	-39.65	38.34	-37.82
		Zone 5	40.48	-54.18	38.62	-50.57	38.22	-45.67	34.47	-42.08
Note: opening protection is req'd. from wind borne debris per section 1609.1.2 FBC 2023										
GEOTECHNICAL INFORMATION										
DESIGN SOIL LOAD BRG. CAPACITY	2,000 PSF									
FLOOD DESIGN DATA										
FLOOD ZONE	ZONE X									
ELEVATION OF LOWEST FLOOR	N/A									



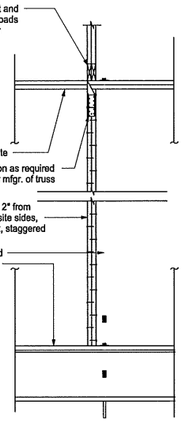
COMPONENTS AND CLADDING

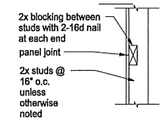


COMPONENTS AND CLADDING

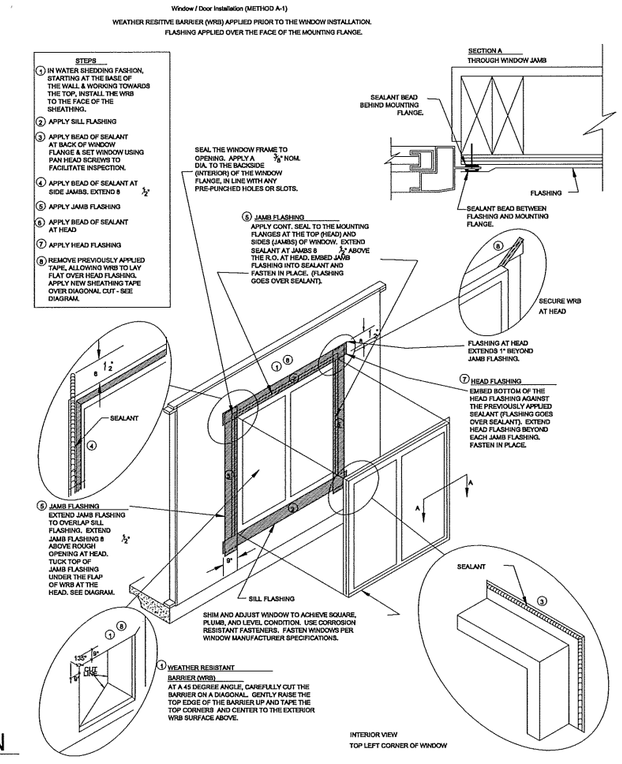


2 MULTI-COLUMN DETAIL
NTS





4 BLOCKING SECTION



WOOD FRAME FLASHING DETAIL
NTS

PRIESTER RESIDENCE
51 FLORIDA AVE.
ST AUGUSTINE, FLORIDA 32084

KEVIN & PAIGE PRIESTER
ph: 904-501-4211
kevin@priester.net

WILLIAM FREEMAN

DRAWN BY: KPS
SCALE: NA
DATE: 15 OCT 2025

REVISIONS

ALL THREAD DETAILS

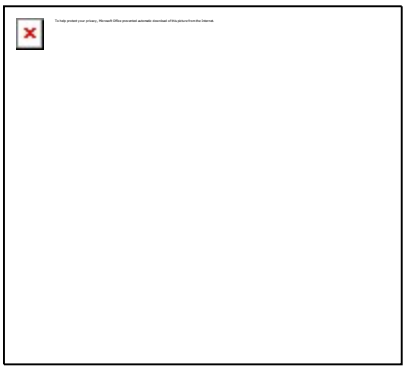
SHEET
A10

Candice Seymour

From: Duncan Dailey
Sent: Tuesday, April 7, 2026 7:00 AM
To: Candice Seymour
Subject: Re: 130 St. George Street HARB application

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

Good morning. Yes, we will need a continuance. The engineers are still needing additional time for calculations and exploratory evaluation to see what additional avenues we can take that don't involve the steel columns.



Duncan Dailey
Owner/Field Operations
bumalandscaping.com
904.814.3195
-Colossians 3:23-
Work willingly at whatever you do, as though you were working for the Lord rather than for people.

On Mon, Apr 6, 2026, 9:27 AM Candice Seymour <cseymour@citystaug.com> wrote:

> Good morning,
>
> Today is the deadline for additional materials related to your application which is on the agenda for the April 16, 2026 meeting.
>
> If you need additional time, you may consider requesting a continuance to the May 21, 2026 meeting.
>
> Feel free to reach out with any question.

Candice Seymour

Historic Preservation Planner

City of St. Augustine

cseymour@citystaug.com

904-209-4326

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

Avoid Scams! The City of St. Augustine clearly posts all application fees on our website. Additional fees invoiced to applicants are always sent via a citystaug.com email address and are generally for legal ads in the *St. Augustine Record* and/or certified notices as required for applications heard by the HARB, CRC, or PZB, per City Ordinance and State Statute. All fees should be paid via the Permits Portal, by check made out to the City of St. Augustine, or paid in person at the Planning & Building Department. The City of St. Augustine will never request that fees be wire transferred. If there is any question as to whether an invoice you received is legitimate, please call me or 904-825-1065 to confirm.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 16, 2026 Meeting



Application HP2026-0016 Address: 44 Spanish Street

Applicant: Don Crichlow

Property Owner: Spanish Street Acquisition LLC

Project description: To install a new ADA accessible bathroom in place of a laundry shed on the first-floor rear porch.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02234
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	c. 1924-1930
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1981800000		
Agenda Item:	7(a)	Previous Action(s):	COA 2004-1256

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Spanish Street on the block between Hypolita and Cuna Streets in the Historic Preservation-Three (HP-3) zoning district.
2. The HARB previously reviewed an application for this property in 2004 when the existing front and rear porches were approved.
3. The applicant is seeking approval to enlarge an existing shed-like structure on the rear porch, which currently contains laundry equipment, for conversion into an ADA accessible bathroom. The project will also require that one of the rear porch posts be relocated slightly.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends that additions be located at the rear or on an inconspicuous side of a historic building, and limit its size and scale in relationship to the historic building. Additionally, new additions should be designed to differentiate the addition from the historic structure while still referencing design motifs of the existing building.
5. The proposed new addition utilizes the same siding material as the historic structure but is differentiated from the historic structure by its design with a lower roof under the porch overhang and modern shingle material. The applicant should provide specifications for the shingles, door, and hardware color. These maybe administratively approvable if consistent with existing features, AGHP requirements and/or the architectural style of the building.
6. The addition is located at the rear of the building as recommended by the AGHP, does not add height or width to the existing building footprint, and the proposed changes to the addition and rear porch are not visible from any rights-of way.

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 **44 Spanish Street** if the Board finds that the proposed bathroom addition and modifications to the rear porch are consistent with the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with limited visual impact to the streetscape.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. New ADA Accessible Bathroom:
   a. Increase size of existing shed structure to the south ~3'
   b. Height increase not specified, but proposed
   c. New wood siding and door to match existing
   d. Asphalt shingle shed roof proposed to replace existing metal roof
   e. Paint colors to match existing
2. Enclose existing rear window which would be blocked by the ADA bathroom addition.
3. Relocate existing structural rear porch post ~2' south to accommodate ADA pathway to new bathroom.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 8, 9, and 10 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**
10. **Reversibility of New Alterations and Additions**

Do...

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

Don't...

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

Post-1821

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

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
44 Spanish Street



Front (east) Elevation



Southeast Elevation

STAFF PHOTOGRAPHS
44 Spanish Street



Northeast Elevation



North Elevation

STAFF PHOTOGRAPHS
44 Spanish Street





North Elevation (first view of project location at right)

STAFF PHOTOGRAPHS
44 Spanish Street





Project Location

STAFF PHOTOGRAPHS
44 Spanish Street





Project Location

STAFF PHOTOGRAPHS
44 Spanish Street



Project Location



STAFF PHOTOGRAPHS
44 Spanish Street





Project Location

STAFF PHOTOGRAPHS
44 Spanish Street





Project Location

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. 8SJ2234 1009==

Site Name: 44 Spanish Street 830== Survey Date: 7808 820==

Address: 44 Spanish Street St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 17 (block) 22 (lot) 868==

868==

Owner of Site: Name: McConnell Stuart & Janet;

Address: 44 Spanish Street

St. Augustine, FL 32084 902==

Occupant or Manager: Geoffroy, Irene; Lometti, Edward; Baksh, Nazam; Dunlap, John (tenants) 904==

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

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

UTM: 17 (zone) 469680 (easting) 3307035 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Asbestos shingles; BEC ceiling boards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: Hood,hip cornice, hip 942==

Porches & Balconies: 942==

Chimney Location: Interior 942==

Materials: (882)

Chimney: Brick with metal cap 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Hood brackets 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Adjacent to restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Maritime, Minorcans, Blacks, Families, Commerce, Hotels 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular apartment building at 44 Spanish Street was constructed between 1924 and 1930. A one-story building with coquina foundation occupied the site until about 1924. The Sanborn Fire Insurance Maps first show the existing structure on the 1930 map. Brackets support the hip cornice over the second floor windows and the hip hood over the triple door entrance. The wood frame structure has a flat parapet roof and the exterior has been covered with asbestos shingles. The building has always been used for commercial enterprises or apartments. It is located in a mixed commercial and residential neighborhood which once included vestiges of the Minorcan sector and later a Black community. It is adjacent to the restored area.

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

(over)

V. BIBLIOGRAPHY

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

HISTORY

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

Residents of the early structrue at 44 Spanish Street included fishermen Antonio Pomar and Jerome Lopez. Also occupying the house was Paul J. Masters, a plumber, and his wife May. Members of the Pomar and Masters families descend from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777. The Lopez family descends from colonists with that group and early Spanish residents of the city. The current structure has been used by Winningham Awning and Shade Company and Ralph H. Peet's Furniture Repair service. It is currently serving as apartments.(4)

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. City Directory, 1899 through 1934.

☐ Original
☒ Update

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

Site #8 SJ02234
Field Date 4-4-2016
Form Date 4-4-2016
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) 44 SPANISH STREET Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 44		Spanish	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 # 1981800000 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 Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
Current Use Hotel From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature exterior and openings
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2
Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Hip 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single and paired wood 1/1 DHS with wood trim and sashes

Distinguishing Architectural Features (exterior or interior ornaments) _____

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

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 SJ02234

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) single inset wood door centrally located on facade

Porch Descriptions (types, locations, roof types, etc.) 2 story front porch with square wood post and railing

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

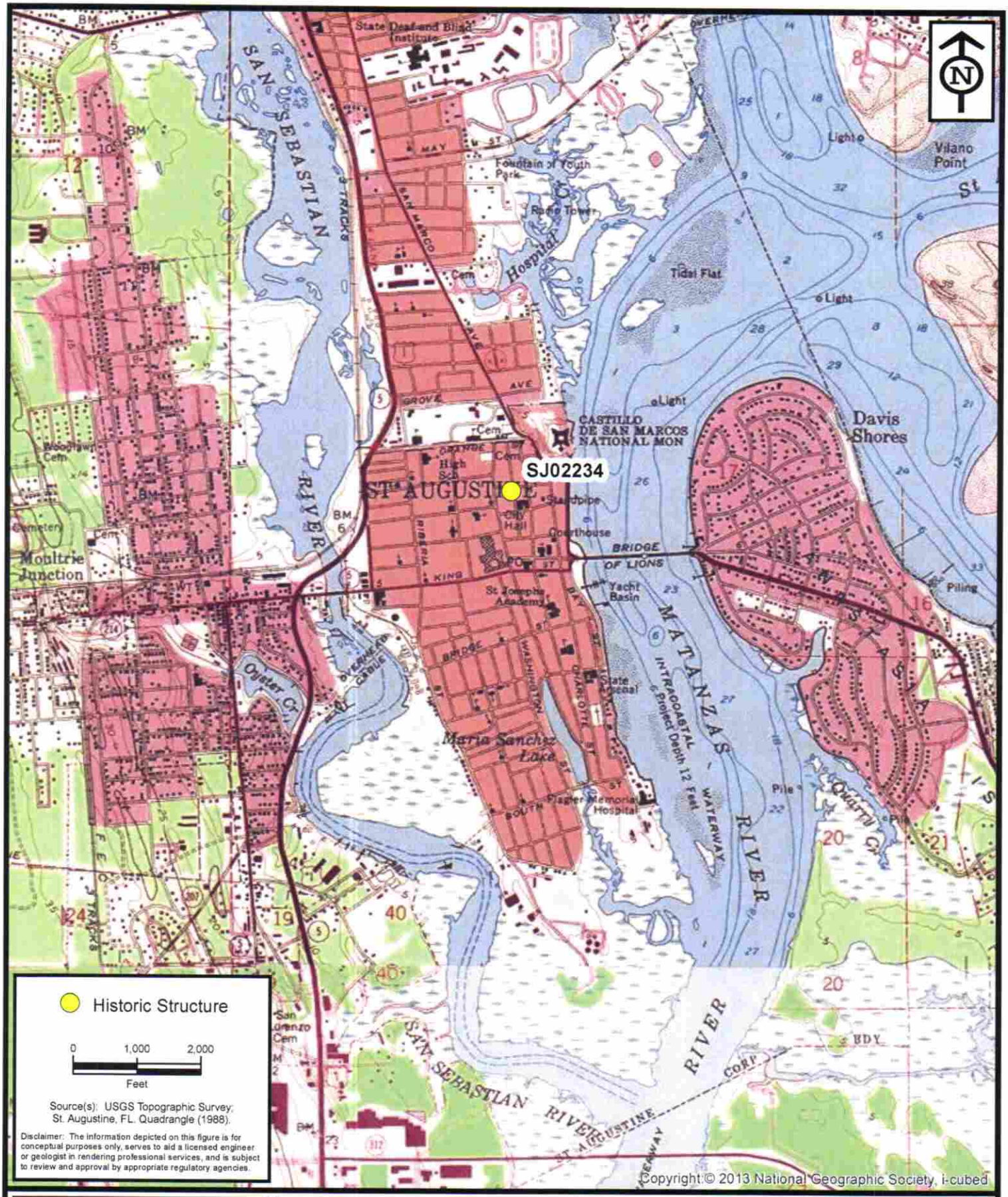
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
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 - SJ02234

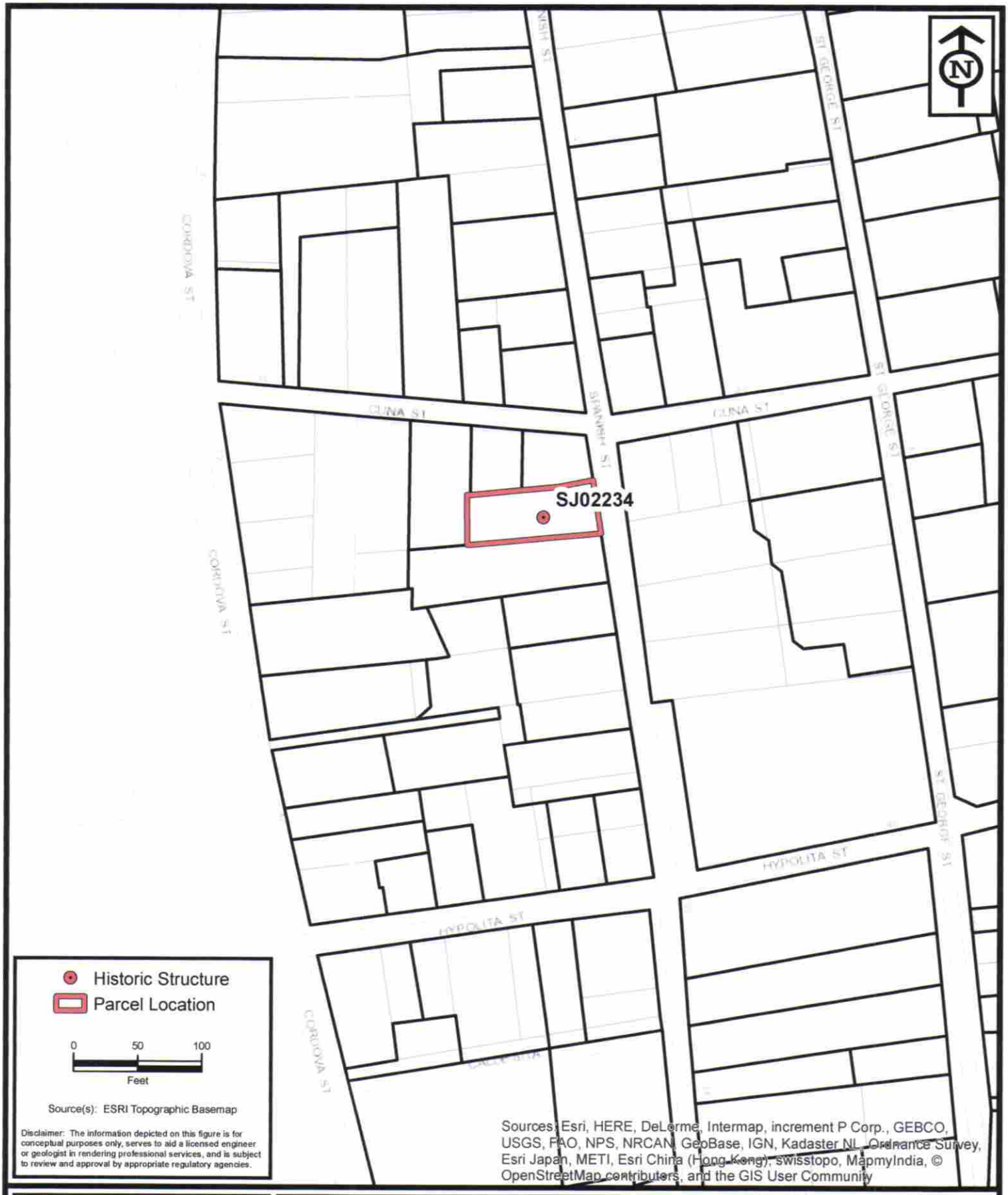
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02234\Location.mxd Date: 1/29/2016 11:55:50 AM

SJ02234



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

Parcel Location - SJ02234

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02234\Parcel.mxd Date: 2/1/2016 10:39:06 AM

SJ02234


FILM 5062
17A


Welcome
44
Spanish Street
INN
A BED & BREAKFAST
VACANCY



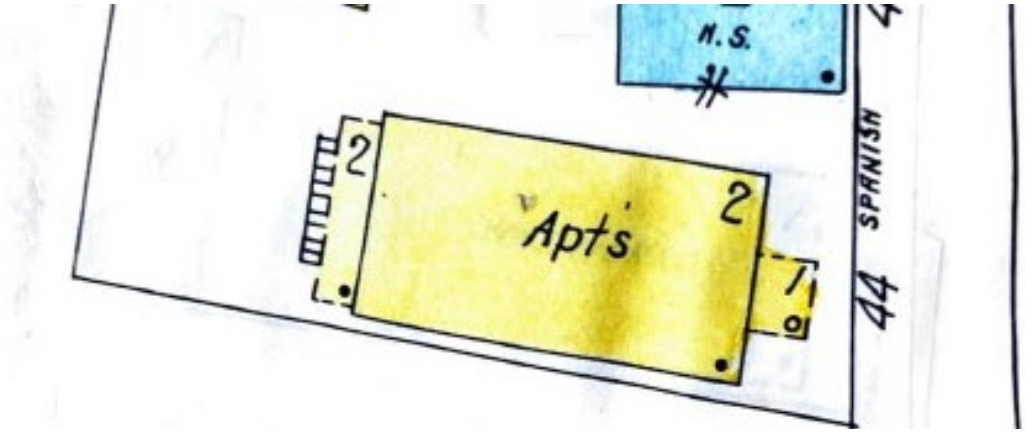
SANBORN MAPS
44 Spanish Street



1924



1930 Basemap (Apologies for lack of clarity)



1930 Updated to 1960

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0016 **Meeting Date: Thursday, April 16, 2026**

1. NAME OF APPLICANT: Donald Crichlow
   Business (if applicable):
   Address: 302 St. George St.
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

2. NAME OF PROPERTY OWNER: Balazs Szolgyemy
   Business (if applicable):
   Address: 777 S.W. 37th Ave., Ste. 510
   City: Miami State: FL Zip Code: 33125
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

3. PROJECT LOCATION: 44 SPANISH ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 22 & E PT OF S38.7FT OF LOT 25 BLK 17 OR6311/220

5. SCOPE OF WORK: to install a new ADA accessible bathroom in place of a laundry shed on the first-floor rear porch.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Architectural Plans

Received March 10, 2026
Planning and Building Dept.

HARB APPLICATION AGREEMENT

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: 44 Spanish St., St. Augustine, FL 32084

Applicant's Name: Don Crichlow Applicant's Signature: Donald Crichlow

Owner's Name: Balazs Szolgyemy Owner's Signature: B Szolgyemy

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

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

(Can add additional signature page if needed)

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2026-0016

44 SPANISH ST, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	Need	Please provide an existing site plan so the Board can see the extent of the proposed changes.
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	
EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware	Need	Please specify door material and color.
FOUNDATION - Photographs of affected foundation	Photographs of affected foundation in detail and in context of whole building and adjacent buildings	Need	Photos of the existing porch deck and foundation were not submitted.
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	If any new vent fans or exterior electrical/lighting fixtures are proposed, provide example photographs or drawings.

Other Details Necessary for Review

N/A

Received March 10, 2026
Planning and Building Dept.

From: +19043770913@tmomail.net
To: crichlow@comcast.net
Date: Thursday, February 26, 2026 6:51:49 PM
Attachments: text 0000002.jvt





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44 SPANISH STREET
ST. AUGUSTINE, FLORIDA

CODE INFORMATION

FLORIDA BUILDING CODE - 2023 (FBC)
LIFE SEFETY CODE - 2021 NFPA
FLORIDA FIRE PREVENTION CODE - 2021 NFPA

ZONING

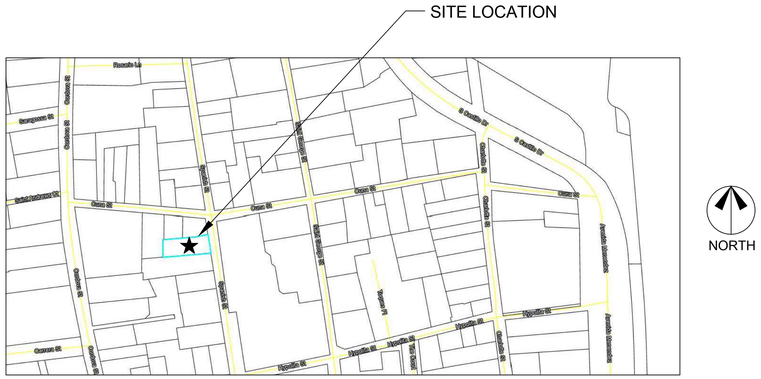
DISTRICT (HP-3)

TYPE OF CONSTRUCTION

TYPE III

OCCUPANCY CLASSIFICATION

RESIDENTIAL GROUP R



PROJECT LOCATION MAP

NTS

STRUCTURAL NOTES:

FOUNDATIONS

SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR)

FOUNDATION INSPECTIONS

A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTORS USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRECHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

CAST IN PLACE CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI, A SLUMP OF 6" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 40.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6".
4. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
5. HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED
6. MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 40 BAR DIAMETERS TYP.
7. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM

WOOD CONSTRUCTION

1. WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
2. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER SOUTHERN PINE, OR S.P.F. NUMBER 2 GRADE SHALL BE USED REGARDLESS OF SPECIES.
3. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS FOR ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES,TYP., U.N.O.

UPLIFT CONNECTORS

1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE CONSULT THE TRUSS ENGINEERING FOR THE LOCATION OF THESE WALLS.

STRUCTURAL DESIGN CRITERIA

CODES:	FLORIDA BUILDING CODE, 2023 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-19) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-19) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-19) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2015 EDITION APA PLYWOOD DESIGN SPECIFICATION	
LIVE LOADS:	ROOF RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED BALCONIES STAIRS LIGHT PARTITIONS (DEAD LOAD), U.N.O.	20 PSF (REDUCIBLE) 40 PSF 40 PSF 40 PSF 20 PSF
WIND LOADS: (F.B.C.)	WIND LOADS BASED ON FBC, SECTION 1609 WIND VELOCITY: 130 M.P.H., USE FACTOR: 1.0	
CONCRETE STRENGTH @ 28 DAYS	ALL CONCRETE UNLESS OTHERWISE INDICATED PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY (DO NOT USE FOR CONCRETE COLUMNS OR TIE BEAMS)	3000 PSI 3000 PSI
WOOD FRAMING:	BEAMS, RAFTERS, JOIST, PLATES, ETC. U.N.O. NO. 2 SOUTHERN YELLOW PINE (19% M.C.) ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR, or OSB FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24) WALL SHEATHING: PLYWOOD C-C/C-D, EXTERIOR OR OSB VERSA LAM BEAM Fb = 2900 PSI (2.0E) WOOD COLS. PARALLAM 2.0E U.N.O.	

INDEX OF DRAWINGS

ARCHITECTURAL

A1 INDEX OF DRAWINGS, LOCATION MAP, CODE INFORMATION, STRUCTURAL NOTES

A2 PARTIAL 1ST FLOOR PLAN, ELEVATIONS, SECTION, PORCH FLOOR, DECK & ROOF FRAMING

REGISTRATION SEAL

DRAWN BY: R.L. RANGEO
SCALE: AS NOTED
DATE: 4 MARCH 2026

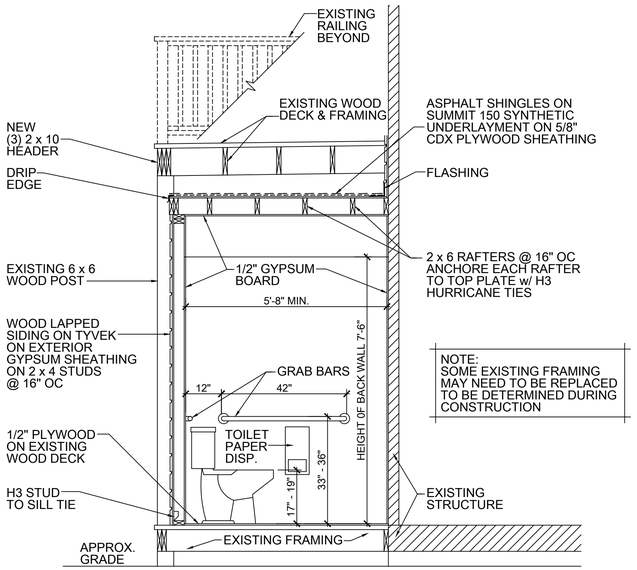
INDEX OF DRAWINGS, LOCATION MAP, CODE INFORMATION, STRUCTURAL NOTES

44 SPANISH STREET
ST. AUGUSTINE, FLORIDA

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

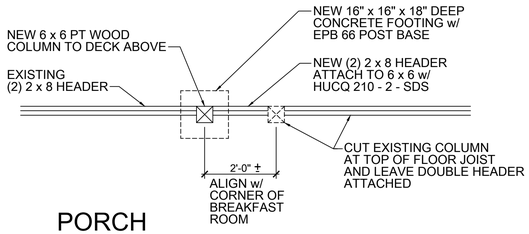
SHEET A1

Received March 10, 2026
Planning and Building Dept.

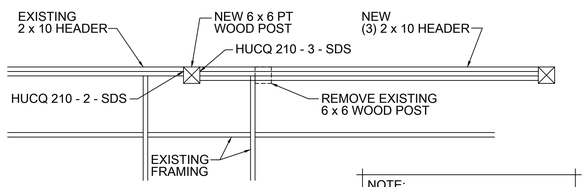


NOTE:
SOME EXISTING FRAMING MAY NEED TO BE REPLACED TO BE DETERMINED DURING CONSTRUCTION

A / A2 SECTION
SCALE: 1/2" = 1'-0

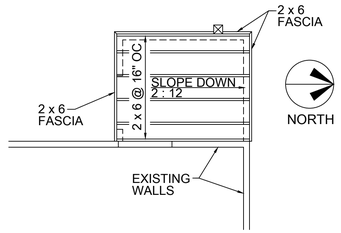


PORCH FLOOR FRAMING
SCALE: 1/2" = 1'-0

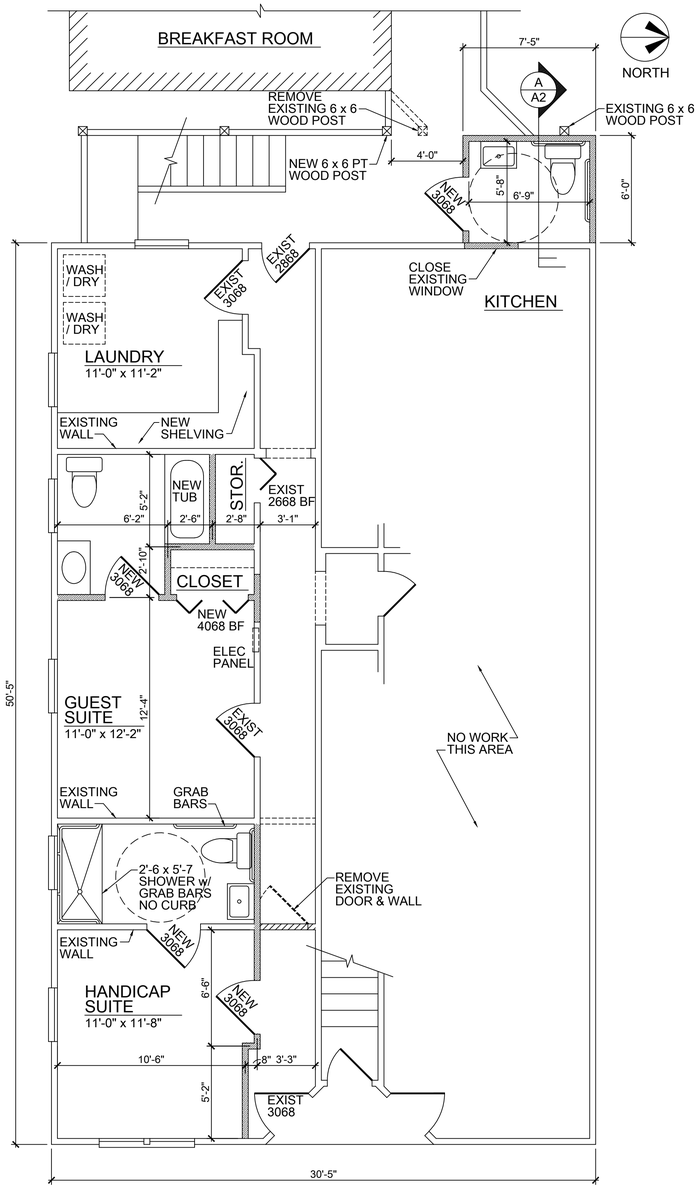


NOTE:
PROVIDE TEMPORARY BRACING FOR EXISTING FRAMING DURING CONSTRUCTION

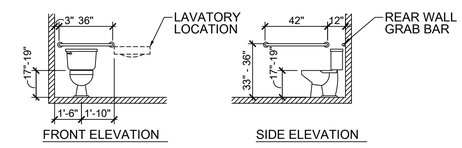
2ND FLOOR DECK FRAMING
SCALE: 1/2" = 1'-0



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

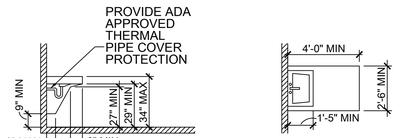


PARTIAL 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0



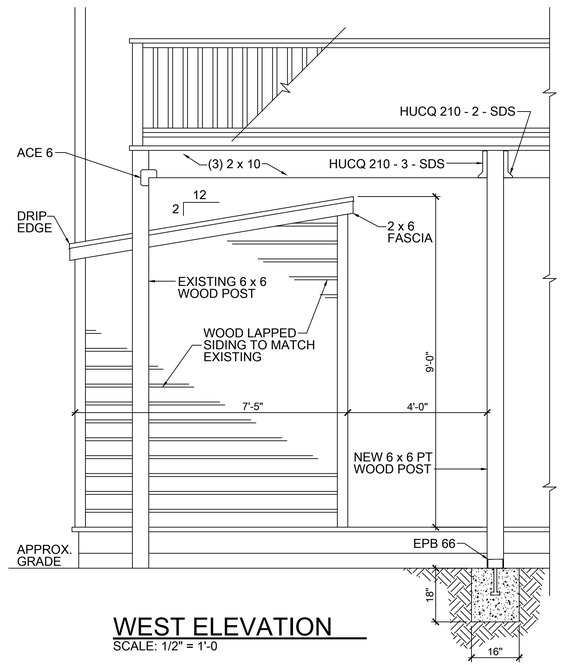
FRONT ELEVATION — SIDE ELEVATION

ACCESSIBLE WATER CLOSET
(FLOOR MOUNTED) (NOT IN STALL)
N.T.S.

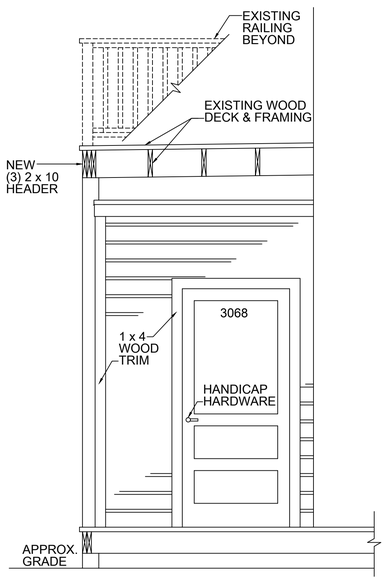


SIDE ELEVATION — PLAN

ACCESSIBLE LAVATORY
N.T.S.



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



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

WALL LEGEND
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL

REGISTRATION SEAL

DRAWN BY: R.L. RANGEO
SCALE: AS NOTED
DATE: 4 MARCH 2026

PARTIAL 1ST FLOOR PLAN, ELEVATIONS, SECTION, PORCH FLOOR, DECK & ROOF FRAMING

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SHEET A2

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 16, 2026 Meeting



Application HP2026-0021 Address: 308 St George Street

Applicant: William Knight

Property Owner: Michelle D. Ruby

Project description: For after-the-fact approval of a new paver driveway.

Architectural Style:	Bungalow	Florida Master Site File:	SJ01946
National Register:	N/A	Construction date:	c. 1917-1924
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2008400000		
Agenda Item:	7(b)	Previous Action(s):	COA HP2022-0014 OOA PL2021-0030 COAs F2003-0380 and F2003-0532

STAFF SUMMARY AND ANALYSIS:

1) Following an Opinion of Appropriateness approval in 2021, the HARB partially approved, with conditions, Certificate of Appropriateness HP2022-0014 for the designed modifications to the historic house, and continued the other proposed elements, at the March 2022 HARB meeting. In April 2022, the rear detached structure and overall landscape plans were approved. Staff photos from the 2021 and 2022 reports showed the ribbon driveway on the north side of the property, in very close proximity to the subject historic building and the neighboring house. In the approved COA plans, the ribbon driveway remained.
2) This application is to review a driveway that was installed in late 2025 / early 2026 and more recently reduced in size on the front of the property at the north end using Turfstone Landscape Pavers. These pavers consist of hexagonal patterned units (23-5/8" x 15-3/4" x 3.5" H in size) with cutouts. Designed to have a 40% open area, the lattice pavers allow grass or organic material to grow in the opening, while providing a stable surface for vehicles to drive on. In the application being reviewed, the openings are filled with small shells.
3) The building owner was informed that an approved Certificate of Appropriateness (COA) application is required for proposed alterations to the building and site for properties located in Historic Preservation Zoning Districts.
4) Submitted documents include the HARB approved site plan with the ribbon drive measuring 65' with two 22" ribbons that totaled 238 square feet. A plan sheet shows the current, modified configuration of the driveway with a notation that it covers a solid area of 192 square feet. Since the dimensions noted on this plan sheet are 30' 2-1/4" long by 10' 4-1/4" wide for the driveway, the actual square feet totals just over 300 square feet. The 192 sq ft "solid area" calculation may be based on the pavers having a 40% area of open space.
5) When staff was originally notified of this driveway installation, the pavers extended into a larger portion of the front yard. As indicated, the drive has since been modified. The ribbon driveway was situated so it completely extended on the north side of the building. The new driveway is set in front of the house and shifted a bit southward so that the outer border lines up less than halfway between the two brick columns on the north end of the front porch.
6) 2022 Staff photos and different Google Street View images show the previous drive with 2 ribbons that appears to have been coquina concrete, which are cracked and buckling, and portions in the front yard covered with soil/grass.
7) A photograph in the application packet shows a car parked on the ribbon driveway and its very close proximity between the two residences. According to the applicant, the ribbon driveway was replaced with a driveway with the following factors taken into consideration: so the driveway's location would not be up against the large tree at the northeast corner of the lot and the two historic houses, the one on the property and the adjacent neighbor's; the new driveway still remains in the same general location of the historic driveway on the north side of the lot; while there is also a driveway at the rear of the property which faces Cordova Street, it is in use by those staying in the garage apartment and not as easily used to access the house that faces St. George Street, and the specific paver was selected so that organic material could grow through/around it and not be as conspicuous and impervious as a solid paved surface.
8) The applicant provided photos of other driveways of houses facing St. George Street for reference.
9) The Architectural Guidelines for Historic Preservation (AGHP) state that whenever possible, parking should occur behind or within a building, paved areas must be kept to a minimum, and that 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.
10) Staff confirmed that the after-the-fact project will not require a building permit or an Archaeological Review. Since the original curb cut was not modified or a new one added, Public Works approval is not required.

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 308 St. George Street:**

1. APRROVE if the HARB finds that the new driveway's design and materials meet the Secretary of the Interior's Standards 9 (Compatible Contemporary Design for New Alterations and Additions).

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Removal of previously existing concrete ribbon driveway
2. Installation of Turfstone Landscape Pavers. These pavers consist of hexagonal patterned units (23-5/8" x 15-3/4" x 3.5" H in size) with cutouts filled with loose shell
    a. Modified area of drive measures 30' 2-1/4" long by 10' 4-1/4" wide

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Parking, Landscaping and Site Features

Do...

- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- 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.
- Repair features of the site by reinforcing historic materials.
- 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.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- 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.
- 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 (Parking, Landscaping and Site Features)

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 File
3. Sanborn Maps
4. HARB order from the April 21, 2022 HARB meeting

STAFF PHOTOGRAPHS
308 St. George Street



St. George Street / East Elevation

STAFF PHOTOGRAPHS
308 St. George Street



St. George Street / East Elevation

STAFF PHOTOGRAPHS
308 St. George Street



STAFF PHOTOGRAPHS
308 St. George Street



STAFF PHOTOGRAPHS
308 St. George Street





St. George Street / East Elevation

STAFF PHOTOGRAPHS
308 St. George Street





January 2026 – before newly installed driveway was modified
St. George Street / East Elevation

STAFF PHOTOGRAPHS
308 St. George Street





Front Façade / East Elevation

STAFF PHOTOGRAPHS
308 St. George Street







With neighboring houses to the north and south

STAFF PHOTOGRAPHS
308 St. George Street





Front Façade / East Elevation's enclosed front porch proposed to be returned to open porch area

STAFF PHOTOGRAPHS
308 St. George Street







Windows and Doors on Front Façade / East Elevation

Staff Report Pg. 15

STAFF PHOTOGRAPHS
308 St. George Street





North Elevation: looking west and east

STAFF PHOTOGRAPHS
308 St. George Street





West/Rear Elevation: north bay where addition will attach to the building and looking south

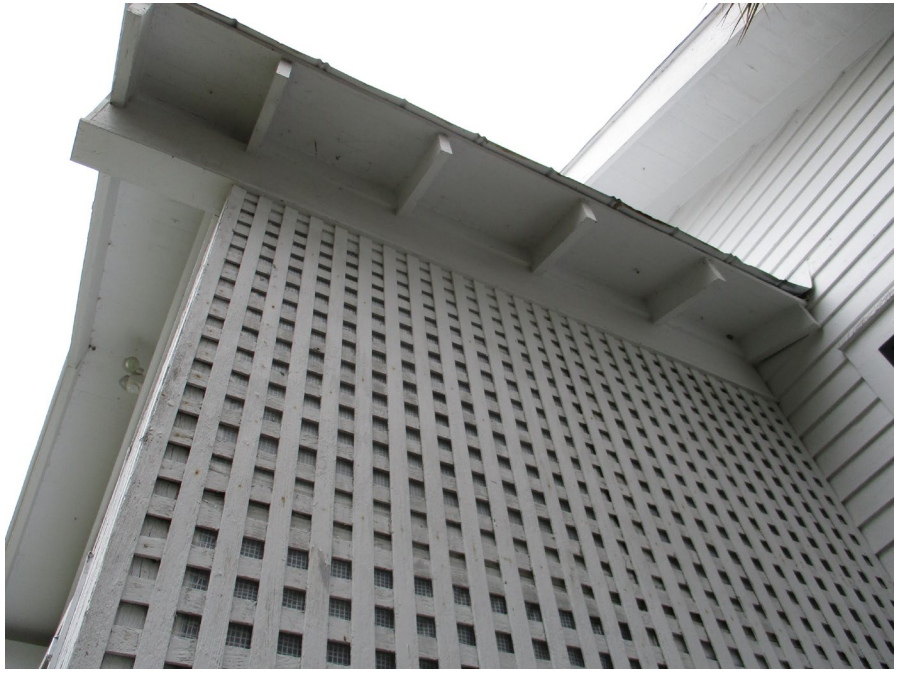
STAFF PHOTOGRAPHS
308 St. George Street





West/Rear Elevation

STAFF PHOTOGRAPHS
308 St. George Street





West/Rear Elevation

STAFF PHOTOGRAPHS
308 St. George Street





South Elevation: looking west and east

STAFF PHOTOGRAPHS
308 St. George Street







Rear yard: looking west toward Cordova Street and concrete pad remaining from previous detached garage; West Elevation viewed from Cordova Street

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. 8SJ1946 1009==

Site Name: 308 St. George Street 830== Survey Date: 7808 820==

Address: 308 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39C (block) Re-subdivision of Lot 4, (lot) 868==

Lot 41 868==

Owner of Site: Name: Kuhn, Ernest G.;

Address: 308 St. George Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 469965 (easting) 3305990 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, multi/1 942==

Foundation: Brick wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Gable, porch 942==

Porches & Balconies: 1 story open L-shaped porch on northeast (front) side 942==

Chimney Location: Offset, rear slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, novelty 882==

Ornament Exterior: Brick posts, bungalow brackets 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Looks out over Maria Sanchez Creek on west 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

The one-story Bungalow style residence at 308 St. George Street was constructed between 1917 and 1924 and is one of the later houses built in this neighborhood. There are brick posts on the one-story open L-shaped porch on the front and bungalow brackets under the eaves. Maria Sanchez Lake is visible from the west side of the house.

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

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A

(over)

V. BIBLIOGRAPHY

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

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

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

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

☐ Original
☒ Update

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

Site # SJ01946
Field Date 5-18-2016
Form Date 5-18-2016
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) 308 ST GEORGE STREET — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	308		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 20 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2008400000 — 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: 1924 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature enclosed porch
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Bungalow — Exterior Plan Rectangular — Number of Stories 1-2
Exterior Fabric(s) 1. Weatherboard — 2. Wood/Plywood — 3. _____
Roof Type(s) 1. Gable — 2. _____ — 3. intersecting
Roof Material(s) 1. Sheet metal:5V crimp — 2. _____ — 3. Metal, novelty
Roof secondary strucs. (dormers etc.) 1. _____ — 2. Gable, porch
Windows (types, materials, etc.) wood picture window 5/1 flanked by 3/1 DHS; enclosed porch has paired 1/1

Distinguishing Architectural Features (exterior or interior ornaments) Brick posts, bungalow brackets

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

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 SJ01946

DESCRIPTION (continued)

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

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

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

Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details) single wood panel with 6 lights and wood trim

Porch Descriptions (types, locations, roof types, etc.) 1-story open L-shaped porch on northeast (front) side

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) would contribute to a district

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

(address / phone / fax / e-mail)

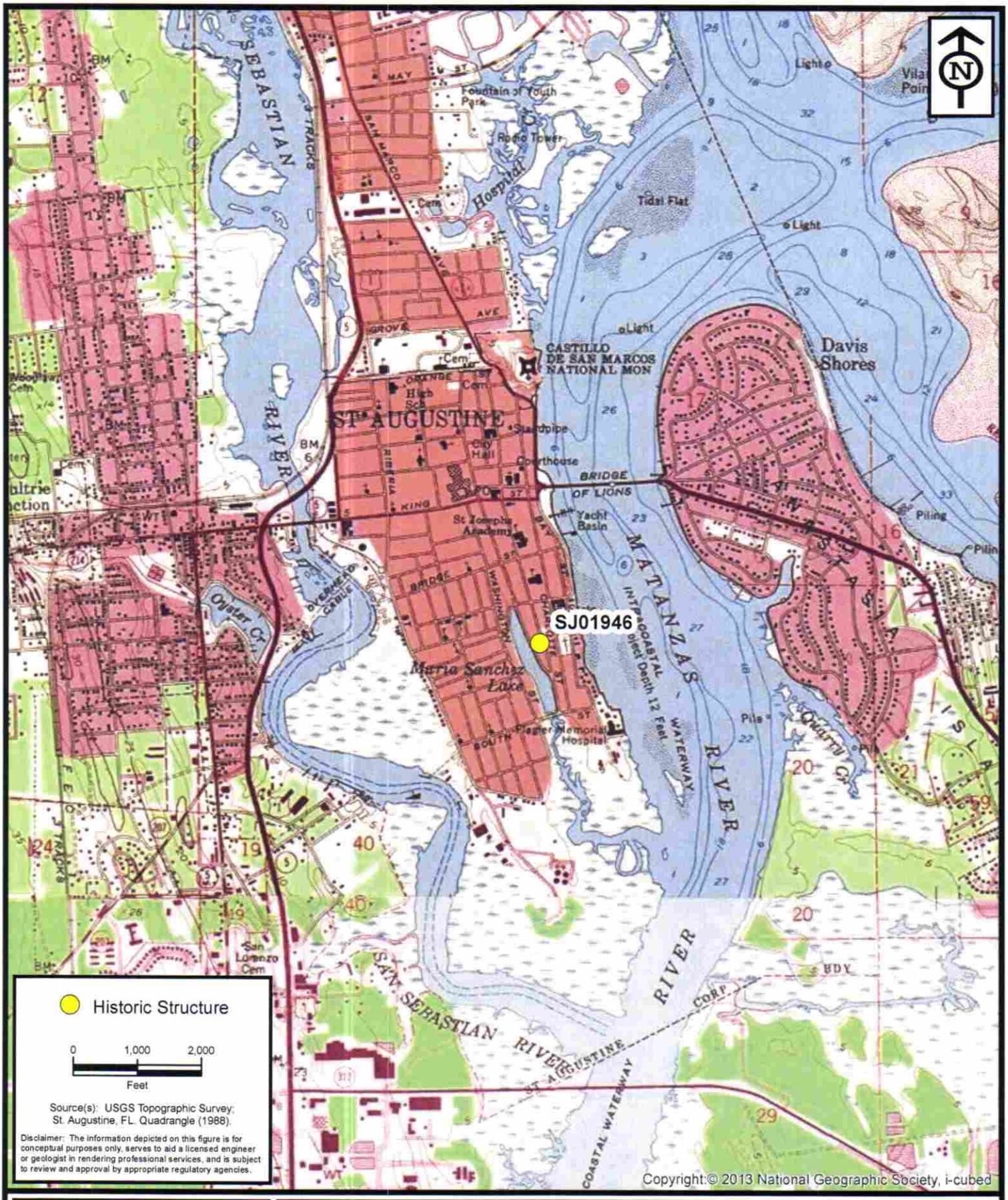
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

Project Location - SJ01946

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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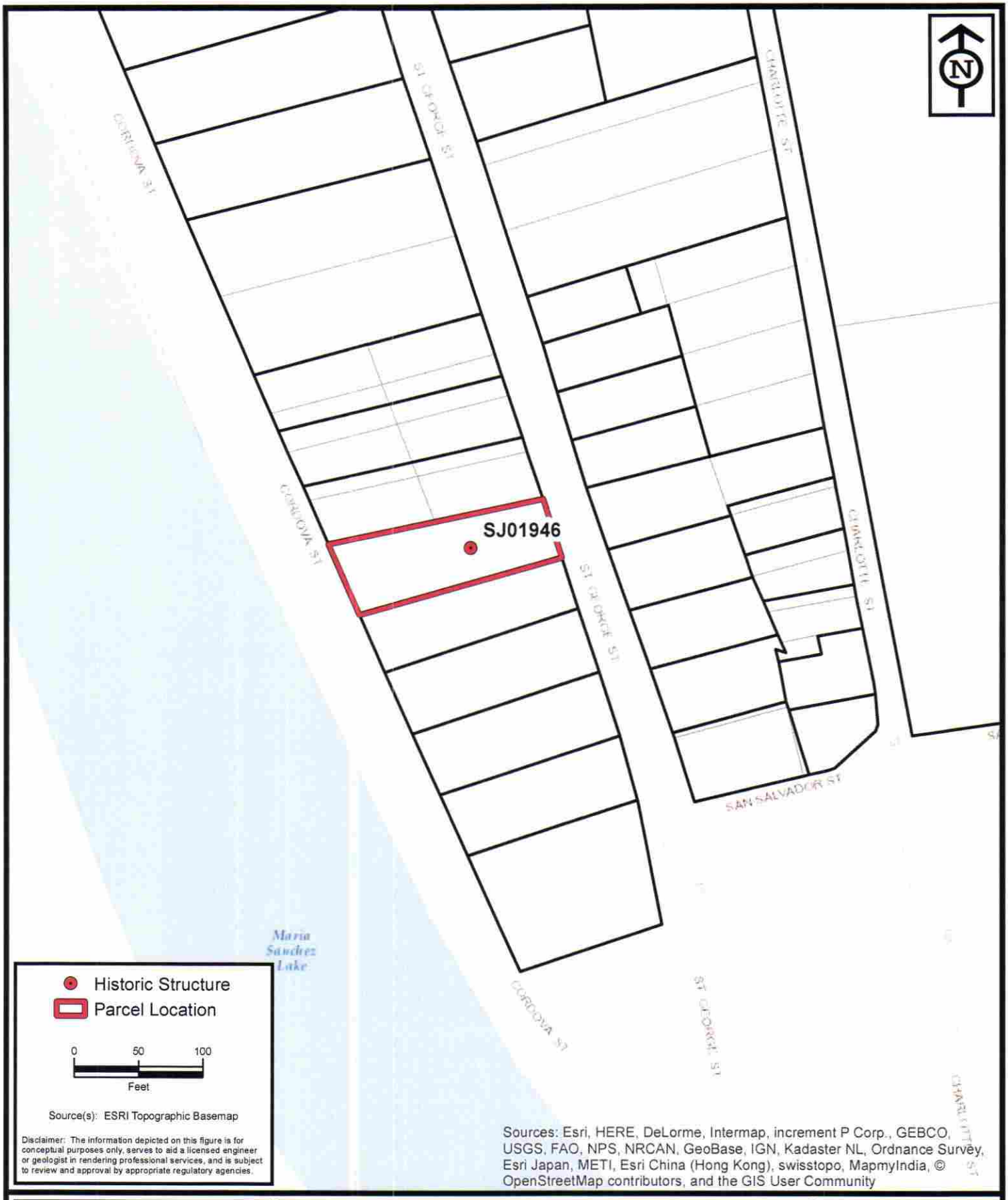
SJ01946



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Parcel Location - SJ01946

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01946\Parcel.mxd Date: 2/1/2016 11:02:44 AM

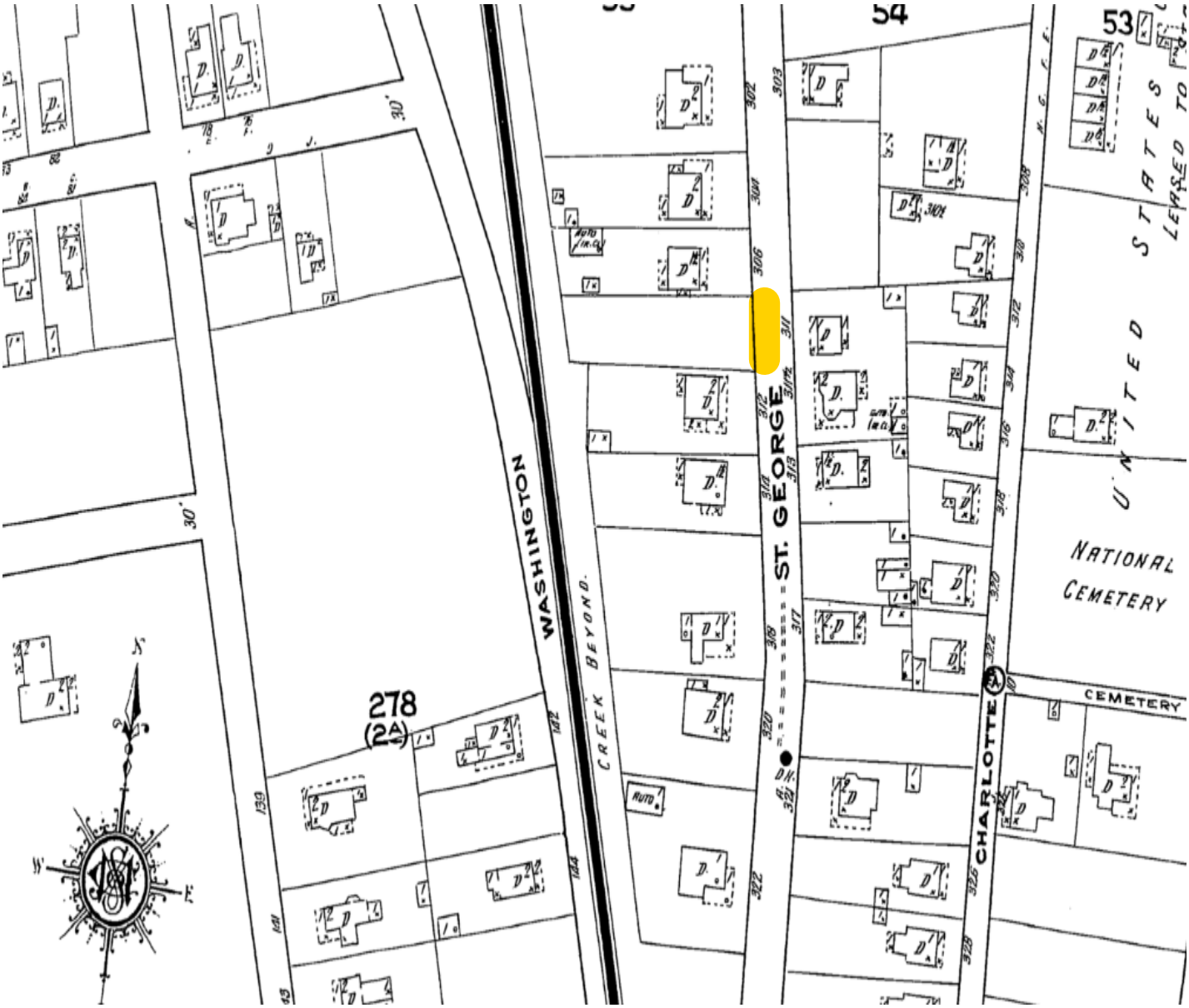
SJ01946





ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 17



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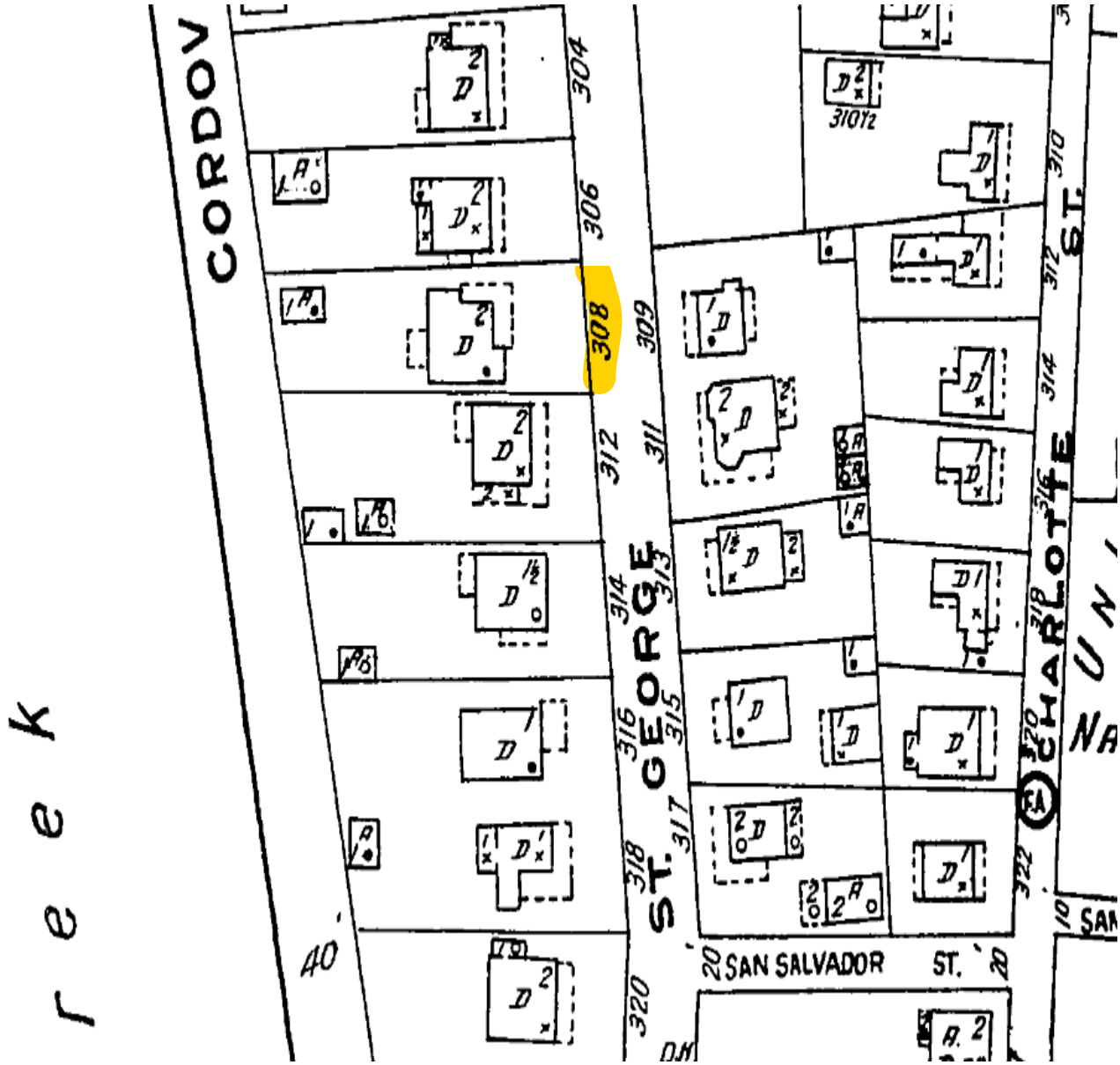
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 21



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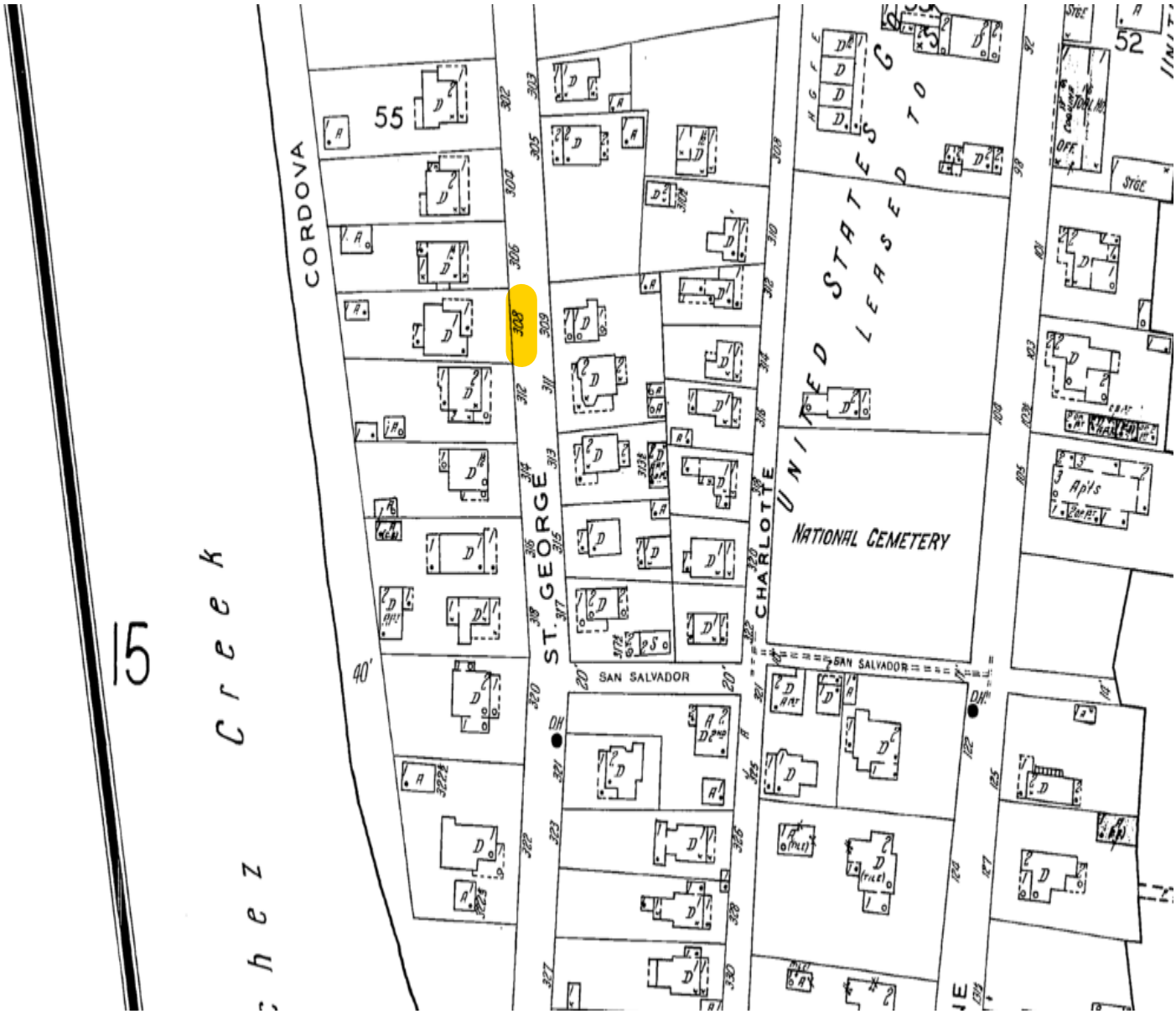
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 28



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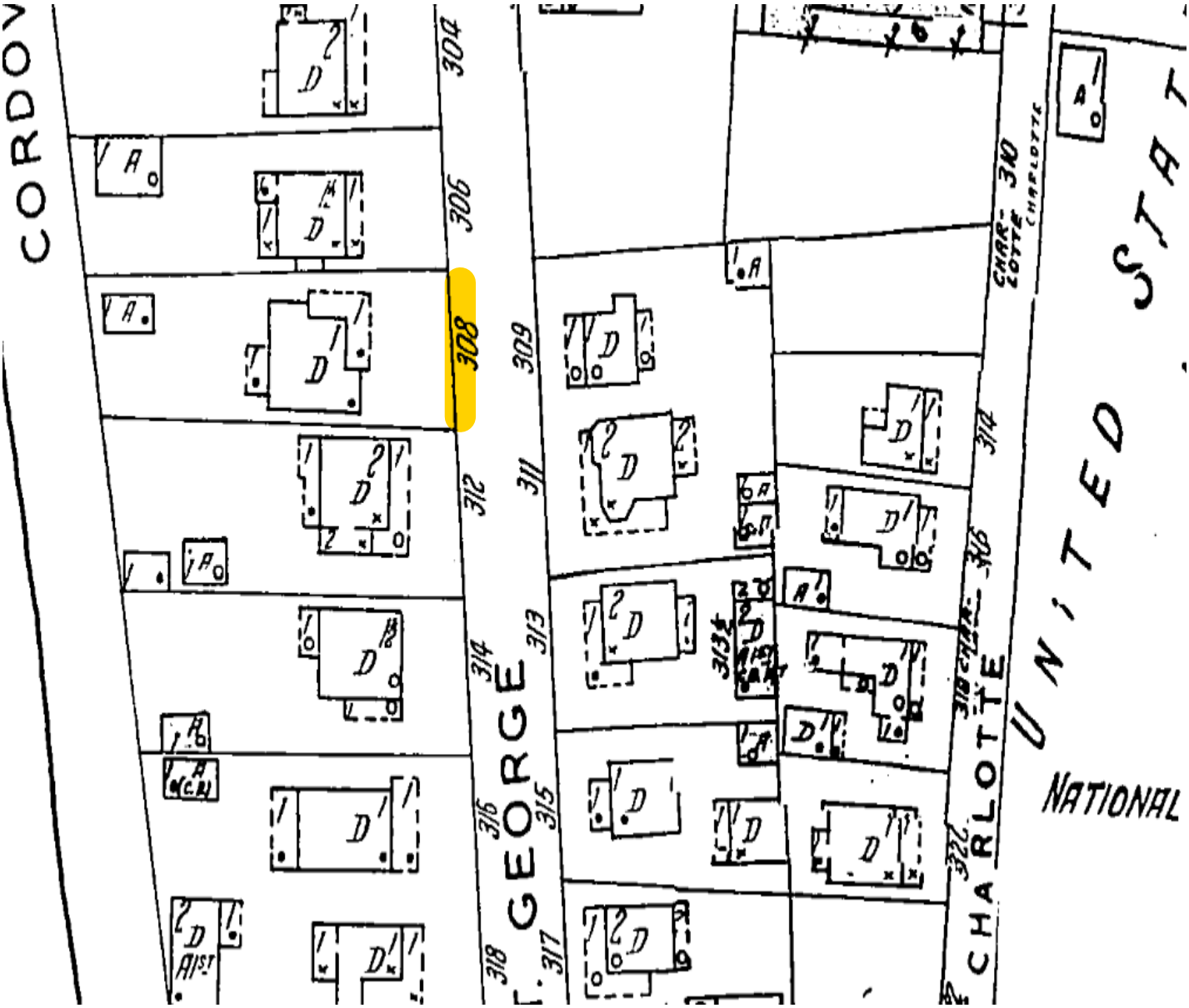
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 28 REVISED to 1947



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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.:	PL2021-0030
Applicant:	Peter Hotz, Architect of Peter Hotz, Inc.
Owner:	Michelle D. Ruby
Address:	308 St. George Street
Parcel Number:	2008400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a two-story addition to the rear of the residential building, renovate the existing residence, and modify the site and landscape features to include an in-ground pool, patio, driveway, and retaining wall.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 17, 2021, 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 June 17, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☑ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1.
4. The above-described Opinion of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a two-story addition to the rear of the residential building, renovate the existing residence, and modify the site and landscape features to include an in-ground pool, patio, driveway, and retaining wall.

Subject to the following conditions:

- (1) Window openings on north and South elevations of existing historic House to remain
- (2) a break be provided in north elevation by adding a relief/setback or change in material to distinguish addition
- (3) The detached addition to have Bungalow or Garage Apt character relating to Cordova Street
- (4) proposed elements to be compatible w/ AGHP meaning the are slightly differentiated.

DONE AND ORDERED, at a public hearing on the 17th day of June, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0030

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 17th day of June, A.D., 2021.

ELYSE ANDERSON
Commission # HH 131232
Expires May 19, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Elyse Andersen
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.

To demolish a residential building constructed c. 1925 - 1947 that is not recorded in the Florida Master Site File and is located within the Lincolnville National Register Historic District.

Ms. Wolfe 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 63 Oneida Street because it is not a local landmark or otherwise designated as a historic building.

Ex Parte Communication:

(None)

31 certified notices were sent, 2 were returned in favor, and 1 had comments.

MOTION

Mr. MacDonald MOVED to APPROVE application PL2021-0076, at 63 Oneida Street for the demolition of the building and any salvage if possible. The motion was SECONDED by Dr. Wingo.

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

5. (e) PL2021-0079– Sarah Ryan, Architect LLC – Applicant
Clukey & Tebault, LLC – Owner
251 San Marco Avenue
To demolish a commercial building constructed in 1945 that is not recorded in the Florida Master Site File or located in a district.

Ms. Wolfe 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 251 San Marco Avenue because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. In accordance with Sec. 28-89(2)d6 the salvage of reusable wood and preformed coquina concrete elements and documentation of the structure in the Florida Master Site File inventory

Ex Parte Communication:

(None)

14 certified notices were sent, 3 were returned in favor.

MOTION

Mr. Weaver MOVED to APPROVE modified agenda item 5. (e) PL2021-0079 251 San Marco Ave with the condition as expressed in the Staff report to salvage any reusable wood and preform coquina concrete elements and documentation of the structure in the Florida Master Site File inventory. The motion was SECONDED by Dr. Wingo

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

6. Continued Items from Previous Meetings

6. (a) PL2021-0030 – Peter Hotz, Architect of Peter Hotz, Inc– Applicant
Michelle D. Ruby– Owner
308 St. George Street

To construct a two-story addition to the rear of the residential building, renovate the existing residence, and modify the site and landscape features to include an in-ground pool, patio, driveway, and retaining wall.

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 an OPINION OF APPROPRIATENESS at 308 St. George Street with the following modifications to the plans for an approvable Certificate of Appropriateness:

1. For the window openings on the north and south elevations of the existing historic house to remain

2. That a break in the south elevation wall be added

3. For the design of the first-floor porch area under the balcony to have Bungalow references, while still being differentiated as a new building

4. That all proposed elements will be in materials compatible with the AGHP

Peter Hotz presented the application. He was concerned with the windows to the South of the building as they were not able to be seen. He asked the Board if those were necessary to be kept.

Ms. Duncan responded in the affirmative. She said the goal was to preserve the history of the building and keep the integrity of the windows and layout.

Mr. Hotz stated there were nine windows on the North side of the home. He stated six of the windows were part of an addition to the home several years back and the Western three windows were part of the original structure, but the six on the East side were not.

Ex Parte Communication:

(none)

Public hearing was opened; however, there was none.

The Board discussed:

- Well completed designs and modifications
- Separation from addition and original structure identified

Ms. Courtney stated the additions on the south elevation did not have a break and were disproportionate to the historic house. She stated while she understood the home would not be visible from St. George Street; however, it would diminish the character when attached to the historic house.

Mr. Hotz stated there was a defined break on the north side where the addition was located. He said the addition was a straight line, which enabled the site to keep the trees.

The discussion continued:

- Keep windows to help break up the linear side of the home
- Home would lose character if windows were removed
- Home should maintain the bungalow feel
- On target for keeping the windows and the South elevation
- Solid siding did not meet guidelines
- Option could be to use plate glass in place of the existing windows
- Extra slight break would help keep the style of the historic home
- Not appropriate to close in the porch
- Reducing of the addition size was good
- Delineation of space showed what was added and what was not
- Use a different finish on the addition to differentiate between the two buildings
- Should be easy to distinguish between Bungalow and the addition
- Delineation should be complementary to design
- Looked institutional and plain
- Make balcony look more like a bungalow on rear of home

Mr. Hotz pointed out the bungalow was four foot above grade. He said for access to the garage, he dropped it one foot higher than the existing grade. He stated the porch to the south would need to be at the same height and it would be hard to duplicate a higher porch. He said he could give the porch the appearance of replication with the columns and the brick from the front.

Ms. Duncan commented that the addition did not feel like a garage. She said the windows made it feel like a house. She suggested revising the plan to make the addition look more like a garage apartment.

Mr. Weaver summarized with input from the Board to provide Mr. Hotz with better direction.

- Preserve the historic windows on the original portion of the home
- Setback for addition should reflect the correct setbacks needed
- Have garage reflect a similar setting described on Cordova Street

Mr. MacDonald added that breaks between the house and the addition was a natural way to demonstrate separation, but he suggested using a different wall finish like shingles or board and batten. He said with those two things combined, separation would be achievable.

Ms. Duncan stated this fell under a recommendation that all proposed elements and materials would be compatible with the Architectural Guidelines for Historic Preservation (AGHP).
Mr. Weaver agreed that it should be compatible but slightly differentiated for the addition.

MOTION

Mr. Weaver MOVED to APPROVE Opinion of Appropriateness PL2021-0030 at 308 St. George Street with the conditions that were outlined in the staff report and that were stated by the Board members. The motion was SECONDED by Dr. Wingo.

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

Mr. Hotz asked clarification for on what type of materials should be used for the addition.

After a brief discussion, the Board advised that the goal should be to use materials that would provide a subtle distinction between the two structures.[2]

6. (b) PL2021-0057– Marquis, Latimer + Halback, Inc.– Applicant
TIITF/Department of State– Owner
42-1/2 St. George Street

To modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features.

Ms. Courtney read the staff report and said based on a review of the AGHP, the previous discussion of the HARB, and without the support of evidence to the contrary, staff finds that the board can CONTINUE a CERTIFICATE OF APPROPRIATENESS at 42-1/2 St. George Street because the revised submittal does not sufficiently address the HARB concerns from the previous meeting and does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9.

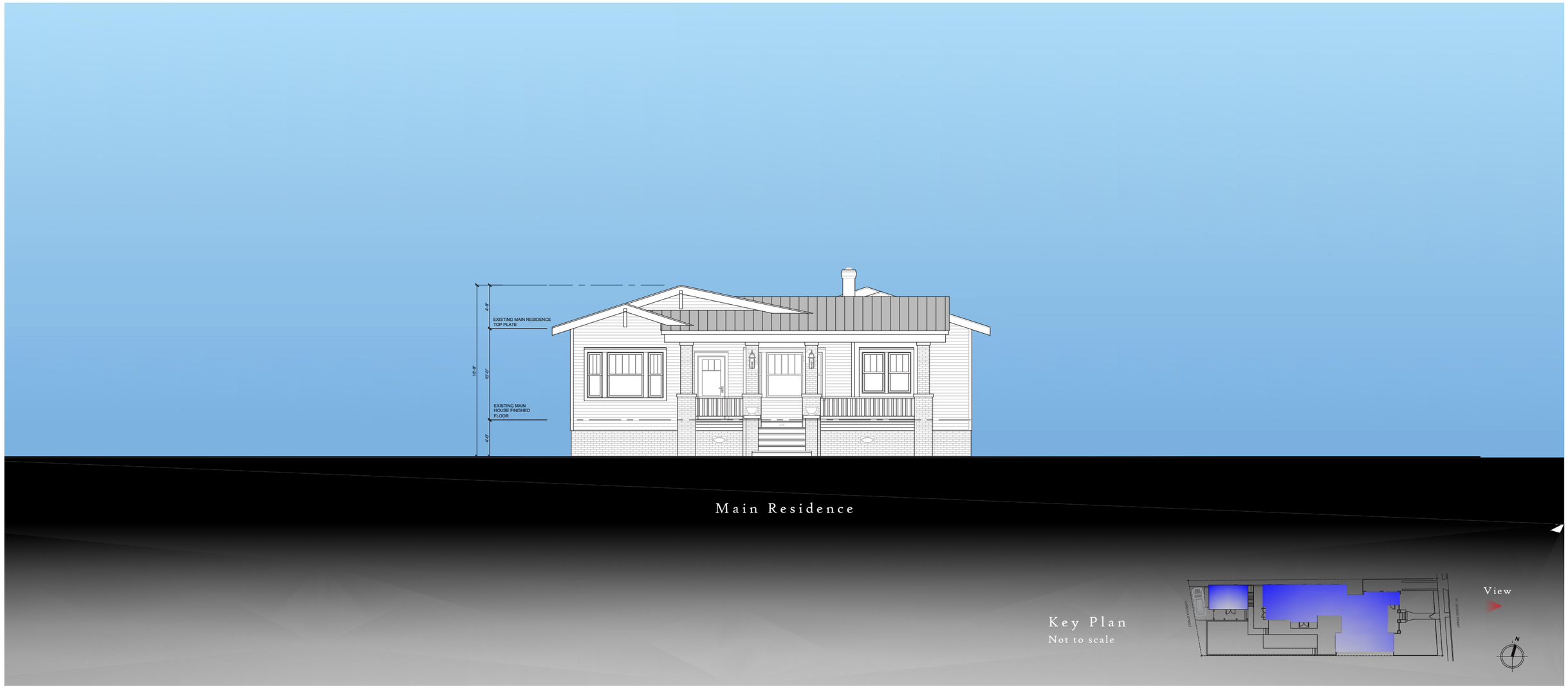
Jeremy Marquis, Bruce McGuire and Emily Finn presented the application.

Ex Parte Communication:

(None)

[2] Break from 2:52p.m. -3:00pm

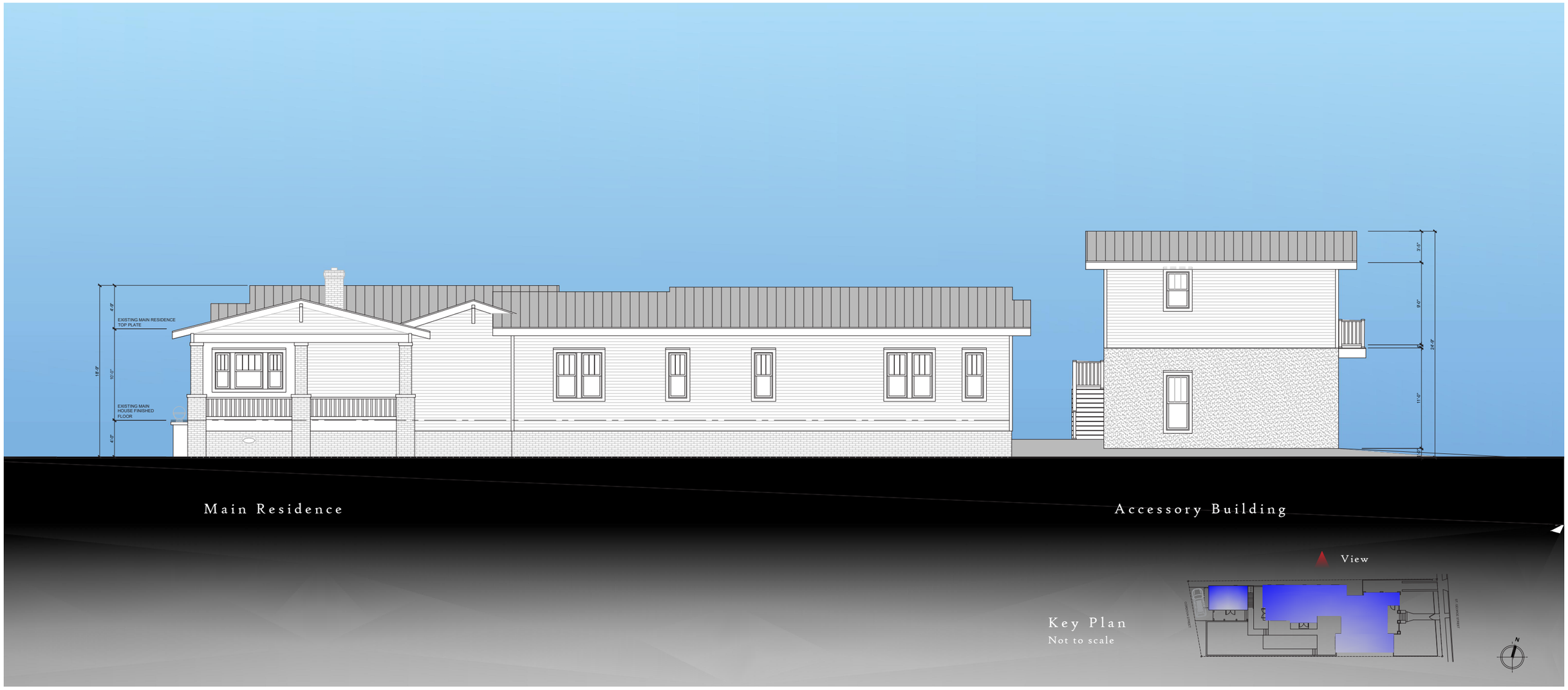
prepared by
L. WHITNEY DESIGN CO.



Front Elevation, Proposed
Scale: 3/32"=1'-0"

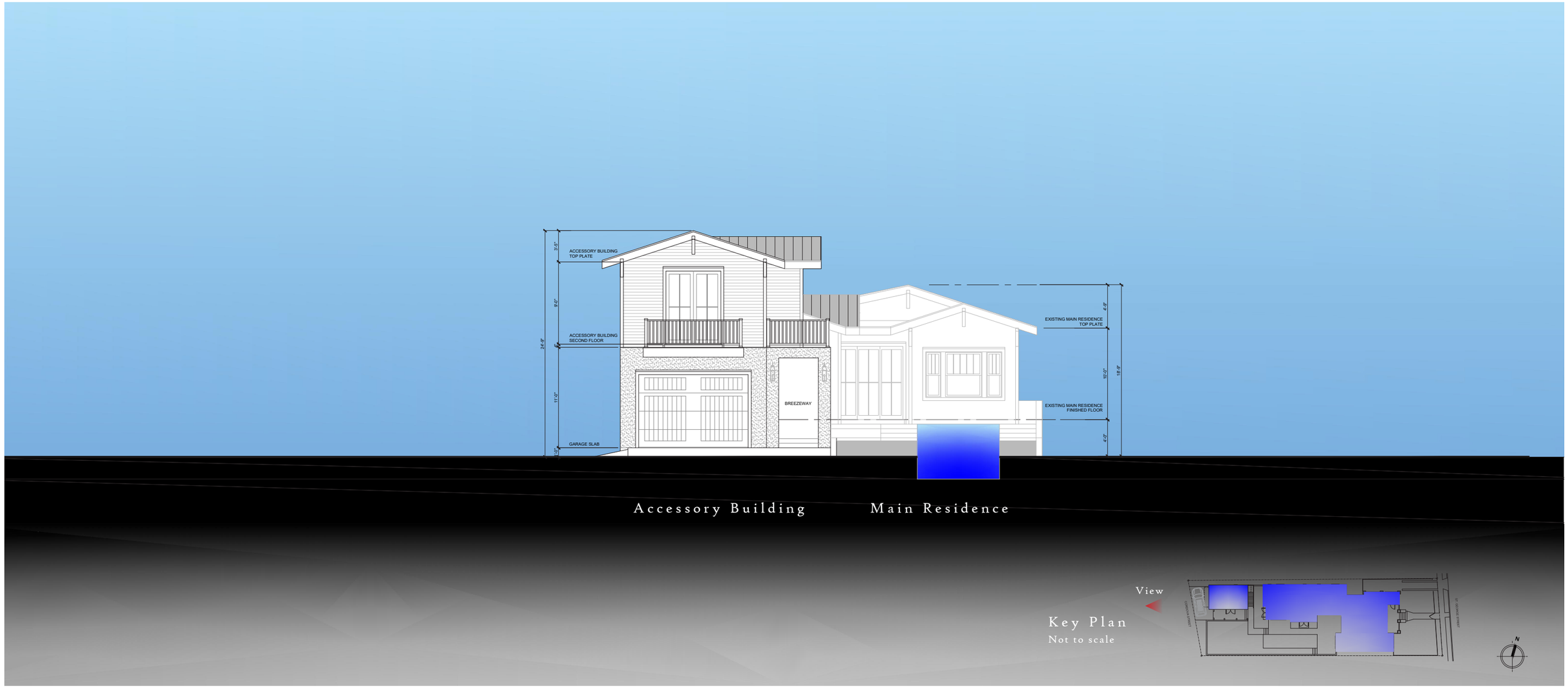
308
SAINT GEORGE STREET
1927 Bungalow

prepared by
L. WHITNEY DESIGN CO.



Right Elevation, Proposed
Scale: 3/32"=1'-0"

308
SAINT GEORGE STREET
1927 Bungalow



Rear Elevation, Proposed
Scale: 3/32"=1'-0"

308
SAINT GEORGE STREET
1927 Bungalow



Left Elevation, Proposed
Scale: 3/32"=1'-0"

308
SAINT GEORGE STREET
1927 Bungalow



Rendering - St. George Street View

308
SAINT GEORGE STREET
1927 Bungalow



Rendering - Cordova Street View

308
SAINT GEORGE STREET
1927 Bungalow



Rendering - Cordova Street View 2

308
SAINT GEORGE STREET
1927 Bungalow

7. (e) HP2022-0015– Len Weeks Construction Design Development – Applicant
Claude L. Weeks, Jr. – Owner
58 Hypolita Street

To enclose an existing covered porch area on the north-east corner with stucco walls and install a wood window on the Spanish Street elevation with finishes and materials to match the existing building.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE the application Certificate of Appropriateness at 58 Hypolita Street if the board finds the proposed design meets the Secretary of the Interior's Standards 9 as a compatible contemporary design, with the following condition:

1. The proposed new window will be wood with exterior muntins that have a raised profile.

Len Weeks reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- This was a minimal request and did not see an issue with it
- It would be a custom wood window to match the space
- Compatible way to solve utility issues
- Would stucco the outside to match existing exterior
- Would have around one foot and a half for landscaping
- Could waterproof up to about ten feet high to help floodproof the building
- Could enter storage from the outside not associated with the location

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0015 finding that the enclosing of the rear open area was compatible addition to the existing building. The motion was SECONDED by Dr. Wingo.

VOTE ON MOTION:
AYES: Benoit, Wingo, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[1]

7. (f) HP2022-0014– Michelle D. Ruby, Luckie Street Enterprises– Applicant & Owner
308 St. George Street

To construct a one-story attached addition and a detached two-story building at the rear of the existing residential building; to renovate the existing residence including window, door, and roof replacement, changes to fenestration and removal of exterior walls on north and west elevations for additions; and site modifications to include addition of in-ground pool, paved patio and rear driveway, wood deck, lighting, landscaping, and a wood picket fence along the front elevation.

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions relating to a CERTIFICATE OF APPROPRIATENESS at 308 St. George Street:

1. APPROVE if the applicant satisfactorily provides confirmation on the outstanding

[1] Break from 2:34p.m. - 2:40p.m.

design details listed above and the board finds that the COA plans are compatible with the AGHP with the following conditions:

a. That all proposed building and site elements will be in materials compatible with the AGHP

2. CONTINUE with a finding that the overall design is not compatible with the AGHP or more details about the proposed design need to be confirmed by the applicant and to allow time for these outstanding issues to be resolved.

Loyda Whitney and Bill Knight reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Robert Plum spoke in favor of the application and said it was important for the backyard to have a good appearance from Lake Maria Sanchez.

Public hearing was closed.

The Board discussed:

- Architecture was respectful to the bungalow scale and compatible
- Similar material patterns to help carry the bungalow theme
- Siding could be differentiated from old versus new
- Two-story garage invoked the bungalow traits and was semi-detached which helped manage the scale of the additional square footage
- Thought it met the AGHP guidelines; however, the materials should be addressed
- Proposed windows were not a bungalow window lite pattern
- Detached building had a vertical feel unlike a bungalow feel which had heavier elements
- Difficult to obtain bungalow feel with small footprint
- Garage was twelve inches above grade
- French doors were on garage provided a different look; however, they were not appropriate
- View from Lake Maria Sanchez was a garage door with a balcony above it
- Roof did not have the feel of a bungalow
- The secondary building at eleven feet was tall and the roof should be brought down
- Trying to keep the same pitch as the main house but reducing the height would reduce the square footage
- Nine feet was high but could be brought down with a slopped roof in the interior which would align with a bungalow style
- Nine lite French doors were the norm but could be more compatible with a six lite; however, the four lite was the issue
- Existing front door was solid wood and applicant tried to replicate the pattern in glass
- Application did not match previously approved Opinion of Appropriateness (OOA)

Ms. Courtney advised there were photos of the OOA in the packets for Board review.

Board Discussion:

- The OOA and the COA were completely different
- Favored continuing the application until all staff questions were answered
- There were more items added since the OOA
- Rely on the guidelines for selections and support
- An addition can be different but should be complementary

Ms. Whitney asked if the two-story component was the main concern. She said all the concerns mentioned at the last

meeting had been discussed such as the hardware, windows, and the siding which had been retained. She said regarding the windows, there was a Kolbe specification in the packet which matched the bungalow.

Discussion Continued:

- Several concerns existed as the OOA was different from what was in front of the Board
- Concerned with the size and scale of the garage
- Should be more focused on the details at the meeting instead of the design
- If garage slab were low should be able to lower the ceiling heights
- Keep garage lower with no ramp in front and wetproof it
- Floor of garage was at road level (4.8)
- Grading effort the Board went through was to encourage owners to leave the garage down to avoid grading up and building ramps
- Right elevations had two roof lines in a valley which could cause water intrusion; however, this was an existing condition
- Main house was closer to previous discussion, but garage was not
- French door with panel at the bottom was appropriate type of door for the single and double doors
- Should be mindful that the back of the home could be viewed from the lake
- Rear of main house had several sets of doors that faced out
- Favored the doors in the rear as it was a modern interpretation and the front of the bungalow was compatible from St. George Street
- All doors should be full glass and perhaps have a new wooden siding pattern
- Not in favor of Hardie in the Historic District
- Roof was proposed as a grey painted roof, but guidelines specified mill finished galvalume
- Agreed to the mill finished galvalume roof and the preapproved bungalow colors
- All new windows for the interior and exterior were wooden and old windows were not being replaced
- Could to keep existing windows in the existing place but unable to reuse in other locations
- Proposed light fixtures were lanterns with a copper finish which came in various sizes but not the bungalow style
- Could confirm lighting at next meeting with the garage and landscaping
- Would comply with wood siding and wooden windows

MOTION

Mr. Benoit MOVED to APPROVE a partial approval for application HP2022-0014 at 308 St. George Street, MOTION to DENY the application relative to the two-story detached the garage, pool and site improvements but would APPROVE the application as it relates to the main house and the proposed addition to the main house with the following conditions: would have galvalume mill finish five feet crimp roof, all new windows would be wood windows per the drawings, doors at the rear would be full light doors with no mullions, front door to remain with the existing hardware per the application, new front door will have lights to match in scale the to the existing front door with a light below and or panel below (half-light) and the wood siding proposed at the rear would be wooden with a different siding such as novelty siding. The motion was SECONDED by Mr. MacDonald.

Mr. MacDonald asked if it could be shingles instead of novelty siding.

Ms. Duncan stated shingles would be a nice way to break it up.

Mr. MacDonald asked if it was a denial or a continuance for the items that were not being approved.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0021 **Meeting Date: Thursday, April 16, 2026**

1. NAME OF APPLICANT: William Knight
   Business (if applicable):
   Address: 501 Silver Lane
   City: Boca Raton State: Fl Zip Code: 33432
   Daytime Telephone: Available on request E-Mail Address: Available on request

2. NAME OF PROPERTY OWNER: Michelle Ruby Morgan
   Business (if applicable):
   Address:
   City: State: Zip Code:
   Daytime Telephone: E-Mail Address: Available on request

3. PROJECT LOCATION: 308 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG RE-SUB OF LOT 4 BLK 39-C LOT 41 (PROBATE 88-120-CP) OR5037/351

5. SCOPE OF WORK: For after-the-fact approval of a new paver driveway.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph

-Site Plans: previously approved, new design
-Documentation on new driveway material
-Photos of driveways nearby St. George Street property

RECEIVED
MAR 1 1 2026
Planning/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: 308 St George, St. Augustine FL 32084

Applicant's Name: William Knight Applicant's Signature: William Knight (Mar 11, 2026 15:45:47 EDT)

Owner's Name: Michelle Morgan Owner's Signature: Michelle Ruby Morgan (Mar 11, 2026 15:05:44 CDT)

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
MAR 1 1 2026
Planning/Building Dept.

HARB-Application-Agreement e-sign

Final Audit Report 2026-03-11

Created:	2026-03-11
By:	LOYDA WHITNEY (lew@lwhitneydesign.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAKsE-JVAkRjl21usPPK4z-DnWVo_O8kVm

"HARB-Application-Agreement e-sign" History

Document created by LOYDA WHITNEY (lew@lwhitneydesign.com)
2026-03-11 - 7:44:25 PM GMT- IP address: 99.101.175.83

Document emailed to William Knight (billknight888@gmail.com) for signature
2026-03-11 - 7:44:29 PM GMT

Document emailed to Michelle Ruby Morgan (michelle@justgot2haveit.com) for signature
2026-03-11 - 7:44:29 PM GMT

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2026-03-11 - 7:45:13 PM GMT- IP address: 140.248.44.1

Document e-signed by William Knight (billknight888@gmail.com)
Signature Date: 2026-03-11 - 7:45:47 PM GMT - Time Source: server- IP address: 76.128.118.249

Document e-signed by Michelle Ruby Morgan (michelle@justgot2haveit.com)
Signature Date: 2026-03-11 - 8:05:44 PM GMT - Time Source: server- IP address: 98.162.148.210

Agreement completed.
2026-03-11 - 8:05:44 PM GMT

Adobe Acrobat Sign

Candice Seymour

From: Candice Seymour
Sent: Tuesday, March 24, 2026 12:10 PM
To: billknight888@gmail.com; lew@lwhitneydesign.com
Cc: michelle@justgot2haveit.com
Subject: 308 St. George Street - Certificate of Appropriateness application for the April 16, 2026 Historic Architectural Review Board Meeting
Attachments: Owner auth 2019.pdf; COA308StGeorgeStreet041626_SuffReport.pdf

RE: 308 St. George Street

Greetings!

This email formally acknowledges receipt of your Certificate of Appropriateness (COA) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on April 16, 2026 as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please read this e-mail thoroughly. Below are the next steps for your application:

- The total cost of your application fee is $50 and must be paid no later than March 27, 2026 for your application to be included on the meeting agenda. Application fees and any subsequent costs related to your application can be paid by:
  - Utilizing the Online Portal payment system (a convenience fee applies)
  - Mailing a check made out to the City of St. Augustine to ATTN: Planning and Building Department, P.O. Box 210, St. Augustine, FL 32085 (include property address and application type in check memo or on a cover page)
  - Visting In-person at 75 King Street, Elevator Lobby "B," 4th floor with cash, check, or card (2% fee is applied to all card transactions)
- **Avoid Scams: The City of St. Augustine clearly posts all application fees for HARB on our website. Additional fees for advertising are provided by the St. Augustine Record and/or based on the number of certified notices as required per City Ordinance and State Statute. Invoices will always be sent via a citystaug.com email address. The City of St. Augustine will never request that fees be wire transferred. If there is any question as to whether an invoice you receive is legitimate, check the online portal or call 904-209-4326 to confirm. For more information, please read our scam alert.

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

- A preliminary review of your application (utilizing the checklist attached to your application form) was completed by staff and the attached report details information still needed.

  Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this Certificate of Appropriateness application must be uploaded in PDF format to your application in the Planning and Building Portal**. Additional materials will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received April 6, 2026** per Ordinance 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be

continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

- **A copy of the meeting agenda and the staff report for this application will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.**

- Because of the quasi-judicial nature of HARB hearings, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized.

IMPORTANT NOTICE: Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

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

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

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2026-0021

308 SAINT GEORGE ST, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Photographs of existing	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features	Need	Clear photographs of the previous and/or existing driveway should be provided.

Other Details Necessary for Review

N/A



Received March 11, 2026
Planning and Building Dept.

Received April 6, 2026
Planning & Building Department



Previous conditions



Current conditions





Received April 6, 2026
Planning & Building Department



Received April 6, 2026
Planning & Building Department

prepared by
L. WHITNEY DESIGN CO.

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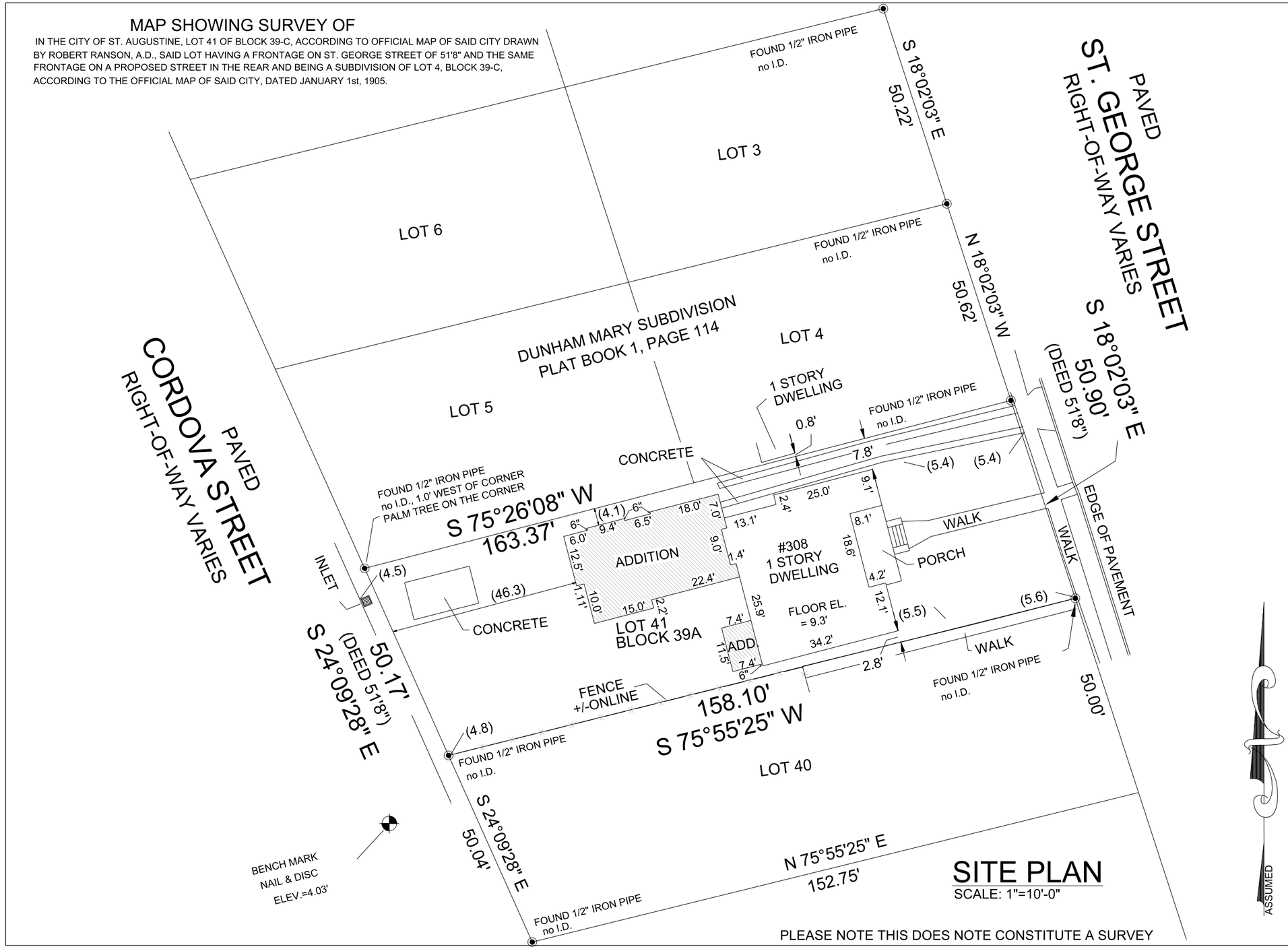
308
SAINT GEORGE STREET
1927 Bungalow

Received April 6, 2026
Planning & Building Department

MAP SHOWING SURVEY OF

IN THE CITY OF ST. AUGUSTINE, LOT 41 OF BLOCK 39-C, ACCORDING TO OFFICIAL MAP OF SAID CITY DRAWN BY ROBERT RANSON, A.D., SAID LOT HAVING A FRONTAGE ON ST. GEORGE STREET OF 51'8" AND THE SAME FRONTAGE ON A PROPOSED STREET IN THE REAR AND BEING A SUBDIVISION OF LOT 4, BLOCK 39-C, ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1st, 1905.



SITE PLAN

SCALE: 1"=10'-0"

PLEASE NOTE THIS DOES NOTE CONSTITUTE A SURVEY

Consultants:

"THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE 7th EDITION"

TOMAS PONCE MACEPE
367 MEDALLION PLACE CHULUOTA, FL. 32766
PHONE (407) 484-0037
TOMAS PONCE
FLPE # 50068

DATE: March 04, 2022

Designer:

DESIGN & BUILDING CONCEPTS, LLC
Specializing in Remodeling Residential Design & New Custom Home Designs
407.877.5696
cell: 407.970.6974
johnscronk@gmail.com
Don't Relocate... Renovate

Builder:

Plan Issue Date: March 04, 2022

Revisions:
1.
2.
3.
4.
5.

Job Information:

BUILDER NOTICE:
Its is the intent of the designer that these plans are accurate and are clear enough for the licensed professional to construct this project. In the event that something is unclear or needs clarification, Stop, and call the designer listed on this title page. It is the responsibility of the licensed professional that is constructing this project to fully review these documents before construction begins and any and all corrections if needed to be made, before any work is done

Job Information:

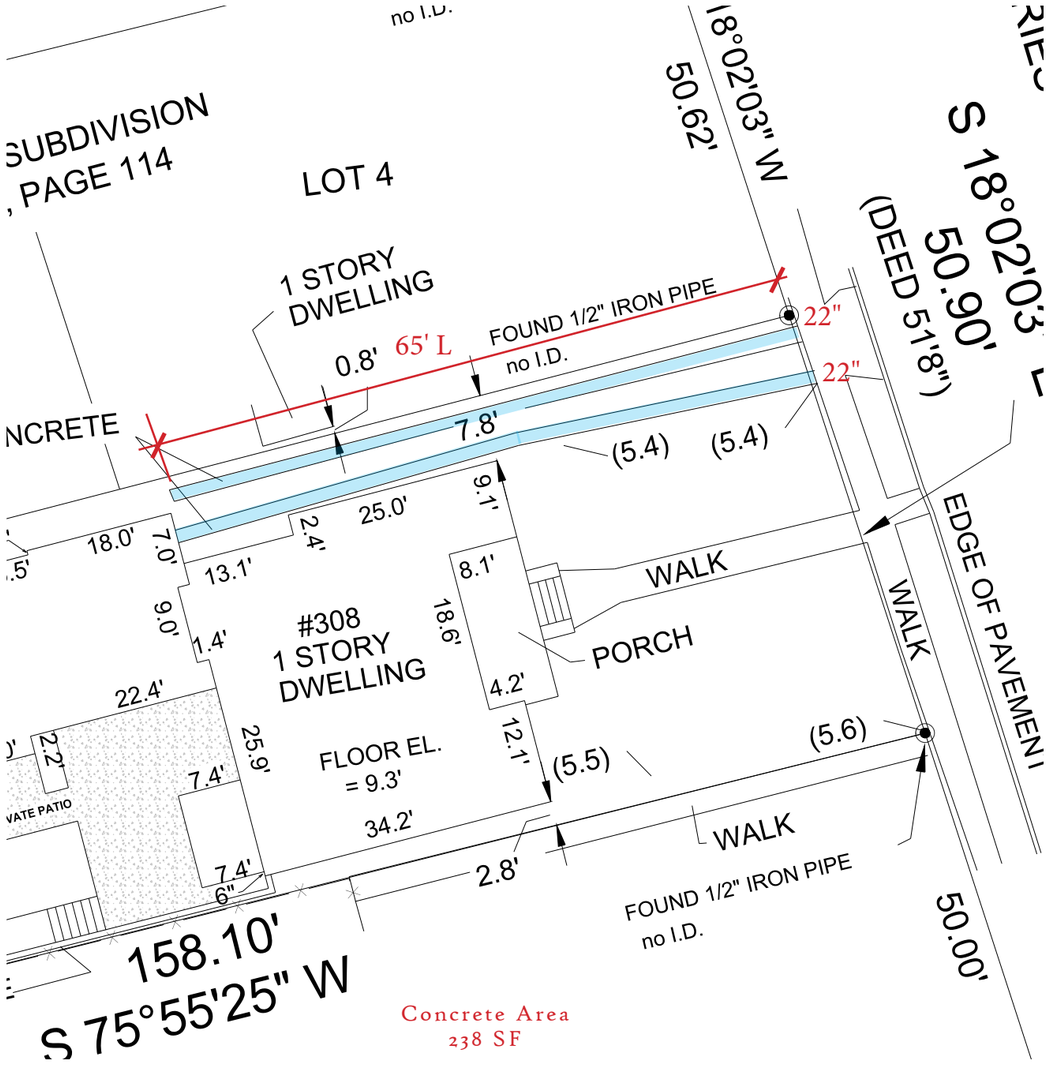
Residence of: **LUCKIE STREET**

Plan Name:
Elevation:
Builder Job Number:
Block:
Lot:
Address: 308 SAINT GEORGE ST. ST. AUGUSTINE FL. 32084

D&BC Reference No.: 2021-0910

Sheet: 02

Received April 6, 2026
Planning & Building Department

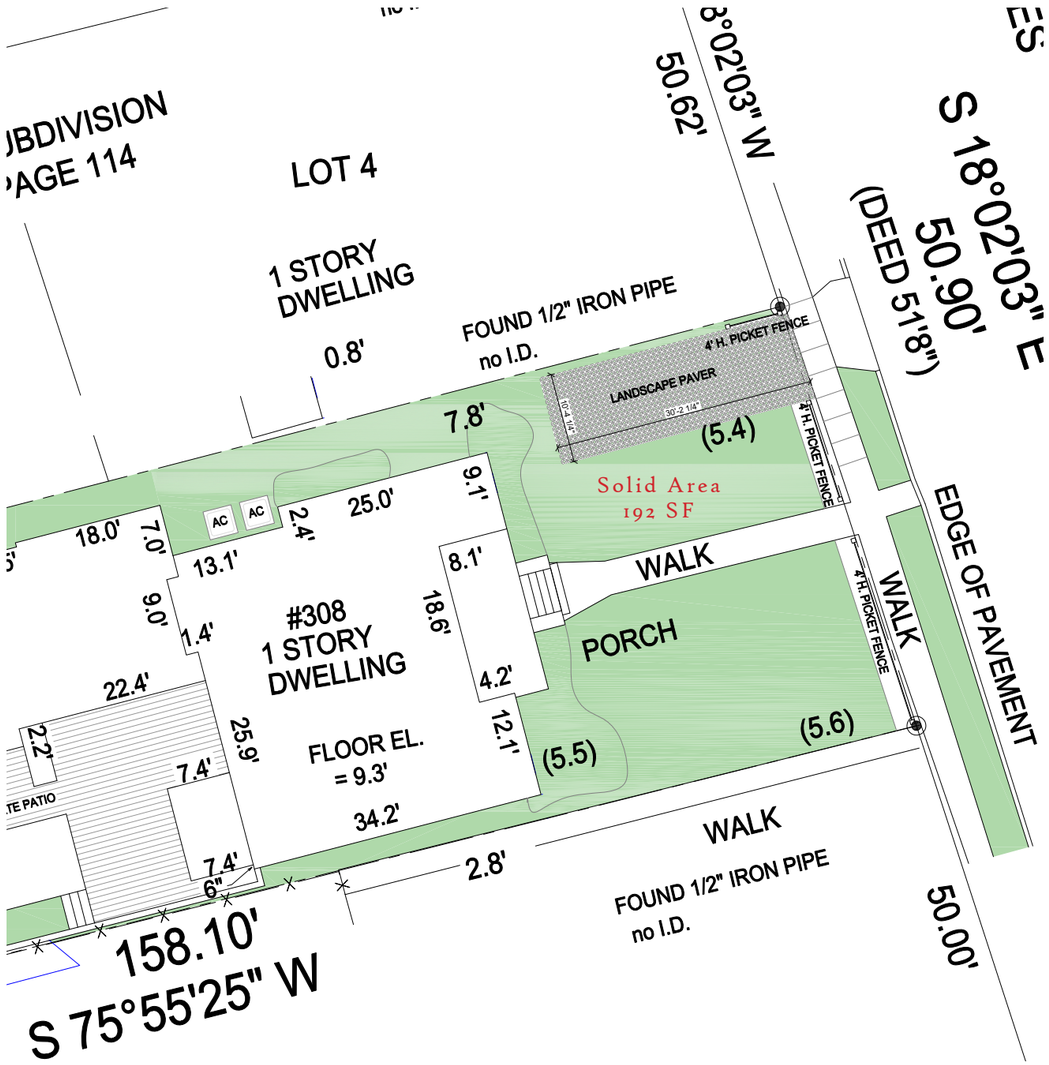


HARB Approved Concrete Driveway

308
SAINT GEORGE STREET

1927 Bungalow

Received April 6, 2026
Planning & Building Department



Modification to Driveway

308
SAINT GEORGE STREET

1927 Bungalow

Received April 6, 2026
Planning & Building Department



Turfstone Landscape Paver

MUTUAL MATERIALS HARDSCAPE PRODUCT DATA SHEET **Pavers**

TURFSTONE

VEHICLE TRAFFIC · EROSION CONTROL



TurfStone provides an alternative solution to the problem of permanently destroying green space when building parking areas or fire and emergency roads. The design, with 40% open area, allows ground cover to grow while providing the necessary structural strength for most traffic.

40 % open

TurfStone offers excellent erosion control and soil stabilization to slopes, embankments, low flow channels and dikes, or ponds and reservoirs where there is no extreme wave action.

Use TurfStone for:

- Overflow or marginal parking areas
- Shoulders along airfields and highways
- Access roads adjacent to buildings
- Ditch lining
- Driveways
- Crossovers on medians
- Boat ramps
- Emergency fire lanes
- Bridge underpasses
- Embankments

PRODUCT DATA*

Coverage	Pieces per Pallet	Coverage per Pallet	Weight per Unit	Weight per Pallet
2.6 ft² / pc (.24 pcs / m²)	35	91 ft² (8.45 m²)	65 lb (30 kg)	2,325 lbs (1,055 kg)

All ***Weight per Pallet*** noted above include a 50 lb pallet weight.

** All metric dimensions are soft converted to Imperial. Dimensions and coverage include ⅛" (1.5 mm) joint.*

STANDARD SPECIFICATION

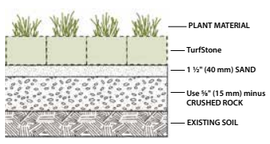
TurfStone units are manufactured to industry standard specification ASTM: C 1319-97.

AVAILABLE COLORS

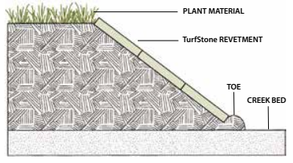
For more information about custon colors, please contact a Mutual Materials sales representative. Custom colors may be restricted by the size of the order or project.

CROSS SECTIONS

Typical Installation Over Dense Graded Base*



Typical Embankment Erosion Control*



** Note: See ICPI Tech Spec #8 for more specific application information and construction details.*

TurfStone Unit

3 ½" x 23 ⅝" x 15 ¾"
9 cm x 60 cm x 40 cm



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Details & Materials

308
SAINT GEORGE STREET
1927 Bungalow

Received April 6, 2026
Planning & Building Department



Image - Existing Property

308
SAINT GEORGE STREET
1927 Bungalow

Received April 6, 2026
Planning & Building Department





Images - Modification to Driveway

308
SAINT GEORGE STREET

1927 Bungalow

From: William Knight
To: Julie Courtney
Subject: Neighboring driveways
Date: Monday, April 6, 2026 12:34:41 PM

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

Hi Julie,
These are photos of the neighboring driveways
Thank you,
Bill






305



Sent from my iPhone

From: William Knight
To: Julie Courtney
Subject: Neighboring driveways
Date: Monday, April 6, 2026 12:35:34 PM

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

Hi Julie,
Here are a few more photos of Neighbor and driveways
Thank you,
Bill







Sent from my iPhone

From: [redacted]
To: [redacted]
Subject: [redacted] Fence on 311 Orange
Date: Monday, April 4, 2022 8:26:00 PM

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

Good afternoon, Julie,
Here is another example of all fences on N Orange.
Thank you,
Ken



Sent from my iPhone

Instr #2020076296 BK: 5037 PG: 351, Filed & Recorded: 9/9/2020 9:12 AM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $2,450.00

Rec: $18.50 Doc: 2450.00 ($350,000.00)

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

Property Appraisers Parcel I.D. (Folio) Number(s):
200840-0000
File No.: 63104

WARRANTY DEED

This Warranty Deed, Made the 31st day of ~~August~~ Sept, 2020, by **BETTY K. BURROUGHS AND HELEN AILENE DIXON, TRUSTEES OF THE KUHN FAMILY PROPERTY TRUST u/a/d June 8, 2018**, whose post office address is:
9536 S.W. 39th Ave. Gainesville FL 32608
hereinafter called the "Grantor", to

MICHELLE D. RUBY, whose post office address is:
123 Luckie Street #1507 Atlanta GA 30303
, hereinafter called the "Grantee".

COPY

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

IN THE CITY OF ST. AUGUSTINE, FLORIDA, LOT 41 OF BLOCK THIRTY-NINE C (39-C), ACCORDING TO OFFICIAL MAP OF SAID CITY DRAWN BY ROBERT RANSON, A.D., SAID LOT HAVING A FRONTAGE ON ST. GEORGE STREET OF FIFTY-ONE (51) FEET AND EIGHT (8) INCHES AND THE SAME FRONTAGE ON A PROPOSED STREET IN THE REAR AND BEING A SUB-DIVISION OF LOT FOUR (4) OF BLOCK THIRTY-NINE C (39-C), ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1, 1905.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

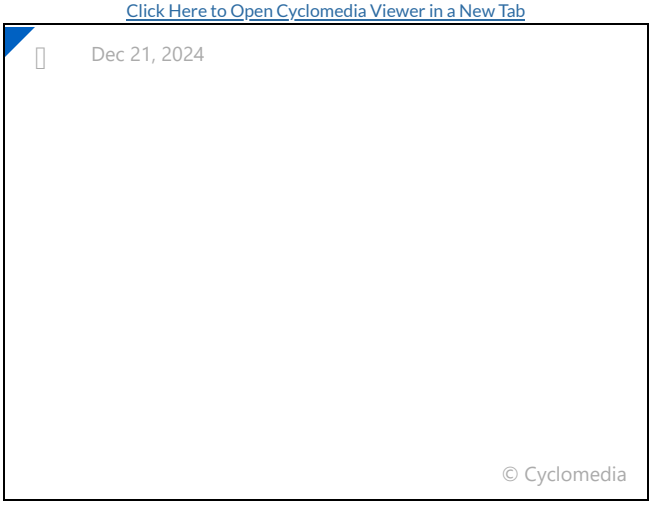
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2008400000
Location Address	308 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Cordova/St George St) (610.41)
Tax Description*	CITY OF ST AUG RE-SUB OF LOT 4 BLK 39-C LOT 41 (PROBATE 88-120-CP) OR5037/351 *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	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.200
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Ruby Michelle D 100%
Mailing Address	123 LUCKIE ST #1507 ATLANTA, GA 30303-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$400,858.00
Extra Features Value	$0.00
Total Land Value	$423,555.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$824,413.00**
Total Deferred	$22,389.00
Assessed Value	**$802,024.00**
Total Exemptions	
Taxable Value	**$802,024.00**

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

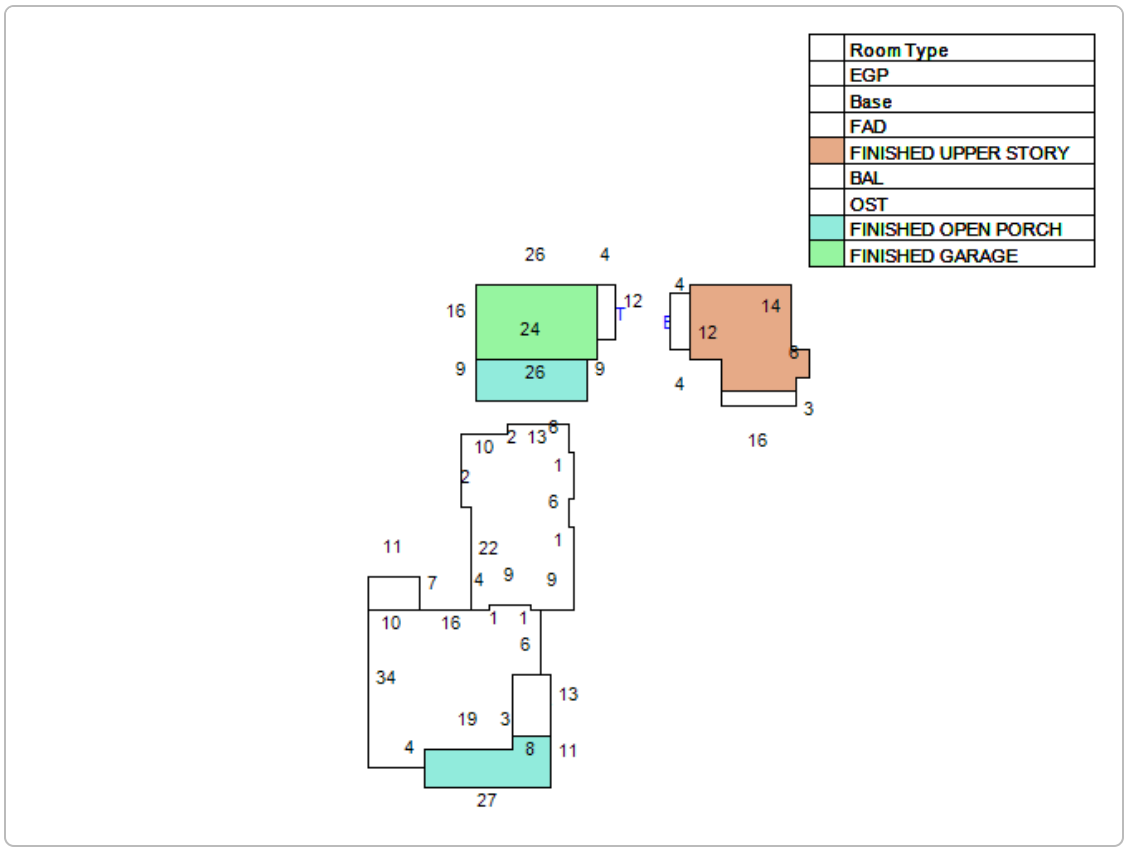
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$133,228	$0	$423,555	$0
2024	$81,681	$0	$423,555	$0
2023	$127,845	$0	$423,555	$0
2022	$93,035	$0	$345,576	$0
2021	$47,610	$0	$252,450	$0
2020	$113,624	$0	$224,400	$0
2019	$101,521	$0	$196,350	$0
2018	$66,403	$556	$196,350	$0
2017	$68,305	$556	$196,350	$0
2016	$71,092	$556	$196,350	$0
2015	$66,493	$556	$151,470	$0

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$400,858	**Roof Structure**	Gable Hip
Year Built	1924	**Interior Flooring**	Pine Wood
Actual Area	3627	**Interior Wall**	Drywall
Conditioned Area	2507	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	3
Exterior Wall	Wood	**Baths**	3.5

Description	Square Footage
FINISHED GARAGE	416
FINISHED OPEN PORCH	216
OUTSIDE STAIRS	48
BALCONY	48
BALCONY	48
FINISHED UPPER STORY	484
ADDITION	875
ADDITION	77
BASE AREA	1071
UNFINISHED ENCLOSED PORCH	104
FINISHED OPEN PORCH	240
Total SqFt	3627

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	158	51	EF	$423,555

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/9/2020	9/1/2020	$350,000.00	WARRANTY DEED	5037	351	Q	I	KUHN FAMILY PROPERTY TRUST D: 6-8-2018	RUBY MICHELLE D
7/3/2018	6/8/2018	$100.00	WARRANTY DEED	4573	1628	U	I	BURROUGHS BETTY K ETAL	KUHN FAMILY PROPERTY TRUST D: 6-8-2018

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
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Contact Us

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 16, 2026 Meeting



Application HP2026-0012 Address: 16 S. Castillo Drive

Applicant: Don Crichlow

Property Owner: 16 South LLC

Project description: To modify the previously approved Certificate of Appropriateness 2010-0066 to include an ADA lift.

Architectural Style:	1st Spanish Period Colonial Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	1965
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1964300000		
Agenda Item:	7(c)	Previous Action(s):	COA 2009-0001 COA 2010-0066

STAFF SUMMARY AND ANALYSIS:

1. This one-story commercial structure is located on the west side of South Castillo Drive immediately across from the Castillo de San Marcos between Fort Alley and Cuna Street. The original masonry vernacular structure, built c. 1965, featured a flat roof, wood shake canopies across the front façade, and a stucco exterior in-set with chunks of rustic coquina stone. In 2009, the HARB approved a COA which modified the structure to its current First Spanish Period architectural style. Due to the broad extent of changes to the building, the St. Johns County Property Appraiser lists the building's construction date as 2009. The applicant has provided the plans for the existing structure with their application packet.
2. At the August 19, 2010 meeting, the HARB approved Certificate of Appropriateness 2010-0066 which proposed an additional 1-1/2 stories to the building in the Second Spanish Period style. Approved plans for that application, which have not yet been executed by the property, are attached to this staff report for the Board's consideration.
3. The applicant is seeking approval to add a new ADA lift within the loggia of the proposed front elevation of the building as detailed in the 2014 plans on pages 18-20 of the application packet. This lift is an ADA requirement for the existing use. No other modifications to the original HARB approved plans are included with this application.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends that new forms of ADA access be compatible with the historic setting. The proposed ADA lift appears to be screened by a stucco wall on the east side that encompasses the full width and height of the lift on the first floor and reaches what appears to be 4' in height on the second floor with a banded cap. The first-floor south elevation archway is reduced in width to screen the lift location from the south. The applicant may consider also extending the second-story wall to the east to screen the lift from the south in a similar fashion rather than the low wall with banded cap on the second story porch, which is not a common architectural feature of Second Spanish Period structures.
5. Generally, the AGHP recommends that mechanical equipment be in inconspicuous locations or screened from view. The AGHP also recommends that mechanical equipment not be located adjacent to galleries or loggias or within patios. While this generally refers to equipment such as HVAC units and hood systems, the ADA lift may also be considered mechanical equipment. The HARB should determine whether the proposed screening wall is appropriate and sufficient to meet AGHP requirements for screening this new proposed mechanical equipment.
6. According to the applicant, although this building is within the St. Augustine National Register Historic District and the Historic Preservation-Three zoning district, it is unlikely to meet requirements for a waiver from ADA requirements because it is not considered historic; and, because the ADA requirement is triggered by new construction rather than existing conditions. While the building's original construction date coincides with the development of archaeologically informed reconstructions within the district that are now considered contributing buildings, this building is not a reconstruction of a previously existing historic structure and could not be considered for contributing status to the National Register Historic.

7. The property is located within Archaeology Zone IA. The applicant should coordinate with archaeology staff to determine whether any ground disturbance related to the new construction will trigger archaeological review requirements.

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 **16 S. Castillo Drive** if the HARB can make the following findings:

1. The lift with proposed screening, as presented or modified by the HARB, uses design elements from the Second Spanish or British Periods, as approved in 2010, and/or conforms to the designs described in *The Houses of St. Augustine 1565-1821* by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures; AND/OR,
2. The proposed design meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design which mitigates the equipment's visible impact while allowing for its required installation.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Add ADA lift to previoulsy approved plans for a 1-1/2 story addition.
    a. Located within south end of loggia
    b. ~4'10" wide and 4'10" deep
    c. Screened with a stucco-finished wall with banded cap on second floor.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. **Retention of Distinguishing Architectural Character**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

HP-2 and HP-3

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in *The Houses of St. Augustine 1565-1821*, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. * New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below regarding pre-1821 designs for new construction.

Accessibility

The Florida Accessibility Code for Building Construction contains detailed requirements implementing both the federal Americans with Disabilities Act of 1990 and the more stringent Florida Americans with Disabilities Accessibility Implementation Act of 1993.

Historic sites and buildings, replicas, reproductions and reconstructions are not exempt from these regulations. However, historic properties and new buildings can generally be made accessible while preserving their architectural character through careful planning and sensitive design.

Do...

- Review the historical significance of a property and identify character-defining features.
- Assess the property's existing and required level of accessibility.
- Evaluate accessibility options within a preservation context.
- Comply with barrier-free access requirements in such a manner that character-defining spaces, features and finishes are preserved.
- Work with local disability groups, access specialists and historic preservation specialists to determine the most appropriate solution to access problems.
- Provide barrier-free access that promotes independence for the disabled person to the highest degree practical, while preserving significant historic features.
- Provide barrier-free access through removable or portable, rather than permanent, ramps
- Design new or additional means of access that are compatible with the historic property and its setting.
- If providing barrier-free access threatens the integrity of an historic property, consult with the State Historic Preservation Officer (SHPO) about using alternative minimum requirements. These alternative minimum requirements have been established for qualified historic properties that cannot be made physically accessible without threatening or destroying their significance. Qualified historic properties include those listed or eligible to be listed in the National Register of Historic Places, those in locally designated historic preservation zoning districts HP-1 through HP-5, or those abutting HP-1, HP-2 or HP-

3. Owners of qualified historic properties must first consult with the SHPO before using the alternative minimum requirements. If the SHPO determines that compliance with the full accessibility requirements would threaten or destroy the significance of the building, then the alternative minimum requirements may be used.

The Florida Board of Building Codes and Standards of the Department of Community Affairs may grant individual modifications to, or exceptions from, the literal requirements of the Florida Accessibility Code for Building Construction. These waivers or exceptions must be based on a determination of unnecessary or extreme hardship. The waivers shall not violate federal accessibility laws or regulations, and must be reviewed by the Handicapped Accessibility Advisory Council. Criteria for reviewing applications for waivers are established by Florida Administrative Code.

Don't...

- Undertake code-required alterations before identifying those spaces, features or finishes which are character-defining and must therefore be preserved.
- Alter, damage or destroy character-defining spaces, features and finishes while making modifications to a building or site to comply with barrier free access.
- Make changes to buildings without first seeking expert advice from access specialists and historic preservationists to determine solutions.
- Install permanent access ramps that damage or diminish character-defining spaces.
- Provide access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.
- Design new or additional means of access without considering the impact on the historic property and its setting.
- Provide barrier free access which destroys significant features of an historic property without first consulting the State Historic Preservation Officer.

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; vending machines; automated teller machines (ATMs); and similar electrical and mechanical devices.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Pre-1821

Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.

ATTACHMENTS:

1. Staff Photographs
2. Drawings from approved COA 2010-0066.

STAFF PHOTOGRAPHS
16 S. Castillo Drive



Front (east) Elevation

STAFF PHOTOGRAPHS
16 S. Castillo Drive



Front (east) Elevation

STAFF PHOTOGRAPHS
16 S. Castillo Drive



Front (east) Elevation

STAFF PHOTOGRAPHS
16 S. Castillo Drive



Stairs to Front Porch

STAFF PHOTOGRAPHS
16 S. Castillo Drive



North Elevation/Access Ramp

STAFF PHOTOGRAPHS
16 S. Castillo Drive

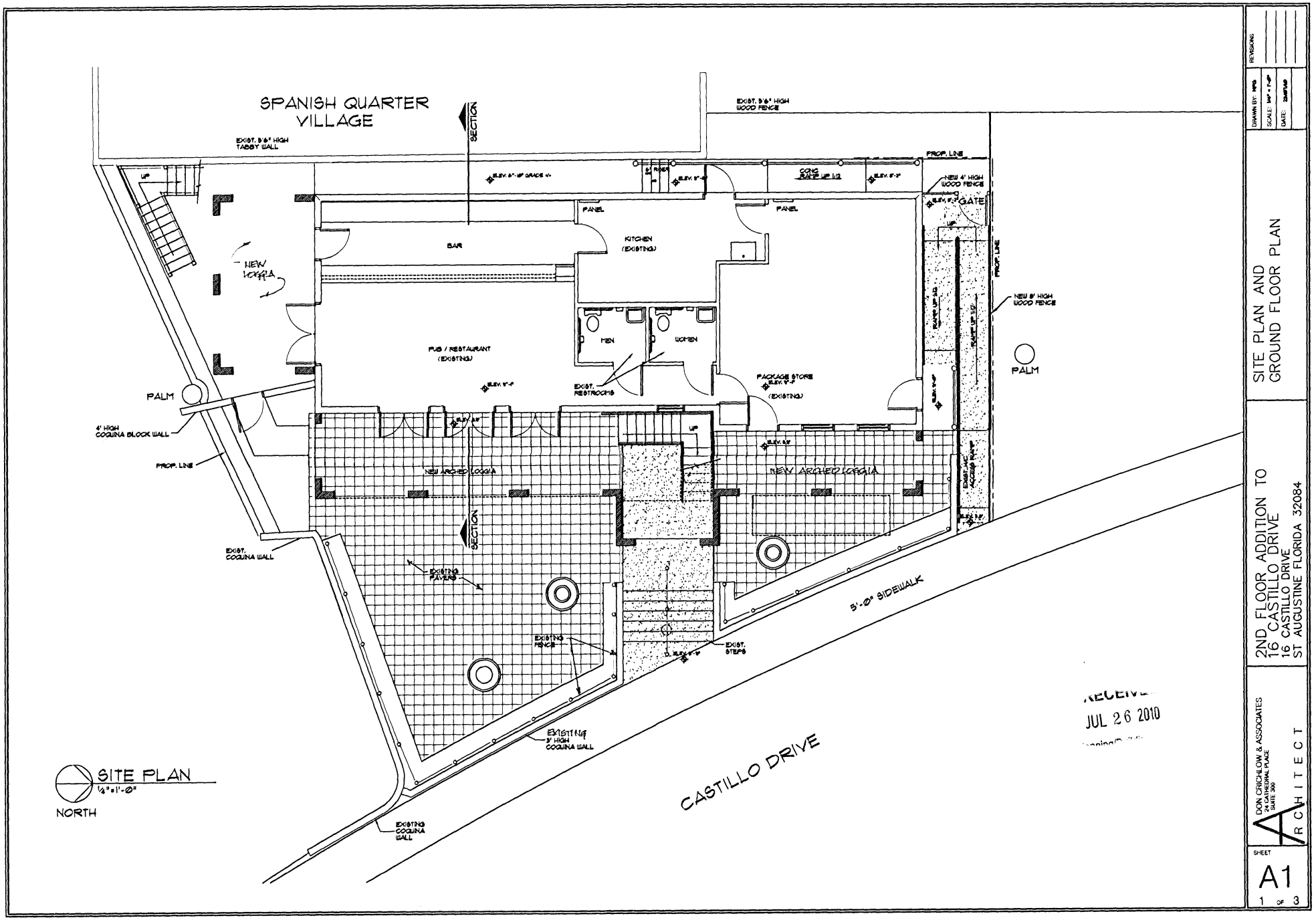


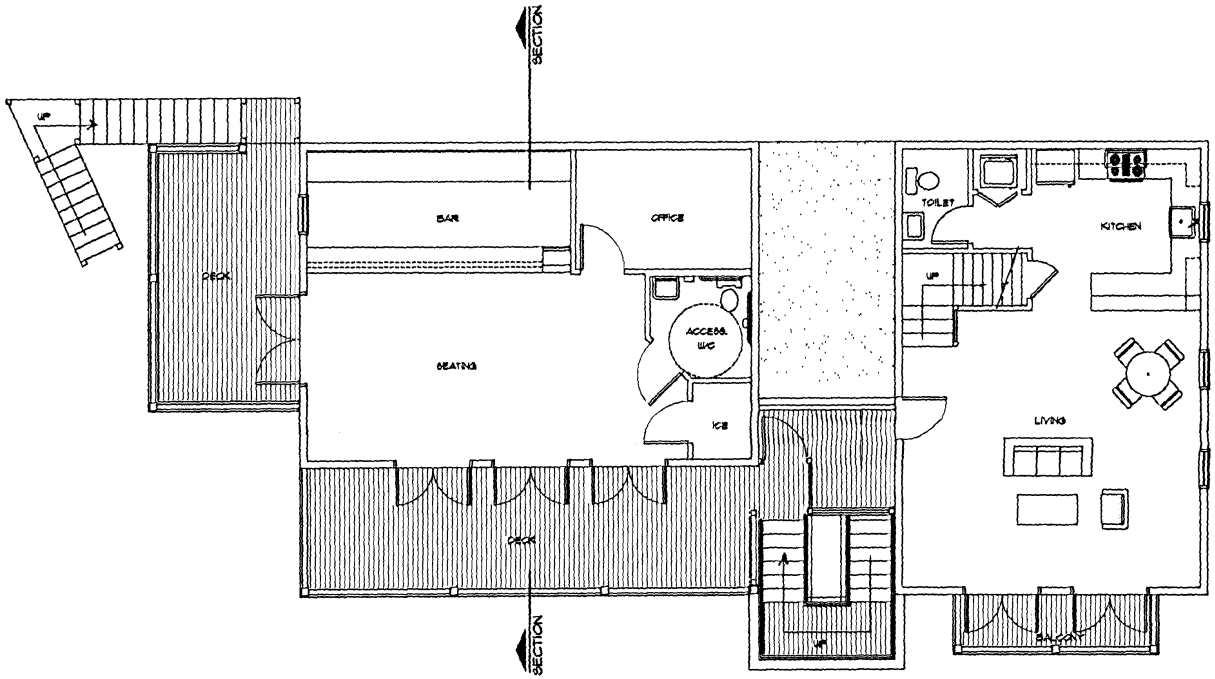
View of Property from the Sidewalk

STAFF PHOTOGRAPHS
16 S. Castillo Drive

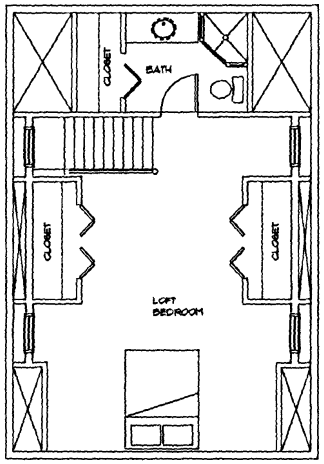


Wide view of the building from the Southeast


SPANISH QUARTER VILLAGE
EXIST. 5'-6" HIGH TABBY WALL
EXIST. 5'-6" HIGH WOOD FENCE
SECTION
PROP. LINE
NEW 4' HIGH WOOD FENCE
GATE
PANEL
BAR
KITCHEN (EXISTING)
NEW LOGGIA
MEN
WOMEN
PUB / RESTAURANT (EXISTING)
EXIST. RESTROOMS
PACKAGE STORE (EXISTING)
NEW 8' HIGH WOOD FENCE
PALM
4' HIGH COQUINA BLOCK WALL
NEW ARCHED LOGGIA
EXIST. COQUINA WALL
EXISTING PAVERS
EXISTING FENCE
EXIST. STEPS
5'-0" SIDEWALK
EXISTING 3' HIGH COQUINA WALL
EXISTING COQUINA WALL
CASTILLO DRIVE
SITE PLAN
1/4"=1'-0"
NORTH
JUL 26 2010
REVISIONS
DRAWN BY:
SCALE:
DATE:
SITE PLAN AND GROUND FLOOR PLAN
2ND FLOOR ADDITION TO
16 CASTILLO DRIVE
16 CASTILLO DRIVE
ST AUGUSTINE FLORIDA 32084
DON CRICHLOW & ASSOCIATES
24 CATHEDRAL PLACE
SUITE 300
ARCHITECT
SHEET
A1
1 OF 3



SECOND FLOOR PLAN
1/4"=1'-0"
NORTH



LOFT FLOOR PLAN
1/4"=1'-0"
NORTH

RECEIVED
JUL 26 2010

EXTERIOR COLORS:

ALL EXTERIOR COLORS TO BE SELECTED FROM THE CITY OF SAINT AUGUSTINE APPROVED HISTORICAL COLOR SELECTION

REVISIONS

DRAWN BY:

SCALE:

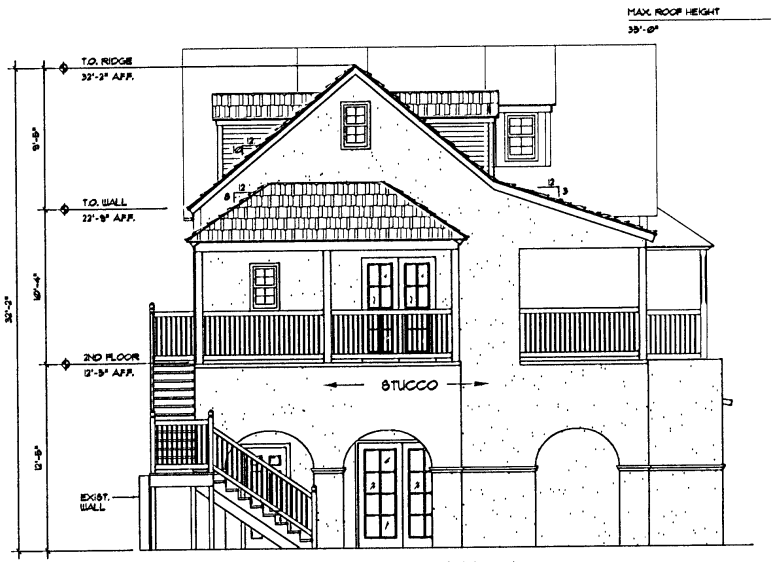
DATE:

SECOND FLOOR PLAN

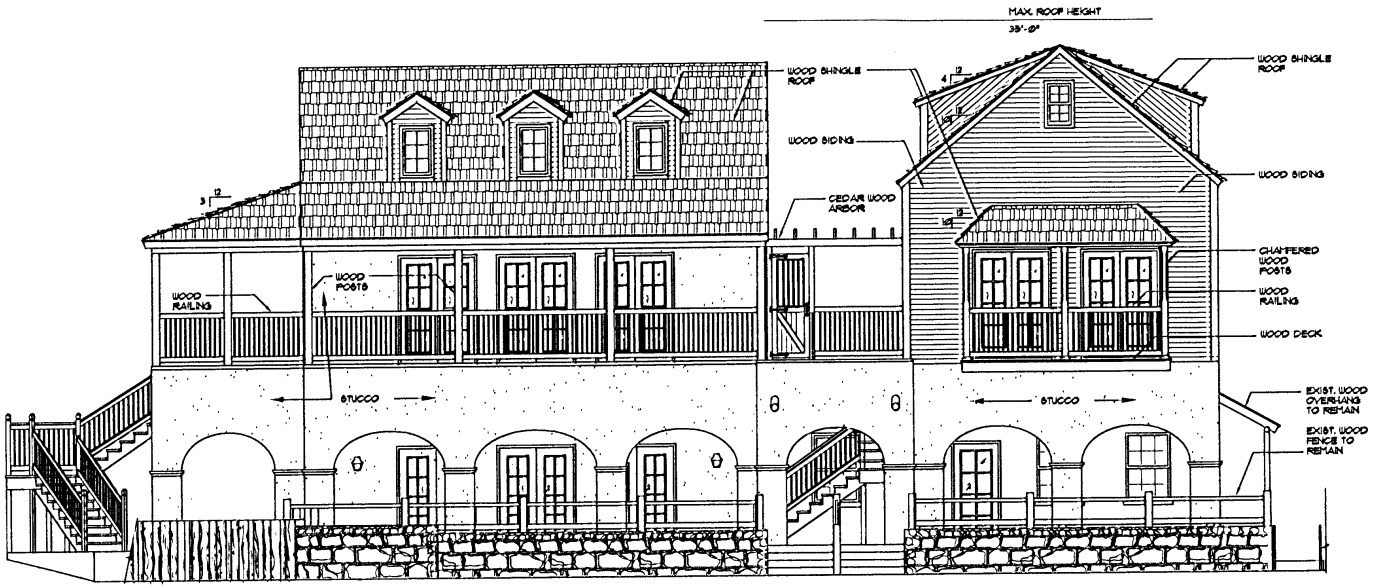
2ND FLOOR ADDITION TO
16 CASTILLO DRIVE
16 CASTILLO DRIVE
ST AUGUSTINE FLORIDA 32084

DON CRICHLOW & ASSOCIATES
24 CATHEDRAL PLACE
SUITE 300
ARCHITECT

SHEET
A2
2 OF 3



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



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

RECEIVED
JUL 26 2010

REVISIONS

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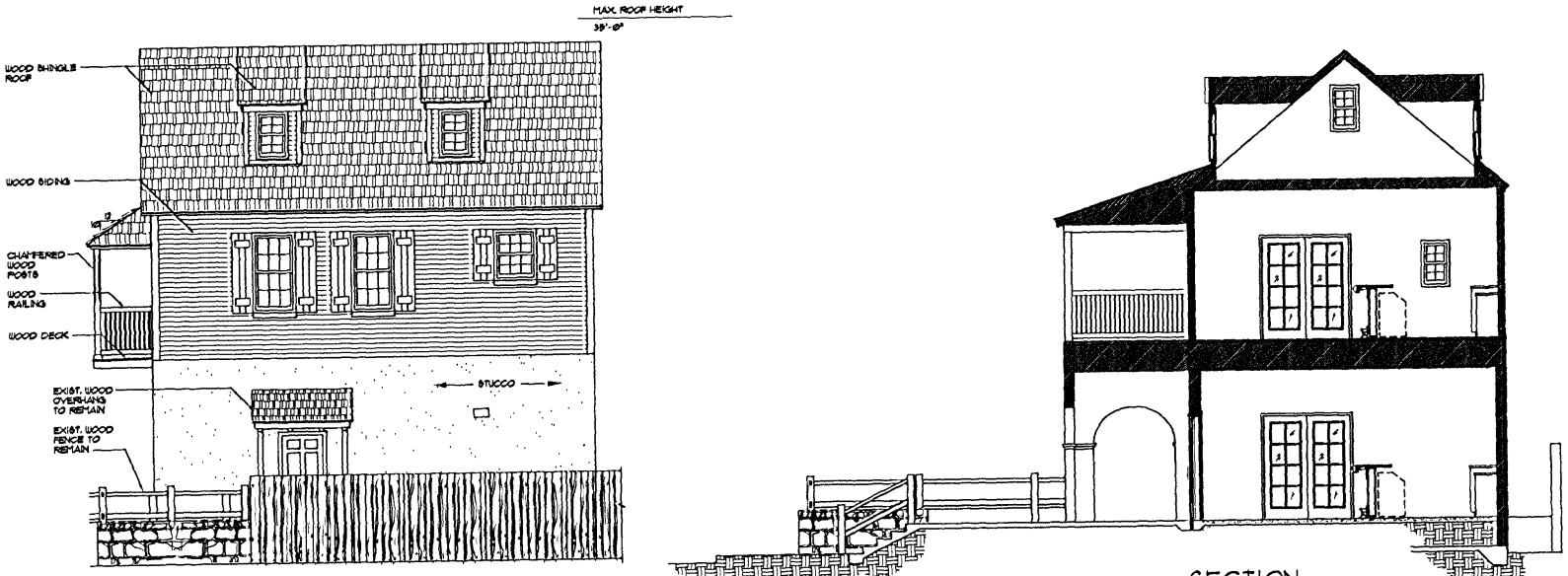
DATE: 23/07/10

SOUTH AND EAST ELEVATIONS

2ND FLOOR ADDITION TO
16 CASTILLO DRIVE
16 CASTILLO DRIVE
ST AUGUSTINE FLORIDA 32084

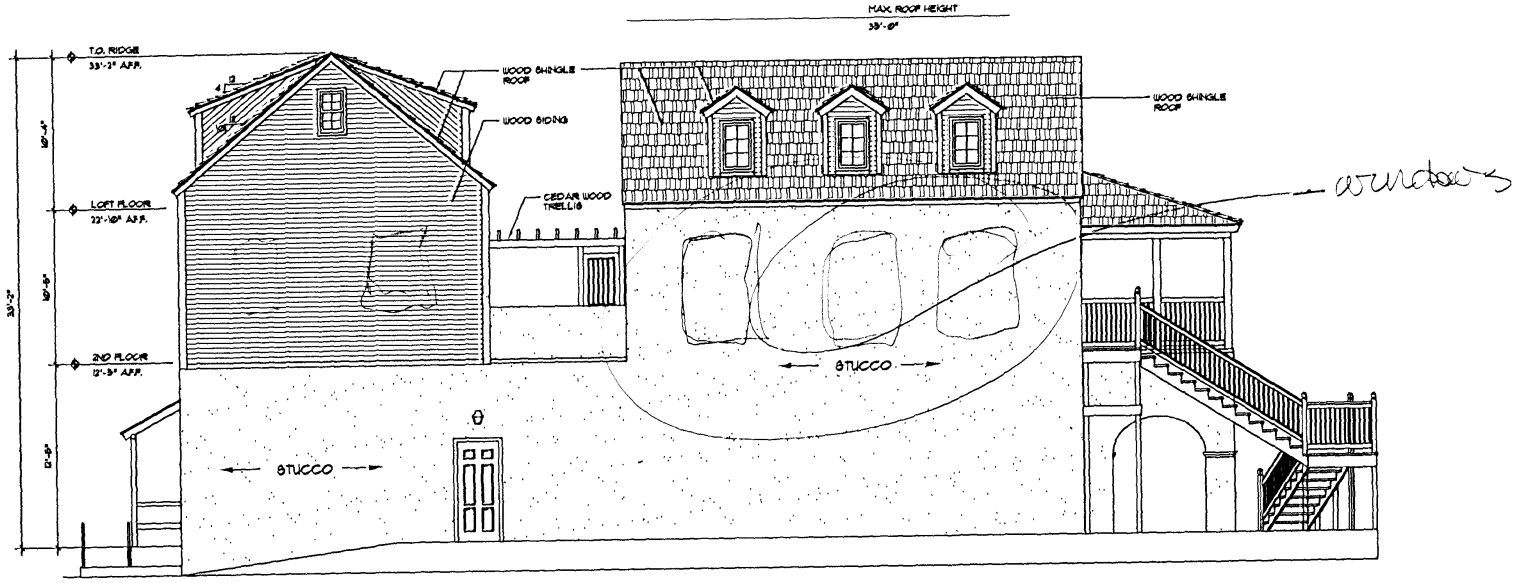
DON CRICHLOW & ASSOCIATES
24 CATHEDRAL PLACE
SUITE 300
ARCHITECT

SHEET
A3
3 OF 3



NORTH ELEVATION
1/4"=1'-0"

SECTION
1/4"=1'-0"



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

RECEIVED
JUL 26 2010

REVISIONS

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SCALE: 1/4" = 1'-0"
DATE: 23MAY10

NORTH AND WEST ELEVATIONS

2ND FLOOR ADDITION TO
16 CASTILLO DRIVE
16 CASTILLO DRIVE
ST AUGUSTINE FLORIDA 32084

DON CRICHLOW & ASSOCIATES
24 CATHEDRAL PLACE
SUITE 300
ARCHITECT

SHEET
A4
3 OF 3

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0012 **Meeting Date: Thursday, April 16, 2026**

1. NAME OF APPLICANT: Donald Crichlow
   Business (if applicable):
   Address: 302 St. George St.
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

2. NAME OF PROPERTY OWNER: Warren Merrill
   Business (if applicable):
   Address: 381 Pablo Pt. Dr.
   City: Jacksonville State: FL Zip Code: 32225
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

3. PROJECT LOCATION: 16 S CASTILLO DR, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE E15FT OF LOTS 3 & 4 &E'LY PT OF LOT 5 & LOT 18 LYING SW OF CASTILLO DR IN OR46/461 BLK 7 (EX PART IN OR1557/1580) OR3141/1590 & 5948/1342

5. SCOPE OF WORK: To modify the previously approved Certificate of Appropriateness 2010-0066 to include an ADA lift.

Information attached by applicant includes:

- Application Agreement
- Existing Building Plans
- Existing Photographs of Lift Location
- Proposed Plans

Received February 25, 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: 16 S. Castillo Dr, St. Augustine, FL 32084

Applicant's Name: Donald Crichlow Applicant's Signature: Donald Crichlow

Owner's Name: Warren Merrill Owner's Signature:

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

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

(Can add additional signature page if needed)

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

CITY OF ST AUGUSTINE EST. 1565

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2026-0012

16 S CASTILLO DR, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Scaled drawing of existing and proposed conditions	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)	Need	Scaled drawings of existing structure would help the Board understand the changes being proposed.
EXTERIOR FINISHES - Scaled drawing of existing and proposed conditions	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	Need	
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	Need	Existing and Proposed site plans should be provided.
PORCHES, DECKS, BALCONIES - Scaled elevation showing the building and existing	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony	Need	
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	This should be included if different from what was previously approved.
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	This should be provided if different from what was previously approved.
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	
FOUNDATION - Scaled site plan showing building footprint	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill	Need	
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Details relating to proposed ADA elevator/lift should be provided.
EXTERIOR ELECTRICAL/MECHANICAL - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	
NEW CONSTRUCTION - Scaled site plan showing the property line & existing site	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways	Need	

Checklist Item	Checklist Item Description	Status	Comments
NEW CONSTRUCTION - Scaled site plan showing the property line & proposed constr	Scaled site plan showing the property line and proposed construction	Need	
NEW CONSTRUCTION - Scaled elevation drawings showing existing building(s)	Scaled elevation drawings showing existing building(s) and major site features	Need	
NEW CONSTRUCTION - Scaled elevation drawings showing proposed building(s)	Scaled elevation drawings showing proposed building(s) and major site features	Need	
NEW CONSTRUCTION - Wall sections	Wall sections	Need	
NEW CONSTRUCTION - Written summary describing existing and proposed conditions	Written summary describing existing and proposed conditions and project's consistency with zoning code	Need	

Other Details Necessary for Review

N/A

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EXISTING BUILDING PLANS APPROVED BY HARB IN 2009

INDEX OF DRAWINGS

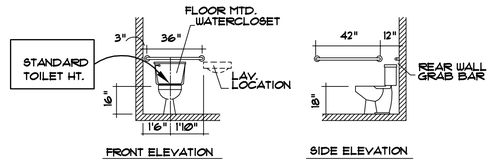
ARCHITECTURAL

A1 COVER, INDEX, CODE INFORMATION
A2 SITE PLAN
A3 FLOOR PLAN AND SCHEDULES
A4 ROOF PLAN
A5 ELEVATIONS
A6 SECTIONS AND DETAILS
A7 GALLERY PLANS AND SECTIONS
S1 ROOF FRAMING AND FOUNDATION PLANS
S2 STRUCTURAL SECTIONS
S3 STRUCTURAL DETAILS
S4 STRUCTURRAL SPECIFICATIONS
S5 STRUCTURRAL SPECIFICATIONS
M1 MECHANICAL LEGEND, SCHEDULES, NOTES AND DETAILS
M2 MECHANICAL PLAN
E1 ELECTRICAL SITE PLAN
E2 ELECTRICAL SCHEDULES AND NOTES
P1 PLUMBING SCHEDULES, NOTES AND DETAILS
P2 PLUMBING FLOOR AND RISER DIAGRAMS

OCCUPANT LOAD FACTS

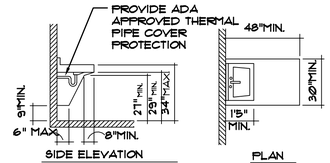
MAXIMUM SEATING CAPACITY	20 (INSIDE)
INTER SEATING AREA	300 sf

TOTAL NET SQUARE FOOTAGE OF USABLE SPACE:
DINING ROOM AREA OF 300 SQ FT
15 SQ FT PER PERSON = 20 SEATS



ACCESSIBLE WATER CLOSET

(FLOOR MOUNTED) N.T.S. (NOT IN STALL)



ACCESSIBLE LAVATORY

N.T.S.



16 CASTILLO DRIVE

Saint Augustine Florida

SQUARE FOOTAGE INFORMATION

TOTAL CONDITIONED SPACE 1,293 sf FLOOR

TYPE OF CONSTRUCTION

TYPE VB (UNPROTECTED, UN-SPRINKLERED) LEVEL 3 RENOVATION, EXIST. BLDG CODE SECT 304

GENERAL NOTES:

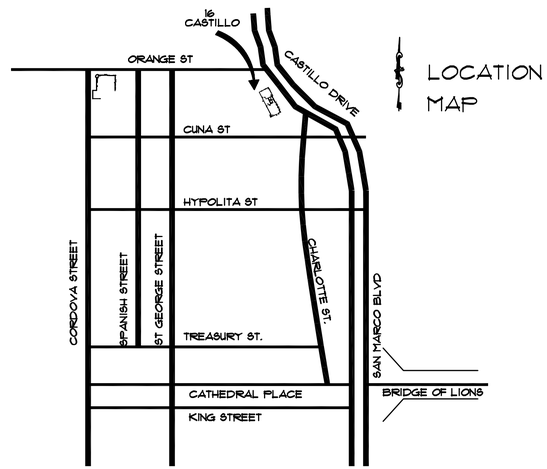
- applicable codes FLORIDA BUILDING CODE 2004, W/ 2005 AND 2006 SUPPLEMENTS 2004 EDITION OF THE FLORIDA FIRE PREVENTION CODE
- TENANT'S USE OF SPACE Mercantile Group M
- ALL INTERIOR FINISHES SHALL BE OF CLASS B RATING, WITH A FLAMESPREAD RATING OF 0-75
- ALL DOORS MARKED WITH (M) SHALL BE PROVIDED WITH AN ILLUMINATED (RED) EXIT SIGN MOUNTED 9'0" AFF. SIGN SHALL BE EQUIPPED WITH AN EMERGENCY ACTIVATED BATTERY BACK UP PACK IN CASE OF POWER FAILURE.
- CONTRACTOR SHALL PROVIDE A MIMIMUM OF ONE CLASS ABC #10 FIRE EXTINGUISHERS PER 3000 SF. MOUNTED IN READILY VISIBLE LOCATIONS THROUGHOUT THE SPACE. SEE PLAN FOR ACTUAL LOCATIONS.
- TENANT DEMISING WALLS SHALL BE EITHER EXISTING CONC. WALL OR 2 LAYERS 5/8" GYP. BD. EACH SIDE TO PARAPET ABOVE.
- I CERTIFY THAT I HAVE PREPARED THESE DRAWINGS IN CONFORMITY WITH THE FLORIDA ACCESSIBILITY CODE, 2006, GUIDELINES FOR BUILDINGS AND FACILITIES AND THE AMERICAN WITH DISABILITIES ACT (ADA) TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF FOR THE SCOPE OF WORK HERE PERMITED.

BUILDING DATA DESIGN PRESSURES

WIND VELOCITY (MPH)	130	MEAN ROOF HEIGHT (FT)	12.25'
IMPORTANCE FACTOR	1.0	BUILDING WIDTH (FT)	62'
EXPOSURE CATEGORY	B	BUILDING LENGTH (FT)	24'
INTERNAL PRESSURE COEFFICIENT +/-	0.18	ROOF SLOPE (x:12)	0:12

WALL OPENINGS

MARK	OPENING DESCRIPTION	LOCATION ZONE	OPENING ELEV. (FT)	OPENING DIMENSIONS WIDTH (FT)	HGHT (FT)	MAXIMUM POSITIVE PRESSURE	MAXIMUM NEGATIVE PRESSURE
101A	DOOR	4	LESS 60'	6'	6'8"	27.2	-29.8
101B	DOOR	4	LESS 60'	5'	6'8"	27.2	-29.8
101C	DOOR	4	LESS 60'	5'	6'8"	27.2	-29.8
101D	DOOR	4	LESS 60'	5'	6'8"	27.2	-29.8
101E	DOOR	4	LESS 60'	6'	6'8"	27.2	-29.8
102B	DOOR	4	LESS 60'	3'	6'8"	29.0	-31.6
102C	DOOR	4	LESS 60'	3'	6'8"	29.0	-31.6
103B	DOOR	4	LESS 60'	3'	6'8"	29.0	-31.6
A	WINDOW	4	LESS 60'	3.5'	4.66'	29.0	-31.6



REVISIONS
20 OCT 2008

DRAWN BY: NPG
SCALE: N.A.
DATE: 31 JAN 09

RENOVATION OF 16 CASTILLO DRIVE
16 CASTILLO DRIVE
ST AUGUSTINE FLORIDA 32084

COVER SHEET
CODE AND SHEET INDEX

DON CRICHLOW & ASSOCIATES
24 CATHEDRAL PLACE
SUITE 100
ST. AUGUSTINE, FL 32084
PH. (904) 824-5785
ARCHITECT

SHEET
A1
1 OF 7

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EXISTING BUILDING PLANS APPROVED BY HARB IN 2009

SPANISH QUARTER VILLAGE

EXIST. 5'6" HIGH WOOD FENCE

EXIST. 5'6" HIGH TABBY WALL

EXISTING PALM TO BE REMOVED

REMOVE EXIST. 5'6" HIGH TABBY WALL

ELEV. 6"-10" GRADE +/-

2 A5 SIM

6" RISER

CONC RAMP UP

10'-1" | 15'-9" | 6'-9"

4'-8" | 3'-4" | 11'-4" | 6'-8" | 9'-5"

PLANTING BED

OUTDOOR BAR

BAR

PANEL

KITCHEN

PANEL

MOP SINK

4' HIGH WOOD FENCE

NEW 6' HIGH WOOD FENCE

PUB / RESTAURANT

MEN

WOMEN

PACKAGE STORE

3'-6"

PALM

2 A5

PALM

ELEV. 9"-0"

ELEV. 9"-0"

113°

4' HIGH COQUINA BLOCK WALL

ELEV. 8.5'

NEW WALL

GATE

ELEV. 8.5'

SLOPE 1/8"/ FT

SLOPE 1/8"/ FT

TABBY PAVERS

2 A5

NEW COURTYARD AREA

SHELL CONC.

15'-5"

SHELL CONC.

PALM TREE & WELL

PLANTING BED

9'-4"

3'-6"

3'-3"

TABBY PAVERS (12x12, 8x12 & 4x8 PLACED IN STAGGERED ROWS)

PALM TREE & WELL

EXIST. 3' HIGH COQUINA WALL (ADD 24" TO HEIGHT OF EXIST. WALL)

EXISTING PALM TO BE REMOVED

22'-0"

2 A5

2'-10"

5'-10"

3 A5

5'-0" SIDEWALK

EXIST. LIGHT POLE TO BE RELOCATED

27'-0"

RAMP UP

OPTIONAL PALMS

3 A5

PLANTING BED

23'-4"

4'-10"

3' HIGH COQUINA WALL

10'-3"

WOOD RAMP

CONC. APRON

EXISTING PALM TO BE REMOVED

5'-6"

CASTILLO DRIVE

4'-1"

EXISTING COQUINA WALL

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

NORTH

REVISIONS

DRAWN BY: NPG
SCALE: 1/4" = 1'-0"
DATE: 3/20/26

SITE PLAN AND FLOOR PLAN

RENOVATION OF 16 CASTILLO DRIVE
16 CASTILLO DRIVE
ST AUGUSTINE FLORIDA 32084

DON CRICHLOW & ASSOCIATES
24 CATHEDRAL PLACE
SUITE 300
ARCHITECT

SHEET
A2
2 OF 7

EXISTING BUILDING PLANS APPROVED BY HARB IN 2009

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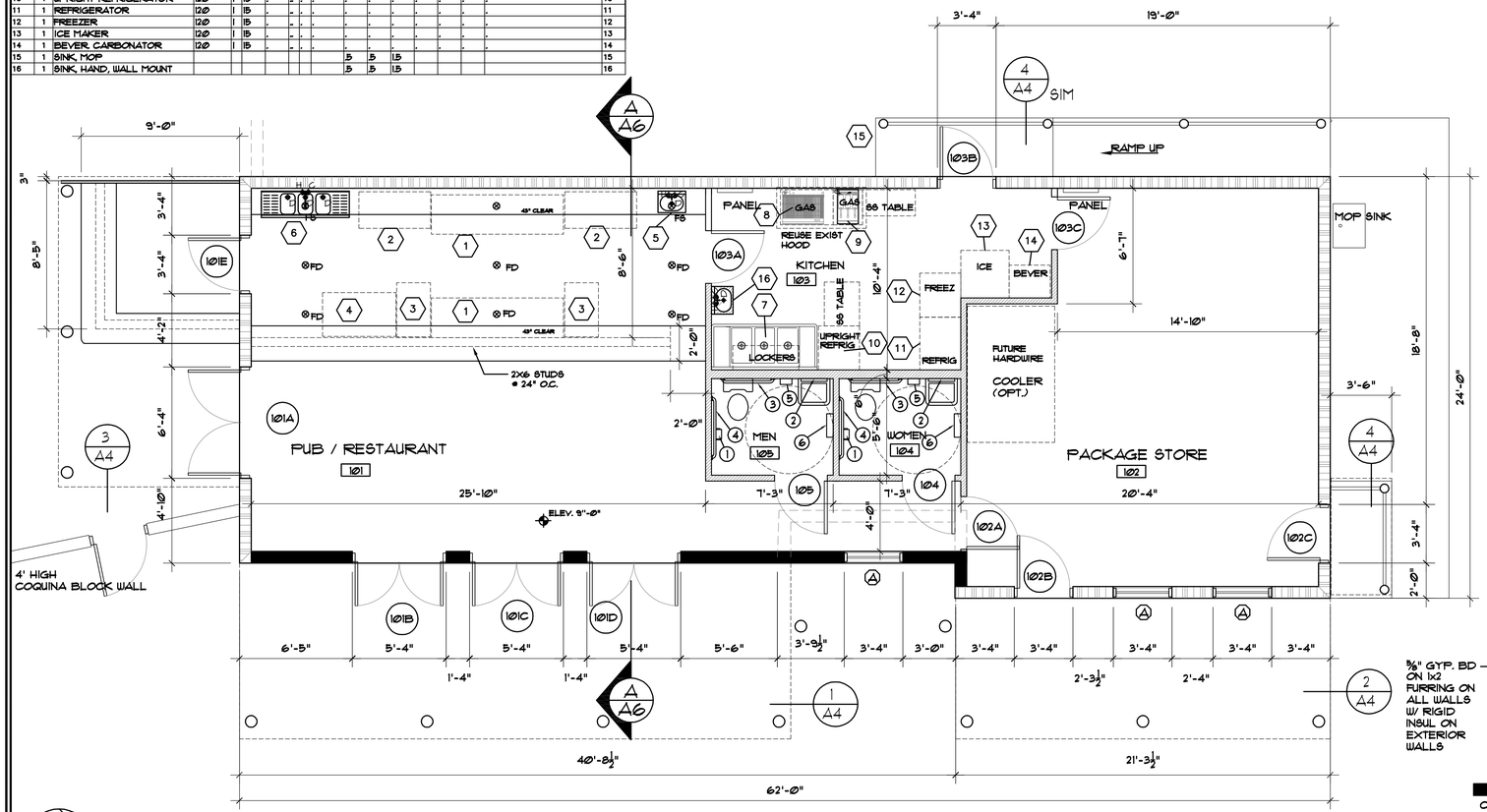
EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Volts	Phase	Amps	HP	Direct Plug	NEMA	Cold Water Size (in)	Hot Water Size (in)	Direct Drain Size (in)	Indir. Drain Size (in)	Gas Size (in)	MBTUH	Equipment Remarks	Item No
1	2	DIRECT DRAW BEER DISP	120	1	15	1/3	X								W/ CASTERS	1
2	2	HORIZ. BOTTLE COOLER	120	1	15	1/4	X								W/ CASTERS	2
3	2	ICE STOR. BIN / BEV DISP	120	1	15											3
4	1	ROLL-TOP BOTTLE CHILLER	120	1	15	1/3									W/ CASTERS	4
5	1	UNDERBAR HAND SINK							.5	.5	1.5					5
6	1	60" W 3 COMPARTMENT SINK							.5	.5		1.5				6
7	1	72" W 3 COMPARTMENT SINK							.5	.5		1.5				7
8	1	GAS GRILL														8
9	1	FRYER														9
10	1	UPRIGHT REFRIGERATOR	120	1	15											10
11	1	REFRIGERATOR	120	1	15											11
12	1	FREEZER	120	1	15											12
13	1	ICE MAKER	120	1	15											13
14	1	BEVER. CARBONATOR	120	1	15											14
15	1	SINK, MOP							.5	.5	1.5					15
16	1	SINK, HAND, WALL MOUNT							.5	.5	1.5					16

TOILET ACCESSORY LIST

ITEM	DESCRIPTION	AMOUNT	SIZE	REMARKS
1	TOILET PAPER HOLDER	3	.	BRADLEY 5402
2	MIRROR	3	18Wx36"H	BRADLEY 781
3	36" HAND RAIL	2	36"	BRADLEY 832 SERIES
4	42" HAND RAIL	2	42"	BRADLEY 832 SERIES
5	SOAP DISP.	4	.	BRADLEY 6542
6	PAPER TOWEL DISPENSER	2	.	BRADLEY 2441

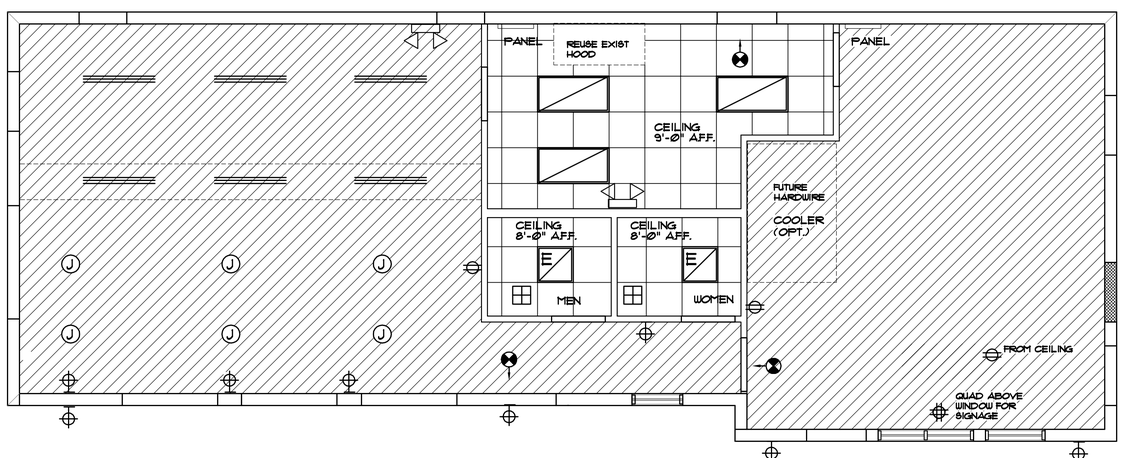


FLOOR PLAN
1/4"=1'-Ø"

NORTH

NOTE:

VERIFY IN FIELD ALL ELECTRICAL LIGHTING LOCATIONS WITH OWNER PRIOR TO INSTALLATION



REFLECTED CEILING PLAN
1/4"=1'-Ø"

NORTH

INTERIOR FINISH SCHEDULE

	ROOM NAME	FLOOR FINISH	WALLS N	WALLS E	WALLS S	WALLS W	CEILING	BASE	REMARKS
101	BAR	1	2	2	2	2	3	2	FIN. SCHED THIS ROOM BY OWNER
102	STORE	1	2	2	2	2	3	2	FIN. SCHED THIS ROOM BY OWNER
103	KITCHEN	10	12	12	12	12	3	13	FIN. SCHED THIS ROOM BY OWNER
104	WOMEN TLT	6	8	8	8	8	3	7	12x12 CERAMIC WALL TILE TO CEILING
105	MEN TLT	6	8	8	8	8	3	7	12x12 CERAMIC WALL TILE TO CEILING

1. POLISHED AND STAINED CONCRETE FINISH AND SEALED
2. SELECTED BY OWNER
3. VARIES (SEE REF. CEILING PLAN, SHEET A3)
4. INTER. EGGSHELL LATEX PAINT (2 COATS ON 1 COAT PRIMER) COLOR SELECTED BY OWNER ON ½" GYP. BD.
5. INTER. SEMI-GLOSS LATEX PAINT (2 COATS ON 1 COAT PRIMER) COLOR SELECTED BY OWNER ON ½" GYP. BD.
6. 12"x12" CERAMIC FLOOR TILE
7. CERAMIC TILE BASE
8. 12"x12" CERAMIC TILE TO 8' CEILING
9. FINAL FINISH SELECTED BY OWNER
10. NEW TILE (SUMMITVILLE QUARRY TILE 6"x6"x½" COLOR SELECTED BY OWNER)
11. NEW COVE BASE TILE (SUMMITVILLE QUARRY TILE 6"x6"x½" COLOR SELECTED BY OWNER)
12. LAMINATED FIBERGLASS WALL PANEL (KEMLITE FIRE-X GLASBORD OR ARCH APPROVED EQUAL)
13. VINYL COVE BASE

DOOR SCHEDULE

MARK	SIZE	TYPE	DESCRIPTION	LOCKSET FUNCTION	REMARKS
101A	6'-Ø"x7'-Ø"	A	DBL. FRENCH		GLASS LITE
101B	5'-Ø"x7'-Ø"	B	DBL. FRENCH		GLASS LITE
101C	5'-Ø"x7'-Ø"	B	DBL. FRENCH		GLASS LITE
101D	5'-Ø"x7'-Ø"	B	DBL. FRENCH		GLASS LITE
101E	3'-Ø"x7'-Ø"	C	1 3/4" WOOD DOOR	.	GLASS LITE
102A	3'-Ø"x7'-Ø"	D	1 3/4" WOOD DOOR	FNR 8708 FLGM LOCKSET U632D RH A 1 3/4	PANEL
102B	3'-Ø"x7'-Ø"	C	1 3/4" WOOD DOOR	FNR 8708 FLGM LOCKSET U632D RH A 1 3/4	GLASS LITE
102C	3'-Ø"x7'-Ø"	E	1 3/4" WOOD DOOR	FNR 8708 FLGM LOCKSET U632D RH A 1 3/4	PANEL
103A	3'-Ø"x7'-Ø"	A	1 3/4" WOOD DOOR	.	PANEL
103B	3'-Ø"x7'-Ø"	E	1 3/4" WOOD DOOR	FNR 8708 FLGM LOCKSET U632D RH A 1 3/4	PANEL
103C	3'-Ø"x7'-Ø"	D	1 3/4" WOOD DOOR	FNR 8708 FLGM LOCKSET U632D RH A 1 3/4	PANEL
104	3'-Ø"x7'-Ø"	D	1 3/4" WOOD DOOR	PRIVACY	PANEL
105	3'-Ø"x7'-Ø"	D	1 3/4" WOOD DOOR	PRIVACY	PANEL

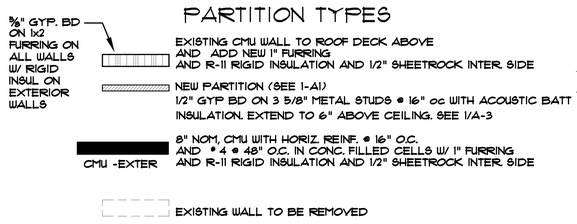
1. ABSOLUTELY NO SUBSTITUTIONS WITHOUT ARCHITECT'S APPROVAL
2. HISTORICAL APPREARING HARDWARE LOCKSETS BY VAN DYKES (SAN CARLOS SMALL ENTRY SETS TYP.)
3. DOORS, 1A, 1B, 5 AND 6 SHALL RECEIVE SERIES 400 DOOR CLOSERS BY YALE.

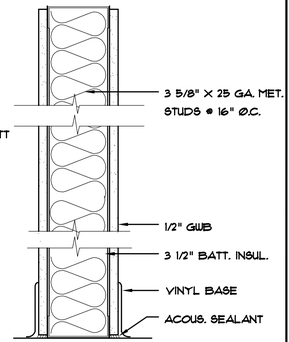
WINDOW SCHEDULE

MARK	QTY.	PROD. #	OPERATION	ROUGH OPENING	DESCRIPTION	GLAZING	MATERIAL
A	2	.	DBL HUNG	42"W x 56"H	WOOD, PAINTED	IMPACT	WD

NOTE: COORDINATE MAS. OPENING SHOWN ON PLANS WITH WINDOW MANUFACTURER'S ACTUAL OPENING DIMENIONS

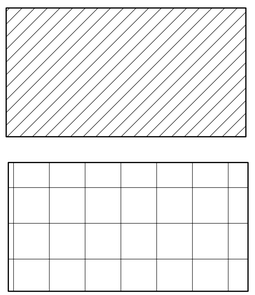
PARTITION TYPES





1 A-3 TYP. PARTITION N.T.S.

RCP LEGEND



SPRAY ON CLOSE CELL INSULATION TO BOTTOM OF DECK MIN. R-19

2'X2' ARMSTRONG FINE FISSURED CERAMAGUARD ITEM # 607

RCP LEGEND

- CEILING MOUNT - INCAND
- WALL MOUNT (SCONCE)
- EXHAUST FAN
- EMER LIGHTING W/ BATT BACK-UP
- ILLUMINATED EXIT LIGHT W/ BATTERY BACK-UP ("E" IS FOR EXIST.)
- J JUNCTION BOX
- E 2x2 FLUORESCENT "E" INDICATES EMERGENCY LIGHTING
- LIGHT TRACK

REVISIONS

DRAWN BY: NPG
SCALE: 1/4" = 1'-Ø"
DATE: 3/20/26

RENOVATION OF 16 CASTILLO DRIVE

16 CASTILLO DRIVE
ST AUGUSTINE FLORIDA 32084

FLOOR PLAN

DON CRICHLOW & ASSOCIATES
24 CATHEDRAL PLACE
SUITE 300
ARCHITECT

SHEET
A3
3 OF 7

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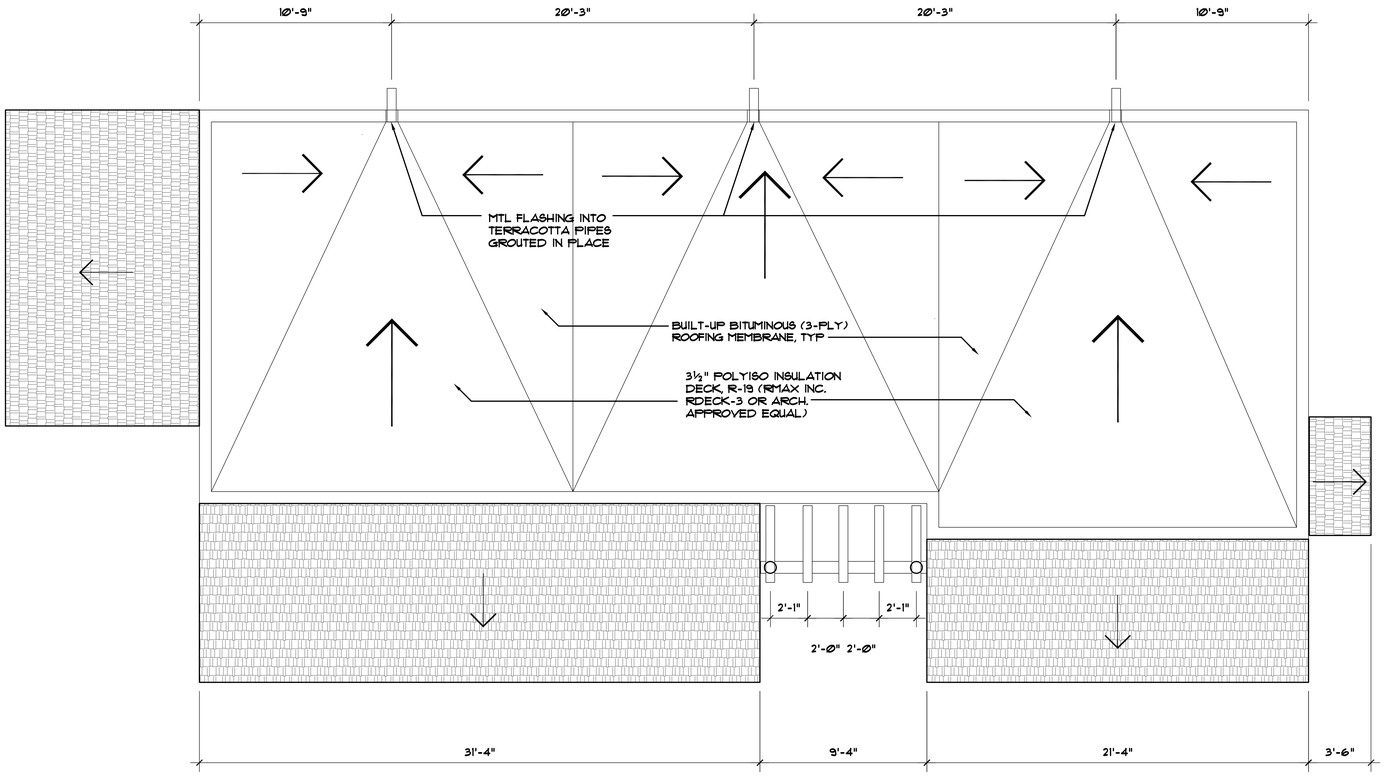
EXISTING BUILDING PLANS APPROVED BY HARB IN 2009



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

NORTH

REVISIONS

DRAWN BY: NPG
SCALE: 1/4" = 1'-0"
DATE: 3/20/26

ROOF PLAN

RENOVATION OF 16 CASTILLO DRIVE
16 CASTILLO DRIVE
ST AUGUSTINE FLORIDA 32084

DON CRICHLOW & ASSOCIATES
24 CATHEDRAL PLACE
SUITE 300
ARCHITECT

SHEET
A4
4 OF 7

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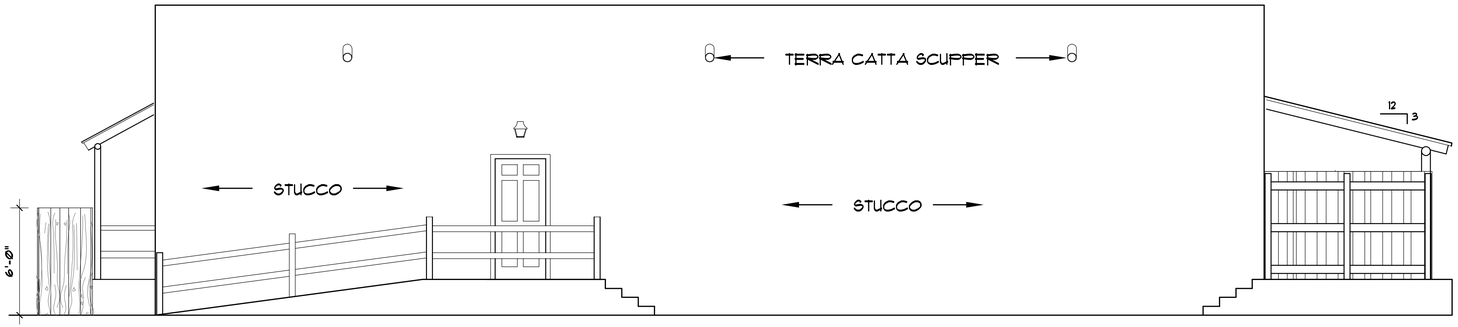
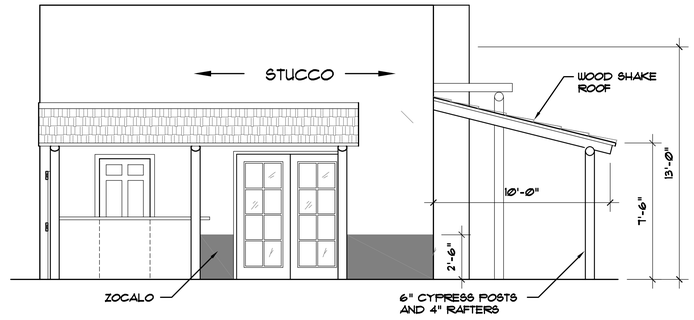
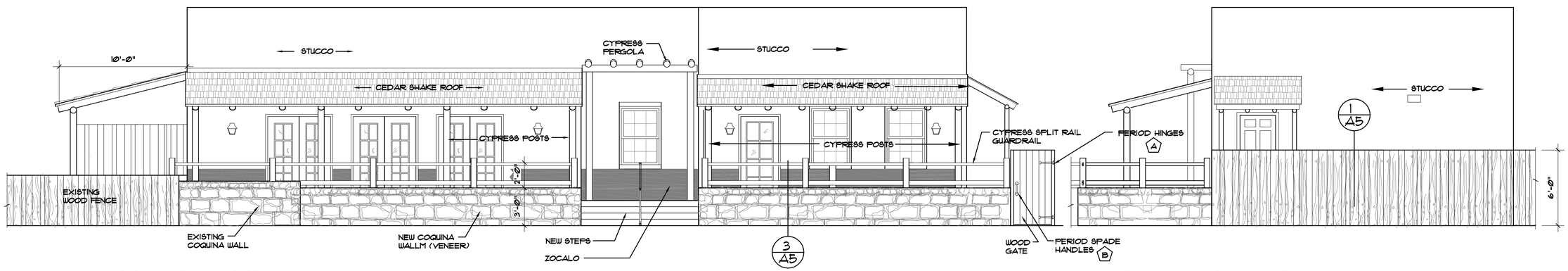


WEST ELEVATION
1/4"=1'-0"

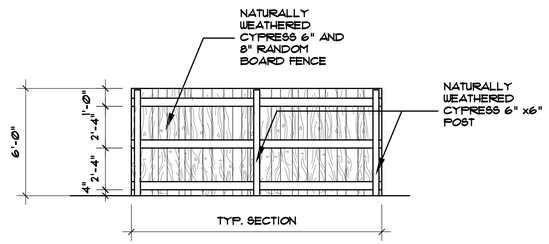


SOUTH ELEVATION
1/4"=1'-0"

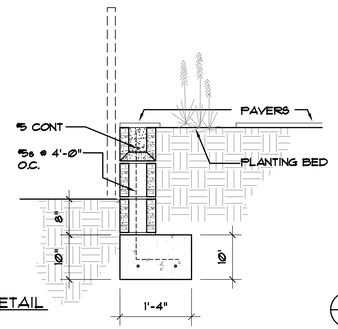


EAST ELEVATION
1/4"=1'-0"

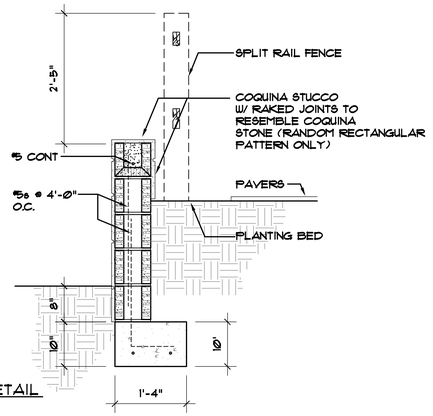
NORTH ELEVATION
1/4"=1'-0"



1/A5 FENCE ELEVATION (REAR)
1/4"=1'-0"



2/A5 WALL DETAIL
3/4"=1'-0"



3/A5 WALL DETAIL
3/4"=1'-0"

HARDWARE SCHEDULE			
MARK	ITEM No.	SETS REQ'D	REMARKS
A	AR-204385	6	
B	AR-201118	2	

HARDWARE BY VAN DYKES RESTORERS OR ARCHITECT APPROVED EQUAL. ALL FINISHES TO BE BLACK POWDER COATED.

ALL NAILS TO BE USED FOR FENCE AND GATE CONSTRUCTION ARE TREMONT SQUARE NAILS.

REVISIONS

DRAWN BY: NPG
SCALE: 1/4" = 1'-0"
DATE: 3/20/26

ELEVATIONS

RENOVATION OF 16 CASTILLO DRIVE
16 CASTILLO DRIVE
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DON CRICHLOW & ASSOCIATES
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24 CATHEDRAL PLACE
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SHEET
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5 OF 7

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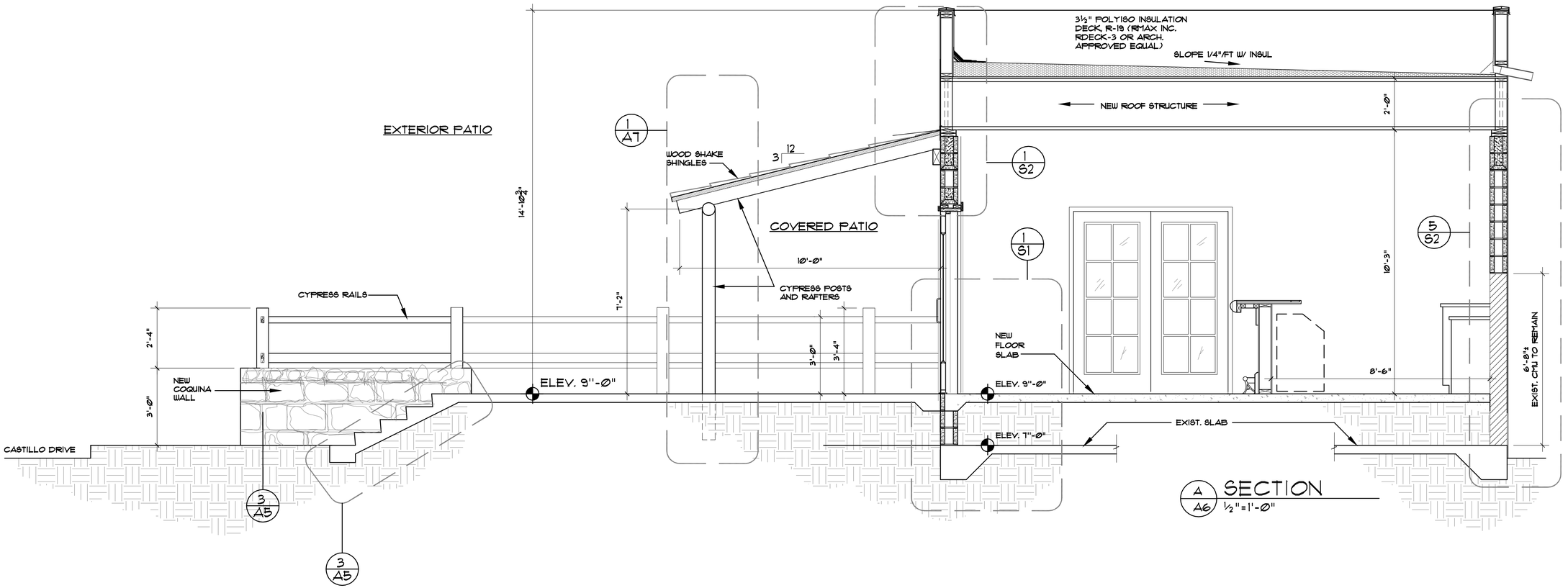
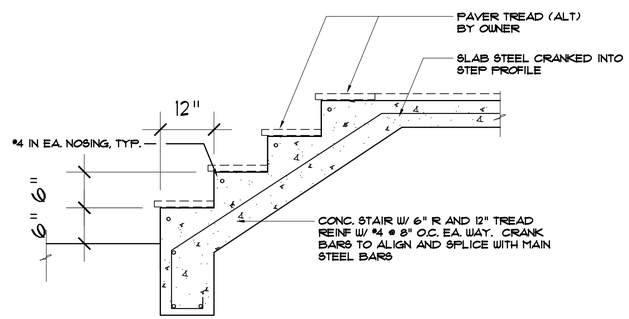


A/A6 SECTION
½"=1'-0"



2/A5 CONC. STEPS
3/4"=1'-0"

REVISIONS

DRAWN BY: NPG
SCALE: 1/4" = 1'-0"
DATE: 3/20/26

SECTION

RENOVATION OF 16 CASTILLO DRIVE
16 CASTILLO DRIVE
ST AUGUSTINE FLORIDA 32084

DON CRICHLOW & ASSOCIATES
24 CATHEDRAL PLACE
SUITE 300
ARCHITECT

SHEET
A6
6 OF 7

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SPANISH QUARTER VILLAGE

EXIST. 5'6" HIGH TABBY WALL

EXIST. 5'6" HIGH WOOD FENCE

PROP. LINE

10'-4"

EXISTING 5'-8" HIGH WOODEN FENCE

ELEV. 6"-10" GRADE +/-

6" RISER

ELEV. 9"-0"

EXISTING CONC RAMP UP 1:12

ELEV. 8'-2"

NEW 4' HIGH WOOD FENCE

GATE

ELEV. 8'-2"

UP

PROP. LINE

NEW 8' HIGH WOOD FENCE

EXIST. RAMP UP 1:12

EXIST. RAMP UP 1:12

PALM

ELEV. 9'-0"

8'-0"

EXIST. H/C ACCESS RAMP

FRONT OF BUILDING

ELEV. 5.8

3'-4"

18'-0"

14'-4"

EXISTING 3'-8" HIGH WOODEN FENCE

EXISTING 5'-8" HIGH WOODEN FENCE

PALM

56" HIGH COQUINA BLOCK WALL (ADD 24" TO HEIGHT OF EXIST. WALL)

PROP. LINE

EXISTING PAVERS

UP

EXISTING PAVERS

INDIAN HAWTHORNE

CREPE MYRTLE

EXISTING PAVERS

31'-4"

21'-4"

EXIST. COQUINA WALL

EXISTING FENCE

EXISTING PAVERS

ELEV. 5'-9"

EXIST. STEPS

5'-0" SIDEWALK

3' HIGH COQUINA WALL

CASTILLO DRIVE

EXISTING COQUINA WALL

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

NORTH

LEGEND

AREA OF NEW CONSTRUCTION ON GROUND LEVEL

AREA OF NEW CONSTRUCTION ON 2ND FLOOR LEVELS ONLY

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

SITE AND ROOF PLAN

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
ARCHITECT
302 1/2 ST GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5785

SHEET
A1
2 OF 18

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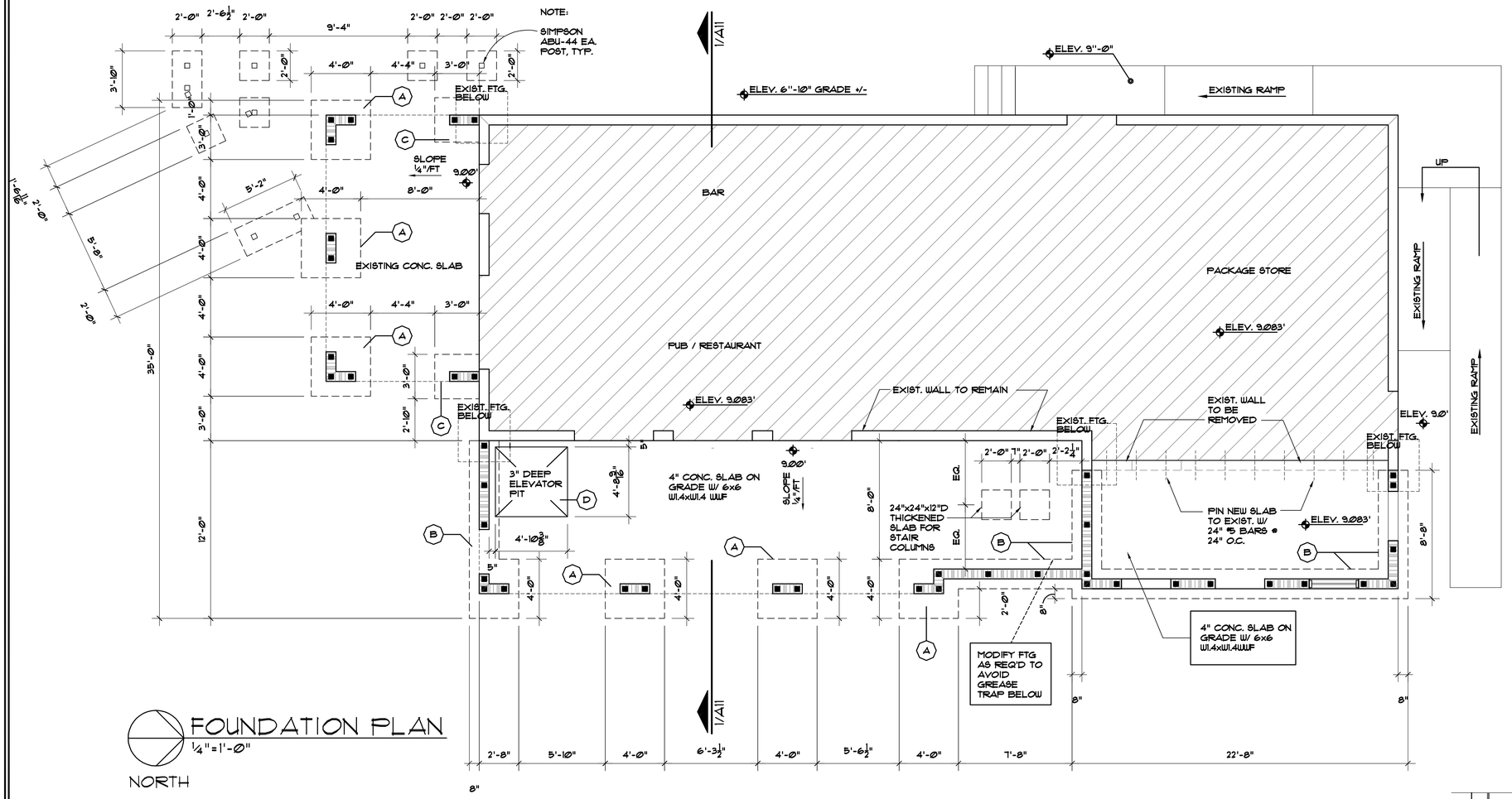
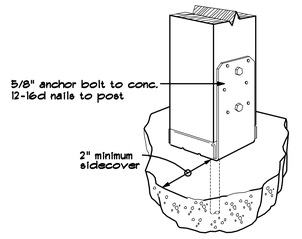


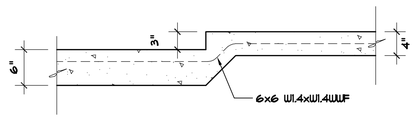
FOUNDATION PLAN
1/4"=1'-0"

NORTH

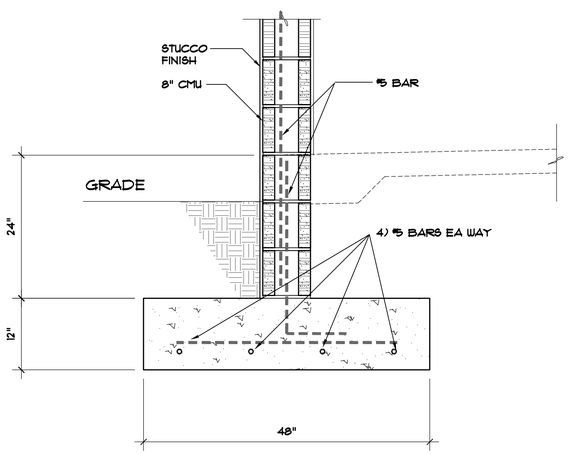
NOTE:
ABU66 similar for 6x6 post



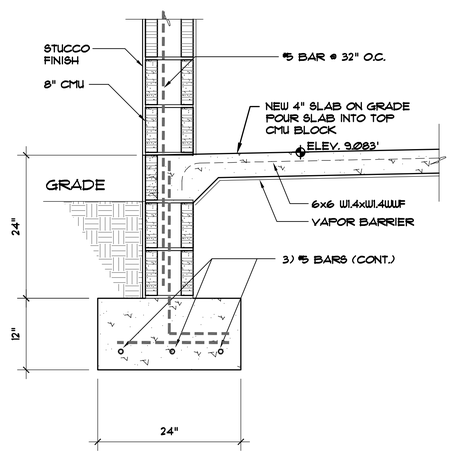
Simpson ABU44



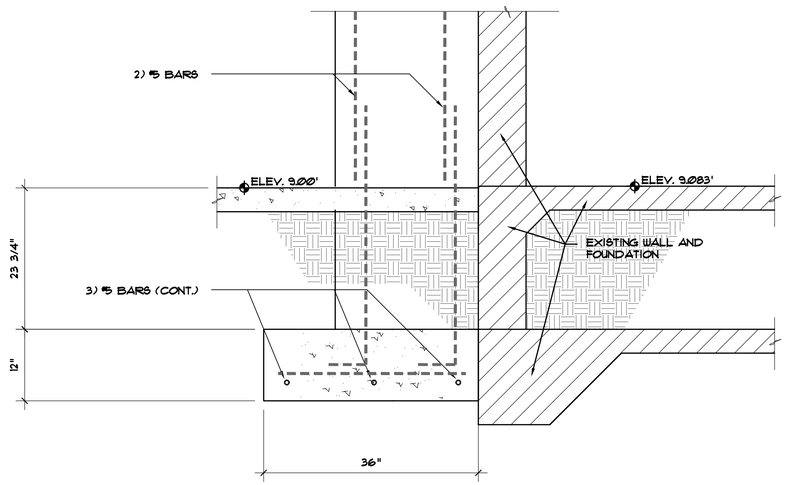
D / A2 DETAIL
1"=1'-0"



A / A2 DETAIL
1"=1'-0"



B / A2 DETAIL
1"=1'-0"



C / A2 DETAIL
1"=1'-0"

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

FOUNDATION PLAN AND DETAILS

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH: (904) 824-5155
ARCHITECT

SHEET
A2
3 OF 18

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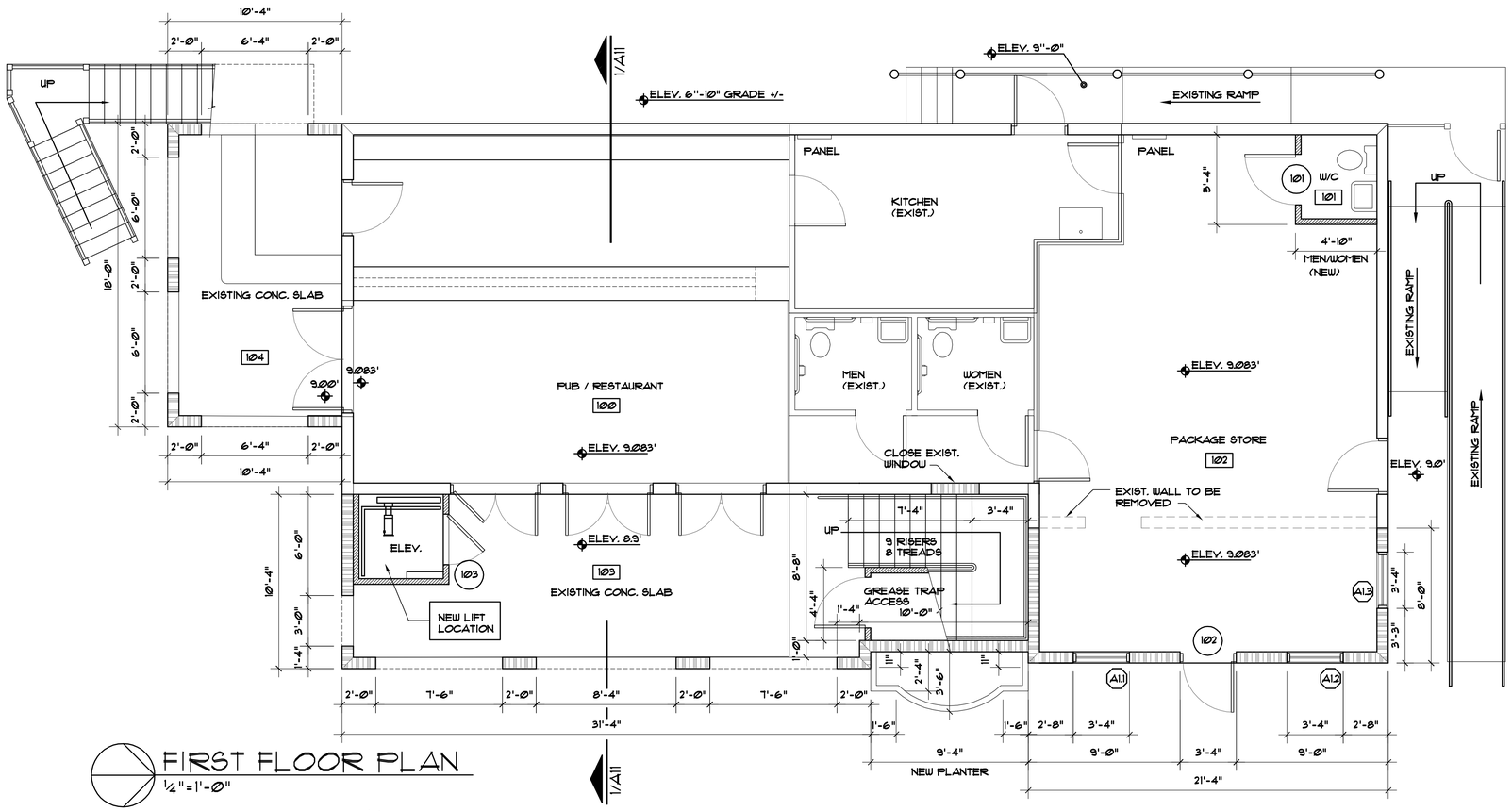
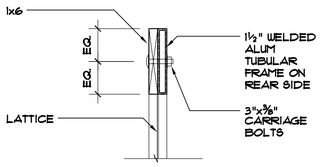


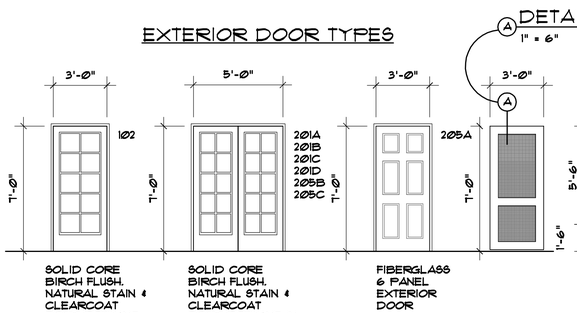
FIRST FLOOR PLAN

1/4"=1'-0"

NORTH



EXTERIOR DOOR TYPES



SOLID CORE BIRCH FLUSH. NATURAL STAIN & CLEARCOAT POLYURETHANE IN SATIN WITH ENOUGH COATS TO ACHIEVE SMOOTH FINISH.

SOLID CORE BIRCH FLUSH. NATURAL STAIN & CLEARCOAT POLYURETHANE IN SATIN WITH ENOUGH COATS TO ACHIEVE SMOOTH FINISH.

FIBERGLASS 6 PANEL EXTERIOR DOOR

DETAIL

A

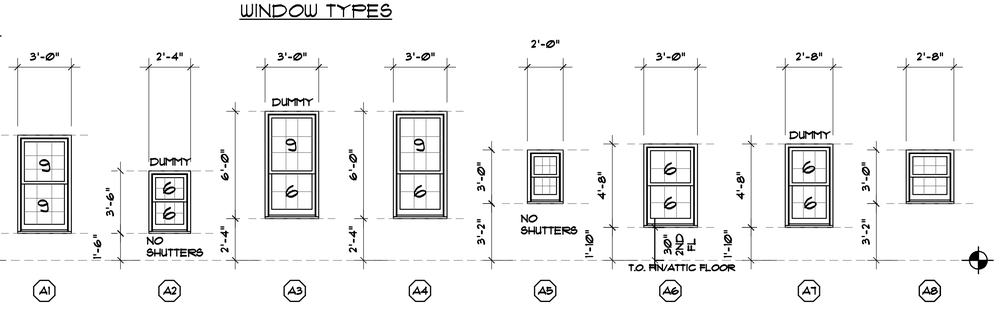
1" = 6"

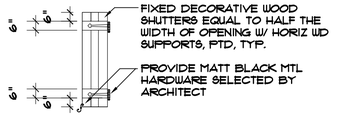
A

PROSOCO R-GUARD JOINT & SEAM FILLER, AT DEFICIENCIES FOLLOWED BY FASTFLASH FOR FULL PERIMETER

SEE DETAIL 2/A13 & 4/A13 FOR WINDOWS

WINDOW TYPES





WOOD SHUTTERS

SHUTTER HARDWARE:

HINGES:
#208716 (HINGE) 12"Lx4"W
BPC FROM VAN DYKE'S RESTORERS

SHUTTER DOGS
#210783, 6"x1½",
BPC FROM VAN DYKE'S RESTORERS

SHUTTER BAR HOAB
#203949,
BPC FROM VAN DYKE'S RESTORERS

TOILET ACCESSORY LIST

ITEM	DESCRIPTION	AMOUNT	SIZE	REMARKS
1	TOILET PAPER HOLDER	3	.	BRADLEY 5402
2	MIRROR	3	18Wx36"H	BRADLEY 781
3	SOAP DISP.	4	.	BRADLEY 6542
4	PAPER TOWEL DISPENSER	2	.	BRADLEY 2441

DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	FRAME	HARDWARE	REMARKS
101	3'-0"x7'-0"		WD	PRIVACY	
102	3'-0"x7'-0"	10 FULL LITE	WD	ENTRY	
201A	PR. 2'-6"x7'-0"	10 FULL LITE	WD	ENTRY	
201B	PR. 2'-6"x7'-0"	10 FULL LITE	WD	ENTRY	
201C	PR. 2'-6"x7'-0"	10 FULL LITE	WD	ENTRY	
202	PR. 2'-6"x7'-0"		WD	PASSAGE	
203	2'-6"x7'-0"		WD	PRIVACY	
204	2'-6"x7'-0"		WD	PRIVACY	
205A	3'-0"x7'-0"	6 PANEL	WD	ENTRY	
205B	3'-0"x7'-0"	10 FULL LITE	WD	ENTRY	
205C	3'-0"x7'-0"	10 FULL LITE	WD	ENTRY	
206A	2'-6"x7'-0"		WD	PASSAGE	
206B	PR. 1'-6"x7'-0"	BI-FOLDS	WD	PASSAGE	
207	2'-6"x7'-0"		WD	PRIVACY	
301A	PR. 2'-6"x7'-0"	BI-FOLDS	WD	PASSAGE	
301B	PR. 2'-6"x7'-0"	BI-FOLDS	WD	PASSAGE	
302	2'-6"x7'-0"		WD	PRIVACY	

1. ALL INT. HARDWARE SHALL BE A.D.A. APPROVED, BRUSHED CHROME FINISH, LEVER TYPE.
2. FRAMES - BETH - GLOSS / STAIN COLOR SELECTED BY OWNER
3. EXTERIOR DOORS TO HAVE CLOSERS
4. INTERIOR DOOR FRAME STYLE SELECTED BY OWNER
5. PROVIDE EXIT DOOR TACTILE SIGNAGE PER N.F.P.A. 101, 7.10.13 (BRAILLE)

WINDOW SCHEDULE

MARK	QTY.	PROD. #	OPERATION	MASONRY/ROUGH OPENING		HT AFF	REMARKS
A1.1-3	3	KOLBE & KOLBE	DH	3'-0" W	5'-6"H	SEE WINDOW TYPES	IMPACT
A2	6		DH DUMMY	2'-4" W	3'-6"H		NON - IMPACT FIXED
A3	5		DH DUMMY	3'-0" W	6'-0"H		NON - IMPACT FIXED (SEE DET)
A4.1-2	2		DH	3'-0" W	6'-0"H		IMPACT
A5.1-4	5		DH	2'-0" W	3'-0"H		IMPACT
A6	2		DH	3'-0" W	4'-8"H		IMPACT
A7	1		DH DUMMY	2'-8" W	4'-8"H		NON - IMPACT FIXED
A8	5		DH	2'-8" W	3'-0"H		IMPACT

1. COORDINATE AND VERIFY WINDOW MAUFACTURERS SUGGESTED ROUGH OPENINGS W/ DIMENSIONS SHOWN ON FLOOR PLANS
2. GLASS AT DOORS, SIDELIGHTS, AND TRANSOMS SHALL BE CLEAR AND TEMPERED WHERE REQUIRED BY CODE. GLASS THICKNESS SHALL SHALL BE AS RECOMMENDED BY DOOR MANUFACTURER (1/4" MIN.)
3. CONTRACTOR SHALL PROVIDE COMPLETE HARDWARE SCHEDULE FOR REVIEW AND APPROVAL BY OWNER.
4. SIZES ARE STOCK – VERIFY IN FIELD ACTUAL DIMENSION REQUIRED AND CUSTOM SIZES MAY BE ORDERED

PARTITION TYPE LEGEND

SYMBOL	MARK	DESCRIPTION
	1	8" NOM, CMU WITH HORIZ. REINF. @ 16" O.C. AND @ 4 @ 48" O.C. IN CONC. FILLED CELLS W/ 1" FURRING AND R-11 RIGID INSULATION AND 1/2" SHEETROCK INTER. SIDE
	2	2x6 WD. STUDS@ 16" O.C. AND ½" SHEETROCK INTERIOR SIDES. USE HARDIE LAP SIDING ON TYVEK VAPOR BARRIER ON 15/32" CDX PLYWOOD W/ 8d NAILS @ 6" O.C. EDGES & FIELD
	3	2x4/2x6 AS REQ'D) WD. STUDS@ 24" O.C. AND ½" SHEETROCK ON BOTH SIDES. USE CEMENTITIOUS SHEATHING AS SUBSTRATE AT TILED WALLS. USE 2x6 WD. STUDS @ ALL WET WALLS.
		EXISTING WALL/PARTITION

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

GROUND FLOOR PLAN
AND SCHEDULES

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
ARCHITECT
302 1/2 ST GEORGE STREET
ST. AUGUSTINE, FL 32084
PH: (904) 824-6795

SHEET
A3
4 OF 18

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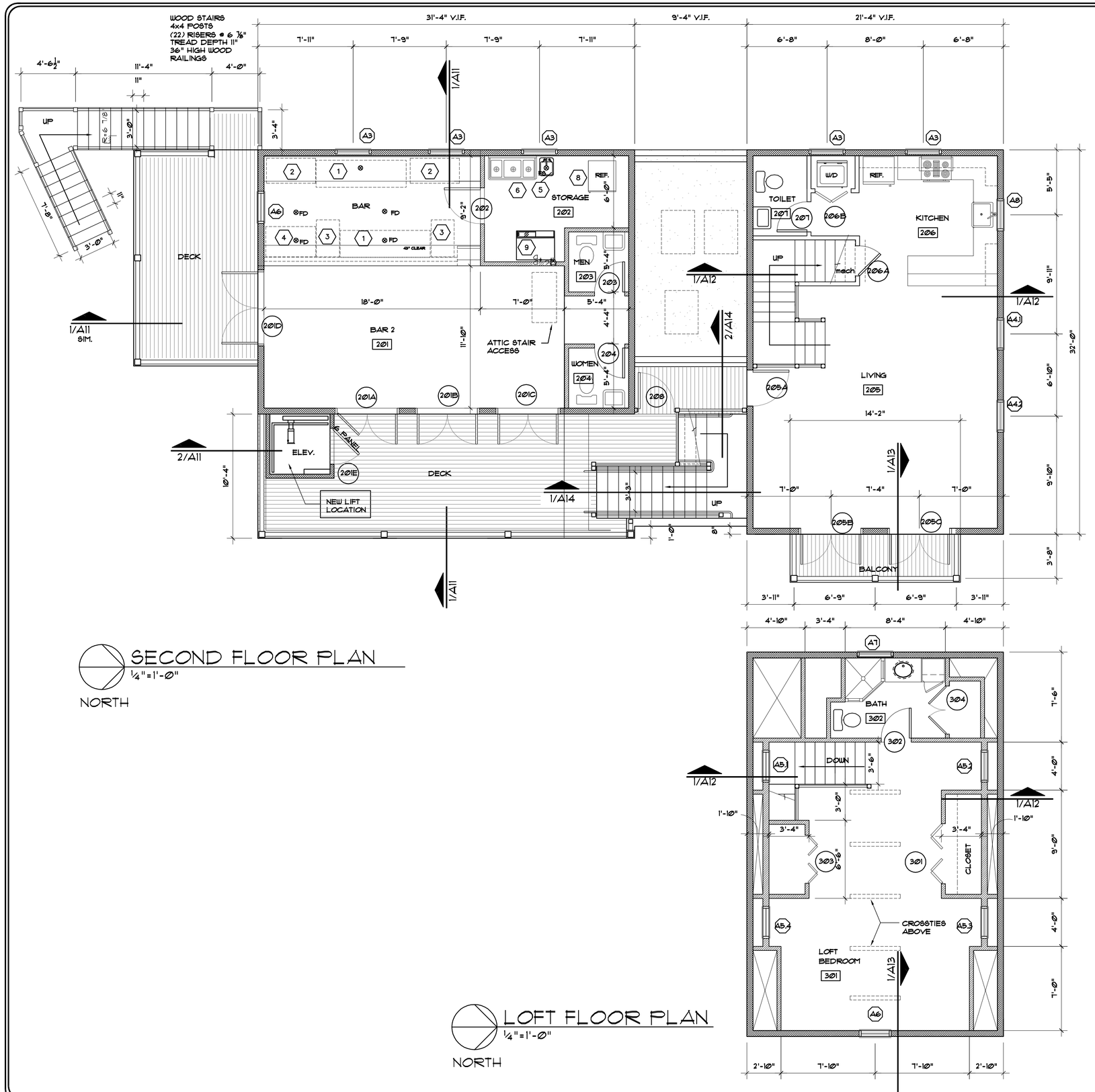

SECOND FLOOR PLAN
¼"=1'-0"

NORTH

LOFT FLOOR PLAN
¼"=1'-0"

NORTH

EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Volts	Phase	Amps	HP	Direct	Plug	NEMA	Cold Water Size (in)	Hot Water Size (in)	Direct Drain Size (in)	Indir Drain Size (in)	Gas Size (in)	MBTUH	Equipment Remarks	Item No
1	2	DIRECT DRAW BEER DISP	120	1	15	1/3	X	-	-	-	-	-	-	-	-	W/ CASTERS	1
2	2	HORIZ. BOTTLE COOLER	120	1	15	1/4	-	X	-	-	-	-	-	-	-	W/ CASTERS	2
3	2	ICE STOR. BIN / BEV DISP	120	1	15	-	-	-	-	-	-	-	-	-	-	-	3
4	1	ROLL-TOP BOTTLE CHILLER	120	1	15	1/3	-	-	-	-	-	-	-	-	-	W/ CASTERS	4
5	1	SINK, HAND, WALL MOUNT				-	-	-	-	.5	.5	1.5	-	-	-	-	5
6	1	60" W 3 COMPARTMENT SINK				-	-	-	-	.5	.5		1.5	-	-	-	6
7	1	72" W 3 COMPARTMENT SINK				-	-	-	-	.5	.5		1.5	-	-	-	7
8	1	UPRIGHT REFRIGERATOR	120			-	-	-	-	-	-	-	-	-	-	-	8
9	1	ICE MAKER	120	1	15	-	-	-	-	-	-	-	-	-	-	-	9

TOILET ACCESSORY LIST

ITEM	DESCRIPTION	AMOUNT	SIZE	REMARKS
1	TOILET PAPER HOLDER	3	-	BRADLEY 5402
2	MIRROR	3	18Wx36"H	BRADLEY 781
3	SOAP DISP.	4	-	BRADLEY 6542
4	PAPER TOWEL DISPENSER	2	-	BRADLEY 2441

DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	FRAME	HARDWARE	REMARKS
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201C	FR. 2'-6"x7'-0"	10 FULL LITE	WD	ENTRY	
202	FR. 2'-6"x7'-0"		WD	PASSAGE	
203	2'-6"x7'-0"		WD	PRIVACY	
204	2'-6"x7'-0"		WD	PRIVACY	
205A	3'-0"x7'-0"	6 PANEL	WD	ENTRY	
205B	3'-0"x7'-0"	10 FULL LITE	WD	ENTRY	
205C	3'-0"x7'-0"	10 FULL LITE	WD	ENTRY	
206A	2'-6"x7'-0"		WD	PASSAGE	
206B	FR. 1'-6"x7'-0"	BI-FOLDS	WD	PASSAGE	
207	2'-6"x7'-0"		WD	PRIVACY	
208	3'-0"x7'-0"	CUSTOM	WD/ALUM	ENTRY	
301	FR. 2'-6"x7'-0"	BI-FOLDS	WD	PASSAGE	
302	2'-6"x7'-0"		WD	PRIVACY	
303	FR. 2'-0"x7'-0"	BI-FOLDS	WD	PASSAGE	
304	FR. 2'-0"x7'-0"		WD	PASSAGE	

1. ALL INT. HARDWARE SHALL BE A.D.A. APPROVED, BRUSHED CHROME FINISH, LEVER TYPE.
2. FRAMES - SEMI - GLOSS / STAIN COLOR SELECTED BY OWNER
3. EXTERIOR DOORS TO HAVE CLOSERS
4. INTERIOR DOOR FRAME STYLE SELECTED BY OWNER
5. PROVIDE EXIT DOOR TACTILE SIGNAGE PER N.F.P.A. 101, 7.10.1.3 (BRAILLE)

PARTITION TYPE LEGEND

SYMBOL	MARK	DESCRIPTION
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	2	2x6 WD. STUDS@ 16" O.C. AND ½" SHEETROCK INTERIOR SIDES. USE HARDIE LAP SIDING ON TYVEK VAPOR BARRIER ON 15/32" CDX PLYWOOD W/ 8d NAILS @ 6" O.C. EDGES & FIELD
	3	2x4(2x6 AS REQ'D.) WD. STUDS@ 24" O.C. AND ½" SHEETROCK ON BOTH SIDES. USE CEMENTITIOUS SHEATHING AS SUBSTRATE AT TILED WALLS. USE 2x6 WD. STUDS @ ALL WET WALLS.
		EXISTING WALL/PARTITION

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 4 APR 2014

2ND AND LOFT FLOOR PLAN

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH: (904) 824-5765

ARCHITECT

SHEET
A4
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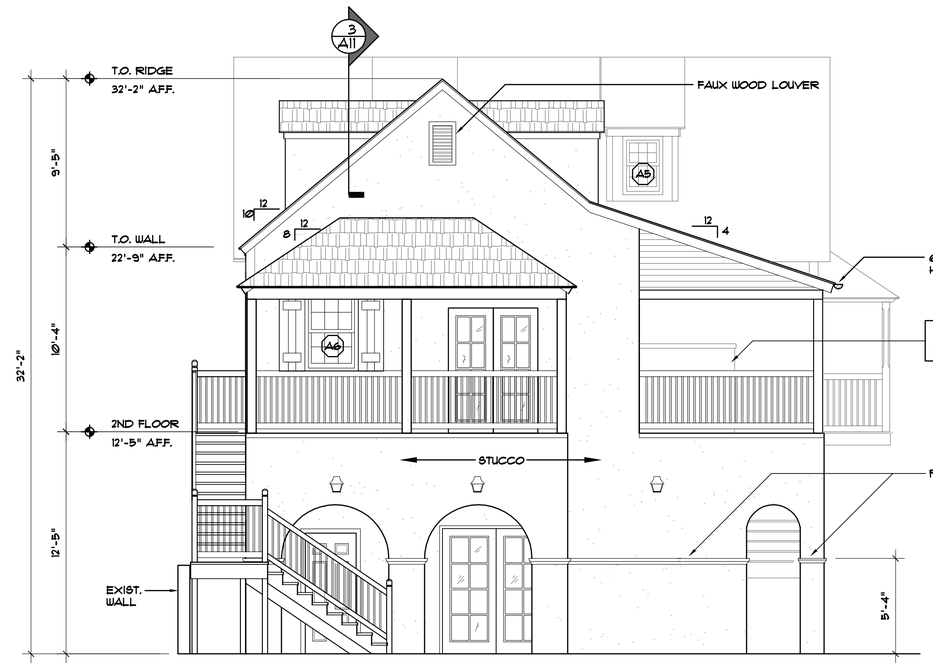
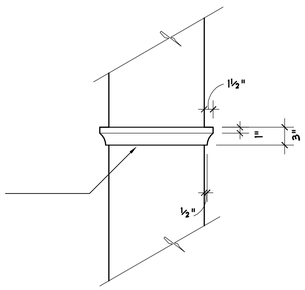


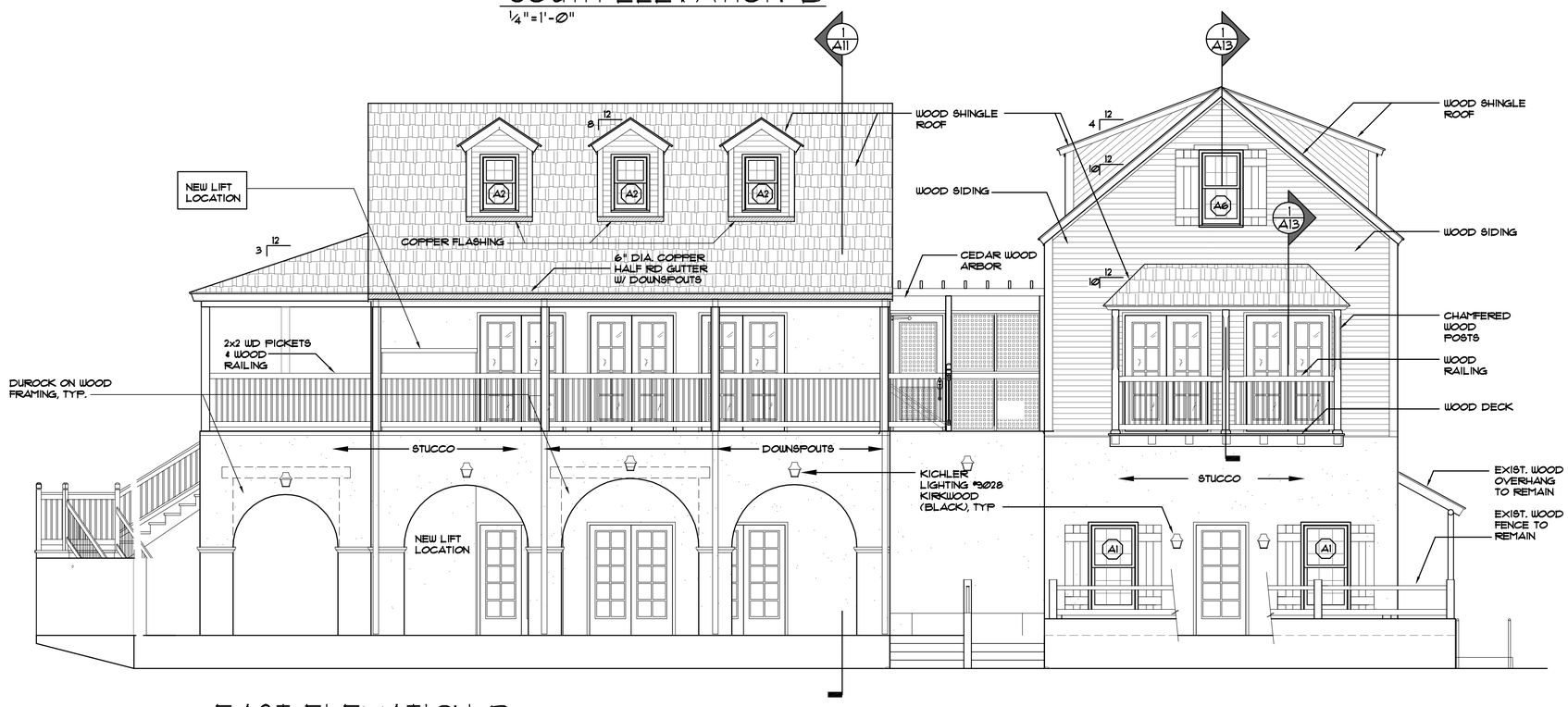
SOUTH ELEVATION-B

1/4"=1'-0"



TYP. BAND DETAIL

1"=1'-0"



EAST ELEVATION-B

1/4"=1'-0"

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

SOUTH AND EAST
ELEVATIONS

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
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ARCHITECT

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A5
6 OF 18

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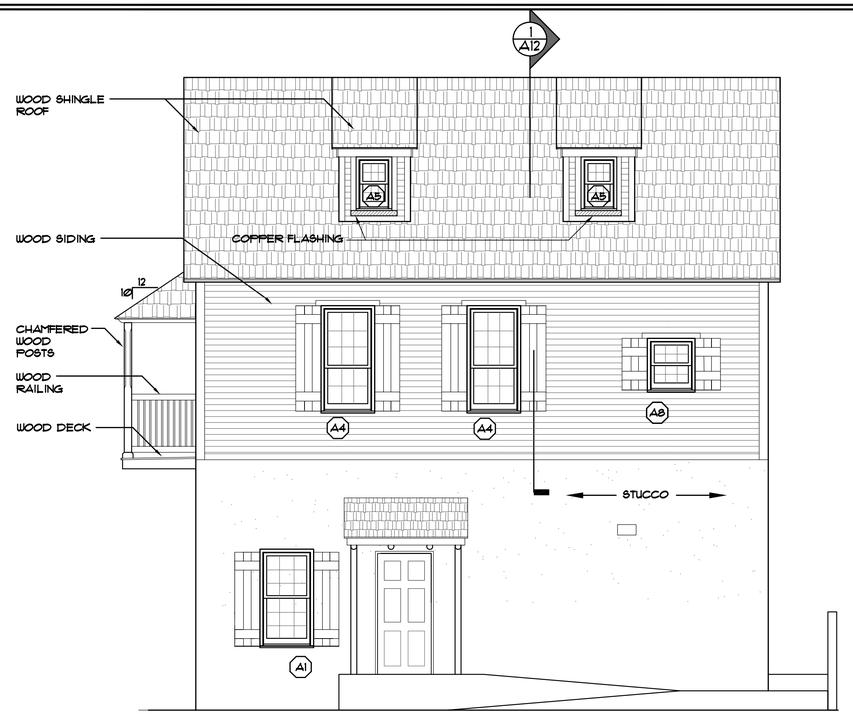
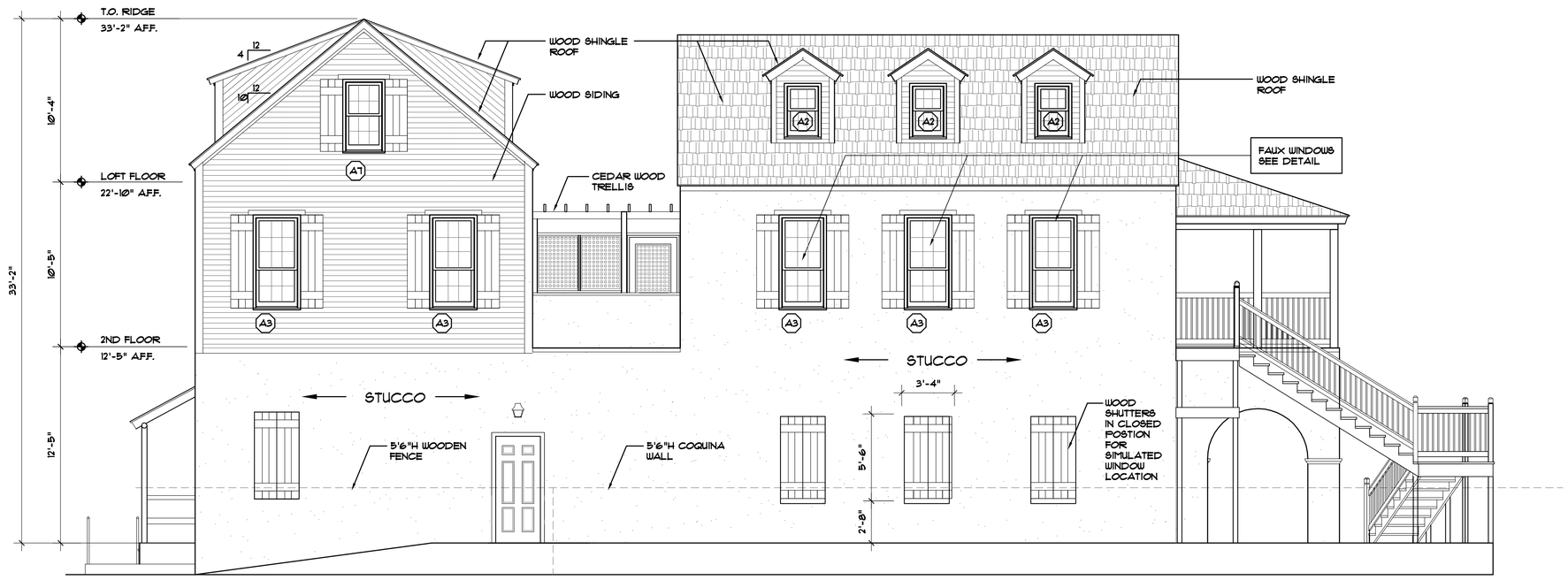


NORTH ELEVATION
1/4"=1'-0"



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

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

NORTH AND WEST ELEVATIONS

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
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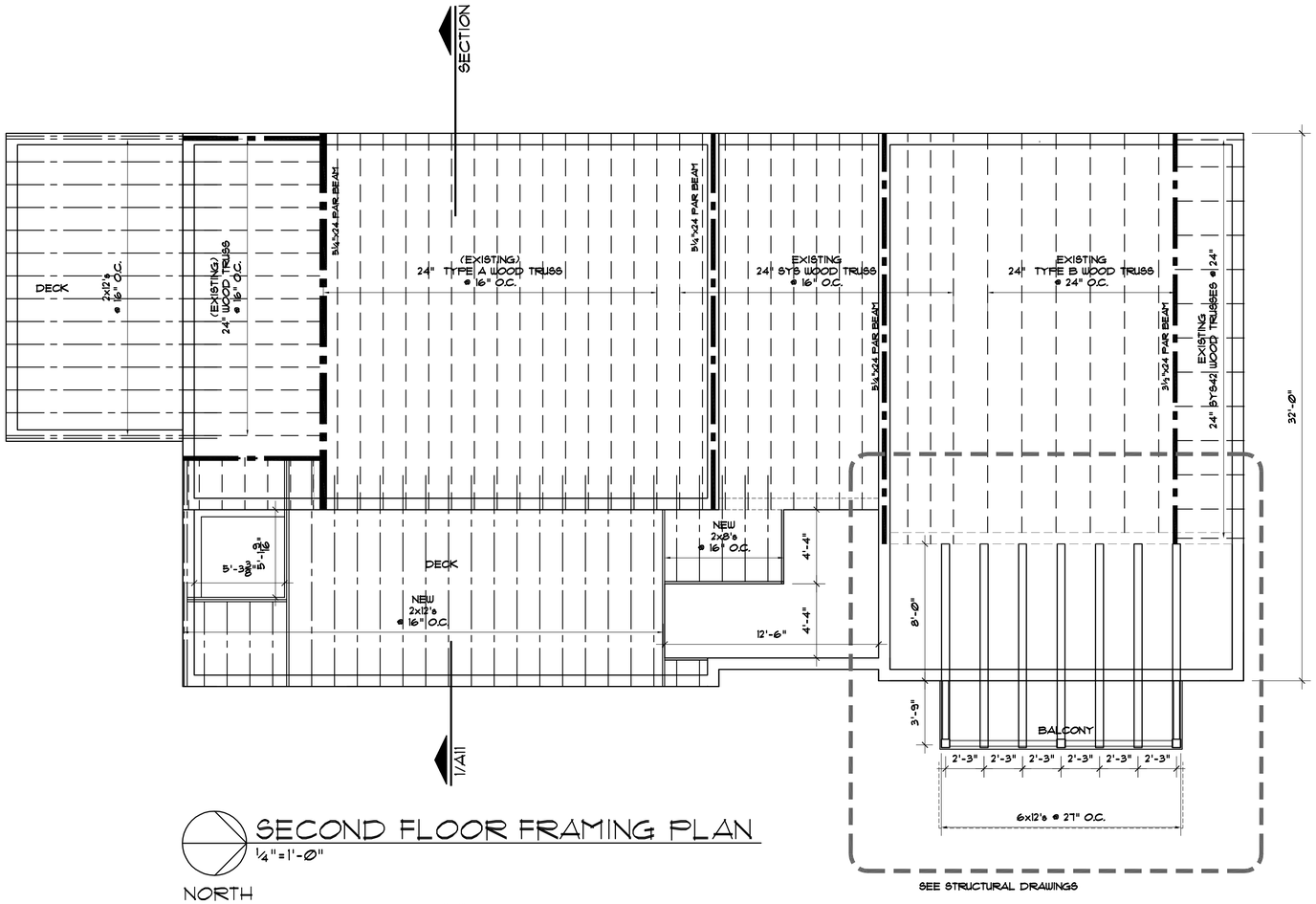
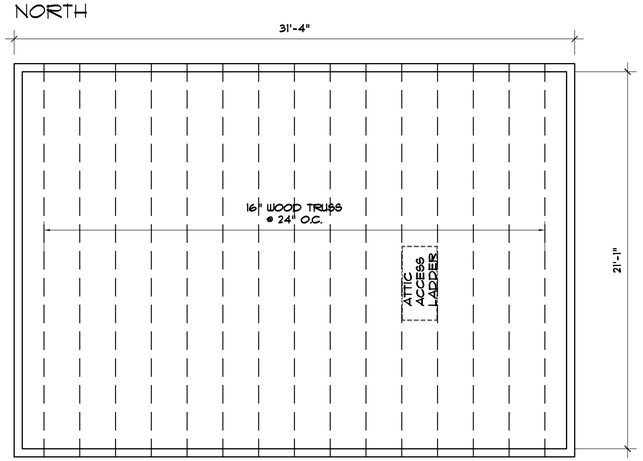


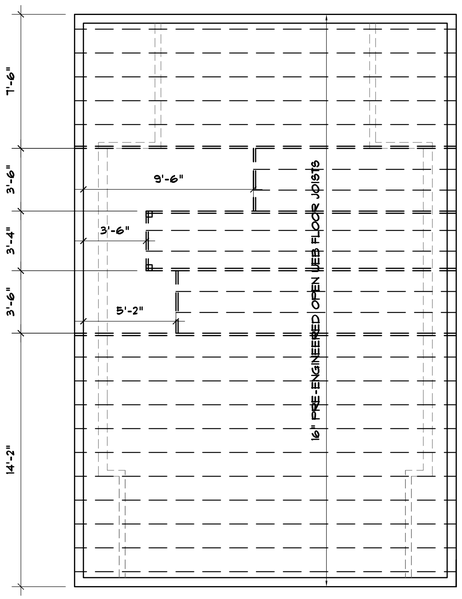
SECOND FLOOR FRAMING PLAN
¼"=1'-0"

NORTH



ATTIC FLOOR FRAMING PLAN
¼"=1'-0"

NORTH



LOFT FLOOR FRAMING PLAN
¼"=1'-0"

NORTH

CONNECTOR / FASTENER SCHEDULE

MTL CONNECTOR	LOCATION	FASTENERS	CAPACITY (LBS)
MT630	BALCONY BEAM TO ROOF	14-10d	1000
H10.5	2x6 BALCONY RAFTERS TO WALL	8-8dx1½" 8-8dx1½"	995
MT620	ROOF RAFTERS TO WALL	14-10d	1000
MSTCM60	STUDS TO EXIST. MASONRY WALL	26-16d SINKERS 14-¼x2¼"TITEN	4220
PC66	WOOD COL. TO BEAM	4-16d 6-16d	1700
LU26	ROOF RAFTER TO LEDGER	6-10d 4-10dx1½"	575
H2.5T	BEAM TO RAFTER	5-8d 5-8d	545
ABU44	POST TO BEAM BELOW	12-16d	2200
MSTC40	STUDS TO PAR. BEAM	12-16d	1000

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

2ND FLOOR AND LOFT
FLOOR FRAMING PLANS

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
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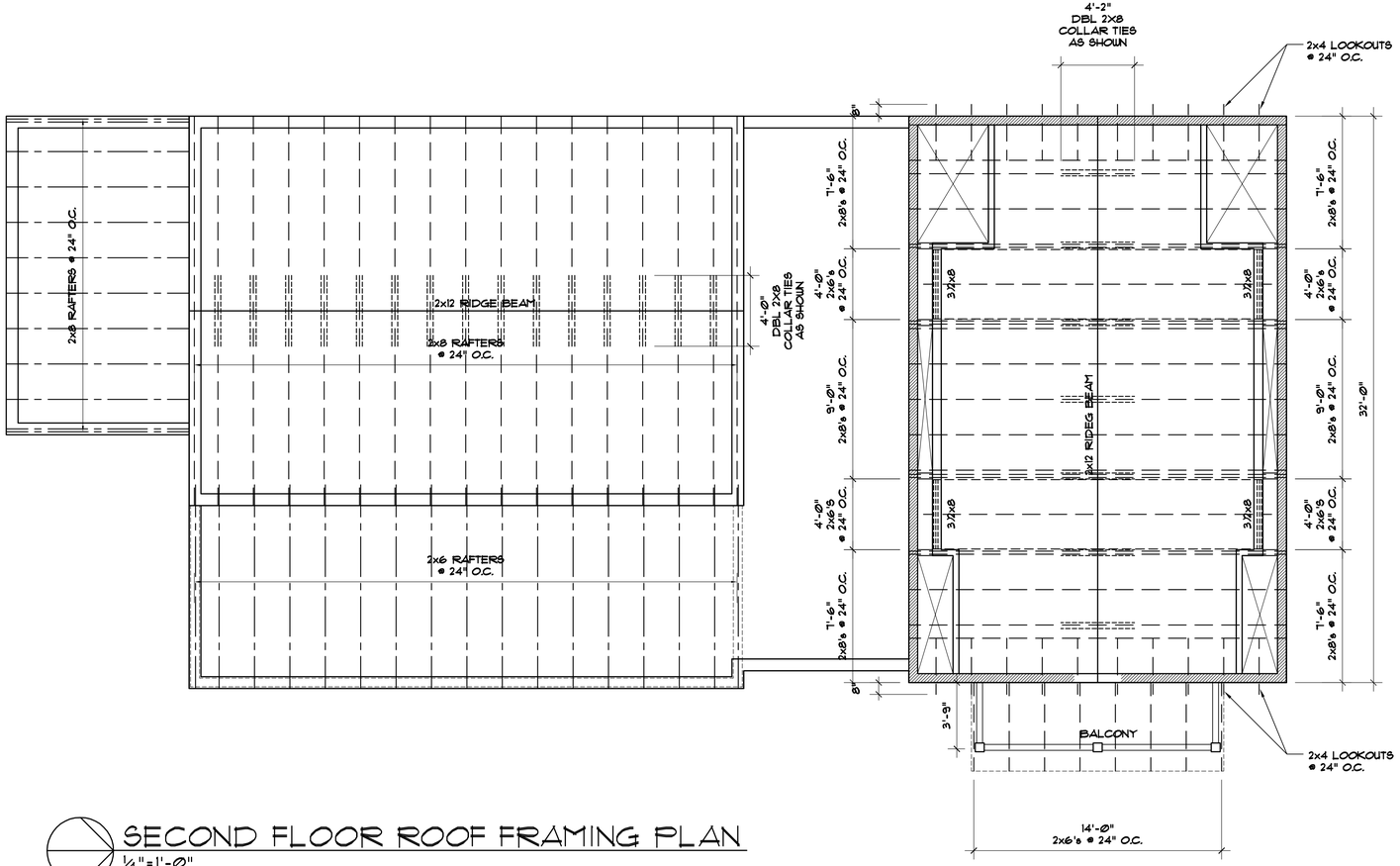

SECOND FLOOR ROOF FRAMING PLAN

¼"=1'-0"

NORTH

LOFT ROOF FRAMING PLAN

¼"=1'-0"

NORTH

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

2ND FLOOR AND LOFT
ROOF FRAMING PLANS

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

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302 1/2 ST. GEORGE STREET
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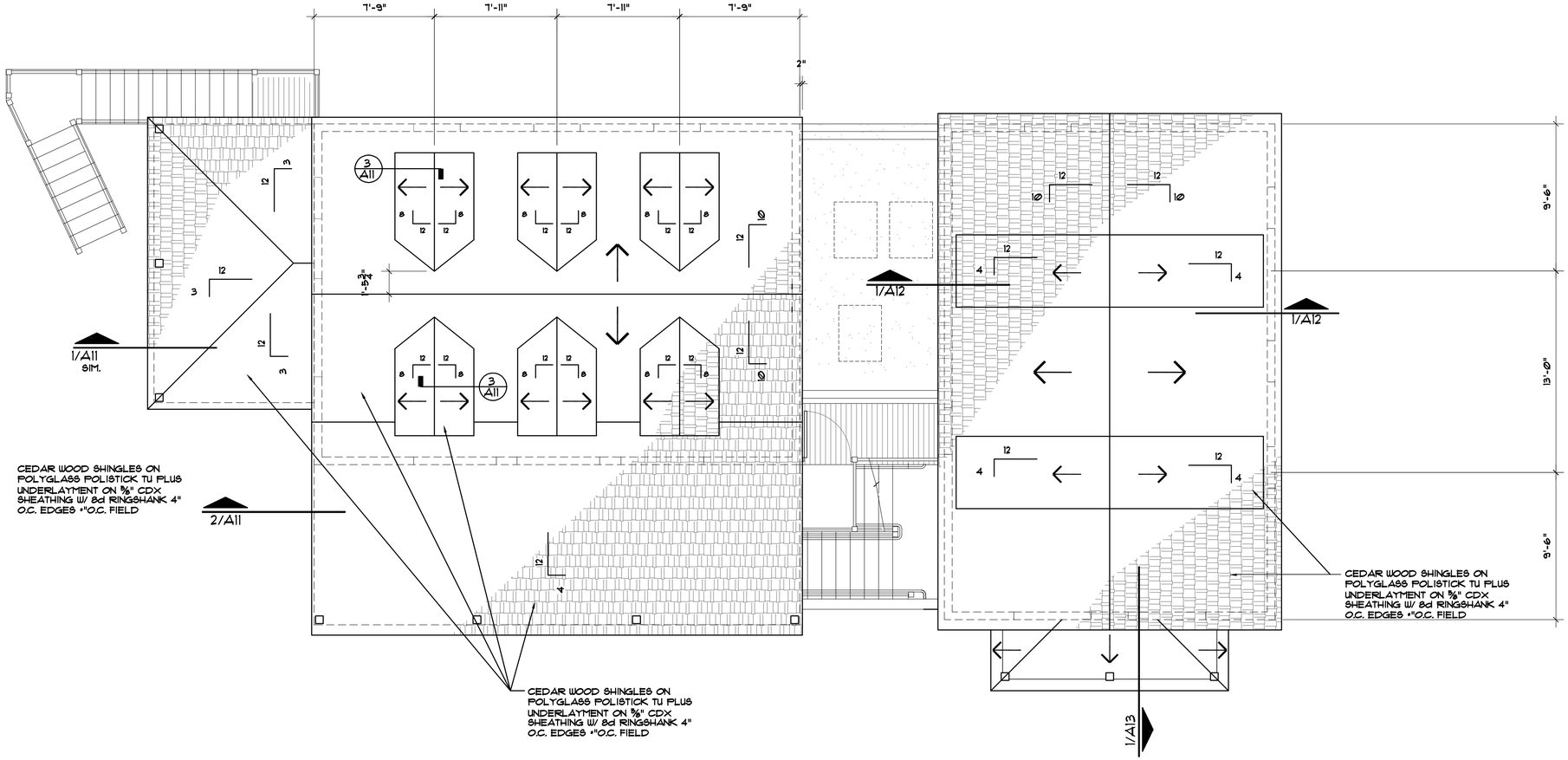

ROOF PLAN
¼"=1'-0"

NORTH

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

ROOF PLAN

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
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FINISH SCHEDULE

ROOM		NORTH WALL	SOUTH WALL	WEST WALL	EAST WALL	FLOOR	BASE	TRIM	CEILING	REMARKS
100	EXIST. PUB	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	FINISH TO REMAIN THE SAME
101	W/C	GYP. BD. - PAINTED	GYP. BD. - PAINTED	GYP. BD. - PAINTED	GYP. BD. - PAINTED	8"x8" CERAMIC TILE	6" CERAMIC TILE	WOOD	MATCH EXISTING	
102	LIQUOR STORE EXTENSION			N.A.		MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	WOOD -PAINTED	STAIRS - WOOD, PAINTED
103	PATIO, FRONT	MATCH EXISTING	CMU - PAINTED	N.A.	CMU - PAINTED	CONCRETE	N.A.	MATCH EXISTING		STAIRS - WOOD, PAINTED
104	PATIO, SIDE	N.A.		CMU - PAINTED				MATCH EXISTING	GYP. BD. - PAINTED	BAR - MATCH 1ST FLOOR BAR
201	BAR 2	GYP. BD. - PAINTED	GYP. BD. - PAINTED	GYP. BD. - PAINTED	N.A.	6"x6" QUARRY TILE	6" QUARRY TILE	WOOD -PAINTED		
202	STORAGE				GYP. BD. - PAINTED					
203	MEN	½" GYP. BD. ON ½" PLYWD	½" GYP. BD. ON ½" PLYWD	½" GYP. BD. ON ½" PLYWD	½" GYP. BD. ON ½" PLYWD	8"x8" CERAMIC TILE	6" CERAMIC TILE			
204	WOMEN									
205	LIVING ROOM					WOOD	6" WOOD PAINTED			STAIRS, RAILING - WOOD, PAINTED STEPS - WD. CARPET
206	KITCHEN					8"x8" CERAMIC TILE	6" CERAMIC TILE			CABINETS BY OTHERS PRE-FINISHED
207	TOILET					8"x8" CERAMIC TILE				
301	LOFT BEDROOM					WOOD				WOOD BEAMS - STAINED
302	BATH					8"x8" CERAMIC TILE				

REGISTRATION SEAL

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NATE GOLDBERGER
SCALE: AS NOTED
DATE: 4 APR 2014

INTERIOR FINISH SCHEDULE

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

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302 1/2 ST. GEORGE STREET
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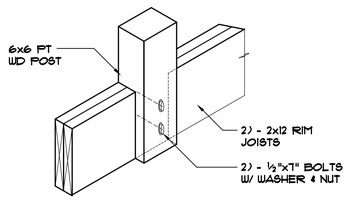
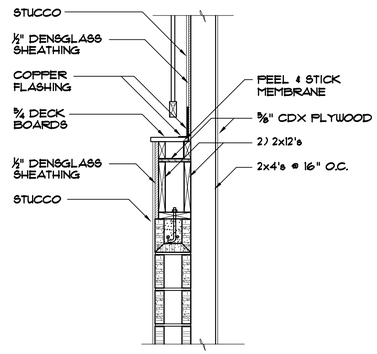
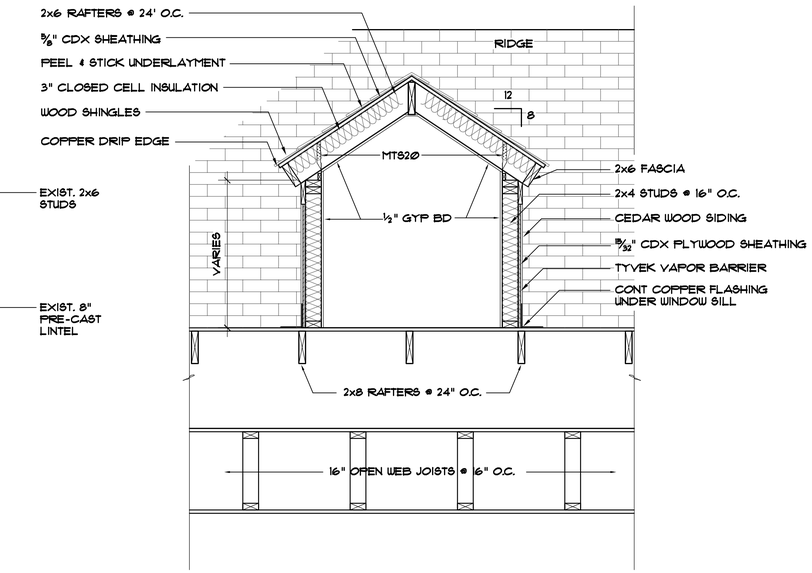
TYP. POST CONNECTION



1 A11 SECTION
½"=1'-0"



2 A11 SECTION
3/4"=1'-0"



3 A11 SECTION
3/4"=1'-0"

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

WALL SECTIONS

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

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ST., AUGUSTINE, FL 32084
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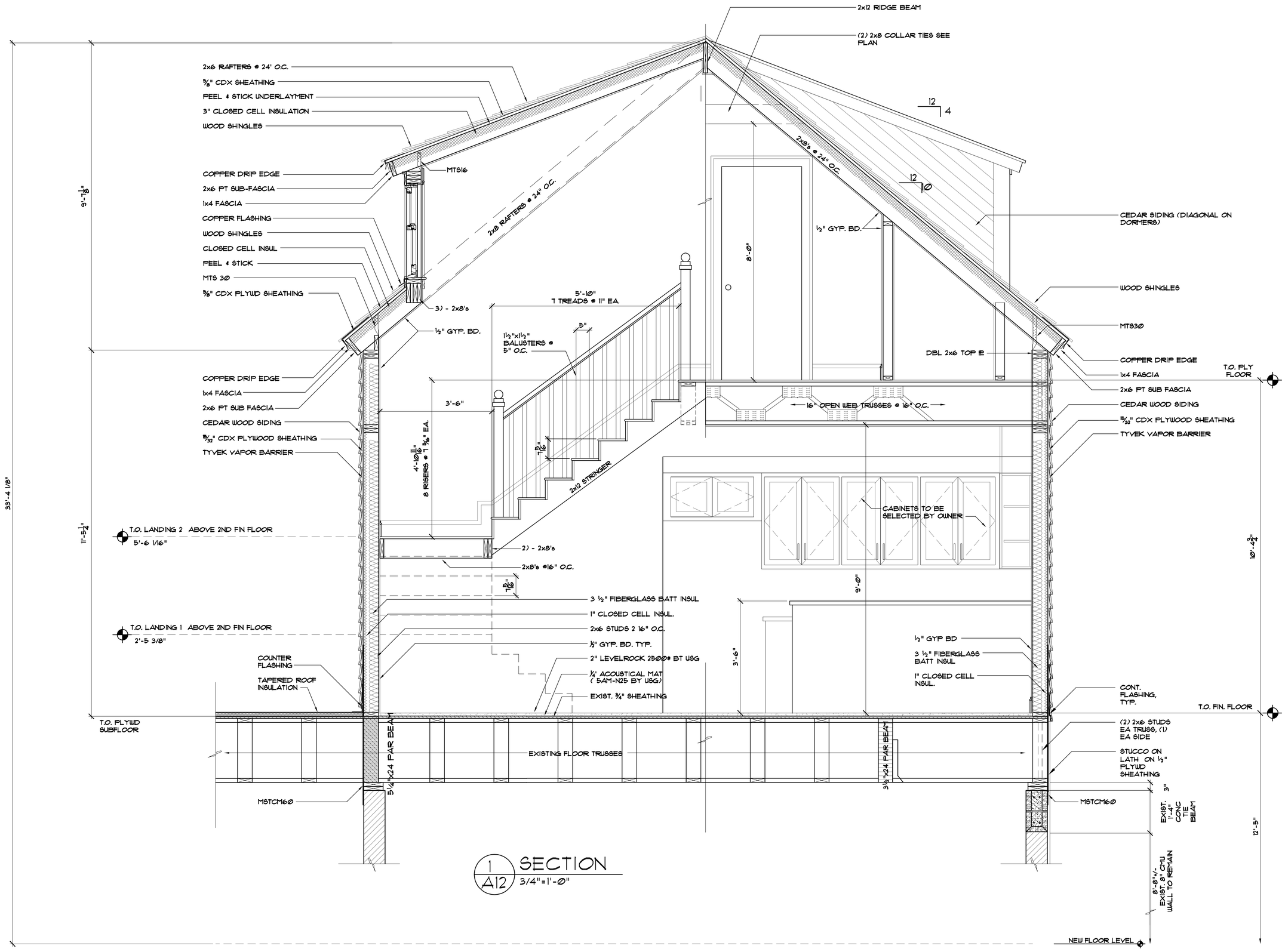

1 / A12 SECTION
3/4"=1'-0"

REGISTRATION SEAL

DRAWN BY: NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

WALL SECTIONS

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES ARCHITECT
302 1/2 ST GEORGE STREET
ST. AUGUSTINE, FL 32084
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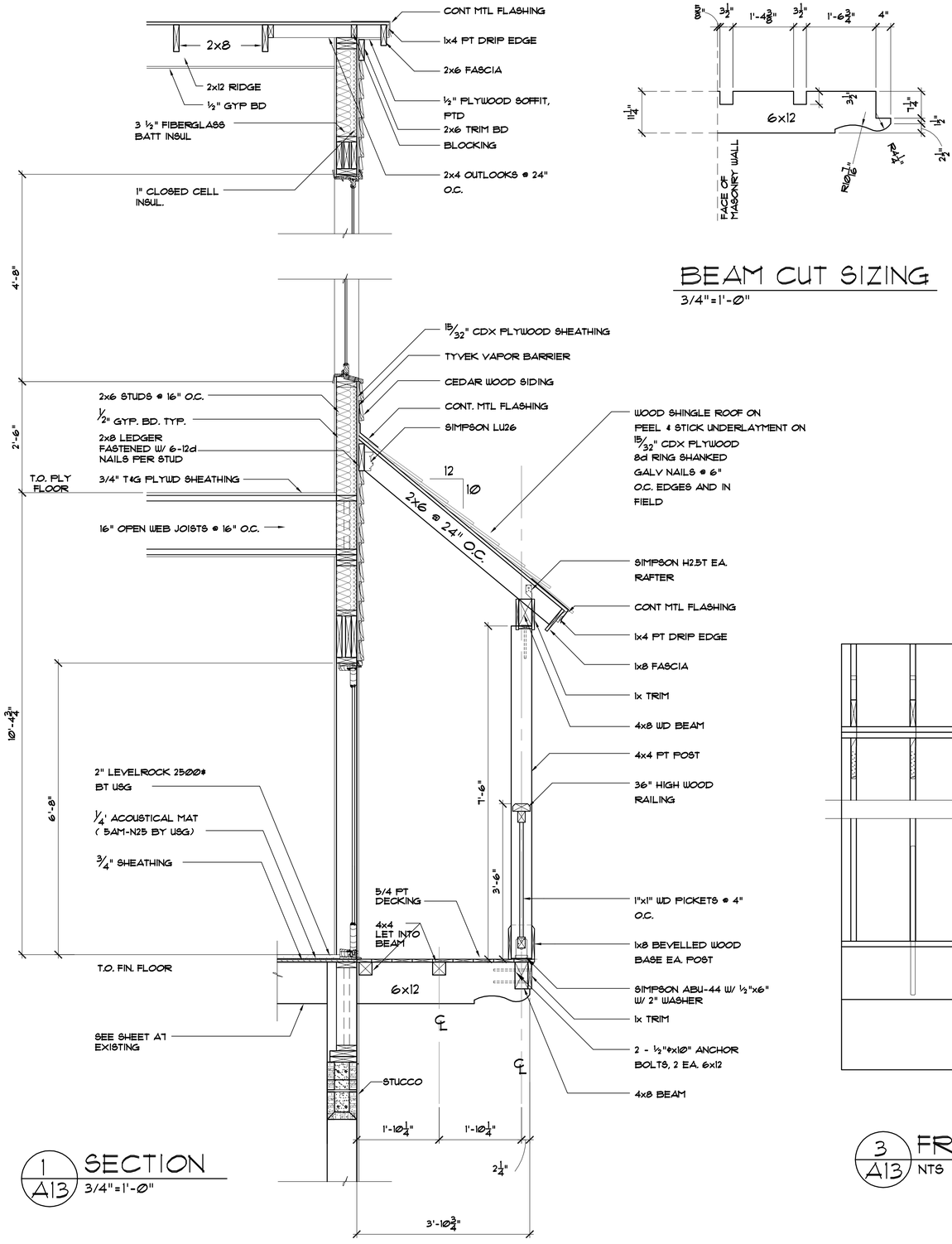
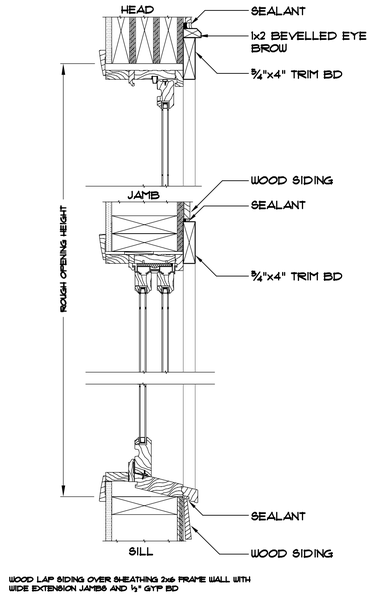


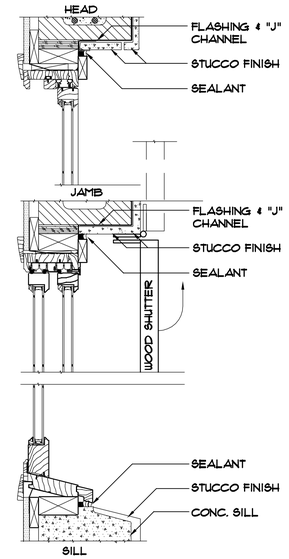
1 A13 SECTION
3/4"=1'-0"

BEAM CUT SIZING
3/4"=1'-0"



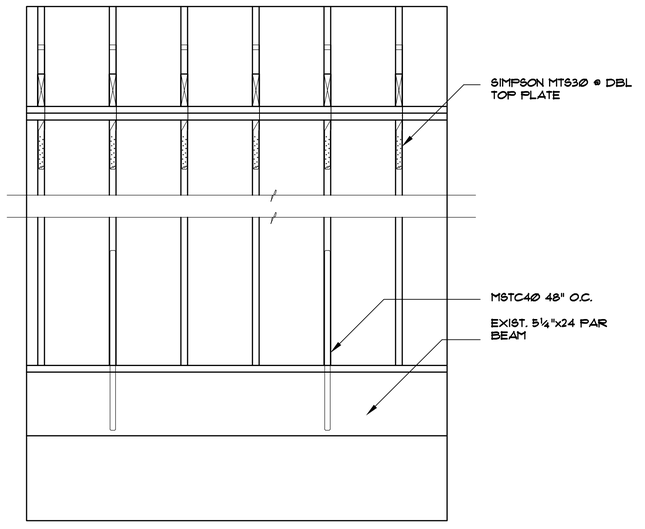
WOOD LAP SIDING OVER SHEATHING 2x6 FRAME WALL WITH WIDE EXTENSION JAMBS AND ½" GYP BD

WINDOW AT FRAMED WALLS

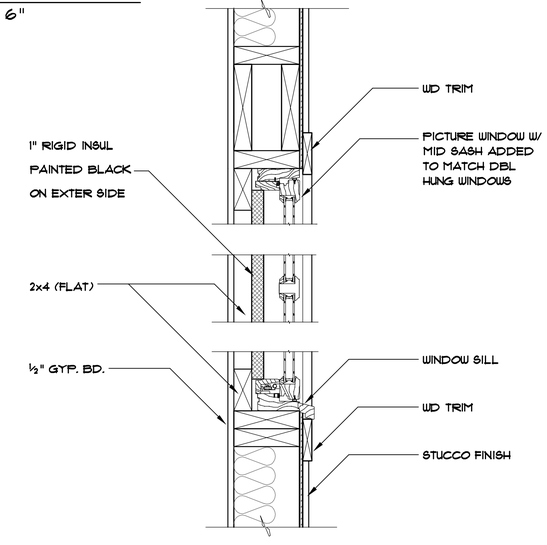


WINDOW AT MASONRY WALLS

2 A13 DETAIL
1" = 6"



3 A13 FRAMING ELEVATION
NTS



4 A13 FAUX WINDOW DETAIL
1"=1'-0"

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

WALL SECTIONS

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
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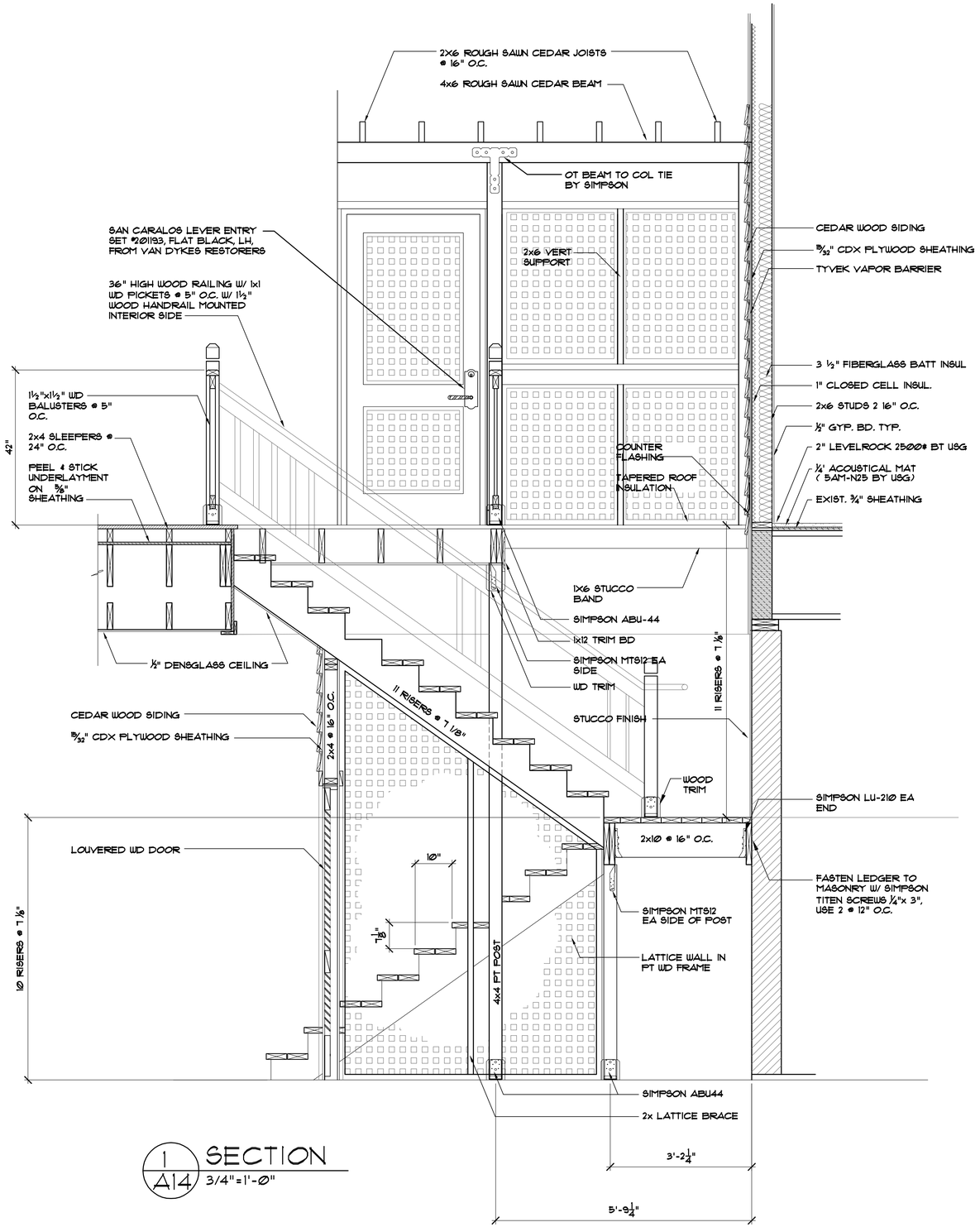
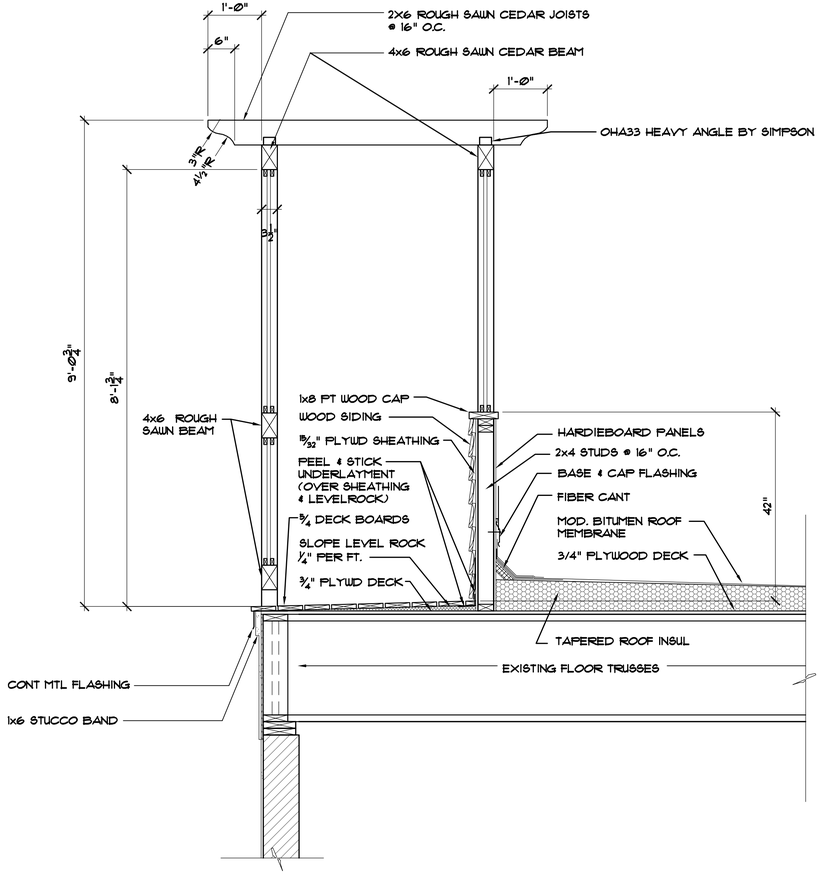


1 A14 SECTION
3/4"=1'-Ø"



2 A14 SECTION
3/4"=1'-Ø"

REGISTRATION SEAL

DRAWN BY: NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

WALL SECTIONS

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

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302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
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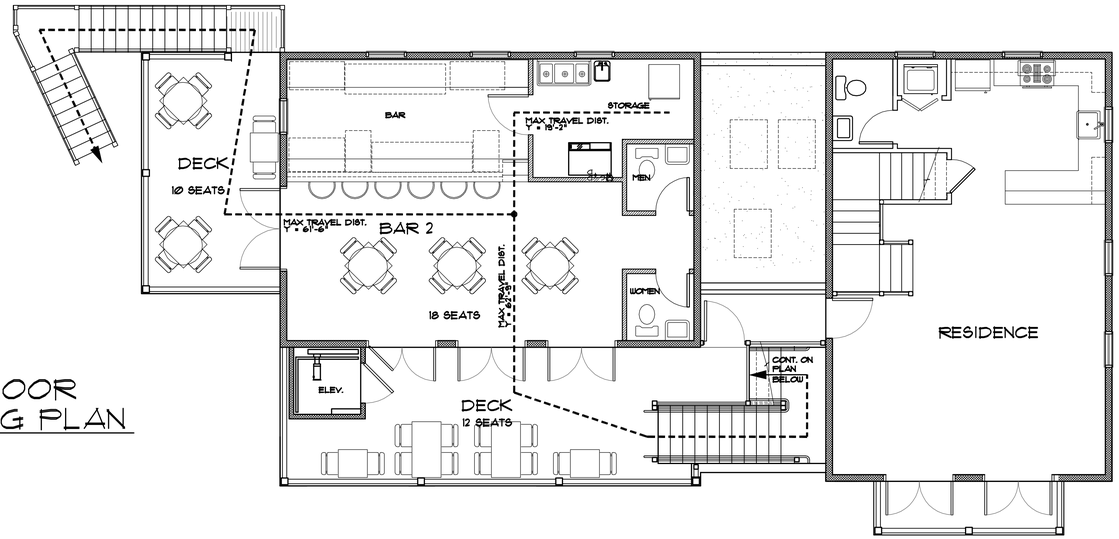


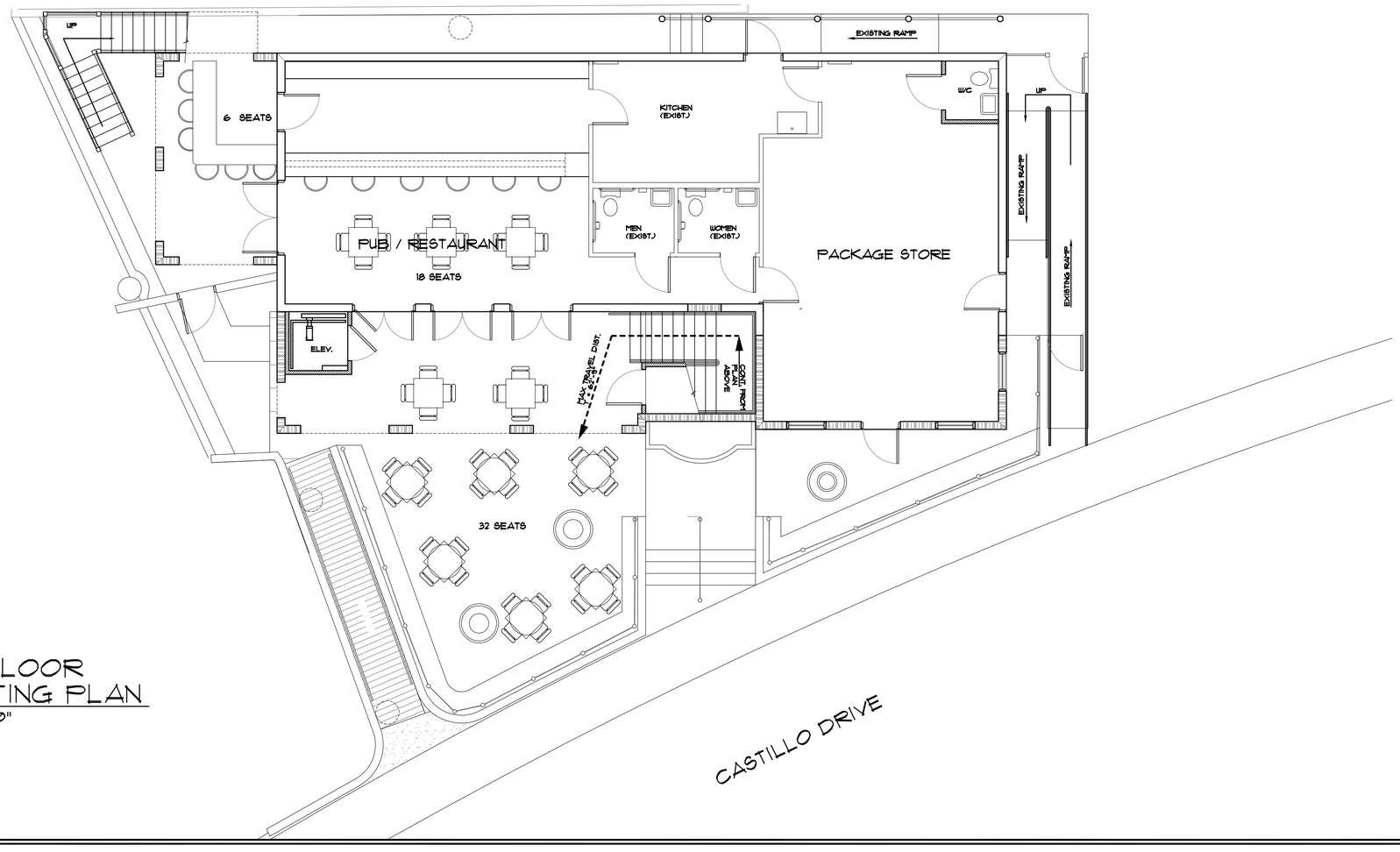
2ND FLOOR SEATING PLAN

3/16"=1'-0"

NORTH

SEATING CAPACITY	
1ST FLOOR EXTERIOR TOTAL SEATING	38
1ST FLOOR INTER. SEATING	18
2ND FLOOR EXTERIOR TOTAL SEATING	22
2ND FLOOR INTER. SEATING	18
MAXIMUM TOTAL SEATING	96
PREVIOUS TOTAL SEATING	78
NEW ADDITIONAL SEATING	18

DINING ROOM AREA OF 280 SQ FT
15 SQ FT PER PERSON = 18 SEATS



1ST FLOOR SEATING PLAN

3/16"=1'-0"

NORTH

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

SEATING AND
LIFE SAFETY PLAN

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

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302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH. (904) 824-0785

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BUILDING EXCAVATION AND FILL

PART 1 – GENERAL

1–01 DESCRIPTION

A. The extent of building excavation and fill is shown on the drawings. Included is preparation or subgrades for slabs and foundations within the general building areas.

1–02 QUALITY ASSURANCE

A. Codes and Standards: Perform excavation work in compliance with applicable requirements of governing authorities having jurisdiction.

B. Testing and Inspection Service: Engage an independent soil testing and inspection service to perform a soil survey for satisfactory soil materials, and field testing facilities for quality control during earth work operations.

C. Tests for Proposed Soil Materials:

1. Test soil materials proposed for use in the work and promptly submit test results reports.

2. Provide one optimum moisture–maximum density curve for each type of soil encountered in subgrade and fills under building slabs and foundations.

Determine maximum densities in accordance with ASTM D 1557.

1–03 SUBMITTALS

A. Test Reports: Submit two copies of the following reports to the Architect/Engineer:
1. Report and certification of granular fill.
2. Field density test reports.
3. One optimum moisture–maximum density curve for each type of soil encountered.

1–04 JOB CONDITIONS

A. Existing Utilities:

1. Locate existing underground utilities in the areas of work. If utilities are to remain in place, provide adequate means of protecting during excavation operations.

2. Should uncharted, or incorrectly charted, piping or other utilities be encountered during excavation, consult the utility owner immediately for directions.

3. Do not interrupt existing utilities serving facilities occupied and used by the Owner or others, except when permitted in writing by the Architect.

4. Demolish and completely remove from the site existing underground utilities indicated to be removed. Coordinate with local utility companies for shut–off of

PART 2 – PRODUCTS

2–01 SOIL MATERIALS

A. Backfill and Fill Materials: Satisfactory soil materials for backfill and fill, free of rock or gravel larger than 1" in any dimension, debris, waste, vegetation, and other deleterious material shall be free, clean–draining sand, with a maximum of 10 percent passing the No. 200 mesh.

PART 3 EXCAVATION

3–01 EXCAVATION

A. Earth excavation includes the removal and disposal of pavement and other obstructions visible on the ground surface, underground structures and utilities indicated to be demolished and removed, material of any classification indicated in data on subsurface conditions, and other materials encountered that are not classified as unauthorized excavation.

C. Dewatering:

1. Prevent surface water and subsurface or ground water from flowing into the excavations and flooding the project site and surrounding area.

2. Do not allow water to accumulate in excavations. Remove water from excavations. Provide and maintain pumps, well points, sumps, suction and discharge lines, and other dewatering system components necessary to convey the water away from excavations.

D. Excavation for Structures:

1. Conform to the elevations and dimensions shown on the drawings, within a tolerance of plus or minus 0.10', and extending a sufficient distance from footings

2. In excavating for footings and foundations, take care not to disturb the bottom of the excavation.

3–02 COMPACTION

A. Percentage of Maximum Density Requirements: Compact soil to not less than the 95% of maximum dry density determined in accordance with ASTM D/1557.

1. All Areas: Compact top 12" of subgrade and each layer of backfill or fill material at 95% maximum dry density.

2. Foundation bearing level. Compact the top 12" of subgrade below all foundation bearing levels to minimum of 95% maximum dry density.
plate with static weight of between 500 and 2,000 lbs.
Use walk–behind vibrating sled or plate.

3–03 BACKFILL AND FILL

A. General:

1. In all areas, use satisfactory excavated or borrow material that has been sampled, & tested.

3–04 FIELD QUALITY CONTROL

A. Quality Control Testing During Construction:

1. Allow testing service to inspect and approve subgrades and fill layers before further construction work is performed.

2. Perform field density tests in accordance with ASTM D 1556 (sand cone method) or ASTM D 2167 (rubber balloon test), as applicable.

3. Footing Subgrade: For each strata of soil on which footings will be placed, conduct at least one test to verify the required densities. Make a total of three tests at footing locations at locations directed by the Architect.

4. Building Slab Subgrade: Make at least one field density test of the subgrade for every 2,500 square feet of building slab, but in no case less than three tests. In each compacted fill layer, make one field density test for every 2,500 square feet of overlaying building slab, but in no case less than three tests.

CONCRETE, GENERAL

PART 1 – GENERAL

1–01 DESCRIPTION

A. All concrete work shown is governed by this section. Concrete strength not otherwise designated shall be 3,000 psi as determined by the use of ASTM C 31 and C 39.

1–02 QUALITY ASSURANCE

A. Codes and Standards: Comply with the provisions of the following codes, specifications and standards, except as otherwise shown or specified.
1. ACI 301 "Specifications for Structural Concrete for Buildings."
2. ACI 318 "Building Code Requirements for Reinforced Concrete."
3. ACI 304 "Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete."
4. ACI 347 "Recommended Practice for Concrete Formwork."
5. ACI Manual 315, "Manual of Standard Practice for Detailing Reinforced

Concrete Structures."

B. Concrete Testing Service:

1. The Contractor shall employ, a testing laboratory experienced to design concrete mixes, and to perform with form removal and strength tests associated testing of the concrete during the process of the work.

1–03 SUBMITTALS

A. Shop Drawings: Submit shop drawings for fabrication, bending and placement of concrete reinforcement. Comply with ACI Manual 315 in detailing reinforcing.

PART 2 – PRODUCTS

2–01 CONCRETE MATERIALS

A. Portland Cement: ASTM C 150, type I cement

B. Aggregates: Conform to ASTM C–33.

C. Water: Clean, fresh, drinkable.
D. Admixtures:

1. Air–Entraining Admixture: ASTM C 260.
2. Water–Reducing Admixture: ASTM C 494, Type A.
3. Set–Control Admixture: ASTM C 494, as follows:
   a. Type D, Water–reducing and Retarding
   b. Type E, Water–reducing and Accelerating
4. Fly Ash: ASTM C618, Type F
5. Calcium Chloride: Do not use calcium chloride in concrete.

E. Non–Shrink Grout: CRD–C588, factory pre–mixed grout; use non–metallic, "Masterflow 713" by Master Builders, or equal.

F. Epoxy Adhesive: Use Sikadur 35, Hi–Mod LV (as recommended by the manufacturer SIKA Corp.) or equal.

2–02 RELATED MATERIALS

A. Preformed Expansion Joint Fillers: Fiber type conforming to ASTM D1751 or cork type conforming to ASTM D1752, Type II.

B. Vapor Barrier: ASTM D4397 polyethylene sheeting, minimum 6 mil. thickness.

C. Curing Material:
1. Membrane–forming curing compound: ASTM C 309, Type I.
2. Moisture retaining cover: ASTM C 171.

2–04 REINFORCING MATERIALS

A. Reinforcing: ASTM A615, Grade 60.

B. Welded Wire Fabric: ASTM A 185.

C. Supports for Reinforcing: Conform to applicable codes and standards.

2–05 PROPORTIONING AND DESIGN OF MIXES

A. All concrete shall contain a minimum of five sacks of cement per cubic yard.

B. Slump Limits: All concrete, unless otherwise noted, 2" to 4"; grout for reinforced masonry, 5" to 10".

C. Proportion mixes by either laboratory trial batch or field experience methods, using materials to be employed on the project for each class of concrete as required, complying with ACI 211.1 for normal weight concrete.

D. Admixtures:

1. Use air–entraining admixture in all concrete, 3–6 percent entrained air.

PART 3 – EXECUTION

3–01 CONCRETE MIXING

A. Use Only Ready–Mix Concrete: Comply with the requirements of ASTM C94.
1. A delivery ticket showing truck number, date, and time that mixing was started shall be given to the Contractor's superintendent at the job site before placing the concrete from the truck mixer.

3–02 FORMWORK: Design of all formwork is the Contractor's responsibility. Conform to applicable standards and ACI 347.

Comply with ACI 347 for shoring and reshoring.

3–03 PLACING REINFORCING: Conform to CRSI "Manual of Standard Practice" and other noted applicable codes and standards. Clean reinforcing of loose rust, mill scale and other items that reduce or destroy the bond.

3–04 CONCRETE PLACEMENT: Conform to ACI 304. All concrete shall be consolidated by internal vibration with mechanical vibrators per ACI 304.

3–05 CONCRETE CURING: Start curing as soon as free water has disappeared from concrete surface. Cure for at least 7 days in accordance with ACI 301.

3–06 REMOVAL OF FORMS

Formwork not supporting weight of concrete, such as sides of beams, walls and columns, may be removed after curing for 24 hours after placing concrete.
Formwork supporting weight of concrete such as beam soffits, slabs and other structural elements shall not be removed in less than 14 days .

3–07 FINISH ON FORMED SURFACES

A. Smooth Form Finish: For formed concrete surfaces exposed–to–view, or that are to be covered with a coating material applied directly to concrete. Repair and patch defective areas with fins or other porjections. Completely removed and smoothed.

3.08 MONOLITHIC SLAB FINISHES
A. Float Finish: Apply float finish to monolithic slab surfaces to receive trowel finish and other finishes as hereinafter specified, per ACI 304.

B. Trowel Finish: Apply trowel finish to monolithic slab surfaces to be exposed–to–view, and slab surfaces to be covered with resilient flooring, paint or other thin film finish coating system and all surfaces not otherwise noted.

C. Non–Slip Broom Finish: Apply non–slip broom finish to exterior concrete platforms, steps and ramps, and elsewhere as indicated.

3.09 FIELD QUALITY CONTROL

A. Quality Control Testing During Construction:

1. Slump: ASTM C143; one test for each concrete load at point of discharge; and one for each set of compressive strength test specimens.

2. Compression Test Specimens: ASTM C 31; one set of 3 standard cylinders for each compressive strength.

3. Compressive Strength Tests: ASTM C 39; one set for each 100 cubic yards or fraction thereof, of each mix design placed in any one day or for each 2,500 square feet of surface area placed; 1 specimen tested at 7 days, 2 specimens tested at 28 days.

MASONRY WORK

PART 1–GENERAL

1.01 DESCRIPTION OF WORK

A. Extent of unit masonry work is shown on the drawings. comply with all flashing Requirements and block type shown on the architectural drawings.

1.02 WORKMANSHIP

A. Maintain all vertical and horizontal lines straight and plumb, and erect all walls plumb, true, clean and smooth. Maximum allowable construction tolerances are as followings:
   1. Variation from plumb: for vertical lines and surfaces of columns, 1/4" in 10'.
   2. Variation from level: 1/4" in any bay or 20' maximum, nor 3/4" in 40' or more.
   3. Variation of linear building line: from position shown on plans, 1/2" in any bay or 20' maximum, nor 3/4" in 40' or more.
   4. Variation in cross–section dimensions: for columns and thicknesses of walls from dimensions shown, do not exceed, do not exceed minus 1/4" nor plus 1/2".

1.03 SUBMITTALS

A. Submit shop drawings for fabrication, bending and placement of reinforcing bars. Comply with ACI 315 "Manual of Standard Practice for Detailing Reinforcing for Concrete Structures".

1.04 JOB CONDITIONS

A. Do not apply uniform floor or roof loads for at least 24 hours after building masonry walls or columns. Do not apply concentrated loads for three days.

PART. 2– PRODUCTS

2.01 HOLLOW CONCRETE MASONRY UNIT (CMU)

A. Type of Units: Normal weight load–bearing units conforming to ASTM C90, Grade N aggregates conforming to ASTM C33 units shall have dry, net unit weight of not less than 125 lbs. per cubic ft.

B. Lightweight units may be used in lieu of normal weight units; conforming to ASTM C90, Grade N. Provide lightweight units using aggregate conforming to ASTM C331 with a dry, net unit weight of not more that 105 lbs. per cubic feet.

2.02 MORTAR MATERIALS

A. Portland Cement: ASTM C150, Type I.
B. Hybrated Lime: ASTM C207, Type S.
C. Aggregate for Masonry: Sand, ASTM C144

2.03 MORTAR

A. Mortar ASTM C270, Type M or S.
B. Mixing: Combine cement, lime, water and aggregates for a minimum of 5 minutes in a mechanical batch mixer. Do not use mortar or grout that has begun to set or if more than 1–1/2 hours has elapsed after initial mixing. Do not use air–entraining agents or other admixes.
C. For grout, see reinf. masonary section below.

PART 3– EXECUTION

3.01 INSTALLATION – GENERAL

A. Lay CMU units with full shell mortar beds. Fill vertical end joints (end joints between units) solidly with mortar from face of units to a distance behind face of unit equal to not less than the thickness of the longitudinal face shells. Provide 3/8" joints.
B. Unless otherwise noted lay CMU wall units in 1/2 running bond with vertical joints in each course centered on units in courses above and below. Bond and interlock each course at corners and intersections. Maintain continuity of cell cavities which are to be grouted.

REINFORCED UNIT MASONRY

PART 1–GENERAL

1.01 SUBMITTALS
A. Shop Drawings: Submit shop drawings for fabrication, bending and placement of reinforcement bars. Comply with ACI 315 "Manual of Standard Practice for Detailing Reinforced Concrete Structures".

PART 2– PRODUCTS

2.01 MATERIALS

A.. Reinforcement bars: Provide deformed bars of following grades complying with ASTM A616.

2.02.) Horizontal Joint Reinforcing (Continuous Wire Reinforcing): Provide wire units fabricated from cold–drawn steel wire conforming to ASTM A82, with deformed side rods and smooth cross rods, and a unit width of 1–1/2" to 2" less than wall thickness. Use ladder–type with 9–gage side rods and 9–gage cross rods.

PART 3– EXECUTION

3.01 PLACING REINFORCEMENT

A. Splice reinforcement bars where shown.
B. Provide horizontal joint reinforcing at 16" o.c. vertically in all masonry walls unless otherwise noted.
C. min. lap shall be 48 bar dia unless otherwise noted.

3.02 INSTALLATION, GENERAL

A. Temporary Formwork: Provide formwork and shores as required for temporary support of reinforced masonry elements.

3.03 INSTALLATION OF REINFORCED CONCRETE UNIT MASONRY

A. General: see section titled "masonry work.

2. Maintain vertical continuity of core or cell cavities, which are to be reinforced and grouted. Keep cavities free of mortar. Solidly bed webs in mortar where adjacent to reinforced cores or cells.

1. Use "Fine Grout" per ASTM C476 for filling spaces less than 4" in one or both horizontal directions.

2. Use "Course Grout" per ASTM C476 for filling 4" spaces or larger in both horizontal directions.

3. Grouting Technique: Use low–lift or high lift grouting techniques subject to the requirements which follow. ALL grout shall have a minimum 28 day strength of 2,500 psi @ 28 days ASTM C1019.

B. Low–lift Grouting

2. Place vertical reinforcement prior to laying of CMU. Extend above elevation of maximum pour height as required to allow for splicing. If reinforcing placed after CMU laid, use rebar positioners manufacturer by Masonry Reinforcing Corp. of America or approved equal, while placing CMU; space positioners a maximum of 48" vertically to hold rebar in correct position during grout pours.

3. Lay CMU to maximum pour height. Do not exceed 5' height, or if bond beam occurs below 5' height stop pour at course below bond beam.

4. Pump grout or pour using chute or container with spout. Rod or vibrate grout during placing. Place grout continuously; do not interrupt pouring of grout for more than one hour. Terminate grout pours 1–1/2" below top course of pour.

C. High–Lift Grouting

1. Provide clean out holes in first course at all vertical cells which are to be filled with
a. Use units with one face shell removed and provide temporary supports for units above grout. or use header units with concrete brick supports, or cut openings in one face shell. Provide clean out holes where not exposed to view.

2. Construct masonry to full height of maximum grout pour specified proir to placing

a. Limit grout lifts to a maximum height of 5' and grout pour to a miximum height of 12', for single wythe hollow concrete masonry walls, unless otherwise indicated. Do not exceed 12' height, or if tie beams at floor or roof elevations occur below 12' height, stop pour in course below tie beam. Do not pour beams and vertical cells in same pour.

3. Place vertical reinforcement before grouting. Place before or after laying masonry units, as required by job conditions. Tie vertical reinforcement to dowels at base of masonry where shown and thread CMU over or around reinforcement. Support vertical reinforcement at intervals not exceeding 192 bar diameters not 10'.

a. Where vertical reinforcing placed after laying CMU, cut clean–out holes in face shell of bottom block each filled cell, where not exposed to view; tie vertical bar to dowel, clean out cell and close up clean–out before pour.

5. Place horizontal beam reinforcement as the masonry units are laid.

6. Embed lateral tie reinforcing in mortar joints where indicated. Place as masonry units are laid, at vertical spacing shown.

7. Preparation of Grout Spaces: Prior to grouting, inspect and clean grout spaces.
a. Place grout by pumping into grout spaces.
b. Limits grout pours to sections which can be completed in one working day with not more than one hour interruption of pouring operation. Place grout in lifts which do not exceed 5'. Allow not less than 30 minutes, nor more than one hour between lifts of a given pour. Rod or vibrate each grout lift during pouring operation.
c. Place grout in lintels or beams over opeings in one continuous pour.

ROUGH CARPENTRY

1. REFERENCES:

   a. Lumber Standards: Comply with PS 20.

   b. Plywood Products standard: Comply with PS–1 (ANSI A199.1) with applicable APA standard for type of panel indicated.

2. MATERIALS:

   a. Lumber, General:
      1.) Factory–mark each piece of lumber with type, grade, mill and grading agency, except omit marking from surfaces to be exposed with transparent finish or without finish.
      2.) Nominal sizes are indicated, except as shown by detail dimension. Provide actual sizes as required by PS 20, for moisture content specified for each use. Provide dressed lumber, S4S, unless otherwise indicated. Provide seasoned lumber with 19% maximum moisture content at time od dressing. All lumber shall be kiln dried.
      3.) Framing Lumber (2" through 4" thick):(unless otherwise noted).
      For light framing (less than 6" wide), provide the following grade and species:
      (No. 2 Southern Pine or Douglas Fir). For structural framing (6" and wider and from 2" to 4" thick), provide the following grade and species:
      No. 2 grade
      Douglas Fir (WCLB or WWPA)
      Southern Pine (SPIB)

   b. Timber (5" and Thicker):
      Provide No. 1 Grade Douglas Fir (WCLB or WWPA) or No. 2 Dense SR Grade Southern Pine (SPIB), with maximum of 19% moisture content.

   c. Plywood:
      1.) Trademark: Identify each plywood panel with appropriate APA trademark.
      2.) Concealed Performance–Rated Plywood: Where plywood panels will be used for the following concealed types of applications, provide APA Performance–rated panels comply with requirements indicated for grade designation, span rating, exposure durability classification, edge detail (where applicable) and thickness.
      3.) Wall Sheathing: APA Rated Sheathing Exposure Durability Classification: Exterior, (use structural I, C–C, Exterior, DFPA, or structural II, C–C, exterior, DFPA).
      4.) Roof Sheathing: APA rated sheathing Exposure Durability Classification: Exterior (Structural–I 24/0 exterior glue) or equal for shingle roofs; Structural I 32/16 exterior glue or equal for built–up roofing.
      5.) Miscellaneous Materials: Fasteners and Anchorages: Provide size, type, material and finish as indicated and as recommended by applicable standards, complying with applicable Federal Specifications for nails, staples, screws, bolts, nuts, washers and anchoring devices. Provide metal hangers and framing anchors of the size and type recommended by the manufacturer for each use including recommending nails. Where rough carpentry work is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners and anchorages with a hot–dip zinc coating. (ASTM A153).

3. WOOD TREATMENT:

   a. Preservative Treatment: Where lumber is indicated as "P.T." or "treated", or is specified herein to be treated, comply with applicable requirements of AWPA Standards C2 (Lumber) and C9 (Plywood) and of AWPB Standards listed below. Mark each treated item with the AWPB Quality Mark Requirements. Pressure–treat above–ground items with water–bourne preservatives complying with AWPB LP–2.

4. Wood Framing, General:

   a. Provide framing members of sizes and on spacings shown, and frame openings as shown, or if not shown, comply with recommendations of "Manual of House Framing" of National Forest Products Associations. Do not splice structural members between supports.
   b. Anchor and nail as shown, and to comply with "Recommended Nailing Schedule" of Manual for House Framing" and other recommendation of N.F.P.A.

5. Stud Framing:
   General: Provide stud framing where shown. Unless otherwise shown, use 2"x6" wood studs spaced 16" o.c. with 6" face perpendicular to direction of wall or partition. Provide single bottom plate and double–top plates 2" thick by width of studs. Nail or anchor plates to supporting construction. Construct corners and intersections with not less than 3–studs. Provide miscellaneous blocking and framing as shown and as required for supporting of facing materials, fixtures, speciality items and trim.

6. Installation of Plywood: Comply with applicable recommendations contained in Form No. E 304, 'APA Design/Construction Guide–residential & Commercial", for types of plywood products and applications indicated.

PARALLAM PSL STRUCTURAL UNITS

PART 1 – GENERAL

1–01 Scope
A. This work includes the complete furnishing and installation of all Parallam parallel strand lumber (PSL), as shown on the drawings herein specified and necessary to complete the work.

1–02 Code Approvals
A. these products shall be designed and manufactured tothe standards set forth in icc es report no. esr–1387.

1–03 Allowable Stresses

Service level 1: (All Beams)		
Flexural stress (fb)	=	2,117 PSI
Compression perpendicular to grain	=	533 PSI
Modulus of elasticity (e)	=	1,660,000 PSI
Compression parallel to grain	=	2,030 PSI
Horizontal shear parallel to grain	=	241 PSI
Creep factor	=	1.2

1–04 Submittals
A. Product data: Submit manufacturer's data, specifications and installation instructions covering lumber, adhesives, fabricator process, preservative treatment and protection.

PART 2 – PRODUCTS

2–01 MATERIALS

A. Parallam PSL shall be manufactured by iLevel Trus Joist Commercial in a plant listed in the reports referred above, and under the supervision of an approved third–party inspection agency. It shall be manufactured from strands of wood fiber in a continuous process, with all strands oriented to be length of the member and then tied into a press in the desired lay–up pattern. All members are to be free of finger joints, scarf joints, or mechanical connections in full–length members.

2–02 TOLERANCES

Finished length (as specified):	±1/4"
Depth:	±1/16"
Width:	±1/16"

2–04 IDENTIFICATION

Each of the beams shall be identified by a stamp indicating the product type and grade, ICC–ES evaluation report number, manufacturer's name, plant number, and the independent inspection agency's logo.

2–05 PRESSURE TREATMENT

All Parallam PSL beams, noted on the drawings as pressure treated (P.T.), or exposed to the weather, shall be wolmanized parallam PSL products and shall be pressure treated (P.T.) to trus joist service level 2, which conforms to AWPA use category UC3A and UC3B. All other parallam PSL beams, rafters and columns shall conform to truss joist service level 1, which conforms to AWPA use category UC1 and UC2.

2–06 CONNECTORS, ANCHORS, ACCESSORIES

Where shown, provide fabricated structural steel (ASTM A36) shapes, plates and bars welded into assemblies of types and sizes indicated, with steel bolts (ASTM A307), lag bolts (FS FF–B–561) and other fasteners as required. Finish each assembly prior to use with rust–inhibitive primer, 2.0 mils dry fil thickness. Connection in contact with pressure treated wood shall be hot–dipped, galvanized, per ASTM A123/153/A386 as applicable, or stainless steel.

2–07 FACTORY APPLIED PROTECTION

Before shipping or exposing to outdoor conditions, individually wrap each member with manufacturer's standard, opaque, durable, water–resistant, plastic–coated paper covering, with water–resistant seams.

PART 3 – EXECUTION

3–01 INSTALLATION

A. General: Comply with AITC 105 "Recommended Practice for the Erection of Structural Timber Framing" and manufacturer's instructions.
   1. Install miscellaneous steel connectors, anchors, and accessories as indicated.

B. Cutting: Avoid cutting members during erection, to greatest extent possible. Except for fastener drilling and other minor cutting.

C. Handle and temporarily support members to prevent visible surface damage.

D. Do not wrapping on individually wrapped members until it will serve no useful purpose, including protection from the weather, soiling and damage from work of other trades.

E. Repair damaged surfaces and finishes after completion of erection and removal of wrappings, or replace damaged members as directed where damage is beyond satisfactory repair.

END

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

SRTRUCTURAL SPECIFICATIONS

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
ARCHITECT
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH: (904) 824–5155

SHEET
A16
17 OF 18

Received February 24, 2026
Planning and Building Dept.

DESIGN CRITERIA

(All design per "Florida Building Code 2004, w/2006 supplements unless otherwise noted.)

1. LIVE LOADS
   Roofs and Canopies .....20 PSF
2. WIND LOADS (Florida Building Code 2001)
   Basic Wind Speed .....130 MPH
   Wind Importance Factor .....I=1.0
   Wind Exposure Category .....“C”
   Internal pressure Coef (GCpi) .....+0.18,–0.18

   Cladding & Component Wind Loads

   a. Roof: (50'^2)

Zone	Pressure
1	+15.5 PSF, –40.7 PSF
2	+15.5 PSF, –53.3 PSF
3	+15.5 PSF, –64.0 PSF

   b. Roof Overhang:

Zone	Pressure
2	–68 PSF
3	–107 PSF

   c. Walls:

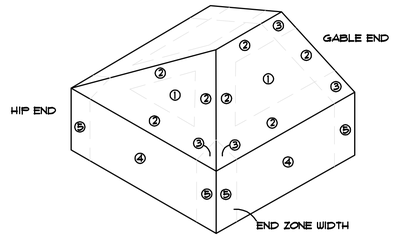
Zone	Pressure
4	+42.0 PSF, –46.1 PSF
5	+42.5 PSF, –57.0 PSF

3. ALLOWABLE UNIT STRESSES
   Concrete (Design Per Current Edition A.C.I.)
   All Concrete.....f'c = 3,000 psi
   Structural Steel (Design Per Current Edition A.I.S.C.)
   ASTM A36 Unless Otherwise Noted
   Timber (Design per current edition national design specifications for stress grade lumber & its fastening)
   Soil Bearing (Design Maximum).....2,500 PSF
   (VERIFY W/ GEOTECHNICAL REPORT)

GENERAL STRUCTURAL NOTES

1. Unless otherwise shown on drawings, minimum cover for reinforcing shall be as follows:
   Footings .....3”
   Columns & Pedestals (over vert.reinf.) .....2”
   Slabs on Grade.....CENTERED
2. All reinforcing shall be held securely in position with standard accessories during placing of the concrete.
3. Splice in reinforcing, where permitted, shall be as follows:
   Welded Wire Fabric.....6”
   Masonry Walls..... 48 BAR. DIA.
   All Other..... 40 BAR. DIA.
4. If footing elevations shown occur in a disturbed, unstable or unsuitable soil the engineer shall be notified.
5. All high strength bolts to be 3/4” inch dia.,A.S.T.M. A325, unless otherwise noted.
6. See architectural, mechanical, electrical and plumbing drawings for openings, sleeves, etc. not shown on structural drawings.
7. All timber work shall be in accordance with the current edition of the “National specifications for stress–grade Lumber and its Fastenings”. a publication of the American Forest & Paper Assoc.
8. All nailing of structural members, not otherwise noted, shall comform to the nailing schedule of the “Manual for house Framing”, a publication of the National Forest Products Association.
9. All timber connectors, strap ties, hurricane anchors, joist hangers, etc. shall be manufactured by the Simpson Co. of San Leandro, California or equal (galvanize).
10. All plywood shall comply with PS–1 (ANSI A199.1). Use “exterior” APA rated plywood for wall sheathing. Comply with applicable recommendations contained in Form No. E304, “APA Design/Construction Guide–Residentential & Commercial”, for types of plywood products and applications indicated. Fasten plywood panels by screwing to lightgage metal stud framing unless otherwise indicated. Use hot–dipped galvanized screws for exterior wall sheathing.
11. Where lumber is indicated as “P.T”. OR Pressure Treated”, ar is specified herein to be treated. comply with the applicable requirements of AWPA standards C2 for lumber, and of AWPB standards listed belw. Make each item with AWPB quality mark requirements. Pressure treat all above ground framing and decking exposed to the weather or noted with water–borne preservatives conforming to AWPB LP–2. After treatments kiln dry to a maximum moisture content of 19 percent.
12. Fasteners & Anchorage: Provide size, type and material indicated and per applicable standards, complying with the applicable federal specifications for nails, screws, bolts, nuts washers and anchorage devices. Where timber work is exposed to weather, provide fasteners and anchorages with hot–dipped galvanized coating, per ASTM 153.
13. All truss rafter and joist hangers shall be HU–series (14 gage) heavy duty joist hangers by The Simpson Co., or equal.
14. All exposed wood framing shall be pressure treated (P.T.).
15. All exterior wall sheathing shall be 1/2” plywood nailed w/10d nails @ 6” o.c. at panel edges and at 6” o.c. at interior studs, unless otherwise noted.
16. Plywood Nailing Requirements:
    Roof Deck: 10d nails @ 6” o.c. @ all panel edges and @ 6” o.c @ interior rafter and trusses, unless otherwise noted.
    Exterior Wall Sheathing: 10d nails @ 6” o.c. @ all panel edges and @ 6” o.c @ interior rafter and trusses, unless otherwise noted.
17. Abbreviations:

U.O.N.	unless otherwise noted		
H.A.	hurricane anchor	LOC.	LOCATIONS
EE	each end	GALV.	Hot–Dipped galvanized
EW	each way	Par. Bm	Parallam Beam
BELW	below	F.A.	Framing Anchor
PL	plate	CONT.	continuous
W.S.	Welded studs	S.T.	strap tie
EXIST.	existing	T.S.	twist strap
J.H.	Joist Hanger		



WIND ZONES AND PRESSURES
N.T.S.

END ZONE WIDTH: 10% OF LEAST HORIZONTAL DIM. OR 0.4H, WHICHEVER IS SMALLER, BUT NOT LESS THAN EITHER 4% OF LEAST HORIZONTAL DIM. OR 3 FT.

MEAN ROOF HEIGHT = 26 FT.

TYPICAL HEADER SCHEDULE	
WIDTH OF OPENING	MEMBER SIZE
0' TO 3'-0"	2) 2x4
3'-0" - 4'-0"	2) 2x6
4'-0" TO 6'-0"	2) 2x8
6'-0" TO 8'-0"	2) 2x10
8'-0" TO 10'-0"	2) 2x12
10'-0" AND UP	LVL (ENGINEERED)
HEADER LUMBER SHALL BE No. 2 STRUC. SYP	

Floor and Roof Live Loads	
Floor Live Loads	
Storage Areas:	125 psf
All Others Areas:	100 psf
Roof Live Loads	
Roofs:	20 psf uniform; 300 lbs concentrated

Wind Design Data		
Ultimate Wind Speed:		132 mph
Nominal Wind Speed:		102 mph
Risk Category:		II
Wind Exposure:		B
Enclosure Classification:		Enclosed
Internal Pressure Coefficient:		0.18 +/-
Components and Cladding Design Pressures:		
Roofing Zone 1:	+28.8 psf max.,	-31.5 psf min.
Roofing Zone 2:	+28.8 psf max.,	-36.8 psf min.
Roofing Zone 3:		-36.8 psf min.
Roofing at Zone 2 Overhangs:		-53.2 psf min.
Roofing at Zone 3 Overhangs:		-53.2 psf min.
Stucco, Cladding, Doors & Windows:		
Zone 4:	+31.4 psf max.,	-34.0 psf min.
Zone 5:	+31.4 psf max.,	-42.0 psf min.
End Zone Width:		6.20 ft.

The Ultimate Wind Speed was used to determine the above Component and Cladding Design Pressures.

All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the 2010 Florida Building Code.

Geotechnical Information	
Design Soil Load-Bearing Capacity:	2,000 psf

Flood Design Data	
Flood Zone:	AE9
Elevation of Lowest Floor:	9.00 NAVD

This table was created using Windload Calculator Plus software (2010 Florida Building Code Edition) available from TheFloridaEngineer.com

No.	Description	Opening Width (in ft.)	Opening Height (in ft.)	Distance from Corner (in ft.)	Design Pressure Requirements
A1.1	WINDOW	3.0 ft.	5.5 ft.	4.3 ft.	+30.4 psf, -40.2 psf
A1.2	WINDOW	3.0 ft.	5.5 ft.	4.3 ft.	+30.4 psf, -40.2 psf
A1.3	WINDOW	3.0 ft.	5.5 ft.	5.0 ft.	+30.4 psf, -39.5 psf
A4.1	WINDOW	3.0 ft.	6.0 ft.	15.3 ft.	+30.2 psf, -32.9 psf
A4.2	WINDOW	3.0 ft.	6.0 ft.	9.8 ft.	+30.2 psf, -32.9 psf
A5.1	WINDOW	2.0 ft.	3.0 ft.	2.3 ft.	+31.4 psf, -42.0 psf
A5.2	WINDOW	2.0 ft.	3.0 ft.	2.3 ft.	+31.4 psf, -42.0 psf
A5.3	WINDOW	2.0 ft.	3.0 ft.	2.3 ft.	+31.4 psf, -42.0 psf
A5.4	WINDOW	2.0 ft.	3.0 ft.	2.3 ft.	+31.4 psf, -42.0 psf
A6	WINDOW	3.0 ft.	4.6 ft.	10.6 ft.	+30.8 psf, -33.5 psf
A8	WINDOW	2.6 ft.	3.0 ft.	5.4 ft.	+31.4 psf, -40.4 psf
102	DOOR	3.0 ft.	7.0 ft.	10.6 ft.	+29.9 psf, -32.6 psf
201A	DOOR	5.0 ft.	7.0 ft.	9.0 ft.	+29.0 psf, -31.7 psf
201B	DOOR	5.0 ft.	7.0 ft.	15.8 ft.	+29.0 psf, -31.7 psf
201C	DOOR	5.0 ft.	7.0 ft.	22.2 ft.	+29.0 psf, -31.7 psf
201D	DOOR	5.0 ft.	7.0 ft.	8.8 ft.	+29.0 psf, -31.7 psf
205A	DOOR	3.0 ft.	7.0 ft.	12.0 ft.	+29.9 psf, -32.6 psf
205B	DOOR	3.0 ft.	7.0 ft.	7.0 ft.	+29.9 psf, -34.1 psf
205C	DOOR	3.0 ft.	7.0 ft.	7.0 ft.	+29.9 psf, -34.1 psf

The Ultimate Wind Speed of 132 mph was used to determine the above design pressure requirements.

REGISTRATION SEAL

DRAWN BY:
NATE GOLDBERGER
SCALE: AS NOTED
DATE: 3 APR 2014

STRUCTURAL SPECIFICATIONS

SECOND FLOOR ADDITION
16 CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH. (904) 824-3765
ARCHITECT

SHEET
A17
18 OF 18

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for the April 16, 2026 Meeting



Application HP2026-0017 Address: 65 Busam Street

Kevin Partel – Applicant Long Creek Sta LLC - Owner

Project description: To demolish a residential building, constructed c. 1967, that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ08532
National Register:	N/A	Construction date:	c. 1967
Archaeology Zone:	IIIB	Zoning District:	RS-1
Parcel number:	1586600000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This sprawling Frame Vernacular residence, constructed c. 1967 is located at the east end of Busam Street north of the intersection of Holly Lane. It is locally believed that the structure, which features 5 separate gable-roofed segments, is made up of several individuals cottages from a motor court that once operated along US1 North. The cottages were moved to the site, connected via short hyphen hallways, and modified to meet the original owner's specifications.

The residence features an irregular layout with 5 asphalt shingle gable roofs with ends oriented east/west and a large, flat-roofed, double-bay garage attached to the residence via a covered breezeway. A large Mid-Century style chimney, with stucco finish and coquina accents, rises from the north elevation of the central building segment. Exterior cladding is a cementitious shingle. Windows are primarily 1/1 aluminum windows with some fixed and casement windows located in the kitchen, dining, and bathroom spaces. Foundations are continuous concrete block. There are three entrances on the north/west elevations: atop concrete steps in the garage breezeway, atop brick steps via the west elevation of the central segment, covered with a small gable roof, leading into the kitchen, and atop wooden steps with coquina block sides via the south elevation of the central segment, covered with a Mid-Century influenced "v" canopy, leading into the living room.

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 **65 Busam Street** because it is not a local landmark or otherwise designated as a historic building with the following conditions:

1. Any significant building materials, architectural details and ornaments, fixtures, and the like be salvaged for reuse in restoration of other historic properties.
2. Prior to demolition, documentation be provided to include a floorplan of the existing structure as well as additional research, done by the property owner, or by staff at the owner's expense, to update the existing Florida Master Site File with information related to the origins of the structure and its construction..

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 lower profile but is larger in sprawling mass than most surrounding structures. New construction in the area is often taller in scale and most adjacent structures are multi-story.

3. The impact of the loss of the structure on the streetscape. This property is set back away from a street that is seldom traveled except by residents of Holly Lane. The low profile of the existing structure also limits its current impact on the streetscape and loss of the structure may not be immediately apparent until a replacement structure is built.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Proposed designs for a replacement home were submitted. 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 meet the Tree and Landscape Ordinance and zoning requirements. The property is within Archaeology zone IIIB. Any ground disturbing activities, including demolition and new construction, will trigger Archaeological Review requirements. The applicant is encouraged to submit an Archaeological Review application via the Planning and Building Portal as soon as possible to limit impacts to their anticipated construction schedule.

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File but is not located in a district. No historic or cultural associations are currently recorded that would qualify the building for listing individually and it may not be considered contributing to a district of one were created. The structure may have associations with the Florida motor court boom of the 1930s and 40s; however, more research is needed to verify the building's origin. The residence was constructed for local hotel owner and businessman Edward "Eddie" Mussallem, who served as Mayor of St. Augustine from 1975 to 1979 and owned the property until his passing in 2021.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. According to the Florida Master Site File, which has not been evaluated by the State Historic Preservation Office (SHPO), the building is not designated as historic and is not eligible for individual designation or to be considered contributing to a historic district. It may be possible for the cottage segments to be separated and relocated individually; however, the interiors of each have been heavily altered and it is unclear whether the exteriors retain any historic integrity beyond mass and scale.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction.
The building is not representative of a particular style or type of architecture. Its method of construction may be considered unique if use of former motor court structures is confirmed.

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 overall building typology, with connected segments that may have been motor court cottages with later additions, is unique. Various eras and styles of motor court cottages and Mid-Century influences are commonly found throughout Davis Shores and other neighborhoods developed around the same time.

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

10. ***The justification for the proposed demolition.*** The applicant seeks to redevelop the property with a single-family home as detailed in the plans provided in the application packet.

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 1967 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 in 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
65 Busam Street



Front (west) Elevation & Garage (Source: MLS 2025)

STAFF PHOTOGRAPHS
65 Busam Street



Aerial Photo (Source: MLS 2025)

STAFF PHOTOGRAPHS
65 Busam Street



View of House from Busam Street (Source: Google Streetview July 2024)

STAFF PHOTOGRAPHS
65 Busam Street



STAFF PHOTOGRAPHS
65 Busam Street



Southwest Elevation

STAFF PHOTOGRAPHS
65 Busam Street





STAFF PHOTOGRAPHS
65 Busam Street





STAFF PHOTOGRAPHS
65 Busam Street



Southwest Elevation and Garage South Elevation

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65 Busam Street



Garage East Elevation

Staff Report Pg. 16

STAFF PHOTOGRAPHS
65 Busam Street



West Garage Elevation

STAFF PHOTOGRAPHS
65 Busam Street



North Garage Elevation

STAFF PHOTOGRAPHS
65 Busam Street



North Garage Elevation

STAFF PHOTOGRAPHS
65 Busam Street





North Garage Elevation and Breezeway Between the Garage and Residence

STAFF PHOTOGRAPHS
65 Busam Street



Breezeway Entrance

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65 Busam Street



West Elelvation

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65 Busam Street



North Elevation

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65 Busam Street



Northeast Elevation

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65 Busam Street



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65 Busam Street



East Elevation

STAFF PHOTOGRAPHS
65 Busam Street



Southeast Elevation

STAFF PHOTOGRAPHS
65 Busam Street





Interior

STAFF PHOTOGRAPHS
65 Busam Street

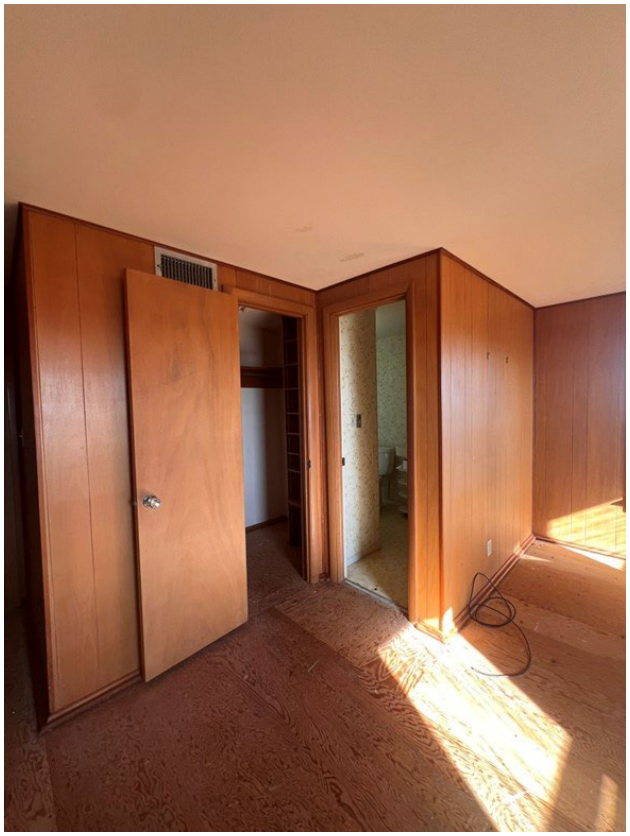
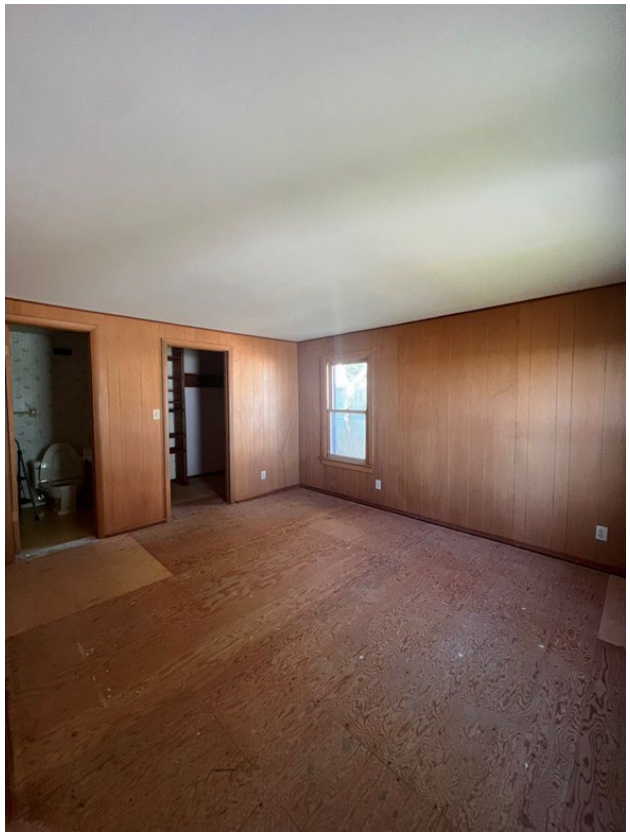






Interior

STAFF PHOTOGRAPHS
65 Busam Street

Interior

STAFF PHOTOGRAPHS
65 Busam Street

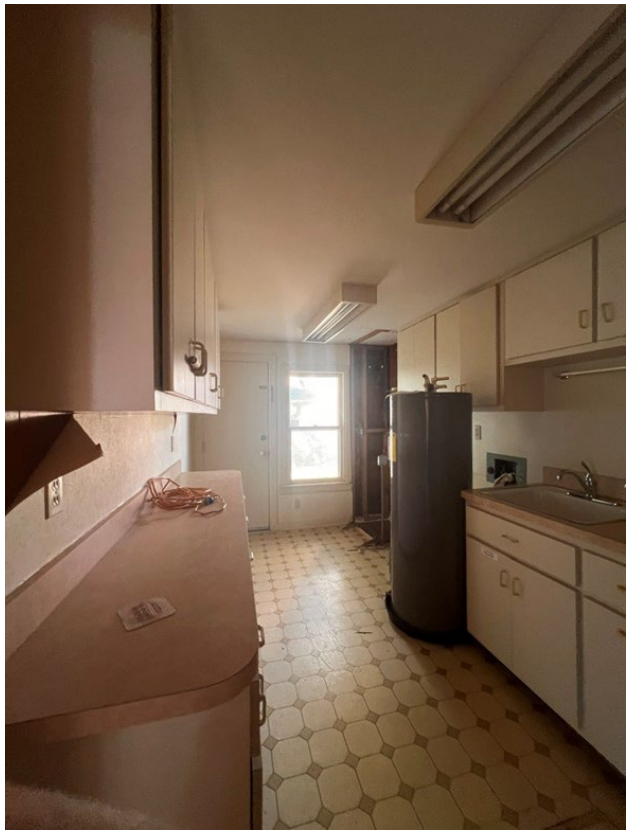






Interior

STAFF PHOTOGRAPHS
65 Busam Street





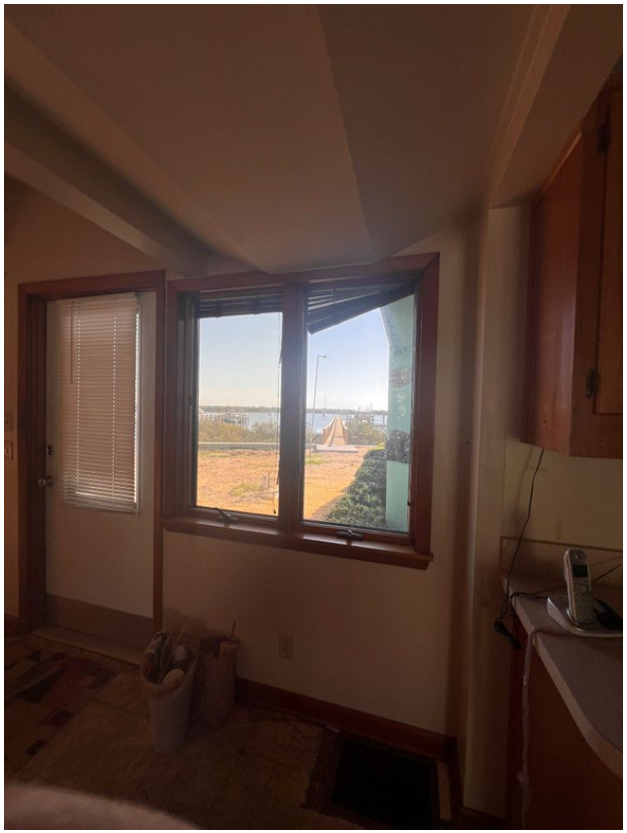


Interior

STAFF PHOTOGRAPHS
65 Busam Street







Interior

STAFF PHOTOGRAPHS
65 Busam Street



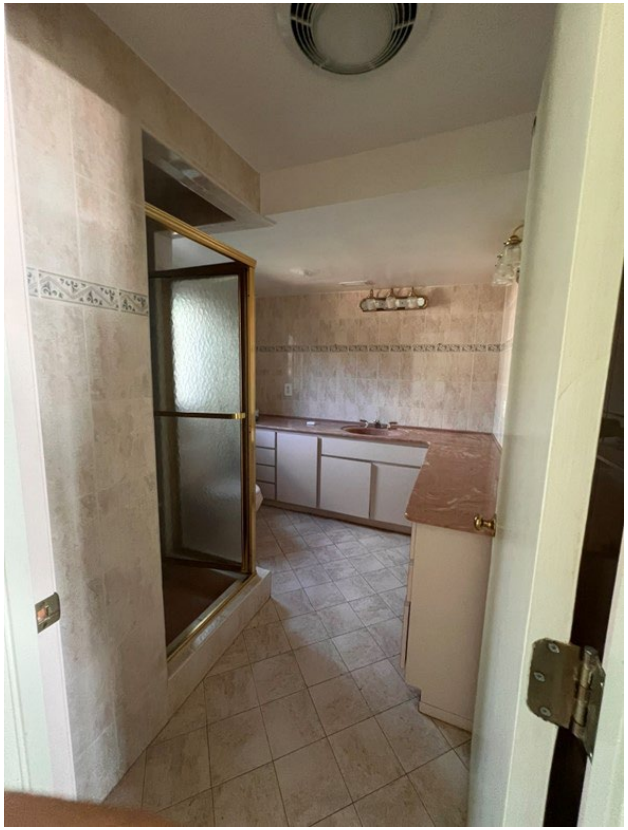




Interior

STAFF PHOTOGRAPHS
65 Busam Street







Interior

STAFF PHOTOGRAPHS
65 Busam Street







Interior

STAFF PHOTOGRAPHS
65 Busam Street







Interior

STAFF PHOTOGRAPHS
65 Busam Street





Context



Clear Form Values

Page 1

☒ Original
☐ Update



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

Site#8 SJ08532
Field Date 3-4-2025
Form Date 6-13-2025
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) 65 Busam Street — 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
Address:	65		Busam	Street	

Cross Streets (nearest / between) Northside, at east end of Busam 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 21 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 1586600000 — Landgrant
Subdivision Name N/A — Block — Lot
UTM Coordinates: Zone ☐16 ☒17 Easting 472183 Northing 3306376
Other Coordinates: X: -81.288035381 Y: 29.887879138 — Coordinate System & Datum latitude/longitude
Name of Public Tract (e.g., park) 29.887879138

HISTORY
Clear History Values

Construction Year: 1967 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): 1967 — To (year): 2025
Current Use Residence, private — From (year): 1967 — To (year): 2025
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.)

Edward G. Mussalem Rev. Trust (present); Harriet L. Mussalem Trust/Rev trust (2016-2017); H. L. Mussalem (1986-2016); George G. Mussalem (1986).

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

DESCRIPTION
Clear Description Values

Style Frame Vernacular — Exterior Plan Irregular — Number of Stories 1
Exterior Fabric(s) 1. Wood siding 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)

Single 1/1 DHS aluminum windows, fixed, and casement.

Distinguishing Architectural Features (exterior or interior ornaments)

Sprawling layout with four attached gabled blocks fronting Salt Run. Concrete patio in L-shaped area between the north and main blocks.

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

Waterfront property with dock. A wood frame multi-car garage with flat roof at NE corner of property. Landscaping, lawn, gravel and dirt driveway.

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 SJ08532

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Concrete 2. Stucco
Structural System(s): 1. Wood frame 2. 3.
Foundation Type(s): 1. Unknown 2.
Foundation Material(s): 1. Obscured 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)

Entrances on south and east elevations of main block.

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

Entry porch with shed roof, wooden posts, and wooden stoop with concrete rails on S elevation of main central block.

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

Narrative Description of Resource

SJ08532 is a Frame Vernacular residence that consists of four 1-story gabled-roof blocks laid out in an east-west orientation. Entrances are on the W and S elevations of the main block. The northern wing consists of two gabled roof sections.

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)

Photographs available for 65 Busam Street
https://www.zillow.com/homedetails/65-Busam-St-Saint-Augustine-FL-32080/47764859_zpid/

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

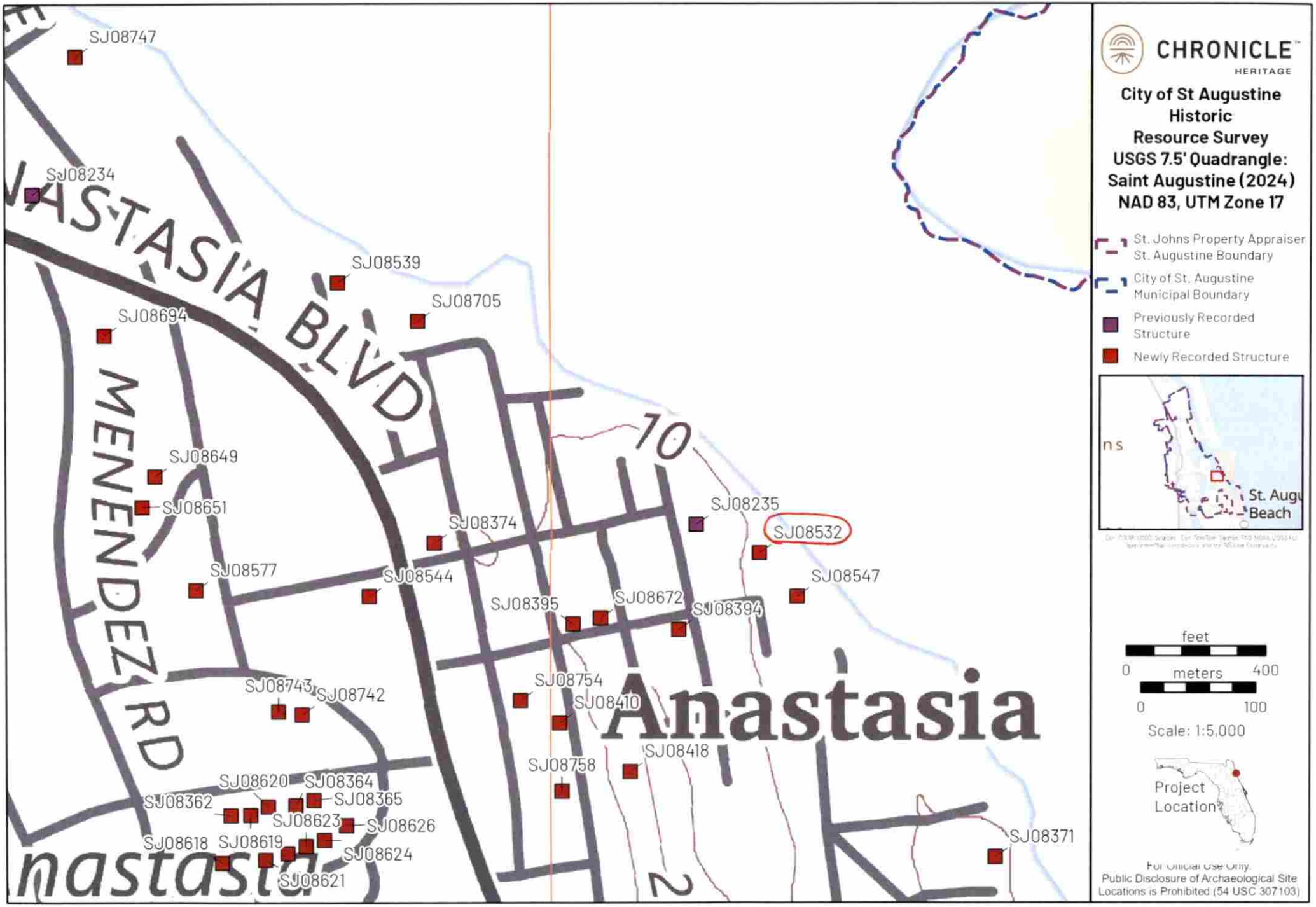
2) Document type — Maintaining organization
Document description — File or accession #'s

RECORDER INFORMATION

Recorder Name Christine Longiaru — Affiliation PaleoWest Archaeology
Recorder Contact Information (address / phone / fax / e-mail) clongiaru@paleowest.com | 916 E Park Ave Tallahassee FL 32301 | 850.296.3669

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.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Anastasia
SJ08418
SJ08758
SJ08620
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SJ08362
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SJ08623
SJ08626
SJ08618
SJ08619
SJ08624
SJ08621
SJ08371
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MENENDEZ RD
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2
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
St. Augu Beach
feet
0
meters
400
0
100
Scale: 1:5,000
Project Location
For Official Use Only
Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 307103)













65 Busam Street (c. 1967)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1969	Edward G. Mussallem (wife: Harriet L.)	(o)	Manager, Quality CTS Caravan Motel
1975	Edward G. Mussallem (wife: Harriet L.)	(o)	Quality Inn Caravan
	Karen Mussallem		Student
	Marsha Mussallem		Student
1979-80	Edward G. Mussallem (wife: Harriet L.)	(o)	Member, City Commissioners Member, Board of Directors, St. Augustine Savings and Loan
	Marsha Mussallem		Not listed
1984-85	Edward G. Mussallem (wife: Harriet L.)	(o)	Eddys Caravan Restaurant
	Marsha Mussallem		Manager, St. Augustine Savings and Loan
1990	Edward G. Mussallem (wife: Harriet L.)	(o)	Quality Inn Alhambra
1995	Edward G. Mussallem (wife: Harriet L.)	(o)	Quality Inn Alhambra

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2026-0017 **Meeting Date: Thursday, April 16, 2026**

1. NAME OF APPLICANT: kevin partel
   Business (if applicable):
   Address: 4230 Myrtle Street
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

2. NAME OF PROPERTY OWNER: Long Creek Sta LLC
   Business (if applicable):
   Address: 10030 NW Highway 225 A
   City: Ocala State: Fl Zip Code: 34482
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

3. PROJECT LOCATION: 65 BUSAM ST, Saint Augustine, FL, 32080

4. LEGAL DESCRIPTION: 4 PT OF LOT 2 N PT LYING E OF BLK 2 CARVERS SUB & RIP RIGHTS OR6182/1289

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1967, that is recorded in the Florida Master Site File and not located in a district.

Information attached by applicant includes:

- Application Agreement
- Letter to the Board
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Drawings

Received March 12, 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: 165 Busam Street St. Augustine, FL 32080

Applicant's Name: Kevin Partel Applicant's Signature: [signature]

Long Creek StA, LLC by
Owner's Name: Michael Kent Mitchell 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 March 12, 2026
Planning and Building Dept.

KEVIN PARTEL
COASTAL CONSULTANT
4230 MYRTLE STREET
ST. AUGUSTINE, FL 32084

Historical Architectural Review Board
Attention Board Members
75 King Street
St. Augustine, Florida 32084

March 12, 2026

RE: LONG CREEK STA RESIDENCE @ #65 BUSAM STREET, ST. AUGUSTINE

Dear Board Members,

The reason we are requesting the demolition of the current home is due to the extensive cost associated with trying to retrofit the existing home to meet current Florida Building Codes requirements. The existing home was constructed in 1967 and was somewhat piece meal together having 5 or 6 somewhat connected structures that stairstep across the property with no historical value or significance. The structures are both slab on-grade mono-lithic pours as well as stem wall construction on other portions of the home. The structure has no construction value given the changes in the flood zone elevations over the last 40 years, along with the hurricane standards and new wind loading requirements that will all need to be addressed when applying for a new permit. The current structure is old and has no significant value given the changes to the FBC and the requirements for new Coastal Construction. Please accept this letter as justification to replace the home with a conforming structure. Thank you for your consideration in this matter.

Very Truly yours,

Kevin Partel

Received March 12, 2026
Planning and Building Dept.



Received March 12, 2026
Planning and Building Dept.



Received March 12, 2026
Planning and Building Dept.



Received March 12, 2026
Planning and Building Dept.



Received March 12, 2026
Planning and Building Dept.



Received March 12, 2026
Planning and Building Dept.



Received March 12, 2026
Planning and Building Dept.

The Cottonwood Creek



This elevation may not match the Construction Drawings
It is intended for presentation purposes ONLY

NOT FOR CONSTRUCTION

JOB SCOPE

Main Floor Finished: 2,430 SqFt
Garage(s): 1,513 SqFt
Lower Floor Finished: 1,872 SqFt
Lower Floor Unfinished: 558 SqFt
Upper Floor Finished: 1,208 SqFt
Deck(s) & Patio(s): 1,759 SqFt

REVISIONS

DRAWN BY:

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

INTERIOR DESIGNER

GENERAL NOTES

1- All necessary permits, inspections, and certificates of approval shall be paid for by either the general contractor or the home owner.
2- The general contractor shall provide necessary energy calculations to comply with local energy codes.
3- All dimensions are for rough framing.
4- All dimensions are to be field verified.
5- Foundation Plan, Roof Plan, and Floor Framing plans are schematic only. Refer to Structural engineer's drawings for notes and spec's.
6- All subcontractors are responsible for applying to their respective codes. Code requirements are to supersead any notes or spec's on these plans.
7- All jobsite changes and decisions are the responsibility of the General Contractor.
8- Rentfrow Design, LLC is not responsible for any changes made to this design, once construction begins.
9- Perimeter Drain is shown on Structural Engineer's Drawings.
10-Driveway finish to be selected by the home owner.
11- Plant materials, including seed/sod are not spec'd.
12- All exterior window and door installations to be in strict compliance with manufacturer's specifications.
13- All carpentry work shall be erected plumb and true, following best practices of the trade. Trim work shall be neatly cut and fitted.
14- All lumber shall be S4S unless noted otherwise.
15- Framer to provide backing for all appropriate finish materials.
16- General contractor and product supplier responsible for all safety glass where required by code.
17- Fireplace contractor to verify and supply all materials needed to install unit(s) per manufacturer's requirements.
18- All shower doors to be chosen by home owner.
19- All of the following appliances to be chosen by the home owner: refridgerator, range, exhaust hood, microwave, garbage disposal, dishwasher, washer and dryer.
20- Plumber to provide all labor, materials and equipment for the complete installation of the plumbing system. Including all hot and cold water distribution and all necessary waste systems.
21- Plumber to provide a cold water line to the refridgerator.
22- The HVAC contractor shall provide a layout showing duct and and vent locations, as well as equipment spec's. The heating system shall be installed to all code requirements.

ABBREVIATIONS

AB	Anchor Bolt	H	High
ADJ	Adjustable	LC	Laundry Chute
AFF	Above Finish Floor	LG	Long
BLDG	Building	ML	Microlam/ LVL
BM	Beam	MTL	Metal
CAB	Cabinet	NTS	Not to Scale
CLG	Ceiling	OC	On Center
CLR	Clear	PT	Pressure Treated
CONC	Concrete	PTB	Particle Board
CONT	Continuous	R	Radius
DBL	Double	R&S	Rod & Shelf
DIA	Diameter	SH	Shelf(s)
DN	Down	SHWR	Shower
DWG	Drawing	SQ	Square
EA	Each	STL	Steel
EQ	Equal	TBD	To Be Determined
FD	Floor Drain	TOJ	Top of Joist
FDN	Foundation	TOS	Top of Slab
FF	Finish Floor	TYP	Typical
FLR	Floor	UNO	Unless Noted Otherwise
FT	Feet	V	Vertical
FTG	Footing	WD	Wood
GL	Glass		

DRAWING/SHEET INDEX

1of11	Cover Page
2of11	Front & Back Elevations
3of11	Left & Right Elevations
4of11	Lower Floor Plan & Typical Wall Section
5of11	Main Floor Plan
6of11	Upper Floor Plan
7of11	Foundation Plan (Architectural)
8of11	Floor Framing Plans (Architectural)
9of11	Roof Plan (Architectural)
10of11	Main Floor Electrical
11of11	Lower & Upper Floor Electrical

NOTICE: ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS, ETC SHALLBE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING; AND ARE TO BE ADHERED TO EVEN IF THEY ARE IN VARIANCE WITH THIS PLAN.

NOTICE: JON R. RENTFROW AND ALL EMPLOYEES OF RENTFROW DESIGN, LLC ARE NOT LICENSED ARCHITECTS. JON R RENTFROW IS A PROFESSIONAL BUILDING DESIGNER AND A MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGNERS (AIBD).

Received March 12, 2026
Planning and Building Dept.



FRONT ELEVATION
Scale 3/16"=1'-0"

ELEVATION NOTES

(1) TYP Roof Overhangs to be 24" UNO.
(2) Window Supplier responsible for supplying appropriate windows as required by code.
(3) All Individual window grids to be 'Simulated Divided Lites,' unless clearly noted otherwise.
(4) As feasible, all flue/exhaust pipes to be located on 'Back-side' of roof and painted to match roofing color.
(5) Ice and water shield to be installed along roof plane 24" beyond exterior wall line.
(6) All materials to wrap outside corners, unless clearly noted otherwise.
(7) Roof gutters and down spouts to be sized and installed per Manufacturer's Specifications.
(8) All handrails and guardrails to comply with IRC 311 & 312

NOT FOR CONSTRUCTION



BACK ELEVATION
Scale 3/16"=1'-0"

Received March 12, 2026
Planning and Building Dept.



LEFT ELEVATION
Scale 3/16"=1'-0"

NOT FOR CONSTRUCTION

ELEVATION NOTES
(1) TYP Roof Overhangs to be 24" UNO.
(2) Window Supplier responsible for tempering appropriate windows as required by code.
(3) All indicated window grids to be "Simulated Divided Lites" unless clearly noted otherwise.
(4) As feasible, all flue/exhaust pipes to be located on "Back-side" of roof and painted to match roofing color.
(5) Ice and water shield to be installed along roof plans 24" beyond exterior wall line.
(6) All materials to wrap outside corners, Unless clearly noted otherwise.
(7) Roof gutters and downspouts to be sized and installed per Manufacturer's Specifications.
(8) All handrails and guardrails to comply with IRC 311 & 312

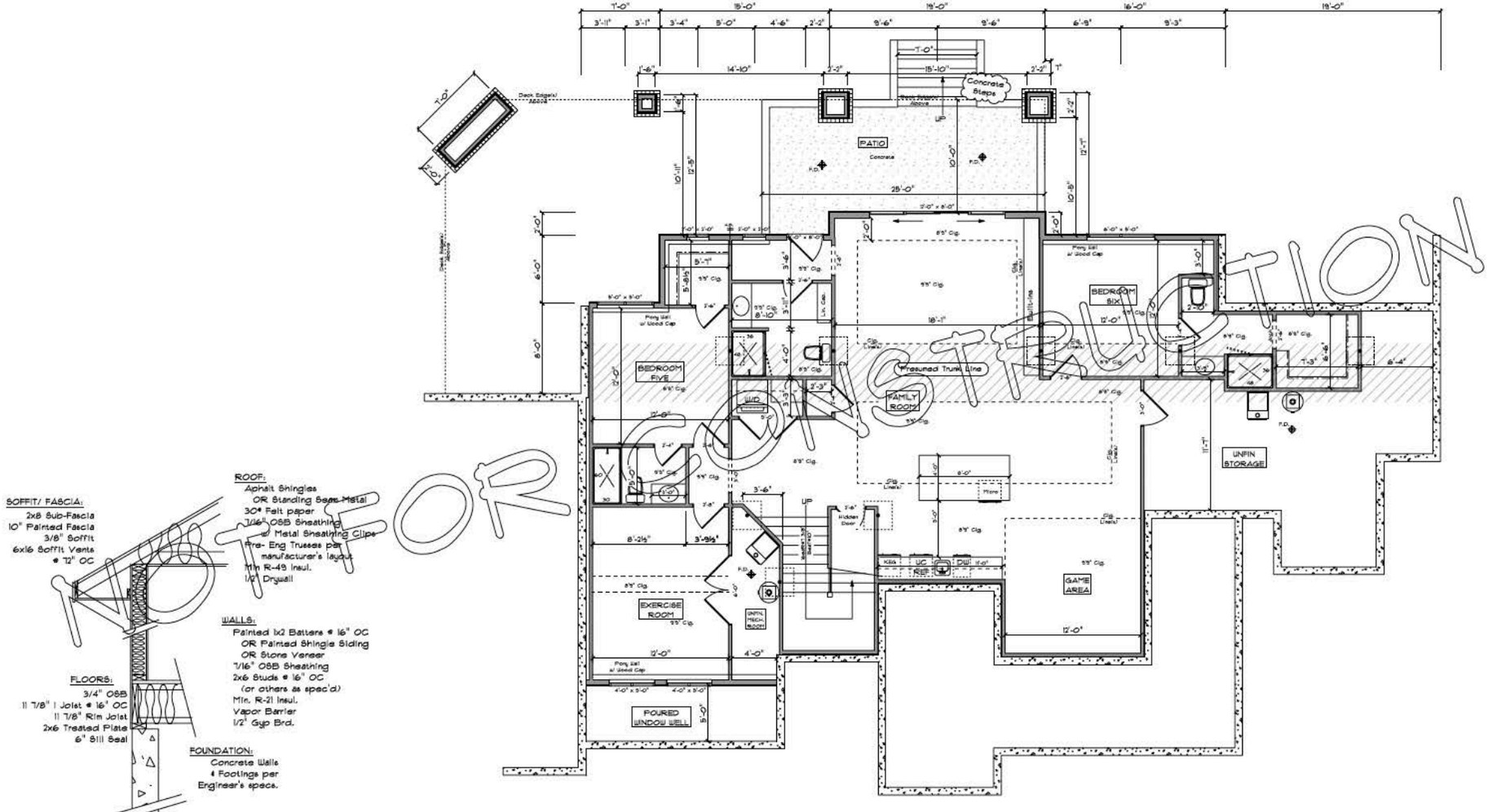


RIGHT ELEVATION
Scale 3/16"=1'-0"

Received March 12, 2026
Planning and Building Dept.

NOTES:

(1) All dimensions are for rough framing.
(2) All exterior walls to be 2x6 walls, unless noted otherwise.
(3) All are Cased Openings, with tops to match the interior doors, UNO.
(4) All header heights are based on "their own" sub-floor/top of slab.
(5) All interior doors to be 8', UNO.
(6) All exterior door and window headers to be 8' tall, UNO.



TYPICAL WALL SECTION

THE STRUCTURAL ENGINEER'S DRAWINGS MAY INDICATE 'COUNTER FORTS' THAT ARE NOT DRAWN HERE. SEE ENGINEER'S PLANS FOR SPECIFICATIONS

DIMENSIONS MAY VARY, DUE TO CONCRETE WALL VARIATIONS, STRUCTURAL POST LOCATIONS OR EXISTING INSULATION BLANKETS

2x4 FRAMING @ 16" OC W/ R-19 INSUL. INSIDE OF FOUNDATION WALLS

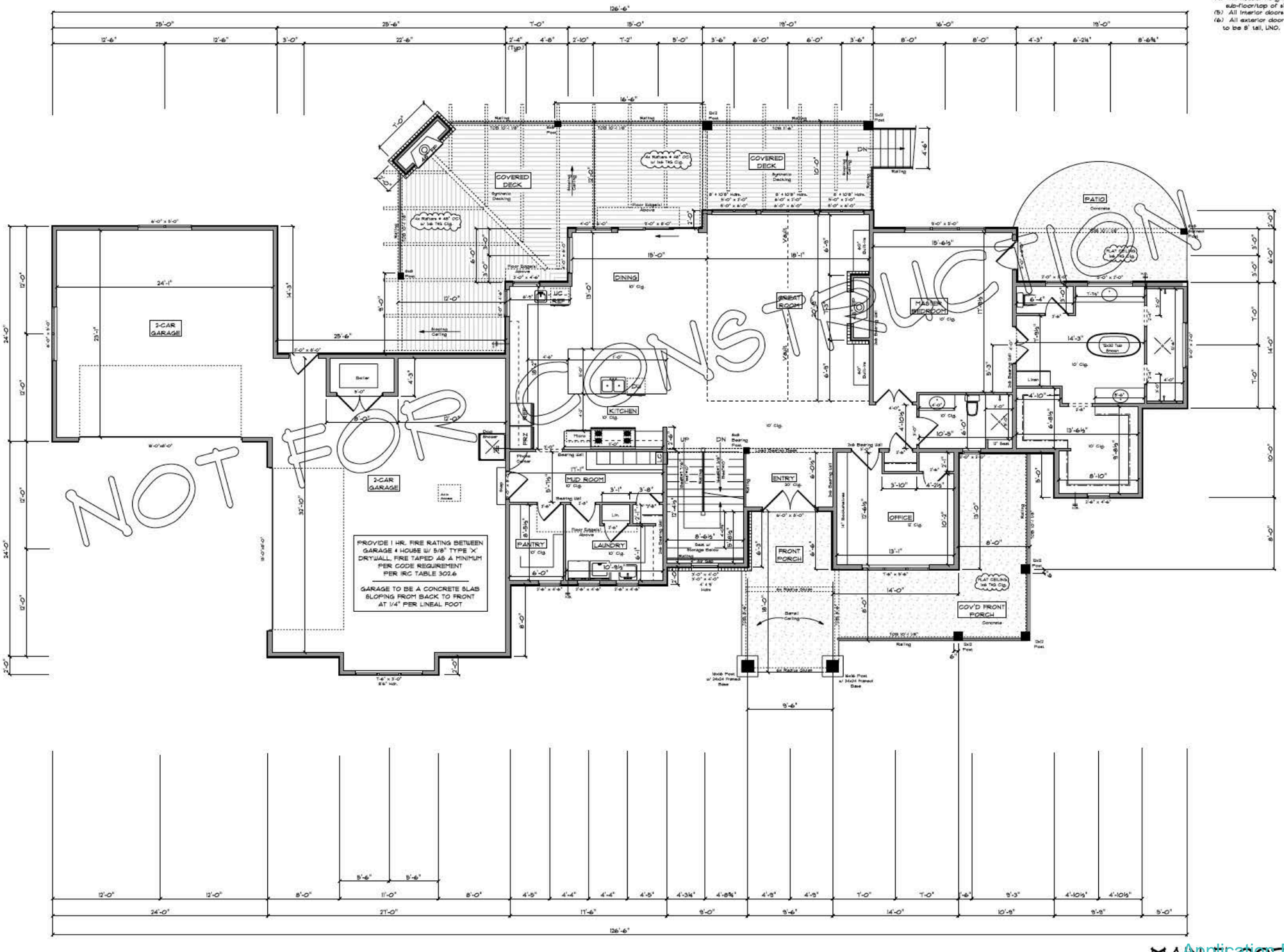
ALL CEILING DROPS ARE APPROX. AND NOT ALL ARE SHOWN

LOWER FLOOR PLAN
Scale 3/16"=1'-0"

Received March 12, 2026
Planning and Building Dept.

NOTES:

(1) All dimensions are for rough framing.
(2) All exterior sills to be 3x6 unless noted otherwise.
(3) All [illegible] to be 3x6 unless noted otherwise.
(4) All header heights are based on "their own" sub-floor/top of slab.
(5) All interior doors to be 8', UNO.
(6) All exterior door and window headers to be 8' tall, UNO.



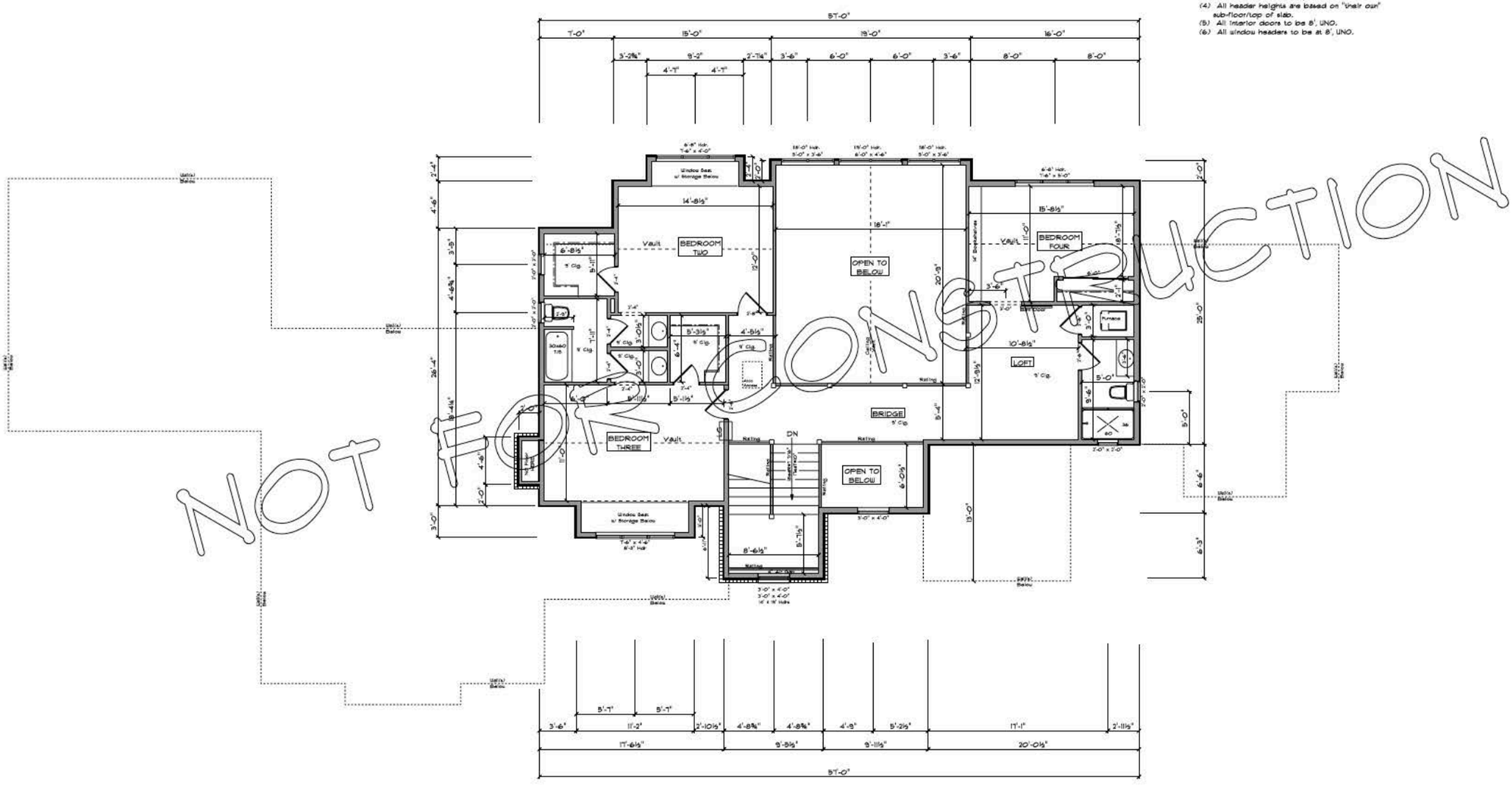
MAIN FLOOR PLAN

Scale 3/16"=1'-0"

Received March 12, 2026
Planning and Building Dept.

NOTES:

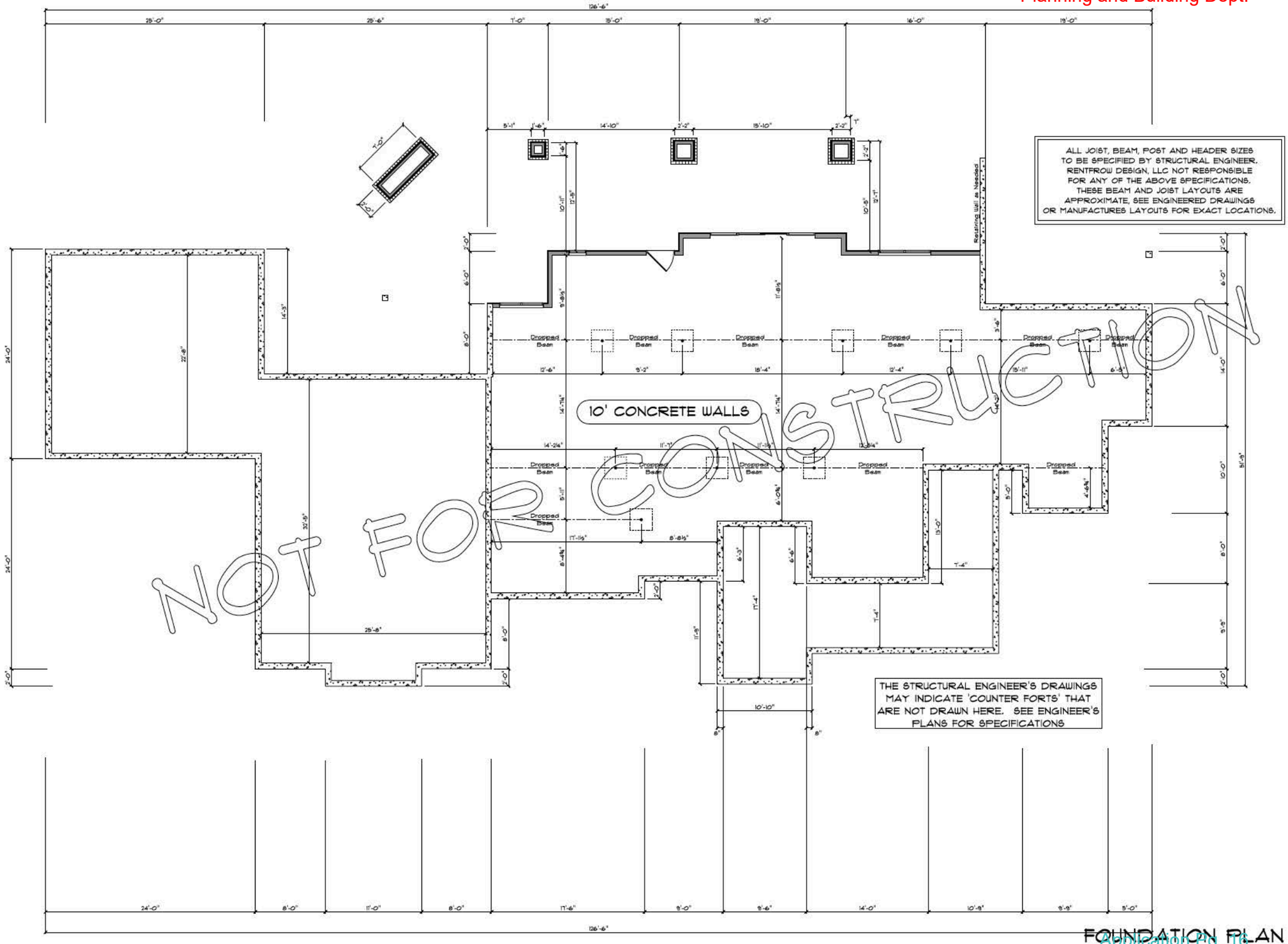
(1) All dimensions are for rough framing.
(2) All exterior walls to be 2x6 walls, unless noted otherwise.
(3) All are Casad Openings, with tops to match the interior doors, UNO.
(4) All header heights are based on "their own" sub-floor/top of slab.
(5) All interior doors to be 8', UNO.
(6) All window headers to be at 8', UNO.



UPPER FLOOR PLAN
Scale 3/16"=1'-0"

Application Pg. 115

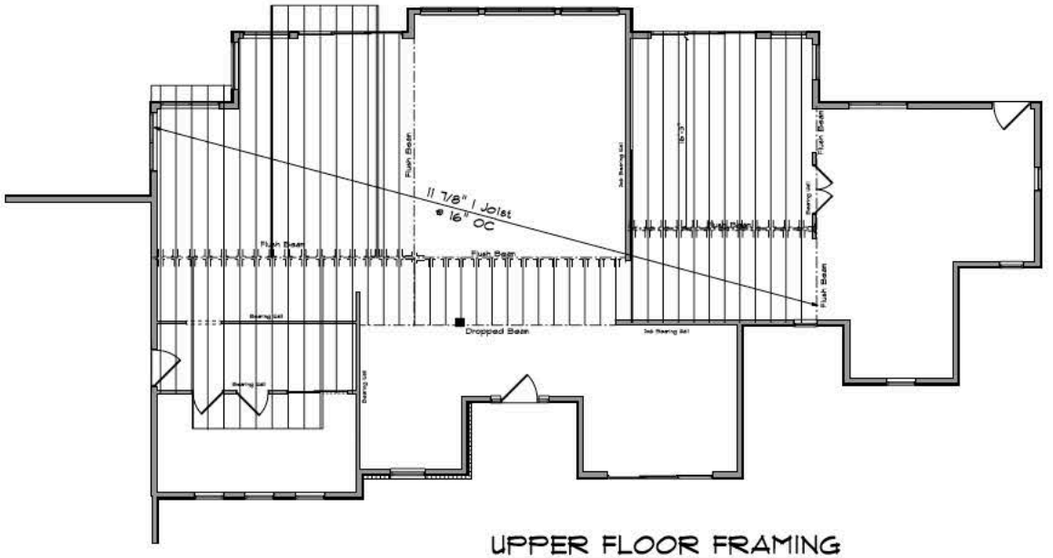
Received March 12, 2026
Planning and Building Dept.



FOUNDATION PLAN

Scale 3/16"=1'-0"

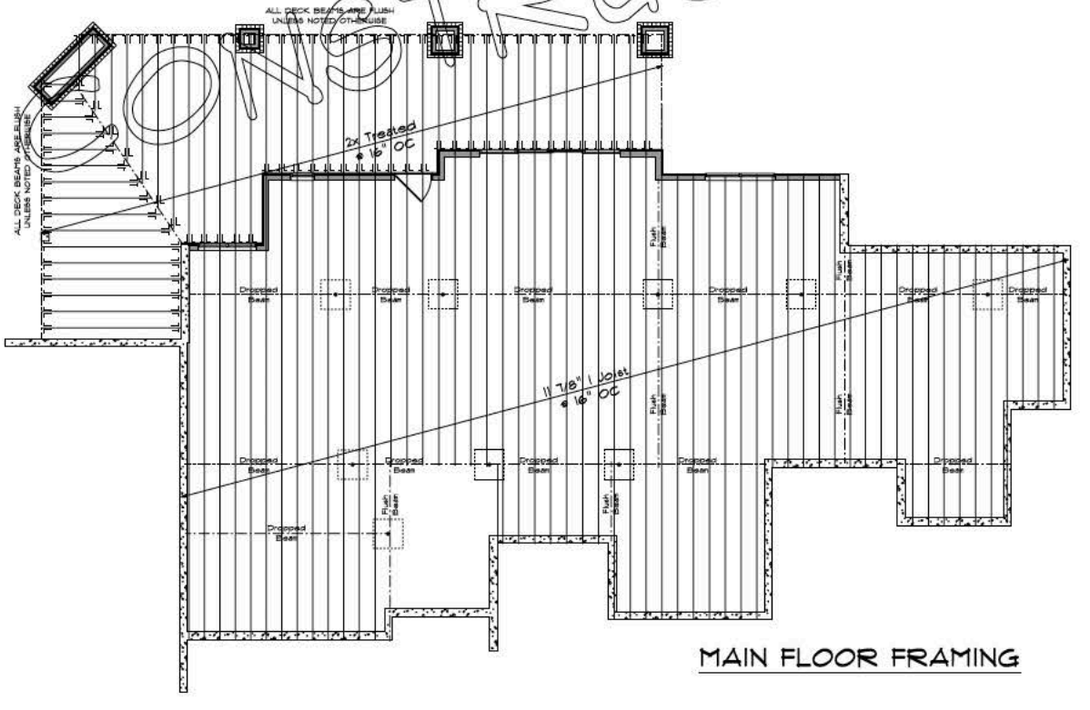
Received March 12, 2026
Planning and Building Dept.



UPPER FLOOR FRAMING

ALL JOIST, BEAM, POST AND HEADER SIZES TO BE SPECIFIED BY STRUCTURAL ENGINEER. RENTFROW DESIGN, LLC NOT RESPONSIBLE FOR ANY OF THE ABOVE SPECIFICATIONS. THESE BEAM AND JOIST LAYOUTS ARE APPROXIMATE, SEE ENGINEERED DRAWINGS OR MANUFACTURES LAYOUTS FOR EXACT LOCATIONS.

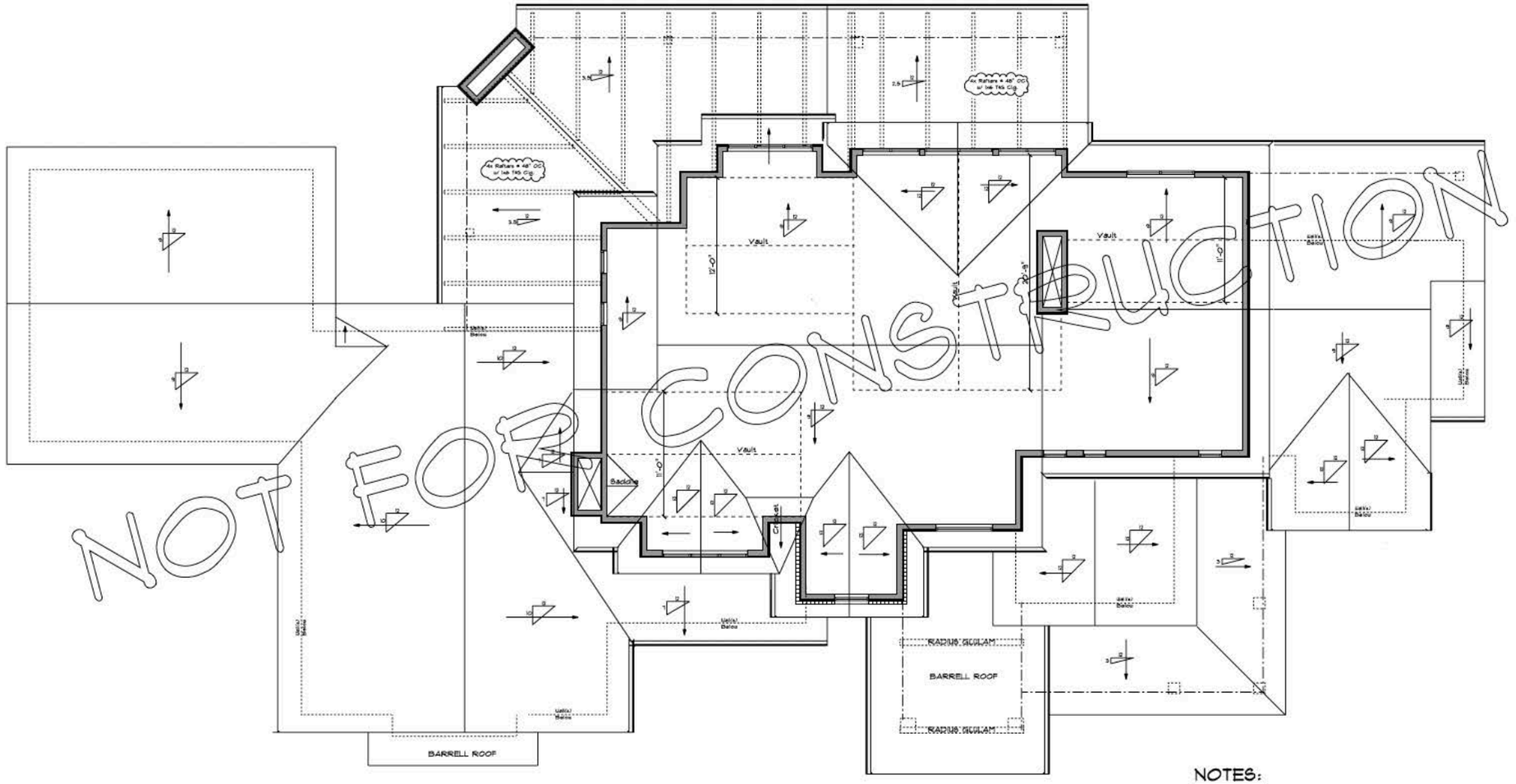
NOT FOR CONSTRUCTION



MAIN FLOOR FRAMING

Received March 12, 2026
Planning and Building Dept.

ALL JOIST, BEAM, POST AND HEADER SIZES TO BE SPECIFIED BY STRUCTURAL ENGINEER. RENTFROW DESIGN, LLC NOT RESPONSIBLE FOR ANY OF THE ABOVE SPECIFICATIONS. THESE BEAM AND JOIST LAYOUTS ARE APPROXIMATE, SEE ENGINEERED DRAWINGS OR MANUFACTURES LAYOUTS FOR EXACT LOCATIONS.



NOT FOR CONSTRUCTION

CONTRACTOR TO FLASH ROOF AS REQUIRED BY CODE AND COMMONLY PRACTICED TO PROVIDE A WEATHERTIGHT CONDITION (INCLUDING DRIP EDGE AT EAVES)

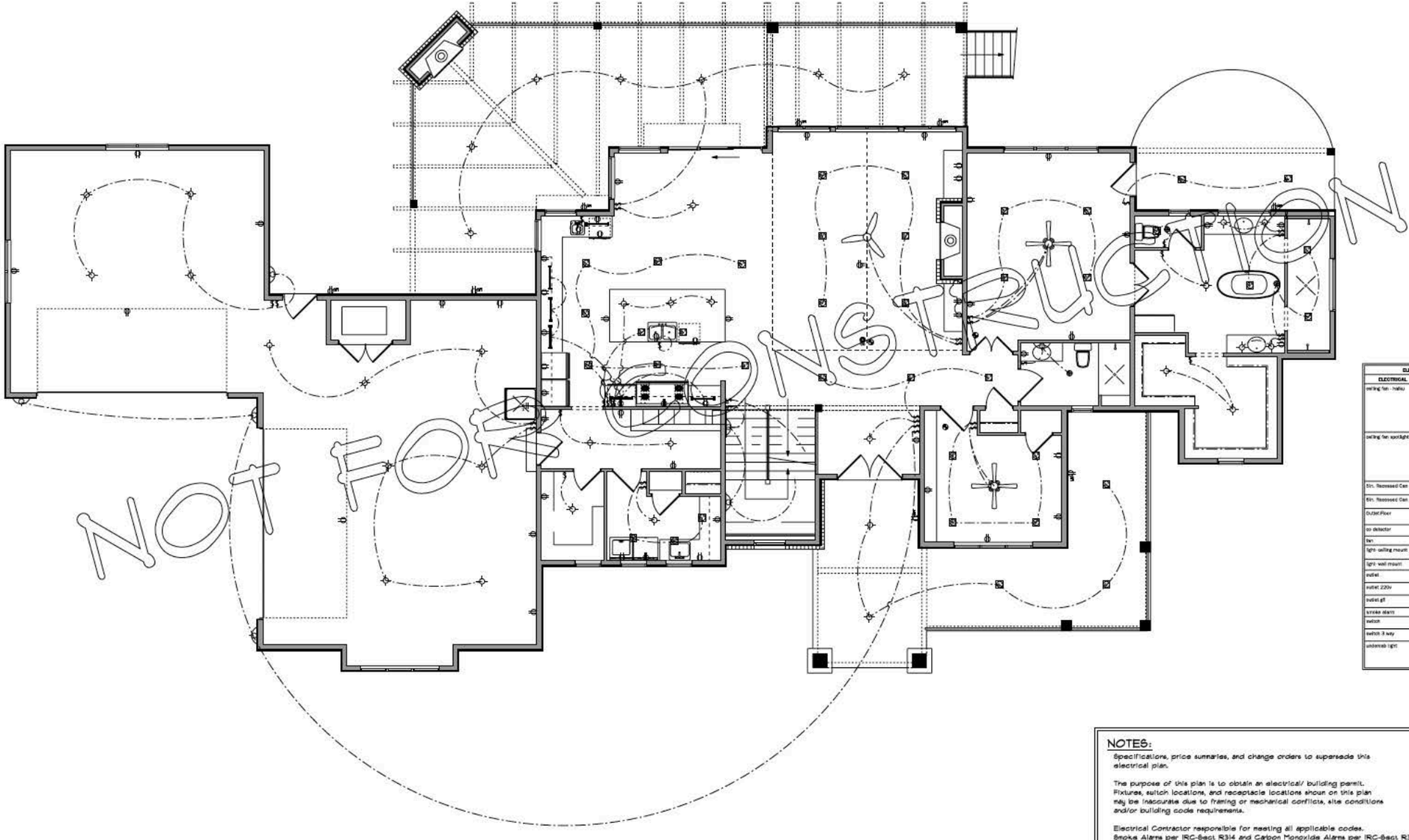
AS WELL AS PROVIDING ATTIC VENTILATION OF 1/150 SQFT (PER R806.2)

NOTES:

1- All overhangs are 24", UNO.
2- See this plan and elevations for varying roof pitches.
3- All ceiling pitches to be 2pnts. lower then said roof pitch, except for the areas that are stick framed.
4- All truss heels to be a minimum of 12", for Energy Codes.
5- All soffits are to be raked and fascia to be plumb cut.

ROOF PLAN
Scale 3/16"=1'-0"

Received March 12, 2026
Planning and Building Dept.



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan - haiku	1	
ceiling fan spotlights G2	2	
6in. Recessed Can	33	
6in. Recessed Can	5	
Outlet Floor	1	
co detector	1	
fan	3	
light- ceiling mount	36	
light- wall mount	7	
outlet	50	
outlet 220v	8	
outlet gfi	8	
smoke alarm	6	
switch	35	
switch 3 way	2	
undercab light	6	

NOTES:

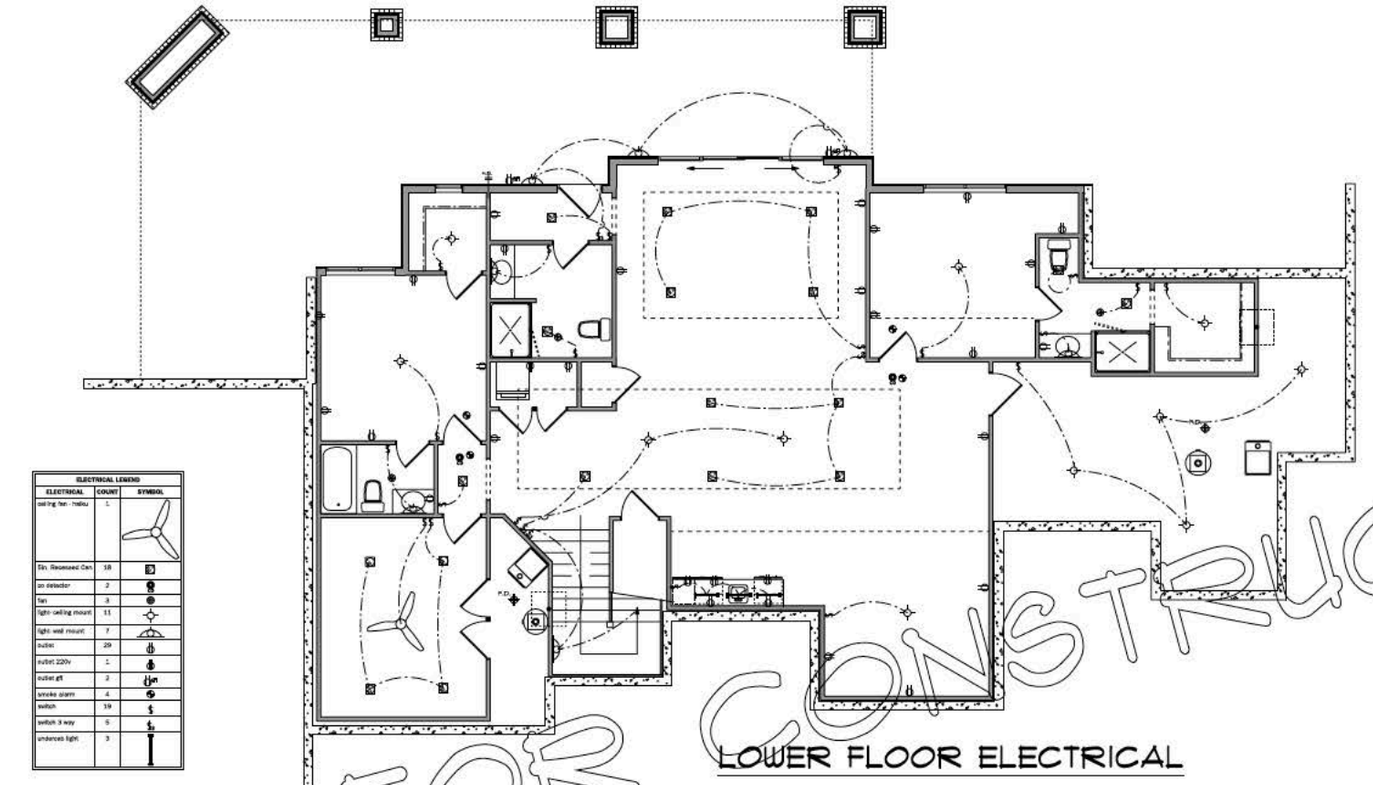
Specifications, price summaries, and change orders to supersede this electrical plan.

The purpose of this plan is to obtain an electrical/ building permit. Fixtures, switch locations, and receptacle locations shown on this plan may be inaccurate due to framing or mechanical conflicts, site conditions and/or building code requirements.

Electrical Contractor responsible for meeting all applicable codes. Smoke Alarms per IRC-Sect R314 and Carbon Monoxide Alarms per IRC-Sect R315

MAIN FLOOR ELECTRICAL

Received March 12, 2026
Planning and Building Dept.



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan - Hadu	1	
5in. Recessed Can	18	
co detector	2	
fan	3	
light- ceiling mount	11	
light- wall mount	7	
outlet	29	
outlet 220v	1	
outlet gfi	2	
smoke alarm	4	
switch	19	
switch 3 way	5	
undercab light	3	

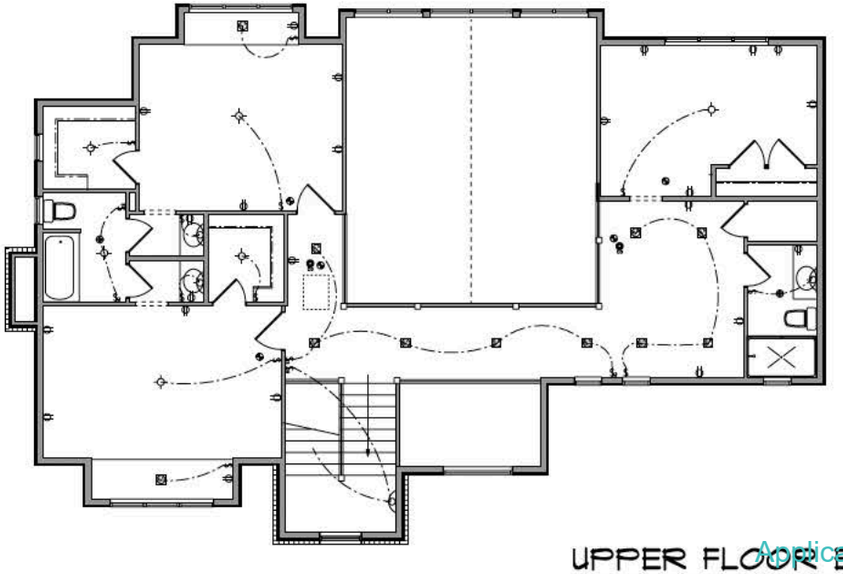
LOWER FLOOR ELECTRICAL

NOTES:
Specifications, price summaries, and change orders to supersede this electrical plan.

The purpose of this plan is to obtain an electrical/ building permit. Fixtures, switch locations, and receptacle locations shown on this plan may be inaccurate due to framing or mechanical conflicts, site conditions and/or building code requirements.

Electrical Contractor responsible for meeting all applicable codes. Smoke Alarms per IRC-Sect R314 and Carbon Monoxide Alarms per IRC-Sect R315

NOT FOR CONSTRUCTION



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
5in. Recessed Can	11	
co detector	2	
fan	2	
light- ceiling mount	6	
light- wall mount	4	
outlet	23	
smoke alarm	5	
switch	11	
switch 3 way	6	

UPPER FLOOR ELECTRICAL



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 16, 2026 Meeting



Application HP2026-0019 Address: 142 Washington Street

20/20 Commercial Holdings Washington LLC – Applicant & Owner

Project description: To modify approval for partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including after-the-fact replacement of two second-story wood windows with new windows of a different design; and, to consider the appropriateness of applied muntins different in design than were originally approved under application HP2025-0006.

Architectural Style:	Colonial Revival	Florida Master Site File:	SJ02352
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1917-1924
Archaeology Zone:	IIC	Zoning District:	RS-2
Parcel number:	2113400000		
Agenda Item:	8(b)	Previous Action(s):	COD-P HP2025-0019

STAFF SUMMARY AND ANALYSIS:

Located on the west side of Washington Street, this Colonial Revival residential building was constructed between 1917 and 1924 and is a contributing structure to the Lincolnville National Register Historic District. It was originally addressed as 136 Washington Street.

The applicant is seeking partial demolition as described in the scope of work below which includes modifications to a previously approved application for Partial Demolition with several conditions as detailed in the attached order from the March 2025 meeting.

The original application for a Certificate of Partial Demolition was submitted and heard in February of 2025 to request modifications to the existing front entry porch. In response to Code Enforcement Case CE2025-0223, which has been active since January of 2025, after-the-fact replacement of original 6/1 wood windows (excepting two paired windows on the second story front elevation) with 4/1 vinyl windows with interior muntins was added to the application. Conditions applied by the HARB in the March order included retaining and repairing the two remaining 6/1 wood windows, replacing the four (4) 4/1 vinyl windows on the primary front façade with 6/1 windows with exterior raised muntins to match the original pattern, and adding and exterior raised muntins to the remaining 4/1 vinyl replacement windows on the forward facing addition and secondary elevations.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure contributing to a National Register Historic District that does not meet the threshold for administrative approval requires review and approval by the HARB for removal of historic character-defining features as well as new replacement features.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Demolition for Partial Demolition** at **142 Washington Street:**

1. **APPROVE** the application as presented or modified by the HARB if the Board finds that proposed applied muntin designs maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope and that loss of the two original 6/1 wood windows doesnot compromise the overall historic character and integrity of the structure because the new window design and applied muntins meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that replicates the orignal window patter on the building; OR,
2. **CONTINUE** the application to allow time for the applicant to consider a more appropriate applied muntin or window design as recommended by the HARB.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. After-the-fact replacement of two 6/1 wood windows (paired) with new 1/1 vinyl windows with applied exterior muntins to match the original 6/1 pattern (Originally required to be retained per the March 2025 HARB order)
    b. Use of two types of exterior applied muntin:
        i. Rigid applied muntins with contour details on forward-facing 6/1 and 4/1 front windows
        ii. Vinyl applied muntin without contour details on 4/1 windows on sides and rear.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the Lincolnville National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The symmetrical façade, columned entry porch, and 6/1 windows are distinct features of the building and its architectural style. The Sanborn Maps do not show the covered entry porch, suggesting the porch, while architecturally appropriate, may be a later addition.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The building is one of few Colonial Revival Structures in Lincolnville and the only one of this style on the immediate streetscape. The HARB determined at the March 2025 meeting that the front façade of the original historic structure should reflect the previously existing 6/1 pattern with the two remaining partied 6/1 wood windows on the second story to be retained. Loss of these last two original windows further erodes the original fabric of the structure.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape.

Vinyl replacement windows that have been installed appear to be consistent in framing and depth; however, the original windows were 6/1 while the replacements on the front façade of the historic structure are now 1/1 with a rigid applied muntin. Replacement 4/1 vinyl windows, heard under the previous application, feature applied muntins as well (rigid muntins on those facing Washington Street, and a soft vinyl muntin that hardens over time for windows on secondary elevations). The Architectural Guidelines for Historic Preservation (AGHP) states that Colonial Revival windows in St. Augustine may be 6/6 or 6/1 with functional shutters but continue stating the most common window configuration is 1/1 while 9/1, 8/8, 8/1, 6/6, 6/1, 4/4, 4/1, 3/1, 2/2, and 2/1 are also used. The HARB should determine, based upon evidence provided by the applicant, whether the condition of the two original wood windows, which have now been replaced, justified their replacement, and whether the proposed applied muntins are appropriate to meet the exterior muntin requirements.

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

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. Replacement of the previously existing windows removes part of the building original fabric but can be mitigated if Past HARB conditions can be satisfied with proposed muntin application.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. The building is one of few Colonial Revival Structures in Lincolnville and the only one of this style on the immediate streetscape. The symmetrical façade, columned entry porch, and 6/1 windows are distinct features of the building and its architectural style.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is found throughout St. Augustine particularly in the Model Land Company and Old City South neighborhoods.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The architectural elements being altered do not have a unique architectural style or characteristics that would be difficult to reproduce but new elements may be significantly different in appearance.

11. ***The justification for the proposed partial demolition.*** The applicant has stated that the previously existing 6/1 wood windows were in poor condition, and the two second-story windows on which HARB had placed the condition to retain were missing their lower sashes and a storm window, installed to the exterior window frame, was used to enclose the window opening. The interior framing was also reported to show signs of wood rot. Observations from Building Inspection staff seem to confirm that the windows were in poor condition; however, no approvals were obtained for replacement of the windows. Additionally, the applicant has stated that insurance inspectors had encouraged replacement of the windows.

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

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

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

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

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

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

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

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(3)d., CoSA Code of Ordinances)

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

Criteria for Regulated Structures (Section 28-89(4), CoSA Code of Ordinances)

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

~~~~~

The building was built by 1924, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Lincolnville National Register Historic District. The new replacement windows installed do not use in-kind features, and conditions of a HARB order were not met.

The requirements for review have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. February and March 2025 Meeting Minutes
5. March 2025 HARB Order

Previous Meeting Materials:

- February 20, 2025:
  - Staff Report: https://staugustinefl.portal.civicclerk.com/event/1035/files/attachment/6045
  - Application: https://staugustinefl.portal.civicclerk.com/event/1035/files/attachment/6046
- March 20, 2025:
  - Staff Report: https://staugustinefl.portal.civicclerk.com/event/1036/files/attachment/6136
  - Application: https://staugustinefl.portal.civicclerk.com/event/1036/files/attachment/6137

Staff Photographs
142 Washington Street
March 2026



Front (East) Elevation

Staff Photographs
142 Washington Street
March 2026



Front (East) Elevation

Staff Photographs
142 Washington Street
March 2026



Front (East) Elevation

Staff Photographs
142 Washington Street
March 2026

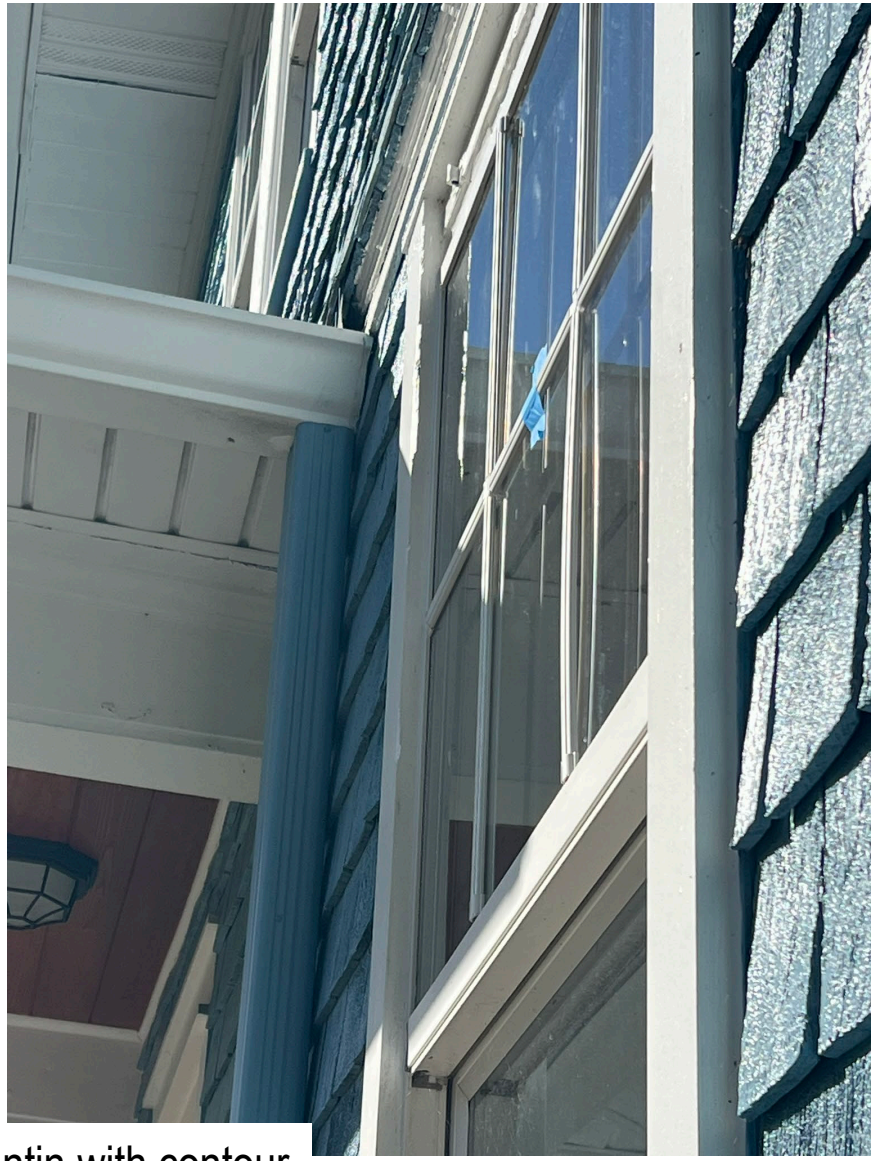




Window Details

Staff Photographs
142 Washington Street
March 2026





Rigid Applied Muntin with contour

Staff Photographs
142 Washington Street
March 2026

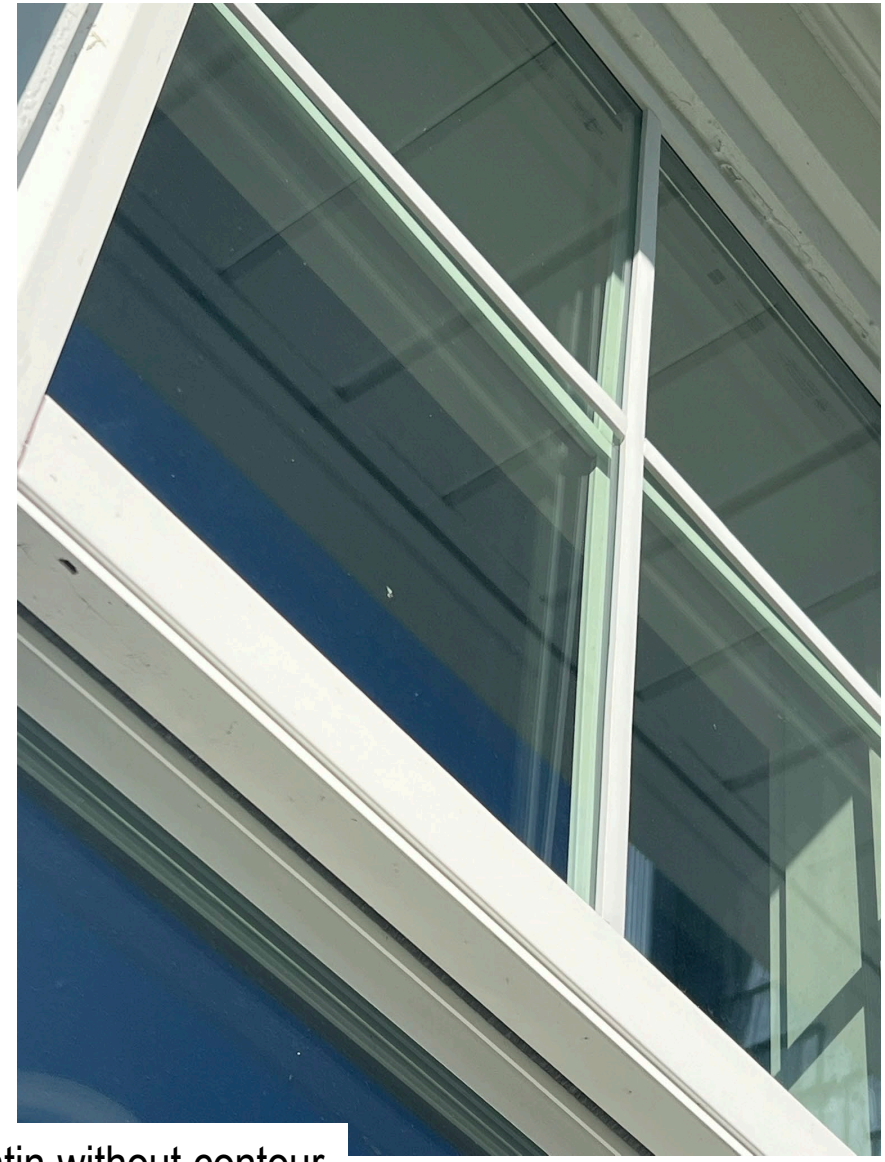




Window Details

Staff Photographs
142 Washington Street
March 2026





Vinyl Applied Muntin without contour

Staff Photographs
142 Washington Street
February 2025



Front (East) Elevation

Staff Photographs
142 Washington Street
February 2025



South Elevation

Staff Photographs
142 Washington Street
February 2025



South Elevation

Staff Photographs
142 Washington Street
February 2025



South Elevation

Staff Photographs
142 Washington Street
February 2025





Rear (West) Elevation

Staff Photographs
142 Washington Street
February 2025





North Elevation

Staff Photographs
142 Washington Street
February 2025





Window Details

Staff Photographs
142 Washington Street
February 2025





Window Details

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ2352 1009==

Site Name: 142 Washington Street 830== Survey Date: 7901 820==

Address: 142 Washington Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Keith Subdivision (subdivision) H (block) 4, 9, pt. 10 (lot) 868==

Mc Hlest SJ3248 868==

Owner of Site: Name: Mason, Robert L. and Isabelle M.;

Address: 142 Washington Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Mason, Robert L 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469883 (easting) 3305749 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, shingles, butt 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/1 942==

Foundation: Concrete block wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip hood 942==

Porches & Balconies: 942==

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

Materials: (882)

Chimney: Brick, stuccoed 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Round wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks, Commerce, Religion

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence was constructed between 1917 and 1924. Significant details include round wood posts.

Keith Subdivision is a later development than the areas surrounding it. The 1885 and 1894 Birdeye maps of St. Augustine show it as an orange grove with an old plantation house and few other buildings. Over the years the orange grove was subdivided and developed, and most buildings there date from the first third of the twentieth century. One wing of the old plantation house survives today at 55 Keith Street. Aside from churches, the development is mostly residential. Most of the homes are modest woodframe structures, though there are also some houses built of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's. Threats to the area include traffic along South and Riberia Streets and Central Avenue. There is also a problem of housing deterioration in the area.

HISTORY

The southwestern end of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this area and contained a mission church and redoubt. Bernardo Segui, a Minorcan merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promotor, attempted but failed to promote residential construction on the northern fringes of the estate. In the 1870's, William Keith of Boston, Massachusetts, president of the St. Augustine City Council, purchased this northern section where he established his residence and cultivated citrus. His widow, Harriet, and son, Benjamin, began subdividing the estate in 1901. The east-west streets, Lovett [originally Cyprian after the Episcopal Church of the same name] and Keith, were cut through by 1910 and 1917 respectively. The area north of Keith Street was developed primarily by Blacks as an early 20th century expansion of Lincolnville while the section to the south was developed generally as a White neighborhood, contiguous to the racially similar neighborhood in the Buena Esperanza Subdivision.[2]

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

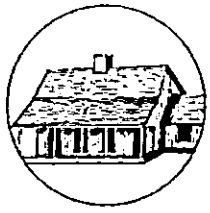
2. Deed Records, Book K, pp. 101 and 288; Book R, p. 46; Book X, p. 233; Map Book Q, pp. 20 and 27; Sanborn Fire Insurance Map, 1910, 1917; St. Augustine City Directory, 1904, 1910, 1917.

3. St. Augustine City Directory, 1899, 1911-12, 1924-25.

In 1899, 142 Washington Street was the residence of the Reverend W. D. Certain [Black], pastor of the St. Paul A. M. E. Church. In 1911 the house was occupied by Charles T. Meakins, superintendent for Southern Mutual Association, and in 1924 it was the resident of Stephen C. Middleton, State and County Tax Collector.[3]


SAFETY FILM 5062

☐ Original
☒ Update



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

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

Site#8 SJ02352
Field Date 12-9-2020
Form Date 1-11-2021
Recorder # MAP

Site Name(s) (address if none) 142 Washington Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	142		Washington	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 19W — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2113400000 — Landgrant _____
Subdivision Name Keith Subdivision — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1930 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1930 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1930 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature: windows
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature: possible side addn
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Mason Isabelle M

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown — Describe: Demolition review

DESCRIPTION

Style: Colonial Revival — Exterior Plan: Central Block, 1 wing — Number of Stories: 2
Exterior Fabric(s): 1. Shingles-wood — 2. _____ — 3. _____
Roof Type(s): 1. Hip — 2. _____ — 3. _____
Roof Material(s): 1. Asphalt shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension — 2. flat extension
Windows (types, materials, etc.)

symmetrical fenestration, single & paired 6/1 wood sash windows

Distinguishing Architectural Features (exterior or interior ornaments)

low pitch hip roof, wide overhanging eave, wood shingles, beltcourse, single story wing to south elevation w flat roof, hip extension over entry

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

central walkway from entry to street, single car drive, manicured 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 Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ02352

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Masonry 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details)

centrally located multi panel & light wood door, under hip extension roof

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

centrally located hip extension over entry stoop w rounded columns on masonry deck, masonry steps and iron railings

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

This 1930 2 story Colonial Revival style building is in good condition, and has a Hip roof and Wood shingles siding.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

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

DOCUMENTATION

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

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ02352

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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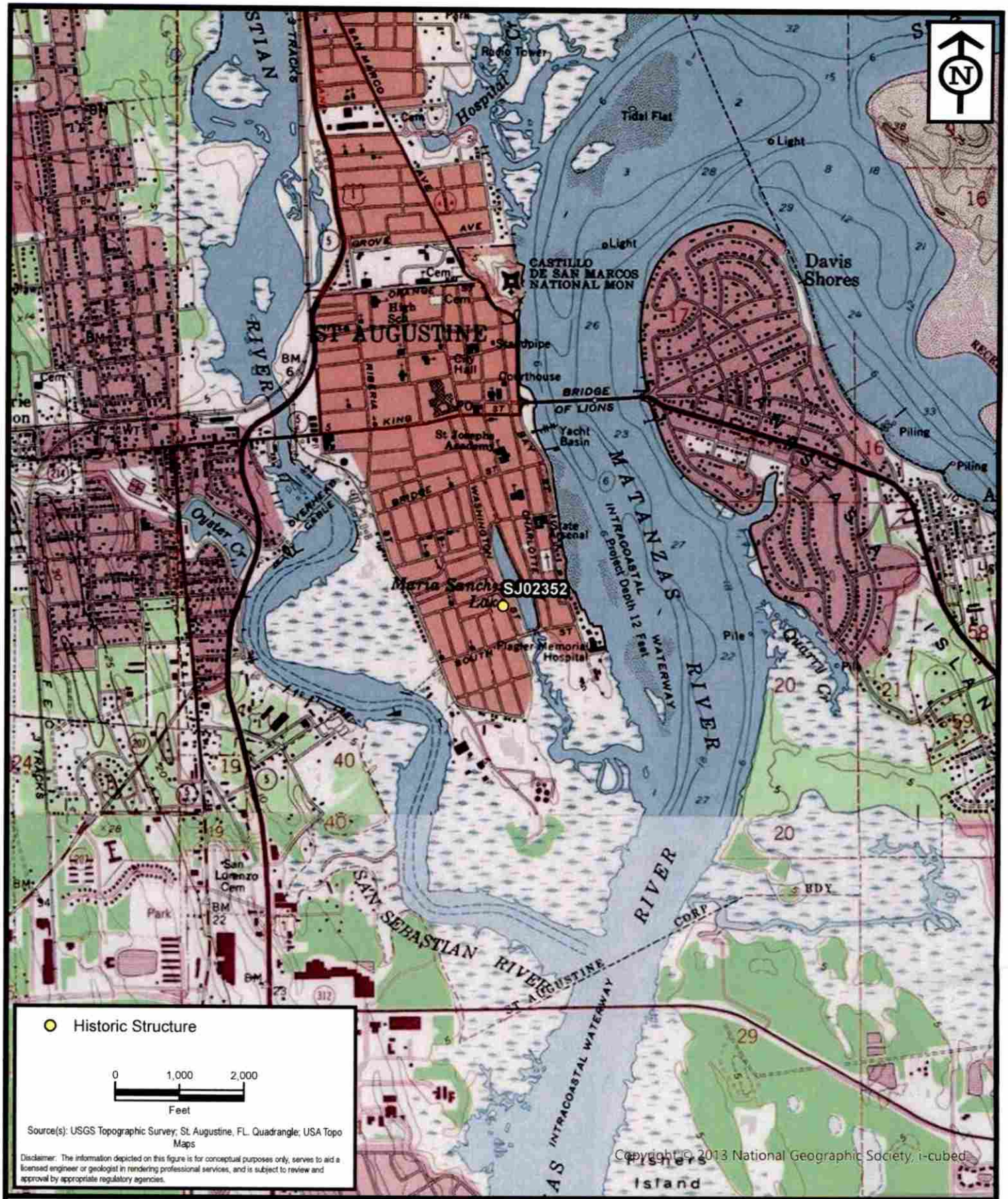

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Project Location - SJ02352

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 1/10/2021 12:21 PM

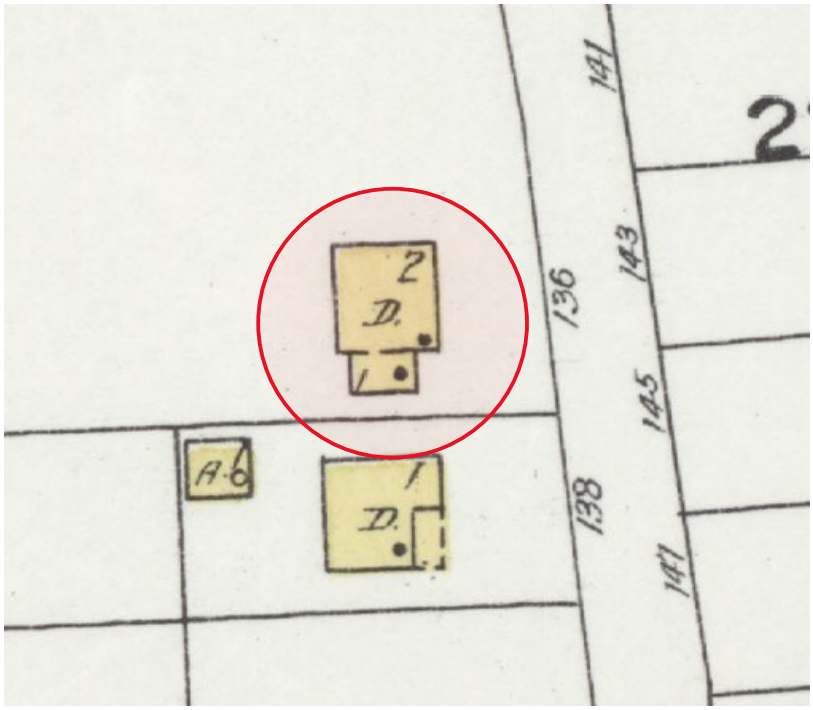

42



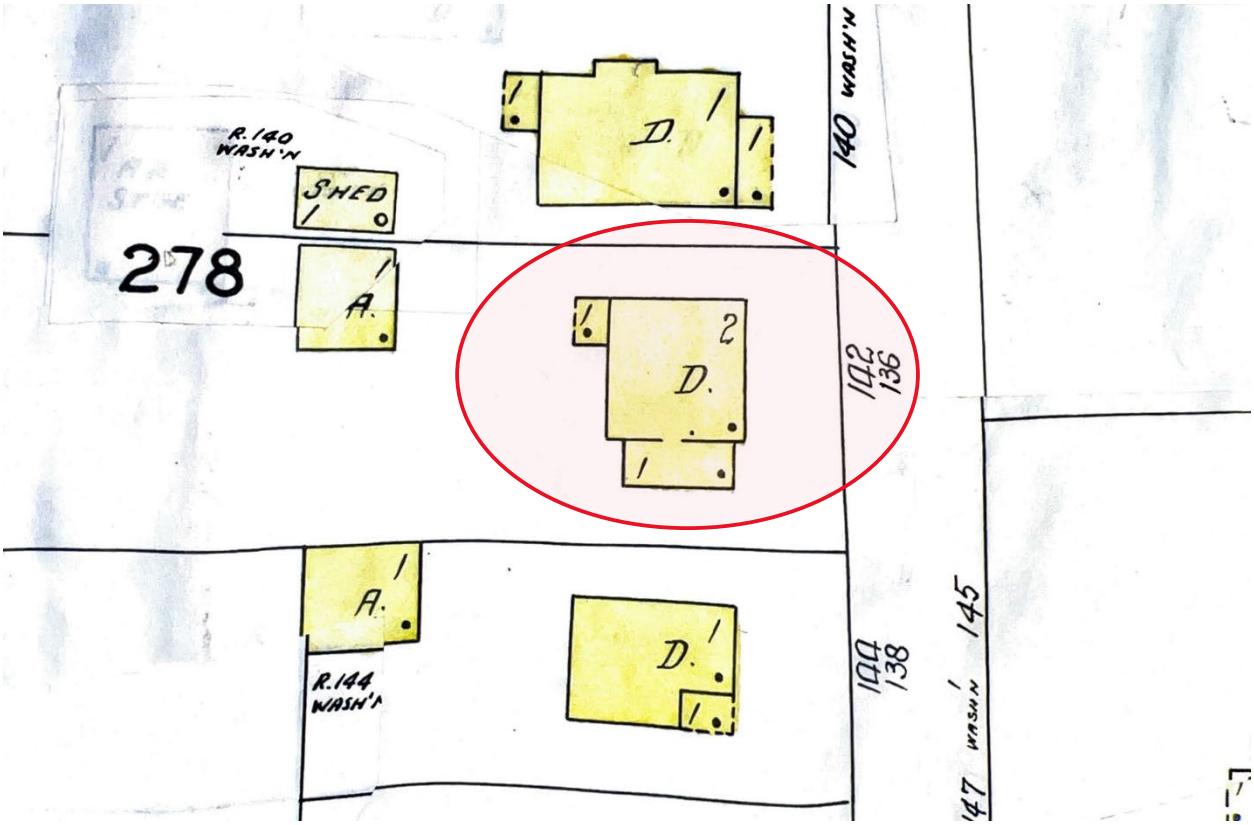

142



SANBORN MAPS
142 Washington Street



1924



1930 Updated to 1965

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

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

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

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

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition for Partial Demolition at 142 Washington Street:

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

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

Shane Jackson reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

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

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

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

Public hearing was closed.

The Board discussed:

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

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

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

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

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

Ms. Seymour listed the application timeline for the board.

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

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

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

MOTION

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

VOTE ON MOTION:

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

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

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

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for Partial Demolition at 24 Macaris Street fi the HARB can make the following findings:

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

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

Jack Spence, representing the applicant, reviewed the application.

Ex Parte Communication: none

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

additional information. She wanted to be sure that the owner was aware that the application could be denied.

Mr. McDonald said that there was a choice for the board to hear the item or continue.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0010 to the April 17, 20205 meeting. The motion was SECONDED by Ms. Duncan.

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

6. Continued Items from Previous HARB Meetings

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

To construct a storage shed in the rear yard.
(No new information received)

This item was withdrawn by the applicant. See item 4

6. (b) Certificate of Demolition (Partial) HP2024-0081 – Mary and Scott Siefken – Applicant
& Owner 47 Abbott Street
Requesting Continuance to April 17, 2025

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

This item was continued to the April 17, 2025 meeting. See item 4.

6. (c) Certificate of Demolition (Partial) HP2025-0006 – 20/20 Commercial Holdings Washington LLC – Applicant & Owner
142 Washington Street
Continued from February 20, 2025

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

Ms. Seymour read the staff report and said based on a review of the AGHP and without th support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition for Partial Demolition at 142 Washington Street:

1. APPROVE the application as presented or modified by the HARB if the Board finds that the proposed modifications maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope in accordance with SOIS for Rehabilitation #9; OR,
2. CONTINUE the application to allow time for the applicant to provide plans for a more appropriate design.

Shane Jackson reviewed the application.

Ex Parte Communication: None

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

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

The Board discussed:

- Confirmed the scope of work to include the application of muntins on all the windows, removing original windows and replacing with French doors to provide access to a proposed balcony
- Advised the applicant that the front windows were to be replaced with six over light
- The secondary elevations would have the applied exterior muntin
- The applied muntin appeared to be a good product
- Replacing the front door was okay
- The balcony with French doors was not acceptable
- The balcony was not a part of the original structure and would create a colonial appearance that was not part of the original structure
- The four windows on the front of the house should match the original six-over window that was still existing

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Partial Demolition HP2025-0006 142 Washington Street with the following conditions: the two existing windows would remain; there would be no balcony; replace the four windows on the main façade with six over one light; apply the four over four muntin/grid on the secondary elevations; replace the front door as proposed; keep the single columns on the front porch and replace the concrete steps with brick; the porch banisters to be approved by staff. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

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

7. Certificates of Appropriateness

7. (a) HP2025-0019 – 1 Palm Row LLC - Applicant and Owner
1 Palm Row

To make modifications related to the rehabilitation of the residential building, including roof replacement in a different material and design, new siding on the existing rear addition, repairs and modifications to existing porches, windows, and doors, adding new lighting sconces and a new paver driveway, and reconstructing the existing masonry wall along the east property line in a new configuration.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 1 Palm Row:

1. APPROVE if the Boards finds that proposed alterations and substitute materials as presented or modified by the HARB meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary designs, OR
2. CONTINUE to allow the applicant time to modify the proposed plans per HARB recommendations

Hunter Hayden reviewed the application and presented a sample of the proposed copper roof material for the board to examine.

Ex Parte Communication: None

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

The Board discussed:

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.: HP2025-0006
Applicant: EDWARD JACKSON
Owner: EDWARD JACKSON
Address: 142 WASHINGTON ST, ST AUGUSTINE, FL 32084
Parcel Number: 2113400000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above to a balcony with access doors, after-the-fact replacement of wood windows with windows of a new material and design, and replacement of the front entry door in a new material and design.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, MARCH 20, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Thursday, March 20, 2025, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.

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

3. The subject property has a zoning classification of RS-2

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above to a balcony with access doors, after-the-fact replacement of wood windows with windows of a new material and design, and replacement of the front entry door in a new material and design..

Subject to the following conditions:

- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- Conditions: - Keep two remaining original 6/1 wood windows
- - No balcony - retain single columns, allow brick for stoop
- - Replace 4 4/1 windows on front facade w/ 6/1
- - Add Muntins on exterior of remaining 4/1 windows on
- secondary elevations & addition

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

Case No. HP2025-0006 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 20th day of March, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2026-0019 **Meeting Date: Thursday, April 16, 2026**

1. NAME OF APPLICANT: Shane Jackson
   Business (if applicable):
   Address: 7350 Old State Rd 207
   City: Elkton State: FL Zip Code: 32033
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

2. NAME OF PROPERTY OWNER: Shane Jackson
   Business (if applicable): 2020 Plumbing
   Address: 7350 Old State Rd 207
   City: Elkton State: FL Zip Code: 32033
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

3. PROJECT LOCATION: 142 WASHINGTON ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3 OF LOT 10 BLK H OR6041/1545

5. SCOPE OF WORK: To modify approval for partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including after-the-fact replacement of two second-story wood windows with new windows of a different design; and, to consider the appropriateness of applied muntins different in design than were originally approved under application HP2025-0006.

Information attached by applicant includes:

- Application Agreement
- Window Condition Survey
- Photographs of Original Windows (Interior)
- Replacement Window Specifications
- Photograph of Replacement Windows (Interior)

Received March 17, 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: 142 Washington St, 32084

Applicant's Name: Shane Jackson Applicant's Signature: [signature]

Owner's Name: 20120 Commercial Holdings 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 March 17, 2026
Planning and Building Dept.

Property Address: 142 Washington St. **Assessment Date:**
Applicant Name: Shane Jackson **Assessed by:**

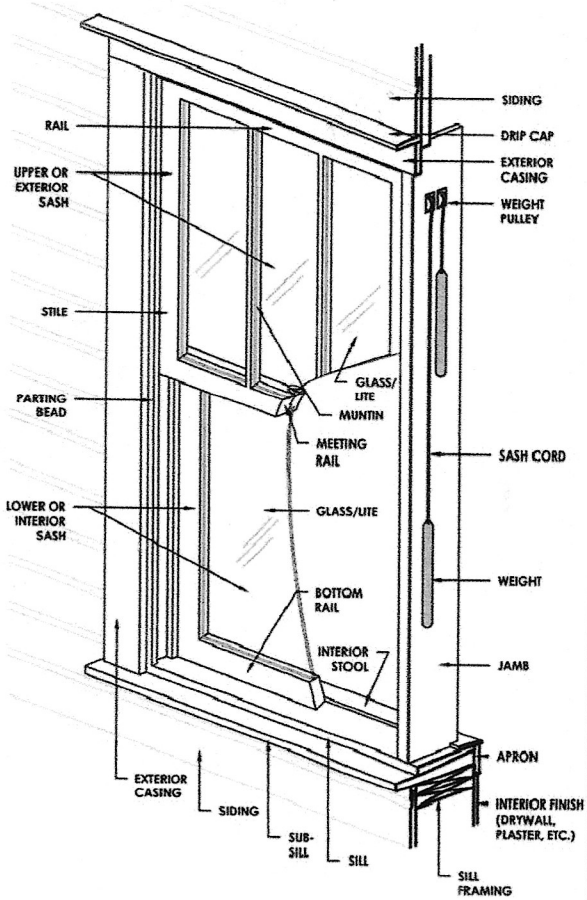
CITY OF ST AUGUSTINE EST. 1565

Window Assessment Form

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

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

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



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

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

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

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

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

Total Number of Window Openings on the Structure	30
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non-Historic Windows	30
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	2

Received March 17, 2026
Planning and Building Dept.

Property Address: 142 Washington St.
Applicant Name: Shane Jackson

Assessment Date:
Assessed by:

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	Previously badly damaged from water intrusion, lower sash removed and nailed shut. Replaced w/ new 1/1 Vinyl windows w/ 6-lite muntin installed
2	
3	
4	(2) windows repl. being requested are identified as "future french doors" on 2nd floor window schedule
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

Window #	List and Describe Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
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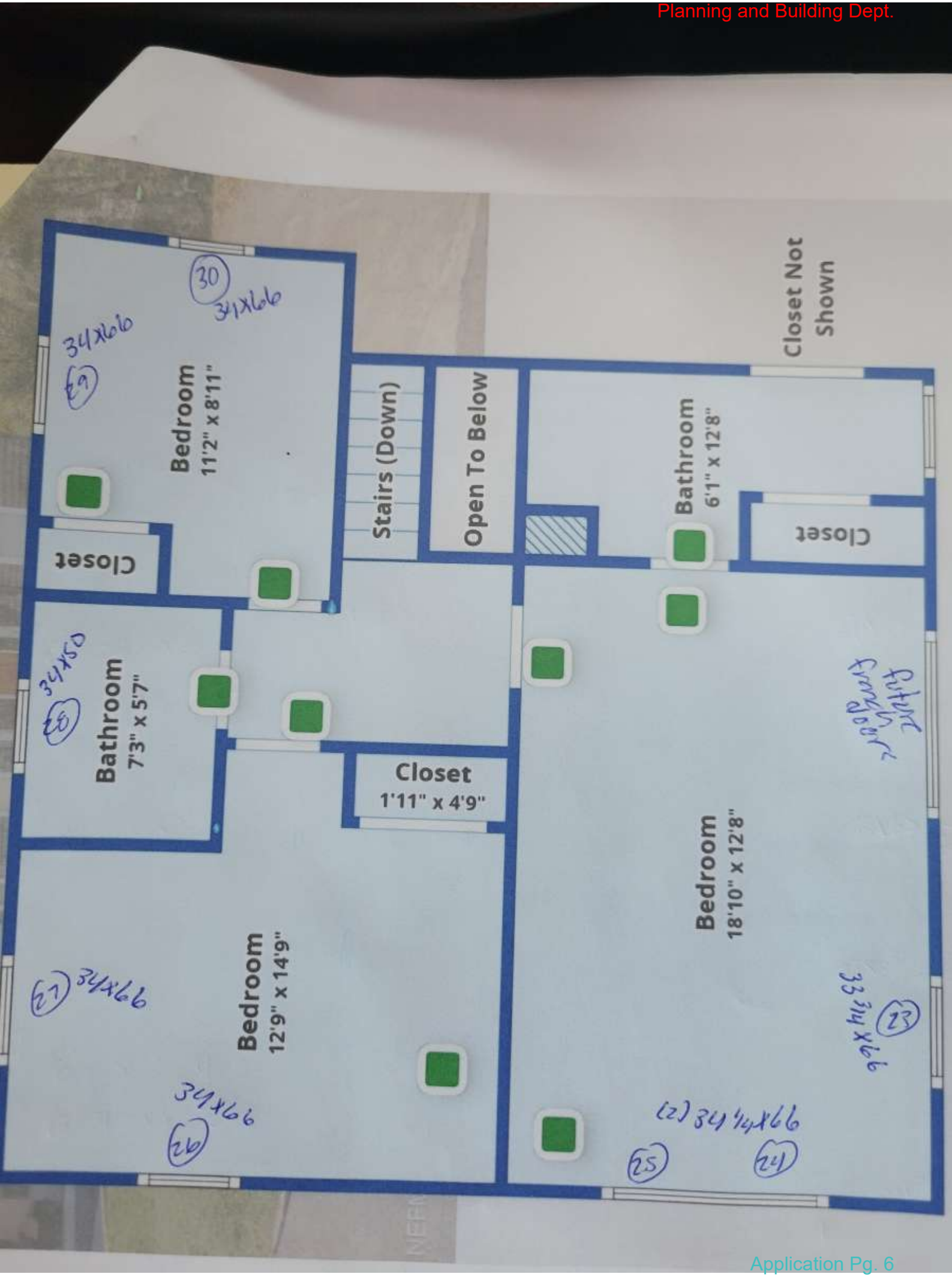
39	
40	

Received March 17, 2026
Planning and Building Dept.



Received March 17, 2026
Planning and Building Dept.



Received March 17, 2026
Planning and Building Dept.



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1500**Vinyl** Collection

Single Hung Windows

BUILDER



Building choice into every view.

Ply Gem® WINDOWS

Received March 17, 2026
Planning and Building Dept.

1500 Single Hung Windows



Upgrade your view!

- High performance in a builder's window
- Traditional or contemporary frame design
- SDL or GBG grilles
- Sizes to meet your need
- Egress Size: 3050SH, 4040SL
- Limited Lifetime Warranty

When you build a lot of homes, you expect a lot from your windows. Quality. Performance. Value. A company you can count on. Our new 1500 vinyl windows offer all that and more, including a full range of options to meet your every need.

Color options

New exterior colors are on brickmould and flat casing only. *Some restrictions may apply.



Grille types

Also available with no grilles.

GBG Grilles



3/4" Flat, 5/8" or 1" Sculptured

SDL Grilles



7/8" or 1-1/4" SDL with Shadow Bar

Frame Options



Brickmould



Beveled



Flat

Window Anatomy



Multi-chamber construction with fusion-welded sash and frame

7/8" or 1" dual or triple pane insulated glass with Warm Edge spacer saves energy

Sloped sill drains water away from home exterior

Integral J-channel for simple, secure siding installation *(optional double utility trim)*

Glass options

Compare U-Factor ratings

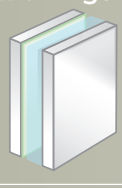
Visit 1500vinylcollection.com for more detailed information

Low-E



7/8" Low-E	.35	SHGC .29
One lite of Low-E		
7/8" Low-E^{SC}	.35	SHGC .22
One lite of solar cooling Low-E		
7/8" Low-E2+	.30	SHGC .28
One lite of Low-E and one lite of Interior Surface Low-E		

Low-E with Argon



7/8" HP	.32	SHGC .28
One lite of Low-E with argon		
7/8" HP^{SC}	.32	SHGC .22
One lite of solar cooling Low-E with argon		
7/8" HP2+	.28	SHGC .28
One lite of Low-E and one lite of Interior Surface Low-E with argon		

Triple-Glazed



7/8" HP2$_{Max}$	.25	SHGC .25
Two lites of Low-E with two chambers of argon		
7/8" HP3$_{Max}$	.23	SHGC .22
Two lites of Low-E, two chambers of argon, one lite of Interior Surface Low-E		
1" HP3$_{Max}$	.22	SHGC .22
Two lites of Low-E, two chambers of argon, one lite of Interior Surface Low-E		

Values reflect 3050 call size brickmould non-drywall glazed single window with 3mm glass, WarmEdge Spacer, no grilles.

Application Pg. 10

Received March 17, 2026
Planning and Building Dept.



easyinstall

for a quick, correct fit

- Alignment clips
- Double utility trim
- Integral J-channel or flange
- Jamb extensions or drywall receiver options
- Accessory grooves
- Protective construction film

WindowHighlights

LIMITED LIFETIME WARRANTY

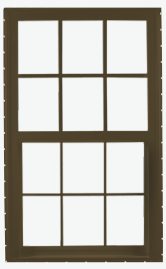
20 YEAR GLASS WARRANTY

H-LC 35 CERTIFIED

Optional H-LC 50 Upgrade in Limited Sizes



Interior



Exterior



Jamb Alignment Clips

Aligns and holds frame in place during installation; enables one person to center smaller windows.



Removable Meeting Rail

Patent pending meeting rail anchor makes removing rail simple; ideal for drywall applications.

Patent #: 9624713



Integral Mulls

Twins and triples with continuous head and sill frame allows a mix of operating and fixed windows.

Patent #: 9038333



Interlocking Sashes

Sashes lock tightly together to help keep out intruders and inclement weather.



Forced Entry Resistant Locks

Enhanced security locks meet tough AAMA forced entry requirements. ADA and auto-lock options available.



ADA Lock



Auto Lock

Application Pg. 11

Building around the way you live.


20/2
PLUMBING & DEVEL
904-829-90

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 16, 2026 Meeting



Application HP2026-0022 Address: 7 Saragossa Street

A & O Builders – Applicant True Real Estate Investments, LLC – Owner

Project description: For after-the-fact 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 wholesale replacement of windows in a different design and fenestration changes. *(Following denied application HP2025-0087)*

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02089
National Register:	Model Land Company NRHD: Contributing	Construction date:	c. 1917-1924
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2055200000		
Agenda Item:	7(b)	Previous Action(s):	COD HP2025-0087

STAFF SUMMARY AND ANALYSIS:

This 2-1/2 story residence is located on the south side of Saragossa Street on the block between Cordova and Sevilla Streets. The initial Florida Master Site File form and Model Land Company National Register Historic District nomination indicate the building as a Frame Vernacular structure that had been altered but remained contributing to the district..

The applicant is seeking after-the-fact approval for wholesale replacement of 1/1 wood windows with 1/1 vinyl windows and fenestration changes which occurred prior to January of this year. Window replacement was done in conjunction with permitted rehabilitation of the structure; however, the project scope approved under the permit did not include wholesale window replacement.

The HARB previously heard and denied an application for this same project in January of this year, requesting that the applicant return with a more appropriate replacement window design, fenestration pattern and framing details—particularly regarding the second story enclosed porch which saw the most drastic fenestration change. This new application includes restoration of the second story enclosed porch to match the original fenestration pattern. The overall fenestration of the building's side elevations is proposed to remain unchanged from their original patterns with the exception that replacement window sizes have been reduced to standard available window sizes.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure that contributes to a National Register Historic District and entails permanent removal of an exterior architectural feature or replacement with a new feature that does not meet the criteria for in-kind replacement requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following action for an **After-the-Fact Certificate of Demolition for Partial Demolition** at **7 Saragossa Street:**

1. **CONTINUE** to allow the applicant time to provide more detailed drawings related to exterior window casing; OR,
2. **APPROVE** if the HARB determines that provided plans are sufficient to convey the applicant's intent, and that proposed replacement windows, with exterior casing as specified by the Board and restoration of the original fenestration pattern on the second-story enclosed porch, are compatible with the historic structure's building envelope and will maintain the historic character and integrity of the structure.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Removal of previously existing 1/1 wood windows
    b. Replacement with new 1/1 vinyl windows that sit in a different location within the window opening
    c. Changes to fenestration including smaller window sizes in the same locations as original, and enclosure of some rear windows.
    d. Restoration of original second-floor enclosed porch window fenestration pattern.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building is designated as contributing to the Model Land Company National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The windows that have been removed and replaced contributed to both the structure's and streetscape's history. Particularly, the windows that enclosed the second story porch were architecturally impactful to the front façade and indicated the previously open state of the porch.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. Loss of the windows and original fenestration patterns visible along the streetscape will dramatically impact the look of the structure unless appropriately replaced with windows of a similar design to the original wood windows that match the original fenestration pattern, particularly on the front elevation.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. The original 1/1 wood windows have been removed, and several have already been replaced with 1/1 vinyl windows, some of varying sizes. Staff has advised that vinyl windows are not typically approved for historic structures based upon how they are installed to sit flat on the exterior wall plain. The applicant has expressed that they can case the proposed vinyl windows to appear more like wood. Previously existing exterior casing appears to have been minimal but may be hidden behind existing aluminum siding. The Board may recommend an appropriate casing style. More detailed drawings should be provided to illustrate how the casing will make the proposed vinyl windows reflect the depth of wood windows as well as how the new windows for the enclosed second-story porch will be framed out to match the original fenestration pattern.

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

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. Loss of the windows and original fenestration patterns visible along the streetscape erodes the historic integrity of the already-altered structure, as well as removes original fabric from the structure and the neighborhood. The proposed change may be mitigated with appropriate replacement windows of a similar design to the original wood windows and that match the original fenestration pattern, particularly on the front elevation.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. The building is an example of a Frame Vernacular structure that has seen modifications over time. The original windows and fenestration pattern reflected those historic changes and enhanced the structure's architectural style. The string of windows around the second story porch was a unique feature along the streetscape that enhanced the structure's architectural style.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Model Land and Lincolnville neighborhoods.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The windows were not of such design, craftsmanship, or material that they could not be reproduced. The previously existing windows, framing style, and fenestration can be matched.

11. ***The justification for the proposed partial demolition.*** The applicant has suggested that the original windows were in poor condition and required replacement. They have also asserted that they can successfully match the depth of a wood window through thicker framing and staff has photographed several examples of exterior window casing that the applicant says they could match at the Board's recommendation.

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

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

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

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

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

In-kind features or materials means using architecturally similar material and design to convey the visual appearance of the remaining parts of the feature and finish

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

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

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

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

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

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

(Section 28-89(5), CoSA Code of Ordinances) **Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past,** may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

~~~~~

The building was built by 1924, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File and listed as a contributing building in the Model Land Company National Register Historic District. The replacement windows installed do not use in-kind features or materials or match architectural elements of those previously existing and the historic/previously existing fenestration pattern has been altered.

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

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

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(7)b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps
4. Order from the January 15, 2026 Meeting

Previous Meeting Documents from January 15, 2026

- Staff Report: https://staugustinefl.portal.civicclerk.com/event/1345/files/attachment/7801
- Application: https://staugustinefl.portal.civicclerk.com/event/1345/files/attachment/7802
- Minutes: https://staugustinefl.portal.civicclerk.com/event/1345/files/agenda/4294

STAFF PHOTOGRAPHS
7 Saragossa Street
April 2026



Front (north) Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
April 2026



Northeast Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
April 2026



South Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026







Example of Window Casings Contractor Says Can Be Replicated

STAFF PHOTOGRAPHS
7 Saragossa Street



Structure Prior to Alterations (MLS Photo)

STAFF PHOTOGRAPHS
7 Saragossa Street



Structure Prior to Alterations (Google Street View – May 2024)

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



Front (north) Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



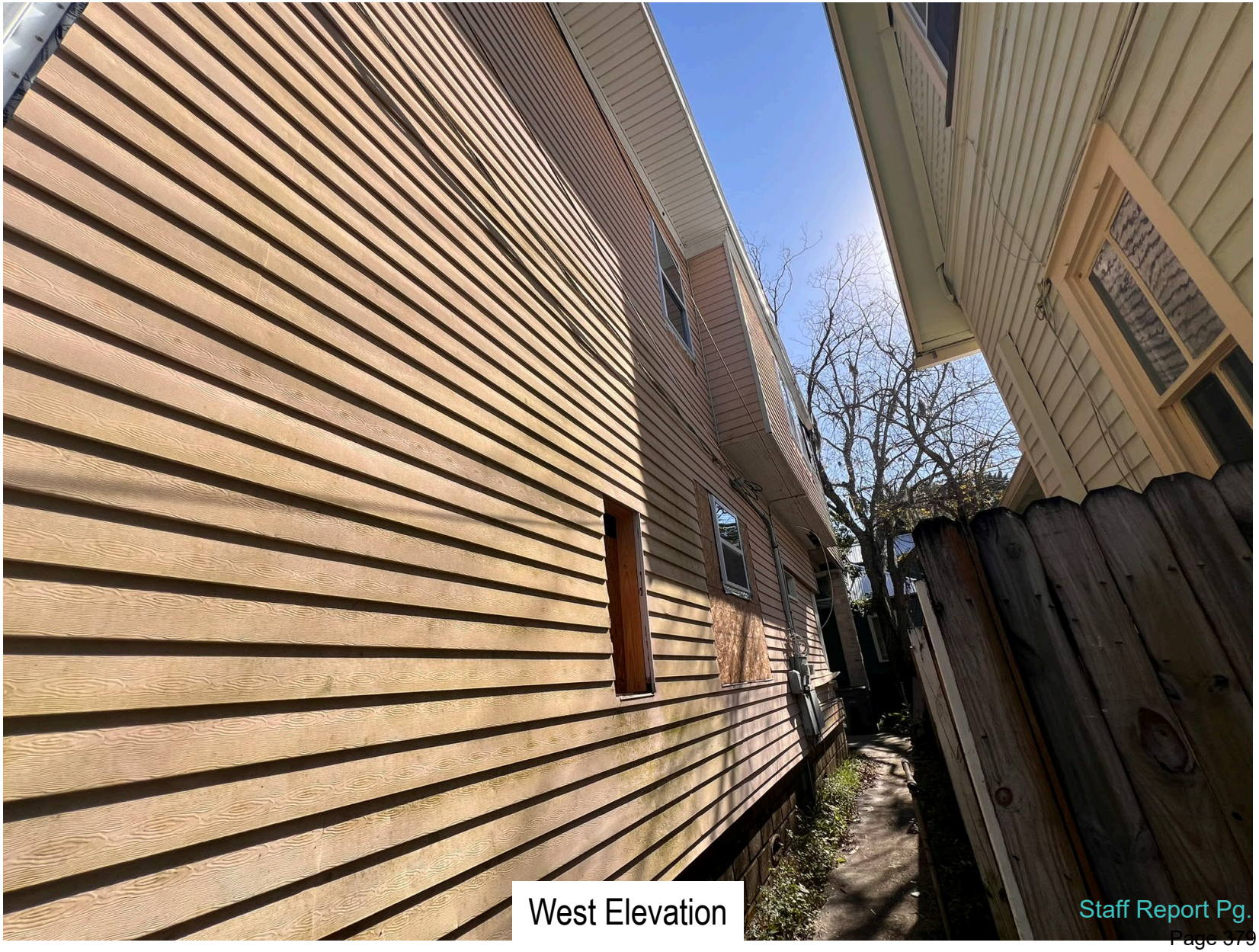
Front (north) Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



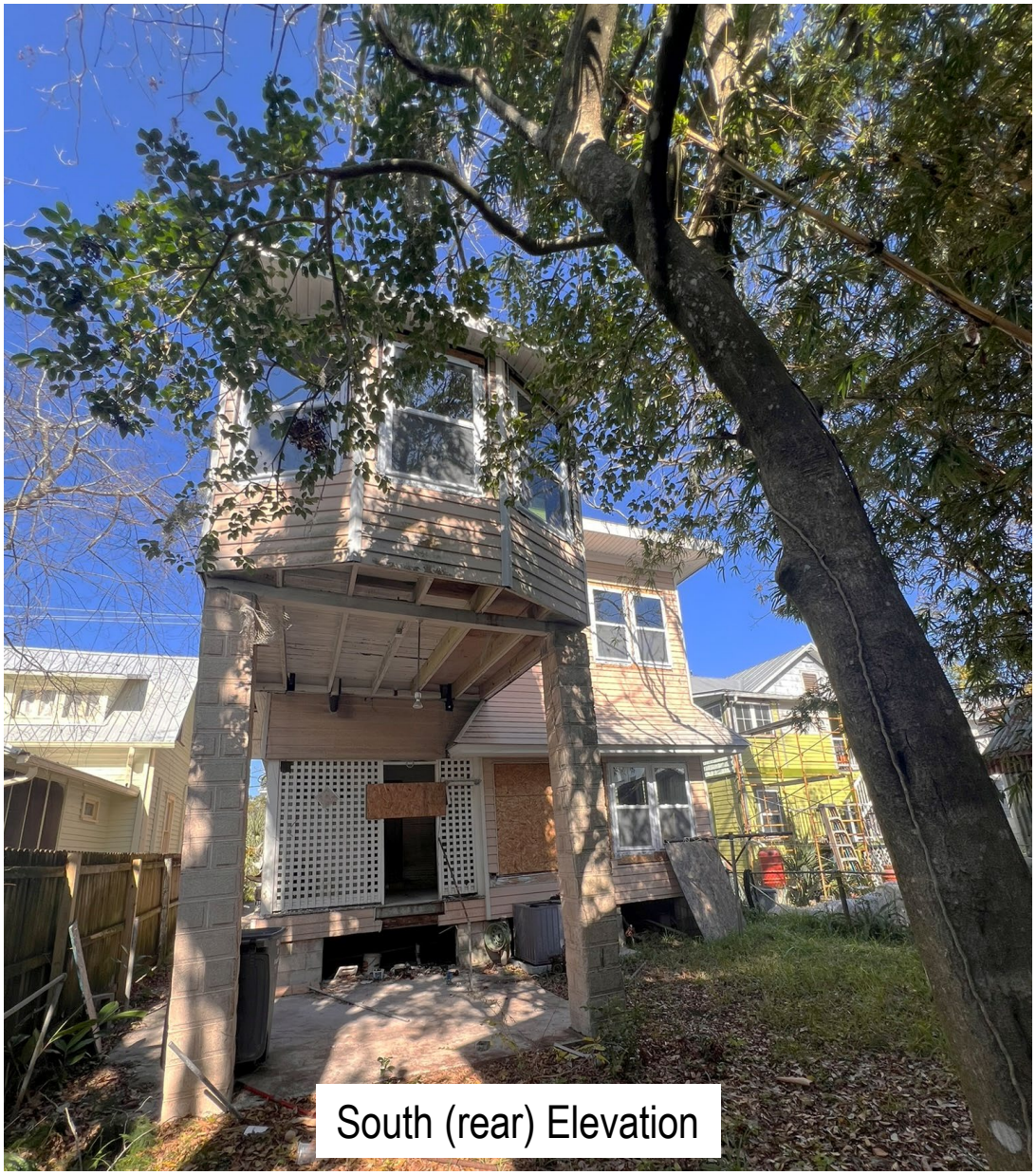
Northwest Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



West Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



South (rear) Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



South (rear) Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



East Elevation

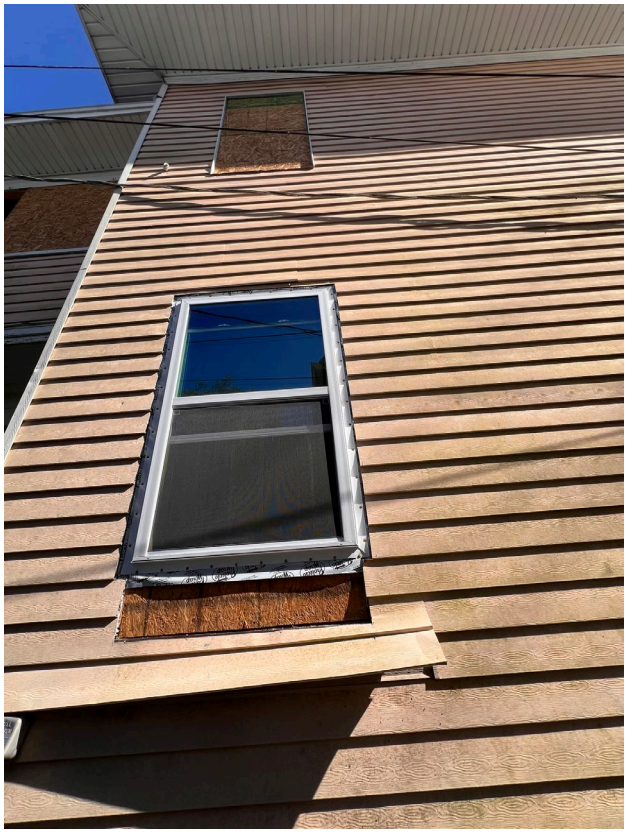
STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



Northeast Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026







Window and Building Details

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026





Context

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ2089 1009==

Site Name: 7 Saragossa Street 830== Survey Date: 7807 820==

Address: 7 Saragossa Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) K (block) 16-B (lot) 868==

868==

Owner of Site: Name: Allen, Joseph C. & Rita;

Address: 7 Saragossa Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RSE

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

UTM: 17 (zone) 469540 (easting) 3307114 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Harper, Robert W. (Assistant Curator);

Address: H.S.AP.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1924 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Metal, aluminum siding, concrete block(rusticated) 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip dormer, hip porch 942==

Porches & Balconies: 2 story porch on front, screened first floor, enclosed second 942==

Chimney Location: Center ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Cast concrete columns 882==

Quantitative Data: (950-954)

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

Other: Front porch of locally produced coquina concrete block 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence was constructed between 1917 and 1924 at the 7 Saragossa Street address. The two-story porch is enclosed on the second floor. The screened first floor consists of cast concrete columns and is constructed from locally produced coquina concrete blocks.

The range of buildings in this area of Model Land Company Subdivision go from grand winter residences of the Flagler Era to expensive homes of the 1950's erected on the former site of the Flagler Mansion, "Kirkside", to more modest homes of several different generations. There are a number of churches of extraordinary architectural interest as well. The original development here was late Victorian or Colonial Revival in style, and this continues to give the area its character. But building, or rebuilding, in the area continues to the present day, given the desirability of the neighborhood, and it contains examples from many different time periods. The area is bordered on the east by the St. Augustine National Landmark Historic District, and one building, the Grace Methodist Church on 8 Carrera Street, is listed on the National Register of Historic Places. While retaining many outstanding buildings, this area has suffered from the past demolition of outstanding buildings like Kirkside and the Barcelona Hotel. The heavily institutional presence in the neighborhood, both church and college, creates continuing traffic and parking problems, and pressures for further demolitions. There is also a drainage problem in the area when it rains.

HISTORY

The core of the Model Land Company Subdivision evolved out of four late 18th century Spanish land grants and the Royal Powder House lot which was located approximately within the area encompassed by Cordova, Riberia, Saragossa, and Carrera Street. The eastern boundary of this section was formed by the 18th century Rosario defense line.(1) In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. With the exception of Cordova Street and St. Andrews Place, the late 19th century development in this core section represents the best in the subdivision, and includes the monumental Flagler

(over)

V. BIBLIOGRAPHY

1. Juan Joseph Elixio de la Puente, "Plano de . . . San Agustin de Florida", January 22, 1764; Benjamin Clements, "Plan of the City of St. Augustine, 1834-1835".

2. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

churches and the large private residences of wealthy winter residents and senior officials of the Flagler organization. The Model Land Company received title to the unsold lots in 1903 and development continued through the 1950's after the demolition of the Flagler winter home, "Kirkside", and the subdividing of the estate west of the Presbyterian church into spacious lots.(2)

Page 1

☐ Original
☒ Update

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

Site#8 SJ02089
Field Date 10-8-2020
Form Date 12-21-2020
Recorder # AWS

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

Site Name(s) (address if none) 7 Saragossa Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	7		Saragossa	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2055200000 — Landgrant _____
Subdivision Name Model Land Company — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1924 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1924 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1924 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature: porch, siding
Additions: ☒yes ☐no ☐unknown Date: _____ Nature: rear, side
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Square — Number of Stories: 2.5
Exterior Fabric(s): 1. Aluminum 2. Concrete block 3. _____
Roof Type(s): 1. Hip 2. _____ 3. _____
Roof Material(s): 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip dormer 2. hip extension
Windows (types, materials, etc.)
1/1 wood sash, single light fixed wood fixed 1/1 wood sash

Distinguishing Architectural Features (exterior or interior ornaments)
two story enclosed porch, aluminum siding, CMU porch, symmetrical fenestration, hip roof dormer

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
paved walkway, gravel single car drive, minimal 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 SJ02089

DESCRIPTION (continued)

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

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

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

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

Main Entrance (stylistic details)

off center under second story porch, obscured by screen

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

two story enclosed, CMU and concrete columns, poured concrete steps, wood and screen 1st story, second story enclosed with siding and windows, boxed eaves, metal railings

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

Narrative Description of Resource

This 1924 Frame Vernacular style building is 2.5 stories with Aluminum exterior and a Hip roof. It appears to be in fair condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

No known significantant architectural associations or features; the buildings has had a loss of integrity due to alterations and additions. It would not contribute to a district.

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.

Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/: (address / phone / fax / e-mail)

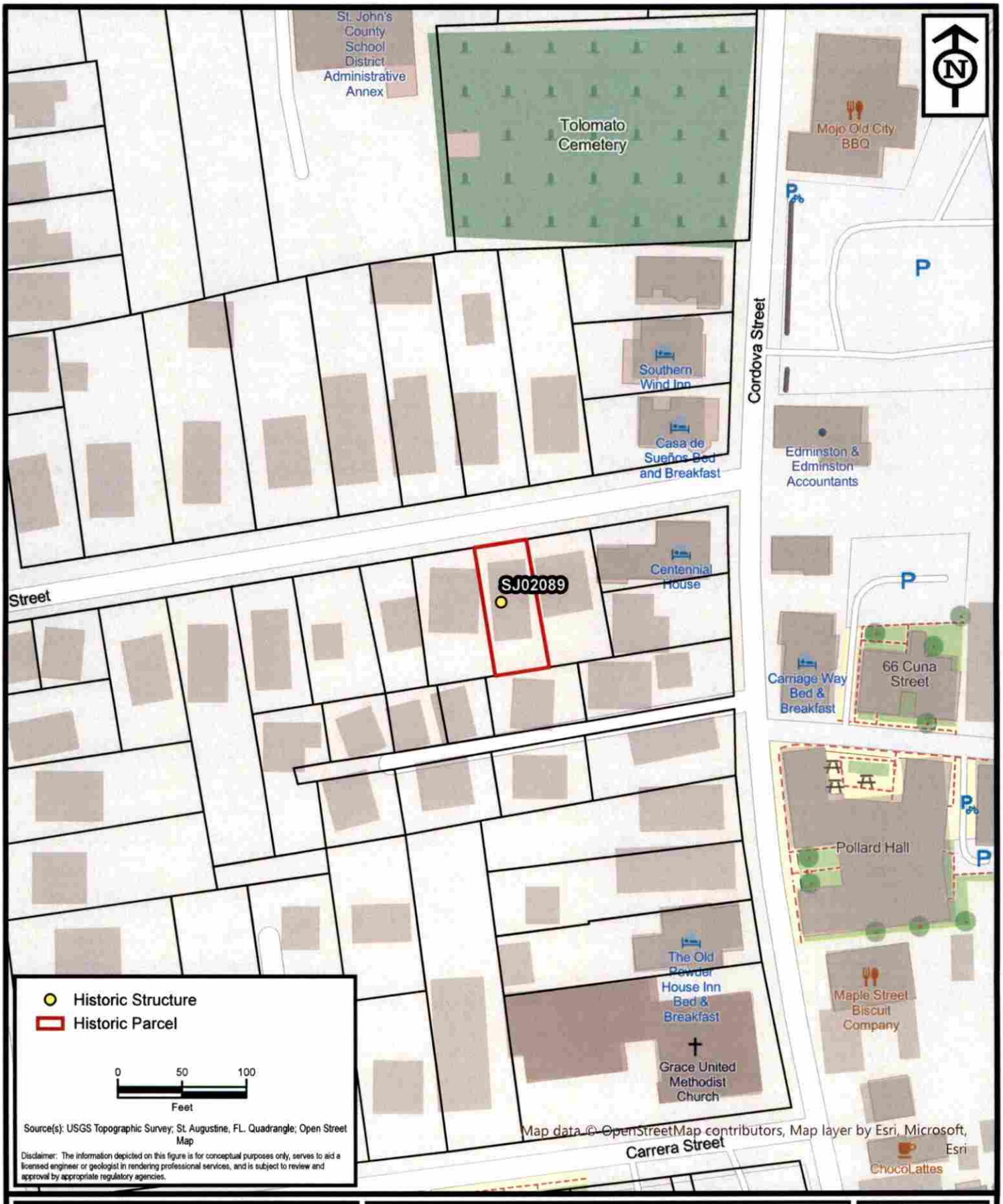
Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ02089

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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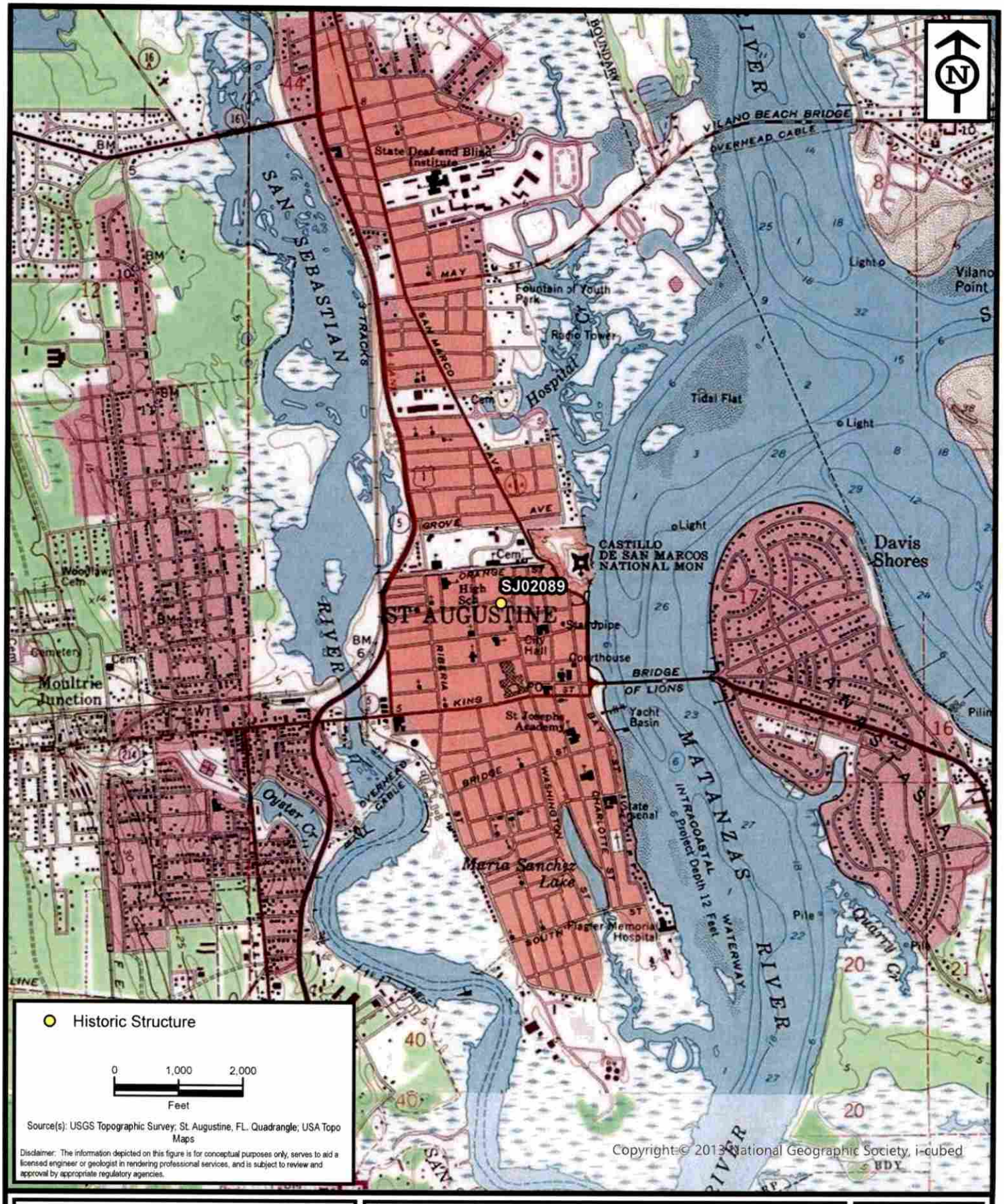

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PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ02089

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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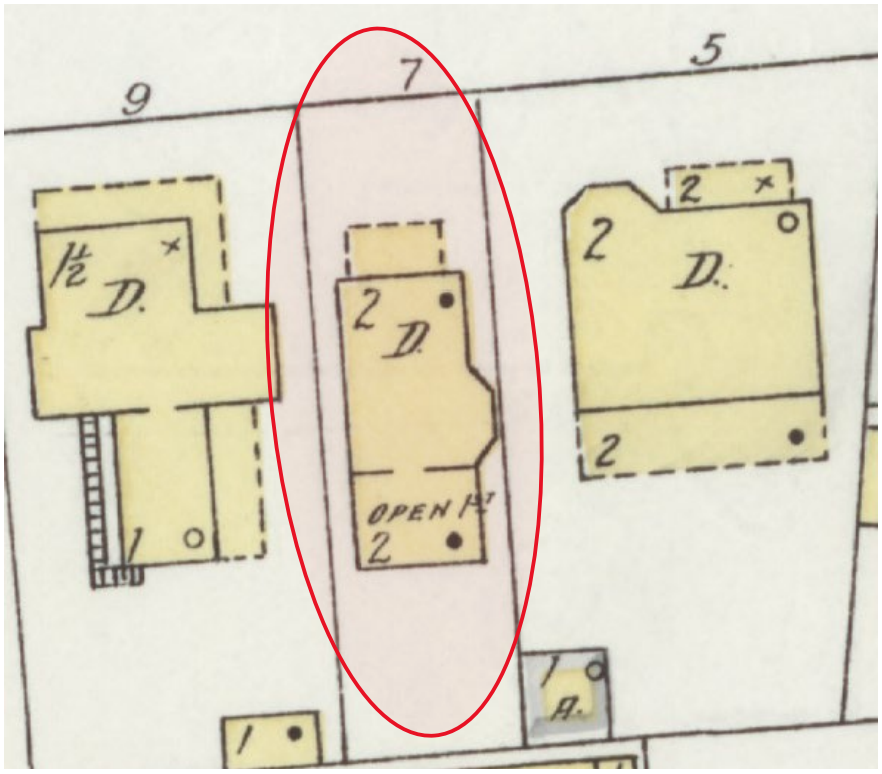
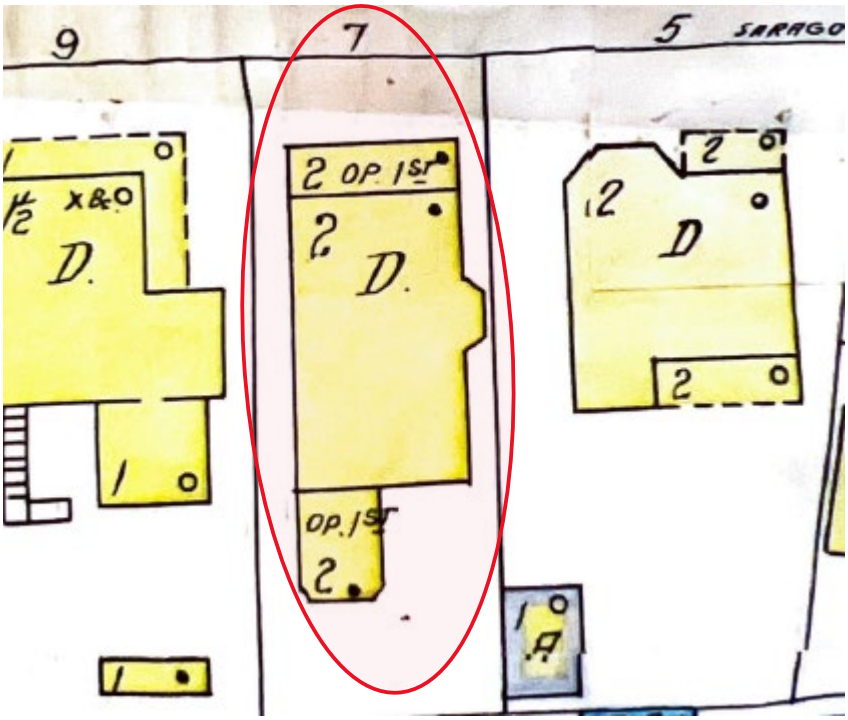
SANBORN MAPS
7 Saragossa Street



1924



1930 Updated to 1960

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.: HP2025-0087
Applicant: Ermal Alija
Owner: True Real Estate Investments LLCs
Address: 7 Saragossa St
Parcel Number: 2055200000

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

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 RS-1

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request for partial demolition of a 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..

Subject to the following conditions:

- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- w/out prejudice
- - reapply w/ plans to restore altered windows more appropriately
-
-
-

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. HP2025-0087 **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.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2026-0022 **Meeting Date: Thursday, April 16, 2026**

1. NAME OF APPLICANT: Ermal Alija
   Business (if applicable): A & O Builders
   Address: 70 Caiden Dr
   City: Ponte Vedra State: FL Zip Code: 32081
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

2. NAME OF PROPERTY OWNER: Cory Hutcherson
   Business (if applicable): True Real Estate Investments, LLC - Owner
   Address: 235 S Riverwalk Dr.
   City: Palm Coast State: FL Zip Code: 32137 com
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

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

4. LEGAL DESCRIPTION: MODEL LAND CO SUBD CITY LOT 16-B BLK K OR479/464 BY WILL OR6103/285 & 1462

5. SCOPE OF WORK: For after-the-fact 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 wholesale replacement of windows in a different design and fenestration changes. (Following denied application HP2025-0087).

Information attached by applicant includes:

- Application Agreement
- Window Condition Assessment (From January Application)
- Photographs of Original Windows
- Proposed Replacement Building/Feature Drawings
- Replacement Window Specifications (added by staff)

Received March 24, 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 Saragossa St, Saint Augustine, FL, 32084

Applicant's Name: Ermal Aliaj Applicant's Signature: Ermal Aliaj

Owner's Name: CORY HUTCHERSON Owner's Signature:

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

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

(Can add additional signature page if needed)

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

Received March 31, 2026
Planning and Building Dept.

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

ERMAL ALIJA is/are hereby authorized TO ACT ON BEHALF OF CORY HUTCHERSON, the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed Application number: HP2026-0022, 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:

7 SARAGOSSA ST, SAINT AUGUSTINE, FL, 32084

BY: _____
Signature of Owner

CORY HUTCHERSON
Print Name of Owner

(386)-569-4842
Telephone Number

State of Florida

County of Flagler

Signed and sworn before me on this 27th day of December, 2025

By Cory Hutcherson

Identification verified: FLDL

Oath sworn: ✓ Yes ____ No

KYLE PEETS
Notary Public
State of Florida
Comm# HH232603
Expires 2/22/2026

Notary Signature: _____

My Commission expires: 02/22/2026

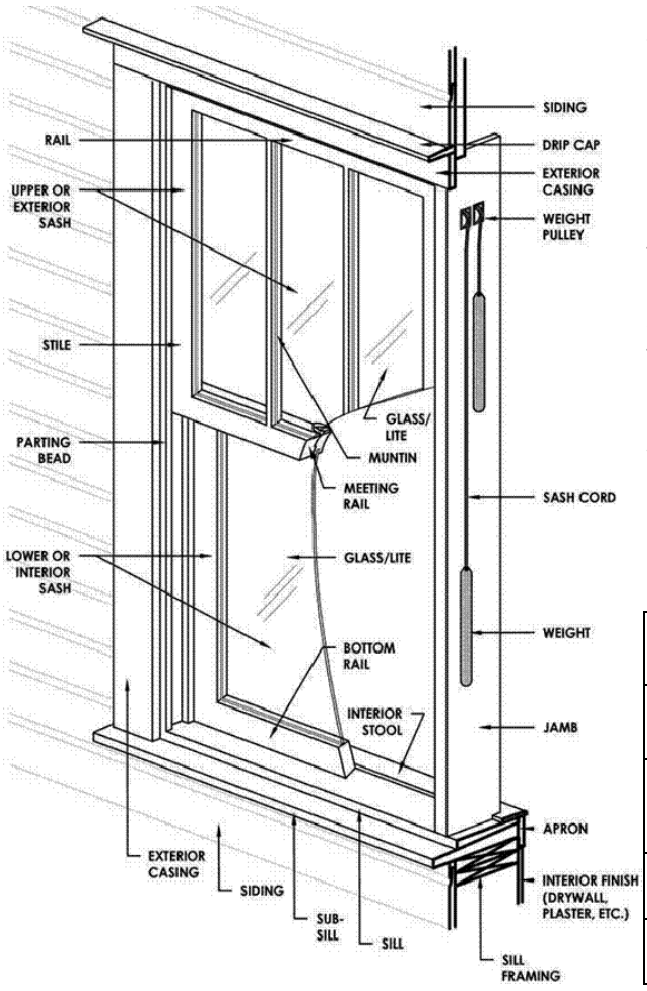
Property Address: 7 Saragossa Street, St Augustine 32084 **Assessment Date:** 12/16/25
Applicant Name: A & O Builders Contractors **Assessed by:** Window Assessment FormFor Historic Preservation Division - Planning & Building Department/Hist

Window Assessment Form

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

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

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



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

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

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

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

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

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

Property Address: 7 Saragossa Street, St Augustine 32084
Applicant Name: A & O Builders Contractors

Assessment Date: 12/16/25
Assessed by: Window Assessment FormFor Historic Preservation Division - Planning & Building Department/Historic Architectu

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	Window is broken with active water intrusion. Frame shows moisture damage and the latch is non-functional.
2	Broken, leaking with water intrusion and failed latch
3	Window panel is broken with water intrusion, failed latch
4	Water intrusion, and the frame shows significant detirioration
5	Water intrusion, and the frame shows significant detirioration
6	Water intrusion, and the frame shows significant detirioration
7	Water intrusion, and the frame shows significant detirioration
8	Window unit was missing and the opening was framed in
9	Window unit was missing and the opening was framed in
10	Window unit was missing and the opening was framed in
11	Window unit was missing and the opening was framed in
12	Window is broken with active water intrusion. Frame shows moisture damage and the latch is non-functional.
13	Window is broken with active water intrusion. Frame shows moisture damage and the latch is non-functional.
14	Window is broken with active water intrusion. Frame shows moisture damage and the latch is non-functional.
15	Only the screen remains; glass was not present and the frame is in poor condition due to water intrusion.
16	Only the screen remains; glass was not present and the frame is in poor condition due to water intrusion.
17	Frame in bad condition, leaking with water intrusion and failed latch
18	Broken, leaking with water intrusion and failed latch
19	Broken, leaking with water intrusion and failed latch
20	From outside in good shape and with failed latch

Window #	List and Describe Window Condition
21	In rough shape with some windows that had broken glass, water intrusion. Latch inoperable and nonrecoverable.
22	In rough shape with some windows that had broken glass, water intrusion. Latch inoperable and nonrecoverable.
23	In rough shape with some windows that had broken glass, water intrusion. Latch inoperable and nonrecoverable.
24	In rough shape with some windows that had broken glass, water intrusion. Latch inoperable and nonrecoverable.
25	In rough shape with some windows that had broken glass, water intrusion. Latch inoperable and nonrecoverable.
26	In rough shape with some windows that had broken glass, water intrusion. Latch inoperable and nonrecoverable.
27	In rough shape with some windows that had broken glass, water intrusion. Latch inoperable and nonrecoverable.
28	
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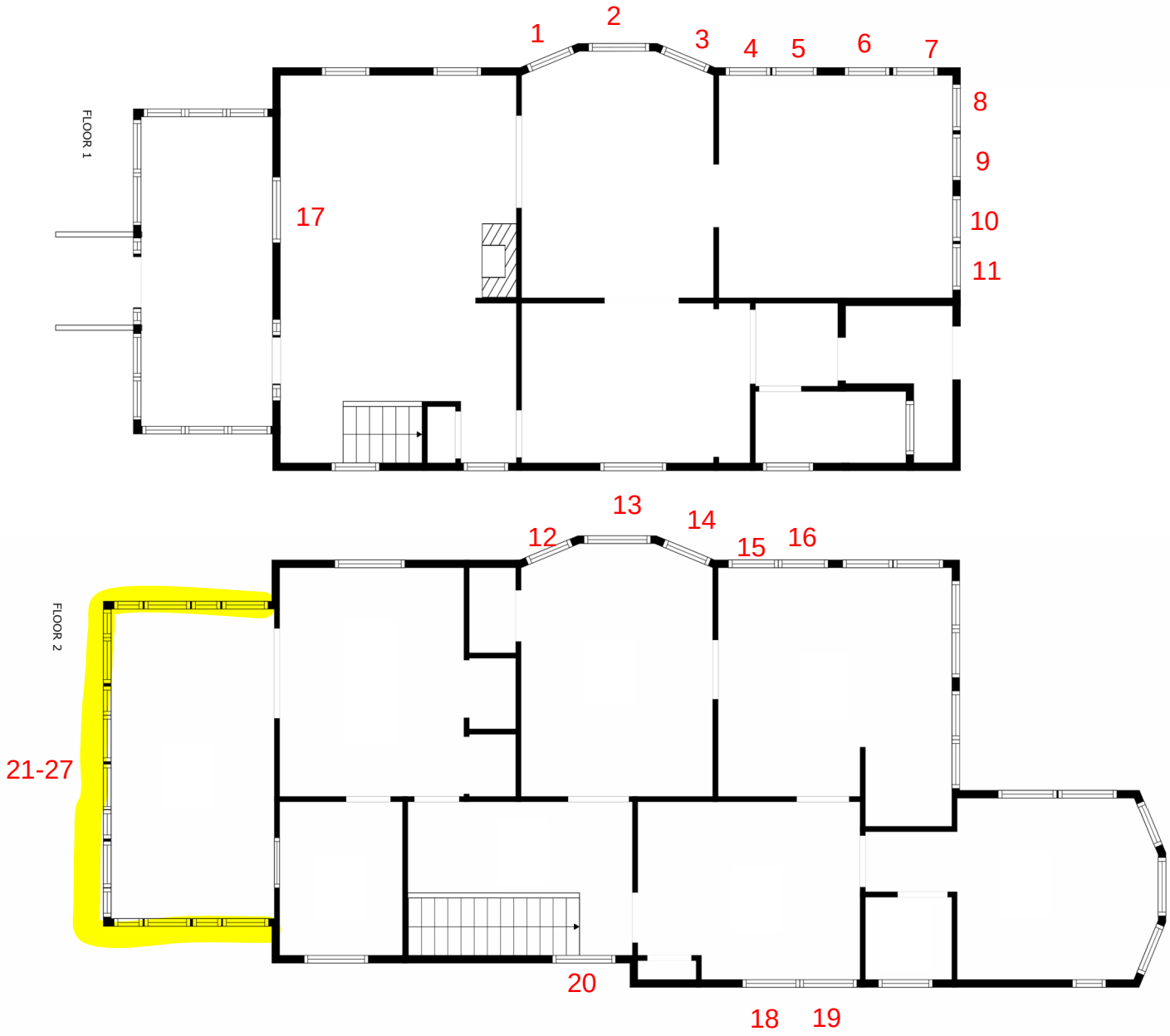
EXISTING LAYOUT



Note: Some windows are missing and we will try to add them for review. I apologize for the inconvenience.



1 2 3



4 5



6 7 8-11





12 13 14



15 16



17



19



18

21-27
Second floor
windows from inside



20

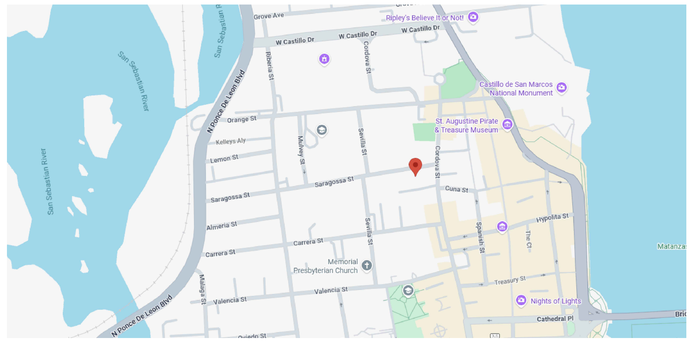


Second floor windows from outside

Received March 24, 2026
Planning and Building Dept.



Received March 24, 2026
Planning and Building Dept.



VICINITY MAP
N.T.S

DRAWING REVISION "1" NOTE:

- RESTORE THE FRONT ELEVATION WINDOWS TO MATCH THE ORIGINAL STYLE & DESIGN .
- FRAME OUT AROUND WINDOW OPENINGS TO ALIGN WITH THE DESIRED HISTORIC STYLE.
- ADD WINDOW SCHEDULE FOR EXISTING AND NEW WINDOWS TO MAKE SIZE COMPARISON.
- ADD OPENING FRAMING DETAILS.

1

APPLICABLE CODE:

- FLORIDA BUILDING CODE 2023 ,8TH EDITION
- FLORIDA PLUMBING CODE 2023,8TH EDITION
- FLORIDA MECHANICAL CODE 2023,8TH EDITION
- NATIONAL ELECTRICAL CODE 2020
- FLORIDA FIRE PREVENTION CODE 2023

DRAWING INDEX

DWG	CONTENTS
A-01	CODES, VICINITY MAP
A-02	EXISTING & NEW FRONT& REAR ELEVATIONS
A-03	EXISTING & NEW LEFT ELEVATIONS
A-04	EXISTING & NEW RIGHT ELEVATIONS
A-05	WINDOWS & DOORS INSTALLATION DETAILS
A-06	FRAMING DETAILS

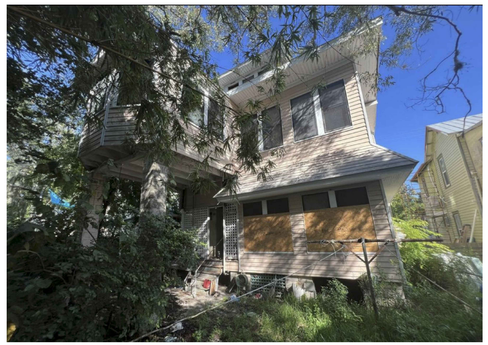
SCOPE OF WORK:

- BLOCK SOME OF EXISTING WINDOWS OPENING AND INSTALL NEW EXTERIOR WALL FINISHING.

- REPLACE EXISTING WINDOWS WITH NEW VINYL OPERABLE WINDOWS.

- INSTALL / APPLY NECESSARY FLASHING AND DRY -IN BARRIERS

- REPLACE EXTERIOR FINISHING MATERIAL WITH NEW HARDIE BOARDS SIDING.









PHOTOS OS EXISTING HOUSE EXTERIOR

EXISTING WINDOW SCHEDULE

WINDOW NO	STATUS	SIZE	MATERIAL	HARDWARE & DESCRIPTION	REMARKS
WD1	EXIS	3'-5"X6'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS.	WINDOW SILL: 1'-4" A.F.F.
WD2	EXIS	3'-2"X6'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-4" A.F.F.
WD3	EXIS	6'-5"X6'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-4" A.F.F.
WD4	EXIS	6'-10"X6'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-2" A.F.F.
WD5	EXIS	1'-10"X3'-10"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-2" A.F.F.
WD6	EXIS	2'-2"X5'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-3" A.F.F.
WD7	EXIS	1'-0"X5'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-3" A.F.F.
WD8	EXIS	2'-11"X1'-6"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 5'-5" A.F.F.
WD9	EXIS	1'-10"X3'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 4'-4" A.F.F.

NEW WINDOW SCHEDULE

WINDOW NO	STATUS	SIZE	MATERIAL	HARDWARE & DESCRIPTION	REMARKS
NWD1	NEW	2'-2"X5'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS.	WINDOW SILL: 1'-3" A.F.F.
NWD2	NEW	1'-0"X5'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-3" A.F.F.
NWD3	NEW	2'-8"X4'-10"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 2'-6" A.F.F.
NWD4	NEW	3'-8"X3'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 4'-3" A.F.F.
NWD5	NEW	2'-11"X1'-6"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 5'-8" A.F.F.

Seven Gates Design

7 SARAGOSSA - HOUSE ELEVATIONS REMODEL

7 SARAGOSSA ST,
SAINT AUGUSTINE , FL 32084

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

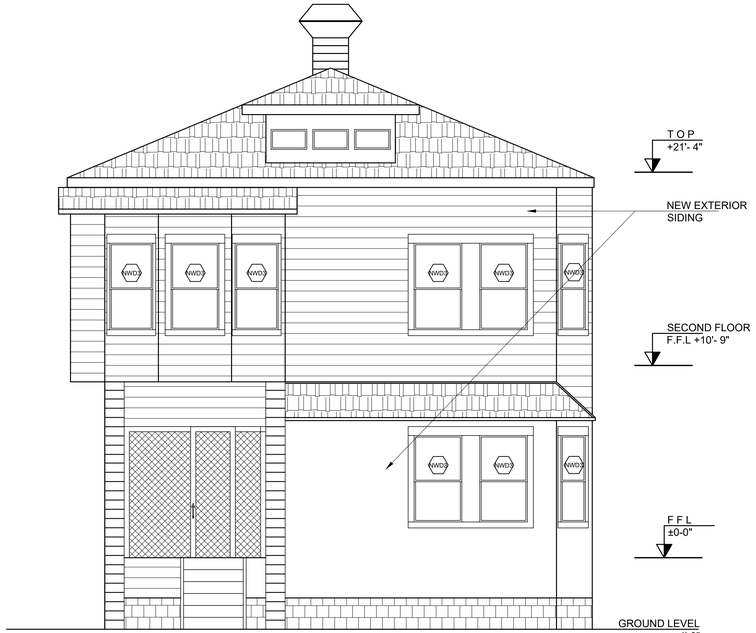
A-01

ELEVATIONS

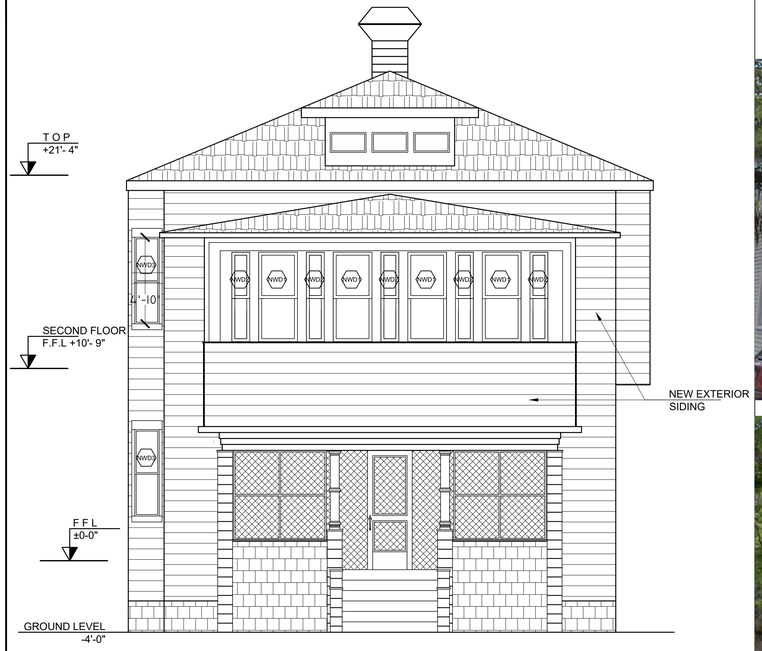
REV. #	DATE
0	2-19-2026
1	3-19-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-01

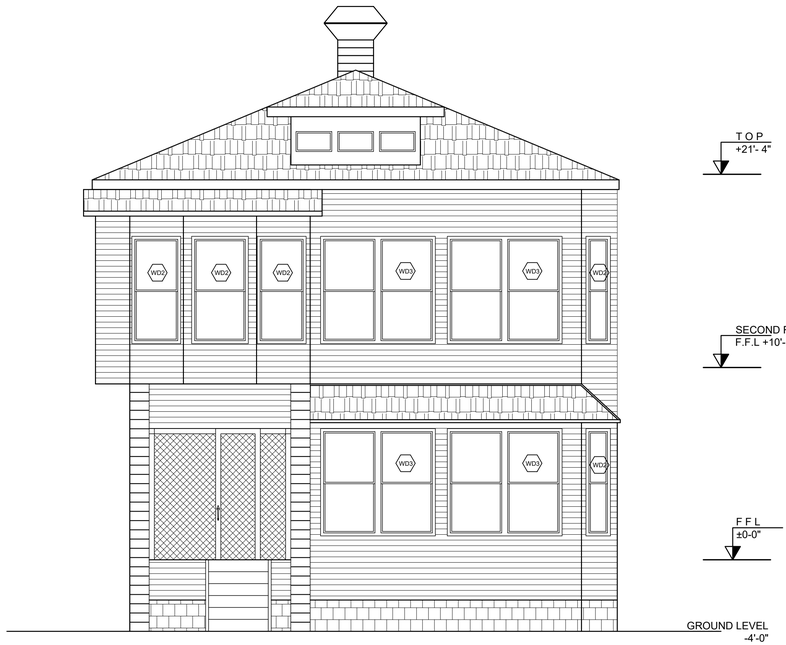
Received March 24, 2026
Planning and Building Dept.



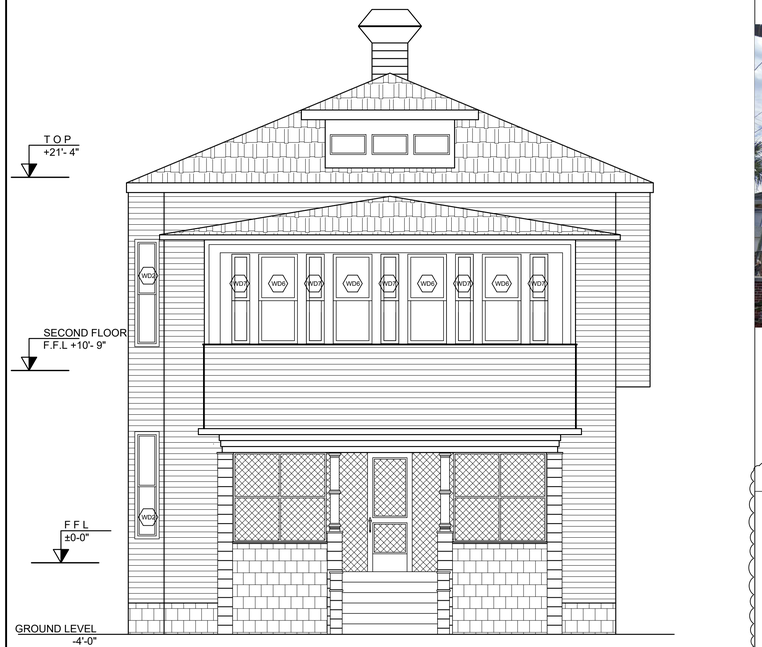
NEW REAR ELEVATION
SCALE: 1/4"=1'



NEW FRONT ELEVATION
SCALE: 1/4"=1'

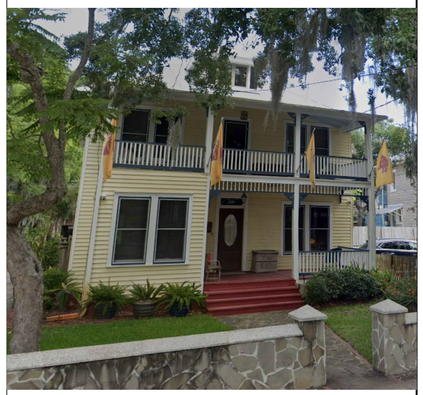


EXISTING REAR ELEVATION
SCALE: 1/4"=1'



EXISTING FRONT ELEVATION
SCALE: 1/4"=1'







SAMPLES OF NEW WINDOWS FRAMING DESIGN

(NOTE: SAMPLE PICTURES ARE TAKEN FROM EXISTING HOUSES IN THE SURROUNDING AREA TO MATCH THE ARCHITECTURAL STYLE.)

DRAWING REVISION "1" NOTE:

- RESTORE THE FRONT ELEVATION WINDOWS TO MATCH THE ORIGINAL STYLE & DESIGN .
- FRAME OUT AROUND WINDOW OPENINGS TO ALIGN WITH THE DESIRED HISTORIC STYLE.
- ADD WINDOW SCHEDULE FOR EXISTING AND NEW WINDOWS TO MAKE SIZE COMPARISON.
- ADD OPENING FRAMING DETAILS.

1

Seven Gates Design

7 SARAGOSSA - HOUSE ELEVATIONS REMODEL

7 SARAGOSSA ST,
SAINT AUGUSTINE , FL 32084

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

A-02

EXISTING & NEW ELEVATIONS

REV. #	DATE
0	2-19-2026
1	3-19-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-02

Received March 24, 2026
Planning and Building Dept.

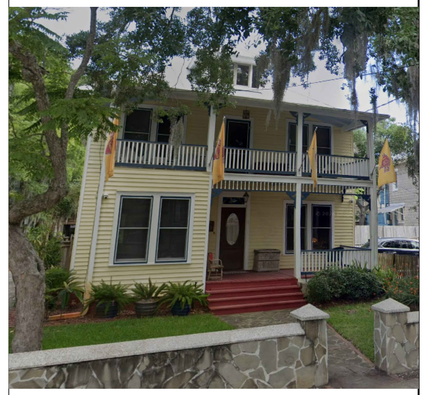


NEW LEFT ELEVATION
SCALE: 1/4"=1'



EXISTING LEFT ELEVATION
SCALE: 1/4"=1'





SAMPLES OF NEW WINDOWS FRAMING DESIGN

(NOTE: SAMPLE PICTURES ARE TAKEN FROM EXISTING HOUSES IN THE SURROUNDING AREA TO MATCH THE ARCHITECTURAL STYLE.)

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- ADD OPENING FRAMING DETAILS.

△1

Seven Gates Design

7 SARAGOSSA - HOUSE ELEVATIONS REMODEL

7 SARAGOSSA ST,
SAINT AUGUSTINE , FL 32084

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

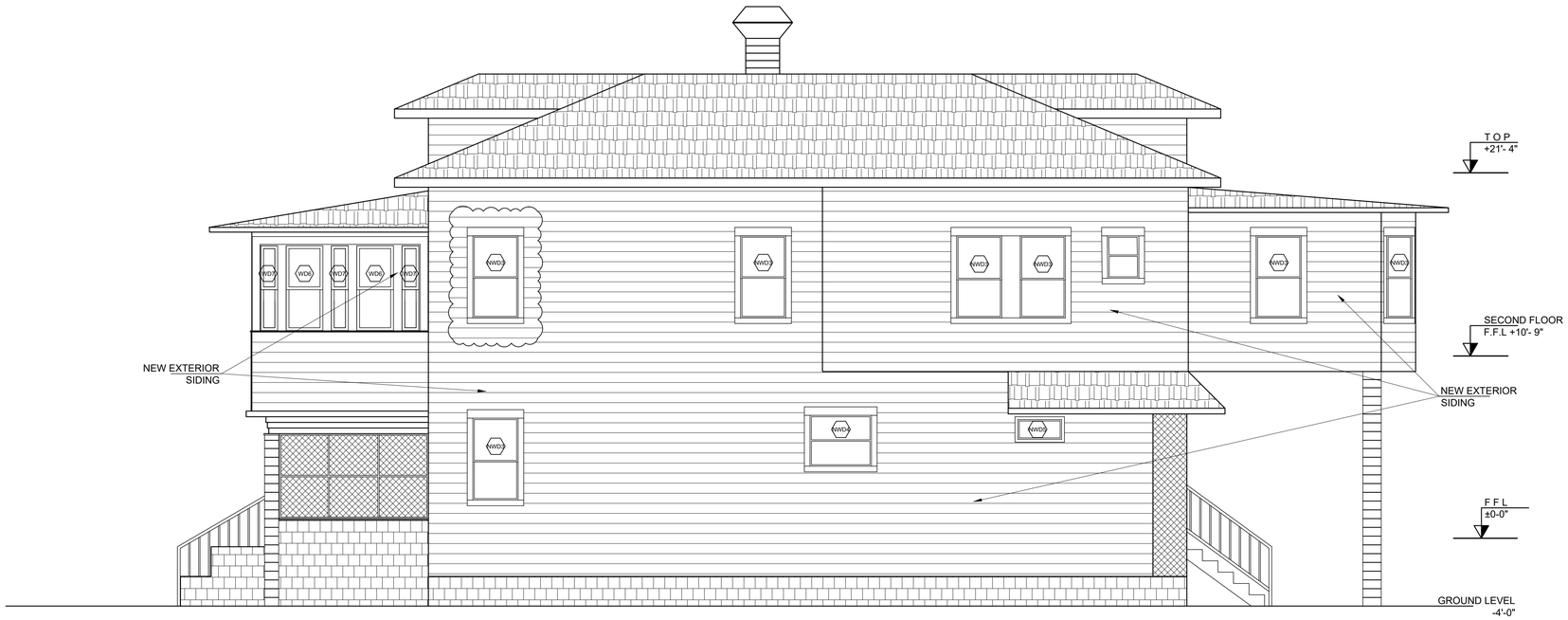
A-03

EXISTING & NEW ELEVATIONS

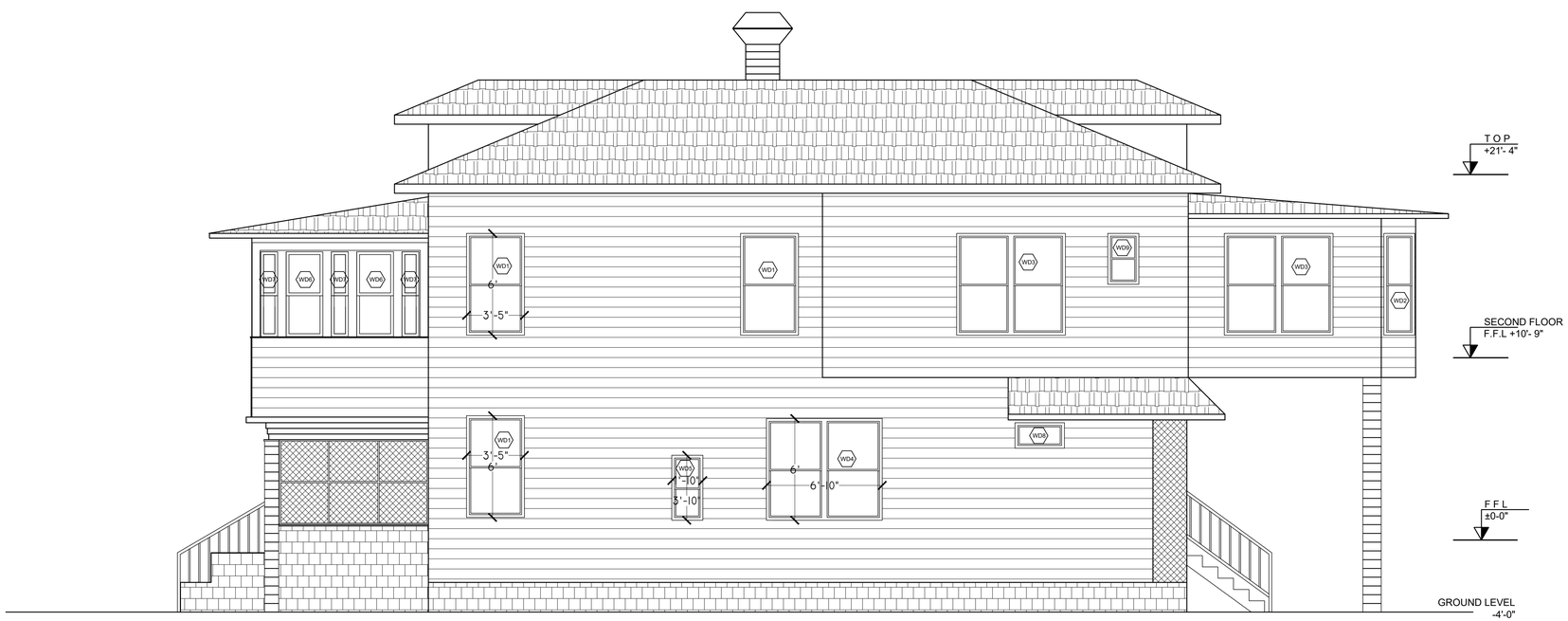
REV. #	DATE
0	2-19-2026
△1	3-19-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-03

Received March 24, 2026
Planning and Building Dept.

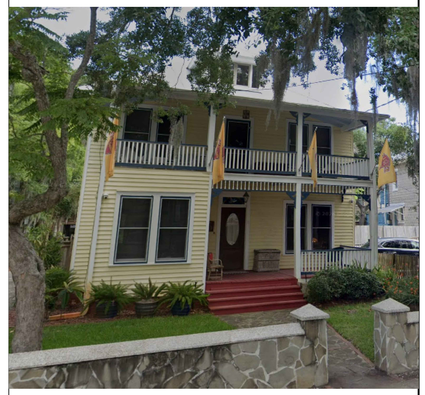


NEW RIGHT ELEVATION
SCALE: 1/4"=1'



EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'







SAMPLES OF NEW WINDOWS FRAMING DESIGN

(NOTE: SAMPLE PICTURES ARE TAKEN FROM EXISTING HOUSES IN THE SURROUNDING AREA TO MATCH THE ARCHITECTURAL STYLE.)

DRAWING REVISION "1" NOTE:

- RESTORE THE FRONT ELEVATION WINDOWS TO MATCH THE ORIGINAL STYLE & DESIGN .
- FRAME OUT AROUND WINDOW OPENINGS TO ALIGN WITH THE DESIRED HISTORIC STYLE.
- ADD WINDOW SCHEDULE FOR EXISTING AND NEW WINDOWS TO MAKE SIZE COMPARISON.
- ADD OPENING FRAMING DETAILS.

1

Seven Gates Design

7 SARAGOSSA - HOUSE ELEVATIONS REMODEL

7 SARAGOSSA ST,
SAINT AUGUSTINE , FL 32084

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

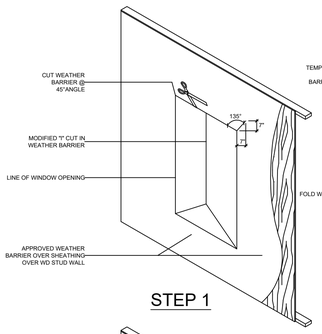
A-04

EXISTING & NEW ELEVATIONS

REV. #	DATE
0	2-19-2026
1	3-19-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-04

Received March 24, 2026
Planning and Building Dept.



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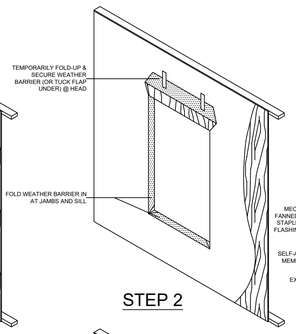

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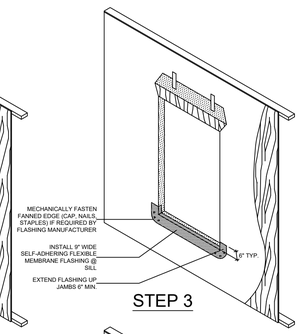

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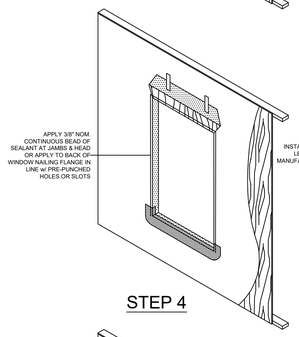

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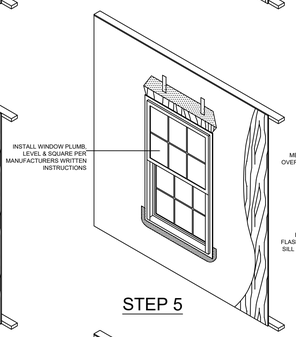

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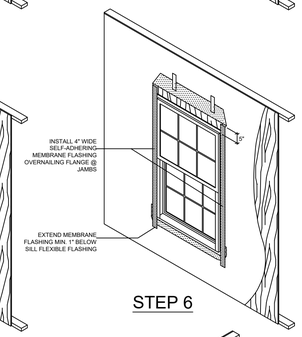

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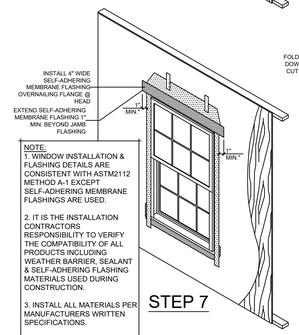

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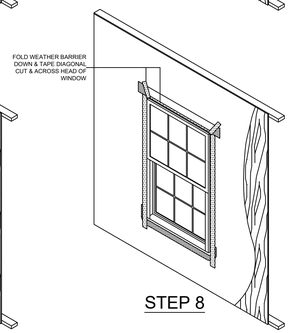

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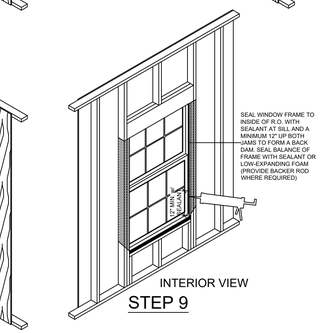
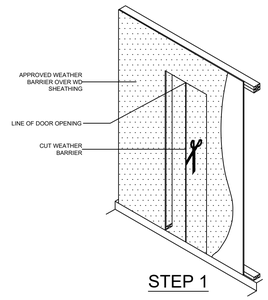


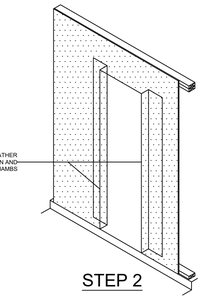
STEP 9

WINDOW FLASHING INSTALLATION DETAILS

N.T.S.



STEP 1



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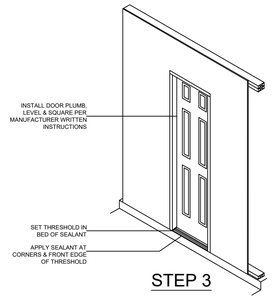
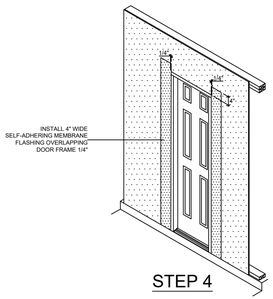


STEP 3

NOTE: AT UNPROTECTED DOORS, BOTTOM 1/4th OF JAMBS SHALL BE COMPOSITE, P.T. OR OTHER DECAY RESISTANT MATERIAL



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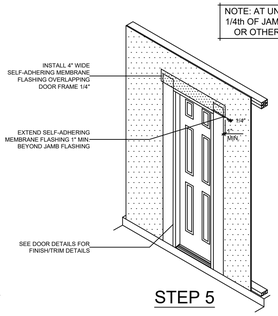
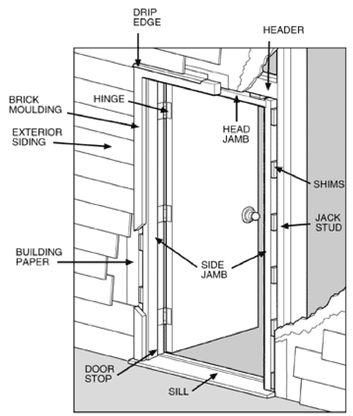


STEP 5

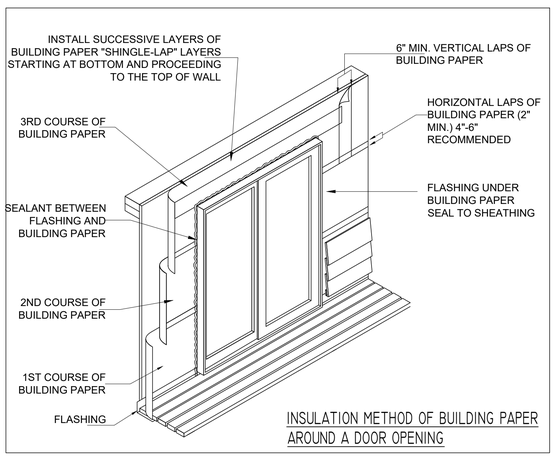
DOOR FLASHING INSTALLATION DETAILS

N.T.S.



EXTERIOR DOOR INSTALLATION

DOOR INSTALLATION DIAGRAM



INSULATION METHOD OF BUILDING PAPER AROUND A DOOR OPENING

Seven Gates Design

7 SARAGOSSA - HOUSE ELEVATIONS REMODEL

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SAINT AUGUSTINE , FL 32084

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

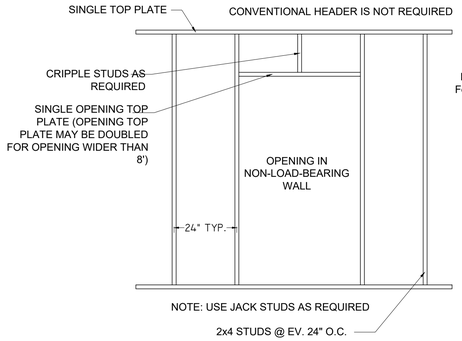
A-05

WINDOW & DOOR INSTALLATION METHODS

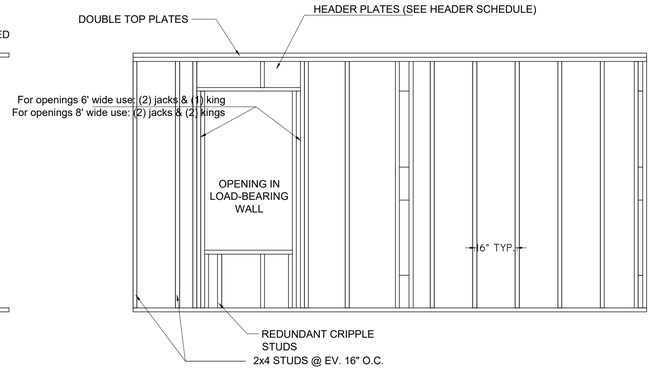
REV. #	DATE
0	2-19-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-05

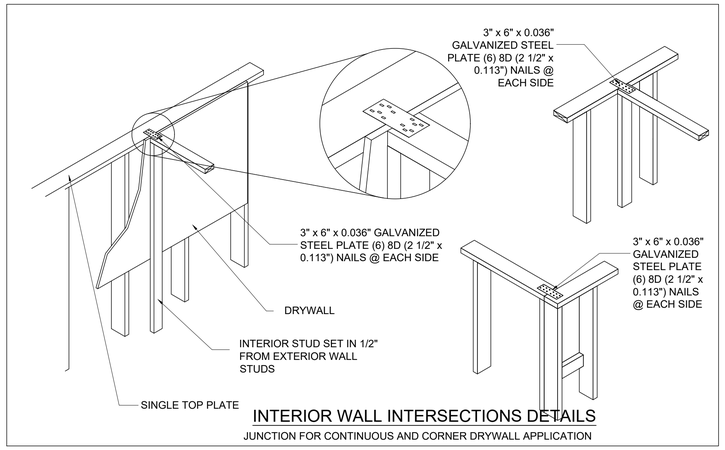
Received March 24, 2026
Planning and Building Dept.



OPENING IN NON-LOAD-BEARING WALL DETAIL



CONVENTIONAL WALL FRAMING DETAIL (LOAD-BEARING WALL)

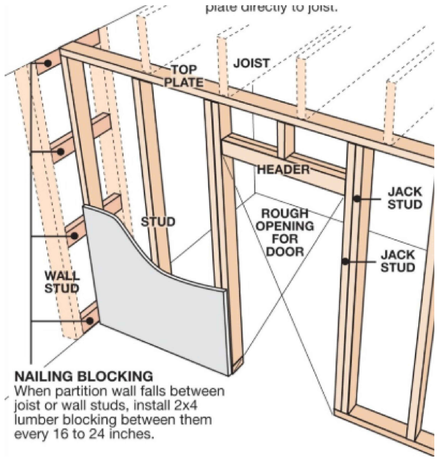


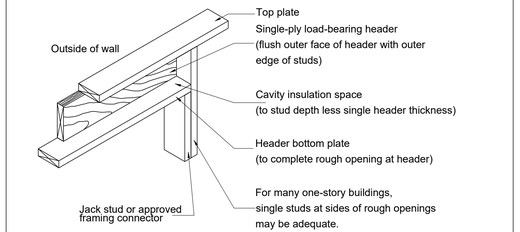
INTERIOR WALL INTERSECTIONS DETAILS

JUNCTION FOR CONTINUOUS AND CORNER DRYWALL APPLICATION

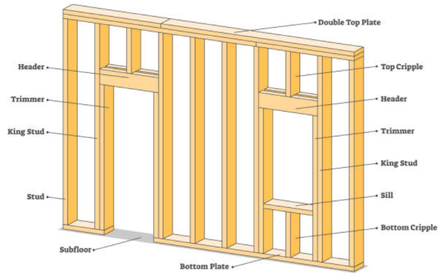
OPENING HEADER SCHEDULE

OPENING SIZE	OPENING LOCATION	NUMBER OF FLOORS	WALL THICKNESS	HEADER PLATE SIZE	NUMBER OF HEADER PLATES
UP TO 5 FEET	FIRST FLOOR	2	6"	2" X 8"	3
	SECOND FLOOR		4"	2" X 6"	2
UP TO 8 FEET	FIRST FLOOR	2	6"	2" X 10"	3
	SECOND FLOOR		4"	2" X 8"	2
UP TO 5 FEET	FIRST FLOOR	1	4"	2" X 6"	2
UP TO 8 FEET	FIRST FLOOR	1	4"	2" X 8"	2





ENGINEERED WOOD AND LUMBER HEADERS



DRAWING REVISION "1" NOTE:

- RESTORE THE FRONT ELEVATION WINDOWS TO MATCH THE ORIGINAL STYLE & DESIGN .
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- ADD OPENING FRAMING DETAILS.

1

Seven Gates Design

7 SARAGOSSA - HOUSE ELEVATIONS REMODEL

7 SARAGOSSA ST,
SAINT AUGUSTINE , FL 32084

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

A-06

FRAMING DETAILS

REV. #	DATE
0	2-19-2026
1	3-19-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-06

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

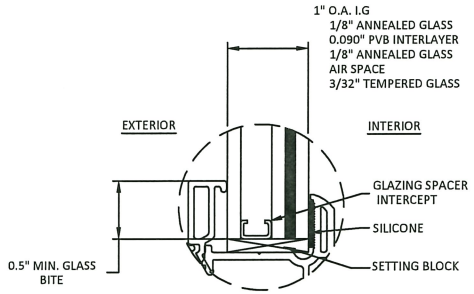
70 SERIES/V3 SERIES/(5800)
GLIDING PATIO DOORS
(NON-HVHZ)(IMPACT)

GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), EXCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
   - AAMA/WDMA/CSA 101/I.S.2/A440-11
   - ASTM E1886-12
   - ASTM E1996-17
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS. IN HVHZ AREAS, ONE TIME PRODUCT APPROVAL TO BE OBTAINED FROM MIAMI-DADE RER OR AHJ.
5. APPROVED IMPACT PROTECTIVE SYSTEM **IS NOT REQUIRED** ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
6. WINDOW FRAME MATERIAL: PVC
7. GLASS MEETS THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 1 FOR GLAZING DETAILS.

DESIGN PRESSURE TABLE			
SIZE	CONFIGURATION	DESIGN PRESSURE	MISSILE IMPACT RATING
95.5" X 81.5"	XO	+50/-50 PSF	MISSILE SIZE D WIND ZONE 3

TABLE OF CONTENTS		
SHEET	REVISION	SHEET DESCRIPTION
1	-	GENERAL NOTES & GLAZING DETAILS
2	-	ELEVATIONS & ANCHOR LAYOUTS
3	-	VERTICAL SECTIONS
4	-	HORIZONTAL SECTIONS
5	-	INSTALLATION NOTES & ANCHOR DETAILS & SCHEDULE



GLAZING DETAIL

GLAZING NOTE:
- GLASS THICKNESS AND TYPE SHALL COMPLY WITH ASTM E-1300 GLASS CHARTS REQUIREMENT

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVERLINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888)-741-0357

TITLE: *70 SERIES/V3 SERIES/(5800) GLIDING PATIO DOORS (NON-HVHZ)(IMPACT)*

GENERAL NOTES & GLAZING DETAILS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	LH	10/20

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.

Digitally signed by Hermes F Norero
Reason: I am approving this document
Date: 2020.10.26 01:24:23 +02'00'

HERMES F. NORERO
LICENSE
No. 73778
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

HERMES F. NORERO, P.E.
FLORIDA P.E. No. 73778
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL 14998

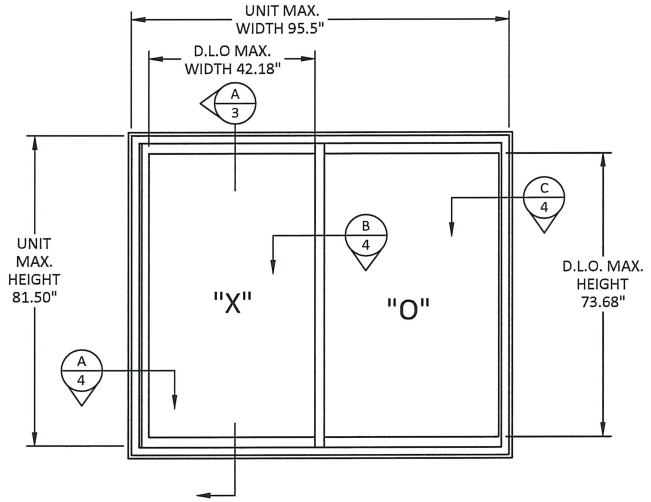
DATE: 09.28.17

DWG. BY: CL | CHK. BY: HFN

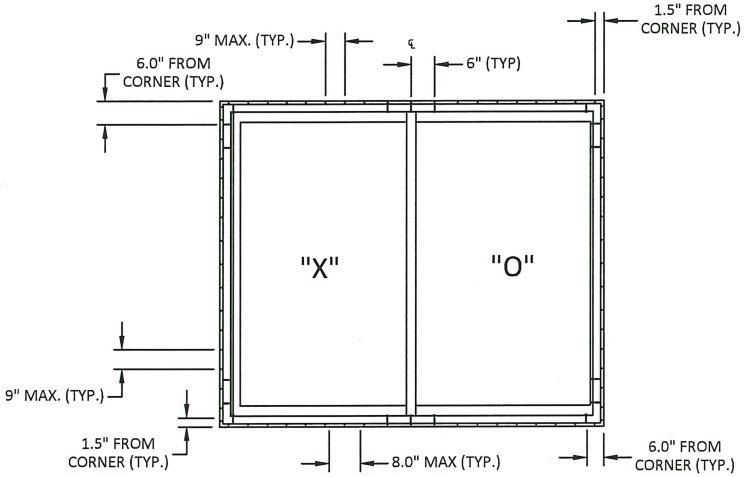
SCALE: NTS

DWG. #: SWD039

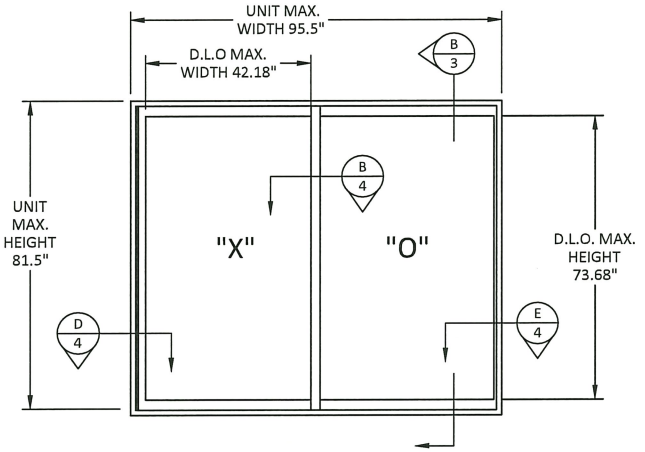
SHEET: 1 OF 5



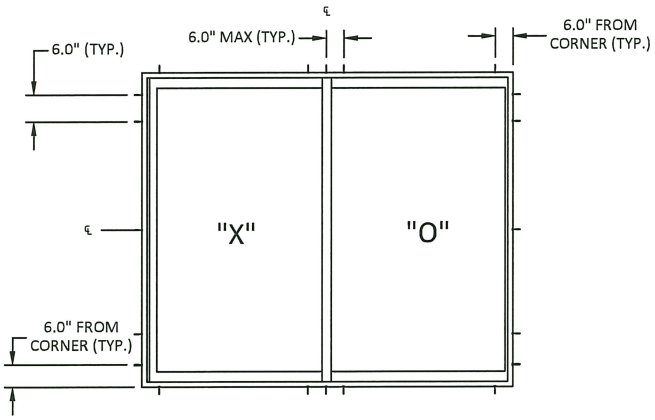
ELEVATION



ANCHOR LAYOUT
NAIL FIN



ELEVATION



ANCHOR LAYOUT
THROUGH FRAME

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

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NORTH BRUNSWICK, NJ 08902
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GENERAL NOTES & GLAZING DETAILS

PREPARED BY:
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HERMES F. NORIEGA LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

HERMES F. NORIEGA, P.E.
FLORIDA P.E. No 73778
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL 14998

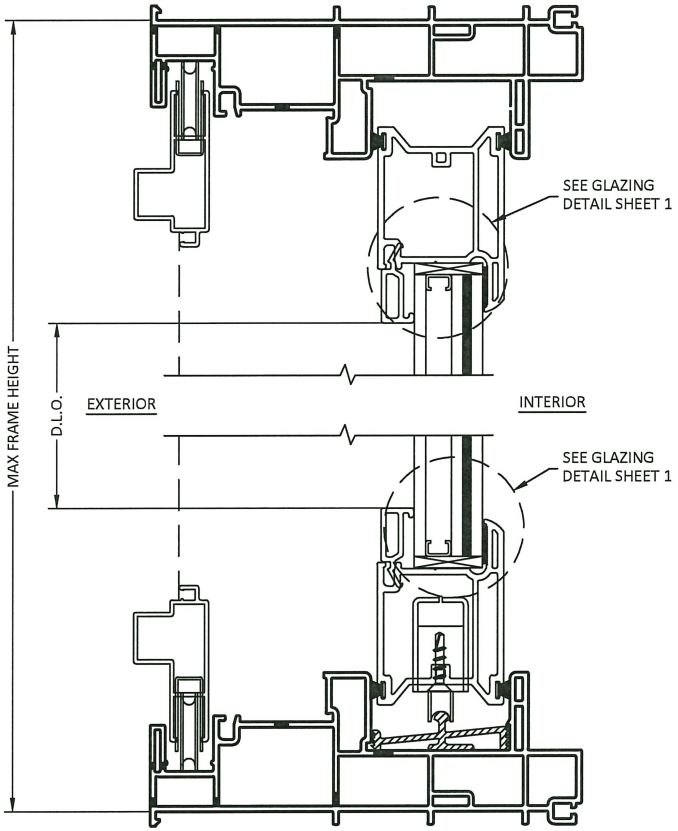
DATE: 09.28.17

DWG. BY: CL | CHK. BY: HFN

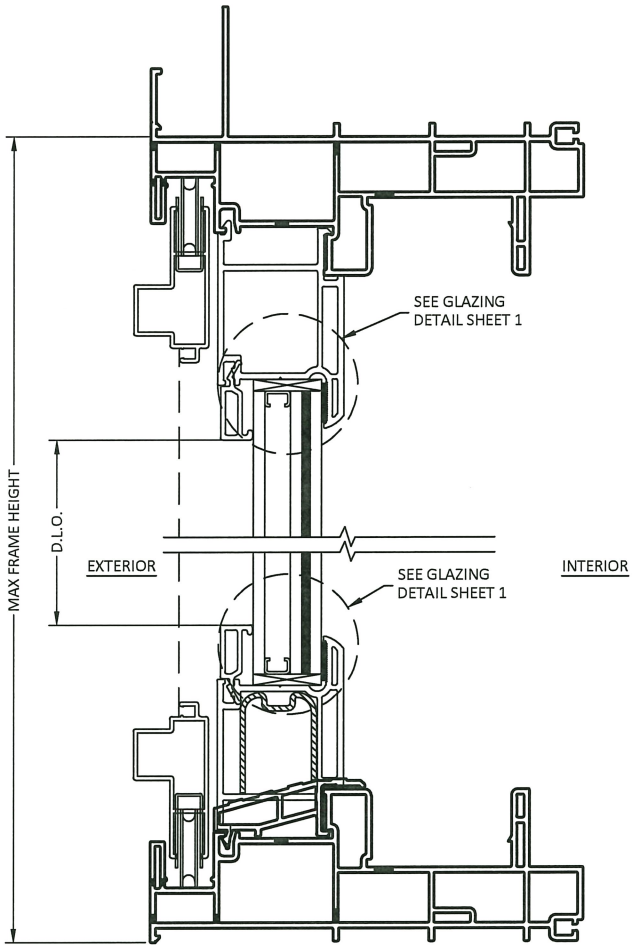
SCALE: NTS

DWG. #: SWD039

SHEET: 2 OF 5



A/3 **VERTICAL SECTION**
THROUGH FRAME



B/3 **VERTICAL SECTION**
NAIL FIN

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVERLINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888)-741-0357

TITLE: *70 SERIES/V3 SERIES/(5800) GLIDING PATIO DOORS (NON-HVHZ)(IMPACT)*
VERTICAL SECTIONS

PREPARED BY:
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD, STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
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HERMES F. VALERO LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

HERMES F. VALERO, P.E.
FLORIDA P.E. No. 73778
HFV ENGINEERING, INC.
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL 14998

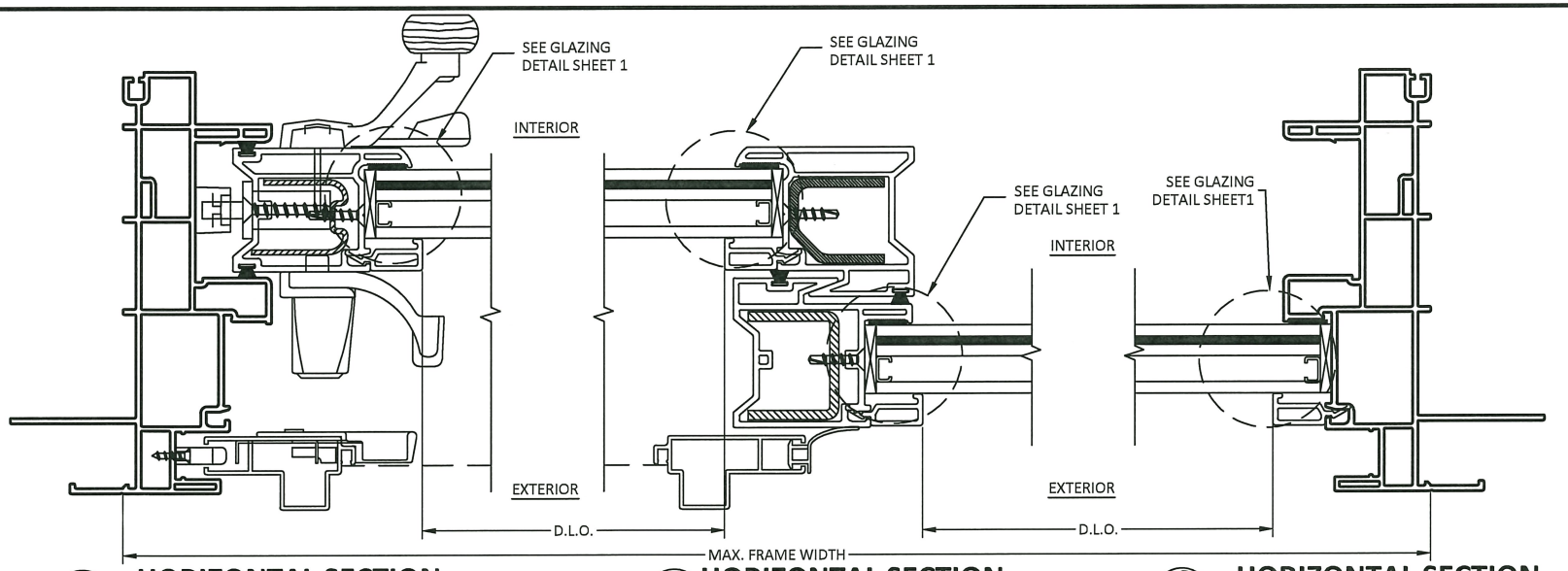
DATE: 09.28.17

DWG. BY: CL | CHK. BY: HFN

SCALE: NTS

DWG. #: SWD039

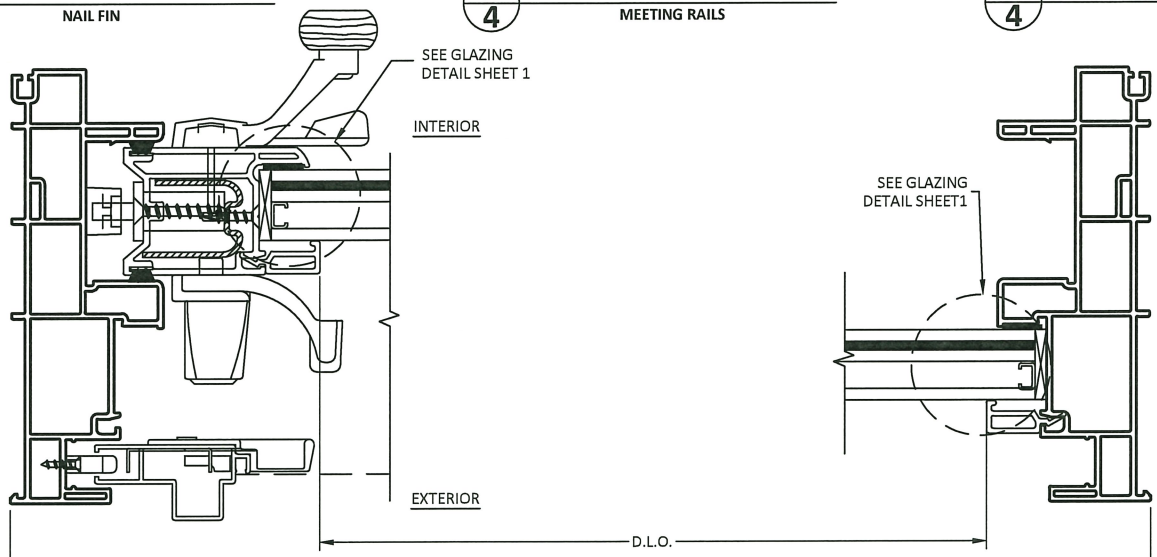
SHEET: 3 OF 5



A/4 **HORIZONTAL SECTION** — NAIL FIN

B/4 **HORIZONTAL SECTION** — MEETING RAILS

C/4 **HORIZONTAL SECTION** — NAIL FIN



D/4 **HORIZONTAL SECTION** — THROUGH FRAME

E/4 **HORIZONTAL SECTION** — THROUGH FRAME

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVERLINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888)-741-0357

TITLE: *70 SERIES/V3 SERIES/(5800) GLIDING PATIO DOORS (NON-HVHZ)/(IMPACT)* HORIZONTAL SECTIONS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD. STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	LH	10/20

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.

HERMES F. NORIEGA LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

HERMES F. NORIEGA, P.E.
FLORIDA P.E. No.73778
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL 14998

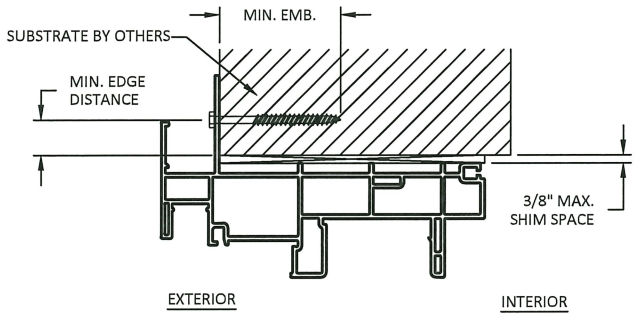
DATE: 09.28.17

DWG. BY: CL | CHK. BY: HFN

SCALE: NTS

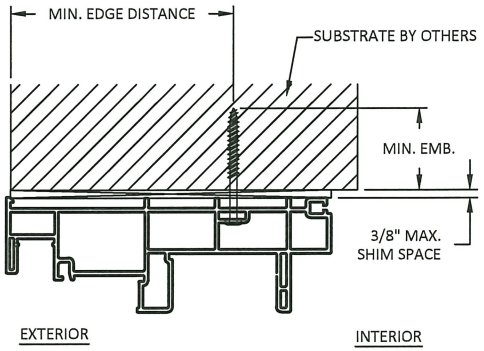
DWG. #: SWD039

SHEET: 4 OF 5



A/5 ANCHOR DETAIL
NAIL FIN

NOTE:
JAMB HAVE SIMILAR DETAIL



B/5 ANCHOR DETAIL
THROUGH FRAME (HEAD)

ANCHOR SCHEDULE				
METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE
THROUGH FRAME & STRAP ANCHOR	WOOD: MIN. SG = 0.55	#10 WOOD SCREW	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#14 TEK SCREW	3 THREADS MIN PENETRATION BEYOND METAL	0.75"
	CONCRETE: f'c=2000PSI	1/4" ITW TAPCON	1.75"	2.5"
	MASONRY: CMU per ASTM C90	1/4" ITW TAPCON	1.75"	2.5"
NAIL FIN	WOOD: MIN. SG = 0.55	#8 WOOD SCREW	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#8 TEK SCREW	3 THREADS MIN PENETRATION BEYOND METAL	0.75"

INSTALLATION NOTES

1. ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.

2. THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.

3. INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1.000 INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.

4. SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM(S). MAXIMUM ALLOWABLE SHIM STACK TO BE 3/8 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.

5. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.

6. INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.

7. FOR MASONRY OR CONCRETE OPENINGS, A 1X WOOD BUCK MAY BE USED (OPTIONAL) AS LONG AS THE MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS ARE STILL MET WITHIN THE CORRESPONDING HOST SUBSTRATE. SEE GENERAL NOTE #3 ON SHEET 1 FOR MORE INFORMATION.

8. FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.

9. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVERLINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888)-741-0357

TITLE: 70 SERIES/V3 SERIES/(5800) GLIDING PATIO DOORS (NON-HVHZ)(IMPACT)
INSTALLATION NOTES & ANCHOR DETAILS & SCHEDULE

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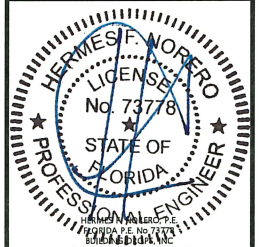

HERMES A. NORIEGA, P.E.
FLORIDA P.E. No. 73778
CERTIFICATE OF AUTHORIZATION
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL 14998

DATE: 09.28.17

DWG. BY: CL | CHK. BY: HFN

SCALE: NTS

DWG. #: SWD039

SHEET: 5 OF 5

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 16, 2026 Meeting



Application HP2026-0015 Address: 75 King Street

Applicant: Sarah Ryan Architect

Property Owner: City of St. Augustine

Project description: To install a louvered vent within an arched transom window along Cordova Street.

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	SJ00060
National Register:	St. Augustine NRHD: Contributing	Construction date:	1888
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	1995700000		
Agenda Item:	9(a)	Previous Action(s):	None applicable to this application

STAFF SUMMARY AND ANALYSIS:

1. On the block bounded by King, Granada, Bridge, and Cordova Streets, this Spanish Renaissance Revival former hotel building was constructed in 1888. Originally Henry Flagler's Alcazar Hotel, the building is now home to the Lightner Museum, St. Augustine City Hall, and several other institutional and commercial businesses.
2. This application is limited to the Cordova Street (east) elevation of the building where the applicant seeks to install a louvered vent, related to a public restroom remodel on the ground floor of the east wing accessed via the courtyard, within an existing arched window opening as detailed in the plans provided in the application packet.
3. The existing arched window features thick mullions separating six panes of opaque glass. The new louvered vent, ~1'4"sq, is proposed to be installed in the upper central pane of opaque glass close to the peak of the arch.
4. The Architectural Guidelines for Historic Preservation (AGHP) states that vents should be unobtrusive as possible via shape, color, and/or location.
5. The proposed vent location, at the top of an arched window, may cause the vent to be more visually impactful because arches tend to draw attention upwards. This may be mitigated via modifying the location of the vent and/or ensuring the vent is painted in a way the blends with the opaque glass behind it. A redesign of the vent to encompass the full opening of the central windowpane may be less visually impactful than installing a vent within the glass pane if the finish of the vent matched the finish of the mullions. The lower vents in the staff photograph on pg. 10 of this report offer an example of what this could look like.
6. Other examples of louvered vents existing in the building are provided in the attached staff photographs. Many of them feature what may be considered non-compatible in finish and/or inappropriate in placement.

STAFF DOES NOT GENERALLY MAKE RECOMMENDATIONS FOR CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED UPON THE INFORMATION PROVIDED AND APPLICABLE CITY CODES AND GUIDELINES.

SUMMARY SCOPE OF WORK:

1. Install a metal louvered vent in the upper central pane of an arched window opening on the east elevation:
    a. ~1'4" square
    b. Horizontal louvers
    c. Color not specified

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
5. Sensitive Treatment of Distinctive Features and Craftsmanship
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; vending machines; automated teller machines (ATMs); and similar electrical and mechanical devices.

Do...

- Replace in kind with compatible substitute materials those visible features that are either extensively deteriorated or are missing when there are surviving prototypes such as ceiling fans, switch plates, radiators, grilles or plumbing fixtures.
- Install heating and air conditioning units in window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating and cooling systems would result in significant damage to historic materials.

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Replace a mechanical system or its functional parts when it could be upgraded and retained.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Cut through features such as masonry walls in order to install air conditioning units.
- Radically change the appearance of an historic building, or damage or destroy windows by installing heating or air conditioning units in historic window frames.

Post-1821

Vents should be as unobtrusive as possible. Vents should not be visible in the silhouette of the building and should be made unobtrusive by shape, color and location.

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
75 King Street (Cordova Street Elevation)



STAFF PHOTOGRAPHS
75 King Street (Cordova Street Elevation)



Staff Report Pg. 6

STAFF PHOTOGRAPHS
75 King Street (Cordova Street Elevation)



Staff Report Pg. 7

STAFF PHOTOGRAPHS
75 King Street (Cordova Street Elevation)



Project Site (approximate vent location noted in red)

STAFF PHOTOGRAPHS
75 King Street (Cordova Street Elevation)





Existing Louvered Vent – Same Elevation

STAFF PHOTOGRAPHS
75 King Street (Cordova Street Elevation)





Existing Louvered Vents – Facing South on Cordova Street Side

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0015 **Meeting Date: Thursday, April 16, 2026**

1. NAME OF APPLICANT: Sarah Ryan Architect
   Business (if applicable):
   Address: 201 Owens Avenue
   City: St. Augustine State: FL Zip Code: 32080
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

2. NAME OF PROPERTY OWNER: City of St Augustine
   Business (if applicable):
   Address: 75 King Street
   City: St. Augustine State: FL Zip Code: 32080
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

3. PROJECT LOCATION: 75 KING ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE BLK 36-A LIGHTNER MUSEUM (EX SUITES 110 111 112 113 (FKA #3) 114 115 116 120 121 122 & 123) (EX PTS LEASED IN POOL AREA) (EX PT IN OR5006/1190) DB167/565

5. SCOPE OF WORK: to install a louvered vent within an arched transom window along Cordova Street.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Architectural Plans

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: 75 King Street

Applicant's Name: Sarah Ryan Applicant's Signature: S Ryan

Owner's Name: Barbara Moore Owner's Signature: Barbara Moore

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.



Copyright 2025, This drawing is the instrument of service and property of Sarah Ryan Architects, LLC. Any use or reproduction without the expressed written permission of this corporation is prohibited. All rights of design and invention are expressly reserved.

Received March 9, 2026
Planning and Building Dept.

SECTION 000102
PROJECT INFORMATION

1.01 PROJECT IDENTIFICATION
Project Name: COSA City Hall Bathrooms
75 King Street.
St. Augustine, Florida 32084.
Architect's Project Number: 2511.
201 Owens Avenue.
St. Augustine, Florida 32080.
The Owner, hereinafter referred to as Owner: COSA CRA
Owner's Project Manager: Jaime Perkins, MPA, PMP.
Department CRA Administrator.
P.O. Box 210.
St. Augustine, FL 32085.
904.209.4254.
jperkins@citystaug.com.
1.02 PROJECT DESCRIPTION
Summary Project Description: Demolition of existing toilet rooms while preserving exit from building, rough carpentry, finish carpentry, tiling, painting, doors, toilet partitions, mechanical systems, electrical systems, plumbing systems.
Contract Scope: Construction, demolition, and renovation.

SECTION 014000
QUALITY REQUIREMENTS

1.01 CONTROL OF INSTALLATION
Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.
Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.
Comply with specified standards as minimum quality for the work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
Have work performed by persons qualified to produce required and specified quality.
Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.

1.02 TOLERANCES
Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.
Comply with manufacturers' tolerances. Should manufacturers' tolerances conflict with Contract Documents, request clarification from Architect before proceeding.
Adjust products to appropriate dimensions; position before securing products in place.

SECTION 015100
TEMPORARY UTILITIES

1.01 TEMPORARY ELECTRICITY
Cost: By Owner.
Connect to Owner's existing power service.
If existing service is cut to facilitate installation of the new electrical material, provide temporary meter base and panel as necessary to continue operations.
Complement existing power service capacity and characteristics as required.
Provide power outlets for construction operations, with branch wiring and distribution boxes located at each floor. Provide flexible power cords as required.
Provide main service disconnect and over-current protection at convenient location and meter.
Permanent convenience receptacles may be utilized during construction.
Provide adequate distribution equipment, wiring, and outlets to provide single phase branch circuits for power and lighting.

1.02 TEMPORARY LIGHTING FOR CONSTRUCTION PURPOSES
Provide and maintain LED, compact fluorescent, or high-intensity discharge lighting as suitable for the application for construction operations
Provide branch wiring from power source to distribution boxes with lighting conductors, pigtails, and lamps as required.
Maintain lighting and provide routine repairs.

1.03 TEMPORARY HEATING
Provide heating devices and heat as needed to maintain specified conditions for construction operations.
Maintain minimum ambient temperature of 60 degrees F (10 degrees C) in areas where construction is in progress, unless indicated otherwise in specifications.

1.04 TEMPORARY COOLING
Provide cooling devices and cooling as needed to maintain specified conditions for construction operations.
Maintain maximum ambient temperature of 85 degrees F (26 degrees C) in areas where construction is in progress, unless indicated otherwise in specifications.

1.05 TEMPORARY VENTILATION
Utilize existing ventilation equipment. Extend and supplement equipment with temporary fan units as required to maintain clean air for construction operations.

1.06 TEMPORARY WATER SERVICE
Cost of Water Used: By Owner.

SECTION 024100
DEMOLITION

1.01 SCOPE
Remove wall between toilet rooms, between toilet room and corridor, erect temporary wall; remove all interior finishes, exterior doors, toilet accessories, toilet partitions, ceilings, certain mechanical systems, lighting, plumbing fixtures, plumbing piping, portions of storefront and electrical elements.
Cut concrete to accommodate new plumbing requirements and to cap existing plumbing below grade.
Remove other items indicated in preparation for installation of new products such as storefront panels, HVAC units, doors, etc.

1.02 GENERAL PROCEDURES AND PROJECT CONDITIONS
Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
Obtain required permits.
After-hours emergency egress from the courtyard must be maintained during the construction process. Construct temporary corridor wall to shield public from construction and coordinate construction operations affecting the corridor so that the corridor is unobstructed after business hours..
Provide, erect, and maintain temporary barriers and security devices.
Conduct operations to minimize effects on and interference with adjacent structures and occupants.
Do not close or obstruct roadways or sidewalks without permit.
Protect existing structures and other elements that are not to be removed.
Provide bracing and shoring.
Prevent movement or settlement of adjacent structures.
Stop work immediately if adjacent structures appear to be in danger.
If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCB's, and mercury.

1.03 EXISTING UTILITIES
Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.
Protect existing utilities to remain from damage.
Do not disrupt public utilities without permit from authority having jurisdiction.
Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction, using substantial barricades if necessary.
Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.

1.04 SELECTIVE DEMOLITION FOR ALTERATIONS
Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.
Verify that construction and utility arrangements are as indicated.
Report discrepancies to Architect before disturbing existing installation.
Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
Maintain weatherproof exterior building enclosure except for interruptions required for replacement or modifications; take care to prevent water and humidity damage.
Remove existing work as indicated and as required to accomplish new work.
Remove rotted wood, corroded metals, and deteriorated masonry and concrete; replace with new construction specified.
Remove items indicated on drawings.
Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings; remove back to source of supply where possible, otherwise cap stub and tag with identification.
Protect existing work to remain.
Prevent movement of structure; provide shoring and bracing if necessary.
Perform cutting to accomplish removals neatly and as specified for cutting new work.
Repair adjacent construction and finishes damaged during removal work.
Patch as specified for patching new work.

1.05 DEBRIS AND WASTE REMOVAL
Remove debris, junk, and trash from site.
Leave site in clean condition, ready for subsequent work.
Clean up spillage and wind-blown debris from public and private lands

SECTION 061000
ROUGH CARPENTRY

1.01 PREPARATION
Where wood framing bears on or connects to concrete or cement-based material, use only pressure treated material. Coordinate installation of rough carpentry members specified in other sections.

1.02 FRAMING INSTALLATION
Set structural members level, plumb, and true to line. Discard pieces with defects that would lower required strength or result in unacceptable appearance of exposed members.
Make provisions for temporary construction loads, and provide temporary bracing sufficient to maintain structure in true alignment and safe condition until completion of erection and installation of permanent bracing.
Install structural members full length without splices unless otherwise specifically detailed.
Install horizontal spanning members with crown edge up and not less than 1-1/2 inches (38 mm) of bearing at each end.
Provide bridging at joists in excess of 8 feet (2.3 m) span as detailed. Fit solid blocking at ends of members.

1.03 BLOCKING, NAILERS, AND SUPPORTS
Provide framing and blocking members as indicated or as required to support finishes, fixtures, specialty items, and trim.
In framed assemblies that have concealed spaces, provide solid wood fireblocking as required by applicable local code, to close concealed draft openings between floors and between top story and roof/attic space; other material acceptable to authorities having jurisdiction may be used in lieu of solid wood blocking.
In walls, provide blocking attached to studs as backing and support for wall-mounted items, unless item can be securely fastened to two or more studs or other method of support is explicitly indicated.
Where ceiling-mounting is indicated, provide blocking and supplementary supports above ceiling, unless other method of support is explicitly indicated.

1.04 TOLERANCES
Surface Flatness of Floor: 1/8 inch in 10 feet (1 mm/m) maximum, and 1/4 inch in 30 feet (7 mm in 10 m) maximum.
Variation from Plane, Other than Floors: 1/4 inch in 10 feet (2 mm/m) maximum, and 1/4 inch in 30 feet (7 mm in 10 m) maximum.

SECTION 081433 WOOD DOORS

DELIVERY, STORAGE, AND HANDLING
Package, deliver, and store doors in accordance with quality standard specified.
Accept doors on site in manufacturer's packaging, and inspect for damage.
Protect doors with resilient packaging sealed with heat shrunk plastic; do not store in damp or wet areas or areas where sunlight might bleach veneer; seal top and bottom edges with tinted sealer if stored more than one week, and break seal on site to permit ventilation.
WARRANTY - Include coverage for delamination of veneer, warping beyond specified installation tolerances, defective materials, and telegraphing core construction.

PART 2 PRODUCTS

Exterior entrance doors at each toilet room and both ends of egress corridor:
Remove and examine existing door slabs and hardware. Refurbish existing doors if possible. If doors cannot be re-used, manufacture new doors with profile and dimensions to match existing doors exactly.

DOORS
Raised panel doors shall be fabricated using loose lay-up assembly that includes paint-grade, plain sliced maple.
Hinge preparations to be machined to accept 4" or 4-1/2" hinges. Face bores for cylindrical lock and deadbolts are to be 2-1/8" diameter at 2-3/8" or 2-3/4" backset and optional mortise.
Vertical edge of door to be square, beveled both sides or lock side only. Edge preparation should be clearly noted when the product is ordered.

Service door separating women's toilet room from closet:
Hollow metal door in hollow metal frame with deadbolt only - keyed one side w/ thumb turn on inside.

SECTION 092116
GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL
1.01 SECTION INCLUDES
Performance criteria for gypsum board assemblies.
Gypsum wallboard.
Joint treatment and accessories.

1.01 GYPSUM BOARD ASSEMBLIES
Provide completed assemblies complying with ASTM C840 and GA-216.
See PART 3 for finishing requirements.
Interior Partitions, all interior partitions are to be considered "acoustic" and be insulated appropriately: Provide completed assemblies with the following characteristics:
Acoustic Attenuation: STC of 45-49 calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.

PART 3 EXECUTION
1.01 EXAMINATION
Verify that project conditions are appropriate for work of this section to commence.
1.02 BOARD INSTALLATION
Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.
Single-Layer Nonrated: Install gypsum board parallel to framing, with ends and edges occurring over firm bearing.
Installation on Wood Framing: For nonrated assemblies, install as follows:
Single-Layer Applications: Screw attachment.
Double-Layer Application: Install base layer using screws. Install face layer using adhesive.
1.03 INSTALLATION OF TRIM AND ACCESSORIES
Corner Beads: Install at external corners, using longest practical lengths.
Edge Trim: Install at locations where gypsum board abuts dissimilar materials.
1.04 JOINT TREATMENT
Paper Faced Gypsum Board: Use paper joint tape, embed with drying type joint compound and finish with drying type joint compound.
Finish gypsum board in accordance with levels defined in ASTM C840, as follows:
Level 5: Walls and ceilings to receive semi-gloss or gloss paint finish and other areas specifically indicated.
Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.
Level 3: Walls to receive textured wall finish.
Level 2: In utility areas, behind cabinetry, and on backing board to receive tile finish.
Level 1: Wall areas above finished ceilings, whether or not accessible in the completed construction.
Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.
Feather coats of joint compound so that camber is maximum 1/32 inch.
Where Level 5 finish is indicated, spray apply high build drywall surfacer over entire surface after joints have been properly treated; achieve a flat and tool mark-free finish.
1.05 TOLERANCES
Maximum Variation of Finished Gypsum Board Surface from True Flatness: 1/8 inch in 10 feet (3 mm in 3 m) in any direction.

SECTION 093000
TILING
1.01 ADMINISTRATIVE REQUIREMENTS
Preinstallation Meeting: Convene a preinstallation meeting one week before starting work of this section; require attendance by affected installers.

1.02 SUBMITTALS
See Section 013000 - Administrative Requirements for submittal procedures.
Shop Drawings: Indicate tile layout, patterns, color arrangement, perimeter conditions, junctions with dissimilar materials, control and expansion joints, thresholds, ceramic accessories, and setting details.

PART 2 PRODUCTS

1.01 TILE
Floor tile:
IONIC COPPER PORCELAIN FLOOR TILE .
Moisture Absorption: 0 to 0.5 percent as tested in accordance with ASTM C373.
Size: 18 by 36 inch, nominal Shape: Square
Thickness: 5/16".
Surface Finish: Matte.
Pattern: Running bond.
Trim Units: none.
Joints : 1/8" grouted color to match tile
Locations: Toilet floors

Wall tile:
PISA ORO PORCELAIN WALL TILE
Colorbody Porcelain Tile
Moisture Absorption: 0 to 0.5 percent as tested in accordance with ASTM C373.
Size: 12 by 24 inch, nominal.
Shape: Rectangle
Thickness: 3/8".
Surface Finish: Matte.
Pattern: Running bond.
Joints : 1/8" grouted color to match tile
Location: Toilet rooms and walls to 84" with stainless cove trim

1.01 SETTING MATERIALS
Provide setting and grout materials from same manufacturer.
Manufacturers: LATICRETE International, Inc;: www.laticrete.com/#sle.

1.02 GROUTS
Provide setting and grout materials from same manufacturer.
Manufacturers:
LATICRETE International, Inc; LATICRETE PERMACOLOR Grout: www.laticrete.com/#sle.
Merkrete, by Parex USA, Inc; Merkrete Duracolor Non-Sanded Color Grout: www.merkrete.com/#sle.

1.01 ACCESSORY MATERIALS
Underlayment at Floors: Specifically designed for bonding to thin-set setting mortar; not primarily a waterproofing material and having the following characteristics:
Uncoupling Function: Allow for separation between membrane and the mortar adhering tile to the membrane when subjected to excessive substrate movement.
Suitable for installation over wood-based substrates.
Type: Fluid or Trowel Applied.
Products:
LATICRETE International, Inc; LATICRETE 125 Sound and Crack Adhesive: www.laticrete.com/#sle.
Merkrete, by Parex USA, Inc; Merkrete Fracture Guard: www.merkrete.com/#sle.

Type: Thin-Set Mortar Adhered Sheet.
Products:
LATICRETE International, Inc; LATICRETE STRATA MAT: www.laticrete.com/#sle.
LATICRETE International, Inc; LATICRETE 170 Sound and Crack Isolation Mat: www.laticrete.com/#sle.
USG Corporation; Durock Brand Uncoupling Mat: www.usg.com/#sle.
Backer Board: Cementitious type complying with ANSI A118.9; high density, glass fiber reinforced, 7/16 inch (11 mm) thick; 2 inch (51 mm) wide coated glass fiber tape for joints and corners.
Backer Board: Coated glass mat type complying with ASTM C1178/C1178M; inorganic fiberglass mat on both surfaces and integral acrylic coating vapor retarder.
Standard Type: Thickness 1/2 inch (12.7 mm).
Fire Resistant Type: Type X core, thickness 5/8 inch (15.9 mm)

Trim units:
Cove base between wall and floor tile: Stainless steel cover shaped transition strip.
Color: bronze
Manufacturer: Schluter Dilex-hks or similar

Top of wall: 1/4 Round aluminum
Color: Bronze
Manufactuer: Schluter Rondec-db or similar

SECTION 099000
PAINTING AND COATINGS

1.01 SECTION INCLUDES
A. Surface preparation.
B. Interior painting and coating systems.
C. Scope:
1. Finish surfaces exposed to view, unless fully factory-finished and unless otherwise indicated, including the following:
a. Interior:
1) Metal: miscellaneous door frames and doors.
2) Wood: Walls, ceilings, doors, and trim.
3) Drywall: Walls, ceilings, gypsum board, and similar items.

1.02 SUBMITTALS
A. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
1. See Section 016000 - Product Requirements for additional provisions.
2. Extra Paint and Finish Materials: 1 gallon (4 L) of each color; from the same product run, store where directed.
3. Label each container with color in addition to manufacturer's label.

2.01 MANUFACTURERS
A. Basis of Design Products: Subject to compliance with requirements, provide Sherwin-Williams Company (The) products indicated; www.sherwin-williams.com

2.02 PAINT SYSTEMS
A. Metal: miscellaneous door frames etc.
1. Latex Systems:
a. Semi-Gloss High Performance:
1) 1st Coat: Sherwin-Williams Pro Industrial Pro-Cryl Universal Primer, B66-1310 Series: www.sherwin-williams.com/#sle.
(a)5 mils wet, 2 mils dry per coat.
2) 2nd and 3rd Coat: Sherwin-Williams Pro Industrial Acrylic Semi-Gloss, B66-650 Series: www.sherwin-williams.com/#sle.
(a)2 to 4 mils dry per coat.
B. Drywall: Walls, ceilings, gypsum board, and similar items.
1. Latex Systems:
a. Semi-gloss Finish High Performance (HP):
1) 1st Coat: Sherwin-Williams ProMar 200 Zero VOC Interior Latex Primer, B28W2600: www.sherwin-williams.com/#sle.
(a)4 mils wet, 1.5 mils dry per coat.
2) 2nd and 3rd Coat: Sherwin-Williams ProMar 200 HP Zero VOC Eg-Shel, B20-1950 Series: www.sherwin-williams.com/#sle.
(a)4 mils wet, 1.7 mils dry per coat.

3.01 PREPARATION
A. Clean surfaces thoroughly and correct defects prior to application.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
C. Gypsum Board: Fill minor defects with filler compound; sand smooth and remove dust prior to painting.
D. Ferrous Metal:
1. Solvent clean according to SSPC-SP 1.
2. Shop-Primed Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Prime bare steel surfaces.
3. Remove rust, loose mill scale, and other foreign substances using methods recommended by paint manufacturer and blast cleaning according to SSPC-SP 6. Protect from corrosion until coated.

3.02 APPLICATION
A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.
B. Apply products in accordance with manufacturer's written instructions.
C. Apply coatings at spread rate required to achieve manufacturer's recommended dry film thickness.
D. Regardless of number of coats specified, apply additional coats until complete hide is achieved.

3.03 PRIMING
A. Apply primer to all surfaces unless specifically not required by coating manufacturer. Apply in accordance with coating manufacturer's instructions.
B. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to top coat manufacturers.

3.04 CLEANING
A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.
B. Clean surfaces immediately of overspray, splatter, and excess material.
C. After coating has cured, clean and replace finish hardware, fixtures, and fittings previously removed.

SECTION 102113 - PHENOLIC-CORE TOILET COMPARTMENTS

PART 1 - GENERAL

1.1 COORDINATION
A. Coordinate requirements for **[overhead supports,**]blocking, reinforcing, and other supports concealed within wall[**and ceiling]** to ensure that toilet compartments can be supported and installed as indicated.

1.2 ACTION SUBMITTALS
A. Shop Drawings:
1. Include plans, elevations, sections, details, and attachment details.
2. Show locations of cutouts for compartment-mounted toilet accessories.
3. Show locations of centerlines of toilet fixtures.
4. Show locations of floor drains.
B. Samples for Initial Selection: Manufacturer's standard color sheets, showing full range of available colors for each type of toilet compartment.
1. Include Samples of hardware and accessories involving material and color selection.

1.3 MAINTENANCE MATERIAL SUBMITTALS
A. Extra Stock Materials: Furnish extra materials to Owner that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
1. Door Hinges: One hinge with associated fasteners.
2. Latch and Keeper: One latch and keeper with associated fasteners.
3. Door Bumper: One door bumper with associated fasteners.
4. Door Pull: One door pull with associated fasteners.
5. Fasteners: 10 fasteners of each size and type.

PART 2 - PRODUCTS

2.1 PHENOLIC-CORE TOILET COMPARTMENTS
A. Basis-of-Design Product: Subject to compliance with requirements, provide ASI Global Partitions; or comparable product:
B. Toilet-Enclosure Style: Overhead braced, Floor anchored
C. Urinal-Screen Style: Wall hung.
D. Door, Panel, and Pilaster Construction: Solid phenolic-core material with melamine facing on both sides fused to substrate during manufacture (not separately laminated), and with eased and polished edges. Provide minimum 3/4-inch- thick doors and pilasters and minimum 3/4-inch- thick panels. Provide with no-sightline system consisting of door and pilaster lapped edges on strike side of door[
E. Urinal-Screen Construction: Matching panel construction.
F. Pilaster Shoes: Formed from stainless steel sheet, not less than 0.031-inch nominal thickness and 3 inches high, finished to match hardware.
G. Pilaster Sleeves (Caps): Formed from stainless steel sheet, not less than 0.031-inch nominal thickness and 3 inches high, finished to match hardware.
H. Brackets (Fittings):
1. Full-Height (Continuous) Type: Manufacturer's standard design, stainless steel.
I. Phenolic Compartment Finish: One color in each room.
1. Through-Color Phenolic: Manufacturer's standard solid through-color.
a. Color: As selected by Architect from manufacturer's full range.

2.2 HARDWARE AND ACCESSORIES
A. Door Hardware and Accessories, Heavy Duty: Manufacturer's heavy-duty institutional operating hardware and accessories.
1. Hinges: Manufacturer's minimum 0.062-inch- thick, stainless steel **continuous, cam type that swings to a closed or partially open position**, allowing emergency access by lifting door. Mount with through bolts.
2. Latch and Keeper: Manufacturer's heavy-duty, surface-mounted, cast stainless steel latch unit designed to resist damage due to slamming, with combination rubber-faced door strike and keeper, and with provision for emergency access. Provide units that comply with regulatory requirements for accessibility at toilet enclosures designated as accessible. Mount with through bolts.
3. Coat Hook: Manufacturer's heavy-duty, combination cast stainless steel hook and rubber-tipped bumper, sized to prevent inswinging door from hitting compartment-mounted accessories. Mount with through bolts.
4. Door Bumper: Manufacturer's heavy-duty, rubber-tipped, cast stainless steel bumper at outswinging doors. Mount with through bolts.
5. Door Pull: Manufacturer's heavy-duty, cast stainless steel pull at outswinging doors that complies with regulatory requirements for accessibility. Provide units on both sides of doors at toilet enclosures designated as accessible. Mount with through bolts.
B. Overhead Bracing: Manufacturer's standard continuous, extruded-aluminum head rail with antigrip profile and in manufacturer's standard finish.
C. Anchorages and Fasteners: Manufacturer's standard exposed fasteners of stainless steel, finished to match items they are securing, with theft-resistant-type heads. Provide sex-type bolts for through-bolt applications. For concealed anchors, use stainless steel, hot-dip galvanized-steel, or other rust-resistant, protective-coated steel compatible with related materials.

2.3 FABRICATION
A. Fabricate toilet compartment components to sizes indicated. Coordinate requirements and provide cutouts for through-partition toilet accessories where required for attachment of toilet accessories.
B. Overhead-Braced Units: Manufacturer's standard corrosion-resistant supports, leveling mechanism, and anchors at pilasters and walls to suit floor and wall conditions. Provide shoes at pilasters to conceal supports and leveling mechanism.
C. Floor-Anchored Units: Manufacturer's standard corrosion-resistant anchoring assemblies at pilasters and walls, with leveling adjustment nuts at pilasters for structural connection to floor. Provide shoes at pilasters to conceal anchorage.
D. Door Size and Swings: Unless otherwise indicated, provide 24-inch- wide, inswinging doors for standard toilet enclosures and 36-inch- wide, outswinging doors with a minimum 32-inch-wide, clear opening for toilet enclosures designated as accessible.

PART 3 - EXECUTION

3.1 INSTALLATION
A. General: Comply with manufacturer's written installation instructions. Install units rigid, straight, level, and plumb. Secure units in position with manufacturer's recommended anchoring devices.
1. Maximum Clearances:
B. Pilasters and Panels or Screens: 1/2 inch.
C. Full-Height (Continuous) Brackets: Secure panels or screens to walls and to pilasters with full-height brackets.
D. Locate bracket fasteners so holes for wall anchors occur in masonry or tile joints.
E. Align brackets at pilasters with brackets at walls.
F. Overhead-Braced Units: Secure pilasters to floor and level, plumb, and tighten. Set pilasters with anchors penetrating not less than 1-3/4 inches into structural floor unless otherwise indicated in manufacturer's written instructions. Secure continuous head rail to each pilaster with no fewer than two fasteners. Hang doors to align tops of doors with tops of panels, and adjust so tops of doors are parallel with overhead brace when doors are in closed position.
G. Floor-Anchored Units: Set pilasters with anchors penetrating not less than 2 inches into structural floor unless otherwise indicated in manufacturer's written instructions. Level, plumb, and tighten pilasters. Hang doors and adjust so tops of doors are level with tops of pilasters when doors are in closed position.
H. Urinal Screens: Attach with anchoring devices to suit supporting structure. Set units level and plumb, rigid, and secured to resist lateral impact.

3.2 ADJUSTING
1. Hardware Adjustment: Adjust and lubricate hardware in accordance with hardware manufacturer's written instructions for proper operation. Set hinges on in-swinging doors to hold doors open approximately 30 degrees from closed position when unlatched. Set hinges on out-swinging doors to return doors to fully closed position.

GENERAL NOTES

A. AREAS OUTSIDE THE WORK AREAS WILL REMAIN OPEN DURING THE CONSTRUCTION PERIOD.

B. UNLESS OTHERWISE NOTED, WALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD AND TO OUTSIDE OF SHEATHING ON EXTERIOR WALLS.

C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS.

D. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY.

E. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE; LOCAL CODE AS ADOPTED AND AMENDED BY LOCAL GOVERNING AUTHORITIES.

F. NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY, HEALTH, AND WELFARE STANDARDS.

G. CONTRACTOR TO VERIFY AND COORDINATE WORK HOURS AND SPECIFIC RESTRICTIONS WITH OWNER.

H. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.

SHEET LIST

SHEET NO.	DRAWING
A100	COVER, ARCHITECTURAL OUTLINE SPECS
A101	FLOOR PLANS AND RCP
A201	FLOORING PLAN AND ELEVATIONS
A202	FLOORING PLAN AND ELEVATIONS
M1.01	HVAC PLAN, EQUIP, SCH. & DETAILS
P0.01	PLUMBING SCHEDULES AND NOTES
P1.01	PLUMBING PLANS AND DETAILS
E1.01	EXISTING / DEMO ELEVATIONS
E1.02	EXISTING / DEMO ELEVATIONS

TOILET ACCESSORY SCHEDULE

A. SURFACE MOUNTED SINGLE JUMBO-ROLL TOILET TISSUE DISPENSER. MODEL B-2890 BY BOBRICK WASHROOM EQUIPMENT CO. OR APPROVED SUBSTITUTION. STAINLESS STEEL FINISH.

B. SURFACE MOUNTED SANITARY NAPKIN DISPOSAL. CONTURA SERIES, BY BOBRICK WASHROOM EQUIPMENT CO. OR APPROVED SUBSTITUTION. STAINLESS STEEL FINISH.

C. RECESSED WASTE RECEPTACLE.CONTURA SERIES, MODEL B-43644 BY BOBRICK WASHROOM EQUIPMENT CO. OR APPROVED SUBSTITUTION. STAINLESS STEEL FINISH.

D. SURFACE MOUNTED AUTOMATIC MECHANICAL ROLL PAPER TOWEL DISPENSER. TRANSCEND SERIES, MODEL T880E IN STAINLESS STEEL

E. SURFACE MOUNTED, BATTERY OPERATED, TOUCH FREE FOAM SOAP DISPENSER. GOJO SERIES LTX-12 BY PURELL WITH STAINLESS STEEL FINISH.

F. HORIZONTAL STAINLESS STEEL SURFACE-MOUNTED BABY CHANGING STATION. KB310-SSWM BY Koala Care OR APPROVED SUBSTITUTION.

COSA CITY HALL TOILETS

PROJECT CONTACT
Barbara Moore
General Services Group
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4315

PROJECT LOCATION
75 King Street
St. Augustine FL 32084

SARAH RYAN ARCHITECT

ARCHITECT:
Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

MEP ENGINEER:
Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

CONTRACTOR:

SUBMISSION
HARB SUBM

No.	Date:	Description:
1	10.15 .25	PERMIT SET
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COVER & PROJECT INFORMATION

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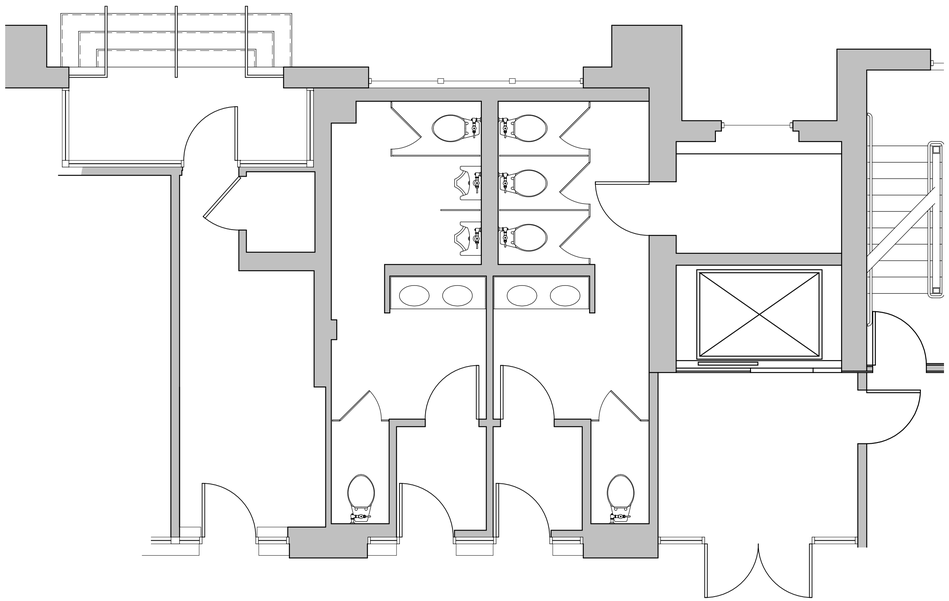
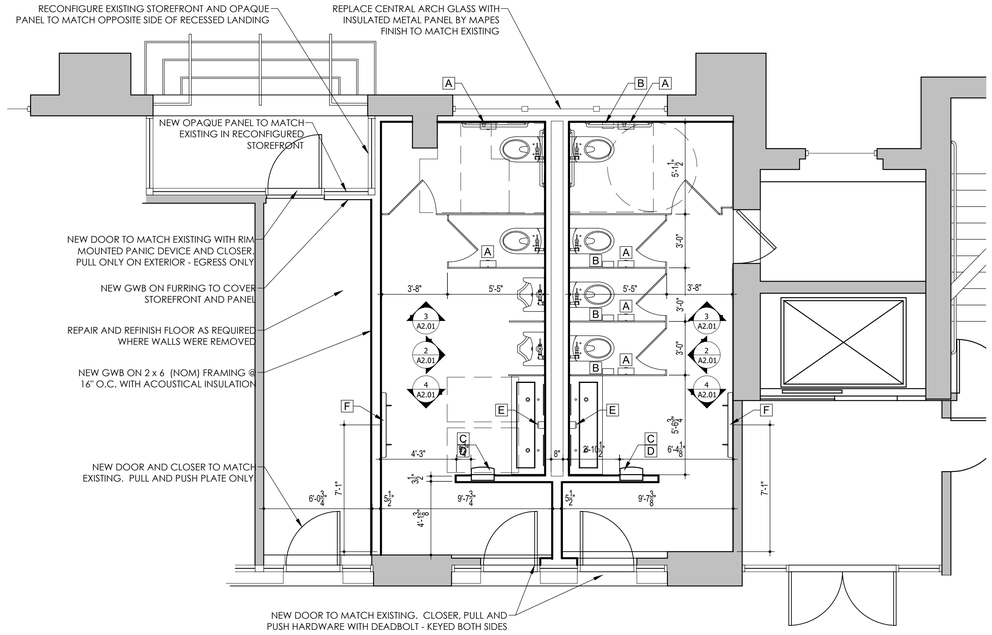


1 EXISTING FLOOR PLAN

1/4"=1'-0"



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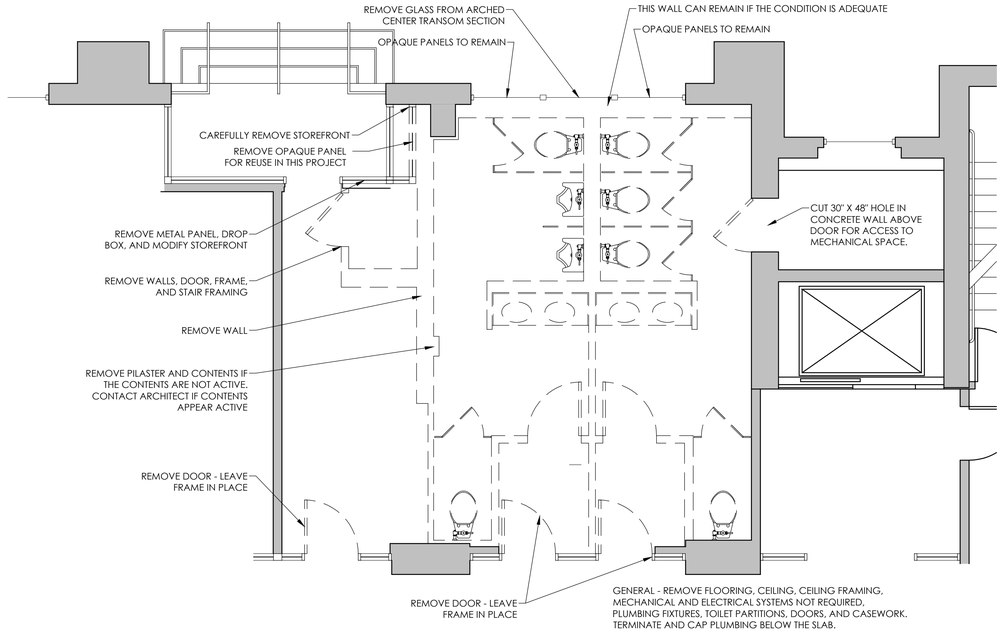

3 DEMOLITION PLAN

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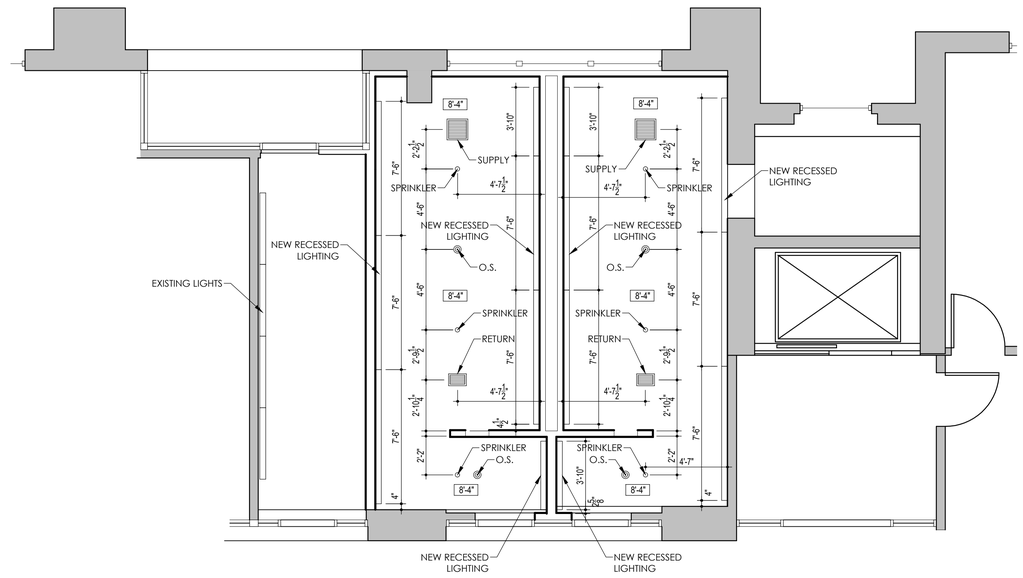

4 REFLECTED CEILING PLAN

1/4"=1'-0"

SHEET NOTES:

COSA CITY HALL TOILETS

PROJECT CONTACT

Barbara Moore
General Services Group
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4315

PROJECT LOCATION

75 King Street
St. Augustine FL 32084

SARAH RYAN ARCHITECT

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

MEP ENGINEER:

Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

CONTRACTOR:

HARB SUBMISSION

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FLOOR PLANS AND RCP

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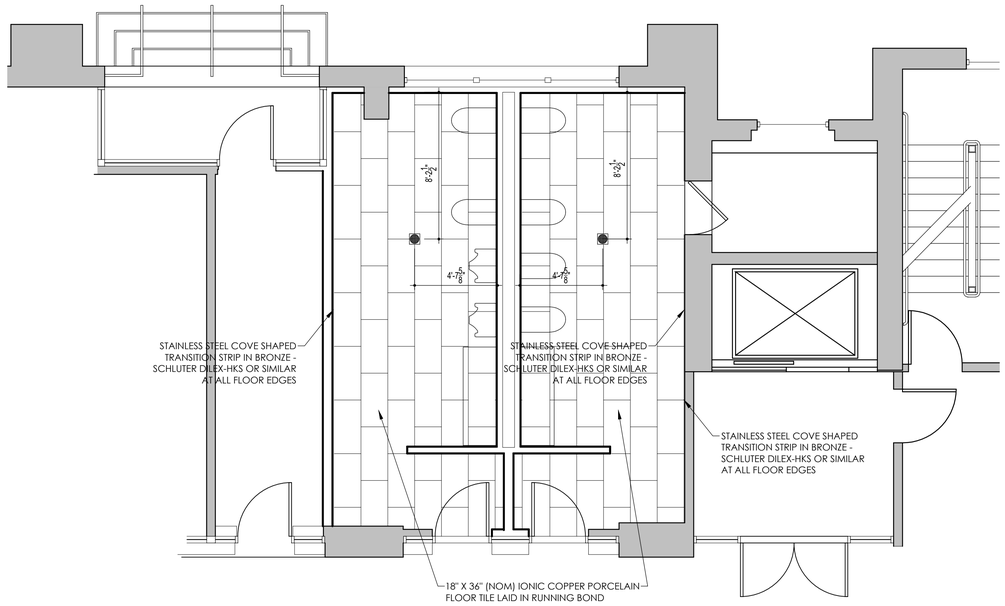
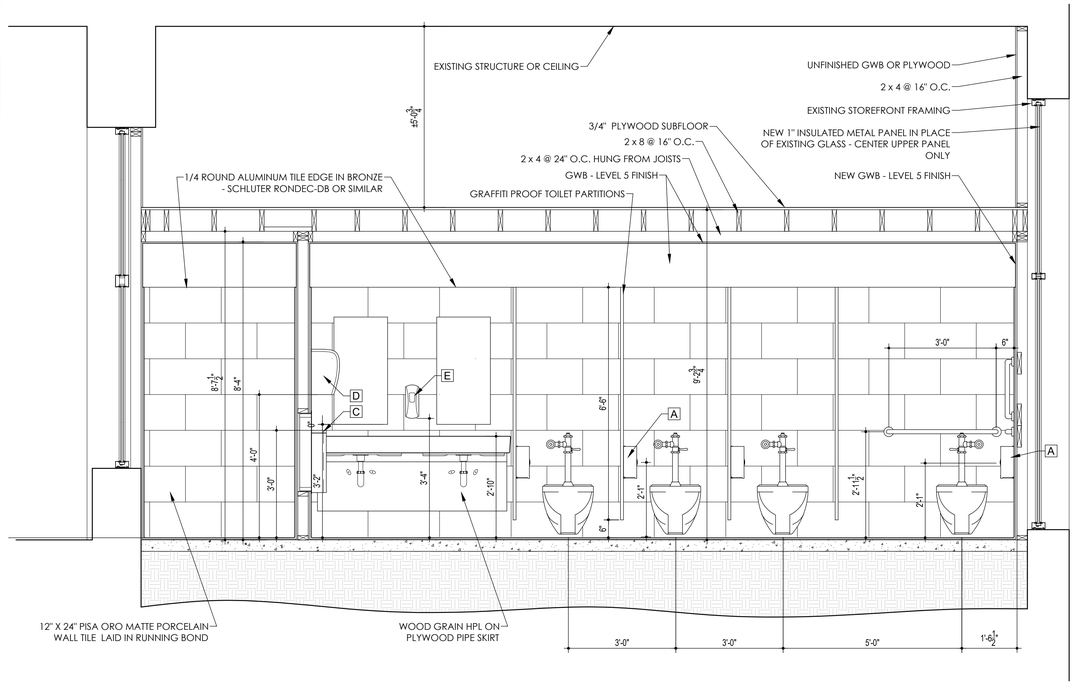


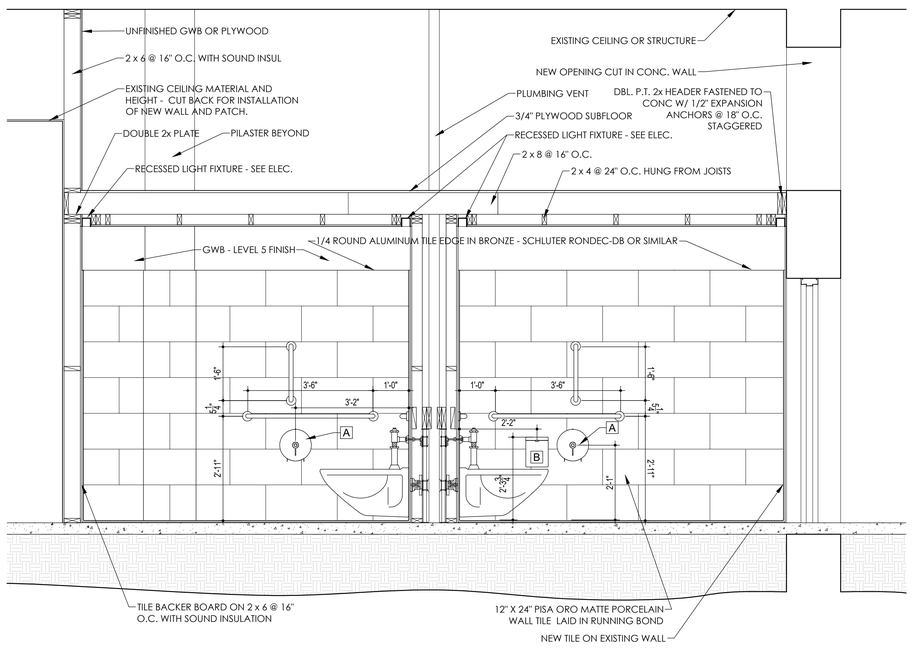
FLOORING PLAN

1/4"=1'-0" | 1



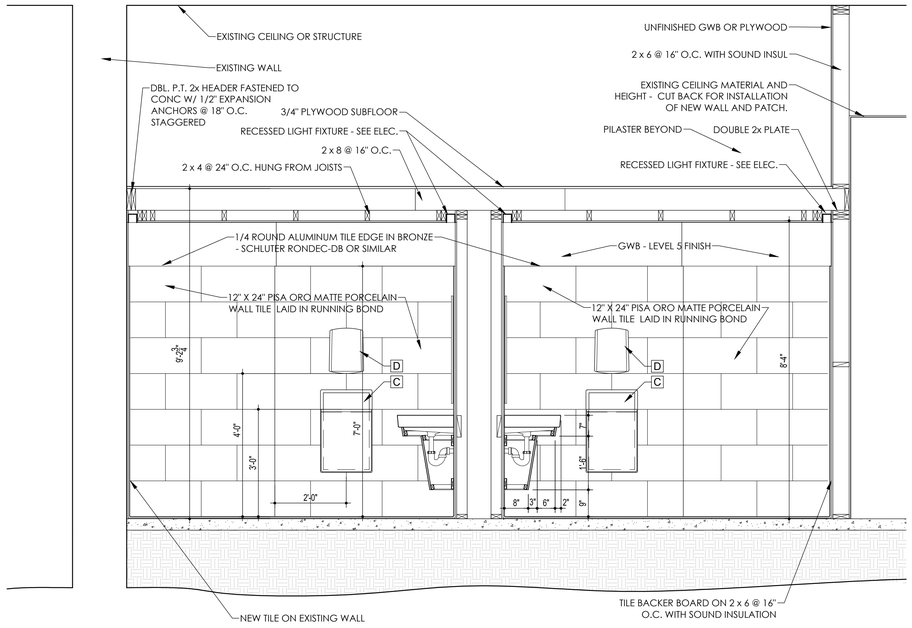
ELEVATION

1/2"=1'-0" | 2



ELEVATION

1/2"=1'-0" | 3



ELEVATION

1/2"=1'-0" | 4

COSA CITY HALL TOILETS

PROJECT CONTACT
Barbara Moore
General Services Group
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4315

PROJECT LOCATION
75 King Street
St. Augustine FL 32084

SARAH RYAN ARCHITECT

ARCHITECT:
Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

MEP ENGINEER:
Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

CONTRACTOR:

HARB SUBMISSION

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FLOORING PLAN AND ELEVATIONS

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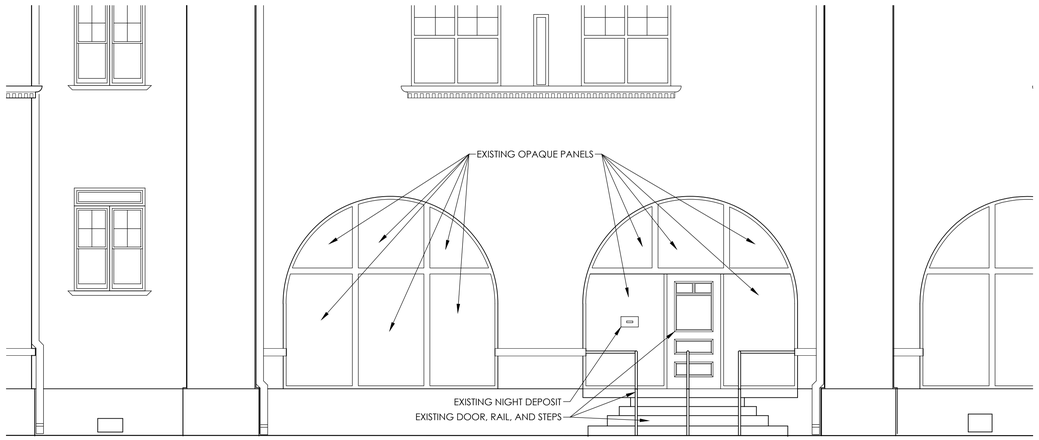
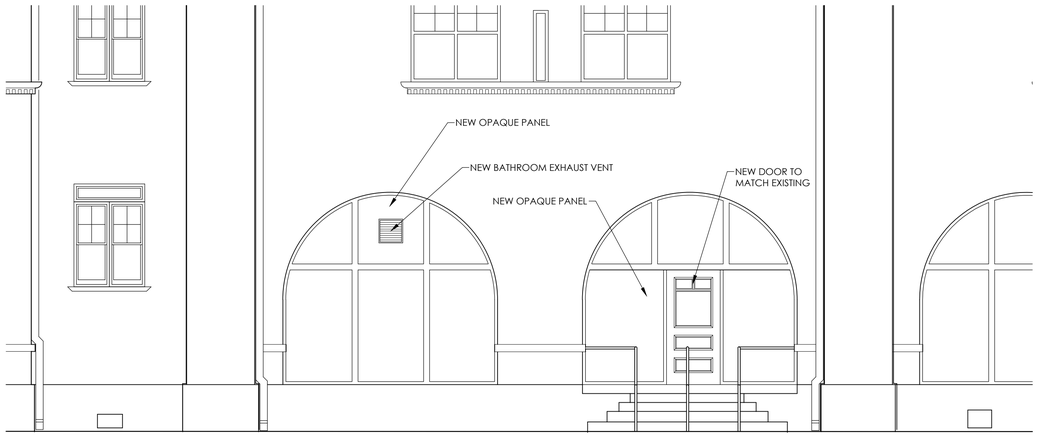


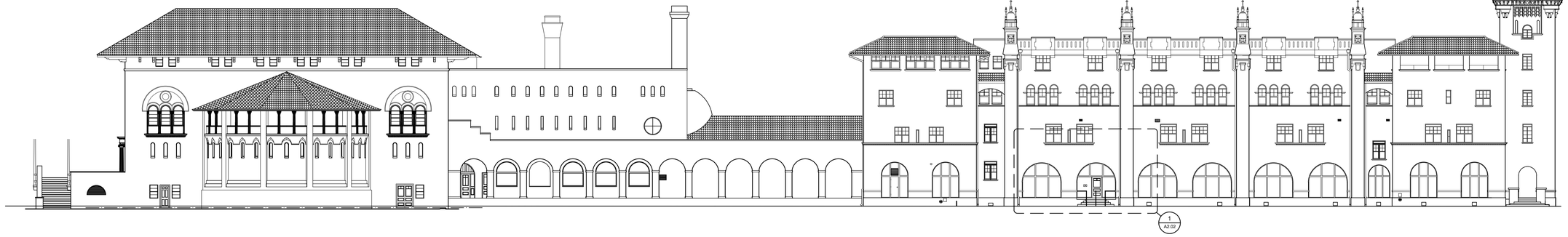
EXISTING ELEVATION DETAIL

1/4"=1'-0" | 1



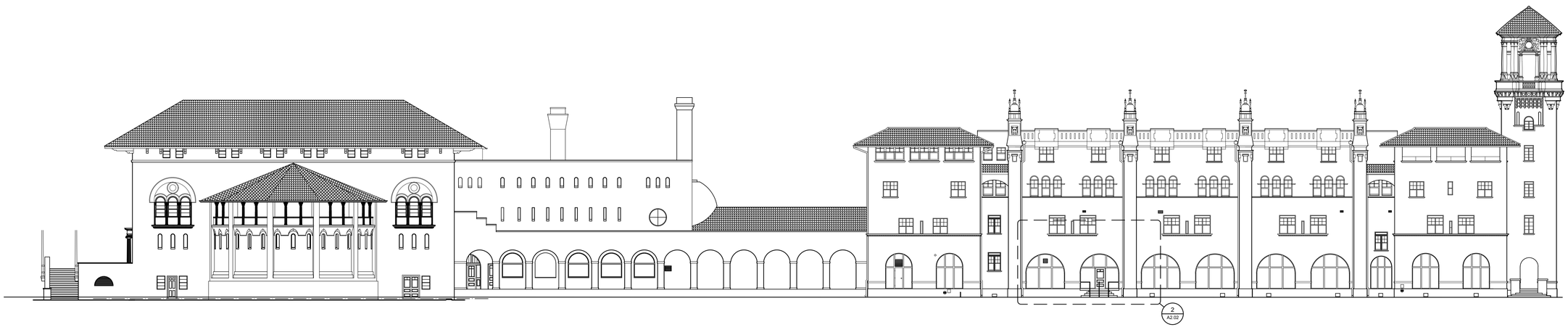
PROPOSED ELEVATION DETAIL

1/4"=1'-0" | 2



EXISTING ELEVATION

1/16"=1'-0" | 3



PROPOSED ELEVATION

1/16"=1'-0" | 4

COSA CITY HALL TOILETS

PROJECT CONTACT

Barbara Moore
General Services Group
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4315

PROJECT LOCATION

75 King Street
St. Augustine FL 32084

SARAH RYAN ARCHITECT

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

MEP ENGINEER:

Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

CONTRACTOR:

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EXTERIOR ELEVATIONS

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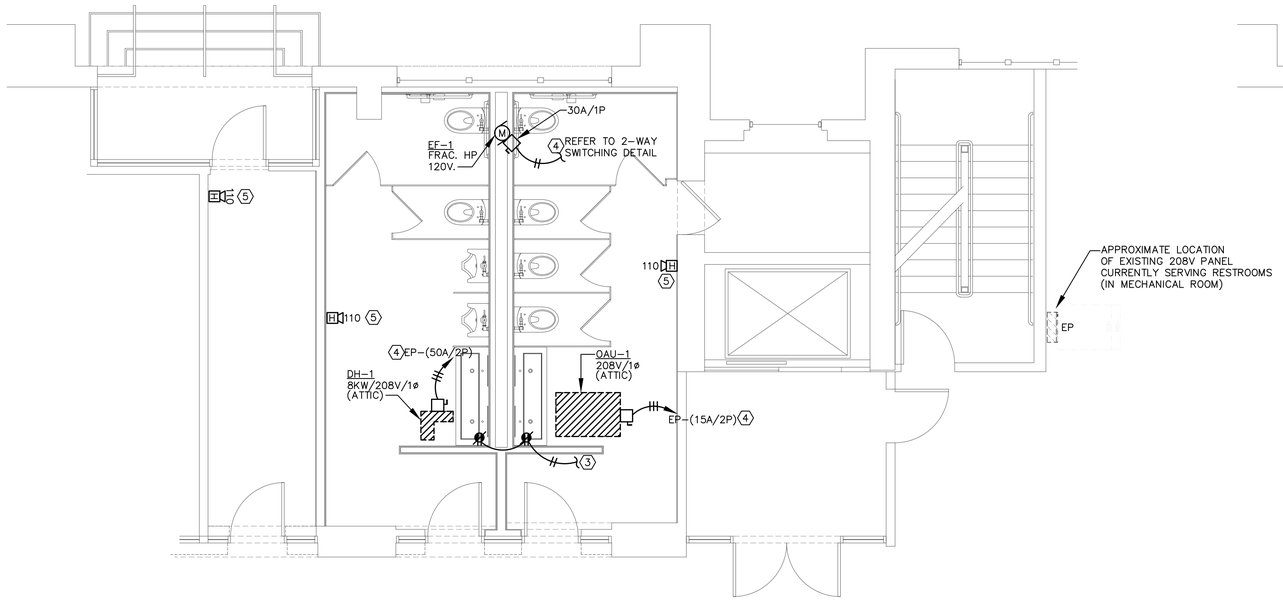
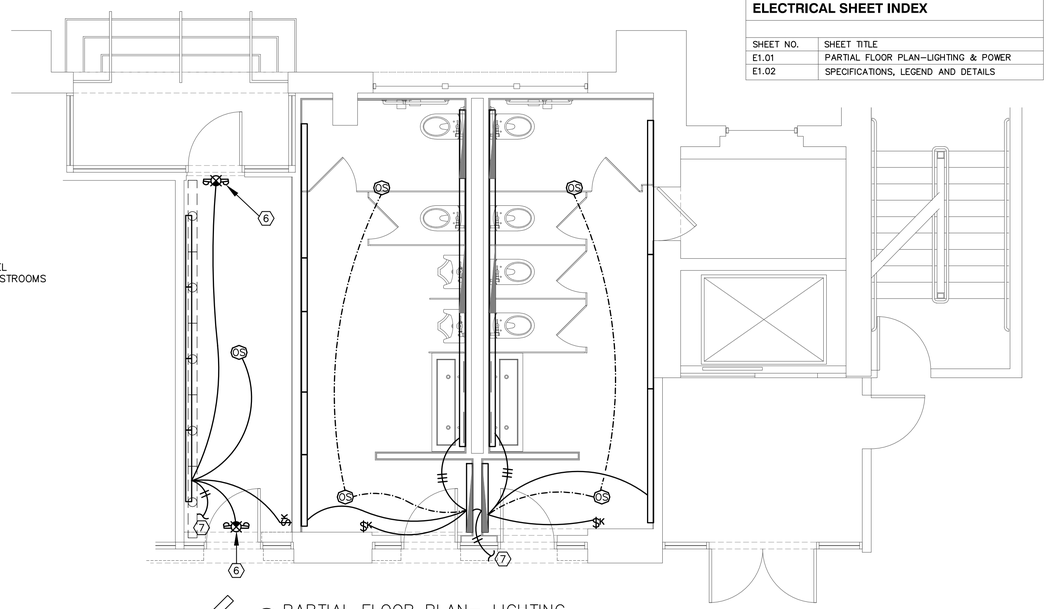


N ELECTRICAL FLOOR PLAN– POWER & SYSTEMS
SCALE: 1/8 " = 1'–0"

(#) POWER PLAN NOTES:

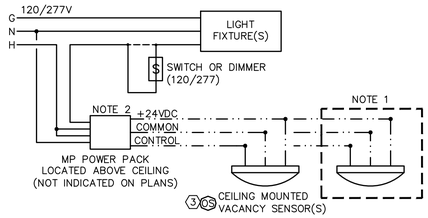
1. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATIONS AND REQUIREMENTS OF ALL HVAC EQUIPMENT. IF CONDENSATE PUMP(S) ARE REQUIRED, TIE TO NEAREST 120V OUTLET.
2. PROVIDE TAMPER RESISTANT RECEPTACLES PER NEC 406.12.
3. CONNECT NEW RECEPTACLE TO BRANCH CIRCUIT PREVIOUSLY SERVING RESTROOM GFI RECEPTACLES.
4. UTILIZE EXISTING SPACE IN PANEL PREVIOUSLY SERVING RESTROOM MECHANICAL EQUIPMENT, PROVIDE NEW BREAKER (SIZED AS NOTED) UP–DATE PANEL DIRECTORY.
5. REPLACE FA DEVICES CURRENTLY IN THIS LOCATION WITH SIMILAR, MATCH EXISTING MANUFACTURER.



N PARTIAL FLOOR PLAN– LIGHTING
SCALE: 1/4 " = 1'–0"

(#) LIGHTING PLAN NOTES:

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL CEILING LIGHT FIXTURES.
2. ALL LIGHT FIXTURES ARE TYPE 'A' UNLESS OTHERWISE INDICATED.
3. ALL EXIT SIGNS ARE TYPE 'E' UNLESS OTHERWISE INDICATED.
4. TYPICAL CEILING MOUNTED OCCUPANCY SENSOR CONNECTIONS (VIA LOW VOLT CABLES NOT SHOWN) SEE "TYPICAL AREA OCCUPANCY SENSOR WIRING DIAGRAM". FOR ADDITIONAL REQUIREMENTS.
5. ALL SENSORS LOCATED IN AREAS SUCH AS BREAK ROOMS & MECHANICAL ROOMS SHALL BE PROGRAMMED AS VACANCY TYPE SENSORS. ALL SENSORS LOCATED IN AREAS SUCH AS OPEN AREAS, CORRIDORS & RESTROOMS SHALL BE PROGRAMMED AS OCCUPANCY TYPE SENSORS.
6. REPLACE EXISTING EXIT SIGN (ONE FOR ONE) UTILIZING EXISTING BRANCH CIRCUIT.
7. CONNECT NEW LIGHTS TO BRANCH CIRCUIT PREVIOUSLY SERVING RESTROOM LIGHTS (120V)



TYPICAL OCCUPANCY/ VACANCY SENSOR WIRING DIAGRAM

NO SCALE

(#) DIAGRAM NOTES:

1. PROVIDE SECOND VACANCY SENSOR IN LOCATIONS INDICATED. REFER TO LIGHTING PLAN FOR LOCATIONS.
2. EACH CIRCUIT REQUIRES ONE POWER/SLAVE PACK. (NOT INDICATED ON PLAN)
3. CONTRACTOR TO ADJUST SENSITIVITY LEVEL BASED ON ROOM SIZE AND FURNITURE LAYOUT, SET TIME OUT ON SENSOR TO 30 MIN. (ALL SENSORS MUST BE FIELD ADJUSTED, DON'T INSTALL WITH FACTORY SETTING) PROVIDE SENSOR MASKING KIT AS REQUIRED.

LIGHTING FIXTURE SCHEDULE (1)

MARK	DESCRIPTION	MANUFACTURER	VOLT	LED SOURCE		INPUT WATTS	MTG/INSTALLATION (UNLESS INDICATED OTHERWISE)	NOTES
				LUMENS	TEMP (°K)			
A	LINEAR LED TROFFER, FROSTED LENS	GLOWBACKLED# LVLY33–HO–(LENGTH) NW 90 (FLUSH) EM	120	877FT	35K	12W/FT	FLUSH IN GYP	(3)
E	COMBO EXIT/EGRESS, EDGE–LIT, 90 MIN BATTERY	EMERGI–LITE# CPNG6–2HO–AD	⏚	N/A	GREEN	3.6	FLUSH	(3)

(#) NOTES:

1. EMERGENCY LIGHTING REQUIREMENTS:
   WHERE 'SYMBOL HALF SHADED' OR 'NL' IS INDICATED, PROVIDE FIXTURE WITH BUILT–IN EMERGENCY BATTERY UNIT FOR EMERGENCY LIGHTING. FOR FIXTURES NOT AVAILABLE WITH A BUILT–IN BATTERY, PROVIDE INVERTER TO OPERATE FIXTURE AT FULL LUMEN OUTPUT FOR 90 MINUTES. INVERTER SHALL BE SIMILAR TO BODINE #ELI–S–25 AND SHALL BE SIZED AS REQUIRED FOR FIXTURE INPUT ELECTRICAL CHARACTERISTICS. DOWNLIGHTS SHALL BE PROVIDED WITH FACTORY INSTALLED INTEGRAL PUSH–TO–TEST BUTTON MOUNTED IN TOP OF FIXTURE REFLECTOR. PROVIDE LEGRAND/WATTSTOPPER – ELCU–200 MODULE FOR EACH EMERGENCY FIXTURE AND CONNECT TO OPERATE WITH SWITCH/LIGHTING CONTROL SYSTEM AND INTERLOCK WITH THE FIRE ALARM SYSTEM AS REQUIRED TO BY–PASS AUTOMATIC CONTROLS IN THE EVENT OF A FIRE ALARM EVACUATION SIGNAL, AND BATTERY/INVERTER TO OPERATE FIXTURE UPON BRANCH CIRCUIT FAILURE. CONNECT TO OPERATE AS FOLLOWS:
   A. 'HALF SHADED'– CONNECT FIXTURE TO OPERATE WITH SWITCH AND BATTERY/INVERTER TO OPERATE FIXTURE UPON BRANCH CIRCUIT FAILURE.
2. THE FIXTURE CATALOG NUMBERS GIVEN MAY NOT CONTAIN ALL PARTS & PIECES REQUIRED. CONTRACTOR TO INCLUDE ALL PARTS REQUIRED FOR A FULLY FUNCTIONING FIXTURE INCLUDING (BUT NOT LIMITED TO) HOUSINGS, TRIMS, REFLECTORS, BALLAST, TRANSFORMER(S), DRIVERS, LAMPS etc... IN–ADDITON DIMMER SWITCHES SHALL BE COMPATIBLE WITH FIXTURE PROVIDED.
3. FIXTURES ARE INTENDED TO BE FLUSH MOUNTED IN DRY–WALL CEILING. CONTRACTOR SHALL COORDINATE WITH DRYWALL CONTRACTOR AND ARCHITECT PRIOR TO ROUGH–IN.

"TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE–SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES."

ELECTRICAL SHEET INDEX

SHEET NO.	SHEET TITLE
E1.01	PARTIAL FLOOR PLAN–LIGHTING & POWER
E1.02	SPECIFICATIONS, LEGEND AND DETAILS

COSA CITY HALL TOILETS

PROJECT CONTACT
Barbara Moore
General Services Group
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4315

PROJECT LOCATION
75 King Street
St. Augustine FL 32084

SARAH RYAN ARCHITECT

ARCHITECT:
Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

MEP ENGINEER:
Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

CONTRACTOR:

PERMIT SET

No.	Date:	Description:
1	10.15.25	PERMIT SET

Scale AS NOTED

Sheet title
PART FLOOR PLAN- LGT & POWER

Sheet Number E1.01

POWELL & HINKLE ENGINEERING, P.A.
1409 KINGSLEY AVENUE, BLDG 12A
ORANGE PARK, FLORIDA 32073
(904) 264-5570 FAX:(904) 278-2646

ROBERT L. HINKLE PE 29302
GALTON C. MOK PE 33192
LANE R. HINKLE PE 48076
THOMAS M. ELDER PE 56121
RICHARD A. MATHEWS PE 59418
DAVID R. SPELL JR. PE 54729
JAMES L. HENNESSEY PE 83241

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4046 ELEC

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ELECTRICAL SPECIFICATION

1. SCOPE: PROVIDE A COMPLETE ELECTRICAL SYSTEM AS SHOWN AND MEET THE REQUIREMENTS OF APPLICABLE STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO CURRENT VERSIONS OF THE FLORIDA BUILDING CODE, AND THE NATIONAL ELECTRICAL CODE (NEC). OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND CONNECTIONS NECESSARY FOR THIS WORK.

2. SITE INSPECTION: VISIT AND THOROUGHLY INSPECT SITE BEFORE SUBMITTING BID. ASSUME RESPONSIBILITY FOR MEETING ALL EXISTING SITE CONDITIONS AFFECTING THE WORK

3. GUARANTEE: PROVIDE ALL NEW MATERIALS AND EQUIPMENT, AND GUARANTEE SAME FOR ONE YEAR FROM DATE OF ACCEPTANCE.

4. SUBMITTALS: SUBMIT SHOP DRAWINGS, CATALOG SHEETS, OR OTHER DESCRIPTIVE DATA WITH SUFFICIENT INFORMATION TO ESTABLISH DESIGN, QUALITY AND PERFORMANCE. MANUFACTURER CATALOG SHEETS SUBMITTED WITHOUT SPECIFIC MODEL NUMBERS INDICATED WILL BE REJECTED. DATA SHALL DESCRIBE APPARATUS, EQUIPMENT, PANELS, FIXTURES, AND OTHER ITEMS REQUIRING DESCRIPTIVE LITERATURE. SUBMITTALS SHALL INCLUDE THE FOLLOWING:

   A. LIGHT FIXTURES
   B. OCCUPANCY SENSORS
   C. FIRE ALARM SYSTEM

5. PANELBOARDS ARE EXISTING TO REMAIN, UPON COMPLETION OF RENOVATION, CIRCUIT DIRECTORY SHALL BE TYPEWRITTEN INDICATING USAGE AND LOCATION OF CIRCUITS AS INDICATED ON DRAWINGS.

6. THE MAIN BREAKER SHALL BE FACTORY CONFIGURED TO HAVE AN INSTANTANEOUS TRIP SETTING OF LESS THAN THE SHORT CIRCUIT TRIP SETTING. INSTANTANEOUS TRIP SETTING SHALL BE NOT GREATER THAN 25MS. CIRCUIT BREAKERS SHALL BE MOLDED CASE, WITH QUICK-MAKE AND QUICK-BREAK ACTION FOR BOTH MANUAL AND AUTOMATIC OPERATION, WITH THERMAL MAGNETIC TRIP ELEMENTS. SAFETY SWITCHES SHALL BE QUICK-MAKE, QUICK-BREAK TYPE, IN GENERAL PURPOSE OR WEATHER PROOF ENCLOSURE. PROVIDE PROPERLY SIZED FUSES WHERE INDICATED ON THE DRAWINGS. (MATCH EXISTING BREAKERS)

7. WIRING DEVICES: WALL SWITCHES SHALL BE QUIET AC TYPE, 120/277V, 20A, COLOR AS DIRECTED BY ARCHITECT. RECEPTACLES SHALL BE DUPLEX, 120V, 20A, 3 WIRE GROUNDING TYPE, COLOR AS DIRECTED BY ARCHITECT. WALL PLATES FOR SWITCHES, RECEPTACLES, AND TELEPHONE/DATA OUTLETS SHALL BE PLASTIC, COLOR AS DIRECTED BY ARCHITECT. DUPLEX RECEPTACLE TO BE INSTALL WITH THE GROUND ON BOTTOM.

8. OCCUPANCY/VACANCY SENSORS: OCCUPANCY SENSOR SHALL BE LINE VOLTAGE AND INTRINSICALLY GROUNDING TYPE. MANUFACTURER SHALL BE WATTSTOPPER MODEL #DSW-301 SERIES, COLOR PER OWNER/ARCH, OR APPROVED EQUAL. PROVIDE VANDAL RESISTANT TYPE IN LOCATIONS INDICATED ON DRAWINGS. OPEN AREA AND CORRIDOR OCCUPANCY SENSORS SHALL BE CEILING MOUNTED COMBINATION ULTRASONIC AND PASSIVE INFRARED TYPE. MANUFACTURER SHALL BE WATTSTOPPER MODEL #DT-300 POWERED BY WATTSTOPPER #BZ-250/200 POWER PACK, OR APPROVED EQUAL. ALL SENSORS SHALL BE EQUIPPED WITH AUTOMATIC GAIN CONTROL THEREBY ALLOWING SELF CALIBRATION. CONNECT FOR USE VIA WALL SWITCH GENERALLY AS INDICATED ON DRAWINGS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS THAT INCLUDE PROJECT SPECIFIC DEVICE LAYOUT. CONTRACTOR TO MAINTAIN 5' CLEAR BETWEEN CEILING MOUNTED SENSOR AND CENTER OF HVAC SUPPLY GRILLES. CONTRACTOR TO ADJUST SENSITIVITY LEVEL BASED ON ROOM SIZE AND FURNITURE LAYOUT. SET TIME OUT ON SENSOR TO 12 MINUTES (ALL SENSORS MUST BE FIELD ADJUSTED, DON'T INSTALL WITH FACTORY SETTING).

9. LIGHTING FIXTURES: LIGHTING FIXTURES SHALL BE FURNISHED AS SCHEDULED AND SHALL BE FACTORY WIRED, ASSEMBLED WITH FACTORY INSTALLED OPTIONS AS SPECIFIED. LOW VOLTAGE (24V) FIXTURES SHALL BE PROVIDED WITH MANUFACTURER RECOMMENDED LINE-VOLTAGE DRIVER(S) AS REQUIRED TO MINIMIZE DRIVER QUANTITIES AND MAXIMUM FIXTURE (RUN) LENGTH(S). DRIVERS SHALL BE MATCHED WITH CONTROL METHOD SHOWN, WHERE EMERGENCY LIGHT FIXTURES ARE INDICATED, FIXTURES SHALL BE PROVIDED WITH A UL LISTED, FACTORY INSTALLED BATTERY/INVERTER AS REQUIRED TO FUNCTION AS AN EMERGENCY LIGHTING SOURCE (UNIT EQUIPMENT) AS REQUIRED BY CODE.

10. ELECTRICAL CONDUIT: INSTALL ALL WIRING IN MINIMUM SIZE 1/2" CONDUIT. EMT SHALL BE USED GENERALLY FOR INTERIOR WIRING, M/C CABLE MAY BE USED AS PERMITTED BY CODE, HOWEVER IN ALL CASES WHERE MC IS USED IT SHALL BE PROVIDED WITH ONE (1) ADDITIONAL CONDUCTOR (CAPPED AT BOTH ENDS) FOR USE AS A SPARE. WHERE "MC" IS APPROVED AS A COST SAVING METHOD, IT SHALL BE INSTALLED WHERE COMPLETELY CONCEALED IN WALLS AND CEILING AND SHALL BE NOT BE USED TO ENTER A PANELBOARD. TRANSITION TO CONDUIT ABOVE CEILING BEFORE ENTERING EXPOSED PANELBOARDS.

11. FLEXIBLE STEEL CONDUIT SHALL BE USED FOR FINAL CONNECTION TO ALL MOTORIZED EQUIPMENT. UNDERGROUND CONDUIT SHALL BE PVC.

12. OUTLET BOXES: OUTLET BOXES FOR SWITCHES, RECEPTACLES AND TELEPHONE/DATA OUTLETS IN FINISHED WALLS SHALL BE STANDARD GANG TYPE (1-1/2" DEEP) WITH COVERS SIZED FOR BOX. WALL SWITCH OUTLETS SHALL BE FLUSH MOUNTED 48 INCHES ABOVE FLOOR TO TOP. RECEPTACLE AND TELEPHONE/DATA OUTLET BOXES SHALL BE FLUSH MOUNTED 15 INCHES ABOVE FLOOR TO BOTTOM, UNLESS OTHERWISE NOTED.

13. WIRING DEVICES: WHERE INDICATED, GANG DEVICES TOGETHER IN COMMON BOXES WITH DEVICE STRAPS BONDED TO METALLIC SYSTEM OR SEPARATE GROUNDING CONDUCTOR. UNLESS OTHERWISE INDICATED, WIRING DEVICE MOUNTING HEIGHTS SHALL BE AS FOLLOWS:
   A. LIGHT SWITCHES AND CONTROLS- 48" ABOVE FLOOR TO TOP.
   B. RECEPTACLES- 16" ABOVE FLOOR TO BOTTOM
   C. TELEPHONE AND COMPUTER OUTLETS- 16" ABOVE FLOOR TO BOTTOM

14. WIRE AND CABLE: ALL WIRING SHALL BE COPPER WITH THHN OR XHHW INSULATION. WIRING SUBJECTED TO ELEVATED TEMPERATURES SHALL BE DERATED AS REQUIRED BY THE NEC. WIRE SIZES NO. 6 AND LARGER SHALL BE STRANDED.

15. BRANCH CIRCUITS: INSTALL ALL WIRING IN CONDUIT AS SHOWN. NO SMALLER THAN NO. 12 SHALL BE USED FOR ANY BRANCH CIRCUIT. WIRING FOR MOTORS, HEATING AND OTHER MISCELLANEOUS EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS. ALTHOUGH NOT SHOWN AND NOT REQUIRED BY CODE, ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH A PROPERLY SIZED EQUIPMENT GROUNDING CONDUCTOR.

16.

17. TESTING AND MARKING: COMPLETELY TEST AND MARK ALL WIRING AND EQUIPMENT INSTALLED AND LEAVE THE INSTALLATION IN PERFECT WORKING ORDER.

18. ELECTRICAL/MECHANICAL COORDINATION: UNLESS SPECIFICALLY REQUIRED OTHERWISE, PROVIDE ALL DISCONNECT DEVICES FOR A/C EQUIPMENT AND PROVIDE ALL POWER WIRING. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL A/C CONTROL DEVICES AND WIRING.

19. THE FIRE ALARM SYSTEM IS EXISTING. ALL NEW DEVICES SHALL MATCH EXITING MANUFACTURER'S TYPES AND FINISHES. THE ENTIRE SYSTEM ARRANGEMENT, WIRING, AND COMPONENTS SHALL BE RE-CERTIFIED AND CONFORM TO CURRENT NFPA 70, 72, 90A, 101, AND ALL LOCAL CODES.

DEMOLITION SPECIFICATION

1. DEMOLITION SHALL INCLUDE ALL EXISTING BUILDING AREAS TO BE RENOVATED AND AS WELL AS OTHER DEMOLITION WORK AS INDICATED OR REQUIRED. REFER TO BOTH THE DEMOLITION DRAWINGS AND CONSTRUCTION PLANS. DEMOLITION WORK SHALL INCLUDE DISCONNECTION AND REMOVAL OF ALL EXISTING LIGHT FIXTURES, DEVICES, OUTLETS, BOXES, CONDUIT/WIRING, APPARATUS AND EQUIPMENT AS INDICATED OR REQUIRED.

2. REMOVE ALL WIRING/CABLES, CONDUITS AND BOXES THAT ARE REPLACED WITH NEW WORK AND/OR WILL NOT BE REUSED.

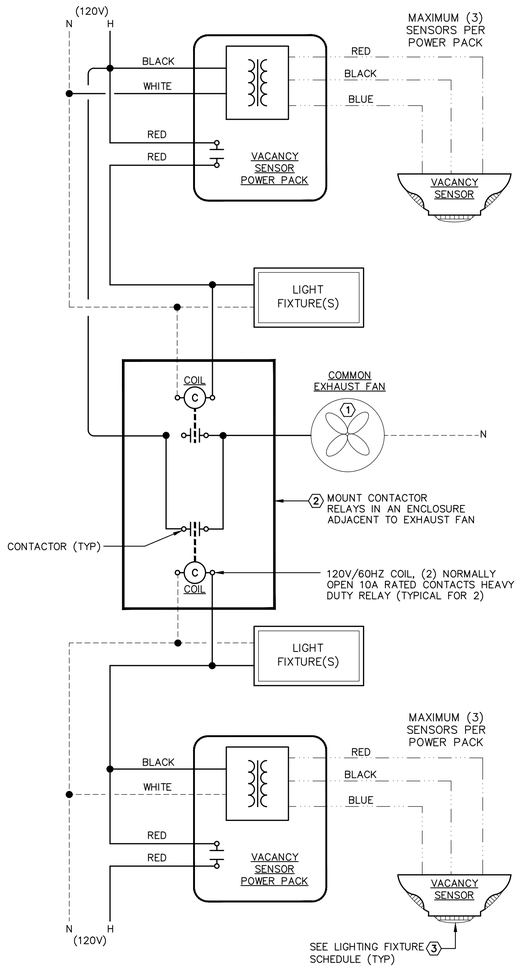
3. EXISTING PANELS SHALL BE REUSED FOR NEW CIRCUITS WHERE INDICATED. PROVIDE ADDITIONAL CIRCUIT BREAKERS AS REQUIRED FOR NEW CIRCUITS. EXISTING CONCEALED HOMERUN CONDUITS INTO EXISTING FLUSH MOUNTED PANELS SHALL BE REUSED WITH NEW WIRING PROVIDED.

4. IN EXISTING ROOMS AND AREAS NOT INDICATED FOR RENOVATION, ALL FIXTURES, DEVICES, CONTROLS, SYSTEMS AND CIRCUITS SHALL REMAIN IN OPERATION. INCIDENTAL DAMAGE OR DISRUPTION OF THESE ITEMS SHALL BE CORRECTED AUTOMATICALLY.

5. EXISTING CONCEALED CONDUITS, JUNCTION BOXES AND RECESSED OUTLET/SWITCH BOXES SHALL BE REUSED WITH NEW WIRING WHEREVER PRACTICAL.

6. SPECIFIC DEMOLITION: SALVAGE MATERIALS:

1. MATERIALS AND ITEMS OF EQUIPMENT THAT IS TO BE REMOVED AND NOT REUSED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR INSPECTION AND DETERMINATION OF DISPOSITION.

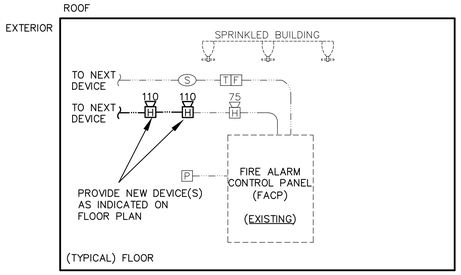


DUAL RESTROOM 277V VACANCY SENSOR(S) WITH COMMON 120V FAN DIAGRAM

NO SCALE

(#) DIAGRAM NOTES:

1. SEE 'ELEC PWR PLAN' FOR EXHAUST FAN 120V CIRCUIT.
2. PROVIDE/INSTALL PERMANENT IDENTIFICATION LABEL ON ENCLOSURE READING "DANGER THIS ENCLOSURE CONTAINS TWO SOURCES OF POWER".
3. SEE LTG 'FIXTURE SCHEDULE' FOR PART NUMBERS.



(EXISTING) FIRE ALARM SYSTEM RISER

NO SCALE

FIRE ALARM RISER NOTES:

1. FIRE ALARM RISER IS DIAGRAMMATICAL ONLY. FA DEVICES SHOWN ON DRAWINGS ARE A MINIMUM REQUIREMENT. FIRE MARSHALL HAVING JURISDICTION SHALL DICTATE FINAL QUANTITIES AND LOCATIONS OF ALL FA DEVICES. MAKE A PROVISION FOR ADDITIONAL DEVICES.
2. INSTALL NEW OR REPLACE EXISTING DEVICES TO MEET CURRENT FIRE CODES. SPECIFY EXISTING MANUFACTURER FOR ANY NEW DEVICES TO INSURE COMPATIBILITY WITH EXISTING FA SYSTEM.
3. EXTEND EXISTING ADDRESSABLE LOOP AS REQUIRED FOR ALL NEW INITIATION DEVICES SHOWN.

ELECTRICAL LEGEND

(1/2 SHADED LT FIXTURES ON DWGS INDICATE EMERGENCY)

- COMBO EXIT/EGRESS SIGN LIGHTING FIXTURE
- LINEAR LED LIGHT FIXTURE
- LOW VOLTAGE CIRCUIT/CONDUIT
- CIRCUIT/CONDUIT UNDERFLOOR/GRADE W/GROUND
- CIRCUIT/ CONDUIT W/GROUND
- BRANCH CIRCUIT HOMERUN W/GROUND
- KEY OPERATED SWITCH SINGLE POLE
- CEILING MOUNTED OCCUPANCY SENSOR
- DUPLEX RECEPTACLE
- DUPLEX GFI RECEPTACLE- HORIZ. 2" ABOVE BACKSPLASH
- JUNCTION BOX
- DISCONNECT (ENCL SIZE/POLES/FUSE/NEMA)
- MOTOR
- FUSED DISC (ENCL SIZE/POLES/FUSE/NEMA)
- 75 H FA- HORN/STROBE WALL MTD
- P FA- PULL STATION WALL MTD

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR/GRADE
AHU	AIR HANDLER UNIT
CU	CONDENSER UNIT
EDH	ELECTRIC DUCT HEATER
EF	EXHAUST FAN
EL	EMERGENCY LIGHT
FA	FIRE ALARM
GFI	GROUND FAULT INTERRUPT
GND	GROUND
MW	MILLWORK
TR	TAMPER RESISTANT
WH	WATER HEATER
WP	WEATHERPROOF
XFMR	TRANSFORMER

10/16/25
4046 ELEC

P&H ENGINEERING
POWELL & HINKLE ENGINEERING, P.A.
1409 KINGSLEY AVENUE, BLDG 12A
ORANGE PARK, FLORIDA 32073
(904) 264-5570 FAX:(904) 278-2646

ROBERT L. HINKLE PE 29302
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COSA CITY HALL TOILETS

PROJECT CONTACT
Barbara Moore
General Services Group
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4315

PROJECT LOCATION
75 King Street
St. Augustine FL 32084

SARAH RYAN ARCHITECT

ARCHITECT:
Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

MEP ENGINEER:
Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

CONTRACTOR:

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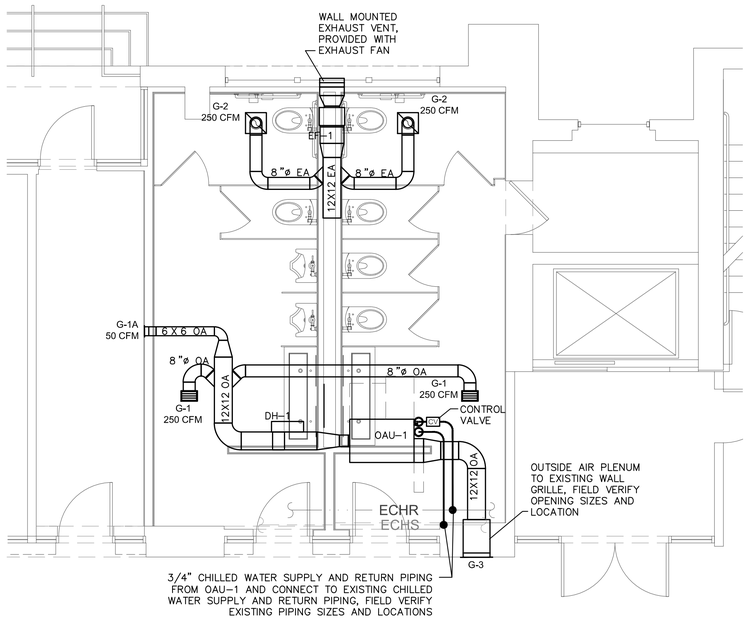


HVAC PLAN
SCALE: 1/4" = 1'-0"

HEATING, VENTILATING, AND AIR CONDITIONING NOTES

1. SCOPE: PROVIDE A COMPLETE HEATING, AND AIR CONDITIONING SYSTEM AS SHOWN ON DRAWINGS AND MEETING THE REQUIREMENTS OF APPLICABLE STATE AND LOCAL CODES. OBTAIN ALL PERMITS AND NECESSARY CERTIFICATES. FIELD VERIFY EXISTING CONDITIONS, INCLUDING PIPING TYPE, SIZE AND LOCATION.

2. ALL WORK SHALL BE COMPLETED WHILE OTHER TENANT/OWNER IS OCCUPYING THIS FACILITY. PRIOR TO START OF ANY WORK, THE SUCCESSFUL CONTRACTOR SHALL MEET WITH THE OWNER AND ENGINEER TO DETERMINE THAT NO QUESTIONS REMAIN CONCERNING THE INTENT OF THE DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR SHALL OUTLINE HIS METHODS AND PROCEDURES WHICH WILL ALLOW THE OWNER TO CONTINUE TO MAINTAIN FACILITY FUNCTIONS DURING EXECUTION OF THIS WORK AND BRING UP FOR DISCUSSION AND DECISION ANY QUESTIONS CONCERNING THE PROJECT. NO WORK SHALL BE PERFORMED PRIOR TO THIS MEETING. THE OWNER SHALL SET THE DATE, TIME, AND PLACE OF CONFERENCE.

3. GUARANTEE: PROVIDE ALL NEW MATERIALS AND EQUIPMENT, AND GUARANTEE SAME AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE. PROVIDE ADDITIONAL 4 YEAR GUARANTEE ON COMPRESSORS.

4. SUBMIT SHOP DRAWINGS OR CATALOG DATA FOR APPROVAL BEFORE PURCHASING OR INSTALLING EQUIPMENT AND ACCESSORIES.

5. DUCT WORK: HVAC DUCT WORK SHALL BE GALVANIZED SHEET STEEL. FABRICATE SHEET METAL DUCT WORK IN ACCORDANCE WITH LATEST EDITION OF "HVAC DUCT CONSTRUCTION STANDARDS – METAL AND FLEXIBLE" AS PUBLISHED BY SMACNA AND DESIGNED FOR 1–1/2" W.G. MINIMUM STATIC PRESSURE. DUCT DIMENSIONS SHOWN ON DRAWINGS ARE FINISHED INSIDE DIMENSIONS. INCREASE SHEET METAL SIZES TO ALLOW FOR DUCT LINER WHERE APPLICABLE. HVAC DUCT CHANGES IN DIRECTION, INCLUDING TEES, SHALL BE MADE WITH RADIUS.

6. FLEXIBLE DUCT SHALL BE PRE–INSULATED TYPE, LISTED BY UNDERWRITERS' LABORATORIES, INC., CLASS 1 DUCTS, AND SHALL CONFORM TO NFPA BULLETIN 90–A. INSULATION SHALL BE THE REQUIRED THICKNESS AND MATERIAL TO PROVIDE A MINIMUM THERMAL RESISTANCE "R" OF 5.0 WHEN DUCT IS LOCATED IN ATTIC SPACES ABOVE THE BUILDING INSULATION AND 3.3 WHEN LOCATED BELOW THE BUILDING INSULATION UNLESS OTHERWISE NOTED ON THE DRAWINGS.

7. DUCT INSULATION: INSULATE HVAC DUCT WORK INCLUDING SUPPLY, EXHAUST AND OUTSIDE AIR INTAKE DUCT SYSTEM. DUCT INSULATION SHALL BE THE REQUIRED THICKNESS AND MATERIAL TO PROVIDE A MINIMUM THERMAL RESISTANCE "R" OF 6.0 UNLESS OTHERWISE NOTED ON THE DRAWINGS. THESE 'R' VALUES ARE "AS–INSTALLED" MINIMUMS. INSULATION NOMINAL THICKNESS SHALL NOT EXCEED 2". FLEXIBLE EXTERNAL INSULATION SHALL HAVE AN "AS–PACKAGED" R VALUE NOT LESS THAN 25% GREATER THAN THE REQUIRED "AS–INSTALLED" VALUE AND SHALL HAVE A DUPLEX LAMINATED, REINFORCED ALUMINUM FOIL VAPOR BARRIER. RIGID EXTERNAL INSULATION SHALL HAVE AN "AS–PACKAGED" 'R' VALUE NOT LESS THAN THE REQUIRED "AS–INSTALLED" VALUE AND SHALL HAVE ALL SERVICE JACKET (ASJ) FACING. ACOUSTICAL DUCT LINER SHALL BE 1" THICK FIBERGLASS INSULATION WITH AIR STREAM SIDE FACED WITH NONABRASIVE COATING TO MINIMIZE AIR FLOW RESISTANCE. MAXIMUM K FACTOR SHALL BE 0.25 (BTU X INCH) / (SQ. FT. X DEG. F. X HR).

8. AIR DISTRIBUTION EQUIPMENT: AIR DISTRIBUTION DEVICES SHALL BE SELECTED TO DELIVER INDICATED VOLUME OF SUPPLY AIR WITHOUT EXCEEDING THE AVAILABLE THROW AND WITH AN NC RATING NOT EXCEEDING 30, INCLUDING HALF OPEN DAMPER. SUBMITTAL DATA SHALL INDICATE PERFORMANCE OF SELECTED DEVICES INCLUDING AIR QUANTITY, PATTERN, THROW, PRESSURE DROP, SOUND LEVEL, FINISH, DIMENSIONS AND CONSTRUCTION. SUPPLY DIFFUSERS AND RETURN GRILLS SHALL BE AS SCHEDULED ON DRAWINGS AND SHALL HAVE BAKED ENAMEL FINISH WITH COLOR SELECTED BY ARCHITECT.

9. FLAMMABILITY: ALL INSULATION MATERIALS AND COATINGS SHALL MEET FLAME SPREAD AND SMOKE DEVELOPED RATINGS PER NFPA BULLETIN 90–A WHEN TESTED IN ACCORDANCE WITH ASTM STANDARD E84. SMOKE DEVELOPED LESS THAN OR EQUAL TO 50, AND FLAME SPREAD LESS THAN OR EQUAL TO 25. ALL COATINGS AND MASTICS SHALL BE NONFLAMMABLE IN THE WET STATE.

10. CONDENSATE DRAIN PIPING: PROVIDE INSULATED PVC CONDENSATE DRAINS WITH 4" WATER SEAL P TRAP AT AIR HANDLING UNITS AND TERMINATE DRAIN AT FLOOR DRAIN IN EXISTING MECHANICAL ROOM.

11. ABOVE GRADE PIPING SMALLER THAN 2–1/2" SHALL BE ASTM A 53, SCHEDULE 40, BLACK STEEL PIPE WITH THREADED JOINTS OR ASTM B 88 TYPE "L" COPPER PIPE WITH SOLDER JOINTS AND WROUGHT COPPER FITTINGS. DIELECTRIC PIPE UNION SHALL BE PROVIDED BETWEEN FERROUS AND NONFERROUS PIPING TO PREVENT GALVANIC CORROSION

12. ISOLATION VALVES SMALLER THAN 2–1/2" SHALL BE EITHER THREADED END OR SOLDER END, BALL VALVES, CLASS 125, BRONZE BODY, NICKEL PLATED BRASS BALLS AND PTFE SEATS.

13. INSULATION FOR PIPE 1–1/2" AND SMALLER SHALL BE 1" THICK, PRE–FORMED, FLAME–RETARDANT, NITRILE RUBBER BASED ELASTOMERIC INSULATION SIMILAR TO ARMSTRONG FR ARMAFLEX, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

14. PROVIDE EQUIPMENT AND PIPING SUPPORTS AS REQUIRED BY APPLICABLE CODES. SUPPORTS FOR EQUIPMENT SHALL BE SIZED AND DESIGNED TO SUPPORT THE EQUIPMENT AND SHALL HAVE FINISH AS SPECIFIED ON DRAWINGS.

15. ELECTRIC HEATING COIL SHALL BE OPEN–WIRE TYPE. COILS SHALL BE NICKEL CHROMIUM ELEMENT DESIGN. ELECTRIC HEATING COILS SHALL BE UL LISTED AND SHALL HAVE UNIT–MOUNTED MAGNETIC CONTACTOR AND HIGH TEMPERATURE CUTOUT WITH AUTOMATIC RESET TO DE–ENERGIZE ELECTRIC HEAT IN THE EVENT OF AN OVERHEAT CONDITION.

16. TESTING: TEST CHILLED WATER PIPING BY PLUGGING OPENINGS, FILLING ENTIRE SYSTEM WITH COMPRESSED AIR, AND HOLD AT 125 PSIG PRESSURE FOR AT LEAST 2 HOURS. REMAKE ALL LEAKING JOINTS AND RETEST UNTIL SYSTEMS PROVE TIGHT. THESE TESTS ARE MINIMUM AND ARE NOT INTENDED TO BE LIMITING WHERE ADDITIONAL TESTING METHODS ARE REQUIRED BY GOVERNING AUTHORITY.

17. CLEANING: CLEAN AND FLUSH ALL NEW PIPING, VALVES AND STRAINERS THOROUGHLY WITH CLEAN POTABLE WATER BEFORE CONDUCTING THE PIPING PRESSURE TEST. THE CONTRACTOR SHALL PROVIDE TEMPORARY PUMPS AND STRAINERS WITH FINE MESH SCREENS TO OBTAIN MINIMUM EIGHT (8) FEET PER SECOND FLUSHING VELOCITY WITHIN THE HVAC PIPING SYSTEMS FOR MINIMUM OF 15 MINUTES. ONCE THE FLUSHING IS COMPLETE, THE TEMPORARY STRAINERS WILL BE REPLACED WITH NEW STRAINER.

18. TEST, BALANCE AND OPERATION: PROVIDE TEMPORARY FILTERS PRIOR TO OPERATING EQUIPMENT. TEST AND BALANCE ALL AIR SYSTEMS IN ACCORDANCE WITH AABC NATIONAL STANDARDS. REPORT ANY DEFECTS OR DEFICIENCIES NOTED DURING PERFORMANCE OF SERVICES TO THE ARCHITECT. PROMPTLY REPORT ABNORMAL CONDITIONS IN MECHANICAL SYSTEMS OR CONDITIONS WHICH PREVENT SYSTEM BALANCE. PLACE ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS AND EQUIPMENT INTO FULL OPERATION AND CONTINUE THE OPERATION THROUGH THE COMPLETION OF THE TEST AND BALANCE PROCEDURE. TEST AND RECORD ALL ACTUAL MOTOR CURRENTS AND NOTE CORRESPONDING NAMEPLATE FULL LOAD AMPERES. TEST AND ADJUST RPM OF ALL BLOWERS, FANS, AND SIMILAR AIR HANDLING DEVICES TO PLUS OR MINUS 5% OF DESIGN QUANTITIES. ADJUST AIR AND WATER SYSTEMS TO PLUS OR MINUS 5% OF DESIGN QUANTITIES. TEST AND RECORD ALL ACTUAL PUMP MOTOR CURRENTS AND NOTE CORRESPONDING NAMEPLATE FULL LOAD AMPERES. PROVIDE WRITTEN REPORTS AFTER THE TEST AND BALANCE WORK IS COMPLETED. INSTRUCT OWNER, AND PROVIDE OPERATING, PARTS LIST, AND MAINTENANCE MANUAL. AFTER CONSTRUCTION DUST HAS BEEN REMOVED FROM BUILDING BY TEMPORARY FILTERS, INSTALL NEW FILTERS.

19. MECHANICAL/ELECTRICAL COORDINATION: UNLESS SPECIFICALLY REQUIRED OTHERWISE, ELECTRICAL CONTRACTOR SHALL FURNISH, SET AND WIRE DISCONNECT DEVICES FOR AHU AND AC UNITS, AND SHALL PROVIDE ALL POWER WIRING. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL A/C CONTROL DEVICES AND CONTROL WIRING.

LEGEND

12x12	DUCT W/ SIZE SHOWN
	SUPPLY DUCT
	RETURN/EXHAUST DUCT
	DUCT ELEV. CHANGE R-RISE/D-DOWN
	ELBOW W/ TURNING VANES
	DUCT TRANSITION
G-X	SUPPLY DIFFUSER/GRILLE
G-X	RETURN DIFFUSER/GRILLE
	FLEX DUCT
SA	SUPPLY AIR
RA	RETURN AIR
EA	EXHAUST AIR
EF	EXHAUST FAN
OA	OUTSIDE AIR

EQUIPMENT SCHEDULE - DIFFUSER/REGISTER/GRILLE

MANUFACTURER	PRICE OR APPROVED EQUAL		
MODEL	TYPE/NECK SIZE	MIN. CFM	MAX. CFM
(G-1) 22DAL (10X6)	SURFACE SUPPLY WITH PLENUM AND 8"ø DUCT CONNECTION	200	300
(G-1A) 22DAL (6X6)	SURFACE MOUNTED SUPPLY WITH OPPOSED BLADE DAMPER		
(G-2) 60DAL (12X12)	SURFACE EXHAUST WITH DAMPER, PLENUM AND 8"ø DUCT CONNECTION		
(G-3)	EXISTING WALL GRILLE, FIELD VERIFY SIZES AND LOCATION		

EQUIPMENT SCHEDULE - EXHAUST FAN

APPROVED MANUFACTURER		COOK	
EQUIPMENT NUMBER		EF–1	
MOUNTING TYPE		INLINE	
FAN	TYPE	CENTRIF	
	DRIVE	DIRECT	
	RPM	1190	
	CFM	500	
	S.P. – IN.	0.375	
	HP	(195 WATTS)	
MODEL No.		GN–720	
ELECTRICAL DATA		120/1	
ACCESSORIES, OPTION OR REMARK		(1) (2)	

NOTE:
(1) UNIT MOUNTED DISCONNECT AND SPEED CONTROLLER.
(2) UNIT WITH ON/OFF CONTROL SHALL INTERLOCK WITH BOTH REST ROOM LIGHT SWITCHES.
(3) PROVIDE FAN WITH BV5 VENT CAP.

EQUIPMENT SCHEDULE - 100% OA UNIT

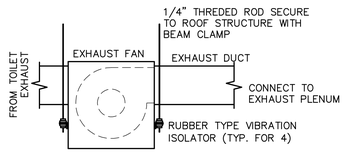
APPROVED MANUFACTURER		DAIKIN	
OUT DOOR DESIGN TEMP.	SUMMER	95°F	
	WINTER	29°F	
INDOOR DESIGN TEMP.	SUMMER	78°F	
	WINTER	72°F	
EQUIPMENT NUMBER		OAU–1	
UNIT CFM		550	
HYDRONIC COOLING COIL	EAT DB/WB – °F.	95°F/78°F	
	LAT DB/WB – °F.	52.3°F/52.1°F	
	SEN. LOAD – MBH	25.6	
	TOTAL LOAD – MBH	49.2	
	AIR FRICTION – IN.	0.62	
	FLUID – CONC./BRINE	FW	
	EWT/LWT – °F	45°F/55°F	
	FLUID – GPM	9.9	
	FLUID PD – FT.	13.2	
FILTER	TYPE	PLEATED	
	THICKNESS – INCH	2"	
FAN	TYPE	CENTRIF	
	DRIVE	DIRECT	
	HP	1/3	
	EXT. S.P. – IN.	0.5	
	VFD	(N/A)	
ELECTRICAL DATA		208V/1ø	
MODEL NUMBER		BCH0081	
ACCESSORIES, OPTION OR REMARK		(1) (2) (3)	

NOTE:
(1) UNIT MOUNTED DISCONNECT, BELIMO MODULATING CONTROL VALVE.
(2) UNIT ON/OFF CONTROL SHALL INTERLOCK WITH EXHAUST FAN EF–1 AND REST ROOM LIGHT SWITCHES.
(3) PROVIDE UNIT WITH SECONDARY DRAIN PAN WITH FLOAT SWITCH. TERMINATE 3/4" CONDENSATE DRAIN FROM UNIT AT DRAIN IN EXISTING MECHANICAL ROOM PER CODE REQUIREMENTS.

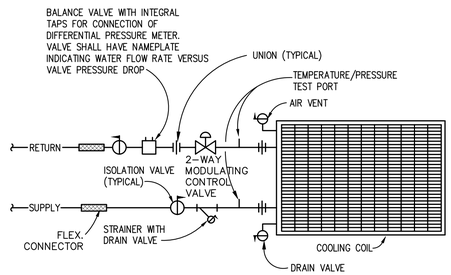
EQUIPMENT SCHEDULE - ELECTRIC DUCT HEATER

APPROVED MANUFACTURER		INDEECO	
EQUIPMENT NUMBER		DH–1	
ELECT. HEATING COIL	COIL POSITION	RE–HEAT	
	TOTAL KW	8	
	# OF STAGE(S)	SCR	
	AIR FRICTION – IN.	0.1	
	HEIGHT – IN.	12	
	WIDTH – IN.	12	
MODEL NUMBER		QUA	
ELECTRICAL DATA		240 V/1 ø	
A/C EQUIPMENT NUMBER		OAU–1	
CIRCUIT	MCA	45	
	MOP	50	
ACCESSORIES, OPTION OR REMARK		(SEE NOTE)	

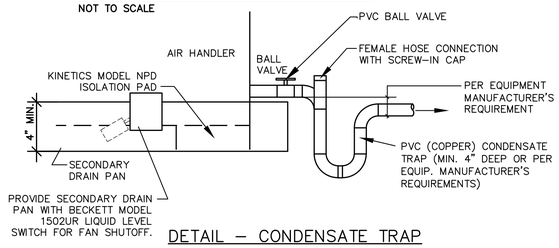
ELECTRICAL HEATER ACCESSORIES AND NOTES:
(1): UNIT MOUNTED DISCONNECT AND AIR FLOW SWITCH.
(2): SCR CONTROLLER WITH (DUCT/WALL) MOUNTED TEMPERATURE SENSOR COMPATIBLE WI BUILDING CONTROL SYSTEM.
(3): THERMAL SAFETY DEVICE AND FAN INTERLOCK RELAY.
(4): INTERLOCK OAU–1 AND MAINTAIN SUPPLY AIR TEMPERATURE TO SPACE AT 70°F.



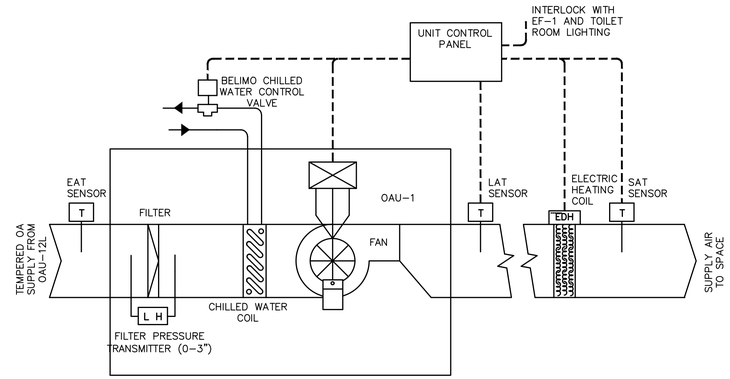
DETAIL – EXHAUST FAN
NOT TO SCALE



DETAIL – OAU–1 PIPING DIAGRAM
NOT TO SCALE



DETAIL – CONDENSATE TRAP
N.T.S.

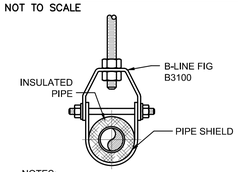


SEQUENCE OF CONTROL AND OPERATION:

1. OCCUPIED MODE: WHEN SPACE TOILET ROOM LIGHTING SYSTEM IS ON, THE TOILET EXHAUST FAN (EF–1) AND CHILLED WATER UNIT (OAU–1) SUPPLY FAN SHALL RUN CONTINUOUSLY. UNIT CONTROL SHALL CONTROL THE CHILLED WATER VALVE TO MAINTAIN THE LEAVING THE UNIT (OAU–1) AT SET POINT. ELECTRIC DUCT HEATER (DH–1) SHALL MAINTAIN SUPPLY AIR TEMPERATURE TO SPACE AT 70°F (ADJ.).

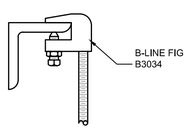
2. UNOCCUPIED MODE: WHEN SPACE LIGHTING IS "OFF", TOILET EXHAUST FAN (EF–1) AND CHILLED WATER UNIT SUPPLY FAN (OAU–1) SHALL STOP, CHILLED WATER CONTROL VALVE AND ELECTRIC DUCT HEATER SHALL BE DE–ENERGIZED.

CONTROL DIAGRAM – CHILLED WATER 100% OA UNITS
NOT TO SCALE



NOTES:
1. SIZE HANGER TO ADEQUATELY SUPPORT LOAD.
2. SIZE PIPE SHIELD TO FIT PIPE AND INSULATION THICKNESS.
3. SIZE HANGER TO FIT PIPE INSULATION SHIELD.

DETAIL – CLEVIS PIPE HANGER
N.T.S.



DETAIL – BEAM CLAMP
N.T.S.

P&H ENGINEERING
POWELL & HINKLE ENGINEERING, P.A.
1409 KINGSLEY AVENUE, BLDG 12A
ORANGE PARK, FLORIDA 32073
(904) 264-5570 FAX:(904) 278-2646

ROBERT L. HINKLE PE 29302
GALTON C. MOK PE 33192
LANE R. HINKLE PE 48076
THOMAS M. ELDER PE 56121
RICHARD A. MATHEWS PE 59418
DAVID R. SPELL JR. PE 54729
JAMES L. HENNESSEY PE 83241

10/16/25
4046 HVAC

COSA CITY HALL TOILETS

PROJECT CONTACT
Barbara Moore
General Services Group
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4315

PROJECT LOCATION
75 King Street
St. Augustine FL 32084

SARAH RYAN ARCHITECT

ARCHITECT:
Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

MEP ENGINEER:
Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

CONTRACTOR:

PERMIT SET

No.	Date:	Description:
1	10.15.25	PERMIT SET

Scale AS NOTED

Sheet title
HVAC PLAN EQUIP. SCH. & DETAILS

Sheet Number M1.01

Received March 9, 2026
Planning and Building Dept.

PLUMBING SPECIFICATIONS

1. COMPLY WITH ALL CODES APPLYING TO THE WORK OF THIS CONTRACT INCLUDING FLORIDA BUILDING CODE 2014, FLORIDA BUILDING CODE 2014 – MECHANICAL, AND FLORIDA BUILDING CODE 2014 – PLUMBING. OBTAIN INFORMATION ON ALL CODE RESTRICTIONS AND REQUIREMENTS. IN CASE OF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND A GOVERNING CODE OR ORDINANCE, SUCH CONFLICT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION. EXTRA PAYMENT WILL NOT BE ALLOWED FOR WORK REQUIRED BY CODE RESTRICTIONS EXCEPT THROUGH WRITTEN AGREEMENT WITH THE OWNER.

2. SCOPE: PROVIDE A COMPLETE PLUMBING SYSTEM AS SHOWN ON DRAWINGS AND MEETING REQUIREMENTS OF APPLICABLE STATE AND LOCAL CODES. OBTAIN ALL REQUIRED PERMITS AND CERTIFICATES.

3. GUARANTEE: PROVIDE ALL NEW MATERIALS AND EQUIPMENT, AND GUARANTEE SAME AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE. AS FAR AS PRACTICAL, SIMILAR PRODUCTS SHALL BE BY ONE MFG.

4. ALL PRODUCTS DESIGNED FOR DISPENSING POTABLE WATER MUST MEET BOTH THE NSF 61 AND NSF 372 TEST STANDARDS VIA THIRD-PART TESTING AND CERTIFICATION.

5. FIXTURES: PLUMBING FIXTURES SHALL BE AS SCHEDULED ON THE DRAWINGS. APPROVED MANUFACTURERS ARE AMERICAN STANDARD, BRADLEY, CHICAGO, CRANE, DELTA, ELKAY, KOHLER. WATER COOLERS SHALL BE AS SCHEDULED ON DRAWINGS, APPROVED MANUFACTURERS ARE OASIS, ELKAY, HALSEY TAYLOR. FIXTURE TRIM AND FITTINGS SHALL BE C.P. BRASS INCLUDING PIPING SERVING FIXTURES EXPOSED BEYOND FACE OF FINISHED WALL. PROVIDE STOPS IN WATER SUPPLIES TO EACH AND EVERY FIXTURE. FIXTURE MOUNTING HEIGHT SHALL BE AS SHOWN ON THE ARCH. DRAWINGS.

6. SANITARY WASTE PIPING: SOIL, WASTE AND VENT PIPING SHALL BE SOLID WALL DWV POLYVINYL CHLORIDE (PVC), SCHEDULE 40, SOLVENT WELD JOINTS. EXPOSED SANITARY PIPING UNDER LAVATORIES SHALL BE CHROME PLATED COPPER/BRASS. SUPPORT ALL SOIL AND VENT STACKS AT BASE. PROVIDE CLEANOUTS AS REQUIRED BY CODE. USE SCREW TYPE CLEANOUTS FOR PIPING CONCEALED IN WALL WITH CHROMIUM PLATED BRONZE COVER PLATES. PITCH ALL 2 1/2" AND SMALLER DRAIN PIPING AT LEAST 1/4" PER FOOT AND 3" AND LARGER DRAIN PIPING AT LEAST 1/8" PER FOOT UNLESS OTHERWISE NOTED.

7. WATER SUPPLY PIPING: ABOVE GRADE HOT AND COLD WATER SUPPLY PIPING SHALL BE TYPE "L" HARD COPPER WITH CAST OR WROUGHT SOLDER JOINT FITTINGS. BELOW GRADE HOT AND COLD WATER SUPPLY PIPING SHALL BE TYPE "K" HARD COPPER WITH CAST OR WROUGHT SOLDER JOINT FITTINGS. WATER HAMMER ARRESTORS SHALL BE BELLOWS OR PISTON TYPE SIZED PER MFG. RECOMMENDATIONS. VALVES SHALL BE LINE SIZE UNLESS SPECIFICALLY SHOWN OTHERWISE. ALL EQUIPMENT SERVICE VALVES AND ALL SHUT-OFF VALVES 2" AND SMALLER SHALL BE BRONZE BODY FULL PORT BALL VALVES WITH STAINLESS STEEL BALL AND NYLON SEAT. INSTALL BALL VALVES AT TAKE-OFF FROM MAIN, UPSTREAM OF ALL EQUIPMENT CONNECTIONS, AND WHERE SHOWN ON DRAWINGS. PROVIDE UNIONS AT EACH THREADED VALVE, FIXTURE OR APPARATUS TO FACILITATE REMOVAL. TRAP PRIMERS SHALL BE SIMILAR TO PRIME-RITE AS MANUFACTURED BY PRECISION PLUMBING PRODUCTS, INC., OR AS SCHEDULED ON DRAWINGS.

8. COMPRESSED AIR PIPING: AIRNET ALUMINUM PIPING IN BLUE RAL 5012 COLOR. JOINTS WILL BE AS FOLLOWS: PUSH TO FIT (PF SERIES) MECHANICAL JOINTS FOR PIPING 3/4" TO 2".

9. INSULATION: PIPING INSULATION SHALL BE PRE-FORMED, FLAME-RETARDANT, ELASTOMERIC, POLYETHYLENE, PIPE INSULATION SIMILAR TO AP ARMAFLEX, AP ARMAFLEX SS, IMCOA IMOLOCK OR NOMACO NOMALOCK, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PRE-FORMED OWENS-CORNING 3.5 POUND DENSITY FIBERGLASS PIPE INSULATION WITH ALL SERVICE JACKET AND SELF-SEALING LAP WILL BE APPROVED FOR PIPE INSTALLED IN DRY LOCATIONS. INSULATION THICKNESSES SHALL BE AS FOLLOWS: INSULATE COLD WATER PIPING WITH 1/2" THICK PIPE INSULATION PER MANUFACTURERS' RECOMMENDATIONS. INSULATE HOT WATER PIPING WITH 1" THICK PIPE INSULATION PER MANUFACTURERS' RECOMMENDATIONS. INSULATE ALL OTHER PVC/CPVC PIPING LOCATED IN SUPPLY OR RETURN AIR PLENUMS WITH MINIMUM 1/2" THICK PIPE INSULATION. INSULATION SHALL MEET ALL STATE AND LOCAL REQUIREMENTS FOR PLENUM USE. AT ALL EXPOSED PIPING UNDER HANDICAPPED SINKS, PROVIDE PRE MOLDED VINYL INSULATION. INSULATION SHALL BE "HANDI LAV-GUARD" INSULATION KITS AS MANUFACTURED BY TRUEBRO INC. OR APPROVED EQUAL. TRUEBRO INC. PHONE NO. IS (203) 875-2868. ALL INSULATION MATERIALS SHALL MEET FLAME SPREAD AND SMOKE DEVELOPED RATINGS PER NFPA BULLETIN 90-A WHEN TESTED IN ACCORDANCE WITH ASTM STANDARD E 84. SMOKE DEVELOPED LESS THAN OR EQUAL TO 50, AND FLAME SPREAD LESS THAN OR EQUAL TO 25.

10. PIPE HANGERS: PIPE HANGERS SHALL BE GALVANIZED STEEL CLEVIS HANGERS SELECTED WITHIN THE MANUFACTURER'S PUBLISHED LOAD RATINGS AND SHALL BE AUTO-GRIP, FEE AND MASON, OR GRINNEL. HANGERS FOR COPPER PIPE SHALL BE EITHER COPPER-PLATED TYPE OR THERE SHALL BE A SHIELD OF 4 POUNDS SHEET LEAD TO COMPLETELY SURROUND THE PIPE TO PREVENT DIRECT CONTACT WITH THE HANGER. SUPPORTS FOR PIPES WITH VAPOR BARRIER TYPE COVERING SHALL NOT CONTACT THE PIPE BUT SHALL SURROUND THE UNBROKEN COVERING. PROVIDE GALVANIZED STEEL SHIELDS WITH MITERED CORNERS PROPERLY FORMED TO THE JACKET OUTSIDE DIAMETER BETWEEN HANGER CLEVISES AND THE LOWER 1/3 OF THE CIRCUMFERENCE.

11. PIPE SLEEVES: PROVIDE PIPE SLEEVES OR CORE BORE FOR ALL PIPES PASSING THROUGH CONCRETE OR MASONRY WALLS. SLEEVES THROUGH FLOOR SLABS OR FIRE WALLS SHALL BE GALVANIZED STEEL PIPE OF PROPER SIZE. FILL ALL SPACES BETWEEN PIPING AND SLEEVES PASSING THROUGH FIRE-RATED WALLS, FLOORS, OR CEILINGS WITH MATERIAL CAPABLE OF MAINTAINING THE FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR CEILING. USE METACAULK 950GW-1 OR APPROVED EQUAL CAULKING MATERIAL FOR PVC AND CPVC PIPING.

12. ESCUTCHEONS: PROVIDE ESCUTCHEONS ON ALL FINISHED SURFACES WHERE PIPING PENETRATE. FASTEN SECURELY TO PIPE OR PIPE COVERING.

13. CONTROLS: PROVIDE ALL PRESSURE CONTROLS, TEMPERING VALVES, AQUASTATS, TEMPERATURE AND PRESSURE RELIEF VALVES AND CONTROL VALVES NECESSARY FOR THE OPERATION OR ADJUSTMENT OF EQUIPMENT AND NOT SUPPLIED AS PART OF THE EQUIPMENT. INSTALL ALL HIGH VOLTAGE (120 V OR ABOVE) CONTROL WIRING IN EMT CONDUIT. INSTALL LOW VOLTAGE CONTROL WIRING IN CONDUIT UNLESS CONCEALED IN WALLS OR ABOVE FINISHED CEILINGS. DO NOT RUN LOW VOLTAGE CONTROL WIRING IN THE SAME CONDUIT AS HIGH VOLTAGE CONTROL OR POWER WIRING.

14. TESTING: ALL DRAINAGE, VENT AND INSIDE CONDUCTOR PIPING SHALL BE TESTED BEFORE FIXTURES ARE INSTALLED BY CAPPING OR PLUGGING THE OPENINGS AND FILLING THE ENTIRE SYSTEM WITH WATER, ALLOWING IT TO STAND THUS FILLED FOR 24 HOURS WITH AT LEAST 10 FEET OF PRESSURE. IF REQUIRED TO TEST SYSTEM IN SECTIONS, PROVIDE NECESSARY TEST TEES, PLUGS AND STAND PIPE TO TEST THE SYSTEM WITH AT LEAST 10 FEET OF PRESSURE. REMAKE ALL LEAKING JOINTS AND RETEST. TEST ALL WATER SUPPLY PIPING BEFORE FIXTURES, EQUIPMENT AND/OR HYDRANTS ARE CONNECTED. CAP OR PLUG THE OPENINGS, FILL THE SYSTEM WITH WATER AND APPLY A HYDROSTATIC PRESSURE OF 1.5 TIMES THE OPERATING PRESSURE OR 125 PSIG, WHICH EVER IS HIGHER. HOLD TEST PRESSURES FOR AT LEAST 24 HOURS. REMAKE ALL LEAKING JOINTS AND RETEST UNTIL SYSTEMS PROVE TIGHT. THESE TESTS ARE MINIMUM AND ARE NOT INTENDED TO BE LIMITING WHERE ADDITIONAL TESTING METHODS ARE REQUIRED BY GOVERNING AUTHORITY. TEST EACH FIXTURE FOR SOUNDNESS, STABILITY OF SUPPORT, AND SATISFACTORY OPERATION OF ALL ITS PARTS.

15. DISINFECTION OF POTABLE WATER PIPING: DISINFECT ANY PART OF POTABLE WATER SYSTEM INSTALLED OR REPAIRED IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS BEFORE IT IS PLACED IN SERVICE:

AFTER TESTS ARE COMPLETED, FILL ALL WATER SUPPLY SYSTEMS WITH A SOLUTION CONTAINING 50 PPM OF AVAILABLE CHLORINE AND ALLOW TO STAND FOR A PERIOD OF AT LEAST 24 HOURS BEFORE BEING FLUSHED WITH CLEAN WATER. DELIVER A DATED LETTER CERTIFYING STERILIZATION TO THE ARCHITECT.

AFTER TESTS ARE COMPLETED, FILL ALL WATER SUPPLY SYSTEMS WITH A SOLUTION CONTAINING 200 PPM OF AVAILABLE CHLORINE AND ALLOW TO STAND FOR A PERIOD OF AT LEAST 3 HOURS BEFORE BEING FLUSHED WITH CLEAN WATER. DELIVER A DATED LETTER CERTIFYING STERILIZATION TO THE ARCHITECT.

16. CLEANING AND RUBBISH: DURING THE WORK, KEEP THE PREMISES CLEAR OF RUBBISH CREATED AS A RESULT OF THE WORK. PROTECT AND PREVENT UNNECESSARY INDUCTION OF DIRT INTO PIPING, FIXTURES AND EQUIPMENT. ON COMPLETION OF THE WORK, REMOVE ALL RUBBISH AND DEBRIS RESULTING FROM THE WORK AND DISPOSE OF SAME. THOROUGHLY CLEAN AND LEAVE IN A SATISFACTORY CONDITION FOR USE OF ALL EQUIPMENT, PIPE, FIXTURES, ETC.

PLUMBING EQUIPMENT SCHEDULE

F-1
EQUIPMENT PROVIDED BY OTHERS, INSTALLED BY THE PLUMBING CONTRACTOR. PROVIDE AND INSTALL ALL REQUIRED ACCESSORIES (ie. WALL SUPPLIES, SUPPLY LINES, DRAIN, P-TRAP, ETC.) FOR A COMPLETE AND FINAL CONNECTION TO EQUIPMENT. COORDINATE ROUGH-IN DIMENSIONS AND LOCATIONS, PIPE SIZES, ETC. WITH EQUIPMENT CUT-SHEETS AND/OR MANUFACTURER PRIOR TO INSTALLATION.

F-1
WHITE VITREOUS CHINA WALL MOUNTED WATER CLOSET WITH ELONGATED BOWL; KOHLER "KINGSTON" MODEL K-84325-SSL-0 WITH 1.28GPF BATTERY POWERED, SENSOR ACTIVATED WAVE FLUSHOMETER VALVE; KOHLER MODEL K-10673. PROVIDE WITH KOHLER K-4731-SC COMMERCIAL GRADE, HEAVY DUTY, SOLID POLYPROPYLENE OPEN FRONT SEAT LESS COVER AND CHROME PLATED LOOSE T-KEY STOP AND SUPPLY.

F-1H
SAME AS F-1 EXCEPT MOUNTED WITH RIM AT 17" A.F.F. TO MEET ADA REQUIREMENTS.

F-2
WHITE VITREOUS CHINA WALL HUNG URINAL. KOHLER "DEXTER" MODEL K-5016-ET WITH 1.0GPF BATTERY POWERED, SENSOR ACTIVATED FLUSHOMETER VALVE; TOTO MODEL TEY1DNC-42. PROVIDE WITH HEAVY DUTY CHAIR CARRIER.

F-2H
SAME AS F-2 EXCEPT MOUNTED WITH RIM AT 16" A.F.F. TO MEET ADA REQUIREMENTS.

F-3
60" LONG, 2-STATION WALL-MOUNTED GRADIANT SINK. SLOANSTONE SOLID SURFACE MODEL ELGR-82000. PROVIDE WITH STAINLESS STEEL ENCLOSURE. PROVIDE TWO BATTERY POWERED, SENSOR ACTIVATED FAUCET, SLOAN OPTIMA MODEL EAF-150 WITH POLISHED CHROME FINISH, CAST BRASS P-TRAP AND LOOSE T-KEY WALL SUPPLIES. PROVIDE UNIT WITH GRID STRAINER DRAIN, VANDAL RESISTANT 0.5GPM AERATOR. PROVIDE WITH LEONARD POINT OF USE THERMOSTATIC MIXING VALVE MODEL 170-BP-BRKT WITH COLD WATER BY-PASS AND MOUNTING BRACKET.

CO-1
FLOOR CLEAN OUT, SIOUX CHIEF SERIES 834, NICKEL BRONZE, ABS THREADED BRASS INSERT, SCHEDULE 40 HUB CONNECTION.

CO-2
WALL CLEAN OUT, J. R. SMITH 4472-U WITH VANDAL PROOF SCREW AND STAINLESS STEEL COVER.

CO-3
FLOOR CLEAN OUT, SIOUX CHIEF SERIES 834, NICKEL BRONZE, ABS THREADED BRASS INSERT, SCHEDULE 40 HUB CONNECTION. PROVIDE 12"x 12" CONCRETE BASE AROUND CLEANOUT COVER.

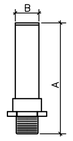
FD-1
FLOOR DRAIN LIGHT DUTY, J. R. SMITH 2051C-P050-PB WITH POLISHED BRONZE 6" ROUND STRAINER AND 1/2" TRAP PRIMER CONNECTION.

TE-1
FACTORY PRE-CHARGED DIAPHRAGM TYPE EXPANSION TANK FOR POTABLE WATER. AMTROL THERM-X-TROL MODEL ST-25V.

EWH-1
EXISTING WATER HEATER TO BE RELOCATED TO NEW LOCATION. PROVIDE WITH HEAT TRAP, T&P RELIEF VALVE. PROVIDE NEW WALL SUPPORTED 2" DEEP DRAIN PAN ASSEMBLY.

TP-1
TRAP PRIMER, MIFAB MODEL MR-500. PROVIDE WITH MODEL MI-DU DISTRIBUTION UNIT AND ISOLATION VALVE. FOR ADDITIONAL INFORMATION, SEE DETAIL.

ALL FIXTURES AND TRIM SELECTIONS SUBJECT TO OWNER/ARCHITECT/INTERIOR DESIGNER FINAL APPROVAL. ALL FIXTURE COLOR AND TRIM FINISH SELECTIONS SUBJECT TO THE OWNER/ARCHITECT/INTERIOR DESIGNER FINAL APPROVAL.



MODEL	PDI SIZE	MIPS THREAD	DIMENSIONS (APPROXIMATE) A	DIMENSIONS (APPROXIMATE) B	AIR CHAMBER VOLUME	FIXTURE UNIT CAPACITY
		in.	in.	in.	cubic in.	
1250XL-A	A	1/2	5 1/4	1 1/8	3.5	1-11
1250XL-B	B	3/4	5 5/8	1 5/8	4.3	12-32
1250XL-C	C	1	7 1/2	1 5/8	6.5	33-60
1250XL-D	D	1	9 5/16	1 3/4	10.0	61-113
1250XL-E	E	1	10 1/4	2 1/2	22.4	114-154
1250XL-F	F	1	10 7/8	2 7/8	34.4	155-330

NOTES:
1. "PDI" REFERS TO THE PLUMBING AND DRAINAGE INSTITUTE.
2. MODEL NUMBERS, DIMENSIONS AND ASSOCIATED CAPACITIES INDICATED IN THIS DETAIL WERE DERIVED FROM ZURN/WILKINS WATER HAMMER ARRESTERS PRODUCT LINE.
3. WATER HAMMER ARRESTERS ARE REQUIRED TO BE "LEAD-FREE" AND SHALL MEET THE REQUIREMENTS OF BOTH NSF 61 AND NSF 372.

WATER HAMMER ARESTOR
NOT TO SCALE

FIXTURE UNIT CALCS.

FIXTURE			F.U. EACH		TOTAL F.U.	
MARK	DESCRIPTION	QTY	WASTE	WATER	WASTE	WATER
F-1,1H	Water Closet F.V.	6	6	10	36	60
F-2,2H	Urinal	2	2	5	4	10
F-3,3H	Lavatory	4	1	2	4	8
FD-1	Floor Drain	2	2	0	4	0
FIXTURE UNIT TOTALS					48.0	78.0
					4" S	61 gpm 2" CW

LEGEND

	FLOOR DRAIN		PIPE RISERS (DROP)
	FLOOR CLEANOUT		PIPE RISERS (UP)
	WALL CLEANOUT		PIPE END (CAPPED)
	TRAPPED DRAIN	RW	RAINWATER LINE
	TRAP	S	SANITARY SEWER LINE
INV. EL.	INVERT ELEVATION	V	VENT LINE
	COLD WATER	VTR	VENT THRU ROOF
	UNION		HOT WATER
	BALL VALVE (EXCEPT OTHERWISE NOTED)		WALL HYDRANT
	VALVE (NORMAL CLOSE)	S.A.	SHOCK ABSORBER
	PRESSURE RELIEF VALVE	A.P.	ACCESS PANEL
	EXISTING COLD WATER		EXISTING SANITARY SEWER
	EXISTING HOT WATER		EXISTING VENT
	CONTROL VALVE/REGULATOR		CHECK VALVE
	STRAINER/FILTER		VERTICAL MOUNT DOUBLE COMBINATION WYE (TYP. FOR DETAIL).
	STM - STEAM		
	SCD - STEAM CONDENSATE		
	DOUBLE COMBINATION WYE		

PLUMBING GENERAL NOTES

1. SEE SPECIFICATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

2. COORDINATE HVAC EQUIPMENT AND DUCT LOCATION WITH HVAC CONTRACTOR. SEE MECH DWGs. FOR ADDITIONAL INFORMATION.

3. DO NOT INSTALL PIPING ABOVE ELECTRICAL PANELS OR EQUIPMENT. COORDINATE ELECTRICAL PANEL AND EQUIPMENT LOCATION WITH ELECTRICAL CONTRACTOR.

4. RUN ALL HORIZONTAL COLD & HOT WATER PIPING ABOVE CEILINGS UNLESS OTHERWISE NOTED.

5. EXTERIOR HOSE BIBS TO BE LOCATED 18" ABOVE GRADE UNLESS OTHERWISE NOTED.

6. INSTALL ALL WORK IN A NEAT AND WORKMANLIKE MANNER, USING ONLY WORKMEN THOROUGHLY QUALIFIED IN THE TRADE OR DUTIES THEY ARE TO PERFORM. ROUGH WORK WILL BE REJECTED.

7. MAINTAIN A MINIMUM 10' CLEARANCE BETWEEN HVAC EQUIPMENT FRESH AIR INTAKES AND SANITARY VENTS.

8. FIELD VERIFY ALL EXISTING PIPING AND PIPING CONNECTION SIZES AND LOCATIONS. EXCEPT OTHERWISE NOTED ON THE DRAWING, EXISTING CONCEALED PIPING NOT CONNECTED TO NEW PLUMBING SYSTEM OR FIXTURES SHALL BE CAPPED BEHIND FINISHED WALL OR BELOW FLOOR AND ABANDONED IN PLACE.

9. PROPERLY CONNECT NEW PLUMBING SYSTEM AND FIXTURES TO EXISTING SYSTEM. PROVIDE NEW FITTINGS AS REQUIRED FOR PROPER CONNECTION. CLEAN ALL EXISTING SANITARY LINES.

10. FIELD VERIFY EXISTING BUILDING STRUCTURAL. NOTIFY GENERAL CONTRACTOR FOR RESOLUTION IF EXISTING BUILDING STRUCTURE IMPEDES PLUMBING INSTALLATION. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND INSTRUCTION.

11. DOMESTIC WATER SHUT-OFF VALVES LOCATED ABOVE DRYWALL CEILINGS SHALL BE GROUPED TOGETHER TO PROVIDE ACCESS FROM SINGLE ACCESS PANELS IF POSSIBLE. PROVIDE WITH IDENTIFICATION TAG INDICATING AREAS THE VALVE CONTROLS.

12. UNLESS OTHERWISE DIRECTED, ALL DOMESTIC WATER AND GAS PIPING SHALL BE LOCATED AS HIGH AS POSSIBLE, TIGHT TO BOTTOM OF DECK/STRUCTURE. UNLESS OTHERWISE DIRECTED, SANITARY AND VENT PIPING SHALL BE LOCATED AS HIGH AS POSSIBLE, TIGHT TO BOTTOM OF DECK/STRUCTURE, WITH MINIMUM SLOPE REQUIRED BY APPLICABLE CODE REQUIREMENTS.

13. COORDINATE ALL LATERAL CONNECTIONS WITH CIVIL ENGINEERING DRAWINGS, ANY CONFLICTS TO BE RESOLVED PRIOR TO START OF CONSTRUCTION.

14. CLEANOUTS ON 6" AND SMALLER PIPING SHALL BE PROVIDED WITH A CLEARANCE OF NOT LESS THAN 18" FOR RODDING. CLEANOUTS ON 8" AND LARGER PIPING SHALL BE PROVIDED WITH A CLEARANCE OF NOT LESS THAN 36" FOR RODDING.

10/16/25
4046 PLBG

POWELL & HINKLE ENGINEERING, P.A.
1409 KINGSLEY AVENUE, BLDG 12A
ORANGE PARK, FLORIDA 32073
(904) 264-5570 FAX:(904) 278-2646

ROBERT L. HINKLE PE 29302
GALTON C. MOK PE 33192
LANE R. HINKLE PE 48076
THOMAS M. ELDER PE 56121
RICHARD A. MATHEWS PE 59418
DAVID R. SPELL JR. PE 54729
JAMES L. HENNESSEY PE 83241

COSA CITY HALL TOILETS

PROJECT CONTACT
Barbara Moore
General Services Group
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4315

PROJECT LOCATION
75 King Street
St. Augustine FL 32084

SARAH RYAN ARCHITECT

ARCHITECT:
Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

MEP ENGINEER:
Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

CONTRACTOR:

PERMIT SET

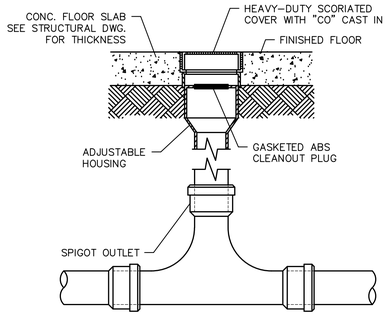
No.	Date:	Description:
1	10.15.25	PERMIT SET

Scale AS NOTED

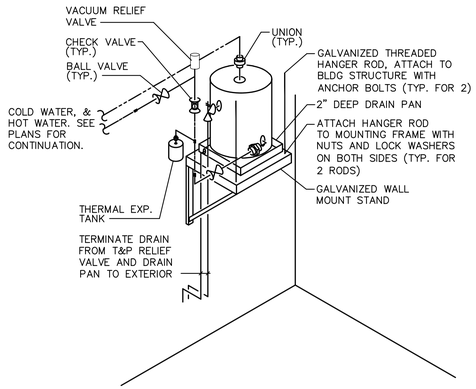
Sheet title
PLUMBING SCHEDULES AND NOTES

Sheet Number P0.01

Received March 9, 2026
Planning and Building Dept.

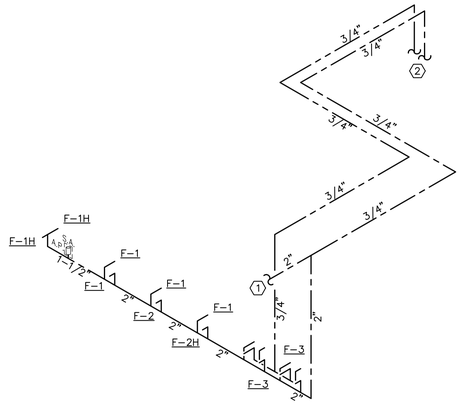


DETAIL – 2-WAY FLOOR CLEANOUT
NOT TO SCALE



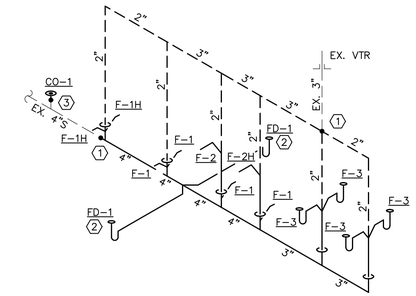
NOTE:
MOUNT WATER HEATER ON GALVANIZED WALL STAND ABOVE MOP SINK. PROVIDE 24" MINIMUM CLEARANCE ABOVE WATER HEATER.

DETAIL – WATER HEATER
NOT TO SCALE



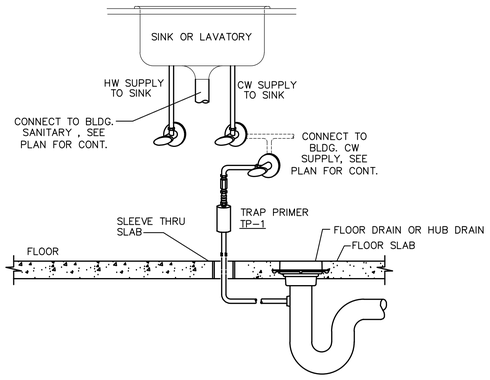
1 CONNECT TO EXISTING.
2 3/4"CW & HW DOWN TO WATER HEATER EWH-1.

DOMESTIC WATER RISER DIAGRAM
NOT TO SCALE

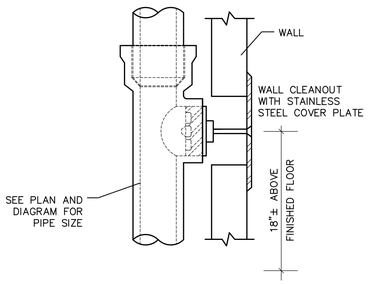


1 CONNECT TO EXISTING.
2 1/2" TRAP PRIMER SUPPLY TO FD-1.
3 EXTEND EXISTING CO TO HIGHER ELEVATION. COORDINATE WITH NEW RAMP ELEVATION.

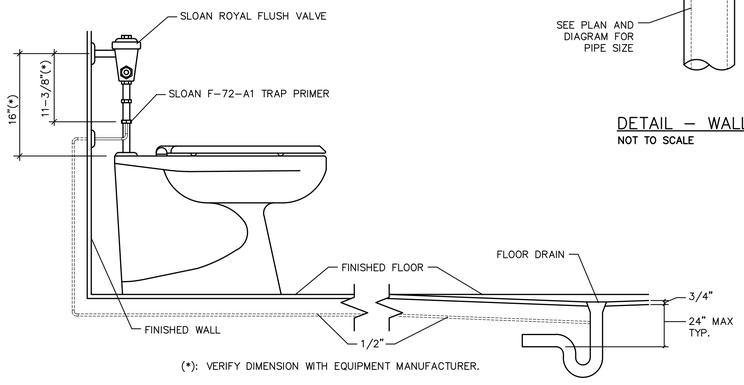
SANITARY RISER DIAGRAM
NOT TO SCALE



DETAIL – HUB DRAIN WITH TRAP PRIMER
NOT TO SCALE

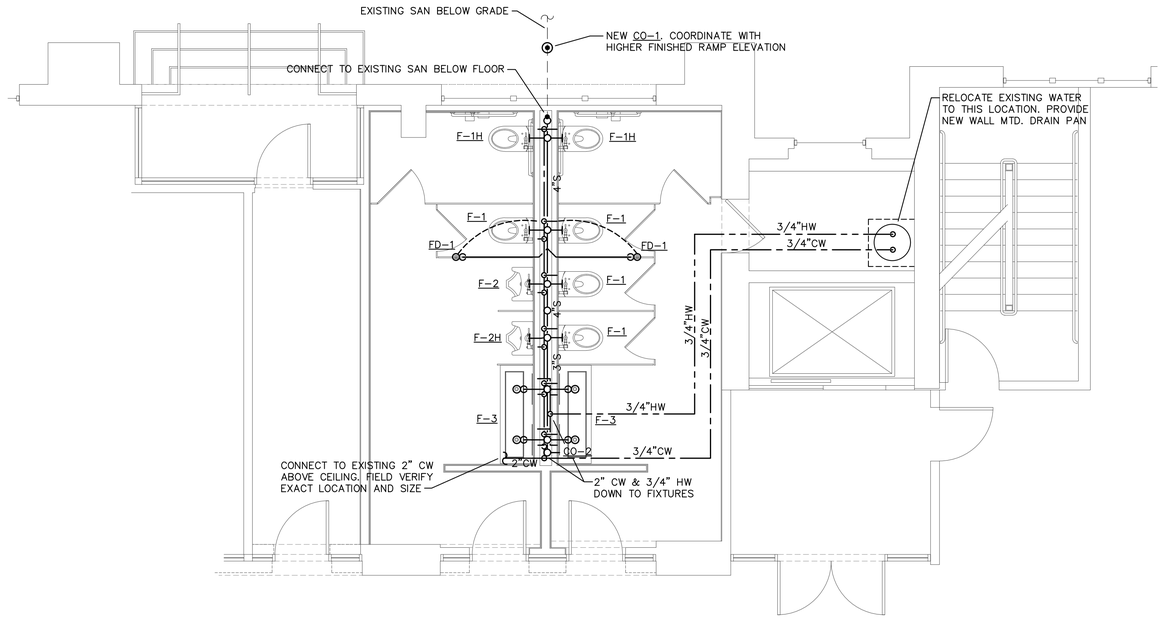


DETAIL – WALL CLEANOUT
NOT TO SCALE



(*): VERIFY DIMENSION WITH EQUIPMENT MANUFACTURER.

DETAIL – FLUSH VALVE TRAP PRIMER
NOT TO SCALE



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

P&H ENGINEERING
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1409 KINGSLEY AVENUE, BLDG 12A
ORANGE PARK, FLORIDA 32073
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PERMIT SET

No.	Date:	Description:
1	10.15.25	PERMIT SET

Scale AS NOTED

Sheet title
PLUMBING PLANS AND DETAILS

Sheet Number P1.01

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 16, 2026 Meeting



Application HP2026-0020 Address: 31 St. Francis Street

Applicant: Marquis Latimer + Halback, Inc.

Property Owner: City of St. Augustine

Project description: To modify the existing garden area with new landscape, hardscape, and ornamental features; and, to construct a new storage structure as a replacement to the existing.

Architectural Style:	First Spanish Period Colonial (modified during British Period)	Florida Master Site File:	SJ00068
National Register:	National Historic Landmark (NHL); Contributing to St. Augustine National Register Historic District	Construction date:	Reached final form by 1788
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2003100000		
Agenda Item:	9(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Opinion of Appropriateness (OOA) application is to review conceptual proposed modifications to the site of the Llambias House property, as summarized in the scope of work below. HARB is to make a determination if the general concept of a project meet the architectural requirements of the Architectural Guidelines for Historic Preservation (AGHP). Because of the property's location within Zoning District HP-1, an approved Certificate of Appropriateness (COA) application will also be required to obtain a building permit.
2. Designated as a National Historic Landmark in 1970, the Llambias House is only one of five other St. Augustine structures recognized with this level of individual designation. While the date of construction is unknown, it was first recorded in the Puente Map of 1764 and is one of a few existing structures that date to the First Spanish Colonial period (1565-1763). Additionally, it is one of the most important buildings in St. Augustine and in the state of Florida, not only for its architectural and archaeological significance (**See Archaeology Concerns noted on page 3**), but also for its additional significance tied to the individuals who owned or lived in the residence.
3. In 1777-78 (during the British Period of 1764-1783), the house was enlarged with a two-room second story coquina addition being added to the one-story Spanish Colonial dwelling. Other architectural features were added to the exterior at this time, such as the chimney, covered second story balcony on the front façade/north elevation, enclosure of first and second rear porch at southwest corner with coquina walls, double-hung windows replacing rejas, an exterior stair, and a detached one-story kitchen structure was constructed at the southwest corner of the building, as described in the attached National Register nomination.
4. During 1951-1954, the Llambias House was restored by the St. Augustine Restoration and Preservation Association, with the late 18th century appearance and its interior preserved. Both in 1945 and 1965, the Llambias House was recorded in the Historic American Building Survey (HABS).
5. In 1945, the Llambias House was purchased by the Carnegie Institution and donated to the City of St. Augustine. The building's care continues to be administered by the St. Augustine Historical Society (SAHS), who refers to the structure as the Fernandez-Llambias House.
6. To help understand the historic context of this significant property visually, refer to the historic maps, photographs, and images included in the application packet. However, the vantage points of the photographs are mostly from St. Francis Street, with only a couple showing the conditions behind the front property wall.
7. Three different options for the proposed modifications were illustrated in the application packet. However, since the St. Augustine Historical Society has indicated their preference for Option A, the focus of the plan documents included are related to Option A. Referred to as the "Event Square" plan, the application packet states that Option A is inspired by Spanish home sites and Albert Manucy's "Red Book," that will allow for flexible use, stormwater percolation, and will add new seat walls to the existing well area.
8. As shown in the staff photographs in the attachment section of this report and additional ones provided in the application packet, areas of brick pavers and coquina concrete are immediately to the rear of the house. There are two different colors of brick pavers visible in the rear garden, including a brighter red/terra cotta color and a mixed palette in shades of red, terra cotta, and browns. A red/terra cotta brick paved walkway starts at the front gate and runs along the east side of the house and then restarts and runs south from the arched loggia and encircles the well to the rear of the house.

9. **Brick pavers and coquina concrete** are proposed in a new configuration around the well. The "new seat walls" mentioned in the Option A summary are not shown on the plans or the renderings. Plans also show an extension of the east brick paver walkway to extend to the center of the property, where it is intersected by another brick pathway, forming a shape of a cross. This central area is to be defined by brick banding, with loose coquina shell covering the four quadrants adjacent to the intersecting walkway.
10. The applicant should confirm which areas of the proposed plan are to be covered with coquina concrete vs. loose coquina shell. In emailed correspondence with the applicant and included in the application packet, it was stated that the current hardscape covers 2,350 square feet and the new proposed plans have 3,000 square feet coverage, but some of that will include the shell, which will be fully pervious.
11. Appropriate paving materials for pre-1821 properties, listed in the AGHP are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.
12. **A new pergola** is to be placed at the southern terminus of the paved path, while benches are shown on the renderings at the east/west termini. The height of the new pergola is to match the existing pergola towards the north or front of the rear garden and may not be visible from the street or surrounding properties since the property walls are 8' high. The proportions of the new pergola should be appropriate to the Colonial Llambias House structure.
13. **A wooden storage shed** stands in the central portion of the existing garden space. The construction date is not known for this outbuilding, which is said to not be historic. (Staff has requested the date of construction to be provided.). Proposed plans are to disassemble the shed structure and possibly use some of the salvaged lumber on a new storage shed / event bar to be located at the southeast corner of the walled rear property. An approximate height for the new building was not given, and setbacks for this new structure will be required to meet the Zoning Code.
14. **Earthen landscaped berms** are proposed in the rear garden on the east and west sides of this property that is oriented north-south. Adding berms were a recommendation in the *Resilient Heritage* study report that was completed in 2020 by a multidisciplinary team as part of grant project sponsored in part by the Florida State Division of Historical Resources. The Llambias House was selected as a "Prioritized Property," and featured as one of the case studies because of its significance and since it was recognized that the property experienced high exposure to flood water from both the east and west. SAHS staff noted during the study that flooding has significantly damaged or killed numerous trees and the garden plantings over the years. The study emphasized that the site is surveyed and monitored prior to and during construction to determine potential impacts on important landscape features and archaeological resources and to reduce or eliminate losses of historic resources. Pages related to the Llambias House recommendations are included from the *Resilient Heritage* study in the attachments section of this report.
15. Renderings provided in the application packet show the new design of Option A for the rear garden spaces accommodating possible weddings with a set up that includes chairs and a centered focal piece and other possible event layouts with chairs, tables, and umbrellas.
16. **New trees and plantings** are also proposed around all the perimeters of the walls, brick walkways, and centered event space. Native Florida Plants are always recommended and/or species listed as pre-approved plant materials within the AGHP, and an effort should be made to choose saltwater/flood-tolerant plant species as well.
17. According to the AGHP for pre-1821 properties, "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."
18. The overall project will be likely implemented in stages. A breakdown of the potential phases was included on application packet page 40, but verification is needed to understand which areas of the plans comprise the central garden space, which is to be the focus of phase 1.

Archaeological Concerns:

19. **Since this is COSA property, coordination with the City Archaeologist is required during the next phase of planning to minimize adverse effects to city-owned archaeological resources.**
20. This project area is located within Archaeological Zone IC and Archaeological Site 8SJ05685. Work will require archaeological review and approval prior to the commencement of any construction activity.
21. If any archaeological work will be conducted by others, permission will need to be obtained from the City Archaeologist and the required guidelines followed.

**STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS.
THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.**

SUMMARY SCOPE OF WORK:

1. Make modifications to the existing **rear** garden area with new landscape, hardscape, and ornamental features:
    a. New hardscape to include:
        i. Seat walls around existing well *(need to be shown in plan form and on renderings)*
        ii. New brick paved walkways and brick banding
        iii. New configuration and areas of coquina concrete (confirmation is needed which areas this will be used vs. the coquina shell)
        iv. Loose coquina shell
        v. Defined event area at center of rear garden, with brick banding, to be laid 4-5" deep, and loose coquina shell, laid 4" deep.
    b. Add berms to the east and west areas of property (measuring approximately 1750 sq ft in total)
    c. Add new landscape materials including proposed trees, shrubs, and groundcover plantings
        i. Plant materials are identified as Florida Natives or AGHP pre-approved plants (application packet page 41-42)
2. Add new pergola towards the southwest corner of the property: renderings indicate a wood material
3. Disassemble existing shed structure *(no evidence shows that this is a historic feature to the property, but this should be verified with documentation)*
4. Construct a new storage/event bar structure, possibly with some salvaged wood boards from the existing, on the southeast corner of the property

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
7. **Cleaning with Gentlest Possible Method**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

Parking, Landscaping, and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, streetlights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- 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.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- 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.

- 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.
- 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.

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

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.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Floors for loggias and galleries may be either poured coquina concrete or tabby.

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

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Pre-1821

Accessory buildings must be smaller in mass and scale than the primary building. These buildings should have a foot print no greater than 40% of the foot print of the primary building, and whether attached or detached, may not be more than one story high. Accessory buildings may not intrude into the yard or open space associated with a primary building, and should be located near side and rear property lines to enclose open space.

Detached accessory buildings should be simplified versions of the primary building in design, materials, detail and ornamentation. For non-habitable buildings, windows should be kept to a minimum whenever possible.

Simple outbuildings should be painted white.

Chamfered wood posts are the most appropriate but masonry columns may be used. Posts or columns may support a second story wood porch or an extension of the main roof. Masonry columns may carry round arches which may support a second story wall, either of masonry or wood. Arches should be of appropriate proportion, with the height approximately equal to the width.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File documentation: Excerpts from the National Register/National Historic Landmark designation
3. Sanborn Maps
4. Fernandez-Llambias House overview by the St. Augustine Historical Society: https://staughs.com/the-fernandez-llambias-house/
5. Excerpts from *Resilient Heritage in the Nation's Oldest City* (2020) study report, with relience strategies recommendations for the Llambias House

STAFF PHOTOGRAPHS
31 St. Francis Street



Front (North) Elevation

STAFF PHOTOGRAPHS
31 St. Francis Street



West Elevation

STAFF PHOTOGRAPHS
31 St. Francis Street



West Elevation

STAFF PHOTOGRAPHS
31 St. Francis Street



East Elevation

STAFF PHOTOGRAPHS
31 St. Francis Street



North Elevation Garden Wall/Entrance

STAFF PHOTOGRAPHS
31 St. Francis Street



View of St. Francis Park West of Property

STAFF PHOTOGRAPHS
31 St. Francis Street



View From St. Francis Park West of Property

STAFF PHOTOGRAPHS
31 St. Francis Street



North Elevation Garden Wall/Entrance

STAFF PHOTOGRAPHS
31 St. Francis Street









Views of Garden Space & Existing Pergola

STAFF PHOTOGRAPHS
31 St. Francis Street



Northeast Corner





Southeast Corner



Southwest Corner

STAFF PHOTOGRAPHS
31 St. Francis Street









Views of Existing Well and Hardscape

STAFF PHOTOGRAPHS
31 St. Francis Street









Views of Garden Space from Northwest Corner

STAFF PHOTOGRAPHS
31 St. Francis Street









Existing Shed (proposed for demolition and replacement)

STAFF PHOTOGRAPHS
31 St. Francis Street



View of Garden Space from Southwest

STAFF PHOTOGRAPHS
31 St. Francis Street









Views of Garden Space from South

STAFF PHOTOGRAPHS
31 St. Francis Street



View of Garden Space from Southeast

STAFF PHOTOGRAPHS
31 St. Francis Street









South and Southeast Elevations

STAFF PHOTOGRAPHS
31 St. Francis Street







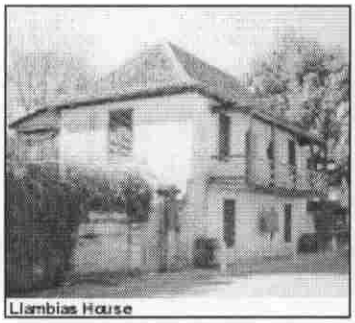


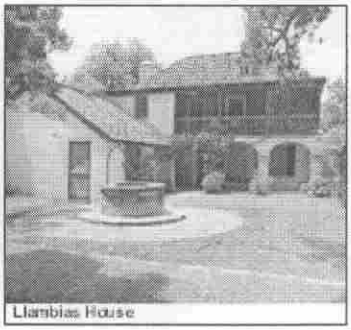
South and East Elevations

National Historic Landmarks PROGRAM

Database

Llambias House


Llambias House


Llambias House

St. Augustine, Florida

County of St. Johns.

31 St. Francis Street

National Register Number: 70000846 Resource type: Building.

Congressional District: FL-4 Certified Local Government: NO

This NHL offers public access.

NPS Contact:

Southeast Support Office.

Atlanta Federal Center, 1924 Building, 100 Alabama St. ,SW, Atlanta, GA 30303 , Ph. 404/562-3171

Statement of Significance (as of April 15, 1970):
Among the few extant structures in Saint Augustine that dates from the first Spanish period, this house reached its final form by 1788. A restored example of organic growth of a dwelling built on a variation of the "St. Augustine Plan." It combines English and Spanish architectural details.

The NHL Database was developed by Heritage Preservation Services. Comments and questions about the database may be directed to NHL_info@nps.gov

NHL Home Page

ParkNet
National Park Service

SJ68

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

NR/NHL listed 4-15-70

HISTORIC
The Llambias House

AND/OR COMMON
The Llambias House

2 LOCATION

STREET & NUMBER
31 St. Francis Street

__NOT FOR PUBLICATION

CITY, TOWN
Saint Augustine

__ VICINITY OF

CONGRESSIONAL DISTRICT
004

STATE
Florida

CODE
12

COUNTY
St. John's

CODE
109

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	__OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	__PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Chairman, Board of Trustees of the Llambias House (Administrator)

STREET & NUMBER
P. O. Box 170

CITY, TOWN
Saint Augustine

__ VICINITY OF

STATE
Florida

32084

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Clerk of the Circuit Court

STREET & NUMBER
P.O. Drawer 299

CITY, TOWN
Saint Augustine

STATE
Florida

32084

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Historic American Buildings Survey

DATE
1958, 1965

X FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Prints and Photographs, Library of Congress

CITY, TOWN
Washington

STATE
D.C.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Architectural evidence indicated that the Llambias House, by 1763, was a typical one-story Spanish colonial dwelling. Rectangular in shape, probably with two rooms, the structure was covered by a hipped roof. The walls, built of coquina (a native shell-rock), were plastered inside and out and whitewashed. There were no fireplaces, and the floor was of tabby (concrete made of oystershell, sand, and lime). The windows were without glass but were protected by rejas (close gratings of wood), with solid interior shutters.

The house was enlarged to its present size in the period 1777-88. At this time the second story, built of coquina and containing two rooms, was added to the first story. A chimney, with two fireplaces, was installed at the west end and the building was covered by a wood-shingle hipped roof that contained one dormer on the south or rear side. On the north or street front a covered wooden balcony, extending the length of the house, was added at the second floor level, and in the rear, a two-story covered porch was erected. The first story of the rear veranda was composed of three graceful one-story coquina arches and had a tabby floor. Both the first and second story levels of the rear porch were enclosed by solid coquina walls at the southwest corner. The remainder of the second-floor veranda was open and constructed of wood. A stairway, located in the enclosed corner, provided access to the second floor rooms. Double-hung glazed windows, with exterior shutters, were installed and the Spanish rejas and interior shutters were removed. A separate small one-story coquina kitchen was also erected adjacent to the southwest corner of the house. Except for the building materials utilized, the plan of the Llambias House is remarkably similar to that of the Monterey Colonial House that was developed in California in 1835-37.

Restoration of the Llambias House was accomplished by the St. Augustine Restoration and Preservation Association in 1954, under the supervision of Mr. Stuart Barnette, restoration architect. In this work a much later red tile roof was removed and replaced by the present wood-shingle roof. The present kitchen is a reconstructed replica. The restored house is maintained in good condition and is leased by the City of St. Augustine to a community group for use as a meeting place and club house. The late 18th century appearance, including that of the interior, is being preserved.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
X 1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

Erected prior to 1763 and reaching its final form by 1788, the Llambias House is an excellent, restored example of an organic growth dwelling, built on a variation of the "St. Augustine" plan. The "St. Augustine" type of residence was developed by the Spanish between 1703 and 1763 to meet the local climatic needs of Florida. In the period 1763-1783 the English added further refinements to this plan, so that extant examples reflect both Spanish and English architectural influences.

The basic "St. Augustine" residence was a simple rectangular structure of two to four rooms, with a loggia or a porch, and often a street balcony. The plan was used in two forms. The more popular one had a loggia (an open-sided room) as an integral part of the plan, centered on the side. The other version of the plan, of which the Llambias House is an excellent example, substituted a sheltered porch for the loggia. In both cases, the main entrance was through either the loggia or porch, which opened onto the garden in the rear. Houses constructed on the "St. Augustine" plan were usually oriented with the open areas facing south or east, so that in summer the prevailing southeast winds ventilated the large rooms and made the loggia or porches cool and pleasant. Thick masonry walls of the houses insulated against summer heat and held out the cold in the winter.

History

The Llambias House is one of the few extant structures in St. Augustine whose origina dates to the First Spanish period. Its date of construction is unknown, but when Florida was ceded to Great Britain in 1763, Pedro Fernandez owned the stone house that stood on this site. In 1768 a large group of colonists, many from the island of Minorca, were settled at New Smyrna, Florida. With the failure of this venture nine years later, the remaining settlers moved to St. Augustine. One of the first to come was Juan Andreu, a baker, who came to St. Augustine in 1777. He acquired the Llambias House, enlarged it, and the dwelling remained in the possession of the Andreu family until after the cession of Florida to the United States in 1821. Later it was purchased by Peter and Joseph Manucy, whose father had also come from New Smyrna. In 1854 the dwelling was acquired by Catalina Llambias and was retained by his heirs until 1919. The house was purchased by the Carnegie Institution and, in 1954, donated to the City of St. Augustine.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

James G. VanDerpool, "Historical Development of Architecture in the U.S.A., 1632-1912," (NPS ms., 1966), 95-96.
Dorothy and Richard Pratt, A Guide to Early American Homes-South (New York, 1956). 117.
Florida, A Guide to the Southermost State (American Guide Series) (New York, 1947),164,253
Seeing St. Augustine (St. Augustine, 1937) (American Guide Series), 44-45.
Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine,1962),13,53,54.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	17	469800	3306180
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

The historical extent of the Llambias House property is the same as its extent today, and so, constitutes the National Historic Landmark boundary.

(continued)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Boundary information by James Dillon, NPS, April 1975. Other data from a special report by Charles Snell, NPS, November 1968.

ORGANIZATION National Historic Landmarks, OAHP

STREET & NUMBER 1100 L Street N.W.

CITY OR TOWN Washington, D.C.

Landmark Designated: April 15, 1970 date

Boundary Certified: June 16, 1977 date

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE ((NATIONAL HISTORIC LANDMARKS)

TITLE DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION DATE 6/24/77

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER ((NATIONAL HISTORIC LANDMARKS)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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DATE ENTERED

No other buildings on this site of somewhat less than an acre contributes to the national significance of the landmark.

The area to the immediate west of the Llambias House is owned by the city of Saint Augustine and is now a public park. That area however was never a part of the Llambias property, and in fact, was formerly used as a residential lot.

The most recent transfer of this landmark property was in 1945, when the following description of Lot 3 and part of Lot 4, Block 39-A was written into the official deed book:

> Beginning at a point 94 feet more or less westerly from the southwest corner of St. Francis and Charlotte Streets, running thence southerly 156 feet more or less to the north line of Lot 5, thence westerly along north line of said Lot 5, 87½ feet more or less to east line of Lot 2, thence northerly along the east line of said Lot 2, 160½ feet more or less to south line of St. Francis Street, thence easterly along south line of said St. Francis Street 87½ feet more of less to place of beginning, "being all of Lot Number Three (3) and part of Lot Number Four (4) of Block Thirty-nine A (39-A) according to the official map of the City of St. Augustine now on file in the office of the Circuit Court in and for St. Johns County, Florida."

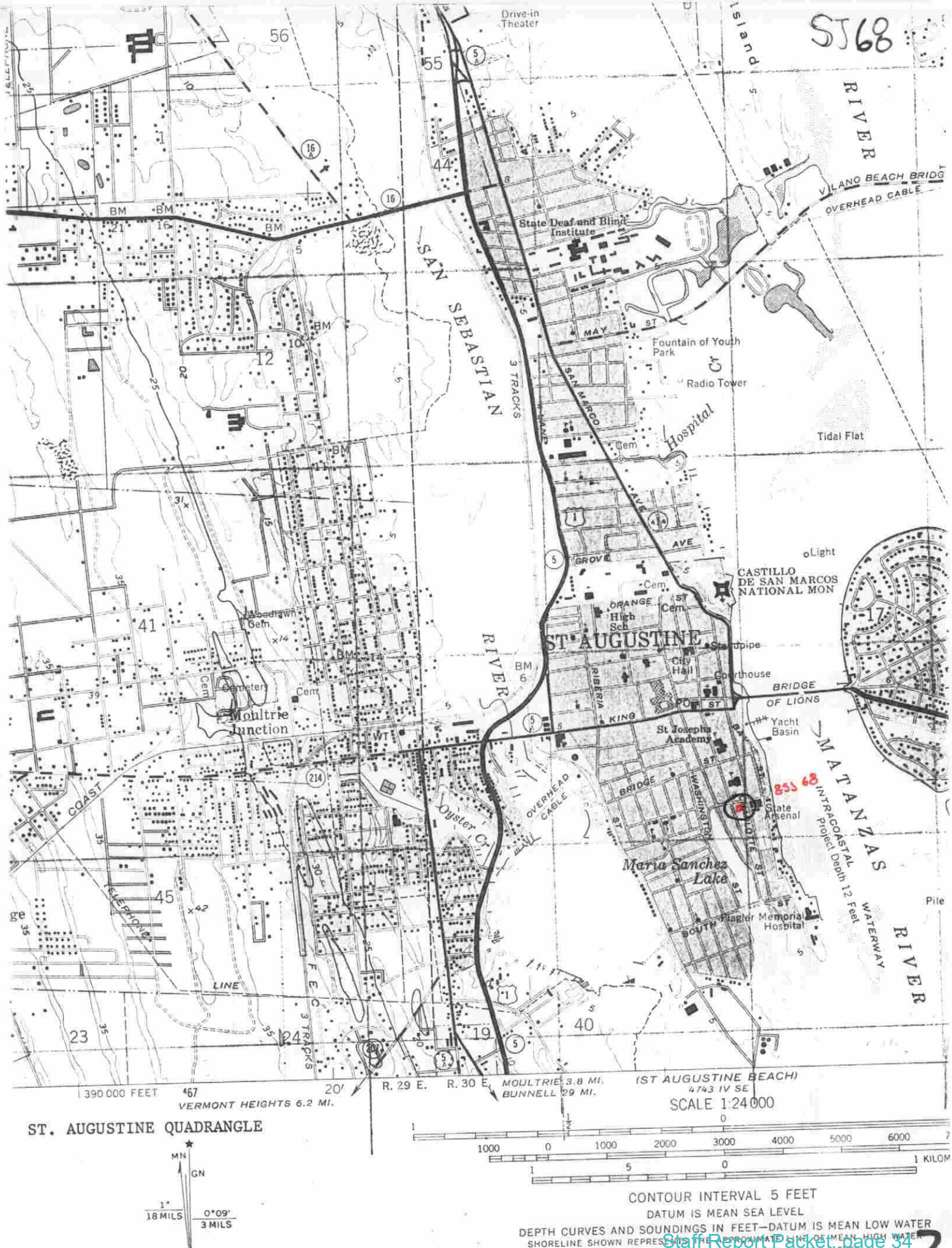
Index by State and Name (Links)
National Register Information System 11/06/2001 08:08:34

No filter Include filter in navigation ☐

Row	STATE	COUNTY	RESOURCE NAME	ADDRESS	CITY	LISTED	MULTIPLE	W
1	FL	St. Johns	**Llambias House**	31 St. Francis St.	St. Augustine	1970-04-15		tps.cr.nps.g ResourceID

Page 1

First Page Next Page Refresh Export


ST 68
Drive-in Theater
RIVER
VILANO BEACH BRIDG
OVERHEAD CABLE
State Deaf and Blind Institute
SAN SEBASTIAN
3 TRACKS
MAY ST
Fountain of Youth Park
Radio Tower
Hospital
Tidal Flat
SAN MARCO AVE
GROVE AVE
CASTILLO DE SAN MARCOS NATIONAL MON
Light
ORANGE High Sch
Cem
ST AUGUSTINE
Standpipe
City Hall
Courthouse
BRIDGE OF LIONS
RIBERIA
KING
PO ST
Yacht Basin
St Joseph's Academy
MATANZAS RIVER
INTRACOASTAL Project Depth 12 Feet WATERWAY
State Arsenal
Maria Sanchez Lake
Flagler Memorial Hospital
SOUTH
Pile
Moultrie Junction
Woodlawn Cem
Cemetery
COAST
Oyster Ck
OVERHEAD CABLE
TELEPHONE LINE
F E C
3 TRACKS
WT
BM
390 000 FEET
467
20'
R. 29 E.
R. 30 E.
MOULTRIE 3.8 MI.
BUNNELL 29 MI.
(ST AUGUSTINE BEACH)
4743 IV SE
VERMONT HEIGHTS 6.2 MI.
SCALE 1:24 000
ST. AUGUSTINE QUADRANGLE
MN
GN
1° 18 MILS
0°09' 3 MILS
1000 0 1000 2000 3000 4000 5000 6000
1 KILOM
CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.5 FEET

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

Page 1 HISTORICAL STRUCTURES FORM Site 8 SJ68
__ orginal FLORIDA MASTER SITE FILE
__ update Recorder # _____

SITE NAME: Llambias House
HISTORICAL CONTEXTS: 18th century
NAT. REGISTER CATEGORY: building 01/01/74
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: local govt
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 31 St. Francis St., St. Augustine, Florida
VICINITY OF/ROUTE TO: South side of St. Francis St. between St . George & Charlotte Sts.
SUBDIVISION: City of St. Augustine BLOCK: 39A LOT: 3
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 20
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 469980 NORTHING:3306180
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1763 RESTORATION DATE(S): 01/01/54
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): priv. resid.
PRESENT USE(S): museum

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: L-shape
INTERIOR:
NO.: STORIES: 2 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): masonry, stone (coquina)

EXTERIOR FABRIC(S): stucco

FOUNDATION: TYPE stone wall
PORCHES: 2-story open porch on street, 2-story L-shaped porc
ROOF: TYPE hip SURFACE wood shingles
SECONDARY STRUCS. hip porch
CHIMNEY: NO. 1 MTLS stuccoed LOCNS end exterior
WINDOWS: DHS 12/12, blinds

EXTERIOR ORNAMENT: loggia, overhanging balcony w/ chamfered
CONDITION: SURROUNDINGS: residential/ institutional; sits
NARRATIVE (general, interior, landscape, context; 3 lines only)

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

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE: Architecture, explor-settmt, ethn-heritage
, local health-medicn,

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

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

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

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

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

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

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

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

SJ68

SUPPLEMENT FOR FMSF SITE FORMS

Site 8SJ68

SITE NAME Llambias House
NATURE OF SITE X standing structure __archaeological site __both

A. NARRATIVE DESCRIPTION OF SITE

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

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

The house at 31 St. Francis Street, begun in the First Spanish Period, later enlarged, and restored in 1954, clearly shows the effects of these early regulations. It is built right to the street line, with walls extending east and west from the main facade to enclose a large compound.

The building is 2 1/2 stories and constructed of coquina, the porous native shellstone quarried on nearby Anastasia Island and plastered for protection from the elements. The stucco finish has a smooth surface. Photographs of the house in the 1930s show that at that time it had ashlar scoring.

The wood shingle roof is hipped with a double-pitched kick at the ends. There is a shed-roofed dormer on the rear with siding parallel to the roof line.

There is a one-story kitchen wing at the west rear with a roof that is hip at the north end and gable at the south.

There is a hip-roofed balcony on the street side with chamfered wooden posts and an x-pattern balustrade popular in St. Augustine during the Territorial and early statehood periods. Horizontal members on the balcony have beaded edges. Though protected by metal bollards at the street, the balcony has been hit and damaged by trucks.

On the rear of the building is a two-story hip-roofed open porch with masonry arches downstairs and turned wooden posts and spindle balustrade above. There is an exterior stair, part wood and part masonry, leading from the first to second floors of the porch.

Windows are doublehung 12/12 and 6/6 sash, with a four-light casement in the dormer. There are blinds with fixed louvers. Doors are wooden, 6-panel, cross pattern. There is no street door (prior to the 1950s there was a centered entrance on St. Francis Street), but two doors to the balcony. Entry is effected through a wooden gate on the east side, where a walkway leads to the rear porch. There is a low coquina wall with wooden picket top and gate to the west, and a higher coquina wall to the east.

A. NARRATIVE DESCRIPTION OF SITE (continued)

There is an end exterior chimney on the west side of stuccoed coquina. Photographs from the 1930s show there was also a brick chimney on the east side.

The courtyard is large and landscaped. There is a round coquina well, a wood-and-masonry arbor, and a lone-story board-and-batten gable roofed outbuilding in this area. To the west of the house is St. Francis Park, a Bicentennial project.

The building as it appears today is largely the result of a major 1954 restoration by the St. Augustine Restoration and Preservation Association in cooperation with the St. Augustine Historical Society. Stuart M. Barnette of Ithaca, N. Y. was the architect. A detailed bound volume of Barnette's work is on file at the St. Augustine Historical Society.

The pioneer architectural photographer Frances Benjamin Johnston photographed this house in 1937. It was designated a National Historic Landmark in 1970.

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

B. DISCUSSION OF SIGNIFICANCE

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

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE

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

The first recorded owner of the house at 31 St. Francis Street was Pedro Fernandez, who owned it in 1764 as Spanish was giving way to British rule in Florida. He sold it for 150 pesos to Jesse Fish, the local representative of a New York mercantile firm who lived in St. Augustine during the First Spanish, British and Second Spanish periods. Fish became a Major Property owner after 1763 and was secretly entrusted with selling property of departing Spaniards, who otherwise faced forfeiture of their property to the British Crown. Fish's claims were so vast that the British disregarded many of them, complicating future real estate transactions. The Fernandez property went through several owners in the British Period, most notably Nicholas Turnbull, whose father established the Minorcan colony at New Smyrna, Florida. Unfortunately, he acquired it just as British rule was ending, and the returning Spanish recognized Jesse Fish's earlier claim to the property.

Fish died in 1790, and the many houses he controlled were falling to ruin. The governor ordered them sold for the benefit of the Royal Treasury. At an auction on December 15, 1790 the house on St. Francis Street was sold to Mariano Moreno, a sergeant of the Grenadiers. The next year he sold it to Pedro Marrot, the surveyor of the province, who sold it in 1792 to Francisco Xavier Sanchez, a native Floridian and cattle rancher with large real estate interests. Sanchez sold it in 1795 to Juan Andreu, a native of Minorca who had joined the New Smyrna colony and taken refuge in St. Augustine in 1777. The house at last found a

long term owner, as Andreu kept it until his death in 1813, his widow until her death a few years later, and their daughter Catalina Andreu Giraldo inherited it in 1818.(4)

Her husband, Antonio, lost the property in 1827. It was sold at public auction to Benjamin K. Pierce, a soldier for whom Fort Pierce, Florida was named. He was the brother of Franklin Pierce, president of the United States from 1853-7. He paid $515, held it six months, and sold it for $1,400 to Dr. William Hayne Simmons (1784-1870).(5)

Simmons, a physician and author from Charleston, earned a place in Florida history when he and John Lee Williams, starting from opposite sides of the territory, met in the middle and chose Tallahassee as the site for the new capitol. He wrote the book Notices of East Florida (1822), which was still in print more than a century and a half later and recognized as a classic. He filled many public posts, serving on the Florida Legislative Council in 1823, elected city alderman in 1824, in addition to being port physician and assistant surgeon during the Seminole War. In 1850 he was Register of Public Lands. He kept the house on St. Francis Street for eight years, selling it in 1835 to Edward Thomas (1800-1840), an Episcopal minister from South Carolina.(6)

In April 1838 Thomas sold it to Peter and Joseph Manucy for $2,100. The Manucy brothers held a city license to retail spiritous liquors. Peter (1790-1844) was the father of Dominic Manucy (1823-1885) and foster father of Anthony Pellicer (1824-1880), both of whom became Roman Catholic Bishops. Joseph Manucy (1793-1866) bought his brother's share of the house a few months later for $1,100. Joseph had been a drummer in the Spanish Army before 1821, stationed at the Barracks, and spent much of his life in the neighborhood. During the Union occupation in the Civil War, it was reported, "Old Joseph Manucy became a routine visitor at the army barracks, loitering outside the gate with a basket of smoked mullet and a jug of limeade or perhaps a bundle of homemade cigars."(7)

Manucy sold part of the property, including the house, in 1854 to Catalina Llambias, in whose family it would remain for 65 years. During the Civil War three of her sons served with the Confederacy and her husband, refusing to take a loyalty oath after the city was occupied by the Union, was briefly imprisioned in Fort Marion. Finally the family was permitted to go through the lines and settle in the Confederate-held area of the state. Returning after the war they found their house had been stripped of its furniture and woodwork, the ground floor used as a stable. Repairs were made, and boarders taken in to help pay the bills.

Catalina Usina Llambias wanted to be buried in Tolomato Cemetery, where many of her relatives lay. She died in 1886, shortly after the city council had forbidden further burials there. Her son Joseph secretly arranged for a grave site to be opened there. He was fined $50 for breaking the law, but his mother's wish was fulfilled.(9)

In 1877 Mrs. Llambias had deeded the house to her two daughters. Two generations of the family beyond them lived in the house until it was sold by the Llambias heirs in 1919 to Harry Campbell, an artist from Massachusetts.(10)

Later that year it was reported:

"Harry Campbell, who purchased the Llambias place on St. Francis Street, has a force of men at work clearing the grounds of the rank growth of vegetation and also is receiving material for building an addition to the coquina dwelling. The grounds are spacious and advantage will be taken of this to beautify them. The old coquina building will not be demolished, but will be preserved as one of the old landmarks of the Ancient City and the addition will not detract from the ancient appearance of the main building."

Campbell's addition was a two-story L on the west side of the back of the building. (11)

City directories in succeeding years list a variety of tenants, and newspapers report commercial uses of the building. In 1920 and 1921 it was the Hitching Post Tea House. In 1925 it was the Sherry-Hall Gift Shop. In 1929 Author Gladys Erskineis' impending move to the Llambias House was noted.(12)

In 1932 Campbell sold the building to the Newbill sisters, Annabel, Georgianna and Josephine. Two of them were public health nurses, the other a social worker. A 1937 newspaper report noted that "It is a private home at present and not open for exhibition under any conditions."(13)

In 1938 the house was purchased by the Carnegie Institution, which was deeply involved with the restoration program then underway in St. Augustine. It was deeded to the city, to be under control of a board of trustees appointed, until 1945, by Carnegie, and later by the St. Augustine Historical Society. In 1939 a ten-year lease was signed with the Garden Club to maintain it as a Garden Center. The local press reported:

"Original plantings will be preserved so far as possible in the lovely garden, now being beautified and necessary fertilizing, watering, pruning and cultivating is being done. Already removed are several unsightly outbuildings....

"Mrs. Walter D. Webb, president of the Garden Club Federation and a former tenant of the Llambias House, is highly enthusiastic over the plans for development of the garden center, as outlined. She said, "A debt of gratitude is owed Dr. John C. Merriam, who is responsible for the successful culmination of the undertaking." Mrs. Webb recalled the early interest Dr. Merriam showed when approached by the governing board of the Garden Club, who spoke of their desire for a garden center, preferably in an old house and old garden. Within six months after that conference, Dr. Merriam had raised the funds with which to purchase the house, Carnegie Institution and the St. Augustine Historical Society and Institute of Science, buying it jointly.

"It was hoped by all concerned that this would be an example leading to the preservation of other old landmarks by public-spirited organizations and individuals. That this hope was well grounded has been proved by the fact that the Colonial Dames, upon hearing what had been undertaken by the Garden Club, immediately set about purchasing the old Fatio House, and are well on their way toward making it another attractive, well-kept landmark for residents and visitors to enjoy.

"It is the earnest desire of Dr. Merriam and the Garden Club," said Mrs. Webb, "That the Llambias House be maintained, preserved and kept open to the public free of charge, so that all lovers of the historic, the old and the beautiful, may visit the site and enjoy its lovely garden and other facilities."

"John O'Neill, director of the Historical American Building Survey, a general government project involving the American Institute of Architects in every state, was here in April for the purpose of making measured drawings of the Llambias House and advise with the Board of Trustees regarding its possible development.

"Marion Sims Wyeth of Wyeth and King, Architects, Palm Beach, Florida, a well-known authority on Spanish architecture, came to St. Augustine upon the invitation of the Board of Trustees, to make a study of the problem of how best to preserve and restore the old Llambias House.

"At a special meeting of the City Commission of St. Augustine on December 22, 1838, that body voted to accept trusteeship of the Llambias property, then being secured by Carnegie Institution with the assistance of the St. Augustine Historical Society and Institute of Science, "for use in the public interest for a demonstration in methods of preservation and restoration of St. Augustine."

"Chosen by Carnegie for the first material acquisition in the Restoration and Preservation Movement, the old Spanish-type balconied house, with adjacent garden, long has been recognized as one of the most interesting and valuable of the old coquina houses of the city ."(14)

In 1946 the Garden Club decided they could no longer afford to maintain the building and terminated their lease. W. B. Ayres took over the building, planning it as a residence with an art gallery on the ground floor and three artists' studios above, but after a few months, he too gave up. Various proposals were made to the Llambias House trustees. William L. Wessels, a New York hotelier who later wrote a biography of St. Augustine's one-armed Confederate General William Wing Loring, wanted to lease it for a restaurant; a landscape architect wanted it for a residence.(15)

In 1949 the house was leased to Guy Wiggins, a prominent American artist, for an exhibition and art school.(16)

By the early 1950s the building had so deteriorated as to become untenantable, so with funds provided by the State of Florida, the St. Augustine Historical Society, and X. L. Pellicer, local banker and Llambias House trustee, a full-scale restoration project was launched. Stuart Barnette, professor of architecture at Cornell University and formerly with the National Parks Service, prepared the plans. Work was completed in 1954 and dedication ceremonies held in January 1955. It was opened to the public under the management of the St. Augustine Historical Society. In the late 1950s and 1960s appropriate furnishings for the house were donated by Dr. Fernando Rubio of Mahon, Minorca, owner of an international pharmaceutical company who became interested in the house through his friendship with X. L. Pellicer. Rubio and Pellicer also donated the statue commemorating the Minorcans in the park next to the Cathedral of St. Augustine.(17)

In 1967 the Altrusa Club became custodian of the Llambias House. It is used not only for their meetings, but is a popular site for weddings, conferences and other functions. One of their first acts was to construct a kitchen wing, designed by architect Lea Wells, a member of the Altrusa Club. As a project for the 1976 Bicentennial, the Historical Society gave the land west of the house for use as St. Francis Park, to prevent any intrusive development.(18)

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

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

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

4. The early history of the Llambias house is taken from research by Doris Wiles and Eugenia Arana of the St. Augustine Historical Society which was used in the Historic American Buildings Survey, "Fernandez-Llambias House," HABS No. FLA-171 (1965), and in articles that appeared in El Escribano, April 1967, pp. 4-8, and October 1970, pp. 106-13.

5. St. Johns County Courthouse, Deed Book Co., pp. 178-81; H, pp. 34-7.

6. St. Augustine Historical Society biographical files, "Simmons" and "Thomas."

7. Jane Quinn, Minorcans in Florida (St. Augustine, 1975), pp. 165-70; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 109; Deed Book N, pp. 12, 229-30.

8. Quinn, pp. 233-7; Deed Book P, pp. 355-6; Mortgage Book A, pp. 126, 312; Mortgage Book B, p. 80.

9. El Escribano (April 1967), p. 7.

10. Deed Book W, pp. 284-5; Deed Book 42, pp. 178-80; Quinn, p. 237.

11. St. Augustine Record, November 28, 1919.

12. St. Augustine Record, May 20, 1920, p. 4; November 1, 1920, p. 4; November 30, 1920, p. 4; December 8, 1920, p. 4; January 10, 1921, p. 4; January 14, 1921, p. 4; March 1, 1921, p. 4; January 10, 1925, p. 4; January 21, 1929, p. 3.

13. Deed Book 101, p. 151; St. Augustine Record, July 4, 1937, p. B-15.

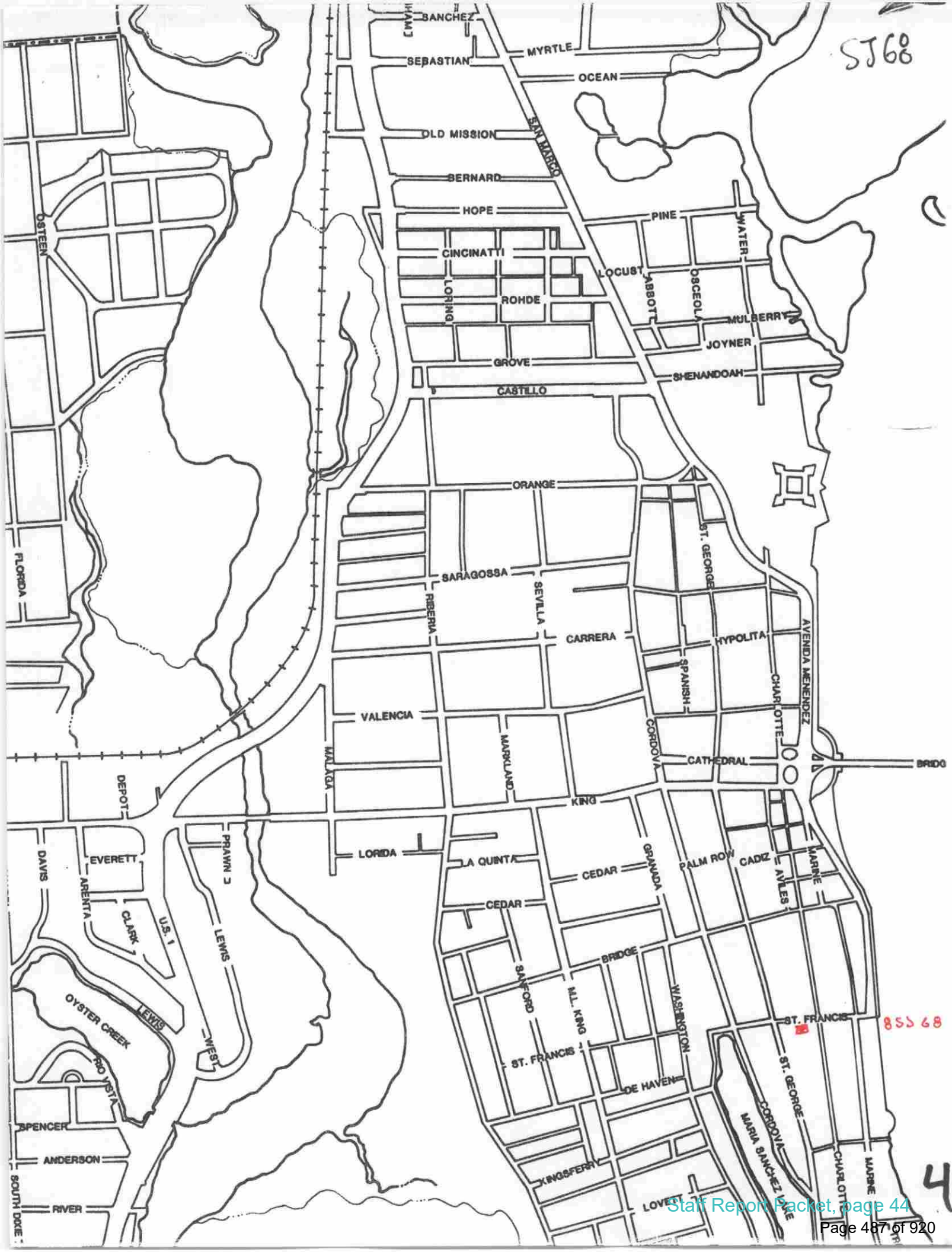
14. Deed Book 119, pp. 276, 335; 120, p. 490; St. Augustine Record, July 30. 1939.

15. X. L. Pellicer letterbook of correspondence relating to Llambias House, in Block and Lot File, Historic St. Augustine Preservation Board.

16. St. Augustine Illustrated Sun, March 4, 1949, p. 8.

17. Pellicer letterbook; St. Augustine Record, May 10, 1964; Nobember 13, 1979.

18. St. Augustine Record, February 26, 1967.


SJ68
SANCHEZ
SEBASTIAN
MYRTLE
OCEAN
OLD MISSION
SAN MARCO
BERNARD
HOPE
PINE
WATER
OSTEEN
CINCINATTI
LOCUST
ABBOTT
OSCEOLA
LORING
ROHDE
MULBERRY
JOYNER
GROVE
SHENANDOAH
CASTILLO
ORANGE
FLORIDA
ST. GEORGE
SARAGOSSA
SEVILLA
RIBERA
CARRERA
HYPOLITA
AVENIDA MENENDEZ
SPANISH
CHARLOTTE
VALENCIA
MALAGA
MARKLAND
CORDOVA
CATHEDRAL
BRIDG
DEPOT
KING
LORIDA
LA QUINTA
CEDAR
GRANADA
PALM ROW
CADIZ
AVILES
MARINE
DAVIS
EVERETT
ARENTA
CLARK
U.S. 1
PRAWN
LEWIS
CEDAR
BRIDGE
SANFORD
M.L. KING
WASHINGTON
ST. FRANCIS
OYSTER CREEK
LEWIS
WEST
RIO VISTA
DE HAVEN
ST. GEORGE
CORDOVA
MARIA SANCHEZ LANE
CHARLOTTE
MARINE
SPENCER
ANDERSON
KINGSFERRY
SOUTH DIXIE
RIVER
LOVE
855 68
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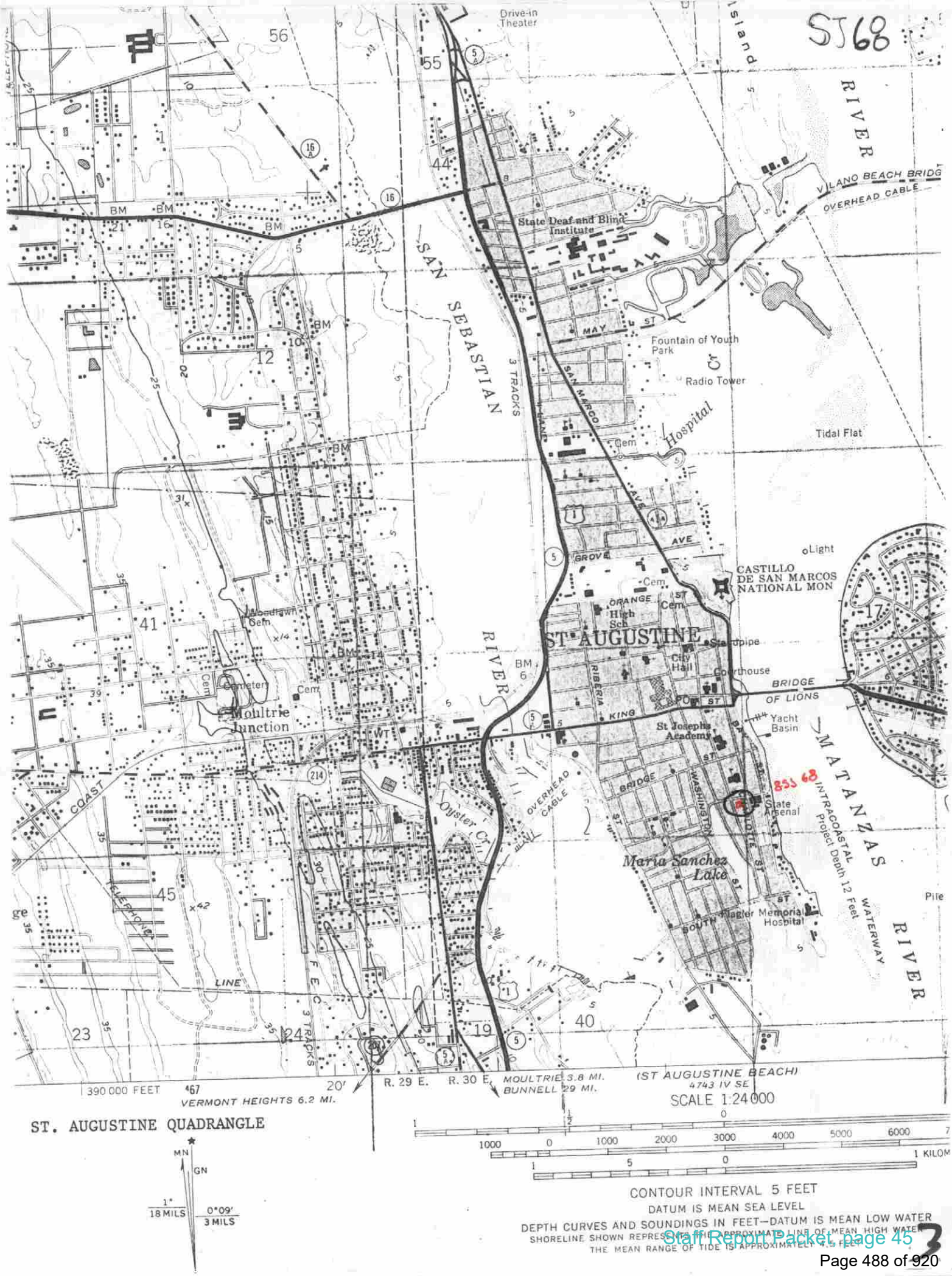

ST68
Drive-in Theater
RIVER
VILANO BEACH BRIDGE
OVERHEAD CABLE
State Deaf and Blind Institute
SAN SEBASTIAN
3 TRACKS
MAY ST
Fountain of Youth Park
Radio Tower
Cr
SAN MARCO AVE
Hospital
Tidal Flat
Light
CASTILLO DE SAN MARCOS NATIONAL MON
ORANGE
High Sch
Cem
ST AUGUSTINE
Standpipe
City Hall
Courthouse
BRIDGE OF LIONS
RIBERIA
KING
Yacht Basin
St Joseph's Academy
MATANZAS RIVER
INTRACOASTAL Project Depth 12 Feet WATERWAY
State Arsenal
Maria Sanchez Lake
Flagler Memorial Hospital
Pile
Woodlawn Cem
Cemetery
Moultrie Junction
COAST
TELEPHONE LINE
Oyster Cr
OVERHEAD CABLE
F E C
3 TRACKS
BM
WT
390 000 FEET
467
20'
R. 29 E.
R. 30 E.
MOULTRIE 3.8 MI.
BUNNELL 29 MI.
(ST AUGUSTINE BEACH)
4743 IV SE
VERMONT HEIGHTS 6.2 MI.
SCALE 1:24000
ST. AUGUSTINE QUADRANGLE
MN
GN
1° 18 MILS
0°09' 3 MILS
1000 0 1000 2000 3000 4000 5000 6000 7
1 KILOM
1 5 0
CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.5 FEET

☐ Original
☒ Update

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

Site #8 SJ00068
Field Date 5-12-2016
Form Date 5-12-2016
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) Llambias House — 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:	31		St. Francis	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2003100000 — 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: 1763 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Art gallery/Museum/Planetarium — 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 Spanish Colonial — Exterior Plan L-shaped — Number of Stories 2
Exterior Fabric(s) 1. Stucco — 2. _____ — 3. _____
Roof Type(s) 1. Hip — 2. _____ — 3. _____
Roof Material(s) 1. Wood shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. Hip porch
Windows (types, materials, etc.) DHS 12/12, blinds

Distinguishing Architectural Features (exterior or interior ornaments) Loggia, overhanging balcony w/ chamfered

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 2nd structure in rear with board and batten exterior

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 SJ00068

DESCRIPTION (continued)

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

Structural System(s): 1. Masonry - General 2. Coquina block 3. _____

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

Foundation Material(s): 1. _____ 2. coquina/concrete

Main Entrance (stylistic details) _____

Porch Descriptions (types, locations, roof types, etc.) open balcony on street, 2-story L-shaped porch on south elevation with arched loggia below

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

Narrative Description of Resource see original forms and NR/NHL for extensive 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) NRHP number 70000846- listed 4-15-1970

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

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

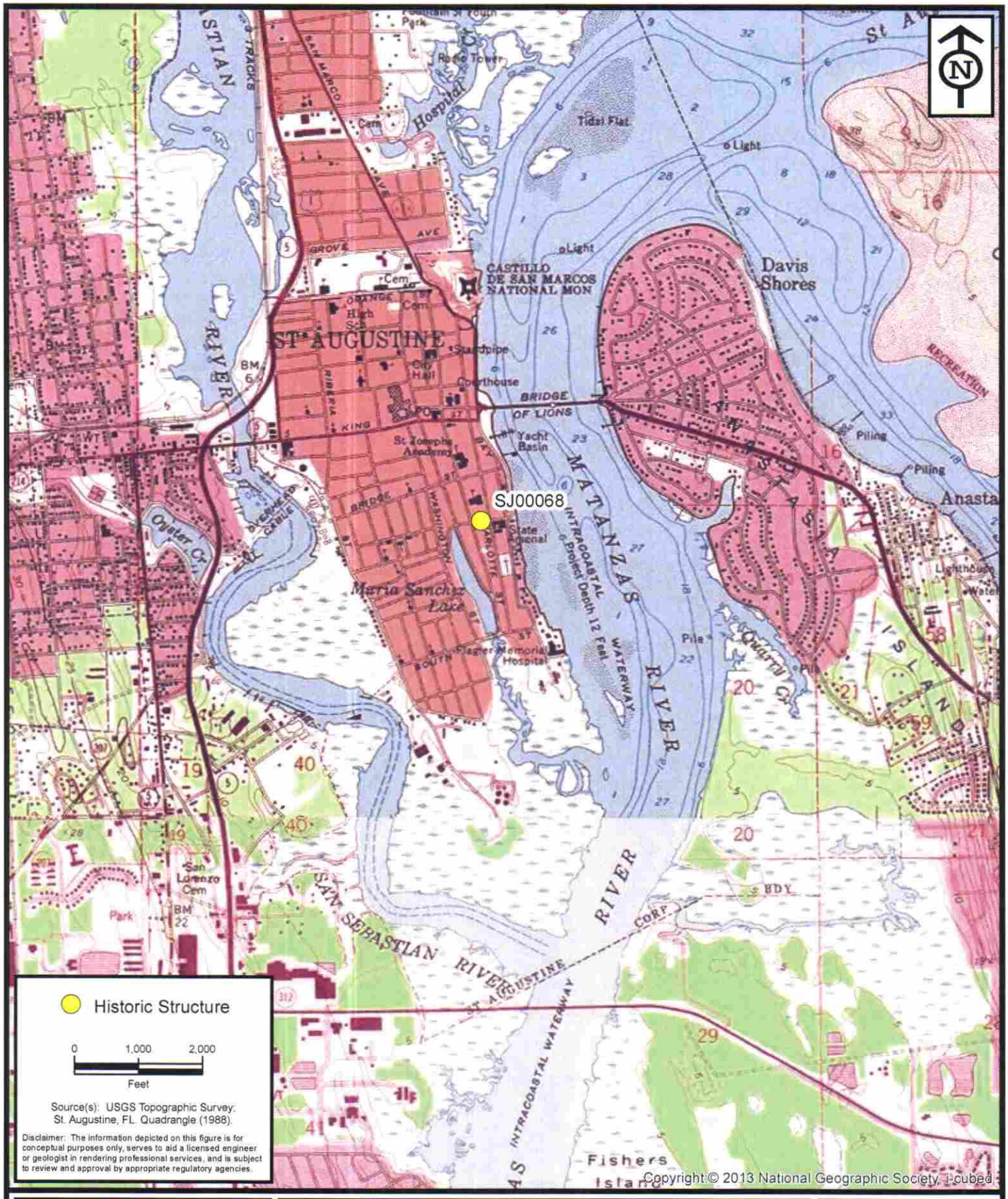
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

Project Location - SJ00068

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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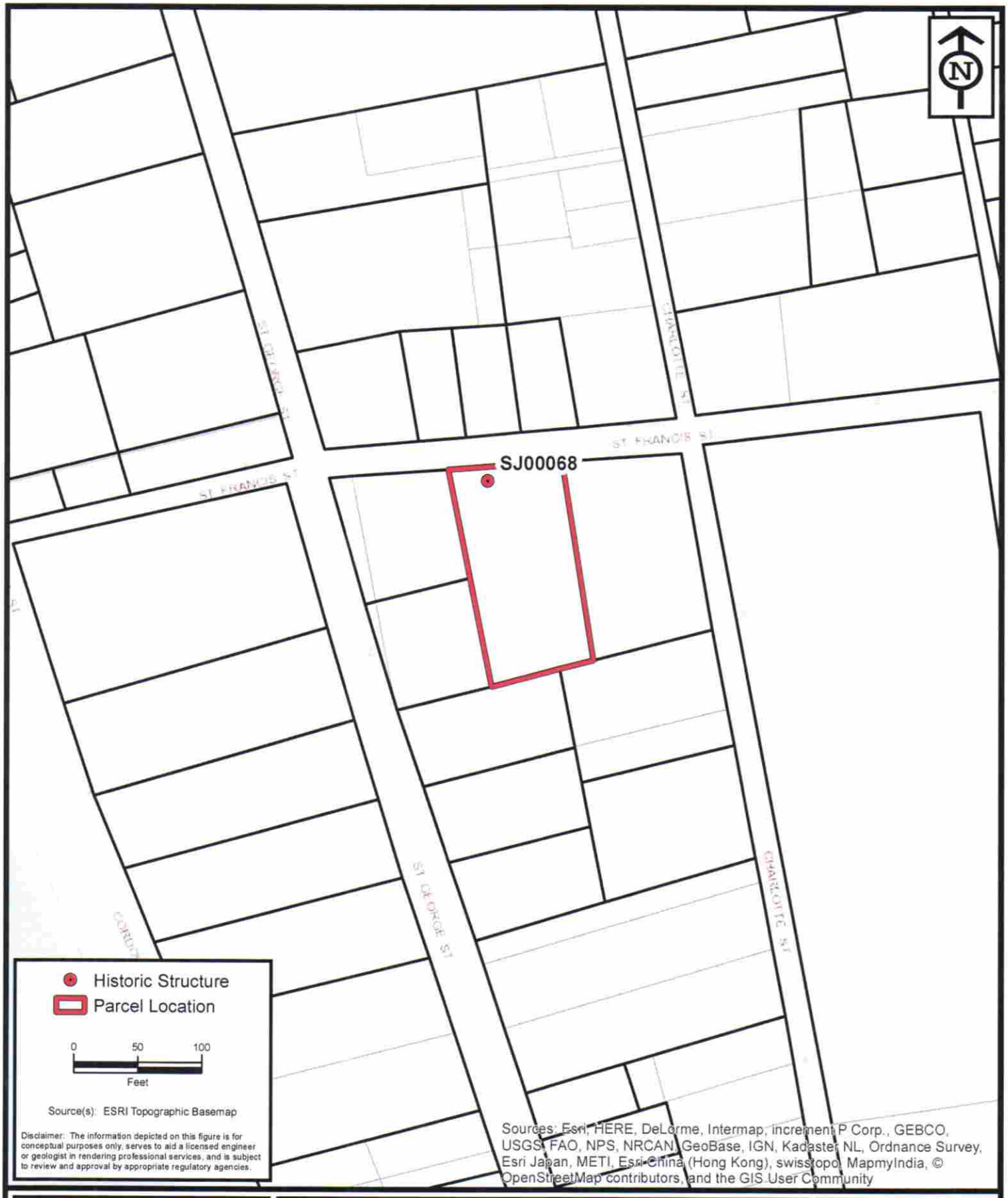


ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ00068

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ00068\Parcel.mxd Date: 2/1/2016 4:35:17 PM

☐ Original
☒ Update

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

Site#8 SJ00068
Field Date 9-15-2020
Form Date 5-30-2021
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) Llambias House — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine NHL NPS HIM — 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
31		St Francis	Street	

Address:
Cross Streets (nearest / between) Between St George St and Charlotte St
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 2015 — Plat or Other Map Location map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 20 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2003100000 — 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: 1763 ☐approximately ☐year listed or earlier ☒year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1763 — To (year): 1949
Current Use Museum/Gallery/Planetarium — From (year): 1954 — To (year): 2021
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-1954 — Nature restoration
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature _____
Architect (last name first): Barnette Stuart M. — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

2021 May - City Of St Augustine; for previous information see Supplement for FMSF Site Forms.

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown — Describe Local and National Hist. Distr

DESCRIPTION

Style Spanish Colonial — Exterior Plan L-shaped — Number of Stories 2
Exterior Fabric(s) 1. Stucco — 2. _____ — 3. _____
Roof Type(s) 1. Hip — 2. _____ — 3. _____
Roof Material(s) 1. Wood shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

DHS 12/12.

Distinguishing Architectural Features (exterior or interior ornaments)

Chamfered wood posts; x-pattern balustrade; masonry arches enclose loggia; shutters

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

Masonry privacy walls extend along the property lines; landscaped courtyard; coquina well; a wood and masonry arbor; one-story outbuilding.

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 SJ00068

DESCRIPTION (continued)

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

Structural System(s): 1. Masonry - General 2. _____ 3. Dressed coquina

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

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

Main Entrance (stylistic details)

Main entrance through the rear loggia.

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

Two-story, hip-roofed open porch with masonry arches on ground level.

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

Narrative Description of Resource

The construction of building was begun in the First Spanish period; it sits on the street line; the hipped roof has double-pitched form at the east and west ends; the hip roof shelters balcony that overhangs St. Francis Street.

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) _____

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 restored building is an example of Spanish Colonial style; retains its integrity; and contributes to the significance of St. Augustine National Historic District and St. Augustine Town Plan National Landmark 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
2. Community planning & developm
3. Tourism
4. Archaeology-historic
5. Ethnic heritage
6. Exploration/settlement

DOCUMENTATION

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 University of Florida
Document description various File or accession #'s Digital Collection

2) Document type All materials at one location Maintaining organization Florida Division of Historical Resources
Document description FMSF files File or accession #'s _____

RECORDER INFORMATION

Recorder Name K. Ziedina; S. Kim; M. Hylton III Affiliation University of Florida

Recorder Contact Information UF Historic Preservation Program; 3522941438, mhylton@ufl.edu
(address / phone / fax / e-mail)

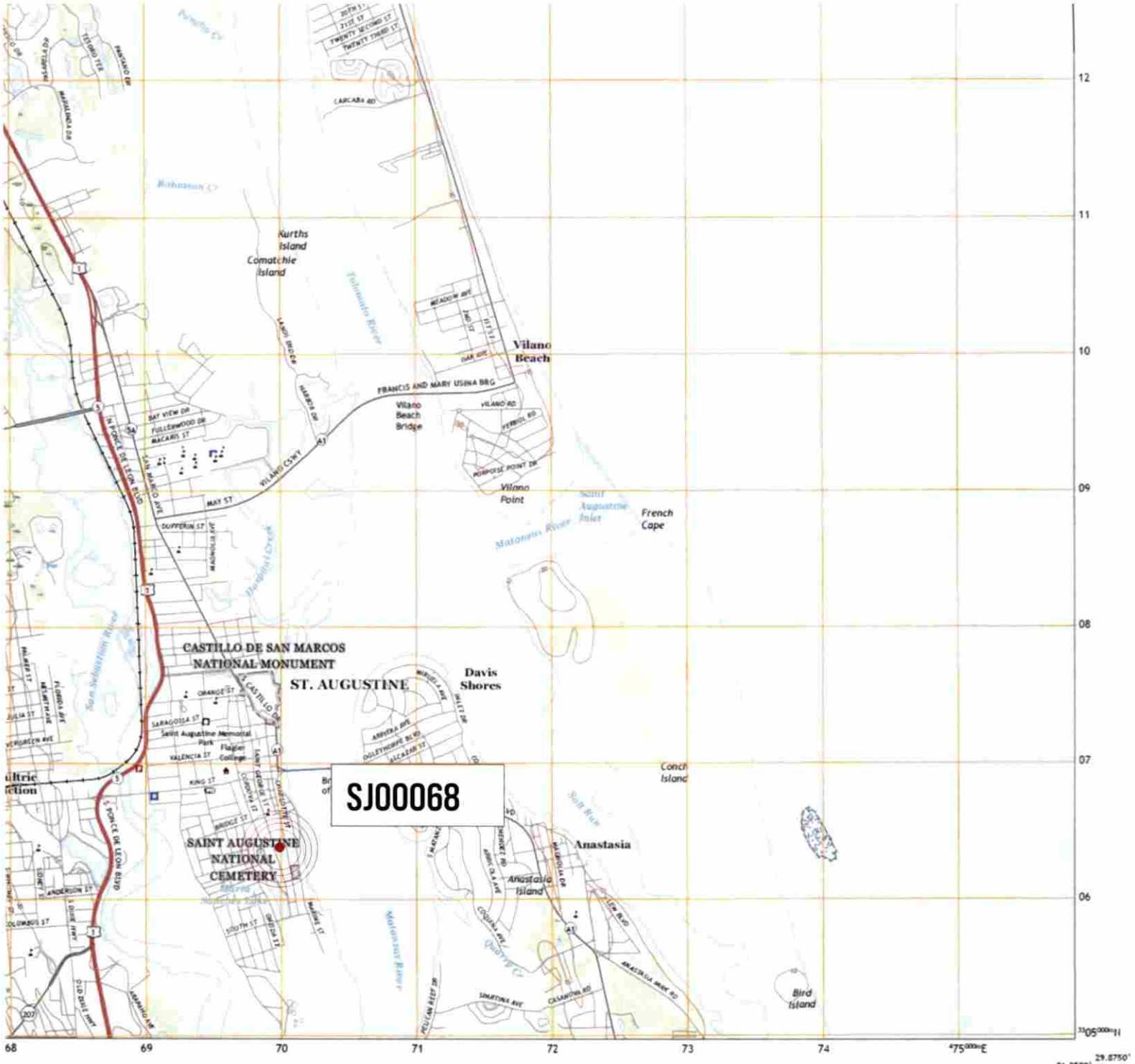
Required Attachments

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.



UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** **St. Johns County, Florida**	**FMSF: SJ00068** **Date: 03/22/2021** **Historic Building**

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL





Parcel ID	2003100000	Physical Address	31 ST FRANCIS ST SAINT AUGUSTINE
Property Class	8900 - Municipally Owned	Mailing Address	CITY OF ST AUGUSTINE PO BOX 210 SAINT AUGUSTINE FL 32085-0210
Taxing District	City of St Augustine		
Acres	0.32		

N

UF Historic Preservation UNIVERSITY of FLORIDA

St. Augustine NHL NPS HIM
Cultural Resources Survey
St. Johns County, Florida

FMSF: SJ00068

Date: 03/29/2021

● Historic Building



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ00068 Date: 03/18/2021 Historic Building



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ00068 Date: 03/18/2021 Historic Building

8SJ68

SJ68

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON, D.C.

The National Survey of Historic Sites and Buildings

Llambias House, St. Augustine, Florida

Erected prior to 1763 and reaching its final form by 1788, the Llambias House is a restored example of an organic growth dwelling built on a variation of the "St. Augustine plan." The "St. Augustine type" of residence was developed by the Spanish between 1703 and 1763 to meet the local climatic needs of Florida. In the period 1763-1783 the English added further refinements to this plan, so that extant examples reflect both Spanish and English architectural influences. The Llambias House is one of the few extant structures in St. Augustine whose origin dates to the First Spanish period. Its date of construction is unknown, but when Florida was ceded to Great Britain in 1763, Pedro Fernandez owned the stone house that stood on this site.

Restoration of the Llambias House was accomplished in 1954. The late 18th century appearance of the house, including the interior, is being preserved.

* * * * * * * * * * *

NSHSB: 11/28/69
C W S

Site of National Significance

Llambias House, Florida

Location: 31 St. Francis Street, St. Augustine, St. Johns County.

Ownership: City of St. Augustine; Mayor Hamilton Upchurch, St. Augustine, Florida 32084.

Statement of Significance

Erected prior to 1763 and reaching its final form by 1788, the Llambias House is an excellent restored example of an organic growth dwelling built on a variation of the "St. Augustine" plan. The "St. Augustine" type of residence was developed by the Spanish between 1703 and 1763 to meet the local climatic needs of Florida. In the period 1763-1783 the English added further refinements to this plan, so that extant examples reflect both Spanish and English architectural influences.

The basic "St. Augustine" residence was essentially a simple rectangular structure of from two to four rooms, with a loggia or a porch, and often a street balcony. The plan was used in two forms. The more popular one had a loggia (an open-sided room) as an integral part of the plan, centered on the side. The other version of the plan, of which the Llambias House is an excellent example, substituted a sheltered porch for the loggia. In both cases, the main entrance was through either the loggia or porch, which opened onto the garden in the rear. Houses constructed on the "St. Augustine" plan were usually oriented with the open areas facing south or east, so that in summer the prevailing southeast winds ventilated the large rooms and made the loggiaor porches cool and pleasant. Thick masonry walls of the houses insulated against summer heat and held out the cold in the winter. As the sun dropped toward the south horizon during the winter months, sunlight crept into the loggias and porches, flooding them with light and warmth while the bulk of the houses protected the open areas from the prevailing cold northwest wind.

History

The Llambias House is one of the few extant structures in St. Augustine whose origin dates to the First Spanish period.

Its date of construction is unknown but when Florida was ceded to Great Britain in 1763, Pedro Fernandez owned the stone house that stood on this site. In 1768 a large group of colonists, many from the island of Minorca, were settled at New Smyrna, Florida. With the failure of this venture nine years later, the remaining settlers moved to St. Augustine. One of the first to come was Juan Andreu, a baker, who came to St. Augustine in 1777. He acquired the Llambias House, enlarged it, and the dwelling remained in the possession of the Andreu family until after the cession of Florida to the United States in 1821. Later it was purchased by Peter and Joseph Manucy, whose father had also come from New Smyrna. In 1854 the dwelling was acquired by Catalina Llambias and was retained by his heirs until 1919. The house was purchased by the Carnegie Institution and, in 1954, donated to the City of St. Augustine.

Condition

Architectural evidence indicates that the Llambias House, by 1763, was a typical one-story Spanish colonial dwelling. Rectangular in shape, probably with two rooms, the structure was covered by a hipped roof. The walls, built of coquina (a native shellrock), were plastered inside and out and whitewashed. There were no firplaces and the floor was of tabby (a concrete made of oystershell, sand, and lime). The windows were without glass but were protected by rejas (close gratings of wood), with solid interior shutters.

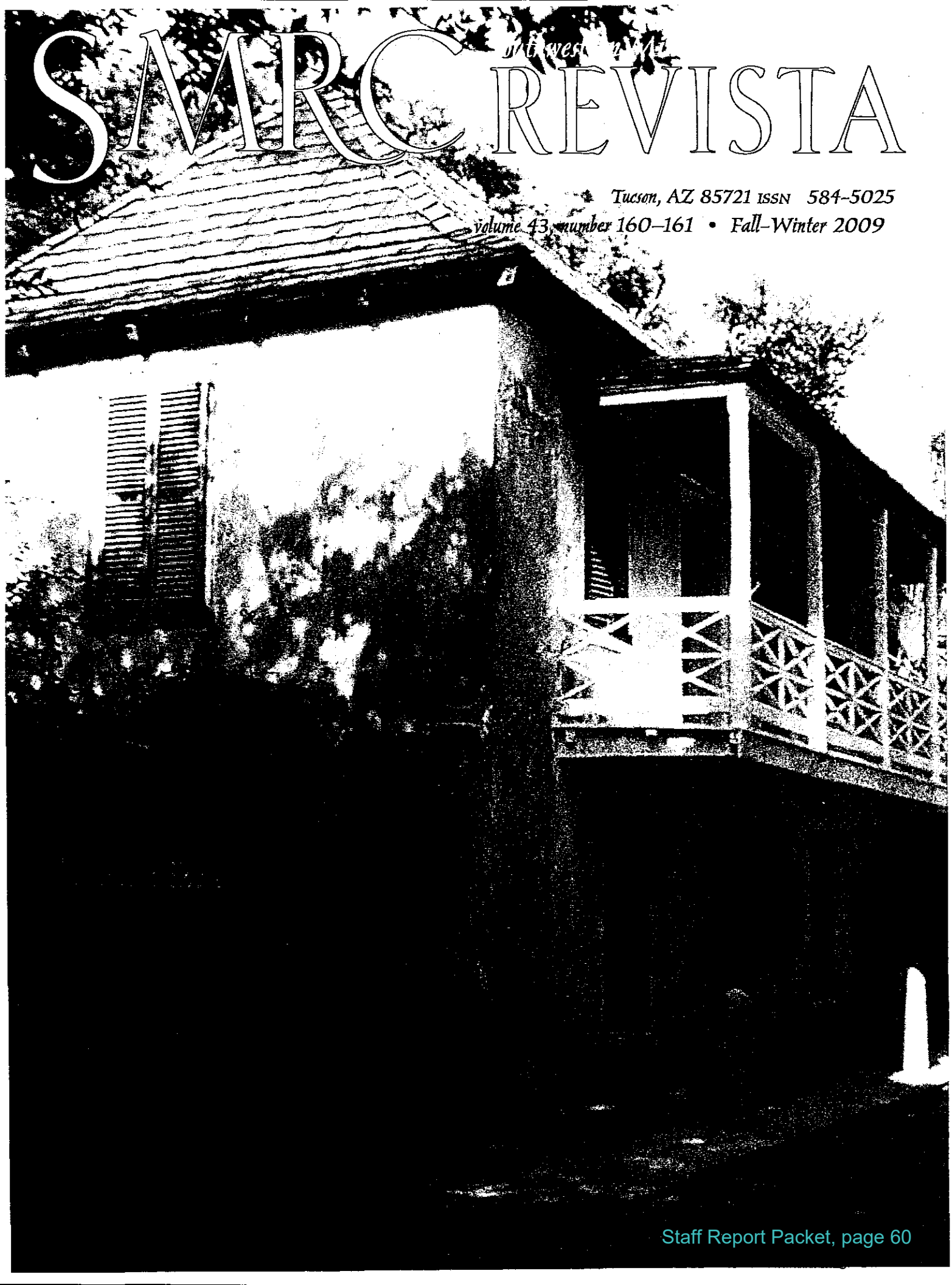
The house was enlarged to its present size in the period 1777-1788. At this time the second story, built of coquina and containing two rooms, was added to the first story. A chimney, with two fireplaces, was installed at the west end and the building was covered by a wood-shingle hipped roof that contained one dormer on the south or rear side. On the north or street front a covered wooden balcony, extending the length of the house, was added at the second floor level, and in the rear, a two-story covered porch was erected. The first story of the rear veranda was comprised of three graceful one-story coquina arches and had a tabby floor. Both the first and second story levels of the rear porch were enclosed by solid coquina walls at the southwest corner. The remainder of the second-floor veranda was open and constructed of wood. A stairway, located in the enclosed corner, provided access to the second floor

rooms. Double-hung glazed windows, with exterior shutters, were installed and the Spanish rejas and interior shutters were removed. A separate small one-story coquina kitchen was also erected adjacent to the southwest corner of the house. Except for the building materials utilized, the plan of the Llambias House is remarkably similar to that of the Monterey Colonial House that was developed in California in 1835-37.

Restoration of the Llambias House was accomplished by the St. Augustine Restoration and Preservation Association in 1954, under the supervision of Mr. Stuart Barnette, restoration architect. In this work a much later red tile roof was removed and replaced by the present wood-shingle roof. The present kitchen is a reconstructed replica. The restored house is maintained in good condition and is leased by the City of St. Augustine to a community group for use as a meeting place and club house. The late 18th century appearance, including that of the interior, is being preserved.

References:

James G. VanDerpool, "Historical Development of Architecture in the U.S.A., 1632-1912," (NPS ms., 1966), 95-96; Dorothy and Richard Pratt, A Guide to Early American Homes-South (New York, 1956), 117; Florida, A Guide to the Southermost State (American Guide Series) (New York, 1947), 164, 253; Seeing St. Augustine (St. Augustine, 1937) (American Guide Series), 44-45; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), 13, 53, 54.



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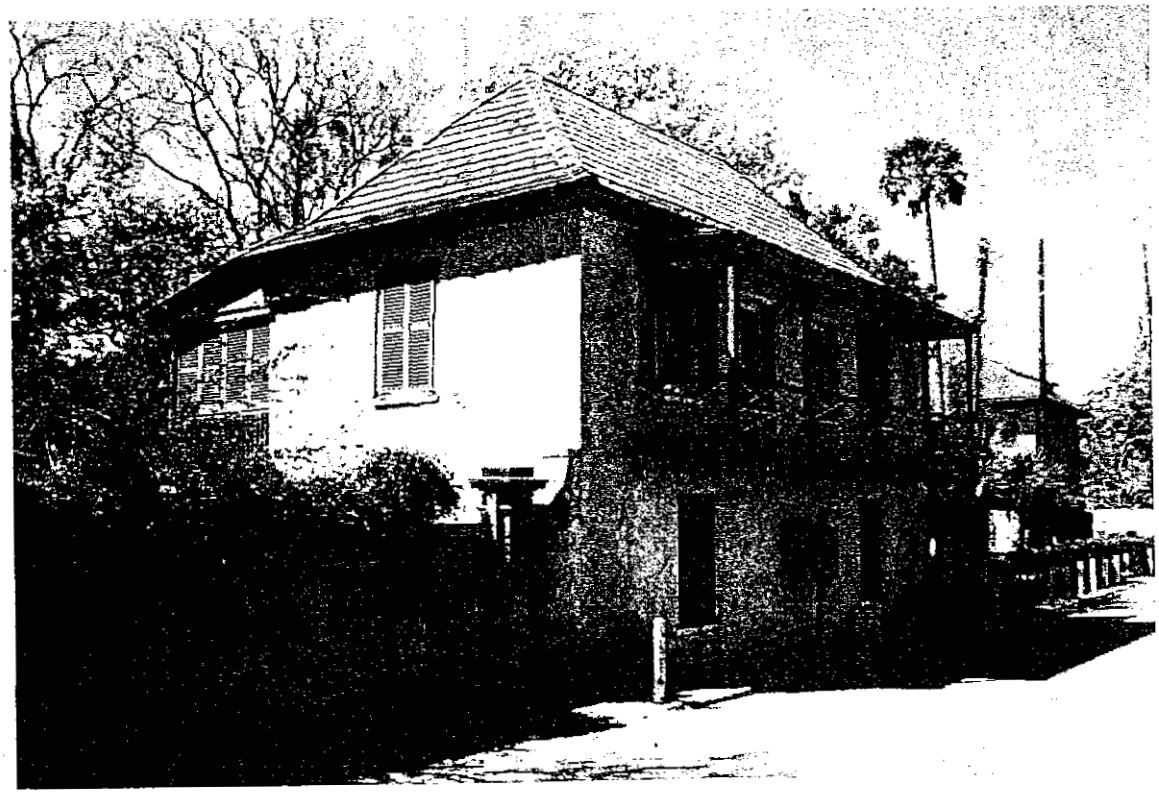


Figure 1. View of the front (north) and east elevations of the Llambias House, looking southwest. (Photo courtesy of the St. Augustine Historical Society.)

THE LLAMBIAS HOUSE: AN EXAMPLE OF SPANISH COLONIAL CARIBBEAN HOUSING IN THE SOUTHEASTERN UNITED STATES

by
MARK R. BARNES, PH.D.

The Llambias House, located at 31 St. Francis Street in the southernmost section of the old Spanish colonial town of St. Augustine, Florida, is a nationally significant example of the Spanish colonial "St. Augustine Plan" of residential architecture that may be found throughout the Spanish Antilles (Figure 1). The definitive work on this architectural style was produced in the early 1960s by Albert Manucy and then expanded upon by other researchers. According to Manucy, a St. Augustine Plan house generally is a one- or two-story masonry dwelling with a rectangular floor plan that has one of its long sides built flush to the street line. Attached garden walls, also built flush to the street, would have extended from the front facade of the building to the edges of the house lot to enclose an interior courtyard. A notable feature of the St. Augustine Plan was a lack of direct access to the interior of the residence from the street. Instead, access was provided through a gate in the garden wall which led to the courtyard, with two variations based on the manner of access from the courtyard to the dwelling's interior: through a covered porch on the building's rear or through a covered loggia on the side of the building. The Llambias House is an excellent example of the first variant (Figure 2).

Some researchers have suggested that elements of the St. Augustine Plan have their roots in older Roman and Moorish domestic building styles found in Spain, which separate the

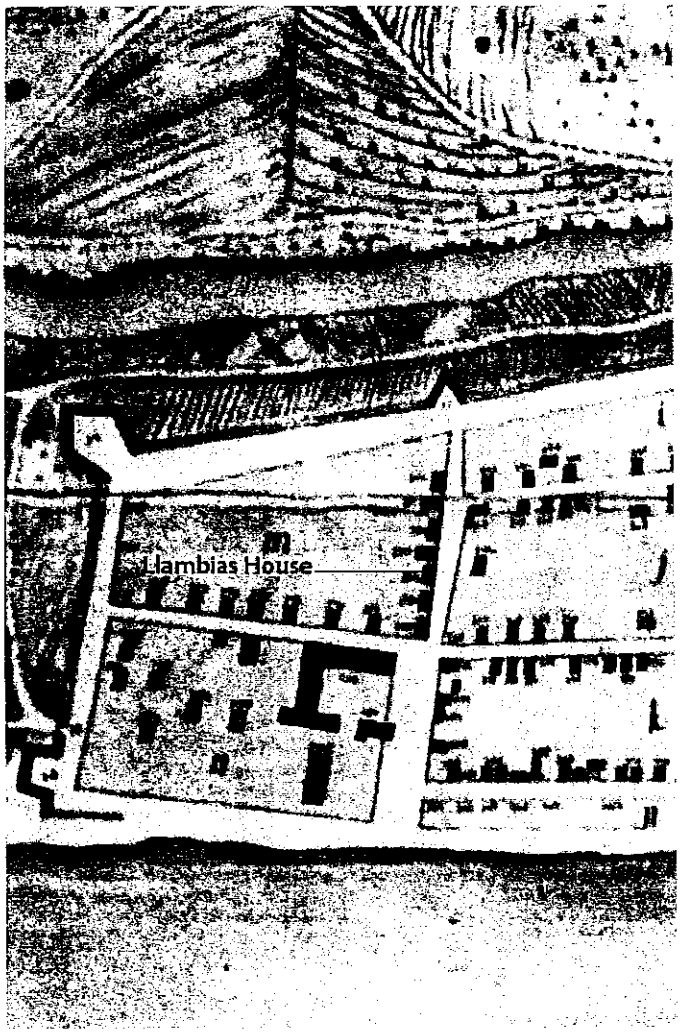


Figure 5. Detail from the Elixio de la Puente Map, dated January 29, 1764, showing the location of the Pedro Fernández one-room, single-story, masonry house on Block M as building #383, in the southernmost part of the town. (Photostat scan courtesy of the St. Augustine Historical Society, modified by author.) frame roof as shown in Figure 3. (Drawing by Elsbeth K. Gordon, courtesy of St. Augustine Historical Society; figure originally published in Gordon [2002:142].)

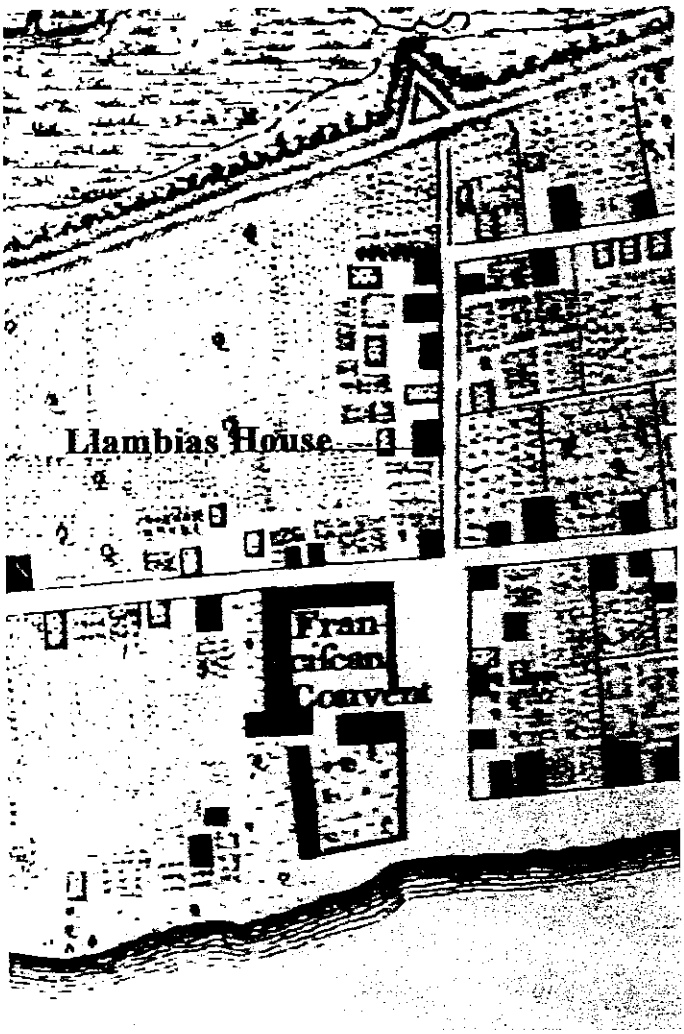


Figure 6. Detail from the 1769 Jeffreys Map of St. Augustine, showing the location of a one- room, single-story, masonry house in the same location as the Pedro Fernández (Llambias) House on the Puente map from five years earlier (see Figure 5). (Photostat scan courtesy of the St. Augustine Historical Society, modified by author.)

regarded many of them, complicating future real estate transactions when Spaniards returned in 1783.

During the twenty-year period of British administration, two town maps of St. Augustine were produced: the Moncrief Map of 1765, and the Jeffreys Map of 1769. The first

> . . . shows Fish as owner of all of the houses on this block, among them the Fernandez [Llambias] House. However, it seems that the British Government either disregarded or did not recognize Fish's ownership of this or the other houses east and west of it because four of those were granted to Richard Henderson, an Englishman. [Poppeliers 1965:1]

The 1769 Thomas Jeffreys Map (Figure 6) shows the Fernández (Llambias) House still as a small one-story, masonry house. The Fernández property went through at least five different owners, or trustees, during the British Period. Most notable was the last owner of this period, Nicholas Turnbull, whose wealthy father established an unsuccessful Minorcan colony at New Smyrna, Florida (Poppeliers 1965:2; see Appendix for a complete chain of title for the Llambias House during the British Period).

Jean Parker Waterbury, who chronicled the history of the Llambias House, observed that Turnbull was probably responsible for the enlargement of the one-story, masonry Fernández House in the last years of British rule, apparently having had the means to renovate and expand the property:

One or another of the five owners in those years built atop the original house a second floor with coquina walls; the ground floor was divided into two rooms, and an enclosed coquina stairway rose from an arcade built across the south side of the house. Above the arcade with its coquina pillars a wood gallery ran past the two new upstairs rooms.

On a July 1783 plat of the property, prepared for Nicholas Turnbull, the arcade and the room division show clearly. Turnbull had become the owner of what was now identified as "#2 in Moncrief's quarter" when Governor Patrick Tonyn granted it to him "for a yearly rent of one peppercorn if demanded." He, Turnbull, would be fined 20 shillings a year "until a house 24 x 17 with brick chimney" was erected. The house he had, and the chimney was built. At the time of 1783 census, *Turnbull, a minor government* official, was living in the house; he was still in St. Augustine and probably in his house in mid-March of the next year [1784]. But in the next few months Turnbull, Tonyn and most of the British in St. Augustine had gone, moving out as Spain regained the province.

With his map of the town prepared for the new Spanish government, Chief Engineer Mariano de la Rocque provided a "*plano particular*" which listed the blocks, houses and lots, construction of the buildings, their condition and their owners as of April 1, 1788. Now what had been the Fernández-Turnbull property was numbered #281 in Block 42, and described as "house of masonry in fair condition [property] of the King with its Land." Rocque's map shows not only the arcade [and gallery structure on the south side of the building] but also the interior dividing walls of the house. [Waterbury 1997:8; Figure 7][14]

Unfortunately for Turnbull, he acquired the house just as British rule was ending.[15]

With Turnbull gone, the Spanish Governor recognized Jesse Fish's earlier claims to the Llambias House in addition to other properties he had been entrusted with some twenty years earlier, making him once again a major property owner of many houses in St. Augustine. By the time of his death on February 8, 1790, however, many of these houses were falling to ruin. The elderly Fish was too ill to maintain the properties, and with his son "removed to London," his properties had remained unattended (Poppeliers 1965:2).

After Fish's death, the large number of deteriorated and abandoned houses in the town caused Governor Juan Nepomuceno de Quesada to order that they be sold at auction with the proceeds going to the Spanish crown. Waterbury recounts that the Llambias House was one of those which had suffered some deterioration:

> It was about that time when, according to architect Barnette, "a major catastrophe occurred at this house . . . it was stripped of woodwork before 1791." But it still had its British second floor, according to the earliest written records of that addition, a September 1791 deed prepared after the auction: "house of mamposteria [coquina] covered with shingles . . . ." Those shingles would have been used only on a peaked roof, customarily above a second story. [Waterbury 1997:8–9]

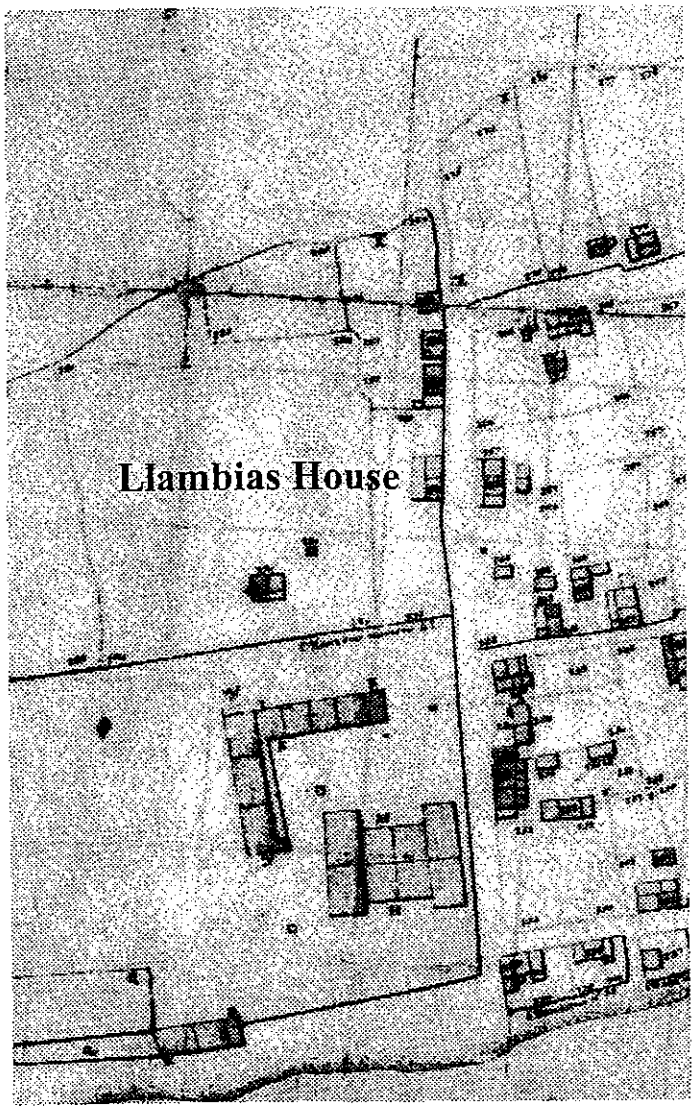


Figure 7. Detail from the Mariano de la Rocque Map, dated April 25, 1788, showing a larger building with the addition of a rear porch and gallery at the location of the Fernández (Llambias) House, and the division of the first floor into two rooms. (Photostat scan courtesy of St. Augustine Historical Society, modified by author).

On December 15, 1790, the two-story masonry house on St. Francis Street was sold to Mariano Moreno, a sergeant of grenadiers stationed at the Castillo. A formal title to the property, issued to Moreno on March 21, 1791, described the Llambias House as "a masonry house with a shingle roof and corresponding lot, situated on St. Francis Street which the deceased had owned and had acquired by legitimate titles which have been submitted for proof" (Poppeliers 1965:2).

form for the Llambias House that was completed by James Dillon (1977), architectural historian with the National Historic Landmarks, in the Office of Archeology and Historic Preservation in Washington, D.C.

In the late 1990s, the National Register Programs Division of the National Park Service's Southeast Regional Office began a project to update documentation on selected landmark properties. Using funds from Challenge Cost-Share Grants, teachers and students from the preservation schools at the Savannah College of Art and Design and Georgia State University undertook an intensive study of the history and documentation of these landmarks, which included the Llambias House. The first observation from this multi-year study was that the Llambias House had undergone a series of rebuilding and restoration phases throughout the last 250 years. This allowed the National Park Service to develop a description of these changes, greatly aided by the discovery of a number of historical renderings of this building that were not available at the time of its 1970 landmark designation. The changes may be summarized as follows:



Figure 8. View of the rear elevation of the Llambias House with the reconstructed two-story, coquina-masonry arcaded porch and wooden gallery as they would have appeared in the 1780s. The enclosed area on the west side of the rear addition contains the coquina masonry and wood stairs leading to the second floor. A new kitchen facility dating to 1967 is on the left side of the courtyard. (Photo courtesy of the St. Augustine Historical Society.)

The 1750s House

The original house, probably constructed in the 1750s by Pedro Fernández (as shown on the 1764 Puente map), consisted of a one-story, one-room masonry building fashioned from coquina (a porous shell stone) quarried on nearby Anastasia Island. This building measured approximately 24 feet by 36 feet, and about 9 feet in height, with walls about 18 inches in thickness. It would have been plastered inside and out, to protect the coquina stone from the elements, and on the interior would have had a tabby floor. The house could have had either a flat tabby roof supported with wooden beams or a wooden frame and thatched gabled roof (Waterbury 1997:7; see Figures 3–4).

In accordance with Spanish regulations for the founding of towns and the placement of residences within the town, the house was built right on the edge of the street line, with one of its long sides facing the street. Typically, walls or fences were also built on the edge of the street line and extended from the facade of the building to the edges of the property in order to provide privacy and security for the interior courtyard. The entrance would have been through a gate in one of the walls, leading into the courtyard. Once inside the courtyard one could enter a doorway, probably sheltered by a covered porch, located on the back side of the building (see Figure 2).

Six windows appear to have provided light and ventilation for the interior of the house at this time: at least two windows on the front (north side), two on the rear (south side), one each on the east and west (or short) sides. Small masonry dwellings of the period generally lacked windows with glass panes due to the expense of such architectural features, which had to be imported into St. Augustine. Traditionally, the window openings on such modest dwellings would have been covered with locally made rejas, or vertical wooden slats, behind which were wood shutters that could be closed from the inside (Waterbury 1997:7).

The 1780s House

Sometime toward the end of the British Colonial Period occupation of St. Augustine (1763–1783), the Llambias House was enlarged to a two-story, four-room masonry residence.[19] The original 1750s building now became the first floor of the enlarged residence, and was divided into two equal-sized rooms by the addition of a masonry dividing wall that probably helped to support the second floor (see Figure 7). Also made of coquina masonry, the second story had the same dimensions as the earlier coquina building (24 feet by 36 feet) upon which it was built, with a floor plan of two rooms (18 feet by 24 feet)—each with its own access to a balcony on the street façade—and the wooden gallery on the rear. The second story would have had two windows on its front (north) and rear (south) and one window on its east side (see Figure 1). It seems likely that at this time imported glass windows would have been installed in all window openings on both floors, replacing the locally made wooden rejas and shutters.

As part of the 1780s enlargement, an addition on the back (south side) of the building was constructed. Running the entire length of the rear of the house was a one-story open porch with coquina-masonry arches, which supported a second-floor, covered wooden gallery (Figure 8). The floor plan for the porch would have covered an area of about 10 feet by 36 feet. Located



Figure 9. This wood-engraved image of St. Francis Street by Frederick William Quarterly, after a watercolor painting by Henry Fenn, was published in Picturesque America, *as edited by William Cullen Bryant, in 1872. The image is also printed in Elspeth K. Gordon's Florida's* Colonial Architectural Heritage *(2002:143). Shown are the Oldest House (Gonzalez-Alvarez House) in the right foreground and, further up the street on the left side, the east and front elevations of the Llambias House. The house's hipped roof covered with wooden shingles, street-side balcony on the second floor, and two windows on the ground floor are evident, but there is no apparent opening to the building from the street.*



Figure 10. Detail from a 1870s stereoptican view (part of the Florida, The Land of Flowers and Tropical Scenery series) showing the facade of the Llambias House. The first floor has two large windows, but no direct access to the interior of the building from the street. The second floor has a wooden balcony that matches the Quarterly engraving of 1872 (see Figure 9). (Stereoptican from the author's private collection.)

at the west end of the porch was an exterior stair, part wood and part coquina masonry, leading from the porch to the second floor gallery and the rooms on the second floor (see Figure 2). Covering the porch, gallery, and building was a hipped roof with wood shingles.

On the façade of the enlarged house was a second-floor wooden balcony extending out about 4 feet and running the length of the building. Second-floor façade balconies, common on St. Augustine Plan colonial dwellings, continued to be built on local residences into the Florida Territorial period (1821–1845). Accessed via two doorways, this balcony was covered with a hip roof, as shown in an 1872 engraving (Figure 9) and an enlarged detail from a stereoptican view from the 1870s (Figure 10).

An exterior chimney of stuccoed coquina masonry also was added. Covering the first-floor window on the west end of the original 1750s building (see Figure 3), the chimney was connected to fireplaces in the first- and second-floor rooms on the west side.

Later Changes

Sometime during the late nineteenth century the 1780s porch and gallery addition at the rear of the Llambias House became deteriorated and was torn down. The owners replaced it with an all-wooden, two-story, open porch and gallery. At this time, the stairs connecting the porch with the gallery were moved from the west to the east side of the porch, as shown in a photograph taken around 1916 (Figure 11). Later, between 1910 and 1917, this wooden porch-and-gallery feature was enclosed with wood siding and windows (Figure 12). A smaller chimney that provided heat to the first- and second-floor east-side rooms may have been added to the east side of the house sometime in the 1890s, as it does not show up in either the 1872 engraving or the 1870s stereoptican view of the house; neither does the front door, which was probably added around this time as well, providing direct access into the Llambias House from St. Francis Street.

Restoration

The appearance of the Llambias House today is the result of a 1954 restoration by the St. Augustine Restoration and Preservation Association in cooperation with the St. Augustine Historical Society (see Figure 1). This first professional restoration of a colonial residence in St. Augustine was executed under the direction of restoration architect, Stuart Moffett Barnette, of Ithaca, New York. A detailed bound volume of Barnette's work is on file at the St. Augustine Historical Society Research Library.

As early as 1939, Verne E. Chatelain, Director of the St. Augustine Historic Program and former National Park Service historian, set the tone for the future restoration of the Llambias



Figure 11. Rear (south) elevation of the Llambias House ca. 1910. The view shows the late nineteenth-century, two-story, wooden porch and gallery that replaced the original masonry-and -wooden one constructed in the 1780s. It also shows the staircase on the east side of the porch (the original 1780s staircase having been built on the west side of the porch). In the foreground is a coquina masonry well, and just above the roof line on the east side of the house is a small chimney probably constructed in the late nineteenth century. (Photo courtesy of the St. Augustine Historical Society.)



Figure 12. East elevation of the Llambias House, in 1954. Part of the documentation collected by the architect prior to initiating restoration of the building, this photograph shows the early-twentieth-century enclosure of the two-story wooden porch and gallery on the rear of the house, as well as the small late-nineteenth-century chimney added on the east side. Both of these features were removed in 1954. On the front of the house is the second floor wooden balcony, which was also necessarily removed and reconstructed. (Photo courtesy of the St. Augustine Historical Society.)

House when he wrote, "I feel it may be far better to repair and strengthen the structure in its present form, and not attempt a restoration" (Waterbury 1997:3). Delayed by the Second World War, however, the work that finally commenced in 1954 represented the end product of a more-than-decade-long effort to raise funds, conduct research on the property, and develop a comprehensive restoration plan—by which time the Llambias House was severely deteriorated (see Figure 12). Barnette attempted to retain as much original fabric as possible, but, after extensively documenting them, ended up overseeing the removal of the wooden roof, front balcony, late nineteenth-century rear wooden porch and gallery, and a good percentage of the coquina-masonry walls comprising the second floor (Figure 13); the coquina masonry comprising the first floor, which consists of the earliest part of the building (c. 1750s), was largely saved.

Based on Barnette's architectural research, a decision was made to restore the house to its appearance following its enlargement in the 1780s. This would involve reconstructing the wooden roof, front balcony, 1780s rear addition, and the deteriorated sections of the walls of the second floor. After examining the remains of masonry footings and socket holes for wooden beams on the rear of the building (Figure 14; Waterbury 1997:16–25), Barnette developed a plan for rebuilding the two-story, coquina-masonry arcaded porch and wooden gallery, using the opportunity to move the stairs back to the west side of the porch, where they once had been.

To replicate the type of windows appropriate to the period of the 1780s, double-hung windows with small glass panes in a 12/12 and 6/6 configuration were installed in the window openings of the Llambias House during the restoration. A shed-roofed dormer with a window on the side of the roof facing the courtyard was retained, as was siding parallel to the roof line. All woodwork, such as blinds with fixed louvers and doors (6-panel, cross pattern), also dates from 1954.

The balcony as reconstructed has supports of chamfered wooden posts and an X-pattern balustrade, which was popular in St. Augustine during the Territorial and early Statehood periods (post-1821) (see Figure 1). Horizontal wooden support members for the balcony have beaded edges.

The small chimney on the east side of the house was removed in the 1954 restoration, and the façade door providing access into the building from St. Francis Street was closed off. In keeping with the St. Augustine Plan, a new access to the dwelling was created via the courtyard through a wooden gate in a coquina-masonry wall on the east side of the building. From there a walkway leads to the rear porch and the house is entered through the back side of the building. There is a low coquina garden wall (6 feet high) with wooden picket top and gate to the west, and a higher coquina garden wall (8 feet high) to the



Figure 13. Rear (south) elevation of the Llambias House during restoration in 1954. The Llambias House had become so deteriorated by then, the architect found it necessary to remove the back wall of the 1780s second story as well as the late nineteenth-century porch and gallery, the window frames, and the roof before commencing restoration. (Photo courtesy of the St. Augustine Historical Society.)

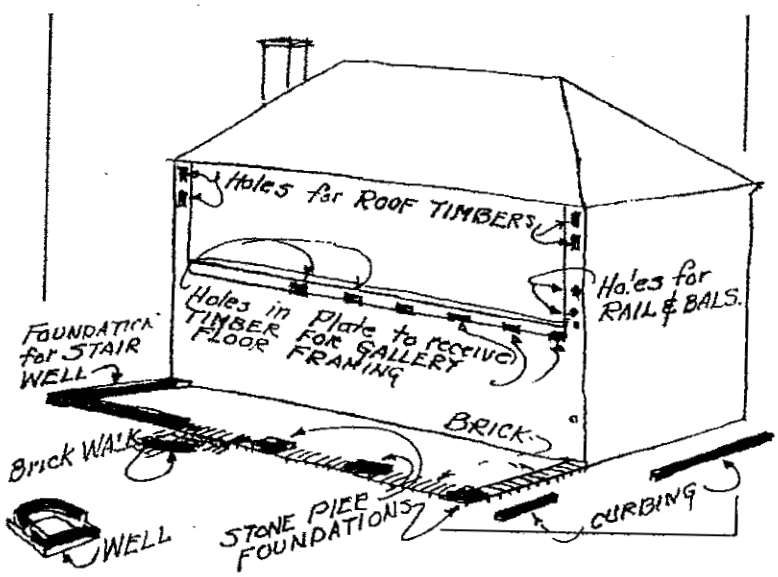


Figure 14. Sketch by Stuart M. Barnette, showing his findings along the south side of the Llambias House. The remains of the stone pier foundations were used in 1954 to reconstruct the first-floor, coquina masonry arched porch, and the holes in the back of the building were used for floor framing and roof timbers to reconstruct the second-floor wooden gallery of the 1780s. (Figure from Waterbury [1997:21] is published here with the permission of the St. Augustine Historical Society.)



L Lambie House

St Johns

SJ68

1987

15x

F.F. 10.5 BIGGS

17


LLAMBIAS HOUSE

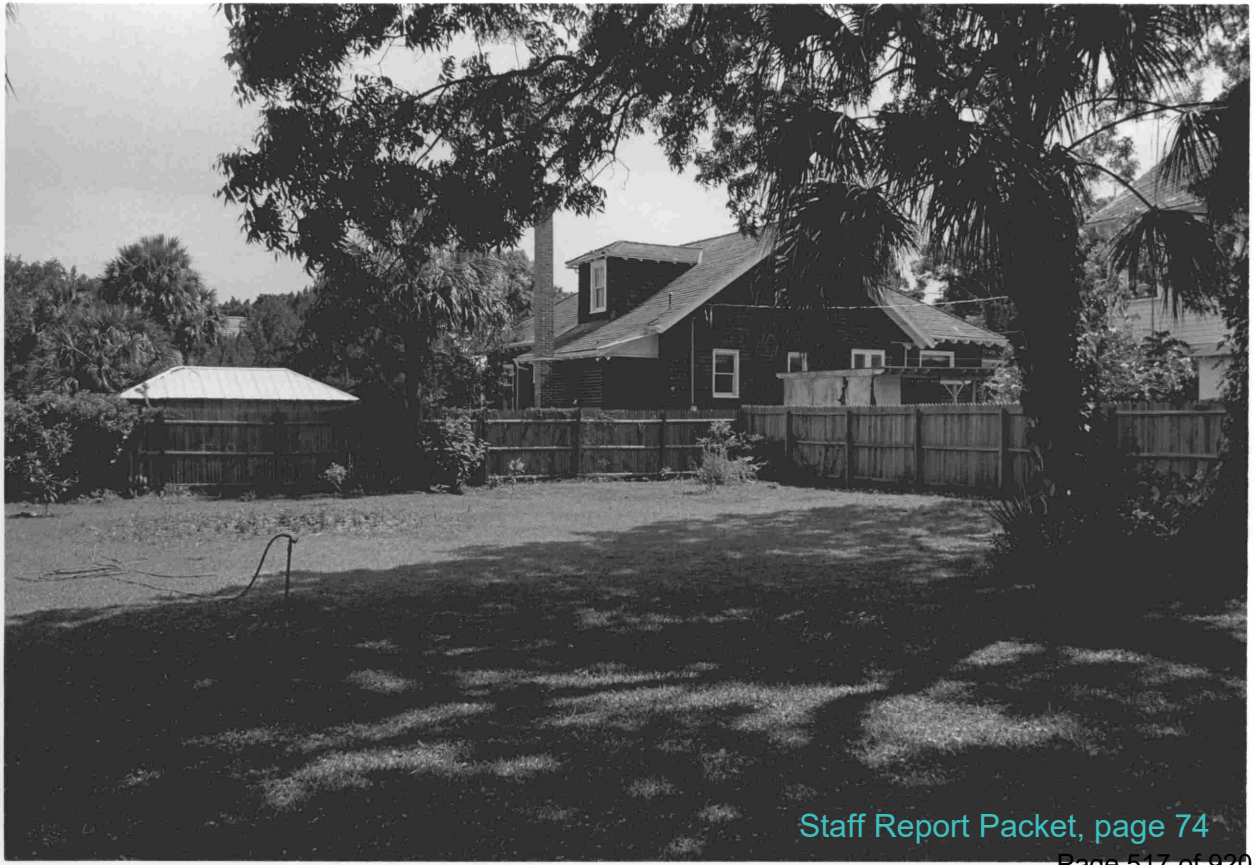
SJ68

Photo No. 1
Llambias House
North (Front) and East Elevations
May 30, 1979
Florida Division of Archives, History and
Records Management



5J 68

Photo No. 2
Llambias House
Existing Condition of Wood Entry Gates
May 30, 1979
Florida Division of Archives, History and
Records Management



SJ68

Photo No. 3
Llambias House
Existing Condition - Rear Fence
May 30, 1979
Florida Division of Archives, History and
Records Management



SJ68

Photo No. 4
Llambias House
South (Rear) Elevation
May 30, 1979
Florida Division of Archives, History and
Records Management



SJ 68

Photo No. 5
Llambias House
N.W. Corner
May 30, 1979
Florida Division of Archives, History and
Records Management


LLAMBIAS HOUSE

B.11 SJ 68

Saint Augustine Historical Society

271 CHARLOTTE STREET, SAINT AUGUSTINE, FLORIDA 32084

RECEIVED
JAN 9 1980
HISTORIC PRESERVATION SECTION

SJ68

January 7, 1980

Dr. William N. Thurston
Chief Preservation Planner
Division of Archives, History
Department of State
Tallahassee, FL 32304

Dear Dr. Thurston,

We are enclosing the 8 x 10 enlargements of the contact prints of the Llambias House mentioned in Dr. Calkin's December 13, 1979 letter to you.

Sincerely,

Jacqueline Bearden

Jacqueline Bearden
Administrative Librarian

JB:jk









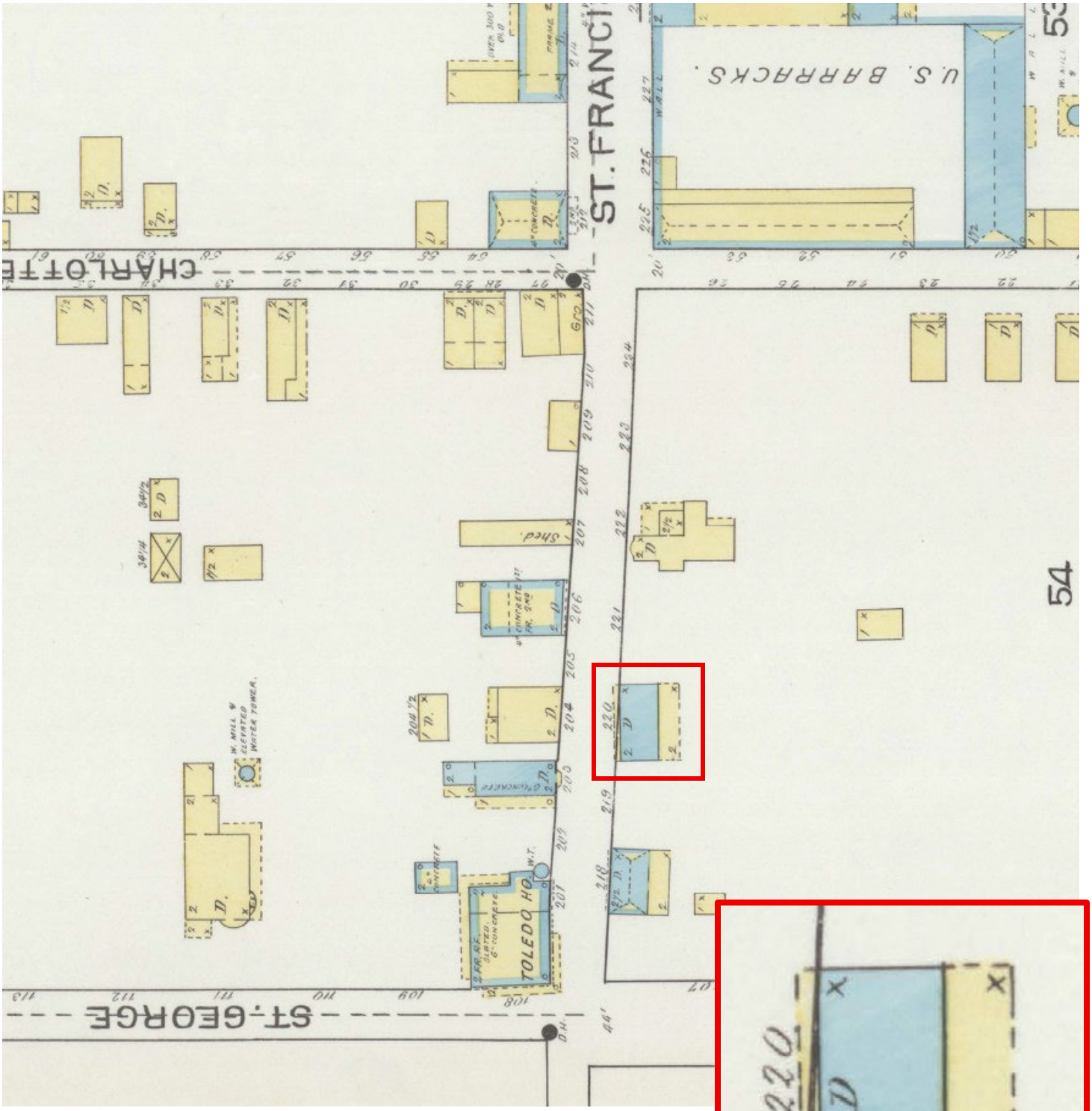




DATE 1979

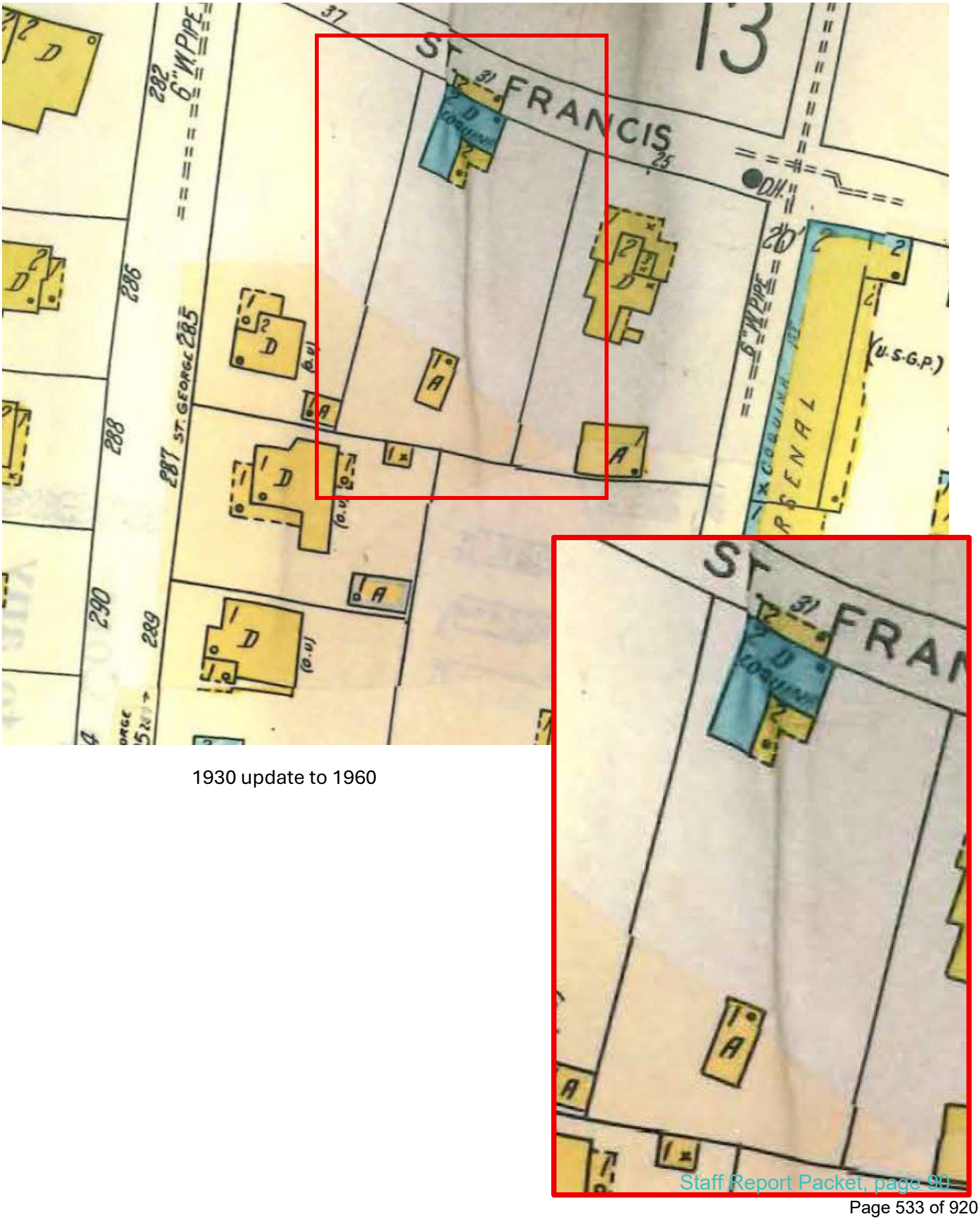


SANBORN MAPS
31 St. Francis Street



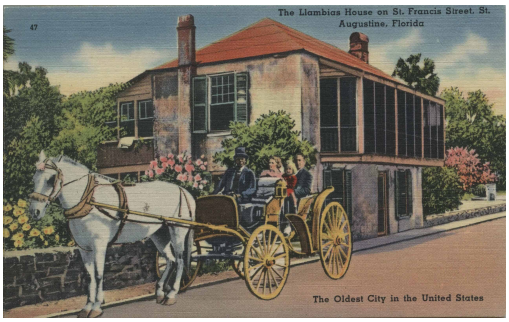
1893

SANBORN MAPS
31 St. Francis Street



1930 update to 1960

The Fernandez-Llambias House



The Fernandez-Llambias House is one of Florida's most significant historic properties. The home is notable for its historic preservation efforts; however, one should not overlook the countless historic figures who owned, lived and rented the property throughout its over 250-year history. The earliest documentation of the Fernandez-Llambias House dates to the 1764 Puente Map and property ownership inventory. Juan Jose Elixio de la Puente, formerly chief official of the royal accountancy, was a native Floridian and prominent resident of St. Augustine. Puente prepared his property records as a result of Spanish secession of Florida to Great Britain under the terms of the 1763 Treaty of Paris. Puente identified what today is 31 St. Francis Street as a "stone" house belonging to the home's first owner, Pedro-Fernandez who lived with his wife Josefa Baesse. The house has two distinct names deriving from its original owner, Pedro-Fernandez and the Llambias family who lived in the home for four generations and over 60 years beginning in 1854-1919. The Fernandez-Llambias House was a simple one story, one room coquina walled dwelling with a flat roof supported by vigas, or roof beams and a tabby, or shell aggregate concrete floor. The Puente Map confirms that the building is in fact a First Spanish Period dwelling house making it one of only ten remaining 1st extant First Spanish Period (1565-1763) buildings remaining in St. Augustine.

The Fernandez-Llambias House passed several historic figures' hands throughout its 250 plus history including Jesse Fish, a prominent merchant and real estate mogul, who owned numerous properties during both Spanish and British rule. He took over the home as well as countless others throughout St. Augustine when Spanish residents were forced to leave their homes in St. Augustine under the terms of the Treaty of Paris. Fish became the agent for those Spanish subjects who could not sell their property prior to the transfer of Florida to the British.

Dr. William Hayne Simmons, a prominent physician, developer and politician arrived in St. Augustine after the transfer of East Florida to the United States in 1821. An incredibly wealthy man, Dr.Simmons is credited for adding the balcony to the Fernandez-Llambias House and is responsible for the majority of improvements made to the home throughout the early 19th century. Dr. Simmons owned the home from 1828-35 and is responsible for countless historic achievements ranging from the building of North City Wharf Company to the North City Hotel located North of St. Augustine.



Harry N. Campbell, an artist and instructor at the Cape Cod School of Art in Provincetown, Massachusetts owned the Fernandez-Llambias House from 1919-32. During his ownership, Campbell rented the home to Guy C. Wiggins, a prominent impressionist landscape painter. Wiggins was a frequent visitor of St. Augustine throughout his life where he conducted art classes in the House. Early records show that during 1949, a proposed measure was nearly implemented to allow Wiggins the use of the home to create an art school in the main building of the Fernandez-Llambias House, but the measure never came to fruition. Wiggins is perceived by the art community to be one of the leading artists in early 20th century Impressionism.



Its restoration, beginning in 1951 under pioneering preservation architect Stuart Moffett Barnett, became the prototype for the restoration of the Walled Colonial City. Completed in December 1954, The Fernandez-Llambias House is a pristine example of a First Spanish Period (1565-1763) colonial dwelling house. The Fernandez-Llambias House also has a rich and vibrant history with the Carnegie Institute of Washington, DC when the home was purchased by the institution in 1945 with the city of St. Augustine labeled as the trustee. Administrative authority was vested to the St. Augustine Historical Society where its still in its care today, and is currently owned by the city of St. Augustine. The Fernandez Llambias House became the prototype for the restoration of the Walled Colonial City and is the most tangible legacy of the Carnegie program. The Fernandez-Llambias House was designated as a National Landmark by the United States Department of Interior in 1970 and is one of only three located in St. Augustine. The house is also recorded in the Historic American Building Survey in 1954 and 1965.



RESILIENT HERITAGE

IN THE NATION'S OLDEST CITY

CITY OF ST. AUGUSTINE

Project Report, PB2019-02

August 2020

TAYLOR ENGINEERING, INC.

Resilient Heritage in the Nation's Oldest City
St. Augustine, FL

Final Report

Prepared for

City of St. Augustine

PB2019-02

by

Taylor Engineering, Inc.
10199 Southside Blvd., Suite 310
Jacksonville, FL 32256

The Craig Group
400 E. Kettleman Lane, Suite 20
Lodi, CA 95240

Archaeological Consultants, Inc.
8110 Blaikie Court, Suite A
Sarasota, FL 34240

Marquis Latimer + Halback
34 Cordova Street
St. Augustine, FL 32084

PlaceEconomics
P.O. Box 7529
Washington, DC 20044

August 2020

C2019-054

ACKNOWLEDGEMENTS

The multidisciplinary team made up of Taylor Engineering, The Craig Group, Archaeological Consultants, Inc., Marquis Latimer + Halback, and PlaceEconomics performed this work on behalf of the City of St. Augustine (CoSA). We extend appreciation to the entirety of the CoSA team and the many local and regional stakeholders who provided helpful input. This project's success is a direct result of the enthusiastic participation of those who contributed their valuable time to share their experiences, knowledge, insight, and areas of expertise. This instrumental group includes representatives of the City of St. Augustine, University of Florida (UF), Historical Architectural Review Board (HARB), National Park Service (NPS), St. Augustine Historical Society, St. Johns County (SJC), St. Augustine Lighthouse Archaeological Maritime Program (LAMP), St. Augustine Archaeological Association, the Florida Public Archaeology Network (FPAN), the Lightner Museum, the Woman's Exchange of St. Augustine, First Coast/Sotheby's International Realty; and St. Augustine, Ponte Vedra & The Beaches Visitors & Convention Bureau.

This project is sponsored in part by the Department of State, Division of Historical Resources and the State of Florida.

RESILIENT HERITAGE BRANDING DEVELOPMENT

Together with the City of St. Augustine, the team worked to develop an identifiable and iconic brand that unites the multitude of efforts comprising the Resilient Heritage initiative. The logo captures the essence of the City's heritage through the abstraction of its characteristic architecture, while emphasizing the factor of the City's coastal location in the project's purpose. The use of a strong and bold type reflects the City's forward-thinking leadership in working to mitigate the impacts of major storms, nuisance flooding, and sea level rise. In addition, the use of a color palette consistent with the City of St. Augustine's existing brand reinforces the relationship of the City's role in the challenges inherent with increased resiliency. The Resilient Heritage logo is a registered trademark of the City of St. Augustine, registered on December 22, 2020 with the State of Florida.

PROJECT TEAM

TAYLOR ENGINEERING, INC.
Delivering Leading-edge Solutions

For over 30 years, Taylor Engineering, Inc. has focused its attention on water-related issues and the effects of water resource activities on the environment. Today, the company is comprised of 50 employees including licensed engineers, scientists, certified land planner, technicians, specialists, interns, and support staff in the fields of finance and accounting, human capital, information technologies, and administration. Collectively, professional staff members hold advanced degrees in civil, coastal, water resources, environmental engineering, and the environmental sciences. Their vision is to be the best in delivering leading-edge solutions to challenges in the water environment.

ACI
ARCHAEOLOGICAL CONSULTANTS, INC.

Established in 1976, Archaeological Consultants, Inc. (ACI), is Florida's oldest full-service cultural resource management company, and a woman-owned business. Over four decades, ACI has become a nationally recognized business leader in the public and private sector, as well as the recipient of awards from the Florida Trust for Historic Preservation, the Florida Department of Transportation, and the National Aeronautics and Space Administration.

THE CRAIG GROUP | PARTNERS IN PRESERVATION, PLANNING & POLICY

The Craig Group is focused on ensuring a viable future for the places of our past through community-based development, design and decision-making. They promote historic places as economic, resilient, dynamic and creative community assets. Their approach to protecting historic communities begins with collaboration, bringing public and private partners together in the shared value of promoting historic places as the preferred place to live, work and visit.

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Marquis Latimer + Halback is a planning, design, and management firm specializing in landscape architecture, planning, urban design, and project management. They create authentic landscapes that are historic or contemporary interpretations for each unique place. Fittingly, they are located in the nation's oldest city—St. Augustine, Florida—where they have added our distinctive touch to many of the most recognizable and significant sites across the Southeast. With small firm values and large firm capabilities, they don't simply interpret history and culture; they carry it into the future with informed, imaginative storytelling from project development to implementation.

PlaceEconomics

PlaceEconomics is a private sector firm with over thirty years of experience in the thorough and robust analysis of the economic impacts of historic preservation. They conduct studies, surveys, and workshops in cities and states across the country that are addressing issues of downtown, neighborhood, and commercial district revitalization and the reuse of historic buildings.

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- Economic Importance
- Degree of Integrity

These criteria allow the Working Group to give a quantifiable score to the value that each asset and associate mitigation strategy offers.

4.3.2 STAPLEEC Matrix Worksheet

After several mitigation strategies are selected and evaluated under the STAPLEEC criteria, the Working Group should utilize the *STAPLEEC Matrix Worksheet (*APPENDIX F) to score and prioritize the proposed actions. The group will fill in the historic building, structure, object, or site, the hazard, and the objective (Note: a separate *STAPLEEC Worksheet* should be used for each objective). Next, the mitigation strategies selected and evaluated on the Planning Worksheet will be transferred to the *STAPLEEC Worksheet* (Table 4.3). Using the results from the *Planning Worksheet*, the group will assign a score of plus (+) for favorable, negative (-) for unfavorable, N/A for not applicable, or leave blank if the answer is not known or the evaluation requires the consultation of an outside source. Negative scores indicate gaps or shortcomings in the particular action (which can be noted in the comments section). When the scoring across all criteria is complete, the group should sum the values wherein plus (+) = 1, negative (-) = -1, and not applicable N/A = 0. Each mitigation strategy is then given a priority ranking based on its score.

Table 4.3 Example of Complete STAPLEEC Matrix

STAPLEEC MATRIX

STEP 1	PROPERTY/LOCATION:	Llambias House (eg. building, structure, object, site, etc.)
STEP 2	HAZARDS:	Flooding (eg. flooding, salt water intrusion, wind, etc.)
STEP 3	OBJECTIVE:	Protect integrity of historic resource (eg. preserve historic character, protect historic property, etc.)

RESILIENT HERITAGE — ST AUGUSTINE

*STEP 1-3: Fill in the **PROPERTY/LOCATION**, the existing or future **HAZARD** that will be addressed, and the objective the **MITIGATION STRATEGY** should address. Use a separate worksheet for each **OBJECTIVE**. The **CONSIDERATIONS** under each criteria are suggested and may be edited to reflect specific project priorities.*
*STEP 4: Fill in the **MITIGATION STRATEGIES** that address the specific objective the planning team identified on the Historic Properties Mitigation Planning Worksheet.*
*STEP 5: For each **CONSIDERATION**, indicate a plus (+) for favorable, a negative (-) for unfavorable, or N/A for not applicable. Leave blank if the answer is not known or evaluation requires the consultation of an outside source. Negatives indicate gaps or shortcomings in the particular action (which can be noted in the comments section). When scoring is complete, sum the values wherein plus (+) = 1, negative (-) = -1, and not applicable N/A = 0. Each **MITIGATION STRATEGY** is then given a **PRIORITY RANKING** based on its score.*

STEP 4 | Select STRATEGIES — **STEP 5 | CONSIDERATIONS STAPLEEC ANALYSIS (+ / - / N/A)**

Mitigation Strategy:	Social		Technical			Administrative			Political			Legal			Economic				Environmental					Community Value*						SCORE	PRIORITY RANKING
	Community Acceptance	Effect on Segment of Population	Technical Feasibility	Long Term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land Water	Effect on Endangered Species	Effect on HAZMAT/Waste Site	Consistent with Community Environmental Goals	Consistent with Federal Laws	Historic Designation (NR, NHL, etc.)	Geographic Context of Significance (National, State, Local)	Level of Significance (High, Medium, Low)	Public Sentiment (High, Medium, Low)	Economic Importance (High, Medium, Low)	Degree of Integrity (High, Medium, Low)		
Site Infrastructure																															
Landscape	+	N/A	+	+	-	+	+	+	+	+	+	N/A	+	-	+	+	+	-	+	N/A	N/A	+	+	NHL	Natl	H	H	M	H	13	2
Raising Land																															
Temporary Protective Measures																															
Dry Floodproofing	+	N/A	+	-	+	+	+	-	+	+	+	N/A	+	+	+	+	+	+	N/A	N/A	N/A	+	+	NHL	Natl	H	H	M	H	14	1
Temporary Flood Wrap																															

4.3.3 Asset Selection for Flood Mitigation Exercise

Utilizing the selection criteria in concert with dialogue from the City of St. Augustine staff, three properties were selected to evaluate their vulnerabilities and propose potential mitigation strategies which protect against flood hazards. This will allow future work to mirror the steps of the process and aid in providing a springboard for implementing mitigation strategies on the properties in focus. The three properties selected are the Llambias House located at 31 Saint Francis Street, Plaza de la Constitución located at 170 Saint George Street, and the Alcazar Hotel – Historic Lightner Museum located at 75 King Street. Each

property presents unique opportunities to apply short- and long-term flood mitigation strategies that allow the City to protect the valuable historic resource.

4.3.3.1 Llambias House

Located within the St. Augustine Town Plan Historic District, the Llambias House is designated a National Historic Landmark and is one of the few buildings in the area that dates back to the first Spanish Colonial Period (1565-1763) (National Park Service U.S. Department of the Interior 2020).

Situated between the Matanzas River and Lake Maria Sanchez, the Llambias House experiences high exposure to flood water encroaching from both the east and west along St. Francis Street during extreme weather events. Due to the significant historic value of this asset and the available green space, the project team proposed the following mitigation actions to alleviate the effects of flood hazards:

- **Site and Landscape Adaptations**: Landscape Berm and Additional Trees
- **Temporary Protective Measures**: Temporary Flood Wrap and Removable Flood Gates

The Llambias House allows for a unique opportunity in a cityscape to use green or nature-based site infrastructure since the built infrastructure occupies less than 10% of the total parcel.

This open space allows the addition of trees that naturally offer resilience as they age by intercepting water through their root systems. Table 4.4 outlines the capacity in gallons of specified tree species to intercept water or act as "straws" over their lifetime.

Table 4.4 Resilient Benefits of Selected Trees

Tree Species	Gallons of Water Intercepted in Year 1	Gallons of Water Intercepted in Year 15[1]	Gallons Intercepted Over 15 Years
4" Live Oak	481	7,283	48,375
8" Live Oak	1,491	9,349	71,949
12" Live Oak	2,843	11,507	98,772
4" Yaupon Holly	155	486	5,676
8" Yaupon Holly	548	548	8,226

[1] Values assume an average expected rate of growth for each tree and an associate increase in capacity (USDA Forest Service 2006)

The green space also allows the implementation of landscape berms that can work in conjunction with the existing perimeter walls to offer protection against floodwaters. With all site mitigations, altering the present condition will change how flood waters move through and around the property and require examination of other potential impacts on neighboring properties. It is also to important that the site is surveyed and monitored prior to and during construction to determine potential impacts on important landscape features or archaeological resources and reduce or eliminate losses of historic resources.



Figure 4.1 Conceptual Flood Mitigation Strategies: Llambias House

RESILIENT HERITAGE *IN THE NATION'S OLDEST CITY*

Resilience Strategies: Llambias House



Figure 4.2 Conceptual Flood Mitigation Strategies: Llambias House

RESILIENT HERITAGE *IN THE NATION'S OLDEST CITY*

Flood Mitigation Strategies: Llambias House

0' 5' 10' 20'

N

TAYLOR ENGINEERING, INC. PlaceEconomics THECRAIGGROUP Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING



Figure 4.3 Conceptual Flood Mitigation Strategies: Llambias House

Temporary flood wrap is a non-permanent protective measure that can be deployed when flooding is predicted and offers a noninvasive and affordable option for protecting the Llambias House. Flood wraps fabricated from plastic or other synthetic water-proof sheeting material require an anchoring system at the base of the structure such as sandbags. Since the system allows the hydrostatic force of the floodwaters to be applied against the wall in most cases, the existing walls may require strengthening to resist the loads that will be applied. Figure 4.4 illustrates how the temporary flood wrap deflects at doorways and other openings. Figure 4.5 shows a homemade version of flood wrap on a doorway of a historic property in St. Augustine, while Figure 4.6 shows a whole house example.

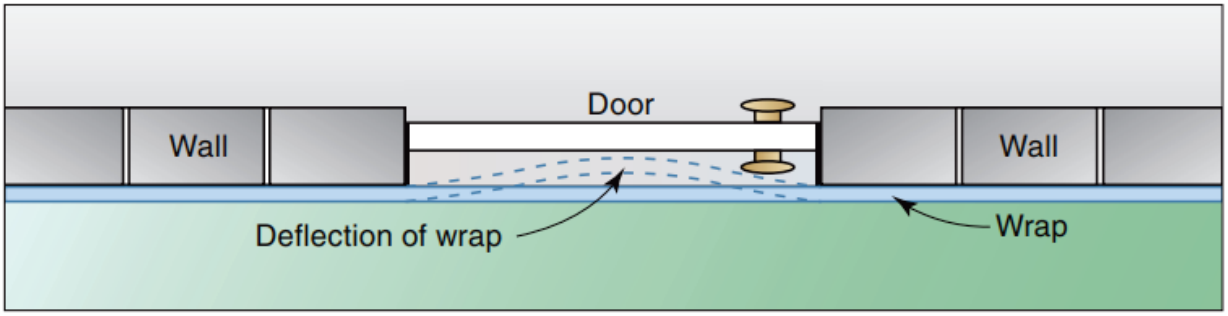

Figure 4.4 Plan View Shows Deflection of Wrap at Doorway (FEMA 2013)



Figure 4.5 Homemade Temporary Flood Wrap Deployed in St. Augustine



Figure 4.6 Temporary Plastic Sheeting Installation (Aragon 2017)

Another temporary protective measure to aid in flood mitigation at Llambias House is the installation of flood gates at each of the existing perimeter gates. Like the flood wrap system, these gates would be stored and then installed when floodwaters are predicted.

A "rail" or other mounting system that accepts the temporary flood gates would be installed on the inward-facing section of the perimeter wall to preserve the historic appearance of the property from the street view. Both temporary systems require analysis of the structure that will receive the hydrostatic forces applied by the floodwaters before implementation. In addition, an installation team and maintenance plan are required, as well as storage and periodic monitoring for both systems.



Figure 4.7 U.S. Naval Academy Temporary Stop Logs



Figure 4.8 Masonry Floodwall with Engineered Temporary Flood Gates (FEMA 2013)



Figure 4.9 Conceptual Flood Mitigation Strategies: Llambias House



Figure 4.10 Conceptual Flood Mitigation Strategies: Llambias House



Figure 4.11 Conceptual Flood Mitigation Strategies: Llambias House

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Opinion of Appropriateness

Case Number: HP2026-0020 **Meeting Date: Thursday, April 16, 2026**

1. NAME OF APPLICANT: Jeremy Marquis, Marquis Latimer + Halback, Inc.
   Business (if applicable):
   Address: 34 Cordova Street, Suite A
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Magen Wilson, (SAHS) + Corey Sakryd (COSA)
   Business (if applicable): St. Augustine Historical Society
   Address: 14 St. Francis Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 31 SAINT FRANCIS ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 3 BLK 39-A

5. SCOPE OF WORK: To modify the existing garden area with new landscape, hardscape, and ornamental features; and, to construct a new storage structure as a replacement to the existing.

Information attached by applicant includes:

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

Received March 17 , 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: Llambias House, 31 St. Francis Street, St. Augustine, FL 32084

Applicant's Name: Jeremy Marquis, ML+H Applicant's Signature: Jeremy Marquis

Owner's Name: Magen Wilson, ExDir, SAHS Owner's Signature: Magen Wilson

Owner's Name: Corey Sakryd, Dir., COSA Owner's Signature: Corey L Sakryd

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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Received March 17, 2026
Division of Historic Preservation

Received March 17, 2026
Planning and Building Dept.

Received March 17, 2026
Planning and Zoning Board



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Planning and Building Dept.

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Planning and Building Dept.

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Document Packet Page 67
Page 567 of 920

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FERNANDEZ-LLAMBIAS HOUSE



Received March 17, 2026
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Received March 17, 2026
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Received March 17 , 2026
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Planning and Building Dept.

Received March 17, 2026
Planning and Building Dept.

Received March 17 , 2026
Planning and Building Dept.

St. Francis Inn B&B

34

32

28

Tovar House

Oldest House



St. Francis Park

285

287

Checchi House
(Florida National Guard)

St. Francis Barracks
(Florida National Guard Headquarters)

LLAMBIAS HOUSE GARDEN IMPROVEMENTS - 3D AERIAL

01/20/26

Received March 17, 2026
Planning and Building Dept.



ST. AUGUSTINE HISTORICAL SOCIETY

Llambias House

Garden Improvements Conceptual Design

HARB Opinion of Appropriateness

April 16, 2026

Received March 17 , 2026
Planning and Building Dept.

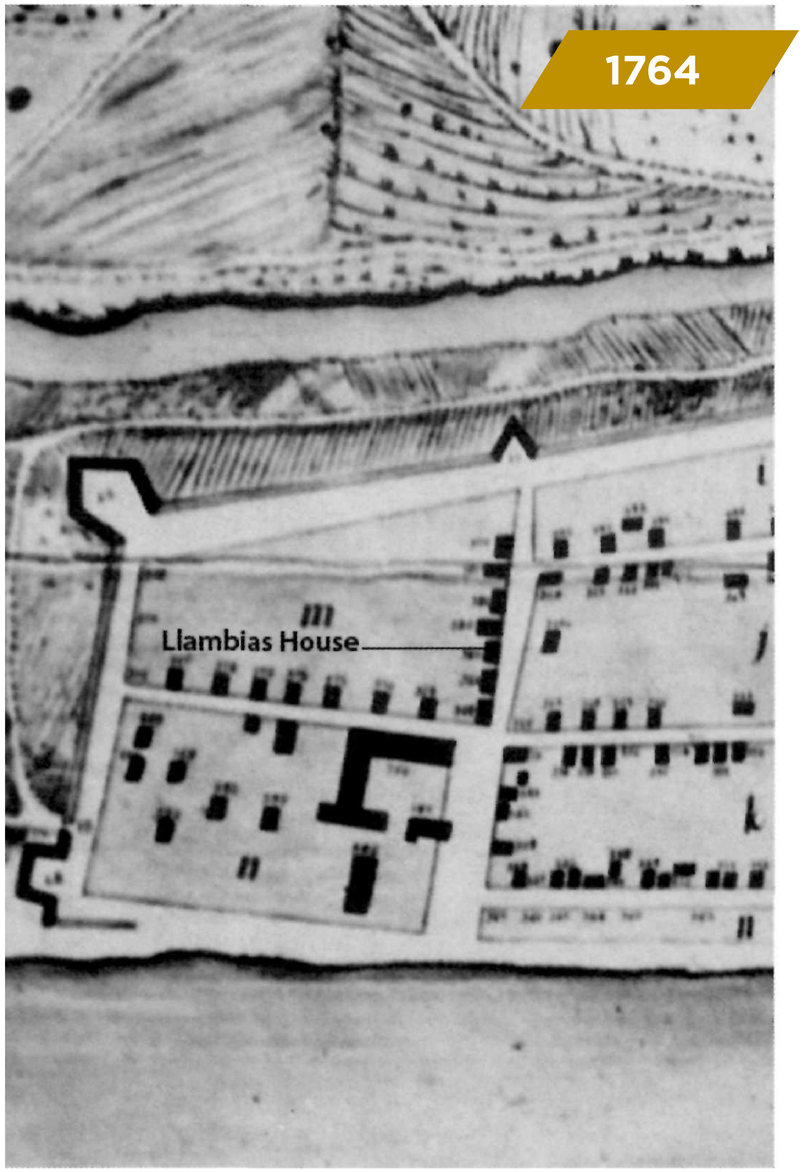


Image of Elixio de la Puente Map dated Jan. 29 1764, courtesy of the St. Augustine Historical Society



Image of the 1769 Jeffreys Map of St. Augustine, courtesy of the St. Augustine Historical Society

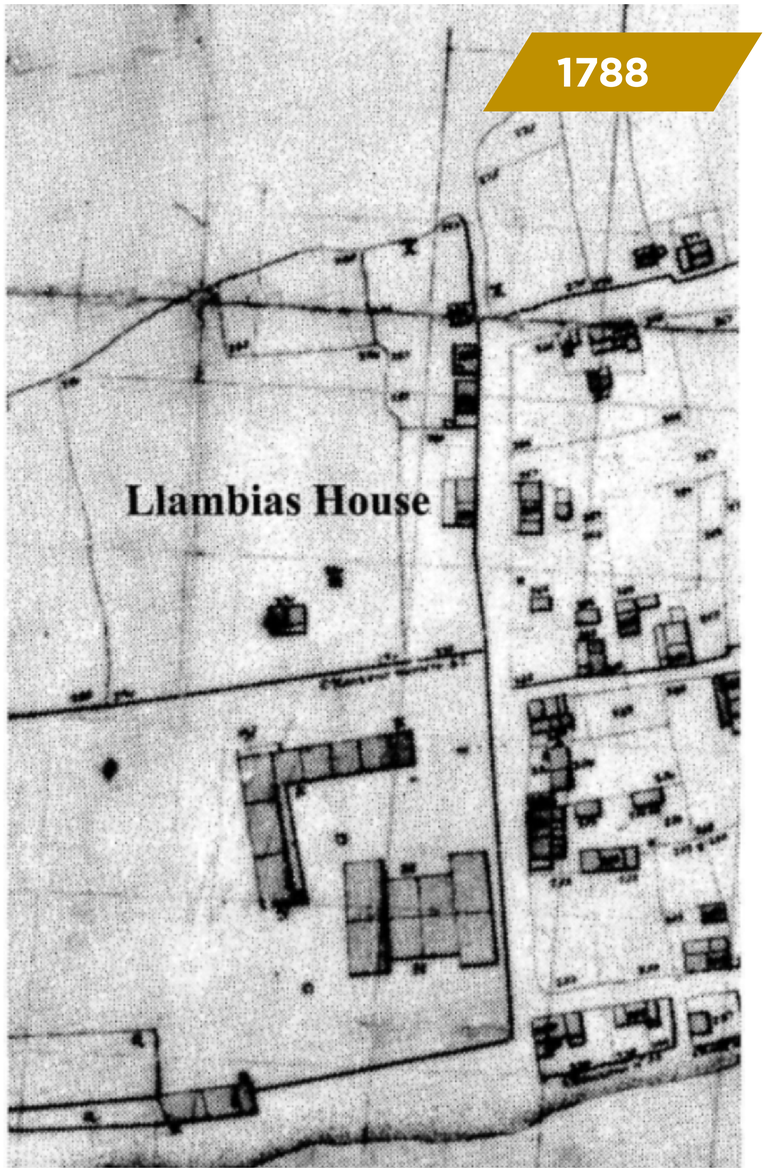


Image of the 1788 Mariano de la Rocque Map, courtesy of the St. Augustine Historical Society

Received March 17 , 2026
Planning and Building Dept.

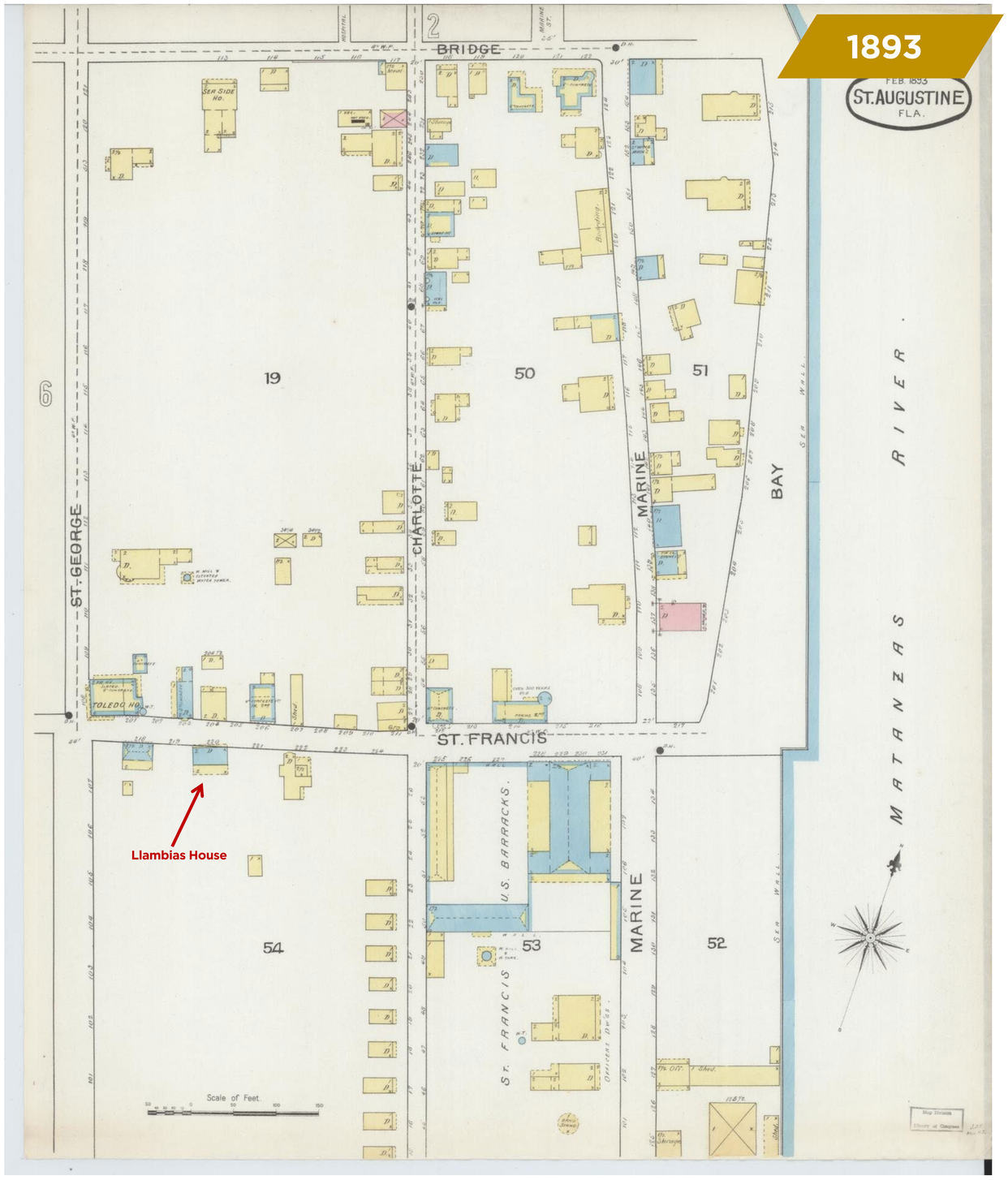


Image of Sanborn Fire Insurance Map, August 1899, courtesy of the Library of Congress
http://hdl.loc.gov/loc.gmd/g3934sm.g3934sm_g0134111899

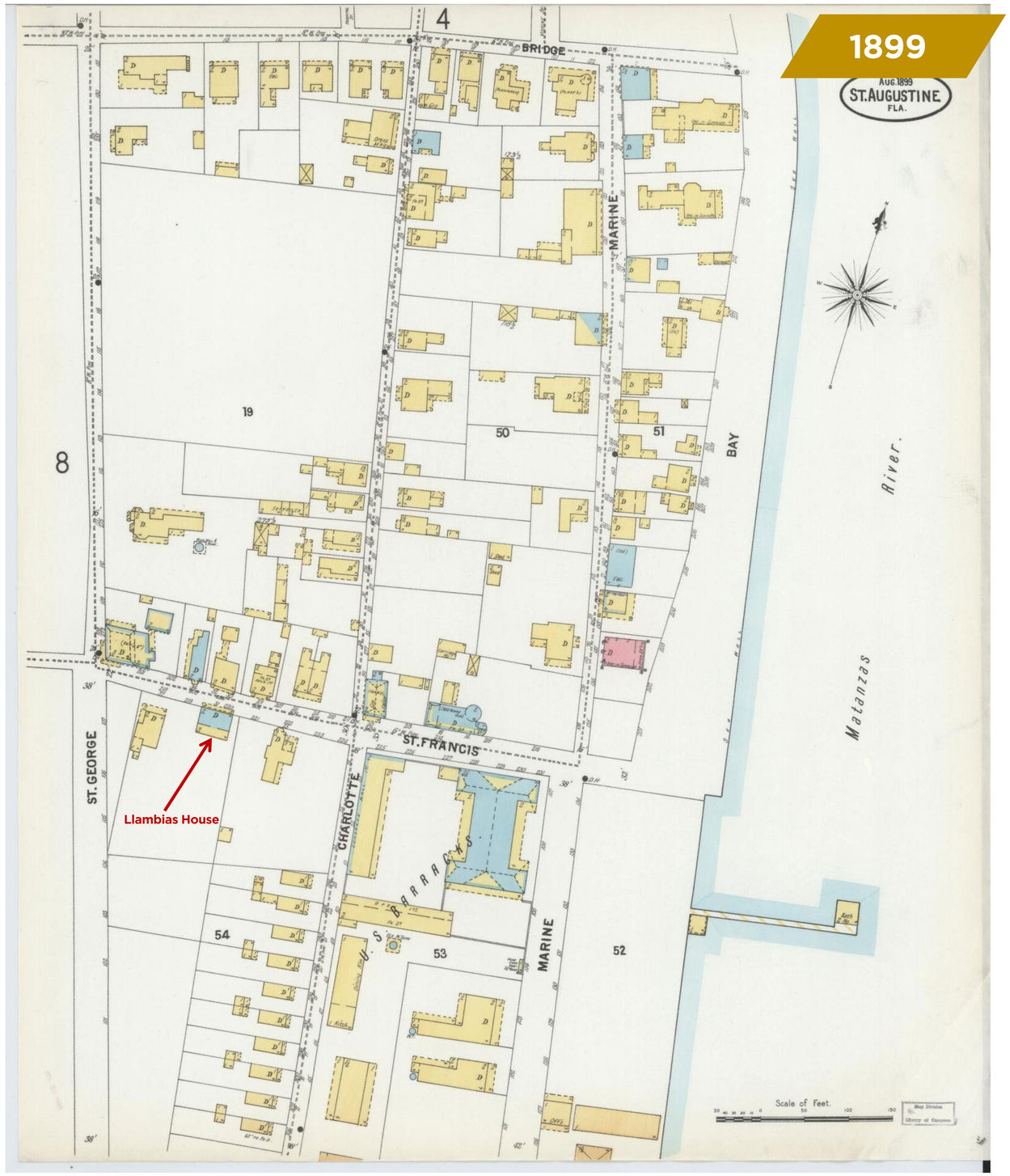
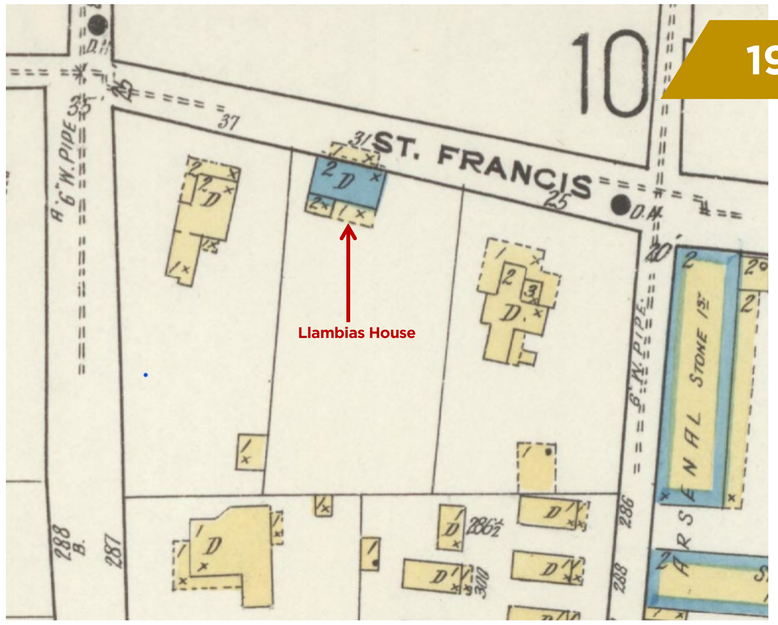


Image of Sanborn Fire Insurance Map, August 1899, courtesy of the Library of Congress
http://hdl.loc.gov/loc.gmd/g3934sm.g3934sm_g0134111899

Received March 17 , 2026
Planning and Building Dept.



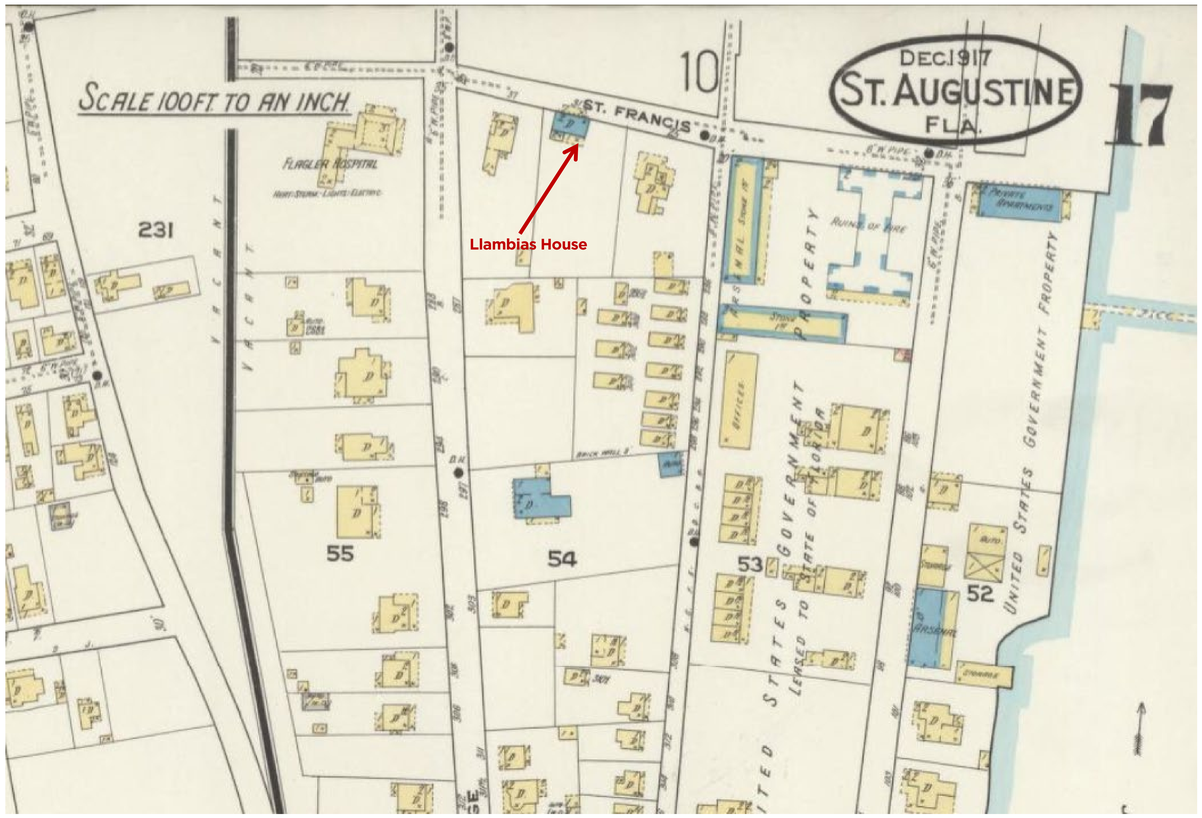


Image of Sanborn Fire Insurance Map, 1917, courtesy of the Library of Congress
http://hdl.loc.gov/loc.gmd/g3934sm.g3934sm_g0134119l7

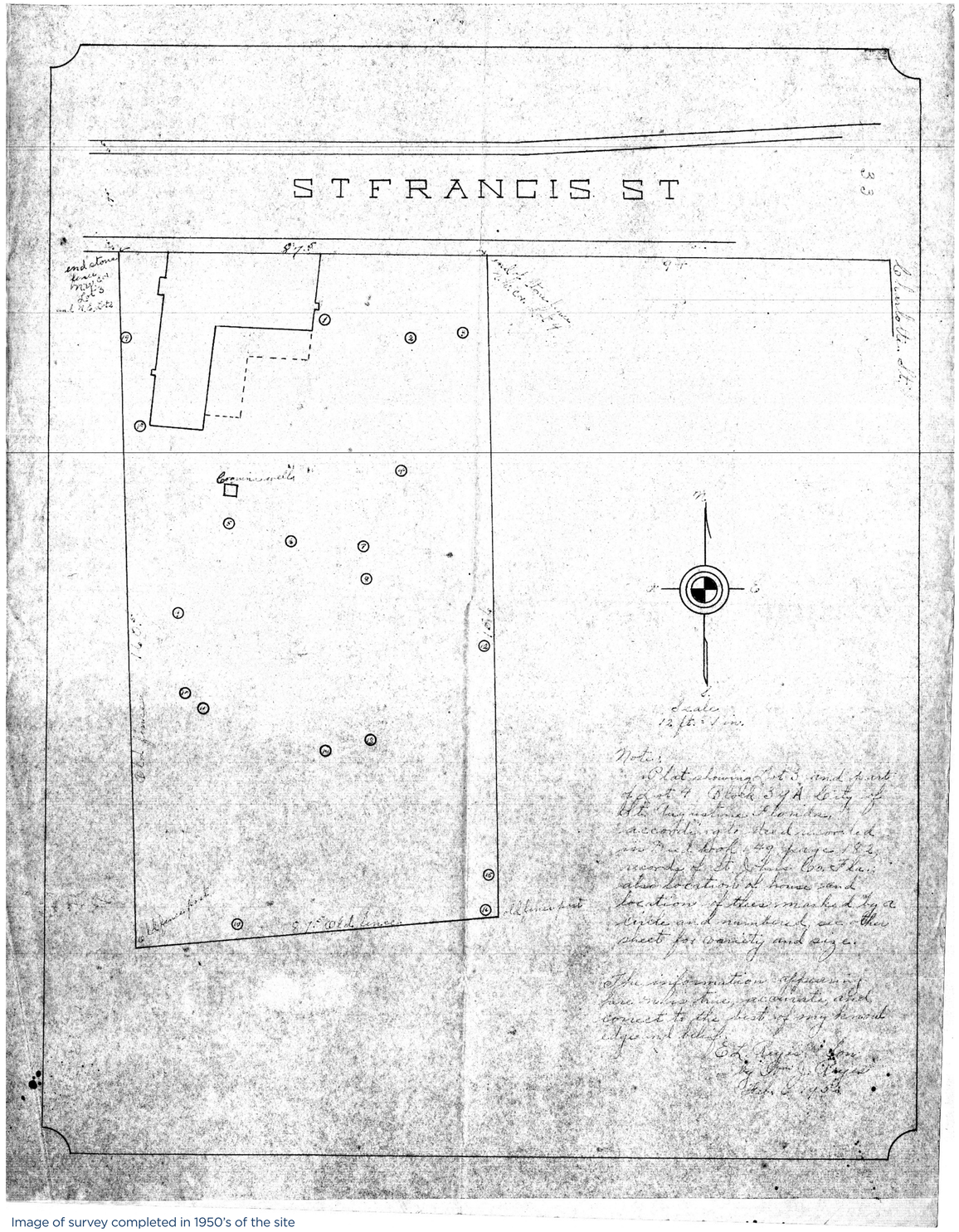


Image of survey completed in 1950's of the site

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Image from St. Augustine Historical Society Research Library,

Received March 17 , 2026
Planning and Building Dept.



Image from St. Augustine Historical Society Research Library, ca 1890
Llambias Family Gardening

Received March 17 , 2026
Planning and Building Dept.



Image from St. Augustine Historical Society Research Library,

Received March 17, 2026
Planning and Building Dept.



Image from St. Augustine Historical Society Research Library, ca 1920
Mr. Campbell resting under Pergola



Image from from St. Augustine Historical Society Research Library,

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Planning and Building Dept.



Image from from St. Augustine Historical Society Research Lab, ca 1955

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Planning and Building Dept.



Image from St. Augustine Historical Society

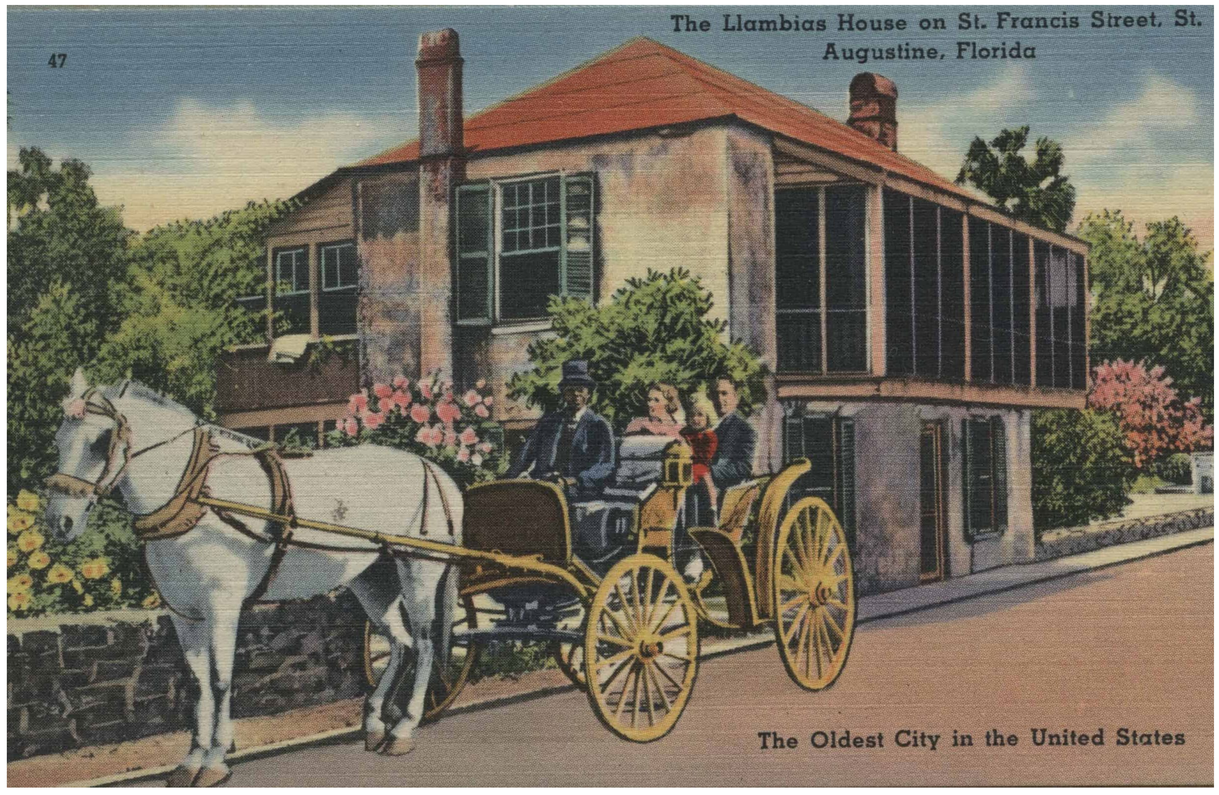


Image from St. Augustine Historical Society



Image from Florida Memory, ca 1956

ST. AUGUSTINE HISTORICAL SOCIETY

LLAMBIAS HOUSE GARDEN IMPROVEMENTS

31 St. Francis Street, St. Augustine, Florida 32084
ML+H Project No. 25.x.0

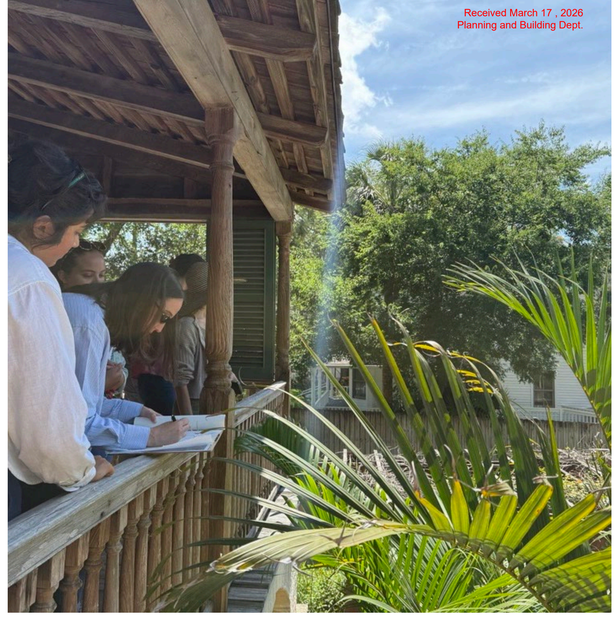
Historic Images

04.16.2026

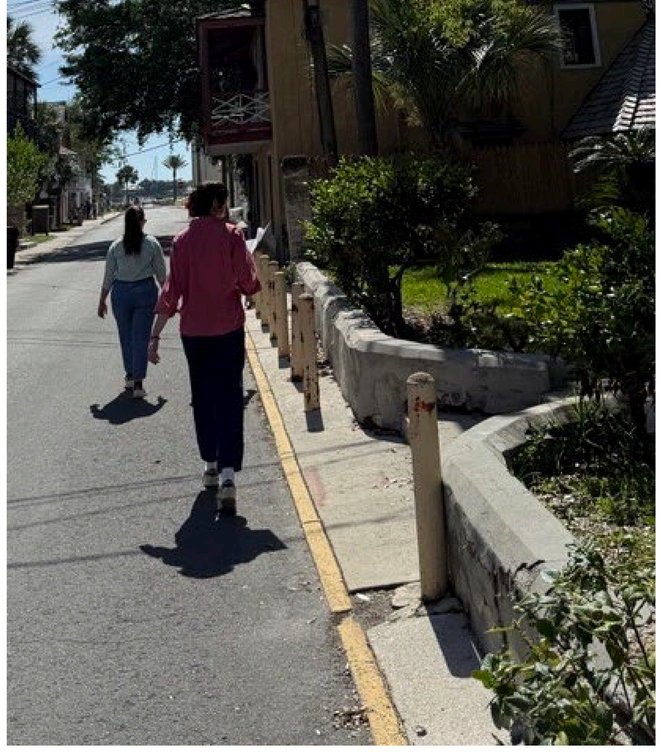
Received March 17 , 2026
Planning and Building Dept.













ST. AUGUSTINE HISTORICAL SOCIETY

LLAMBIAS HOUSE GARDEN IMPROVEMENTS

31 St. Francis Street, St. Augustine, Florida 32084
ML+H Project No. 25.x.0

ML+H Team

04.16.2026

Received March 17 , 2026
Planning and Building Dept.

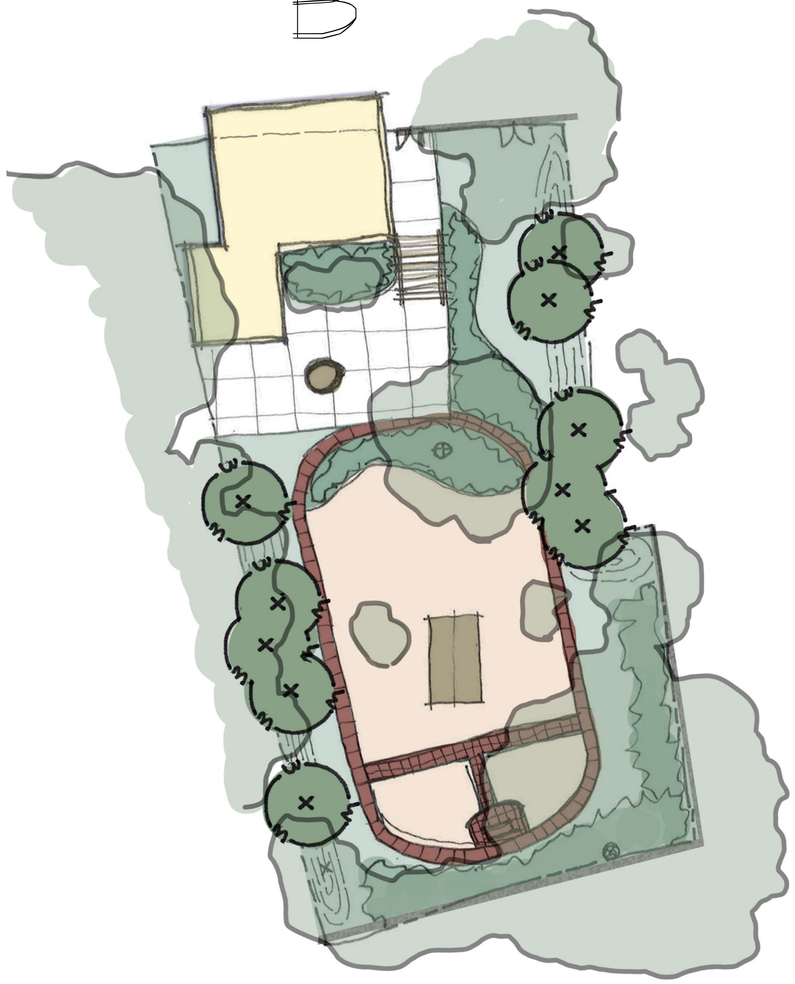
A



EVENT SQUARE

Inspired by the orthogonal designs typical of Spanish home sites (also see Albert Manucy's "Red Book"), this creates a shell and granite fines event space that is flexible in its use while allowing for stormwater percolation. The existing well area is simplified with new seat walls.

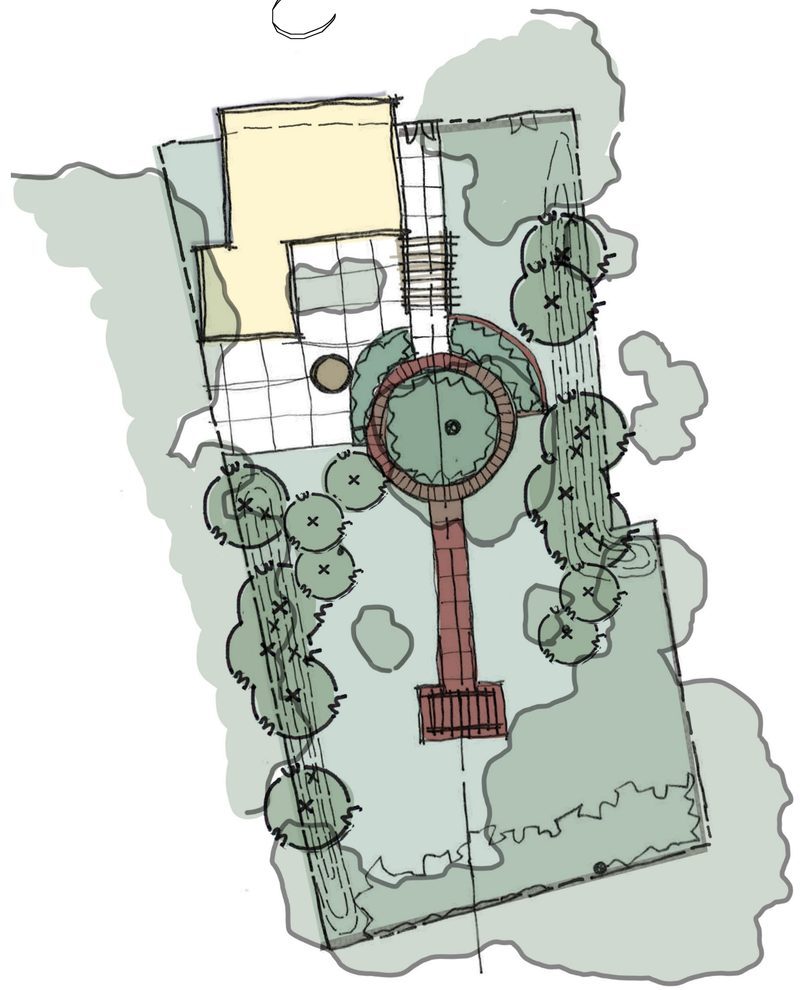
B



FRONT GARDEN

Curved brick pathways connect within around the existing cedar tree and shed, creating a front garden space and a more intimate event / wedding space on the south side of the garden shed.

C



CIRCULAR GARDEN

Albert Manucy noted that high class homes sometimes had circular planting and garden spaces. The central axis from the entry embraces the large cedar and continues along a brick path to a new garden trellis.

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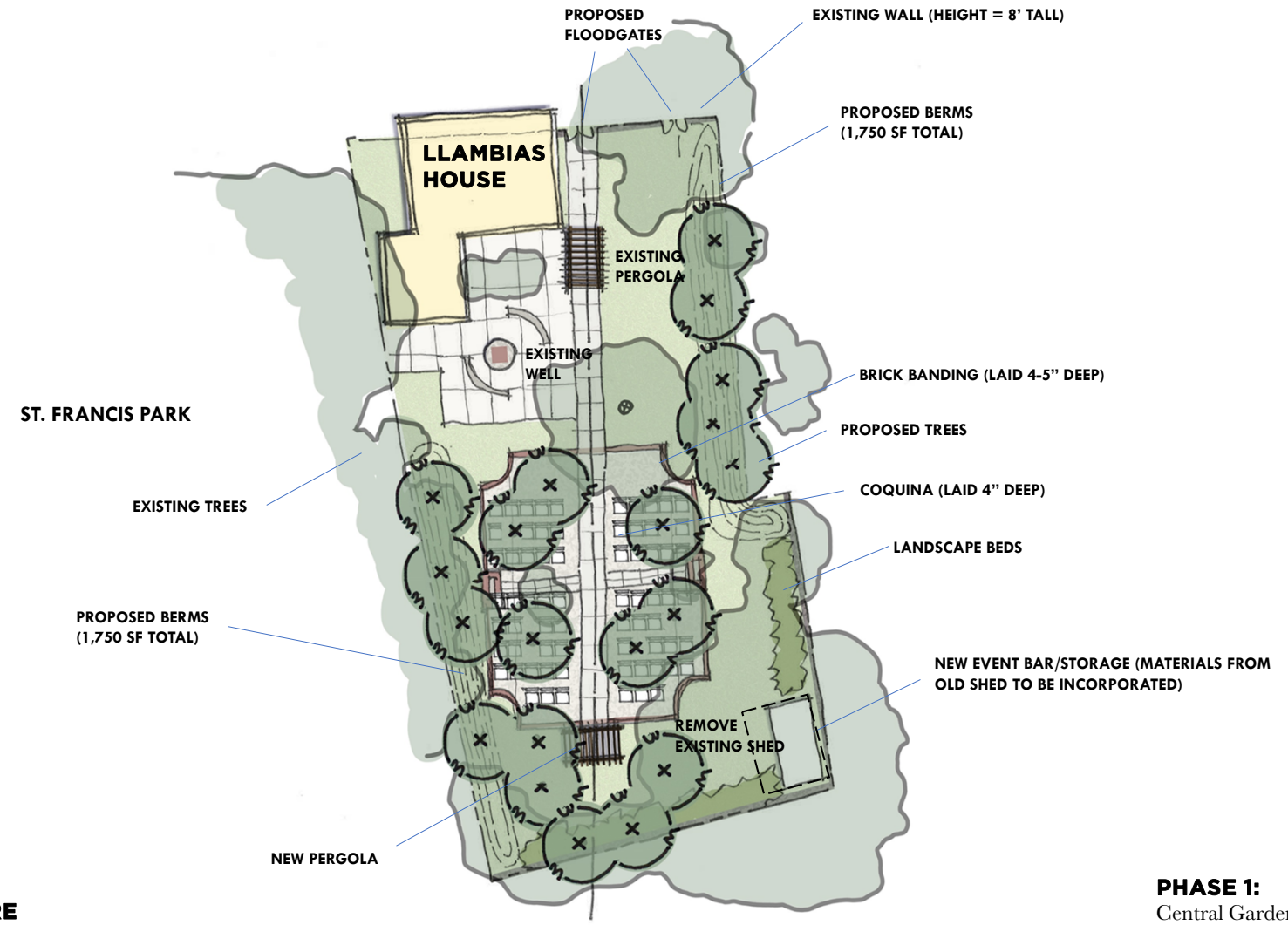
Planning & Building Department



EVENT SQUARE

Inspired by the orthogonal designs typical of Spanish home sites (also see Albert Manucy's "Red Book"), this creates a shell and granite fines event space that is flexible in its use while allowing for stormwater percolation. The existing well area is simplified with new seat walls.

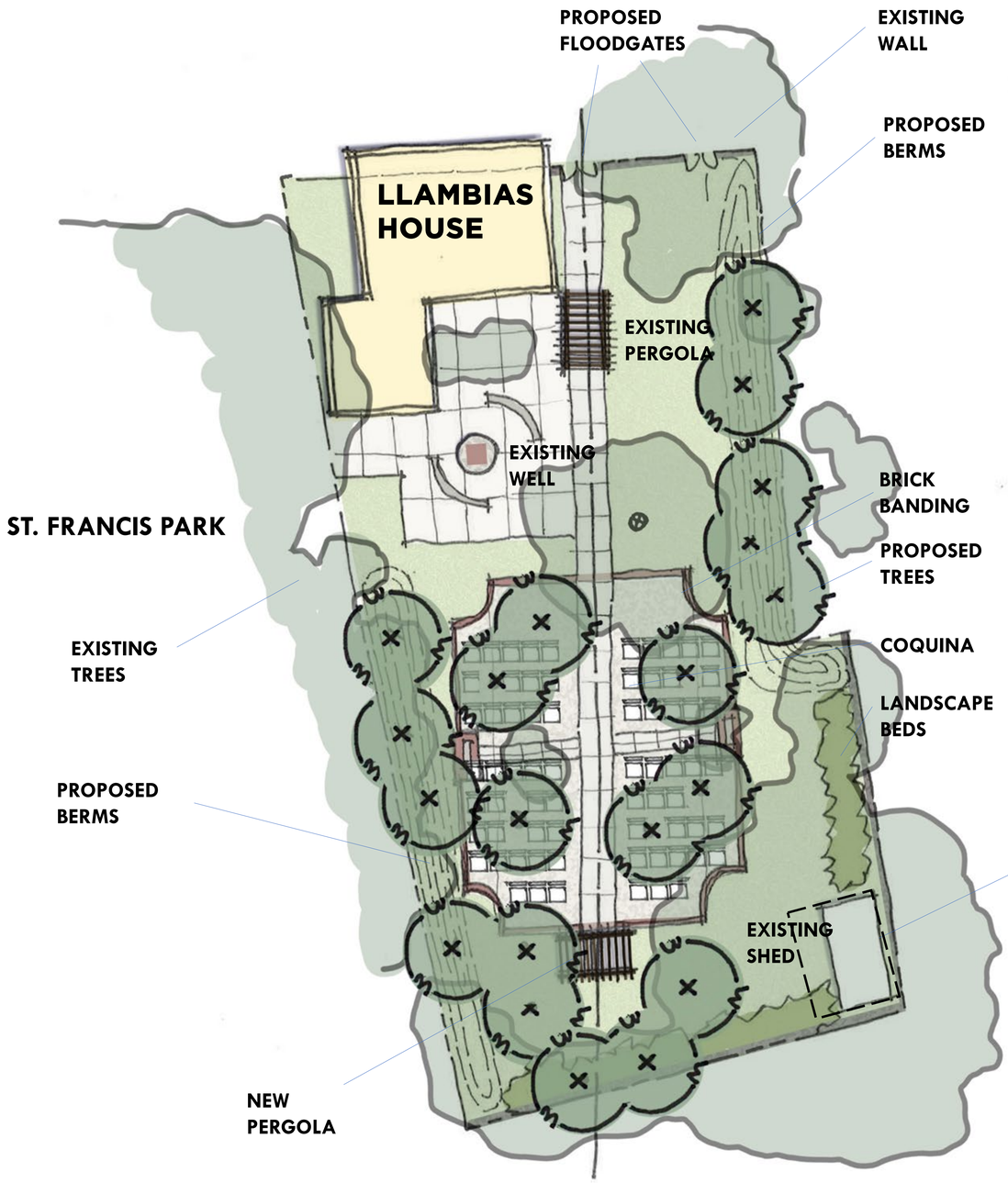
PHASE 1:
Central Garden Space

PHASE 2:
Berms and Floodgates

PHASE 3:
New Shed and Pergola

Received March 17 , 2026
Planning and Building Dept.

= Florida Native = Historic Plant Material



EVENT SQUARE

Inspired by the orthogonal designs typical of Spanish home sites (also see Albert Manucy's "Red Book"), this creates a shell and granite fines event space that is flexible in its use while allowing for stormwater percolation. The existing well area is simplified with new seat walls.

Red Maple



Saucer Magnolia



Cabbage Palm



Southern Live Oak



ST. AUGUSTINE HISTORICAL SOCIETY

LLAMBIAS HOUSE GARDEN IMPROVEMENTS

31 St. Francis Street, St. Augustine, Florida 32084
ML+H Project No. 25.x.0

Concept A **Landscape (Trees)**

SCALE 0' 10' 20'

04.16.2026

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING
www.halback.com | Florida Qualifier LA6667110

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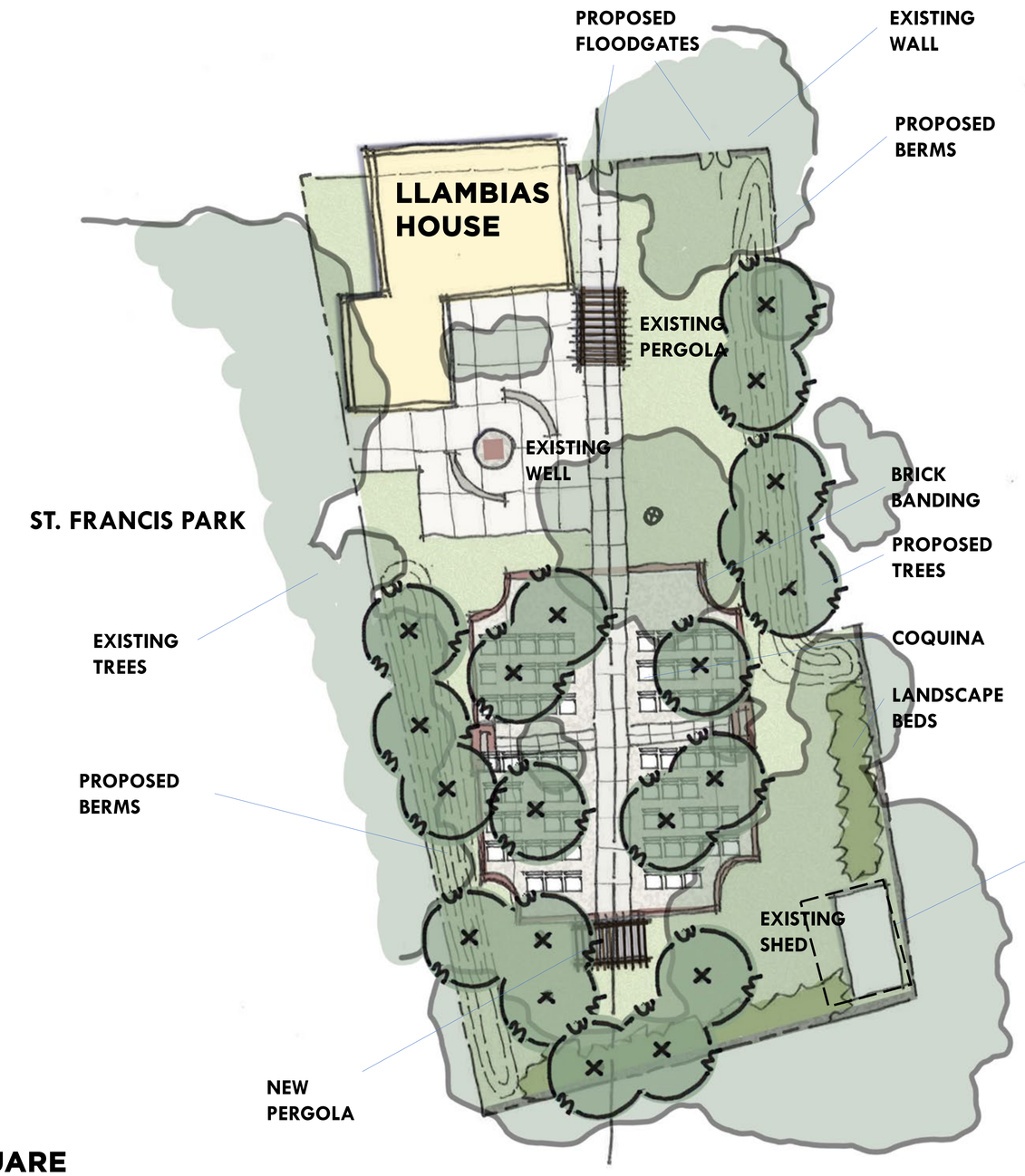


EVENT SQUARE

Inspired by the orthogonal designs typical of Spanish home sites (also see Albert Manucy's "Red Book"), this creates a shell and granite fines event space that is flexible in its use while allowing for stormwater percolation. The existing well area is simplified with new seat walls.

= Florida Native = Historic Plant Material


Pink Muhly


Confederate Jasmine


Yellow Anise

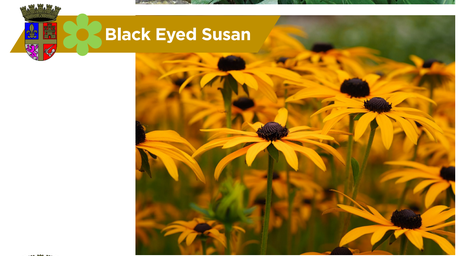

Sunflower


Chinese Wisteria


Iris


Cast Iron Plant


Rosemary


Black Eyed Susan


Dwarf Palmetto


Mints


African Lily

ST. AUGUSTINE HISTORICAL SOCIETY

LLAMBIAS HOUSE GARDEN IMPROVEMENTS

31 St. Francis Street, St. Augustine, Florida 32084
ML+H Project No. 25.x.0

Concept A **Landscape**
(Shrubs and Groundcovers)

SCALE 0' 10' 20'

04.16.2026

Marquis Latimer + Halback
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www.halback.com | Florida Qualifier LA6667110

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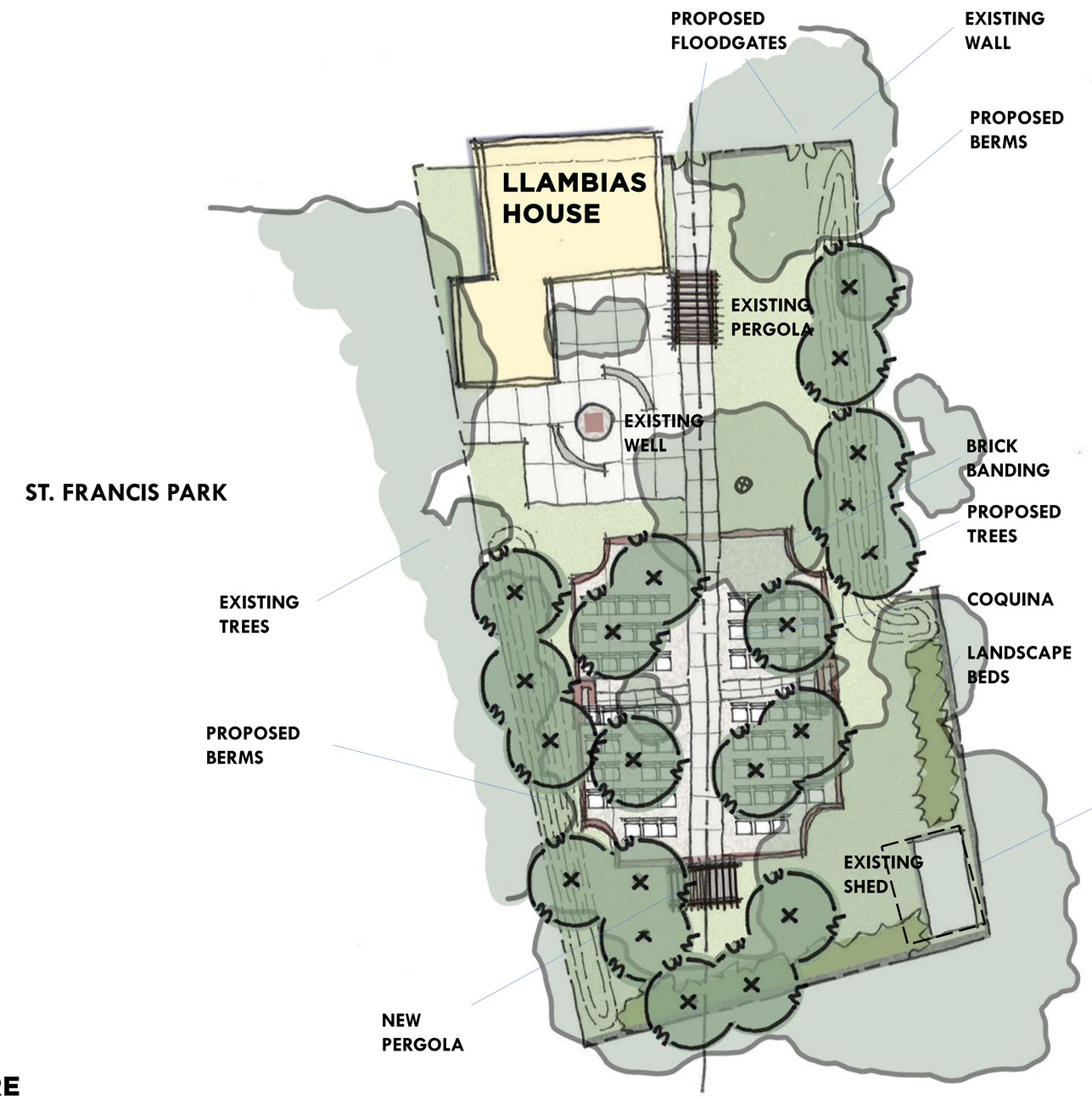
Planning and Building Dept.



EVENT SQUARE

Inspired by the orthogonal designs typical of Spanish home sites (also see Albert Manucy's "Red Book"), this creates a shell and granite fines event space that is flexible in its use while allowing for stormwater percolation. The existing well area is simplified with new seat walls.


Coquina Concrete and Brick Banding


Coquina Concrete


Clay Brick Pavers


Loose Coquina Shell


Existing Pergola

Received March 17 , 2026
Planning and Building Dept.

St. Francis Inn B&B

34

32

28

Tovar House

Oldest House



St. Francis Park

285

287

Checchi House
(Florida National Guard)

St. Francis Barracks
(Florida National Guard Headquarters)

ST. AUGUSTINE
HISTORICAL SOCIETY

LLAMBIAS HOUSE GARDEN IMPROVEMENTS

31 St. Francis Street, St. Augustine, Florida 32084
ML+H Project No. 25.x.0

Concept A **Context**

04.16.2026

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LLAMBIAS HOUSE GARDEN IMPROVEMENTS

31 St. Francis Street, St. Augustine, Florida 32084
ML+H Project No. 25.x.0

Concept A **Llambias House Garden Entrance**

04.16.2026

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ST. AUGUSTINE HISTORICAL SOCIETY

LLAMBIAS HOUSE GARDEN IMPROVEMENTS

Concept A **Daily Visit**

04.16.2026

31 St. Francis Street, St. Augustine, Florida 32084
ML+H Project No. 25.x.0

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ST. AUGUSTINE HISTORICAL SOCIETY

LLAMBIAS HOUSE GARDEN IMPROVEMENTS

31 St. Francis Street, St. Augustine, Florida 32084
ML+H Project No. 25.x.0

Concept A **Wedding**

04.16.2026

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ST. AUGUSTINE HISTORICAL SOCIETY

LLAMBIAS HOUSE GARDEN IMPROVEMENTS

31 St. Francis Street, St. Augustine, Florida 32084
ML+H Project No. 25.x.0

Concept A **Events**

04.16.2026

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Planning and Building Dept.



ST. AUGUSTINE HISTORICAL SOCIETY

LLAMBIAS HOUSE GARDEN IMPROVEMENTS

31 St. Francis Street, St. Augustine, Florida 32084
ML+H Project No. 25.x.0

Concept A **Wedding Ceremony**

04.16.2026

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING
www.halback.com | Florida Qualifier LA6667110

Received March 17 , 2026
Planning and Building Dept.



EVENT SQUARE

Inspired by the orthogonal designs typical of Spanish home sites (also see Albert Manucy's "Red Book"), this creates a shell and granite fines event space that is flexible in its use while allowing for stormwater percolation. The existing well area is simplified with new seat walls.

From: Jeremy Marquis
To: Julie Courtney; Magen Altice, SAHS
Cc: Candice Seymour; Corey Sakryd; Andrea P. White; Nathaniel Campbell; Fremont Latimer
Subject: RE: Llambias House HARB application - 31 St. Francis Street
Date: Monday, April 6, 2026 4:46:02 PM
Attachments: image002.png
image003.png
image004.png
25.x.0-LlambiasHouseSAHS_Concepts-Garden-HARB-OOA_040626.pdf

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6 April 2026

Hi Julie,
Please see attached for the updated plan with annotations.

Updated notes, below:

- Provide square footage / dimensions of current hardscape compared with proposed hardscape coverage
  Before: 2,350 SF / After: 3,000 SF (as much of the expansion is shell / fully pervious)
- Provide depth of soil that may be impacted with proposed plans from both hardscape and landscaped areas
  Hardscape: 4-5" for brick border and 4" for coquina concrete sidewalks
- Calculate areas of plan that are will be covered with berms, so are more sensitive to archaeological impacts
  1,750 SF Total
- Note that existing shed/outbuilding will not be moved, but will be dismantled/demolished (try to find out when that was constructed)
  Yes, it will not be moved, but we hope to repurpose some of the material.
- Note height of existing walls and possibly street elevation of possible visual impact with the new pergola and outbuilding from the street view
  Wall Height: 8'+/-. The pergola will be a similar height as the existing pergola.
- If proposed plan is to be implemented in stages, indicate which elements are priorities, and how the project scope may be divided up
  Phase 1: Central Garden space
  Phase 2: Berms
  Phase 3: Shed

Please take a look, and let us know if you have any questions. Thanks!

Jeremy

Jeremy Marquis, RLA, Principal
ASLA, LEED AP BD+C

Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
904.540.6940 (c)
904.825.6747 (o)

From: Jeremy Marquis
Sent: Friday, April 3, 2026 10:06 AM
To: 'Julie Courtney' <jcourtney@citystaug.com>; Magen Altice, SAHS <magen@sahs1883.com>
Cc: Candice Seymour <cseymour@citystaug.com>; Corey Sakryd <CSakryd@citystaug.com>; Andrea P. White <awhite@citystaug.com>; Nathaniel Campbell <nate@halback.com>; Fremont Latimer <fremont@halback.com>
Subject: RE: Llambias House HARB application - 31 St. Francis Street

Hi Julie,

Good to see you as well! We'll get this info over to you on Monday, but some comments are below in blue.

Jeremy Marquis, RLA, Principal
ASLA, LEED AP BD+C
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
904.540.6940 (c)
904.825.6747 (o)

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Tuesday, March 31, 2026 1:23 PM
To: Magen Altice, SAHS <magen@sahs1883.com>; Jeremy Marquis <jeremy@halback.com>
Cc: Candice Seymour <cseymour@citystaug.com>; Corey Sakryd <CSakryd@citystaug.com>; Andrea P. White <awhite@citystaug.com>
Subject: Llambias House HARB application - 31 St. Francis Street

Hello Jeremy,
Good to see you at this morning's meeting. I mentioned some of this yesterday when we met with Magen and Corey at the Llambias House for the staff photos, but here are a few things that may help provide more supporting documentation for the application. Even though it is being submitted as an Opinion of Appropriateness, the following items would be beneficial for the application:

- Provide square footage / dimensions of current hardscape compared with proposed hardscape coverage
  Will provide on Monday
- Provide depth of soil that may be impacted with proposed plans from both

From: Jeremy Marquis
To: Julie Courtney; Magen Altice, SAHS
Cc: Candice Seymour; Corey Sakryd; Andrea P. White; Nathaniel Campbell; Fremont Latimer
Subject: RE: Llambias House HARB application - 31 St. Francis Street
Date: Monday, April 6, 2026 4:46:02 PM
Attachments: image002.png
image003.png
image004.png
25.x.0-LlambiasHouseSAHS_Concepts-Garden-HARB-OOA_040626.pdf

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  Phase 1: Central Garden space
  Phase 2: Berms
  Phase 3: Shed

Please take a look, and let us know if you have any questions. Thanks!

Jeremy

Jeremy Marquis, RLA, Principal
ASLA, LEED AP BD+C

hardscape and landscaped areas

Hardscape: 4-5" for brick border and 4" for coquina concrete sidewalks

- Calculate areas of plan that are will be covered with berms, so are more sensitive to archaeological impacts

  Will provide on Monday

- Note that existing shed/outbuilding will not be moved, but will be dismantled/demolished (try to find out when that was constructed)

  Will clarify. Yes, it will not be moved, but we hope to repurpose some of the material.

- Note height of existing walls and possibly street elevation of possible visual impact with the new pergola and outbuilding from the street view

  Will provide on Monday

- If proposed plan is to be implemented in stages, indicate which elements are priorities, and how the project scope may be divided up

  Phase 1: Central Garden space

  Phase 2: Berms

  Phase 3: Shed

Thanks,

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

City of St. Augustine
75 King Street, 4th Floor (Lobby B)
Mailing address: P.O. Box 210
St. Augustine, FL 32085-0210

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CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD & CORRIDOR REVIEW COMMITTEE

STAFF REPORT AND RECOMMENDATION

Prepared for April 16, 2026 Meeting



Application HP2026-0018 Address: King Street & Cathedral Place Rights-of-Way

Applicant: Marquis, Latimer + Halback, Inc.

Property Owner: City of St. Augustine

Project description: For changes to streetscape design including, but not limited to the roadway, hardscape, landscape, street signage, trash receptacles, and lighting. Following Opinion of Appropriateness HP2024-0016.

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan NHL (includes Plaza Area); St. Augustine NRHD; Model Land Company NRHD (north side of King Street west of Sevilla Street)	Construction date:	N/A
Archaeology Zone:	IB & IIIA	Zoning District:	HP-2 (E of Cordova St), HP-4, CL-1, CL-2, RGO
Parcel numbers:	1961500001 2035600001	Entry Corridor:	King Street
Agenda Item:	9(c)	Previous Action(s):	OOA HP2024-0016, F2013-0057, F2013-0099

STAFF SUMMARY AND ANALYSIS:

1. With the Opinion of Appropriateness (OOA) application review by the HARB and Corridor Review Committee (CRC) during the April 18, 2024 joint meeting, board input was provided for the proposed design options related to future improvement of the heavily used east-west King Street corridor and Cathedral Place. Both the HARB and CRC preferred Option A for the King Street design, which closely aligned with the pedestrian-oriented goals of the City, the King Street Design Standards, and historic preservation compatibility. For Cathedral Place, Option A was also preferred, which reduces the existing two driving lanes with street parking on both sides to a single lane with expanded sidewalks and parking only on the north side of the street along the Plaza to St. George Street.
2. In addition to the desired emphasis on a pedestrian friendly design, the HARB and CRC members expressed a desire to see as big of tree where possible, to maintain historic materials, to possibly reuse the brick pavers known to be under the asphalt surface of Cathedral Place, and to beware of the impact to the historic resources during construction.
3. After this OOA review, the conceptual plans were presented at public meetings and to the City Commission for additional feedback. As shown in other public meetings, FDOT is also working on moving forward with the proposed redesign of the roadway and intersections with Avenida Menendez at the base of the Bridge of Lions, which this design takes into account.
4. Guided by the established direction for the preferred plans, the project team has continued development and reached the 60% plan completion milestone. Submitted plans for this meeting's review do not include the color overlays or the renderings showing the proposed streetscape from different perspectives that had been included with the OOA review. For reference these are accessible with the online packets for this meeting: https://staugustinefl.portal.civicclerk.com/event/1348/overview
5. The project is to commence at the eastern end of the Plaza de la Constitución, to include King Street to the south and Cathedral Place to the north and extend westward to end at the intersection of Malaga Street. As noted above, the project area will be within portions of a National Historic Landmark District, two National Register Historic Districts, and the King Street Entry Corridor. The project area is within some of the City's most significant archaeological zones, which is further discussed under the Archaeology section below.
6. Landscape plans start on application packet page 60. Specified trees include Cabbage Palmettos at regular intervals and limited Southern Live Oaks as accents. Proposed groundcover plantings include Sand Cordgrass, and Asiatic Jasmine.
7. Proposed materials are largely based on the Architectural Guidelines for Historic Preservation (AGHP) and Historic Downtown Streetscape Guidelines (HDSG), which include coquina concrete, brick pavers for use in pedestrian areas, crosswalks, and certain areas of vehicular traffic lanes, brick banding for pedestrian areas, tabby concrete, coquina walls, and coquina columns.
8. Other proposed materials that are not within the AGHP or HDSG recommendations include, but are used already to some extent on the existing streetscape include asphalt roadways, truncated domes pavers (featuring a tactile

warning surface and part of ADA accessibility standards, and poured-in-place surface for tree wells (a seamless dual layer system which includes a base layer of recycled tire rubber). While granite curbs were more typically used historically, concrete flush ribbon curbs are proposed in areas. These types of curbs have been used with "complete streets" projects in the downtown historic core like Hypolita, Treasury, and Spanish Streets.

9. Plans show wide coquina sidewalks bordered with bricks in a running bond pattern that alternate with squares of tabby concrete and tree wells covered with the poured-in-place place surface. Asphalt vehicular traffic lanes are marked with large traffic symbols, which are used in modern streetscapes, some bordered with traffic lanes in brick. Consideration should be given to the historic setting of these streets.
10. Crosswalks at intersections and mid-block crossings feature bricks paved in a herringbone pattern with brick banding that terminate with the truncated dome pavers and ADA curb ramps.
11. To highlight cross streets, 8' high monument columns with a pyramidal cap are proposed with the street name extending vertically on the column shaft and the City seal embossed at the top of the base. The finish and color is yet to be determined, but possible options should be provided for the HARB's consideration. Precast concrete street name plaques with either embossed or bronze inlay letters are proposed for crosswalks. Two different street sign options are also included for discussion (see pages 50-51 of application packet). Three different options for the traffic signal mast arms are shown on application packet page 58.
12. More information is needed on the new wall proposed (with the Lightner Museum and City Hall names mounted) to match existing walls along the Alcazar Hotel site, and the Dryvit finish (application page 59)
13. A 4-sided Colonial styled street light fixture is proposed for use on the streetscape and possibly in the Plaza. (See pages 51 of application packet) While Colonial style fixtures are specified in the Historic Downtown Streetscape Guidelines (HDSG), and different versions of that style are found in many places within the project area, areas from the Plaza north to the Alcazar Hotel/City Hall/Lightner have a different Victorian "gas lamp" style fixture. See more info under Lighting in the recommendations and historic context section.
14. In addition to the standard light fixtures, designs for benches, bike racks, and compacting trash and recycling receptacles, already approved for either for the Historic Downtown Streetscape Guidelines (HDSG) or for use in other areas, such as St. George Street, are proposed. **The HARB should determine if the proposed design for the light fixtures, benches, cedar bollards, and compacting trash receptacles should replace all other existing different styles, as specified in the project area.**
15. Neither the **Architectural Guidelines for Historic Preservation (AGHP)** nor the **King Street Design Standards for Entry Corridors (DSEC)** directly address designs for public rights-of-way as they were drafted specifically to guide the designs of private properties in their respective areas. In September of 2013, the **Historic Downtown Streetscape Guidelines (HDSG)** were adopted by resolution and provide general guidelines for public rights-of-way within Historic Preservation Zoning Districts 2 and 3 (HP-2 and HP-3). Pertinent pages from the HDSG have been provided for consideration while reviewing the proposed designs.
16. Previous board approvals in this area include the 2013 approvals of a bicycle rack design for the Historic Preservation Zoning District as well as a separate application for wayfinding sign designs in the Historic Districts and Entry Corridors.
17. **Since the Historic Downtown Streetscape Guidelines (HDSG) provided guidance geared more specifically to the smaller "cartway" streets, the HARB should determine if design elements from the HDSG should be incorporated in larger thoroughfares such as King Street, prominent public spaces around the Plaza, and Flagler era development as King Street extends past Cordova Street.**
18. With so many urban and downtown streetscapes following prescribed design motifs that are widely reused regardless of the context, it is important for the proposed streetscape design for King Street and Cathedral Place be sensitive to the rich historical and cultural resources that are unique to St. Augustine, as well as significant

Recommendations/Guidance of the AGHP, HDSG, DSEC and Historic Context

19. A previously approved formalized King Street streetscape plan has not been found. Historically, King Street did not expand westward past the Governor's House gardens before the 1830s. Over the years, different treatments relating to the paving, plant materials, and lighting along King Street is evident, as noted in the attached emailed observations from St. Augustine Historical Society (SAHS) Senior Research Librarian Charles Tingley, along with historic photos, newspaper articles, and a book entry provided by the SAHS Research Library.

20. **Paving materials:** The AGHP states that 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, noting that asphalt and plain concrete are not appropriate. While the proposed design retains the existing asphalt of the roadway, it also incorporates more appropriate brick-paved areas to delineate the center lane and crosswalks/medians.
21. Henry Flagler, the co-founder of Standard Oil Company, was said to have to used oil-based asphalt pavement around his hotels along King Street. However, an 1891 *Florida Times Union* article describes Flagler ordering that "block pavement" be used on King Street from Malaga Street to "Ribera" Street. "This … will complete the paving of that beautiful thoroughfare from the Matanzas and the San Sebastian rivers." A 1907 *St. Augustine Evening Record* article mentions the installation of brick pavers between the rails of King Street's streetcar track.
22. **Lighting:** The AGHP has standards for pre- and post-1821 applications, which is listed at the back of this report. Simple colonial fixtures are recommended for pre-1821 buildings and fixtures that match the architectural style of the building is recommended for post-1821. The HDSG lists recommended lighting fixture designs, specifically a four-sided colonial style fixture with a light temperature around 2800-3000K which is also consistent with AGHP recommendations. The DSEC requires that incandescent or LED bulbs not be exposed and that cut-off lights are used to keep fixtures from bleeding light into residential areas.
23. See the attached email and historic photographs from Charles Tingley on the different streetlight fixtures found in St. Augustine since the late 1800s, following when they started being used after the Civil War.
24. Carrere & Hastings designed gas light fixtures for Henry Flagler's Ponce de Leon and Alcazar Hotels, which were later electrified. According to the attached excerpt of the book, *Mr. Flagler's St. Augustine*, electric arc lights started to be installed along the streets in 1906, with areas still using gas lamps. Graham noted in his book that the difference in brightness between the areas lit with electric lights was very noticeable.
25. **Plant materials**: Native Florida Plants are always recommended and/or species listed as pre-approved plant materials within the AGHP and DSEC in their respective areas. An effort should be made to choose saltwater/flood-tolerant plant species as well. The HDSG recommends native Cabbage Palms, Live Oak, Elm, and Florida Maple for use as shade trees along streets and in courtyards.
26. Thomas Graham's book, *Mr. Flagler's St. Augustine*, describes how oak trees were planted in the middle of King Street and created a "shaded canopy avenue" in front of what is now known as Markland House, the home of Dr. Anderson's mother, Clarissa, before it was sold to Flagler and moved from its King Street location. Photographs from the late 1800s show the earlier planted and mature oaks. After the oaks were cut down for the trolley line that ran along King Street, Sabal Palms were later planted in 1907 adjacent to the sidewalk on either side of King Street, between Sevilla and Ribera Streets and extended further in areas. Newspaper articles from that year (attached) highlighted the beauty and contribution of the Sabal Palms planted along King Street, which are still standing today. **Consideration should be given to the historic trees.**
27. **Archaeology**: A portion of this project is within the St. Augustine Town Plan Historic District (8SJ00010) listed in the National Register of Historic Places (NRHP) under all 4 criteria (A, B, C, and D) and includes archaeology-historic as a specific area of significance. Additionally, the project area directly corresponds to the National Historic Landmark St. Augustine Town Plan Historic District (8SJ05567). The archaeological significance of the NHL has been recognized by the NHL NPS staff. The greatest area of archaeological sensitivity is surrounding the Plaza de la Constitución (Archaeological Zones IA and IB). The plaza is the oldest public space in the continental United States, officially established in 1598, but likely in use as early as 1572. Historically, the boundaries of the plaza were much larger, encompassing the modern streets (King, Charlotte, St. George, and Cathedral) as these throughfares would not be developed for many centuries. As a result, archaeological deposits have been documented under the streets and it is highly likely that more intact archaeological remains exist and will be impacted by this project. **All landscaping and hardscaping, including the addition of large trees, raingardens, and other elements with extensive ground disturbance should be carefully evaluated to weigh the aesthetics and other variables versus the irreparable damage to significant archaeological resources.**

28. **Impact to Cultural Resources:** A draft cultural resource assessment desktop analysis was created for the City in relation to this project and area of potential effect. Numerous above ground and underground resources were listed, and archaeological and historical considerations were provided. National Historic Landmark areas and structures, and other nationally and locally designated buildings, and archaeological sites are within the area of potential effect. More research and review is needed relating to archaeology. Archaeological evaluation, mitigation, and monitoring should be done. **Care should be taken to protect the buildings and resources from impact and/or vibration damage and adverse impacts to archaeological resources should be kept in mind before plans are approved and finalized and during project construction.**
29. More information is needed on the proposed restoration, relocation, and reinstallation of the historic Pell horse trough. (See application packet page 55)

30. **Ultimately, the HARB, followed by the CRC, should make a determination on the appropriateness of the proposed streetscape design and different design elements based upon the general purpose, intent, and goals of the Architectural Guidelines for Historic Preservation (AGHP)**, the **Historic Downtown Streetscape Guidelines (HDSG)**, and the **King Street Design Standards for Entry Corridors (DSEC)**.

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS.
THE HARB AND CRC SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

SUMMARY SCOPE OF WORK:

1) **King Street Right of Way (ROW) Improvements:** includes intersections of cross streets from Charlotte Street westward to Malaga Street
   a) Repaving with a central brick lane for turning
2) **Cathedral Place Right of Way (ROW) Improvements:** includes portions of Charlotte, St. George and Cordova Streets, and areas surrounding the Plaza and Government House:
   a) Reduce the existing two driving lanes with street parking on both sides to a single lane with expanded sidewalks and parking only on the north side of the street along the Plaza to St. George Street

Proposed Streetscape elements include:

- Brick paved crosswalks at intersections and mid-block crossings
- Monument columns (8' H) with street names and city logo at intersections: Finish and color to be determined
- Incorporating unified streetscape elements: mast arms, streetlights, street signs, benches, bike racks, cedar stained bollards, stop signposts, trash and recycling receptacles

Proposed materials:

- Asphalt street surfaces, Coquina concrete sidewalks; brick pavers for use in pedestrian areas, crosswalks, and certain areas of vehicular traffic lanes; brick banding for pedestrian areas; tabby concrete; coquina walls and coquina columns, truncated domes pavers, concrete flush ribbon curbs

3) New wall (4'-4" H x 2'-9" wide) to match existing along Alcazar Hotel site, with Lightner Museum and City Hall names mounted
   ***** Concern with Dryvit finish notation (application packet page 59)***
4) Restore, relocate, and reinstall Pell horse trough (See application packet page 55)
5) Landscaping between sidewalks and road
   a) Specified trees include Cabbage Palmettos at regular intervals and limited Southern Live Oaks as accents. Proposed groundcover plantings include Sand Cordgrass, and Asiatic Jasmine. Poured-in-place surface for tree wells.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION
(https://www.citystaug.com/DocumentCenter/View/153/Architectural-Guidelines-for-Historic-Preservation-PDF)

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

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

Parking, Landscaping, and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, streetlights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- 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.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- 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.
- 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.

- 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.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

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 must be completely screened by a solid board fence or wall at least five and one-half feet high. Entries and exits should be as small as possible and should not exceed twenty feet in width. All openings should have functional gates to screen parking areas from the street. Residential parking should be designed so that vehicles are screened by fences, walls or buildings. Unscreened parking adjacent to the street is inappropriate.
Garages are addressed in the Accessory Buildings section of these Guidelines.

Post-1821
Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

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

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

Electrical and Mechanical Equipment – including Lighting:

Pre-1821
Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.

Lighting fixtures must be simple colonial fixtures, usually rectangular, and made of pierced tin or black metal with glass. They may be attached to walls or posts, or suspended under loggia or balcony roofs. Modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall

or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Post-1821
Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

HISTORIC DOWNTOWN STREETSCAPE GUIDELINES (SEE PERTINENT PAGES ATTACHED)
(https://www.citystaug.com/documentcenter/view/196)

KING STREET DESIGN STANDARDS FOR ENTRY CORRIDORS
(https://www.citystaug.com/DocumentCenter/View/1057)

Section 1. Purpose & Intent
The purpose of the standards contained in this document is to:

a. Promote the unique characteristics of the King Street overlay area that distinguish it from the other built environments of the City of St. Augustine.
b. To facilitate the development of vacant land and the reimagination and repurposing of underutilized properties in this area into a high-quality, multi-modal, mixed-use environment.
c. To provide standards and criteria by which proposed development in the area will be reviewed.

4.6.2 Site + Parking Lighting

a. For basic site lighting applications (such as parking lot, pathway, and area lighting), full cut-off lighting fixtures shall be used for all exterior lighting. Such lights shall not point directly at the right-of-way nor the sky. (see Figure 24) Source of illumination shall not be visible from a residential district.
b. Exposed interior and exterior fluorescent or incandescent bulbs that are visible from the public right-of-way are not allowed.
c. Lighting poles may not surpass 20' in height as measured to the point of light output (see Figure 24b).
d. LED dimming technology shall be incorporated in all exterior lighting mounted higher than 10'-0" to reduce lighting level to minimum safe illumination after business closing hours, if possible. Refer to Illuminating Engineering Society guidelines. Minimum for a private parking lot is 0.13 foot-candles. A Lighting professional shall confirm minimum lighting level.

5.5.1 Plant Materials
In general, site landscaping shall consist of native or naturalized plants that thrive in the St. Augustine climate and environment (see plant list in Appendix C). Plants shall be relatively drought tolerant to encourage the conservation of water.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Google Streetviews
3. Historic Downtown Streetscape Guidelines (Pertinent Pages)
4. Historic photos of King Street with emailed descriptions
5. Information on historic street lights
6. Excerpts from Cultural Resource Assessment Desktop Analysis: King Street, Cordova Street, and Cathedral Place Complete Street Improvements Project, St. Augustine, St. Johns County, Florida (January 24, 2024 Draft)
7. SAMPLE Comparisons of proposed design elements, reviewed by the HARB and CRC at the April 18, 2024 joint meeting, showing existing conditions along with Option A and Option B

STAFF PHOTOGRAPHS
King Street ROW Improvements





STAFF PHOTOGRAPHS
King Street ROW Improvements





STAFF PHOTOGRAPHS
King Street ROW Improvements





STAFF PHOTOGRAPHS
King Street ROW Improvements





STAFF PHOTOGRAPHS
King Street ROW Improvements

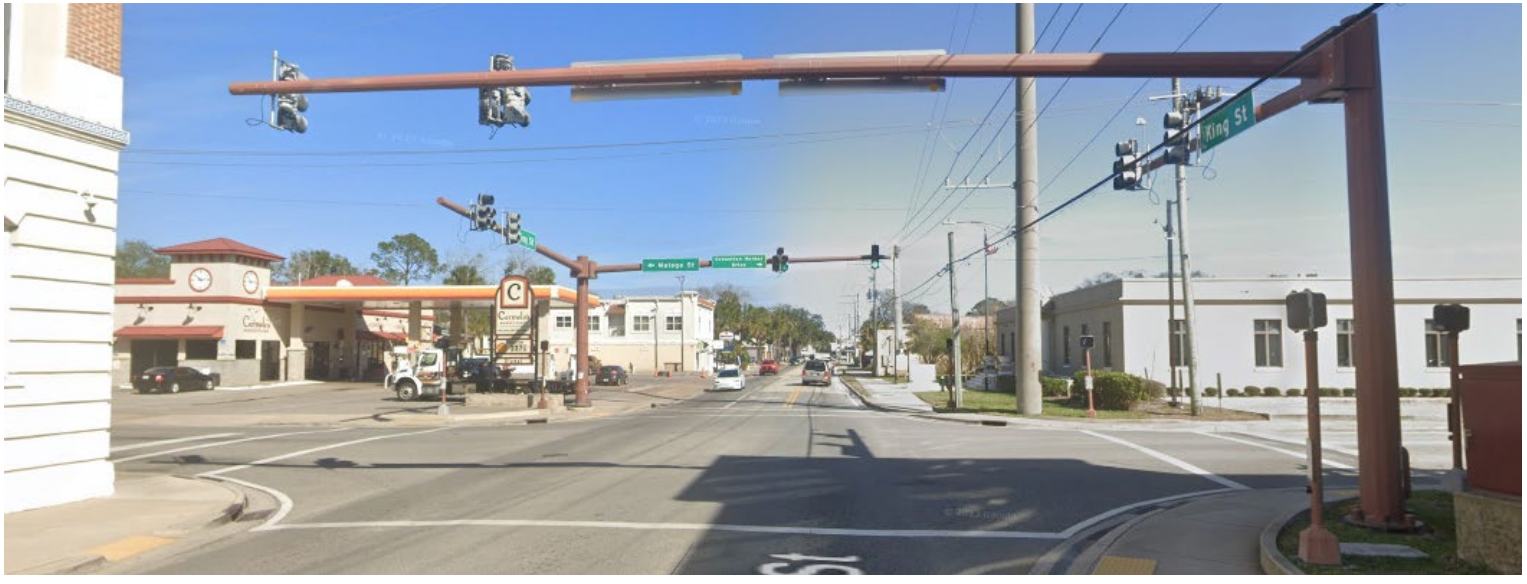


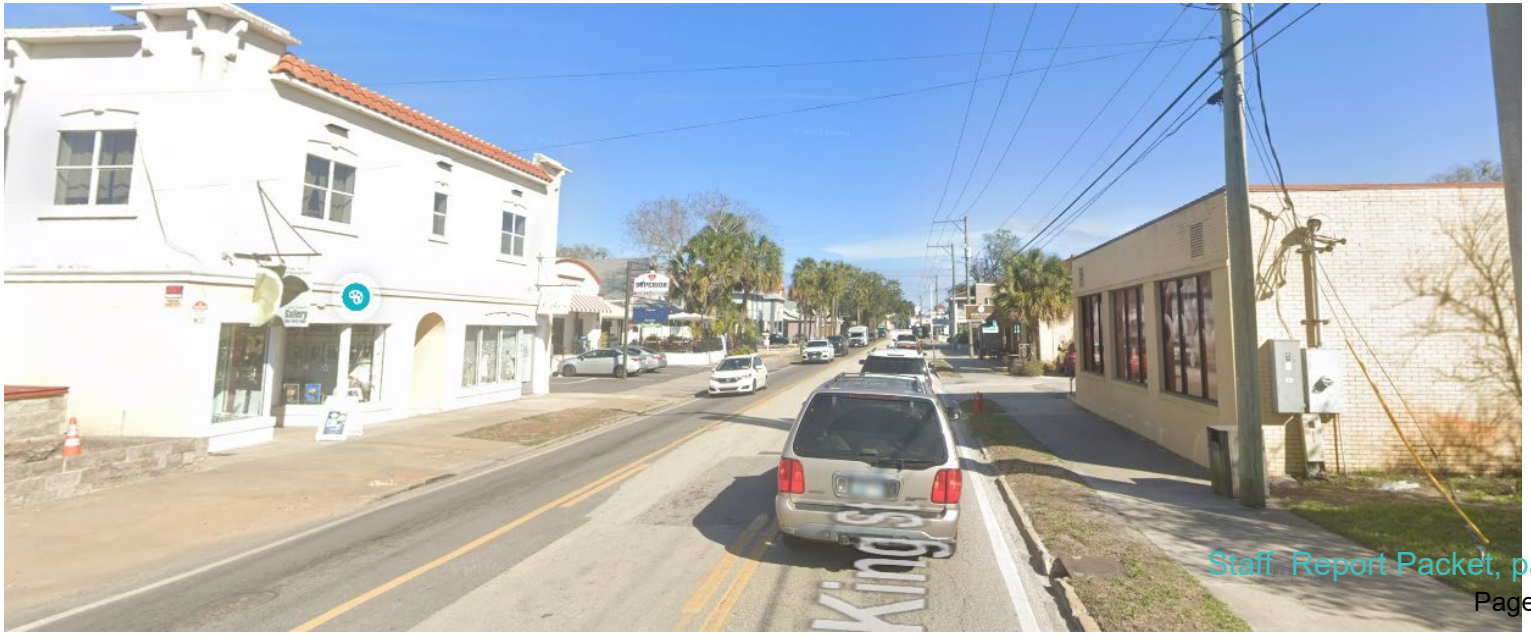


STAFF PHOTOGRAPHS
King Street ROW Improvements



GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – Eastbound King Street





GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – Eastbound King Street





GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – Eastbound King Street





GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – Eastbound King Street





GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – Eastbound King Street





GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – Eastbound King Street





GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – Charlotte Street North & South





GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – Cathedral Place Westbound





GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – Cordova Street Southbound





GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – King Street Westbound



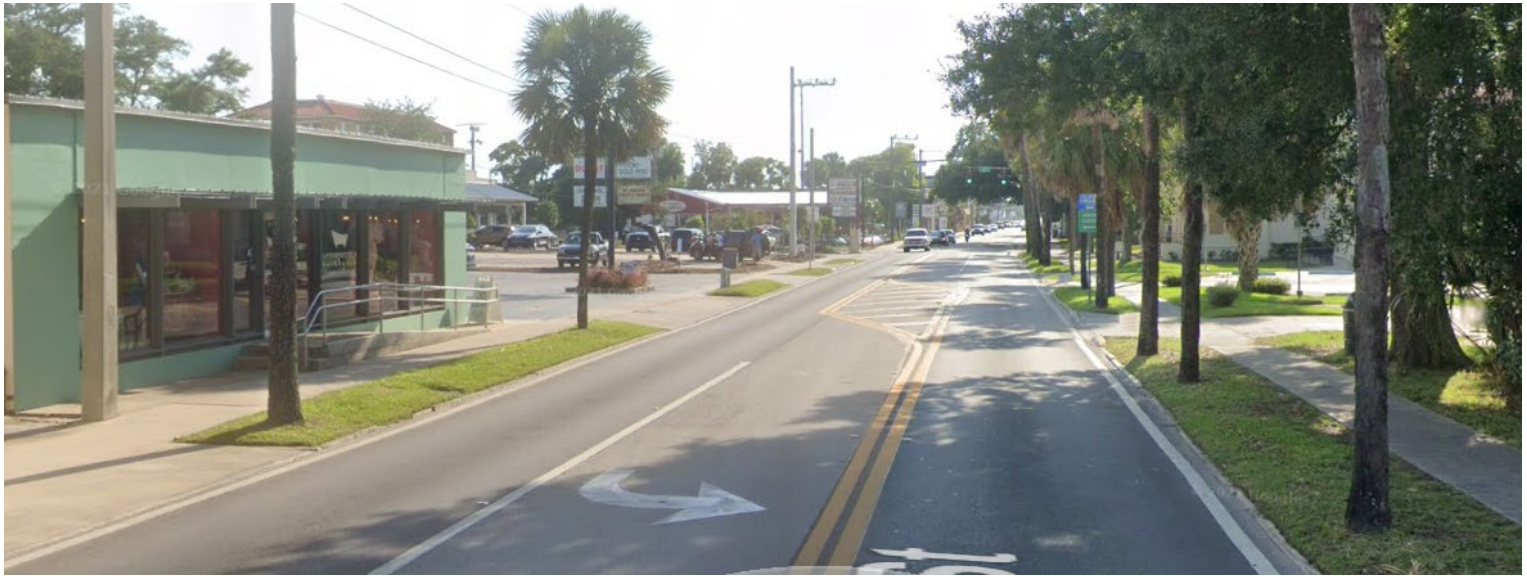


GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – King Street Westbound





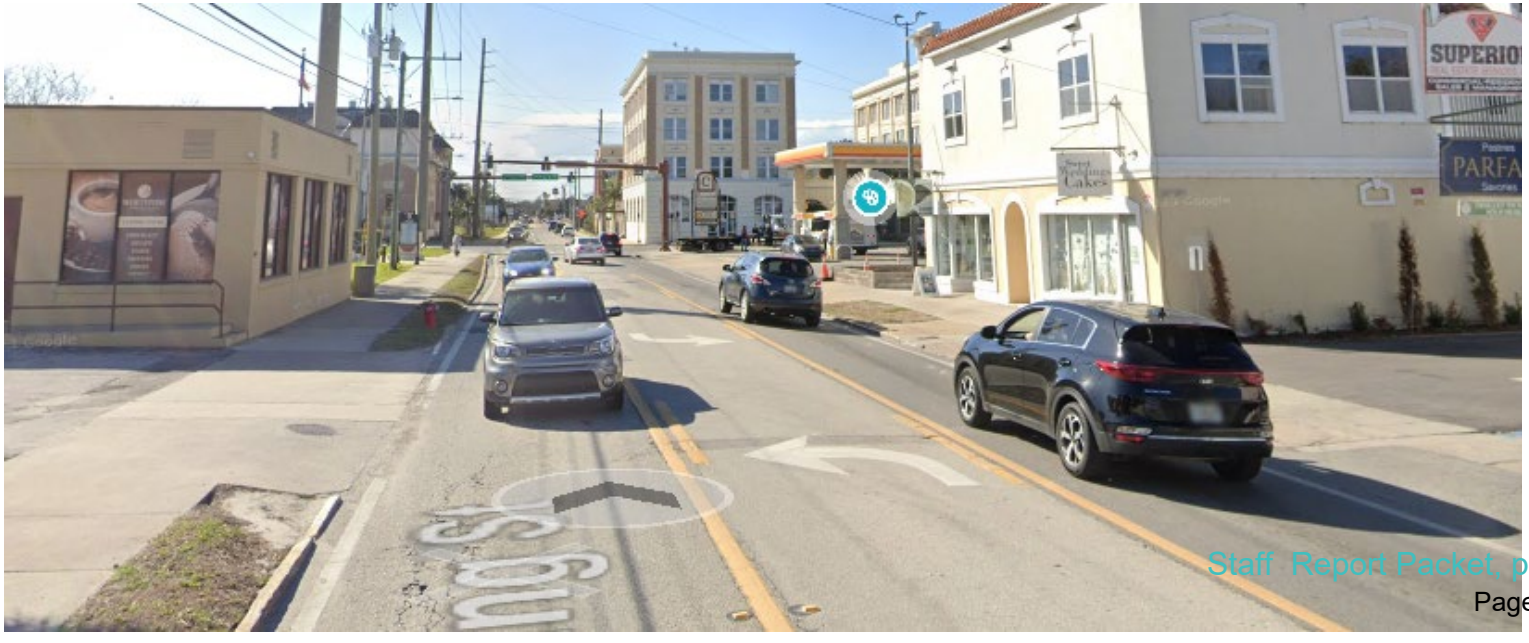
GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – King Street Westbound



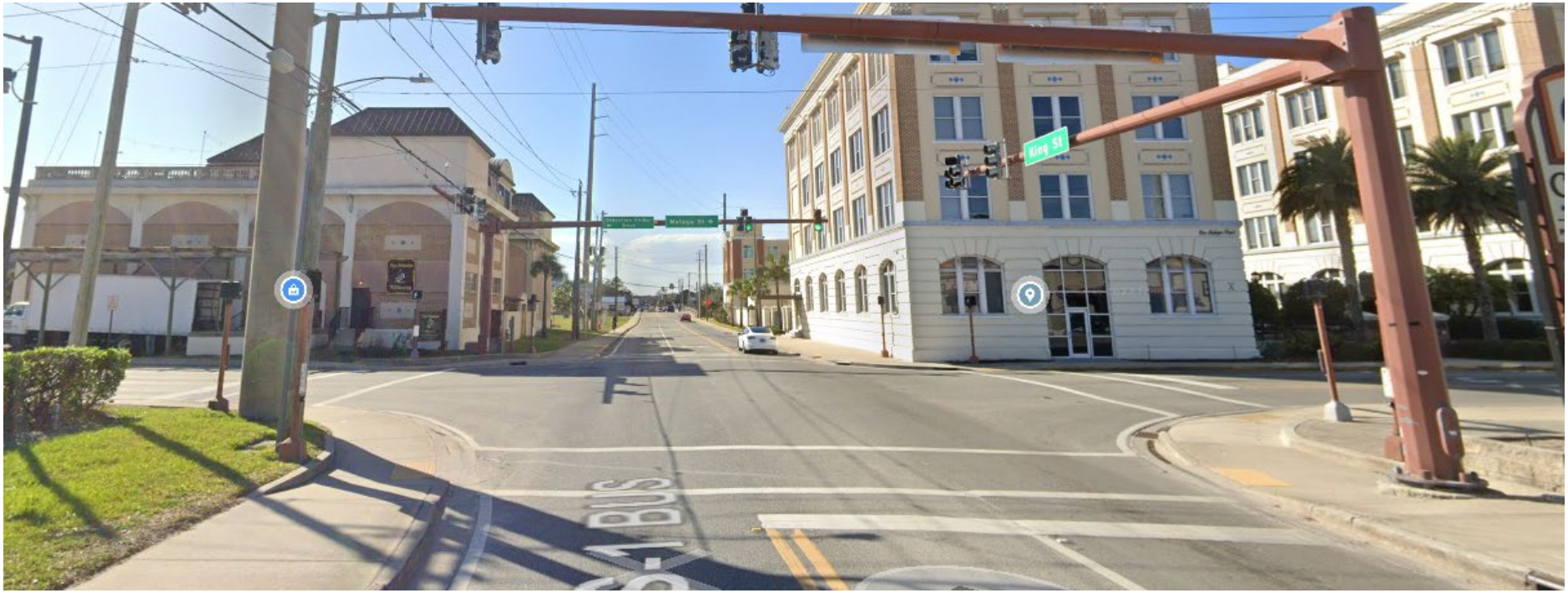


GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – King Street Westbound





GOOGLE STREETVIEW PHOTOGRAPHS
King Street ROW Improvements – King Street Westbound



Executive Summary

Historic Downtown Streetscape Guidelines

Final Master Planning Phase| *revised* **September 16, 2013**



Reconnecting
THE CASTILLO & THE BAYFRONT
St. Augustine, Florida

City of St. Augustine

Marquis Halback
Creating Compelling Environments to Live, Work, and Play

Historic Downtown Streetscape Guidelines

The purpose of this report is to provide streetscape design guidelines for the pedestrian-focused connections in the historic district of St. Augustine surrounding and connecting to the Castillo de San Marcos National Monument. This study is funded through the Federal Transit Administration's "Paul S. Sarbanes Transit in Parks" grant program. A synopsis of the program is below:

The Paul S. Sarbanes Transit in Parks Program was established to address the challenge of increasing vehicle congestion in and around our national parks and other federal lands. America's national parks, wildlife refuges, and national forests were created to protect unique environmental and cultural treasures, but are now facing traffic, pollution and crowding that diminishes the visitor experience and threatens the environment.

To address these concerns, this program provides funding for alternative transportation systems, such as shuttle buses, rail connections and even bicycle trails. The program seeks to conserve natural, historical, and cultural resources; reduce congestion and pollution; improve visitor mobility and accessibility; enhance visitor experience; and ensure access to all, including persons with disabilities. The program is administered by the U.S. Department of Transportation, together with the Department of the Interior and the U.S. Forest Service.

This booklet is designed to provide a summary of the guidelines accepted by the Historic Architectural Review Board (HARB) at the August 15, 2013 meeting. HARB issued a unanimous (5-0) Opinion of Appropriateness, which requires an additional review of specfic construction documents if and when projects move forward. A Certificate of Appropriateness would then be issued.

1.0 Introduction



1.1 Study Area

For the purpose of this overview, the study area is **focused on supporting increased pedestrian connections throughout the historic downtown core, especially in relationship to the Castillo de San Marcos National Monument**. Generally, the study area for the streetscape guidelines is defined by Orange Street on the north, Avenida Menendez on the east, Cathedral Place on the south, and Cordova Street on the west.

Specifically, the streets considered in the streetscape guidelines include:

Pedestrian-Only Street
St. George Street

North-South Connectors**
Spanish Street
Cordova Street

East-West Connectors
Cuna Street
Hypolita Street
Treasury Street

**Due to the recent improvements on Charlotte Street, this was not included in the study.

1.2 Streetscape Overview

This study provides recommendations for the **"visible" streetscape**, including the cartway, sidewalks, street lighting, street furniture, and landscaping.

Due to the varied nature of streets in the historic district, many streets display a "typical" condition and a "narrow" condition. The narrow condition is important to consider, as it deals with the needs to **balance vehicular traffic with pedestrian flow**, **ADA accessibility**, and **obstructions such as street lights, trash receptacles, and bike racks**. For applicable streets, both options are shown.



FIGURE A | St. George Street, ca. 1908.
Photograph from Samuel A. Cooley (on web at Shorty)

Underground utilities, while important, are not fully addressed in these guidelines. The streets within the study area largely benefit from buried eletrical service (Cordova is an exception), but utilities such as water, sanitary sewer, and stormwater need to be addressed in the final design. Natural gas lines should also be incorporated. However, stormwater inlets are addressed due to their integral nature to the street and its drainage.

2.0 Streetscape Materials

2.1 Materials Overview

The streetscape guidelines presented in this document address the following items:

Curbless Street

A central component of the guidelines is the elimination of the vertical curb, instead replaced with a 12" flush curb. This achieves three main goals: (1) providing ample maneuvering room for emergency vehicles, (2) reflecting the historic "curbless" character of St. Augustine (see figure A), and (3) providing a larger pedestrian area, even in the narrowest roadways, without overly restricting the vehicular traffic.

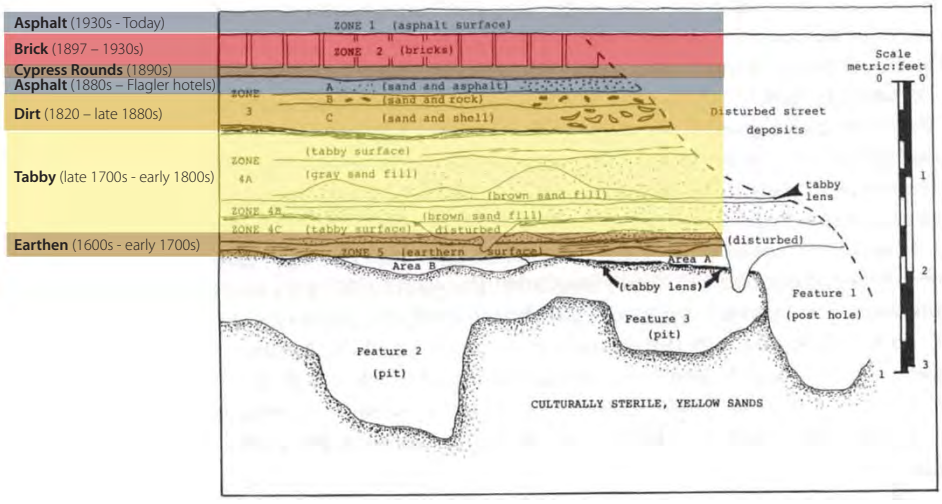


FIGURE B| Layers of St. George Street. Black and white graphic from Carl Halbirt, as published in El Escribano: The St. Augustine Journal of History. 1997. Carl D. Halbirt (pp. 70-97).

Cartway Width

Travel lanes in the historic district range from approximately 8' to 10'. **A fairly narrow 9' lane is suggested,** as it balances a reasonable lane width with the pedestrian traffic that dominates downtown St. Augustine.

The 12" flush curb on either side of the roadway also helps give drivers a small clear zone on either side, and is more indicative of a typical 11' lane found in most cities (9' cartway + 12" curb + 12" curb).

The 9' lane also allows for an ADA sidewalk (36" minimum) even in the narrowest roadway section (Treasury Street).

Cartway Material

Utilizing archaeological research (see figure B) and photographic evidence (see photos this page), the evolution of the street materi al was documented. Generally, the street remained shell (coquina / tabby) or dirt until the late 1880s, when the City of St. Augustine first began paving the downtown streets with cypress wood rounds. This was short-lived as the City then began installing brick, the first permanent street material installed throughout the historic district. Carl Halbirt, the City archaeologist, noted that there is evidence that all of the streets in the study area have had brick paving.

Interestingly, asphalt also has historic roots in St. Augustine. With his background in oil, Henry Flagler utilized asphalt (an oil-based product) around his hotels.

Based on extensive research and conversations with City staff and the Historic Architectural Review Board, it is proposed that **St. George Street remain coquina concrete** to connect the restored area at the North end of St. George Street with the colonial era Plaza de la Constitution. This also complements the Second Spanish Period architecture along St. George Street.

On the **other historic core streets, it is proposed that the cartway be brick** to reflect the first permanent paving material and to knit together the various architectural styles throughout the rest of the historic downtown core.

Street Light Fixture Type

A **four-sided Colonial style fixture is recommended** for the historic downtown core to complement the Second Spanish Period and other historic Colonial architecture (see Figure C). See the materials schedule for specific fixture call outs.

HARB noted that lighting should be as inconspicuous as possible, especially during the evenings. Other fixture types should be considered outside of the study area to compliment the surrounding architecture.

Dirt | St. George Street, ca. 1865.
Photograph from Samuel A. Cooley (on web at Shorty)



Asphalt | King Street, ca. 1891
Photograph from Detroit Publishing Company (on web at Shorty)

Cypress | St. George Street, ca. 1894
Photograph from Detroit Publishing Company (on web at Shorty)



Brick | St. George Street, ca. 1908
Photograph from Detroit Publishing Company (on web at LOC)



FIGURE C | Colonial Fixture along St. George Street *(photo from St. Augustine Historic Society)*

The color of the light is also important. Energy efficient LED fixtures are proposed, within a light output similar in color to an incandescent fixture. Specifically, **LED fixtures close to 2800-3000K should be utilized**.

Street Lighting Placement

General placement of street lights are shown. The general height of the fixtures is suggested as 12' pole height. This results in spacing of lights approximately 36' on center.

The lights are typically shown immediately behind the flush curb, helping to define the edge of the cartway and presenting an obstacle in the vehicle path to help ensure cars stay on the cartway.

Street Furniture Placement + Selection

Typical street furniture items include benches, trash receptacles, recycling receptacles, and bike racks. Placement of the street furniture focused on maintaining ADA accessibility on the adjacent sidewalk. See the materials schedule for street furniture call outs.



LED Color Chart

HARB noted the **wooden benches** would provide more user comfort than the concrete benches currently on the street. Center armrests should be included to segment the benches into 3' sections.

Regarding trash/recycle receptacles and bike racks, HARB noted the **black or brown-black finishes** would be appropriate. See the material schedule.

Street Trees + Landscape

On St. George Street, Hypolita Street and Spanish Street, street trees are shown as an option. While a fairly recent addition to the historic core (ca. 1960s), trees do provide pedestrian comfort by adding some shade along a sometimes hot area of the city. It is suggested that **cabbage palms be used**, as photographic evidence shows these were used along Avenida Menendez, San Marco Avenue, and other important streets in St. Augustine (see figure D).



FIGURE D | Cabbage Palms along Avenida Menendez *(photo from St. Augustine Historic Society)* and San Marco Avenue *(photo from Florida School for the Deaf and Blind)*.

Along St. George Street, south of Hypolita, shade trees may be appropriate due to the turn-of-the-century commercial architecture. Native trees, such as Live Oak (*Quercus virginiana),* Elm Trees *(Ulmus parvifolia),* and Florida Maples *(Acer rubrum)* should be considered. See Figure E. HARB also encouraged private courtyards to add shade trees.

Other landscape is suggested in **planters and hanging baskets.** Note that long term maintenance from the business owners, a Downtown Improvement District, or the City needs to be considered.



FIGURE E | Shade Trees *(photos by others)*
LEFT: Live Oak (*Quercus virginiana*) *CENTER:* Elm (*Ulmus parviflora*)
RIGHT: Florida Maple (*Acer rubrum*).

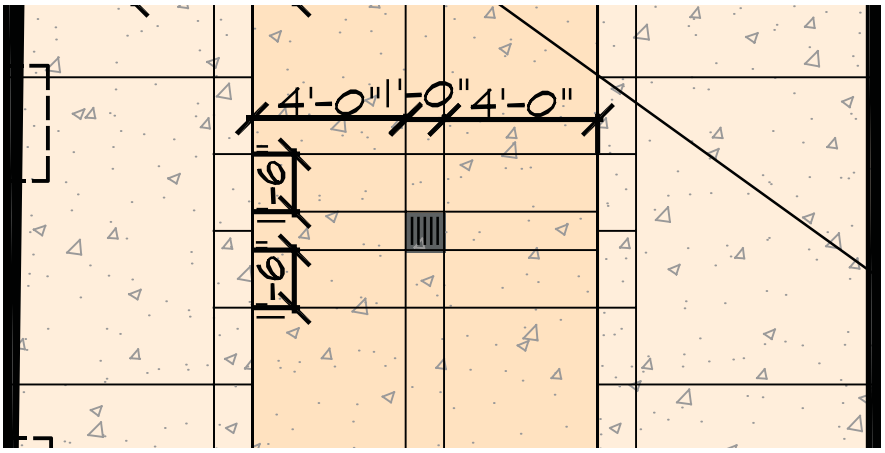


FIGURE F | Coquina Concrete street enlargement, noting placement of expansion and control joints. Note the placement of the inlet. Example shown above is south of Hypolita Street.

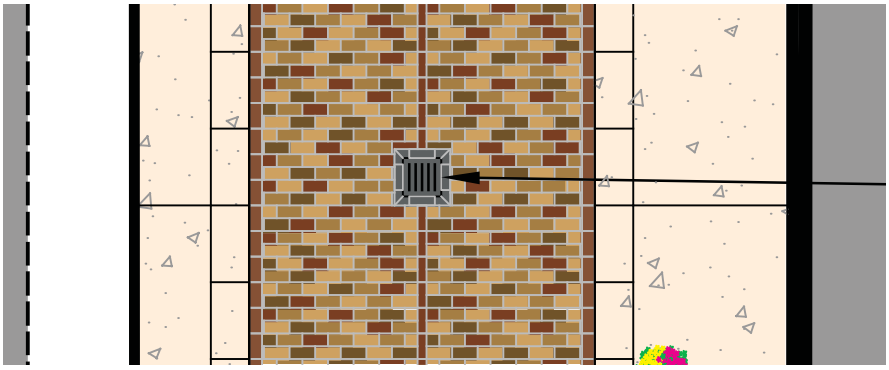


FIGURE G | Brick street enlargement, noting placement of brick along flush curb, around storm inlet, and along center of cartway. Example shown above is Spanish Street, north of Cuna Street.

2.2 Enlargement: Coquina Concrete Cartway Layout

While coquina concrete has been identified as the most visually appropriate cartway material along St. George Street, the material has inherent technical challenges. Coquina concrete is prone to cracking, moreso than standard vehicular grade or even sidewalk grade concrete mixes due to the incorporation of the distinctive shell aggregate.

To overcome this technical challenge, **appropriately placed expansion joints and sawcuts are critical to direct cracking and minimize the impact to open expanses of concrete.** Recommended spacing is noted in Figure F. Additional technical recommendations are noted in the materials schedule.

2.2 Enlargment: Brick Cartway Layout

Careful detailing of the brick street not only heightens the appearance of quality and care, but it functions to better hold the "field" in place over time.

The storm inlet drains are framed with a single row of brick and the edges of the cartway also use a single row along the flush curb to compose the conclusive edge of the running bond field. The center is defined by a brick placed on its narrow side, creating a clean edge for the inverted crown roadway. Layout is noted on Figure G.

Site Furniture Matrix

The street furniture noted in the below matrix defines the design intent. Products of equal materials, dimensions, style and quality may be proposed.

Sample Image	Manufacturer	Model	Material
Benches			
	Victor Stanley	Framers Modern	Wood Slats and ductile iron castings
	Canterbury International	Bowery 500	Wood Slats and Aluminum Frame
	Thomas Steele	Waldorf	Wood Slats and Powder Coated E-Steel
Trash and Recycle Receptacles			
	Canterbury International	PADC 104-A	Cast Iron
	Landscape Forms	Scarborough	Powder-Coated Metal
	Victor Stanley	Dynasty	Powder-Coated Steel
	Thomas Steele	Gramercy	Cast Iron & Steel

Site Furniture Matrix

The street furniture noted in the below matrix defines the design intent. Products of equal materials, dimensions, style and quality may be proposed.

Sample Image	Manufacturer	Model	Material
Bicycle Racks			
	Madrax	Post & Ring Racks	Powder-Coated Steel
	Belson	Classic Bollard Bike Rack (BOL-2-SF-P)	Powder-Coated Steel
	Dero	Bike Hitch	Powder-Coated Steel
Street Lighting			
	Lumec	Square Lantern Series	Cast Aluminum Housing
	Hanover Lantern	Plymouth	Cast Aluminum Housing
	Hanover Lantern	Essex	Cast Aluminum Housing

3.0 Streetscape Materials Matrix

The matrix below is provided for quick reference and includes applicable technical information for planning purposes. Note that all plans will need full engineering and construction documents, which will then go through a "Certificate of Appropriateness" review with the City's Historic Architectural Review Board (HARB).

	Cartway Material	Lane Width	Curb Type & Material	Curb Width, per side	Sidewalk Material	Sidewalk Width[3]	Stormwater Inlet flow & placement[4]	Street Light Placement[5]	Street Furniture Placement	Street Tree Type
Pedestrian Only Streets										
St. George Street	Coquina Concrete[1] (darker color than sidewalk)	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	6-1" min (N) 10'-11" min (South of Hypolita)	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	Alternating, adjacent to curb	Cabbage Palms (south of Hypolita)
North-South Connectors										
Spanish Street *narrow*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	3'-0" min.	Inverted crown, ~25' o.c. center of lane	East side, ~36' o.c.	West side along outer edge, space permitting	None
Spanish Street *typical*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	4'-2" min.	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	Alternating along outer sidewalk edge	Cabbage Palm (space permitting)
Cordova Street	Asphalt	10'-0"	Raised, Granite	6" +12" gutter	Coquina Concrete (E) Concrete + Flagler Brick (W)	4'-0" min.	Crown, inlets located as existing	Alternating, ~36' o.c.	Alternating along outer sidewalk edge	Cabbage Palm (space permitting)
East-West Connectors										
Cuna Street	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	5'-0" min. (may be on one side only)	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	Alternating along outer sidewalk edge	None
Hypolita Street *narrow*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	3'-9" min.	Inverted crown, ~25' o.c. center of lane	North side, ~36' o.c.	North side, along building edge	None
Hypolita Street *typical*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	3'-9" min.	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	Alternating, along building edge	Cabbage Palm (west of Charlotte)
Treasury Street *narrow*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	3'-0" min. (may be on one side only)	Inverted crown, ~25' o.c. center of lane	South side, ~36' o.c.	North side, along outer sidewalk edge	None
Treasury Street *typical*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	4'-0" min.	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	North side, along outer sidewalk edge	None

Technical Information

[1] *Coquina Concrete*

Recommendation for concrete shall be 6" coquina concrete with fiber reinforcement, set over 8" LBR 30 compacted subgrade. This specification should be used for sidewalks that may experience substantial vehicular traffic. Color shall be Scofield Chromix integral color or approved equal. Color is C-12 mesa beige for cartway (as shown on bottom of photo to right). Sidewalks shall be standard gray.



Coquina Concrete: C-12 Mesa Beige

[2] *Brick*

Whitacre Greer or approved equal. Mix shall be defined as:
10% Dark Antique (color 33), 20% Mulberry (color 34), 20% Mahogany (color 44), 20% Cimmerian (color 53), 30% Chocolate (color 54)



Brick

[3] *Sidewalk Width*

Minimum 36" clear width must be maintained for ADA accessibility.

[4] *Stormwater Inlets*

25' frequency of inlets is recommended to limit pooling and sloping ofcartway.

[5] *Street Light Placement*

Final placement of 12' poles based on photometric analysis.
Fixture Dimensions: 16"-20" wide x 36"-40" height. Color/ Material: Black Metal. LED: 2800k-3000k

Courtesy of St. Augustine Historical Society Research Library



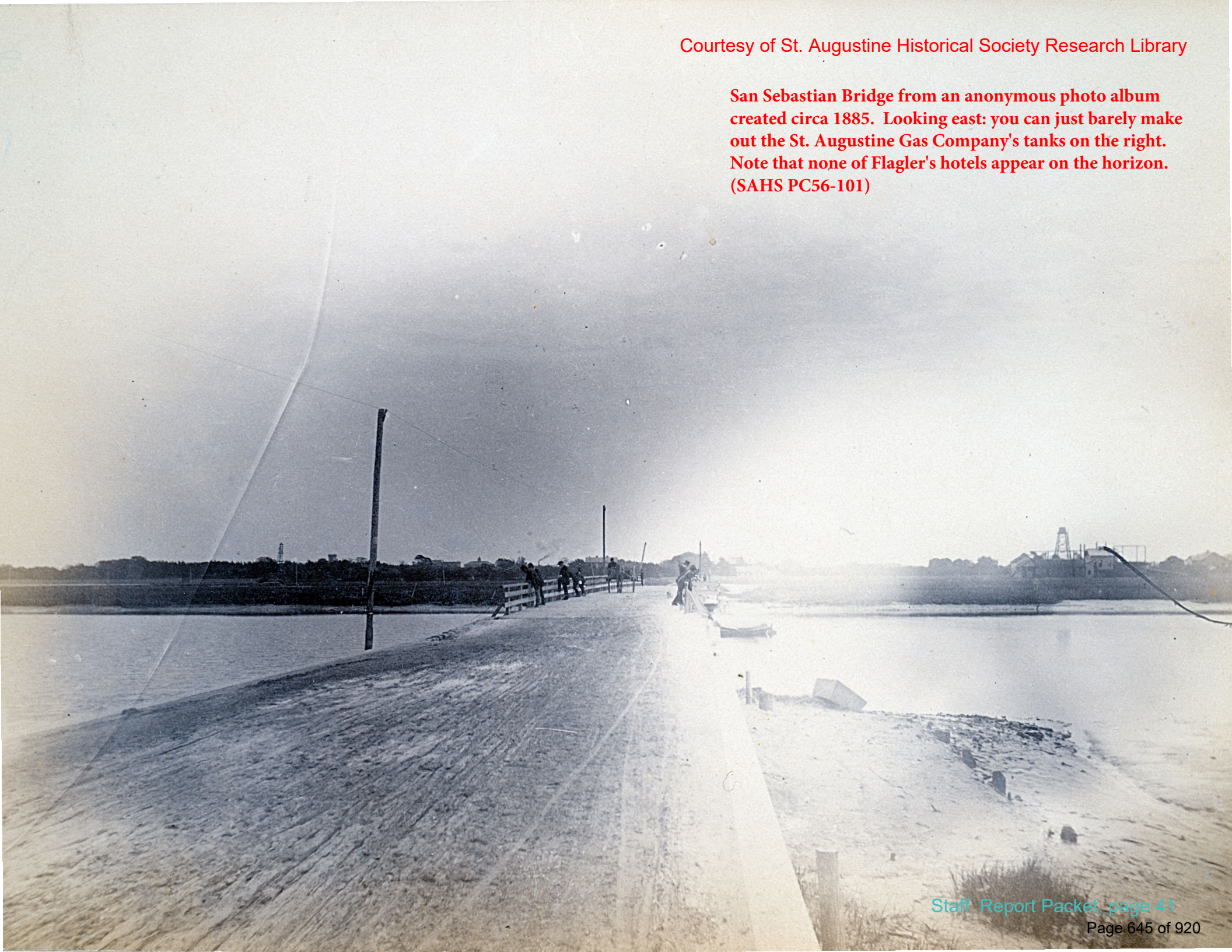
Oaks along King Street planted by the first Clarissa Anderson. (SAHS PO56-106) These were removed for the trolley. This action generated Dr. Anderson planting the palm trees, in 1907

Courtesy of St. Augustine Historical Society Research Library



Trees in front of the Villa Zorayda in 1885 didn't last too long despite the wooden tree protectors. (SAHS PO56-107)

Courtesy of St. Augustine Historical Society Research Library



San Sebastian Bridge from an anonymous photo album created circa 1885. Looking east: you can just barely make out the St. Augustine Gas Company's tanks on the right. Note that none of Flagler's hotels appear on the horizon. (SAHS PC56-101)

From: Charles Tingley
Sent: Thursday, April 9, 2026 3:23 PM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: Light fixtures in the Plaza - trying to find the historic context

Hello All,

The street lamps have always been a pet peeve of mine. The one you illustrate was made into the city's preferred design in the 1990s. It is … cobbled together from available parts. The post is an Art Deco design in concrete and the lamp is modeled after a Victorian gas light. Also, it is way taller than what would have been used in the 19th century and thus throws off the scale of the streetscape. **There is absolutely nothing "Colonial" about them**. Prior to the 1870s in St. Augustine, one carried a lantern or a torch. There was no outdoor lighting.

The Victorian pseudo gas light that you illustrated is designed to imitate the Welsbach street lights on Avenida Menendez north of the Bridge of Lions. Those cast-iron streetlights are genuine antiques. They were purchased second-hand from the City of Philadelphia in 1959/1960. Initially they were installed with gas but they were frequently blown out by the wind off the bay, so they were electrified.

The first street lights in St. Augustine appeared right after the Civil War. The consisted of a chamfered wooden post with a Franklin style lantern containing a kerosene lamp **(see attached photo).** Once the St. Augustine Gas Company was established and gas lines run under the streets Welsbach Grand Washington model were installed (see attached photo). There is one surviving cast iron post at the Villa Flora (the lantern is not original). Carrere & Hastings designed unique gas lights for Mr. Flagler's properties (hotels and FEC station). These were later electrified. In some locations (i.e. the intersection of King and Cordova Streets) arc lights were installed that produced a very bright light. In the 1920's, the "galleon style" electric street lamps were installed in the downtown area. Most of these were removed in the 1960s & 70s.

A couple were reconditioned and are at the entry to Ripley's Museum.

See attached photos:

Photo PHO7250 is the kerosene light circa 1875

PHO6236 is the Welsbach Grand Washington with an eagle on top circa 1895

PHO6938 is the galleon model: named for the ship oneach side of the cast iron base circa 1960

All my best,

Charles

Charles A. Tingley

Research Historian

St. Augustine Historical Society Research Library

271 Charlotte Street

St. Augustine, FL 32084

Photo of light fixture in the Plaza emailed to Charles Tingley to ask historic context of street light fixtures within historic downtown area:



Photo PHO7250 is the kerosene light circa 1875 –
Courtesy of St. Augustine Historical Society Research Library:



Photo PHO6236 is the Welsbach Grand Washington with an eagle on top circa 1895 – Courtesy of St. Augustine Historical Society Research Library:



The photo dates exactly to 1895 immediately after the boat basin was filled in. The building in the background is the Vaill Block where the Athena Restaurant is today.

Photo PHO6938 is the galleon model: named for the ship om each side of the cast iron base
Photo circa 1960, the cast iron fixture dates to the 1920s –
Courtesy of St. Augustine Historical Society Research Library:



While the photo of the galleon street lamp on Cathedral Place next to Governor's House Museum is circa 1960 the cast iron fixture dates to the 1920s. Note how the lanterns are similar to the ones on the Bridge of Lions

From: Charles Tingley
Sent: Friday, April 10, 2026 2:16 PM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: Light fixtures in the Plaza - trying to find the historic context

Hello Julie,

There were no street lights in 1860. This is evidenced by the Sam Cooley photos from 1864. It might be possible to find in the City Papers who was hired to be the lamplighter and when. PHO6236 is the Welsbach Grand Washington model. The photo dates exactly to 1895 immediately after the boat basin was filled in. The building in the background is the Vaill Block where the Athena Restaurant is today.

While the photo of the galleon street lamp on Cathedral Place next to Governor's House Museum is circa 1960 the cast iron fixture dates to the 1920s. Note how the lanterns are similar to the ones on the Bridge of Lions.

Yes, of course you can use this information. The utterly hideous lights that I didn't mention were the ones installed in the 1970s & 80s which were very tall fiberglass tubes with a bad version of the square Franklin style lantern. These were replaced by what we have now.

If you go back in the minutes of HARB meetings from the 1980s, you will find a presentation I made to the board.

All my best,

Charles A. Tingley

Research Historian

St. Augustine Historical Society Research Library

271 Charlotte Street

St. Augustine, FL 32084

PHO2398: Installed in 1970s & 80s - very tall fiberglass tubes with a bad version of the square Franklin style lantern. These were replaced by what we have now. – Courtesy of St. Augustine Historical Society Research Library:



CULTURAL RESOURCE ASSESSMENT
DESKTOP ANALYSIS

KING STREET, CORDOVA STREET, AND CATHEDRAL PLACE COMPLETE STREET IMPROVEMENTS PROJECT ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

Prepared for:

City of St. Augustine

On Behalf of:

Hanson Professional Services, Inc.
8075 Gate Parkway West, Suite 204
Jacksonville, Florida 32116

DRAFT

Prepared by:



Florida's First Choice in Cultural Resource Management

Archaeological Consultants, Inc.
8110 Blaikie Court, Suite A
Sarasota, Florida 34240
(941) 379-6206

January 2024

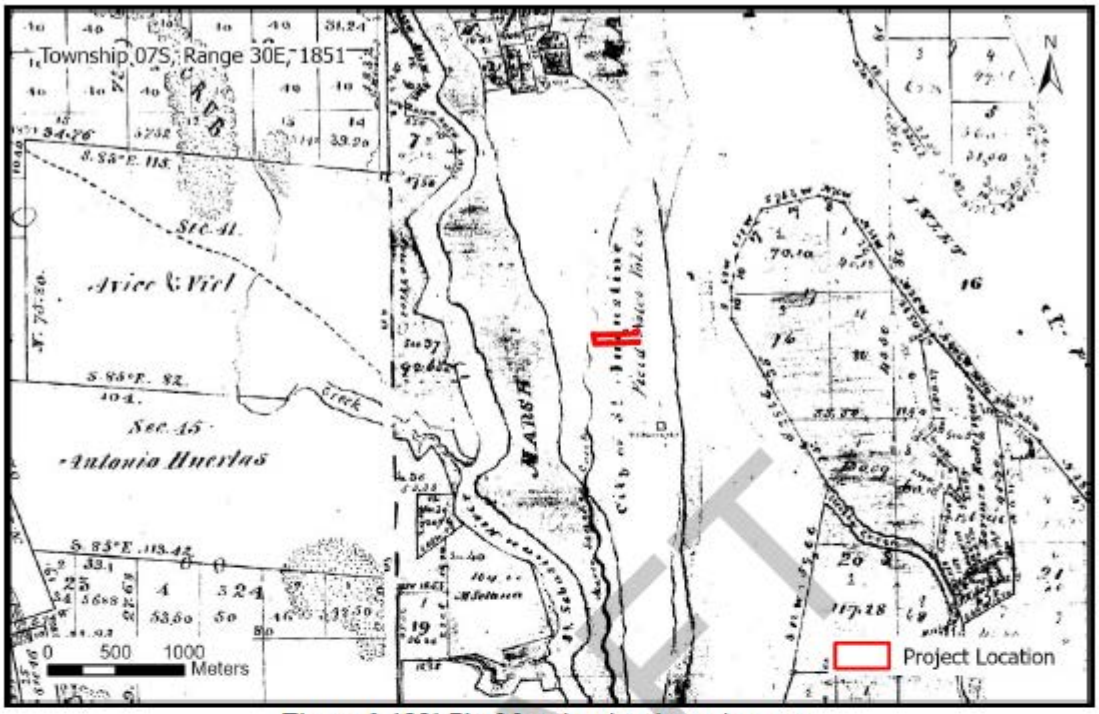


Figure 6. 1851 Plat Map showing the project area.

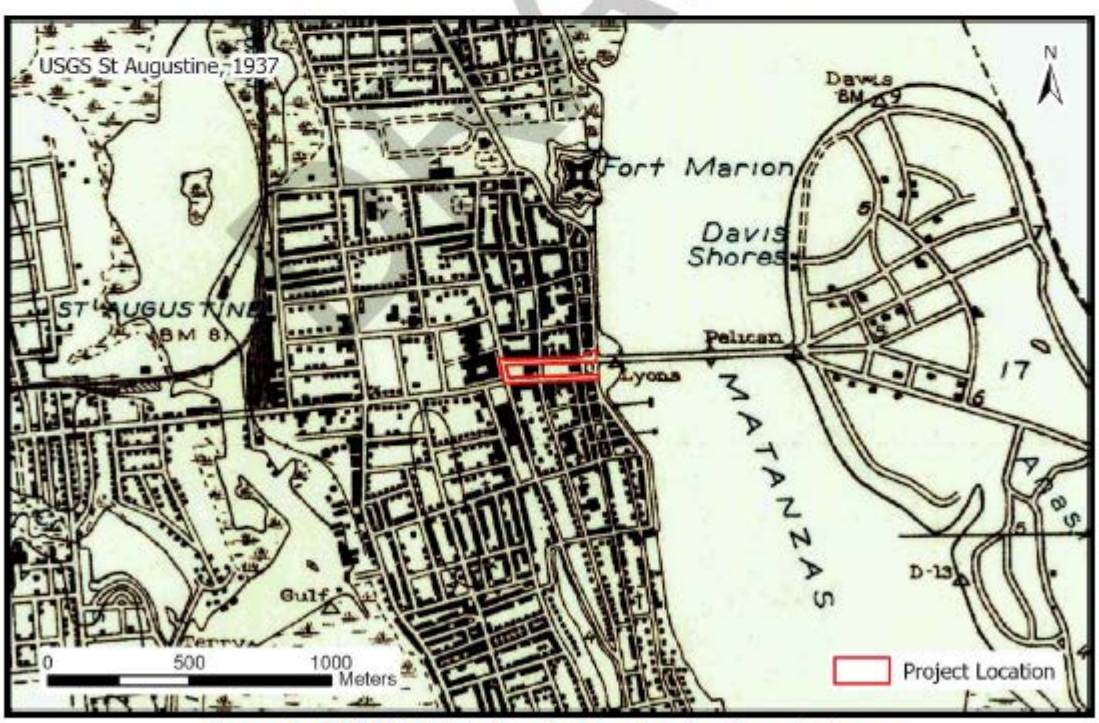


Figure 7. 1937 USGS Quadrangle Map showing the project area.

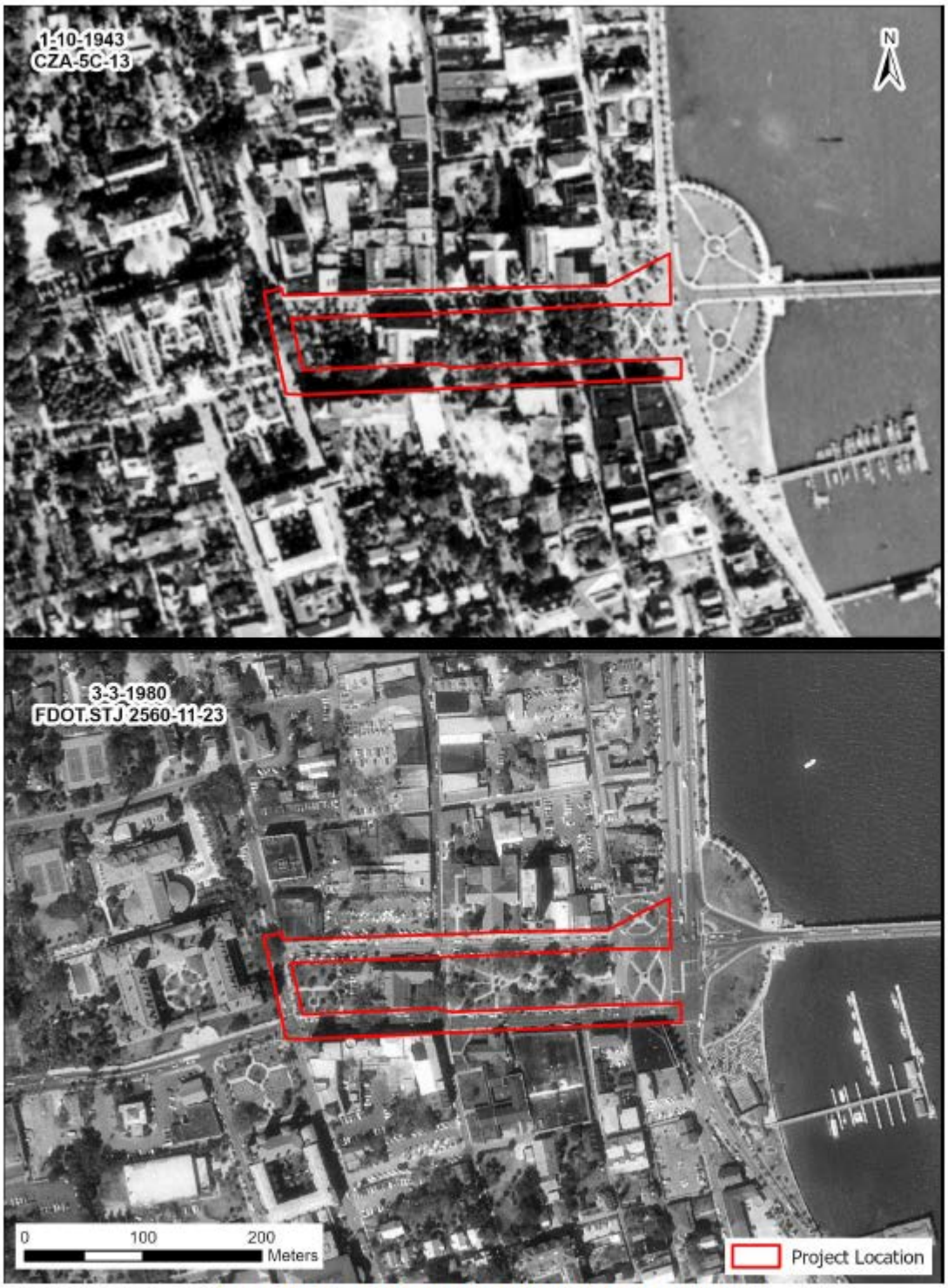


Figure 8. 1943 and 1980 aerial photographs showing APE.

An examination of 19th and 20th century Sanborn Fire Insurance Maps was conducted. The maps provide details of buildings and structures in the area of the APE. In the area west of St. George Street, the 1884 and 1888 maps show Cathedral Lane stopping at St. George Street (**Figures 9 and 10**). Three buildings, a two-story plastered cement and wood frame building with two business (Gents Furn'g and D.G.) (**Figure 11**), a brick building (Nerrs.), and a wood frame Presbyterian Sunday School, are shown within today's western section of Cathedral Place. At one point, the Bishop's Residence, a three-story stone building, is located north of this section of Cathedral Place (**Figure 10**). By 1888, the Bishop's Residence had become a Catholic School (**Figure 10**), and it is likely that the "Priest's Dwg" on Cathedral Place became, or at least was referenced as, the Bishop's residence by 1887, as a photo from the time period describes it as such (**Figure 12**). Another 1888 Sanborn Map shows the Hotel Ponce DeLeon at its present location (now Flagler College) (**Figure 13**). The 1892 Sanborn map shows Cathedral Place has been extended westward to Cordova Street and the three buildings have been removed due to the westward expansion of Cathedral Place in 1890 (Parker 2002) (**Figure 14**). Also shown on the maps is the boat basin at the east end of the East Plaza; the northwestern corner of the basin likely extended into the APE. The basin was constructed as part of the 1840 seawall. It was abandoned in 1895, and a wooden bridge was constructed across Matanzas Bay. It was replaced in 1927 by the Bridge of Lions (St Augustine Archaeological Association n.d.). The basin is not shown on the 1899 Sanborn Map (**Figure 15**). By 1910, buildings have been built all along the northern side of Cathedral Place (**Figure 16**). It should be noted that the majority of the buildings along Cathedral Place abut the street, and several have balconies that overhang the street. The quality of the building foundations of those still standing today should be kept in mind during project construction.

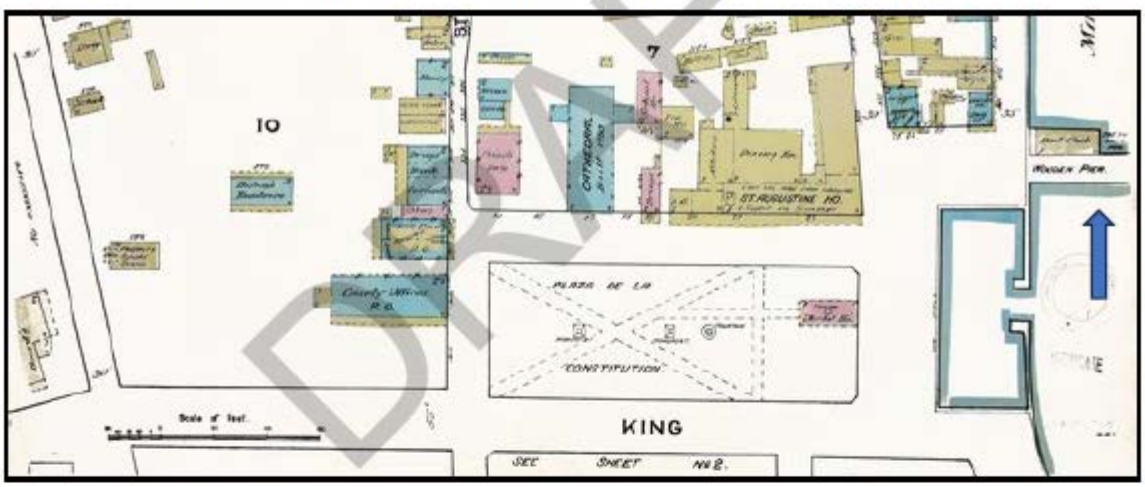


Figure 9. 1884 Sanborn Map. Note that Cathedral Place does not continue west of St. George Street and several buildings, including a two-story plastered cement building with two business, a small brick building to its north, and a frame Presbyterian Sunday School, are located in the area.

DRAFT

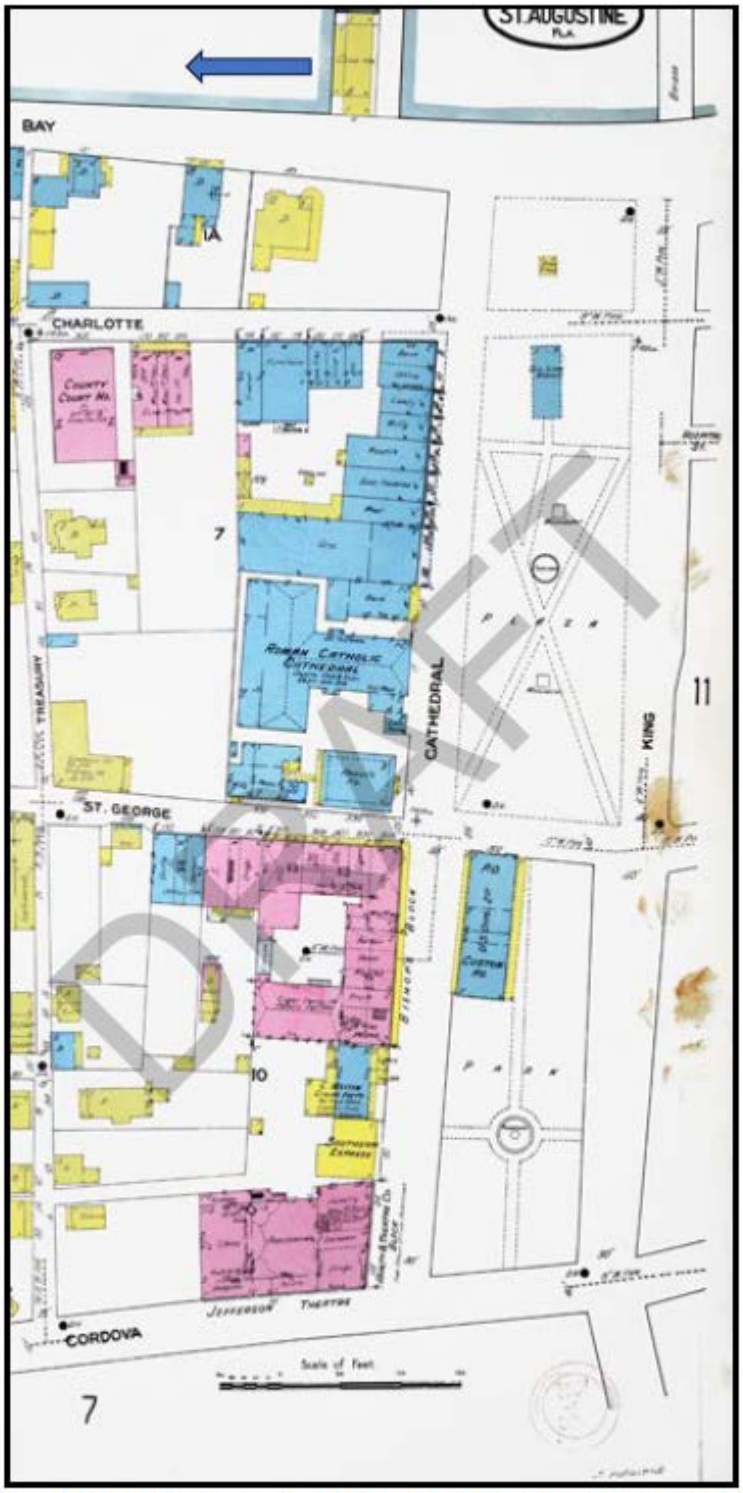
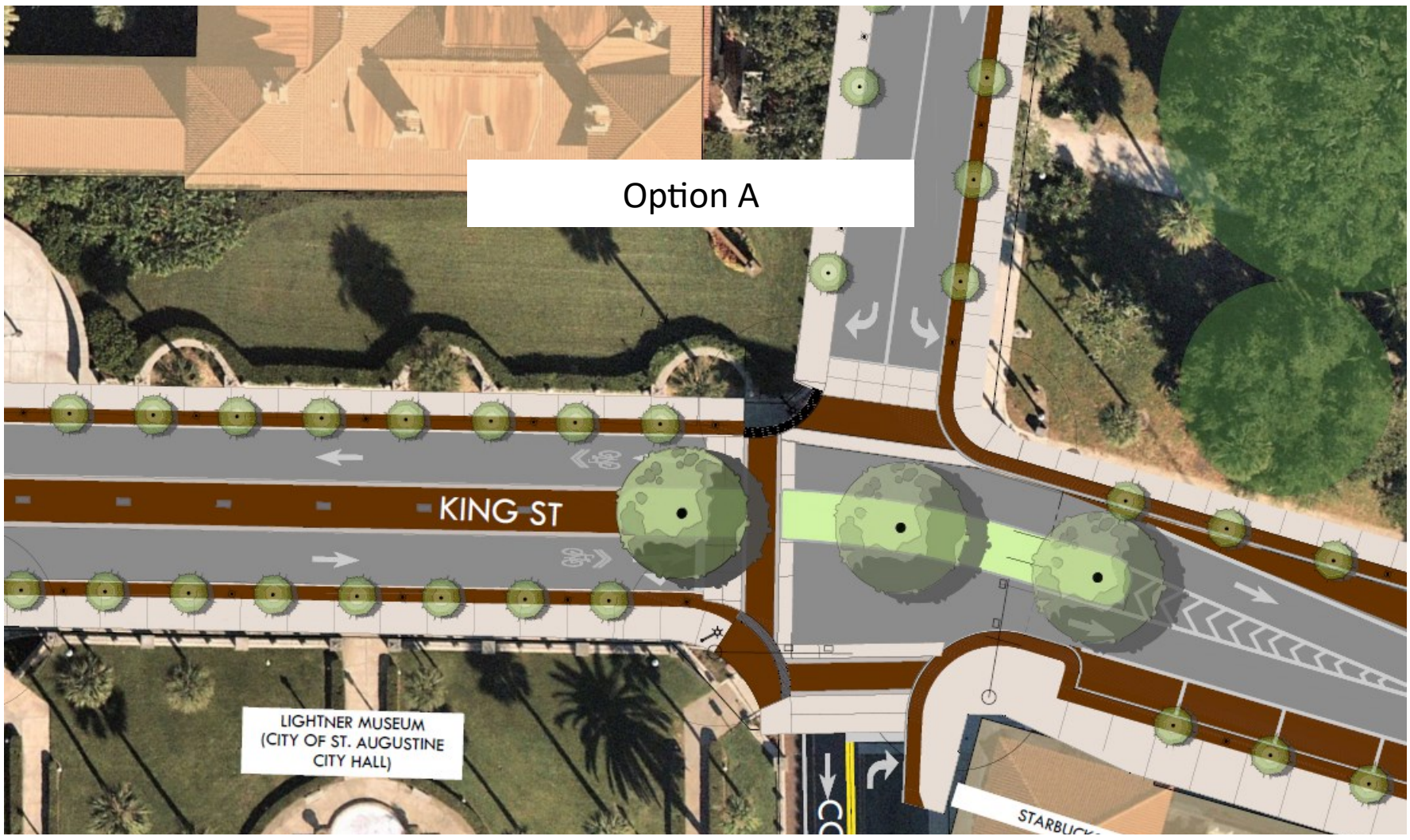


Figure 16. 1910 Sanborn map. Additional buildings along Cathedral Place, specifically along corner of Cordova.

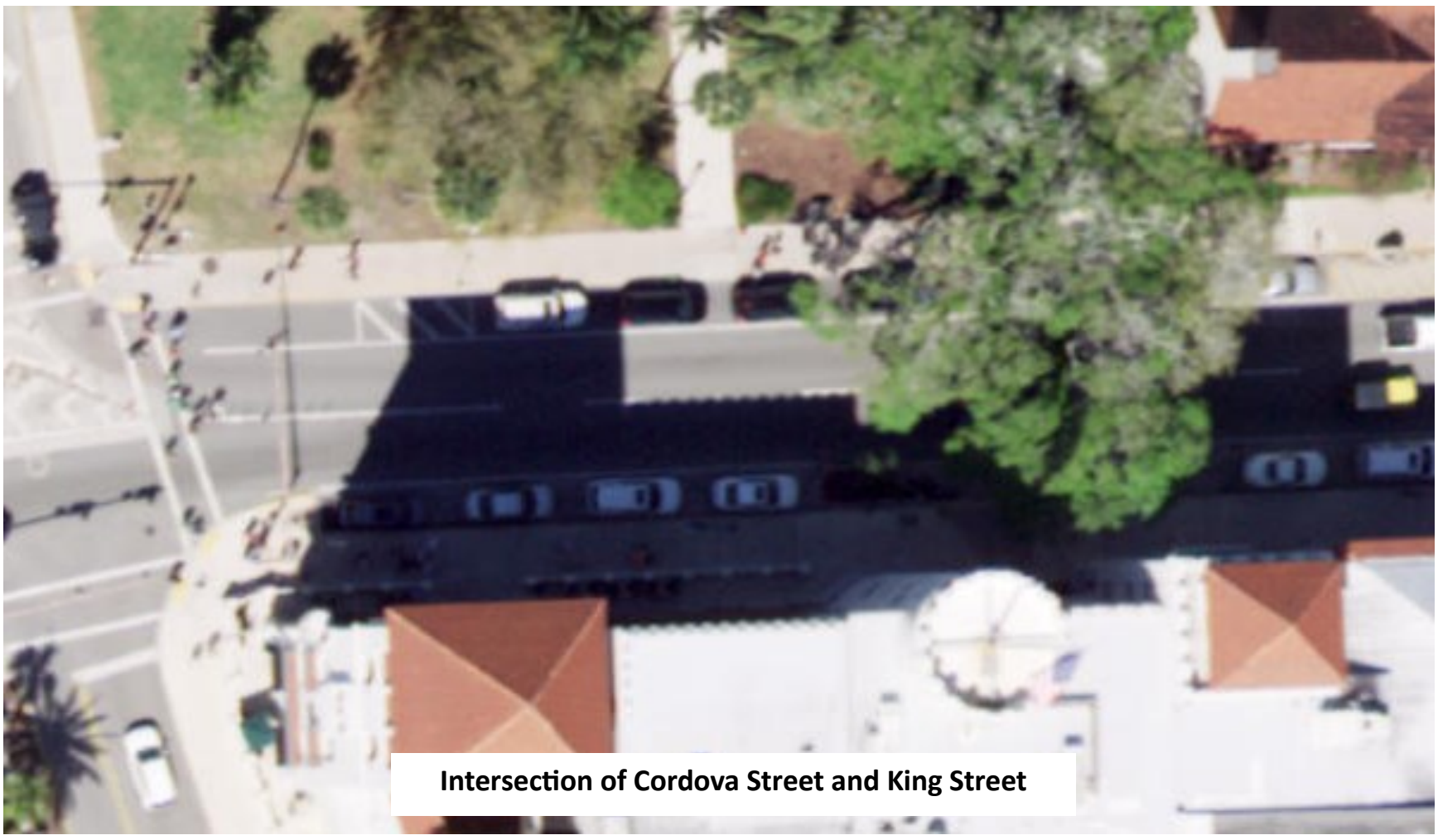
SAMPLE OVERLAY PLANS FROM OOA REVIEW - APRIL 2024: Full set linked online

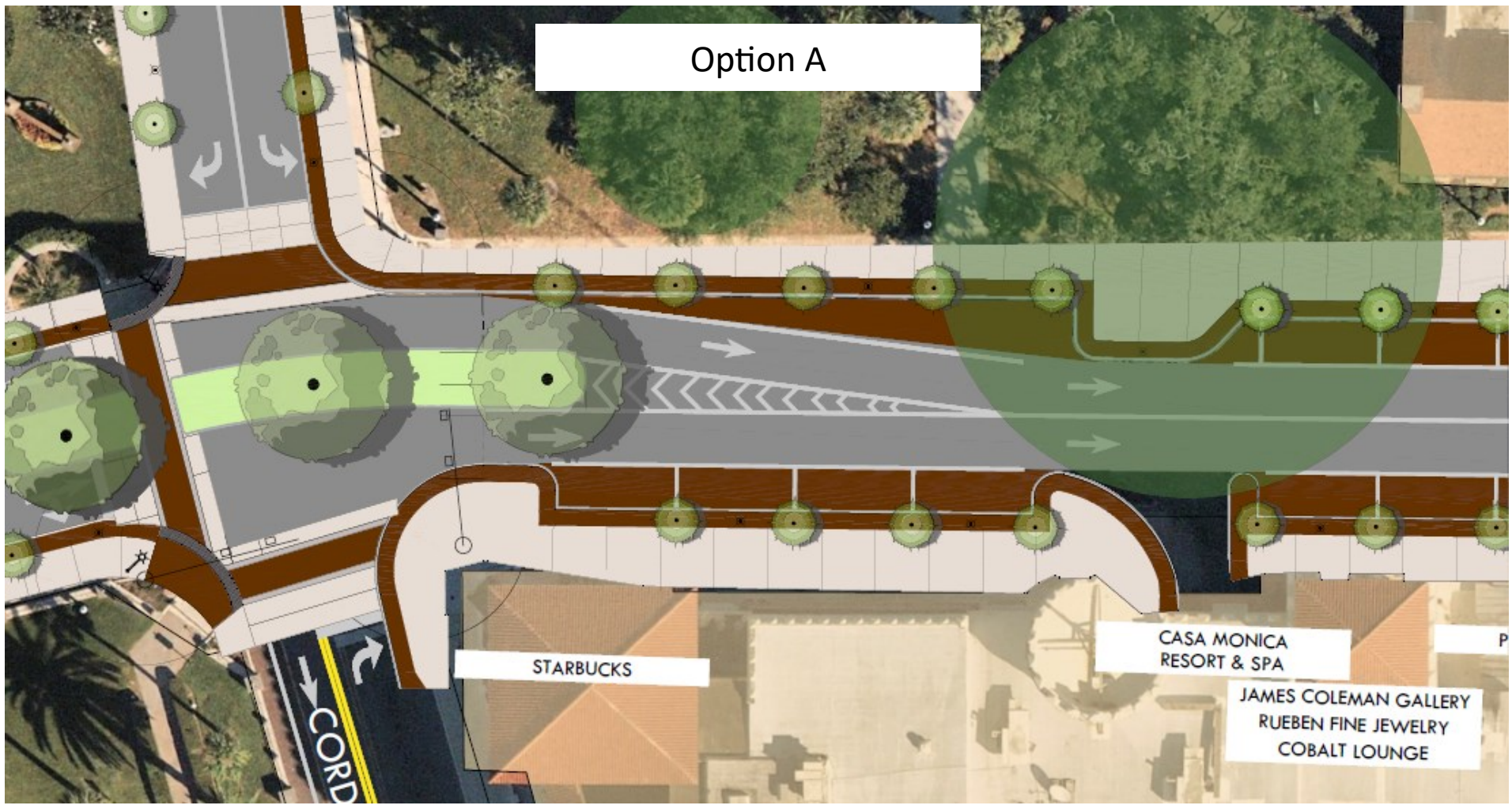






Existing


Intersection of Cordova Street and King Street


Option A
STARBUCKS
CASA MONICA
RESORT & SPA
JAMES COLEMAN GALLERY
RUEBEN FINE JEWELRY
COBALT LOUNGE

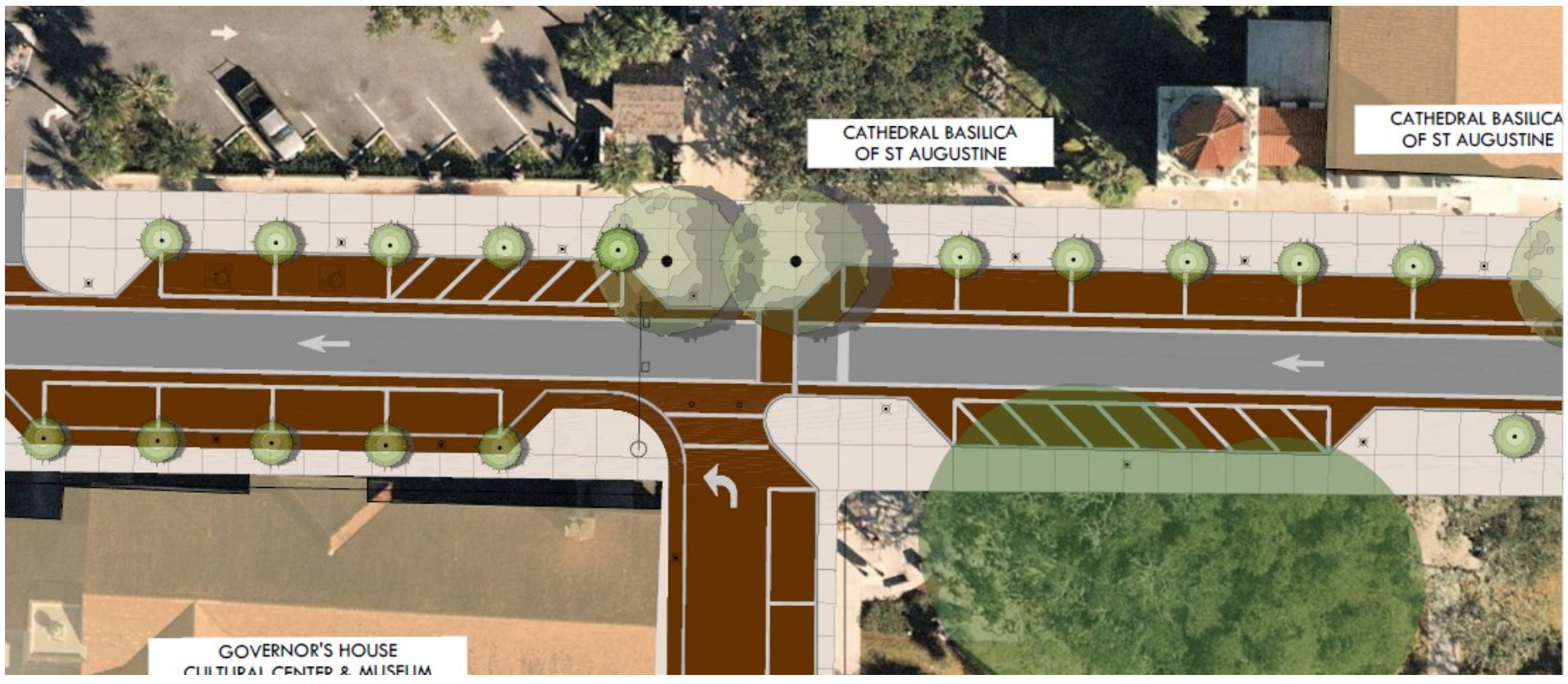

Option B
STARBUCKS
CASA MONICA
RESORT & SPA
JAMES COLEMAN GALLERY

Existing

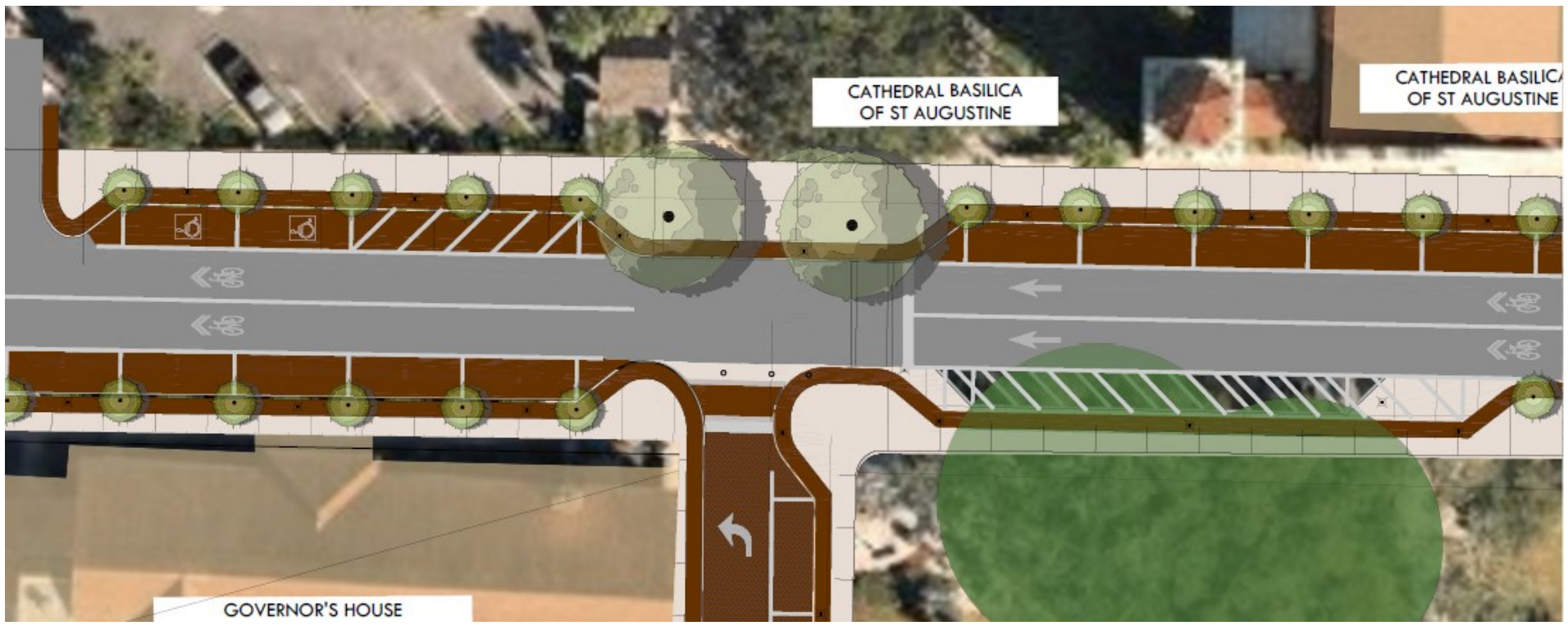


Intersection of St. George Street and Cathedral Place

Option A



Option B



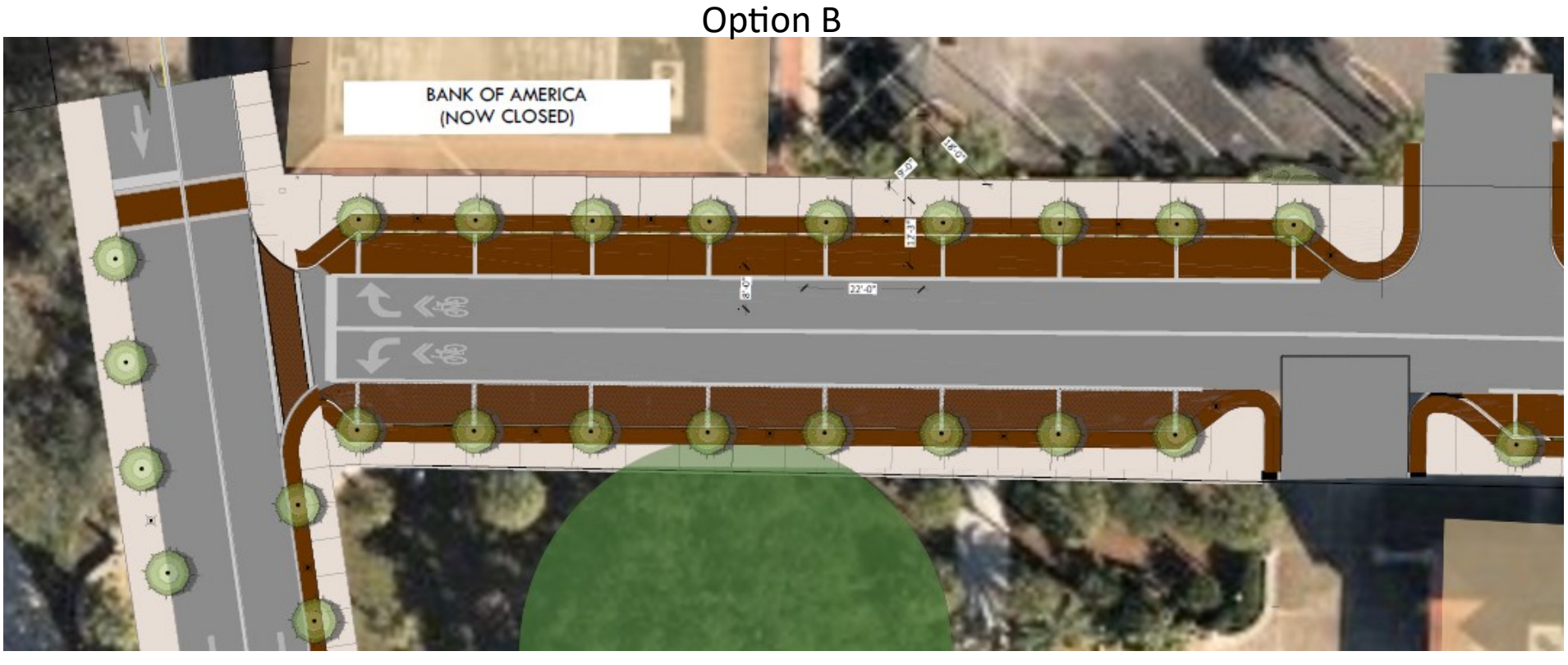
Existing



Option A



Option B



Existing



Full Plaza View

Option A



Option B



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0018 **Meeting Date: Thursday, April 16, 2026**

1. NAME OF APPLICANT: Jeremy Marquis, Marquis Latimer + Halback, Inc.
   Business (if applicable):
   Address: 34 Cordova Street, Suite A
   City: St. Augustine State: FL Zip Code: j 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Reuben Franklin, City of St. Augustine
   Business (if applicable):
   Address: 75 King Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 75 KING ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE BLK 36-A LIGHTNER MUSEUM (EX SUITES 110 111 112 113 (FKA #3) 114 115 116 120 121 122 & 123) (EX PTS LEASED IN POOL AREA) (EX PT IN OR5006/1190) DB167/565

5. SCOPE OF WORK: For changes to streetscape design including, but not limited to the roadway, hardscape, landscape, street signage, trash receptacles, and lighting. Following Opinion of Appropriateness HP2024-0016.

Information attached by applicant includes:

- Application Agreement
- Architectural Plans
- Existing Photograph

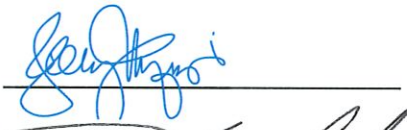
HARB APPLICATION AGREEMENT

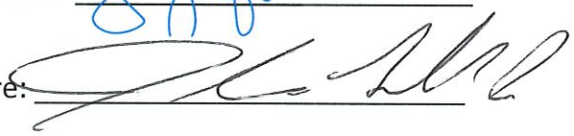
In filling out this application:

- **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: King Street right of way; Malaga to Charlotte

Applicant's Name: Jeremy Marquis, ML+H Applicant's Signature: 

Owner's Name: Reuben Franklin, COSA Owner's Signature: 

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

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

(Can add additional signature page if needed)

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

Received March 17, 2026
Planning and Building Dept.

KING STREET
The Best Mile in Florida
CITY OF ST AUGUSTINE

King Street

HARB

CERTIFICATE OF APPROPRIATENESS

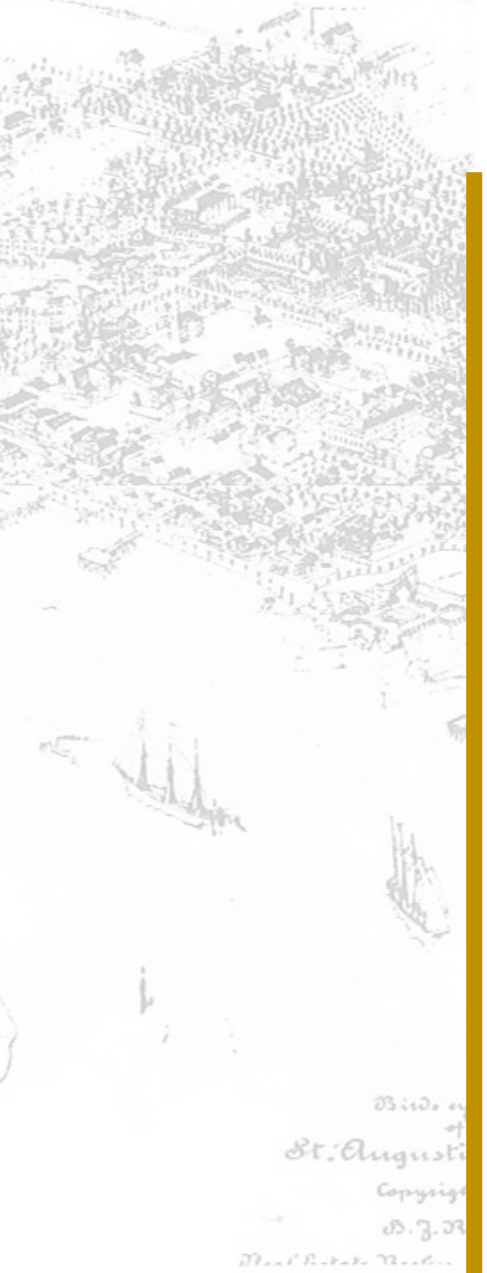
Existing Photographs

April 16, 2026

HANSON

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received March 17, 2026
Planning and Building Dept.



Cordova Street Intersection

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Received March 17, 2026
Planning and Building Dept.



Received March 17, 2026
Planning and Building Dept.



Received March 17, 2026
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Received March 17, 2026
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Granada Street Intersection

Received March 17, 2026
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Received March 17, 2026
Planning and Building Dept.



Received March 17, 2026
Planning and Building Dept.



Received March 17, 2026
Planning and Building Dept.

Dr. Martin Luther King, Jr. Avenue Intersection

Received March 17, 2026
Planning and Building Dept.



Received March 17, 2026
Planning and Building Dept.



Received March 17, 2026
Planning and Building Dept.



Received March 17, 2026
Planning and Building Dept.

Riberia Street Intersection

Received March 17, 2026
Planning and Building Dept.



Received March 17, 2026
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Received March 17, 2026
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Received March 17, 2026
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Malaga Street Intersection

Received March 17, 2026
Planning and Building Dept.



Received March 17, 2026
Planning and Building Dept.



Received March 17, 2026
Planning and Building Dept.



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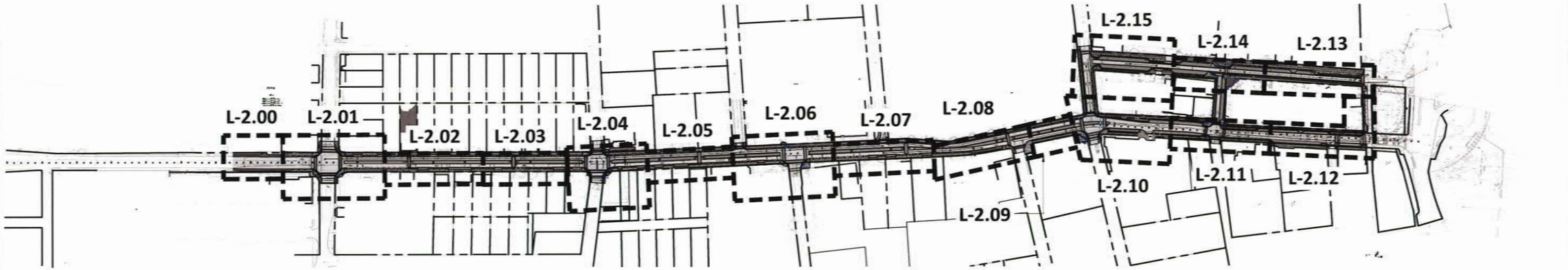
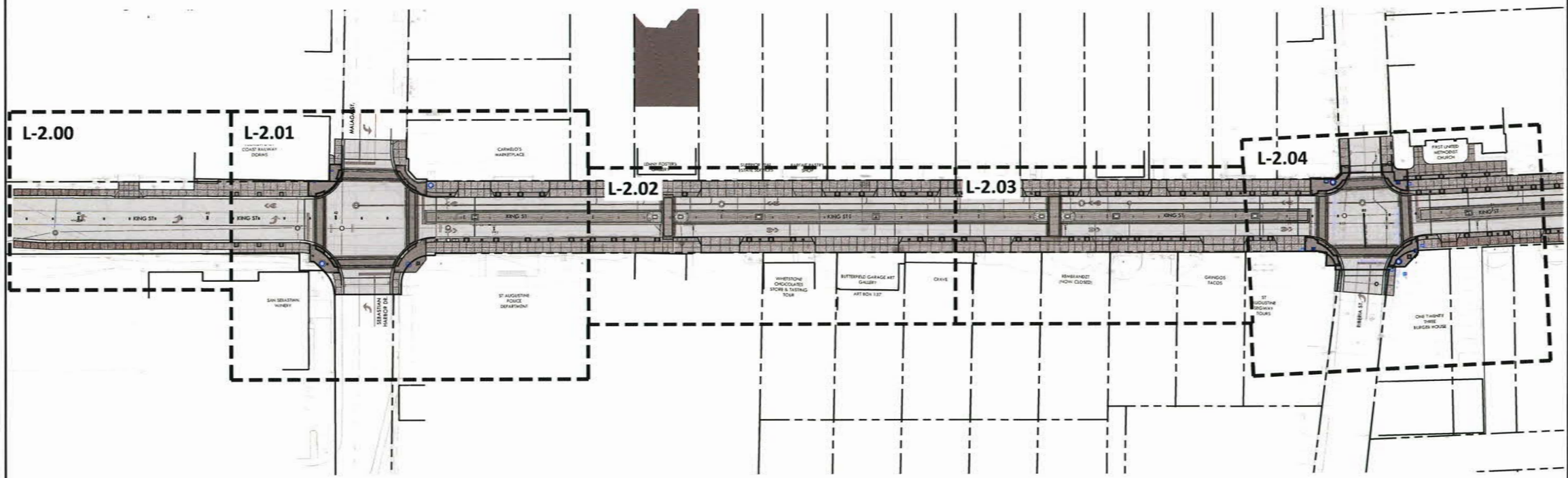
Received April 6, 2026
Planning and Building Dept.

GENERAL NOTES



OVERVIEW PLAN WITH SHEET LAYOUT

0' 75' 150' 300'
SCALE: 1"=150-0"



OVERVIEW PLAN - MALAGA ST. TO RIBERIA ST.

0' 20' 40' 80'
SCALE: 1"=40-0"

ML+H
Marquis Lafimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL

HARDSCAPE PLAN - OVERALL

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L1.01

Application Packet, page 20

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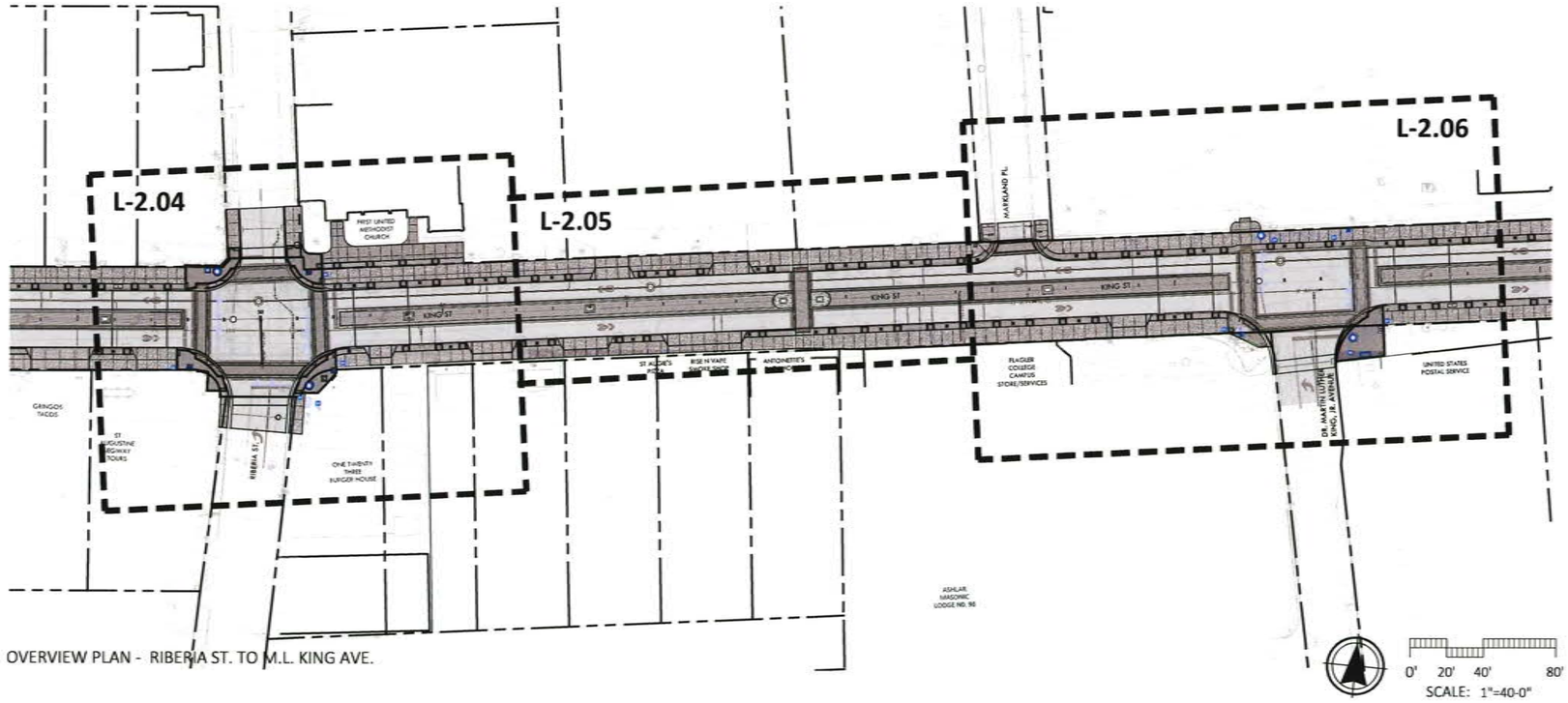
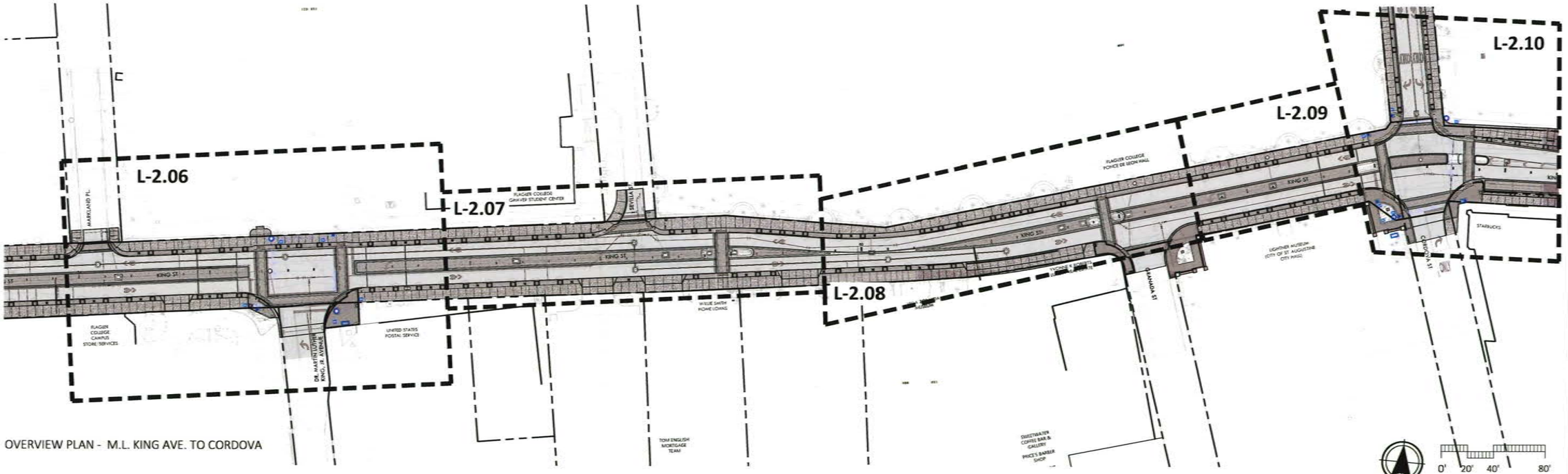
Received April 6, 2026
Planning and Building Dept.

GENERAL NOTES



OVERVIEW PLAN - RIBERIA ST. TO M.L. KING AVE.

0' 20' 40' 80'
SCALE: 1"=40-0"



OVERVIEW PLAN - M.L. KING AVE. TO CORDOVA

0' 20' 40' 80'
SCALE: 1"=40-0"

ML+H
Marquis Lefimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD:
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN - OVERALL

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-102

Application Packet, page 37

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Received April 6, 2026
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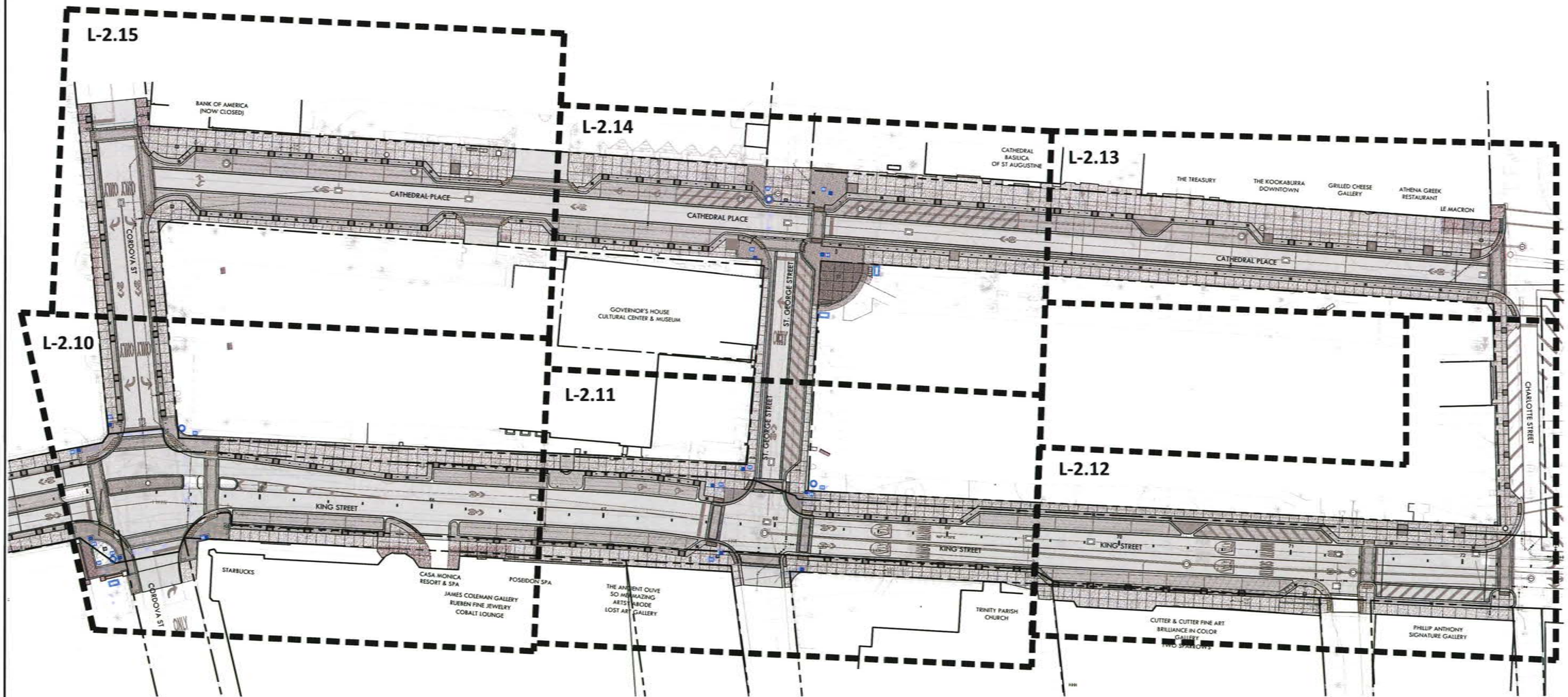

OVERVIEW PLAN - CORDOVA ST. TO CHARLOTTE ST.

0' 15' 30' 60'
SCALE: 1"=30-0"

ML+H
Marquis Lattimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA [LA6667110]

DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL

HARDSCAPE PLAN - OVERALL

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/12/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-1.03

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Received April 6, 2026
Planning and Building Dept.

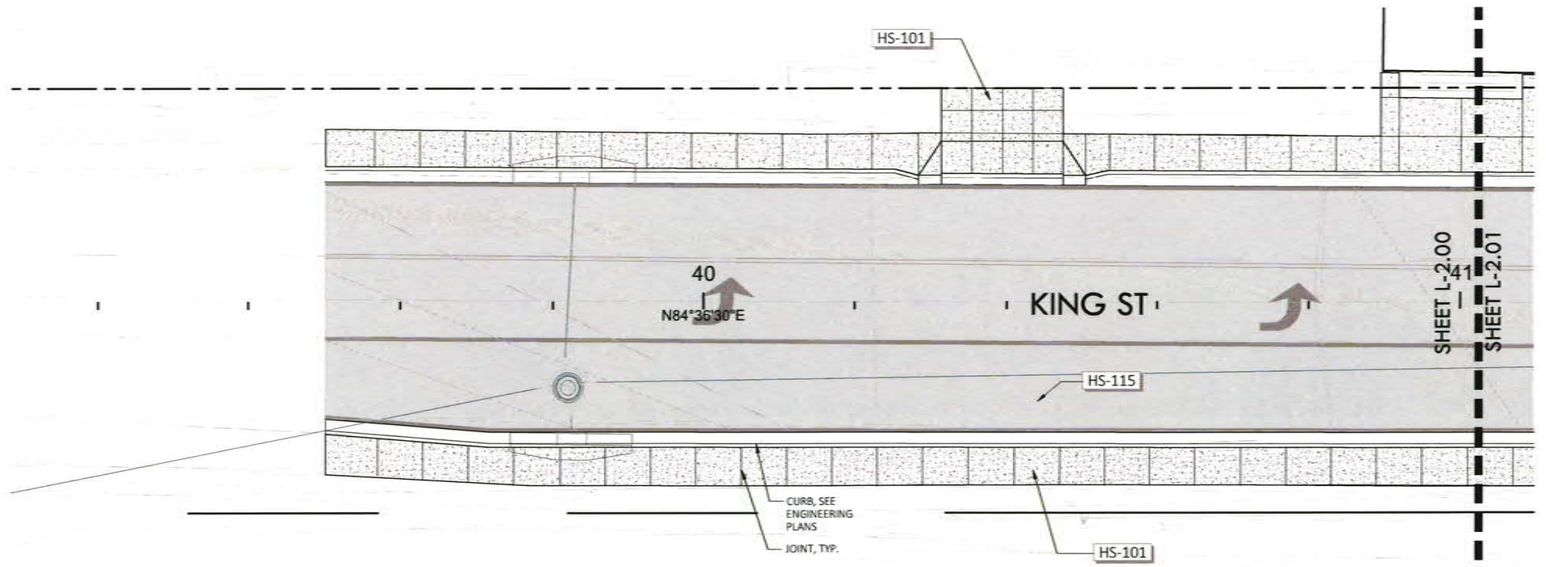
2026-03-12 12:28

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/ SUPPLIER
HARDSCAPE SCHEDULE							
	HS-101	COQUINA CONCRETE	113,602 SF				
	HS-103	CONCRETE FLUSH RIBBON CURB	73,810 SF				
	HS-104	POURED IN PLACE SURFACE	3,001 SF				
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)	5,197 SF		4"X8"	COSA STANDARD	WHITACRE GREER
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)	6,997 SF		4"X8" SOLDIER COURSE	COSA STANDARD	WHITACRE GREER
	HS-107	LANE BRICK (VEHICULAR AREA)	25,365 SF				
	HS-108	FIELD BRICK (PEDESTRIAN)	18,939 SF		4" X 8"	COSA STANDARD	WHITACRE GREER
	HS-109	BRICK BANDING (PEDESTRIAN)	1,649 SF		4"X8"	COSA STANDARD	WHITACRE GREER
	HS-110	TRUNCATED DOMES PAVERS	1,695 SF		12" X 12"	TBD	WASAU TILE
	HS-112	TABBY CONCRETE	723 SF				
⊠	HS-113	MONUMENT COLUMN	20	1/L-2.21			
	HS-114	CIP CONCRETE RETAINING WALL			CIP CONCRETE RETAINING WALL		
	HS-115	ASPHALT	96,106 SF		SEE CIVIL PLANS		
	HS-116	COQUINA WALL (TO MATCH EX.)	97 SF		COQUINA WALL (TO MATCH EX.)	MATCH EX.	
	HS-117	COQUINA COLUMN (TO MATCH EX.)	30 SF		COQUINA COLUMN (TO MATCH EX.)		

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR
LIGHT FIXTURE SCHEDULE						
⌘	LF-101	DECORATIVE POLE LIGHT	163	1/L-2.22	DECORATIVE POLE LIGHT	SEE DETAIL

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	DESCRIPTION	COLOR/FINISH	MANUFACTURER/ SUPPLIER	CONTACT
SITE FURNITURE SCHEDULE								
	SF-101	BENCH	5	1/L-2.23	BENCH	SEE DETAIL		
	SF-102	TRASH & RECYCLING RECEPTACLE	18	1/L-2.27	BIGBELLY SENSE MAX	SEE DETAIL	BIGBELLY TRASH	1-888-820-0300
	SF-103	BOLLARD	312	3/L-2.23				



0' 5' 10' 20'
SCALE: 1"=10'-0"

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA [LA6667110]
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE SCHEDULE + NOTES

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/12/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.00

Application Packet, page 29

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Received April 6, 2026
Planning and Building Dept.

2026-02-19 08:15

2026-02-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD

FLAGLER COLLEGE
FLORIDA EAST
COAST RAILWAY
DORMS

MALAGA ST.

CARMELO'S
MARKETPLACE

KING ST

KING ST

SAN SEBASTIAN
WINERY

SEBASTIAN
HARBOR DR.

ST AUGUSTINE
POLICE
DEPARTMENT

SHEET L-2.00

SHEET L-2.01

SHEET L-2.01

SHEET L-2.02

HS-115
HS-101
STREET NAME PLAQUE
HS-110
HS-109
HS-108
CENTER PALMS
BETWEEN WINDOWS
AND ALIGN ACROSS KING
HS-104
INTERSECTION CROSS SECTION TYP.
2
L-2.24
41
42
43
6'-0" TYP.
HS-109
HS-108
HS-101
HS-105
HS-103
HS-110
CURB, SEE
ENGINEERING
PLANS
SAN
EX. TRAFFIC MAST ARM
LF-101
15'-0"
TYP.
HS-112
HS-104
HS-108
PALM, TYP.
HS-101
HS-115
HS-101
HS-107
HS-107
HS-105
HS-103
HS-101
HS-103
HS-105
HS-101
HS-113
HS-101
HS-110
HS-108
HS-109
BRICK BAND TO ALIGN
WITH CABINET
CONCRETE FOOTER
BRICK BAND TO ALIGN
PARALLEL TO EX. SIGN
STREET NAME PLAQUE,
TYP.
HS-108
HS-110
HS-101
LF-101
SF-102
TO BE PROVIDED
BY CITY
CANOPY TREE, TYP.
MIRROR ANGLE OF EDGE
OF WALK ACROSS
MALAGA CENTER LINE.
HS-101
HS-112
HS-104
HS-112
HS-108
JOINT, TYP.

0' 5' 10' 20'
SCALE: 1" = 10'-0"

ML+H
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34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA [LA6667110]
DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN - MALAGA INTERSECTION

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.01

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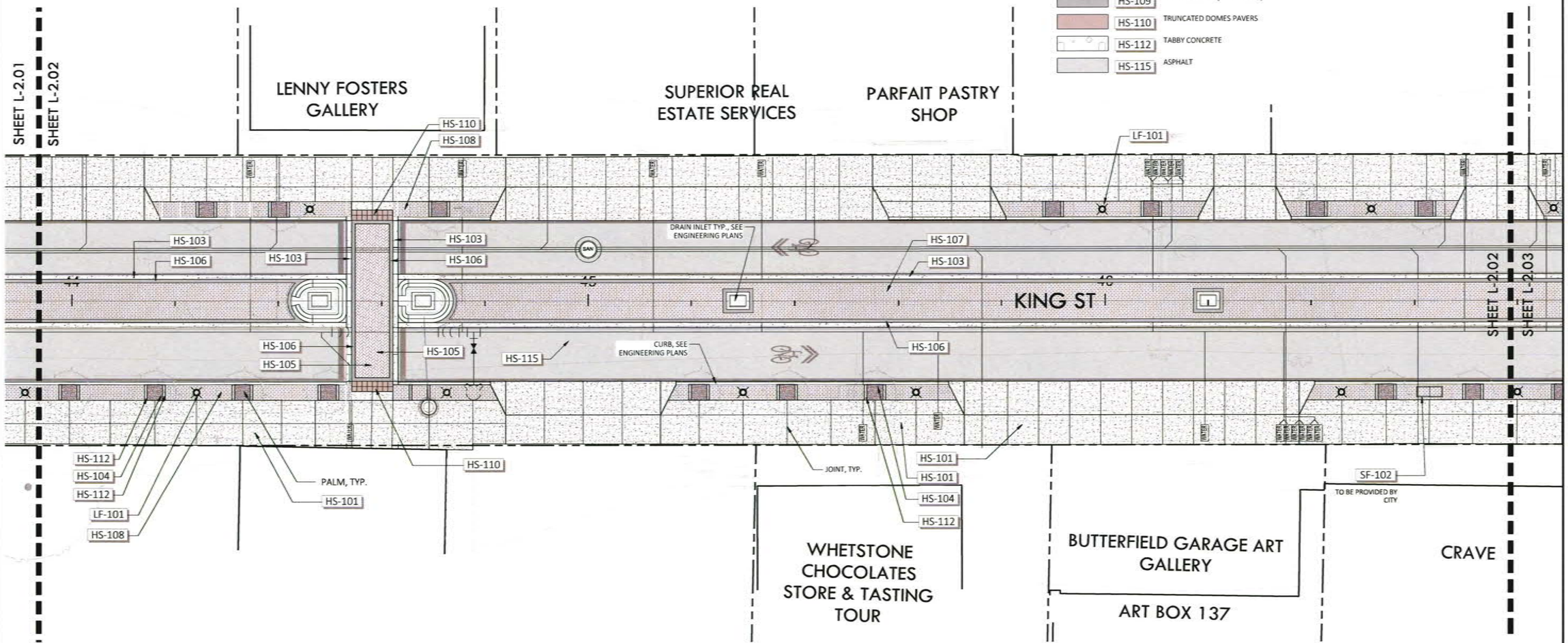
Received April 6, 2026
Planning and Building Dept.

2026-03-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



ML+H
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34 Cordova Street, Suite A
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Ph 904.825.6747
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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN A

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.02

Application Packet, page 31

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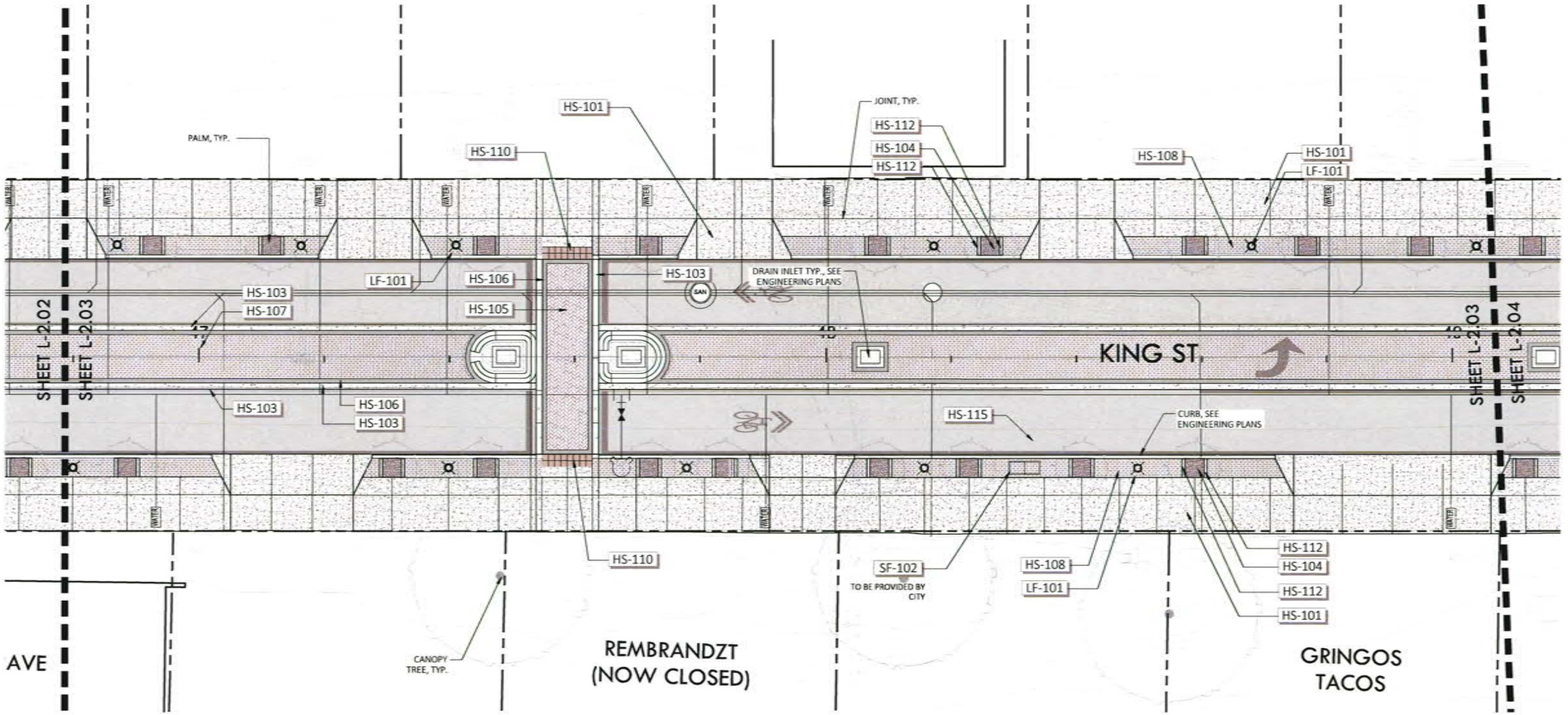
Received April 6, 2026
Planning and Building Dept.

2026-03-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



ML+H
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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN B

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.03

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Received April 6, 2026
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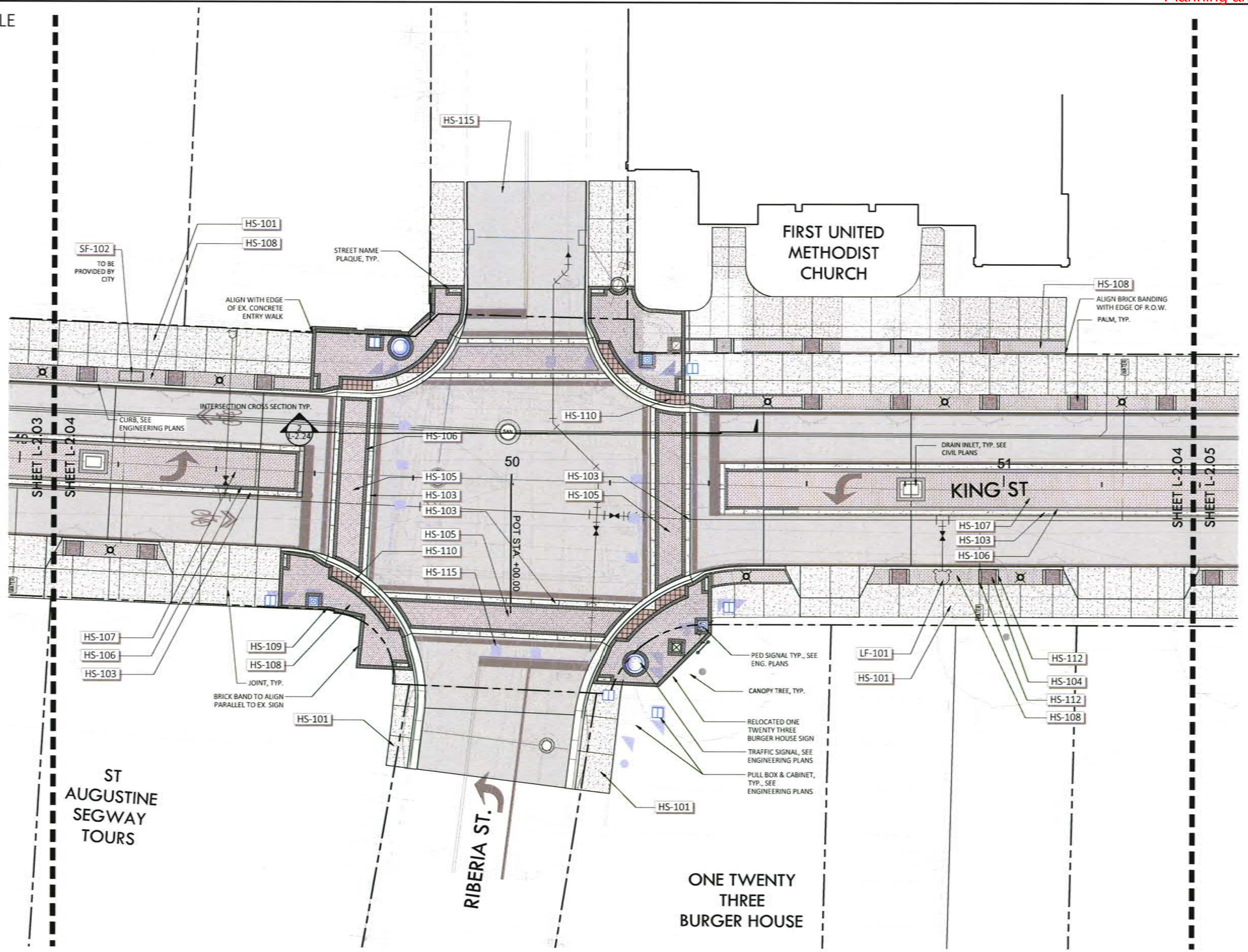
2026-01-09 08:36

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-102	SCORED CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-113	MONUMENT COLUMN
	HS-114	CONCRETE CURB MOUNTABLE
	HS-115	ASPHALT
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA [LA6667130]

DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL

HARDSCAPE PLAN - RIBERIA ST INTERSECTION

REV.	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.04

Application Packet, page 32

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Received April 6, 2026
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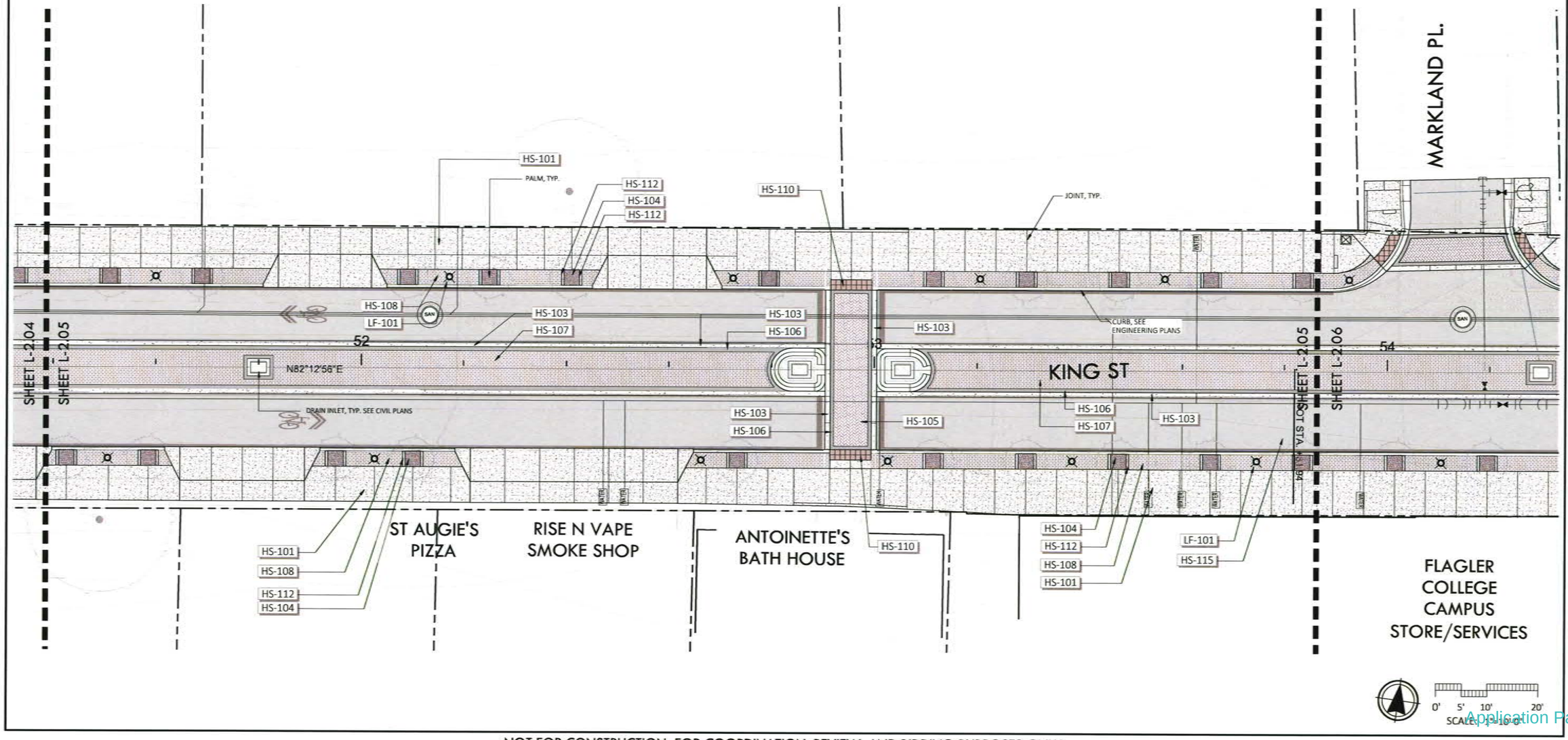
2026-02-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

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KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN C

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.05

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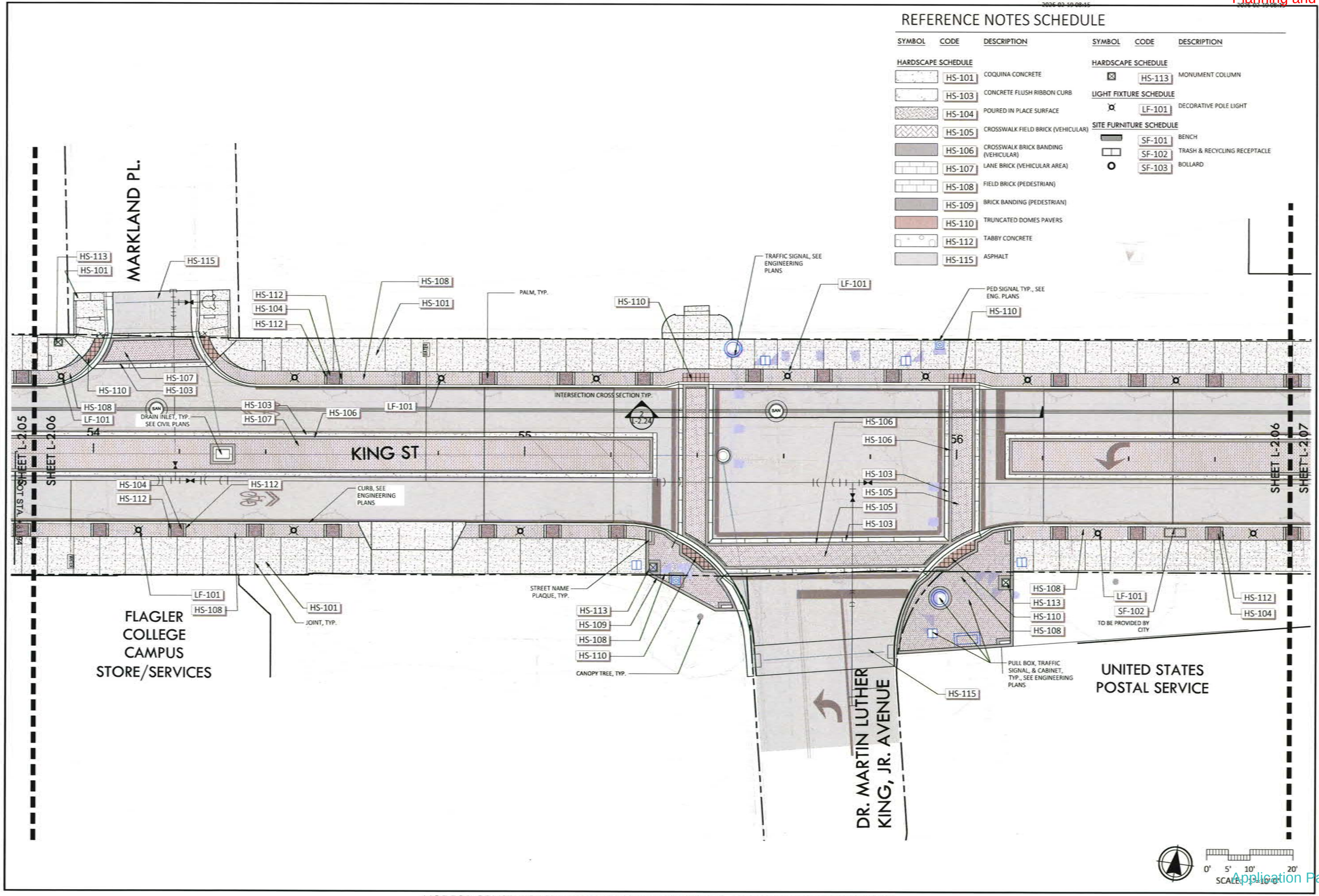

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD

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St. Augustine, FL 32084
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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

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ST. AUGUSTINE, FL

HARDSCAPE PLAN - MLKING AVE INTERSECTION

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.06

Application Packet, page 35

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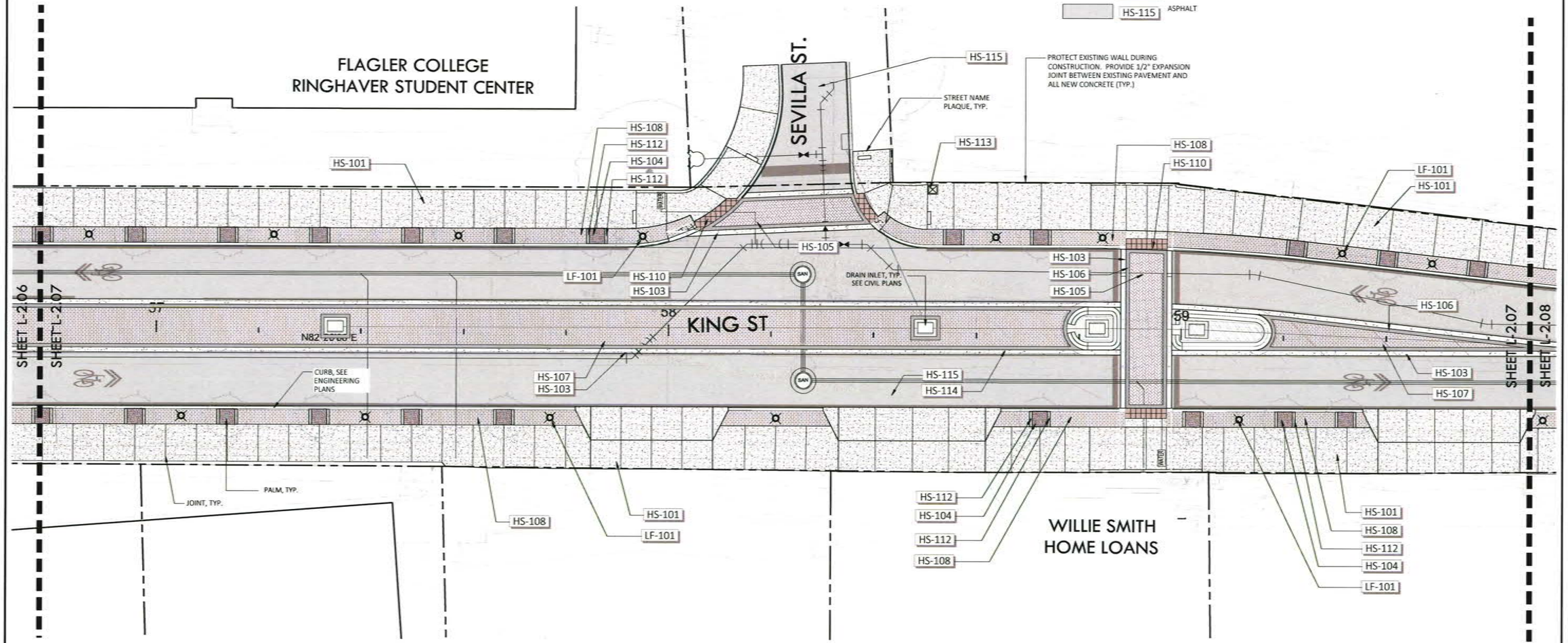
2026-02-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



0' 5' 10' 20'
SCALE: 1"=10'-0"

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

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KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN D

REV.	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.07

Application Packet, page 36

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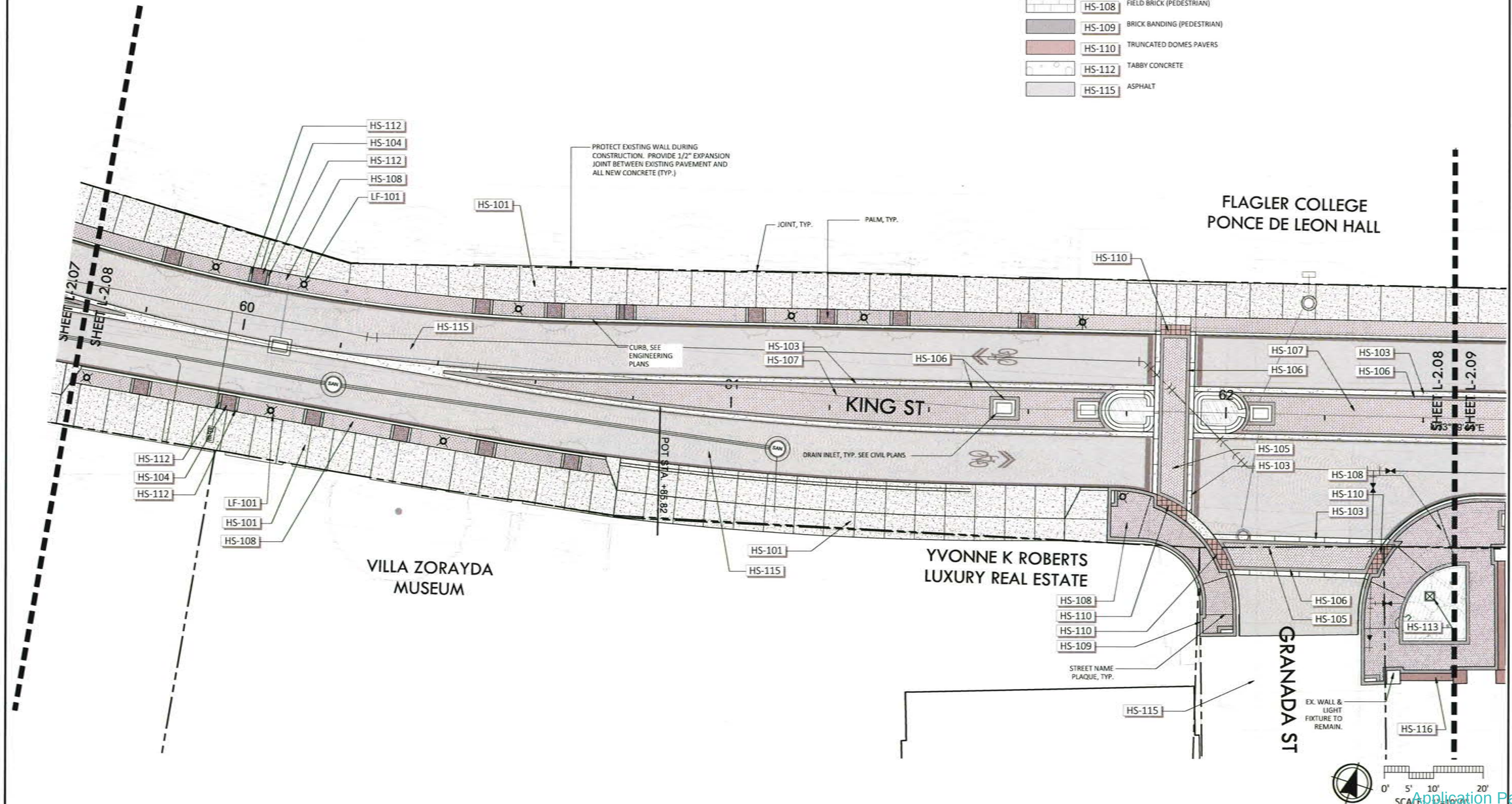
2026-03-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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St. Augustine, FL 32084
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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN E

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.08

Application Packet, page 37

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Received April 6, 2026
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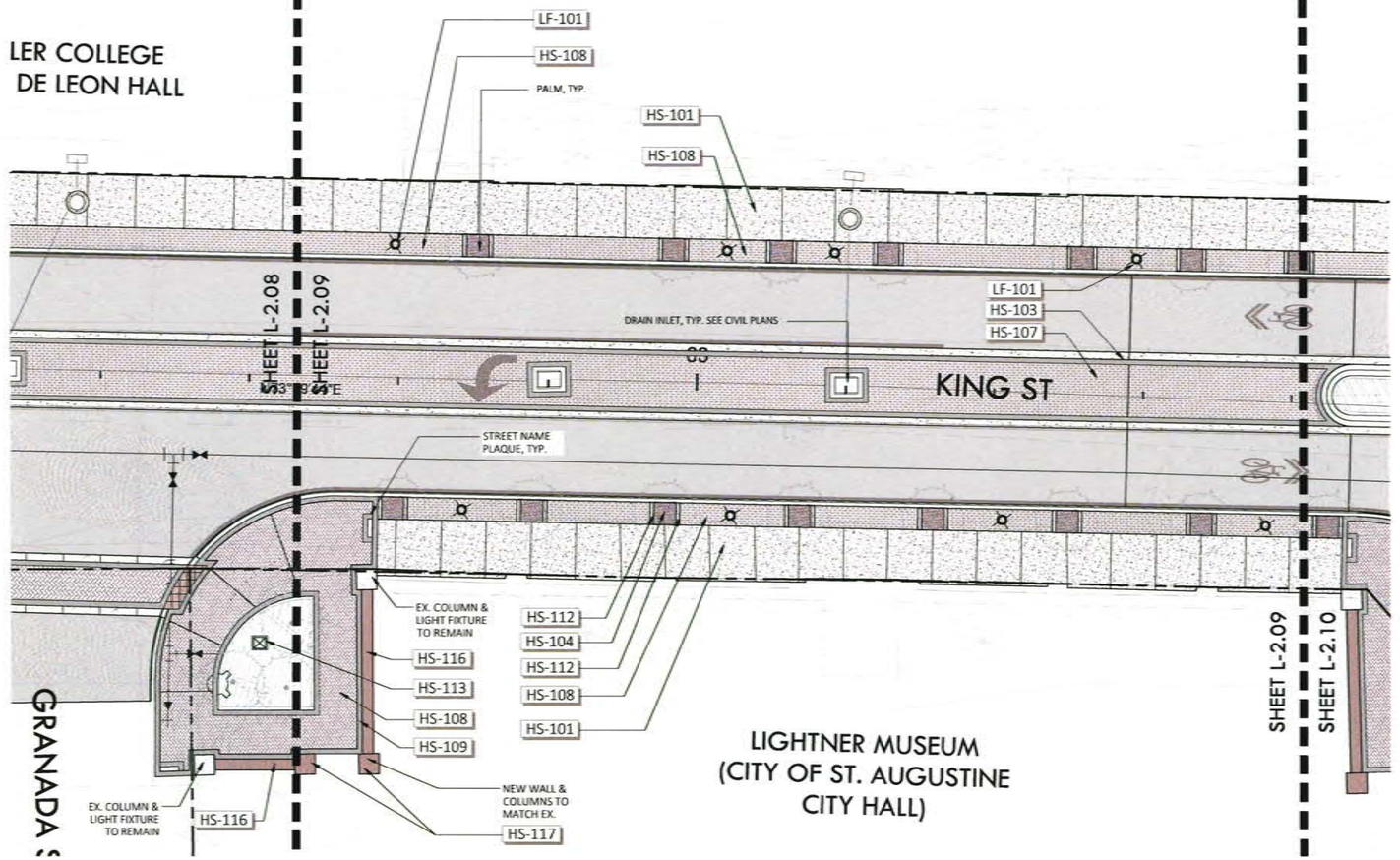
2026-02-10 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/lm

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN F

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.09

Application Packet, page 38

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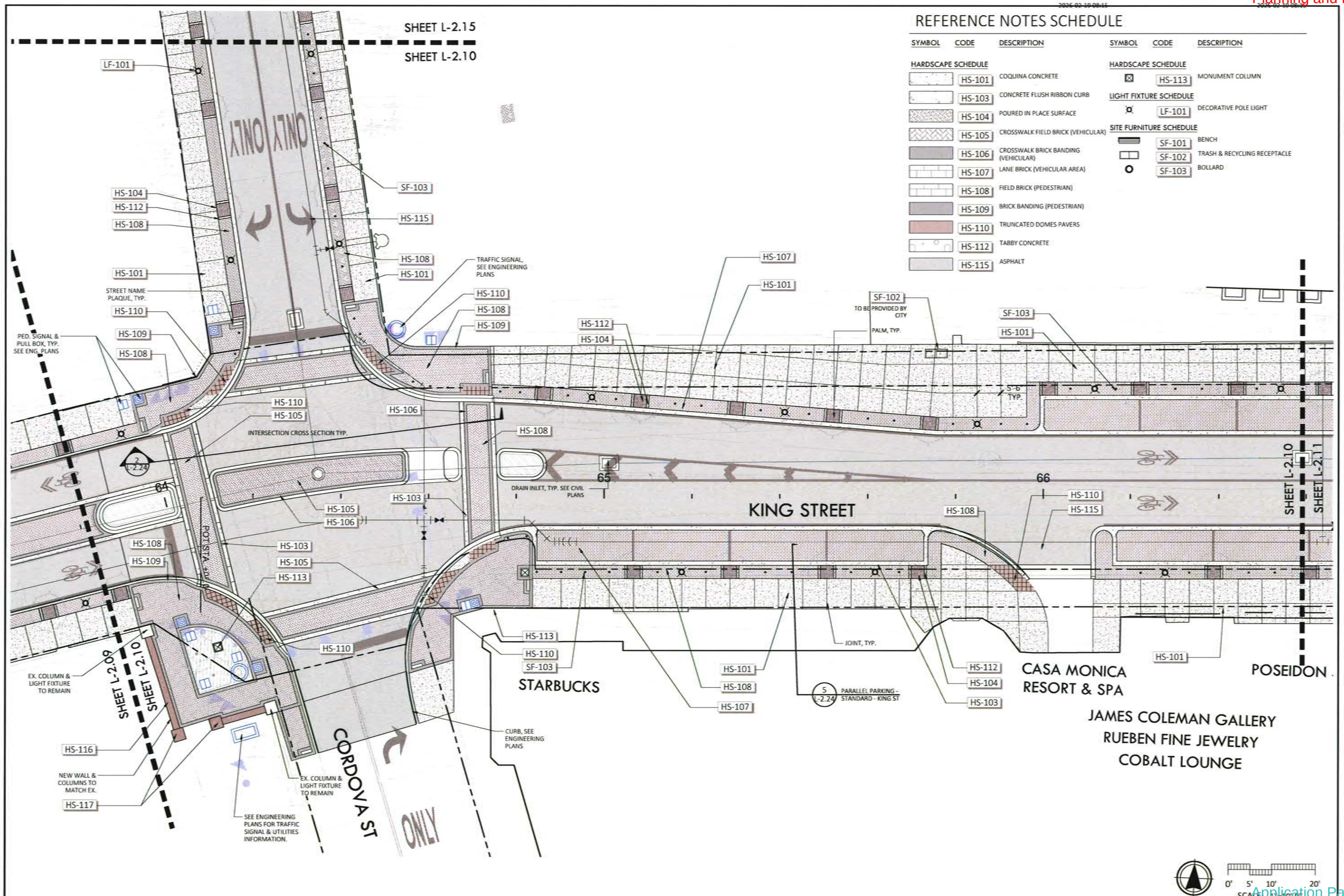

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD

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34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

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KING STREET
ST. AUGUSTINE, FL

HARDSCAPE PLAN - CORDOVA ST INTERSECTION

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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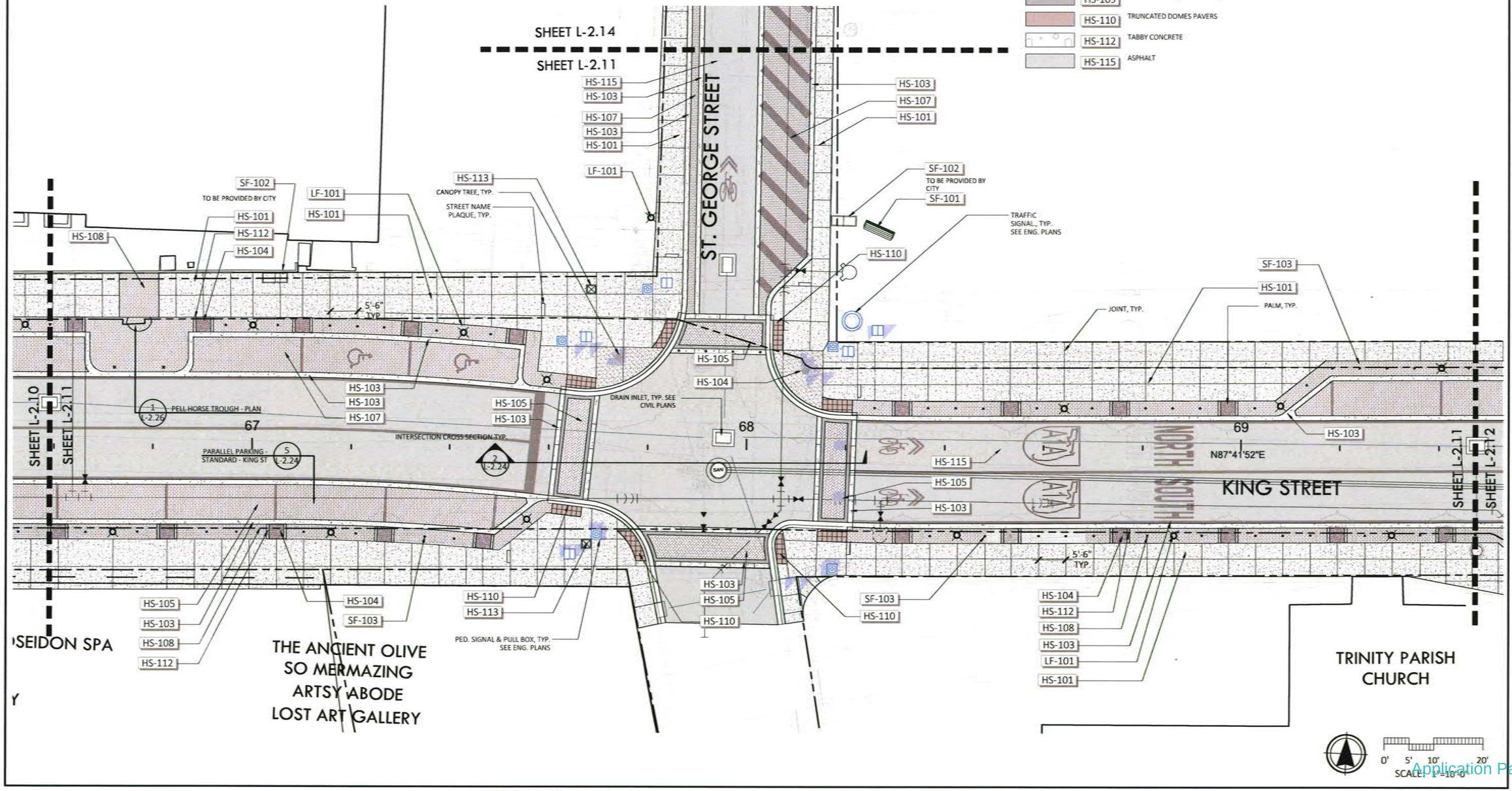
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
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ST. AUGUSTINE, FL
HARDSCAPE PLAN G

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/12/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.11

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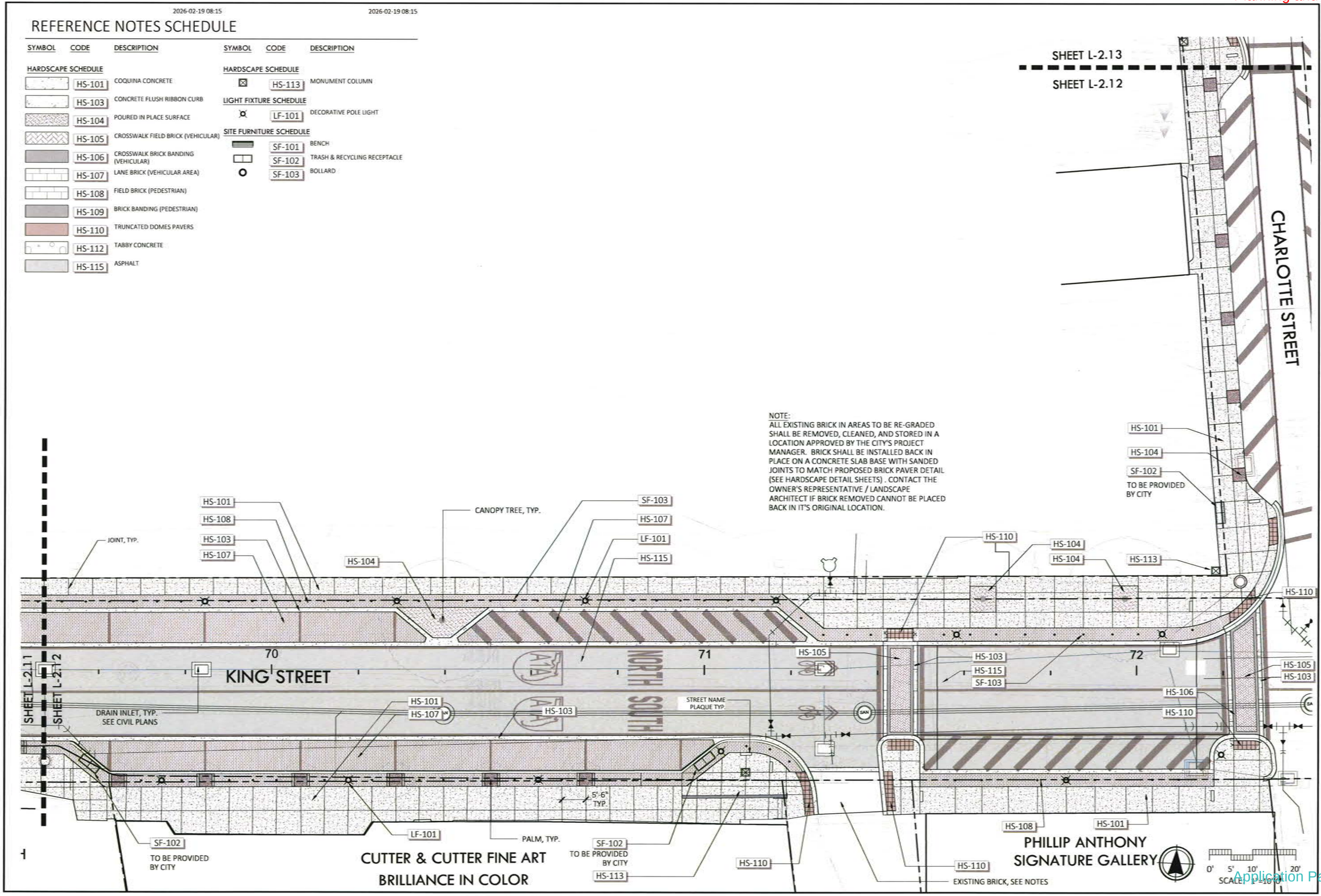
2026-02-19 08:15 2026-02-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD

NOTE:
ALL EXISTING BRICK IN AREAS TO BE RE-GRADED SHALL BE REMOVED, CLEANED, AND STORED IN A LOCATION APPROVED BY THE CITY'S PROJECT MANAGER. BRICK SHALL BE INSTALLED BACK IN PLACE ON A CONCRETE SLAB BASE WITH SANDED JOINTS TO MATCH PROPOSED BRICK PAVER DETAIL (SEE HARDSCAPE DETAIL SHEETS) . CONTACT THE OWNER'S REPRESENTATIVE / LANDSCAPE ARCHITECT IF BRICK REMOVED CANNOT BE PLACED BACK IN IT'S ORIGINAL LOCATION.



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34 Cordova Street, Suite A
St. Augustine, FL 32084
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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN H

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.12

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Received April 6, 2026
Planning and Building Dept.

2026-03-10 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
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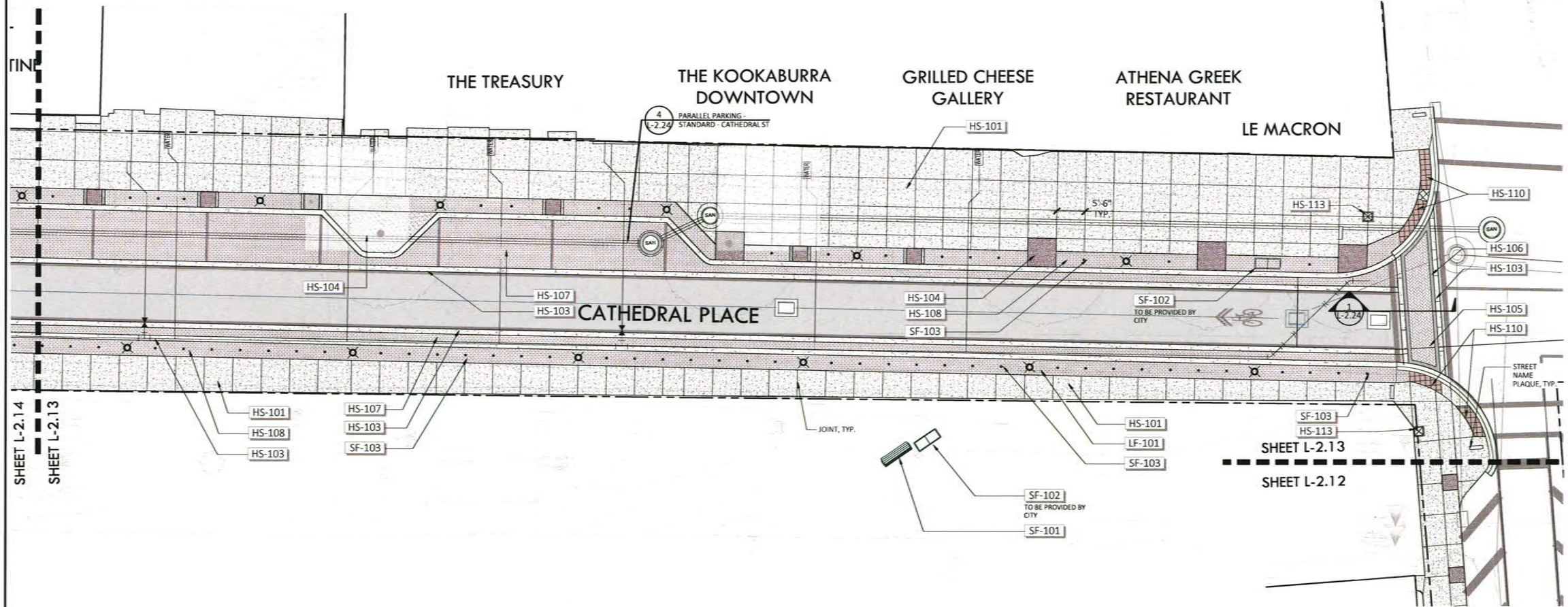
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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HARDSCAPE PLAN I

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.13

0' 5' 10' 20'
SCALE: 1"=10'-0"

Application Packet, page 43

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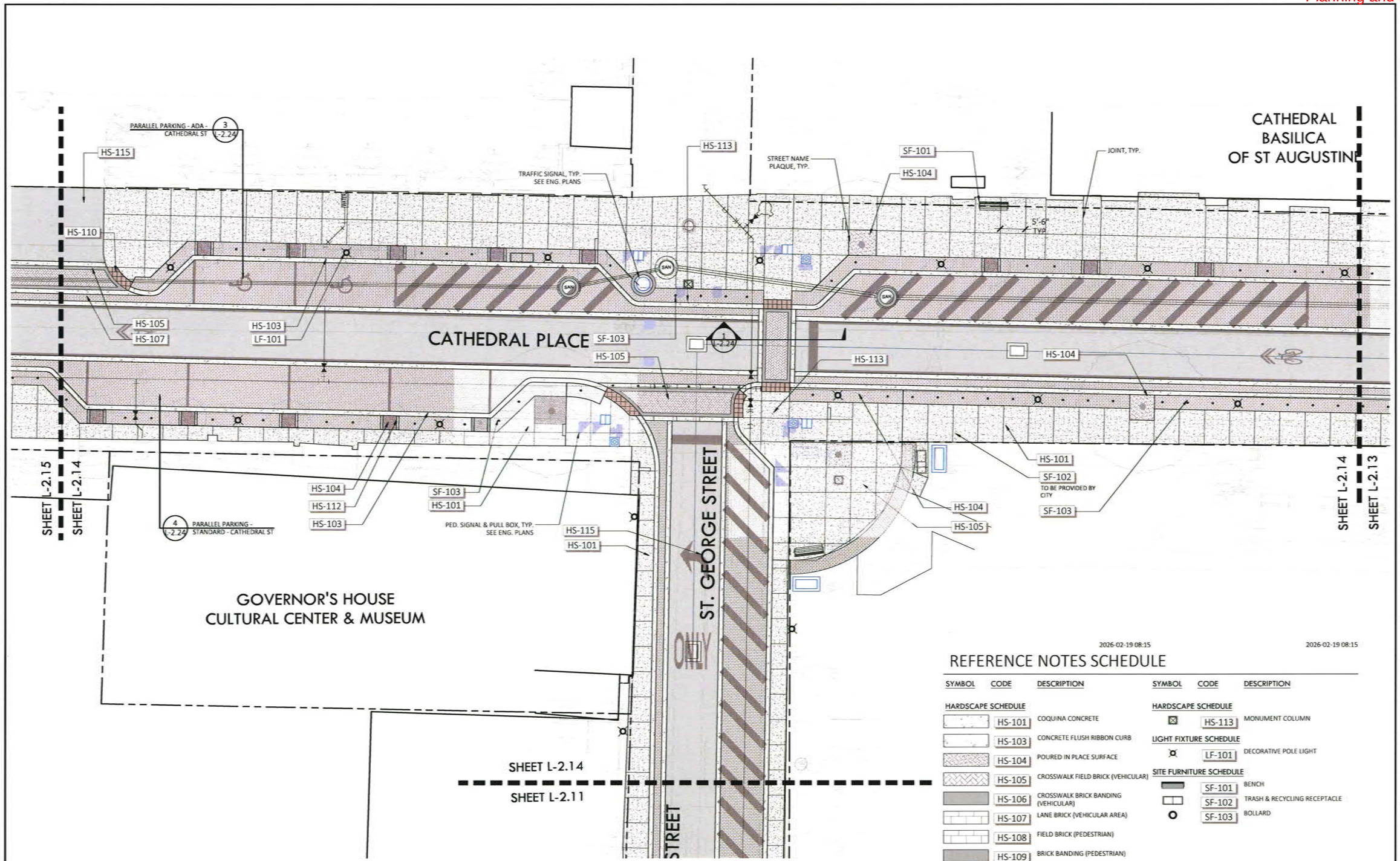

2026-02-19 08:15

2026-02-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD

0' 5' 10' 20'
SCALE: 1" = 10'-0"

ML+H
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34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL

HARDSCAPE PLAN J

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.14

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REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
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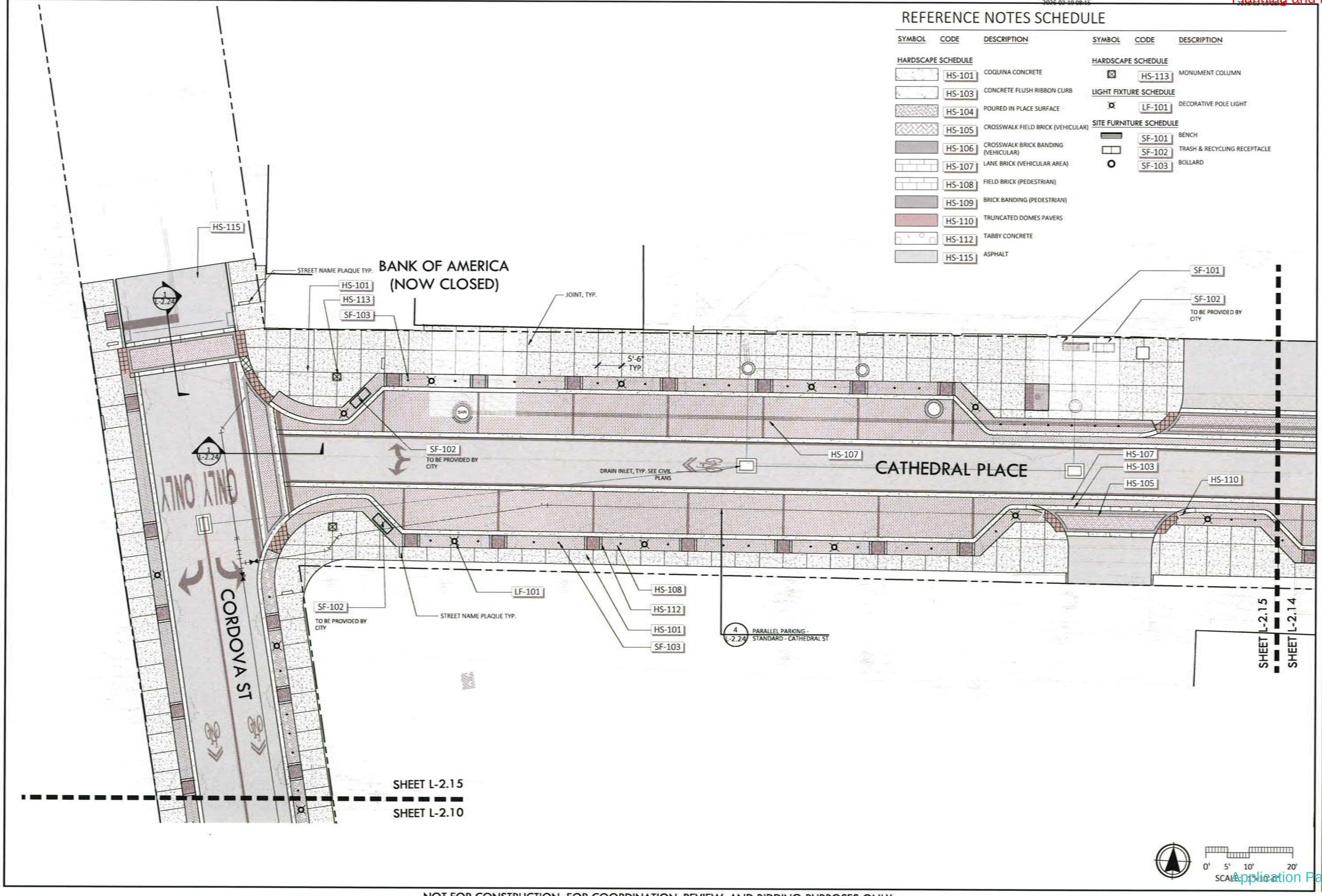
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN CATHEDRAL ST INTERSECTION

REV.	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.15

Application Packet, page 43

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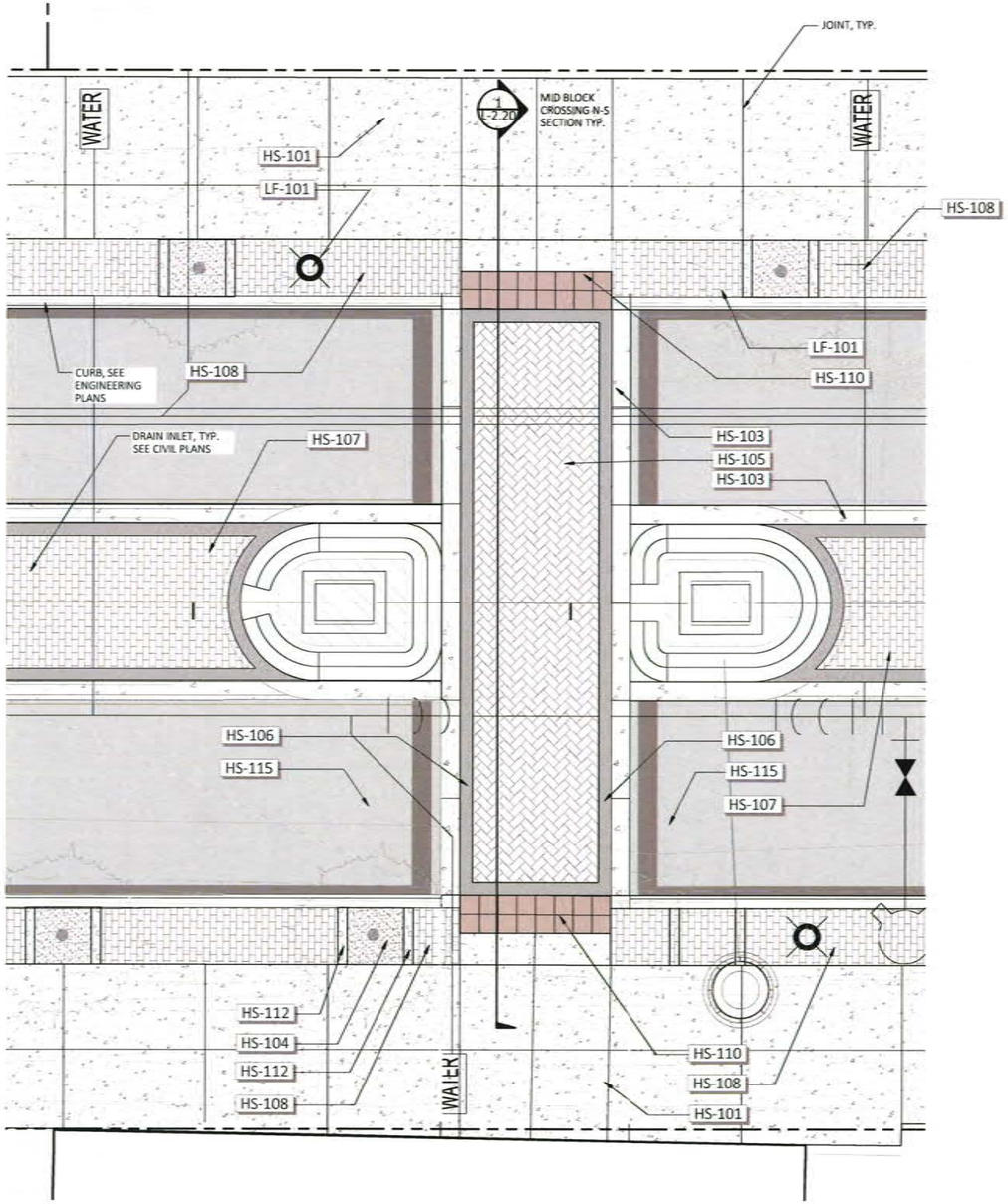
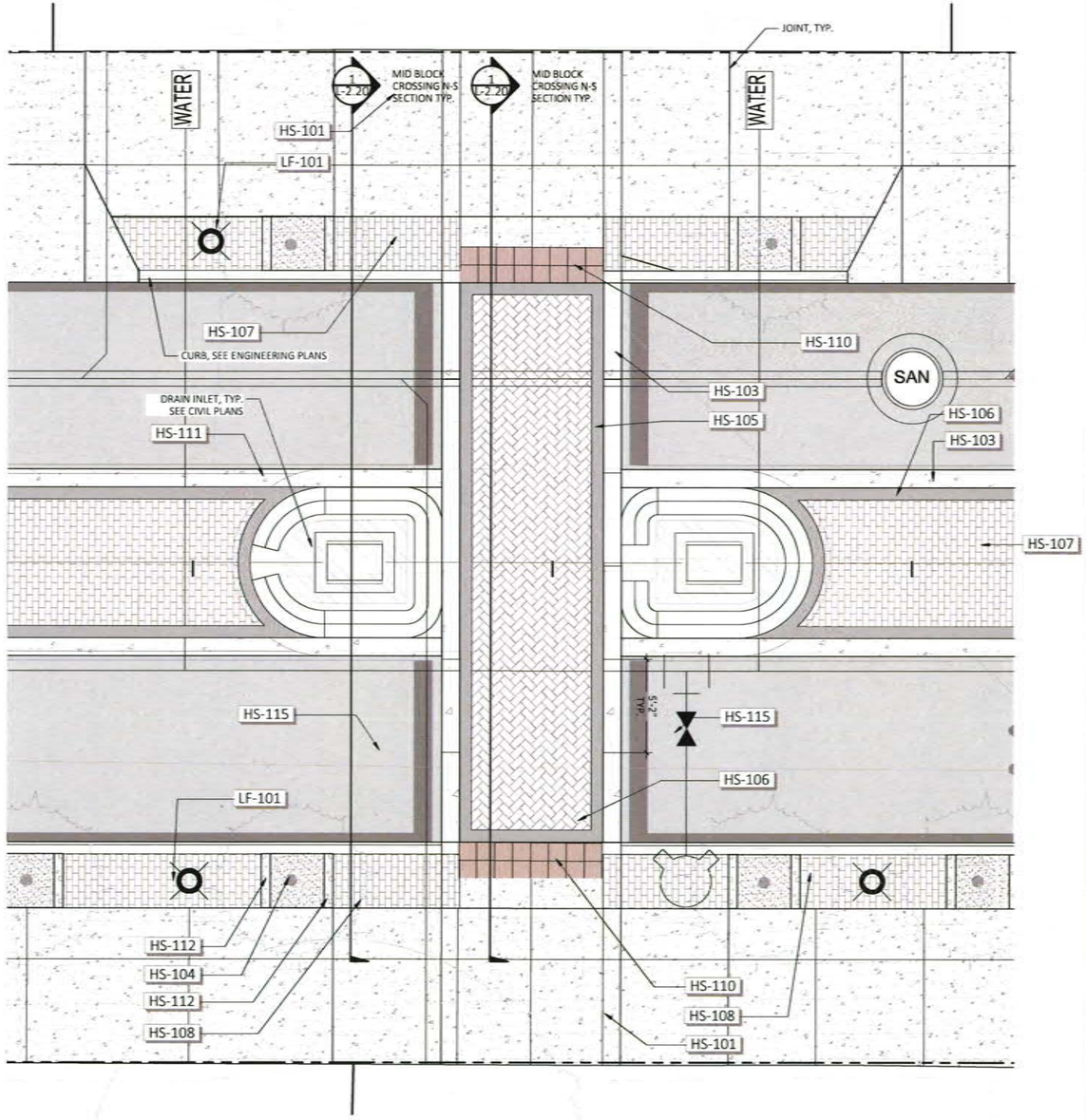
LENNY FOSTERS GALLERY



MID BLOCK CROSSING ENLARGEMENT
BETWEEN SEBASTIAN HARBOR DR. AND RIBERIA ST.



MID BLOCK CROSSING ENLARGEMENT
BETWEEN SEBASTIAN HARBOR DR. AND RIBERIA ST.

0' 2' 4 8'
SCALE: 1/4" = 1'-0"

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Ph: 904.825.6747
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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
MID-BLOCK CROSSWALK ENLARGEMENTS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.16

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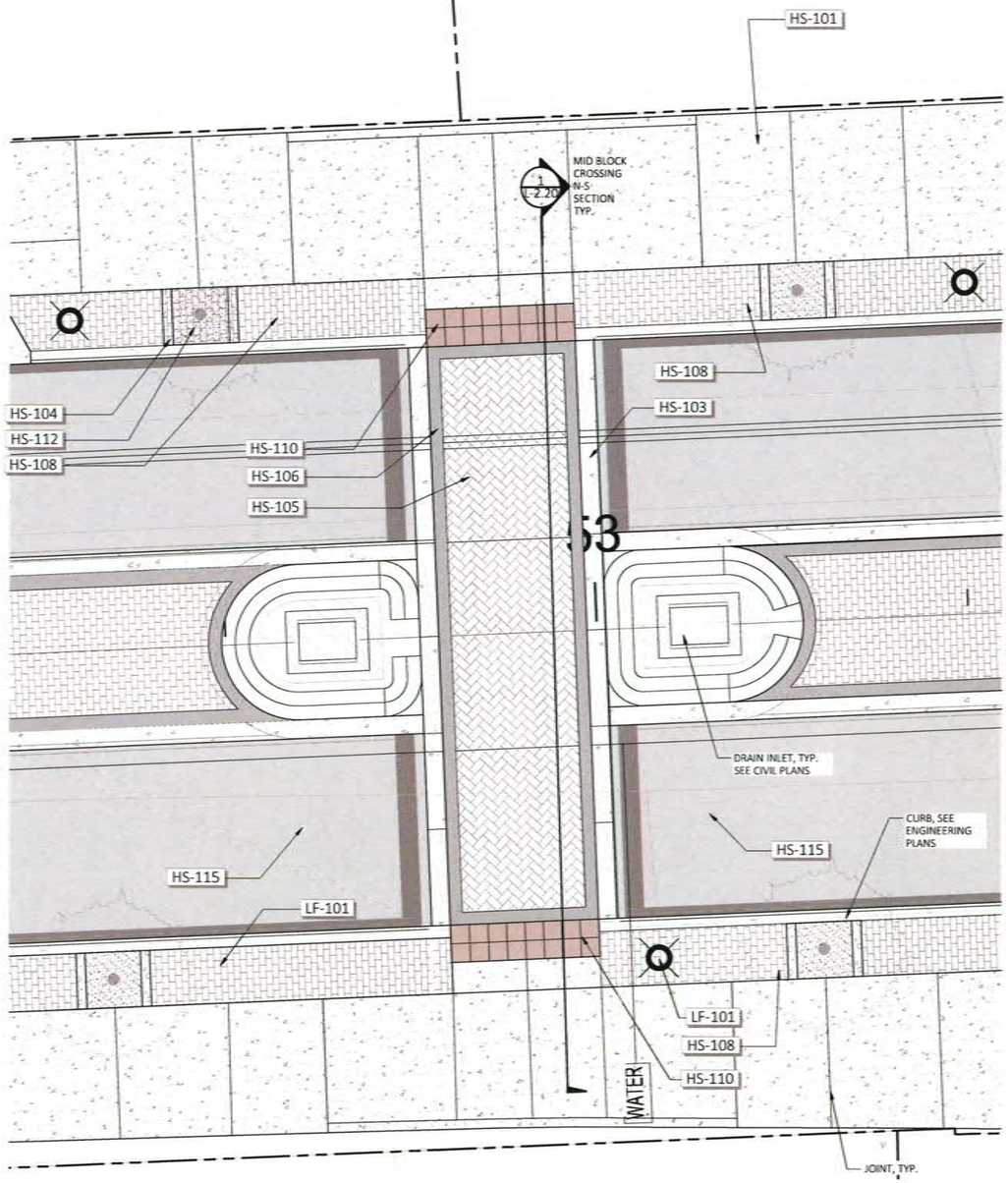
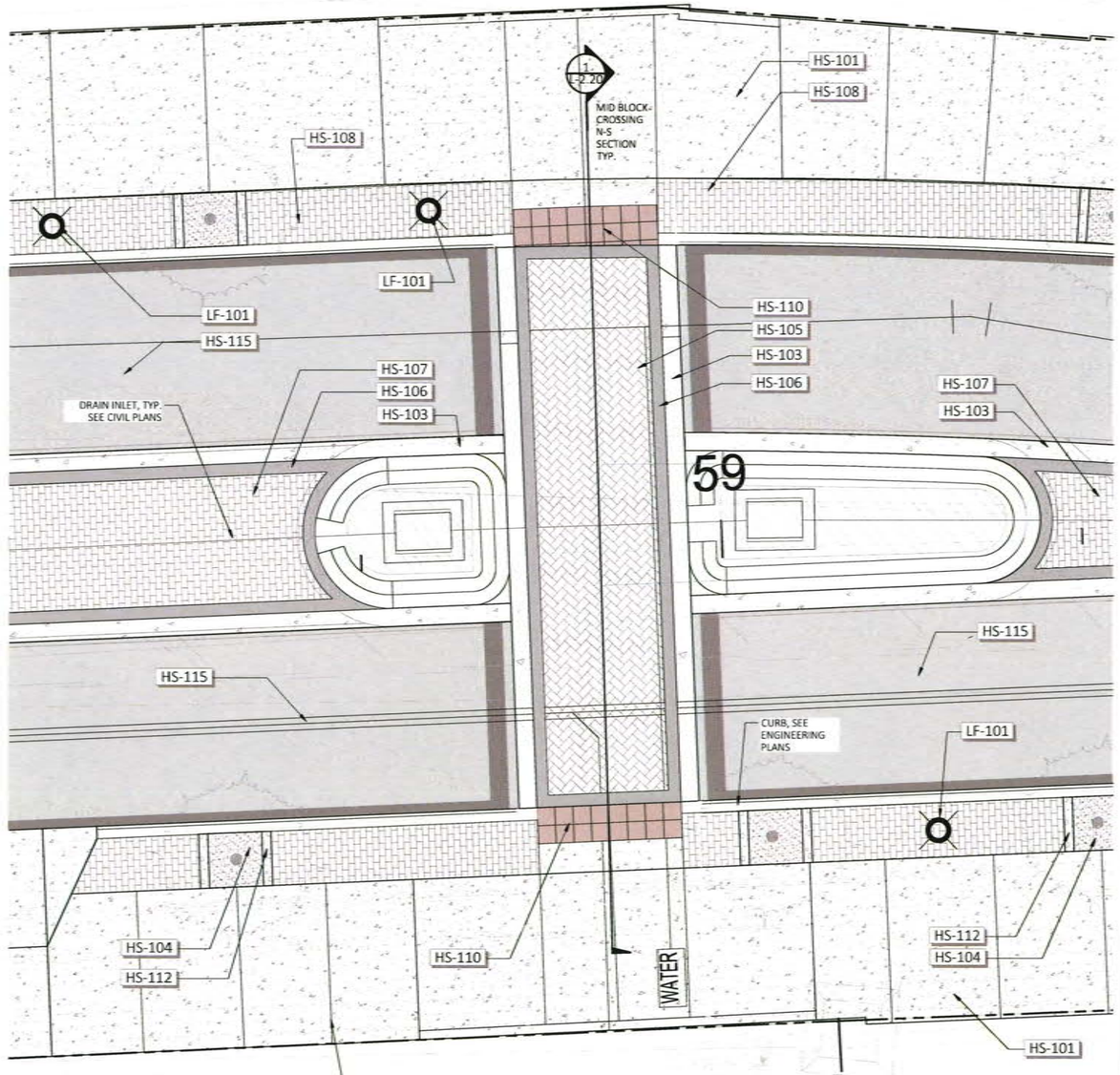


ANTOINETTE'S

MID BLOCK CROSSING ENLARGEMENT
BETWEEN RIBERIA ST. AND M.L. KING AVE.



MID BLOCK CROSSING ENLARGEMENT
BETWEEN M.L. KING AVE. AND CORDOVA ST.

0' 2' 4 8'
SCALE: 1/4" = 1'-0"

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
MID-BLOCK CROSSWALK ENLARGEMENTS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.17

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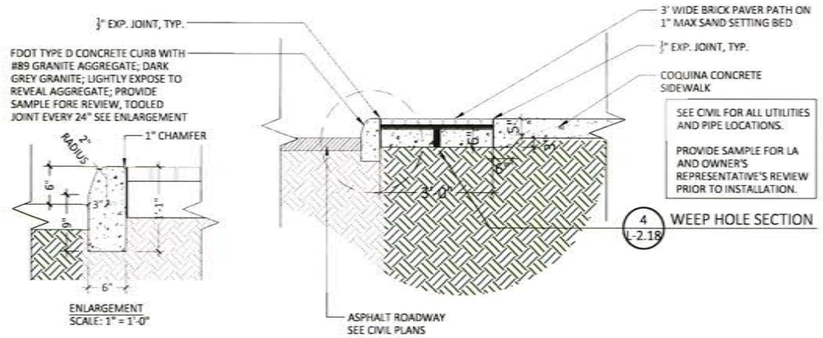
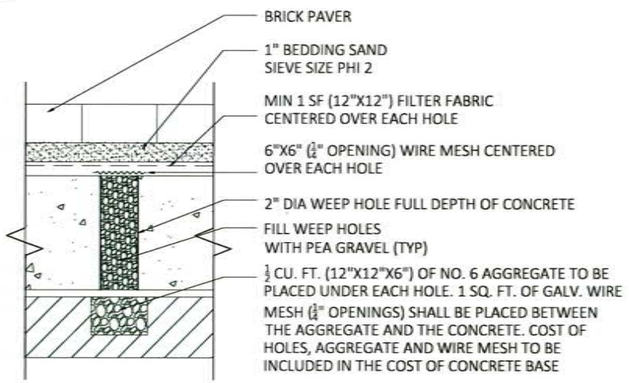


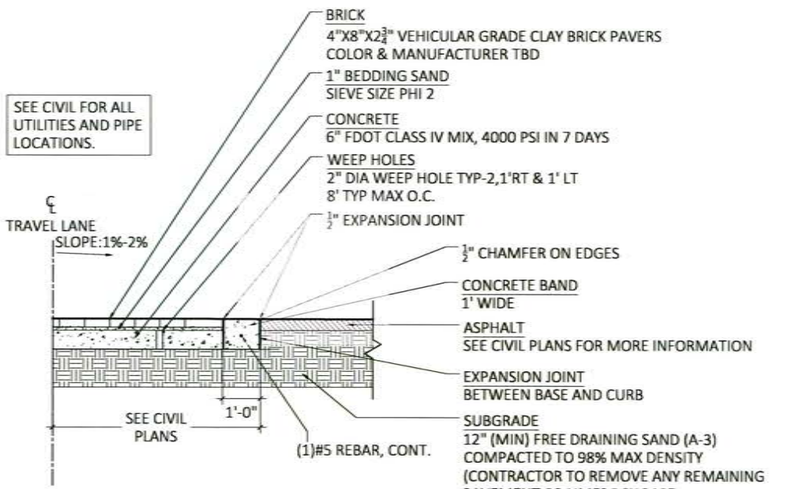
5 FDOT - TYPE D CURB & BRICK BAND — PROVIDE SAMPLE

1/2" = 1'-0" P-MU-KST-40



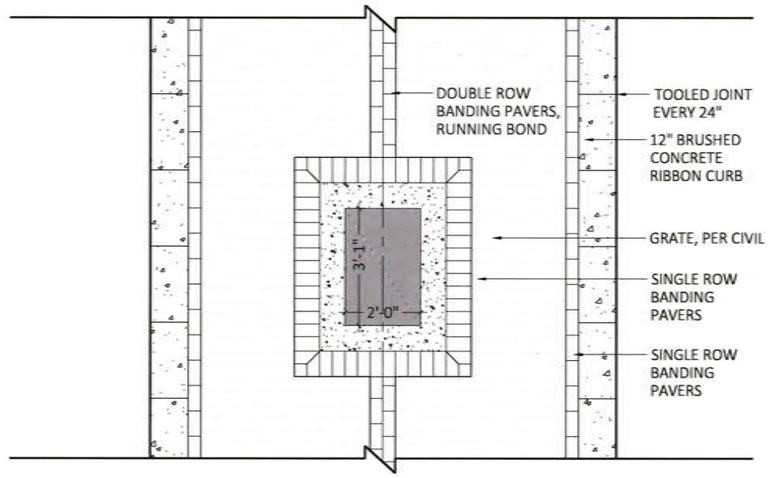
4 WEEP HOLE SECTION

1/2" = 1'-0" P-MU-KST-13



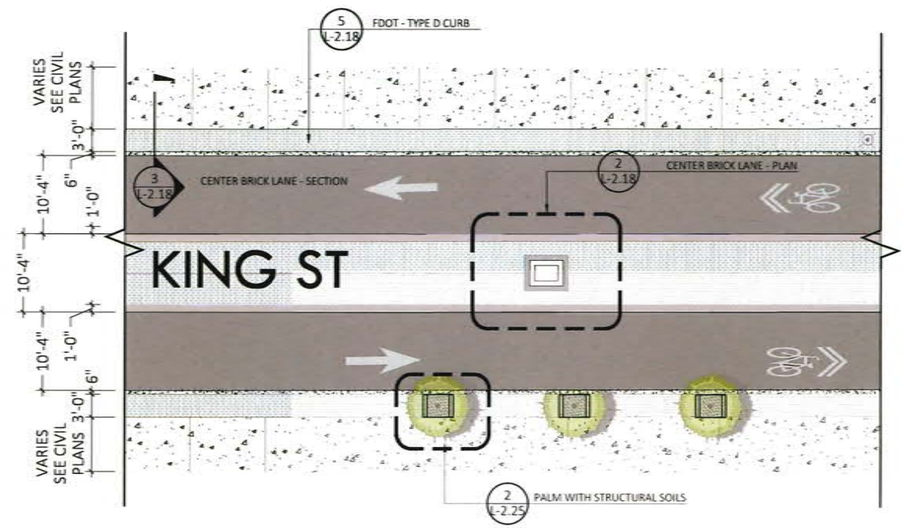
3 CENTER BRICK LANE - SECTION

1/2" = 1'-0" P-MU-KST-14



2 CENTER BRICK LANE - PLAN

1/2" = 1'-0" P-MU-KST-42



1 100' TYPICAL STREET - PLAN

1" = 10' P-MU-KST-19

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, PLA (LA6667110)
DRAWN BY: CS/CT/TH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.18

Application Packet, page 47

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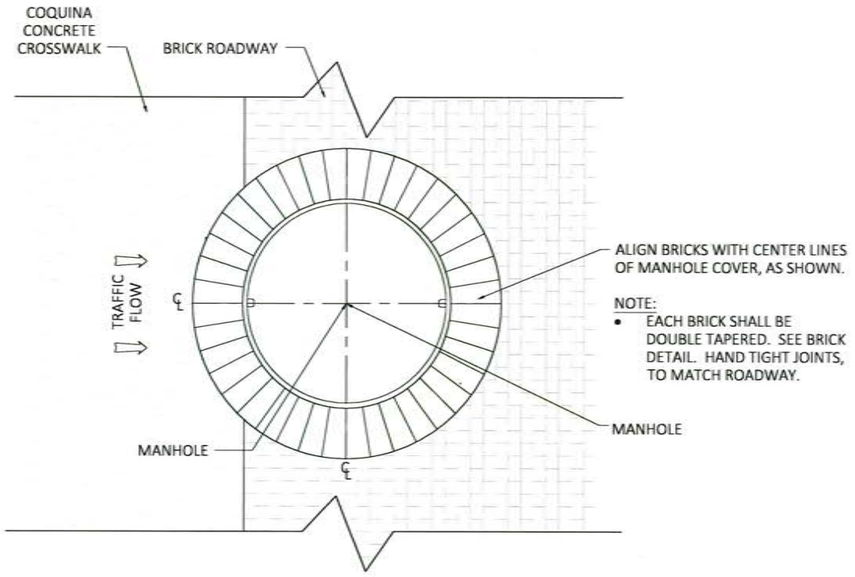
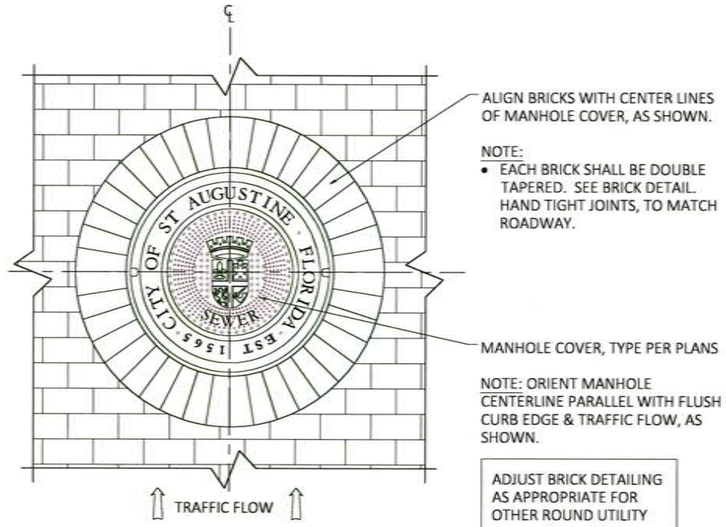
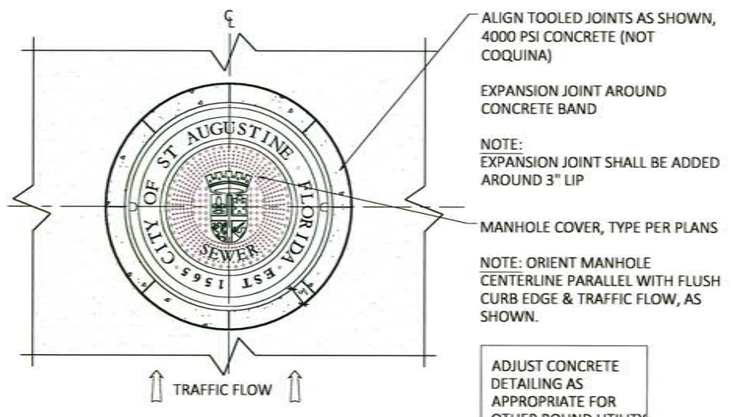


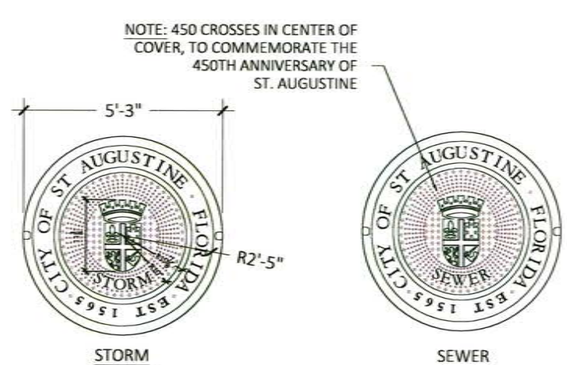
4 MANHOLE IN MIXED MATERIALS
1/2" = 1'-0" P-MU-KST-17



2 MANHOLE BRICK BAND
1/2" = 1'-0" P-MU-KST-12



3 MANHOLE CONCRETE BAND
1/2" = 1'-0" P-MU-KST-11



1 MANHOLE COVERS
1/2" = 1'-0"

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34 Cordova Street, Suite A
St. Augustine, FL 32084
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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

REV.	DESCRIPTION	DATE
	CONCEPTS	07/17/23
	PUBLIC REVIEW	06/25/24
	30% CD'S	12/19/24
	REVIEW SET	01/20/26
	HARB	02/20/26
	60% CD	03/17/26

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.19

Application Packet, page 48

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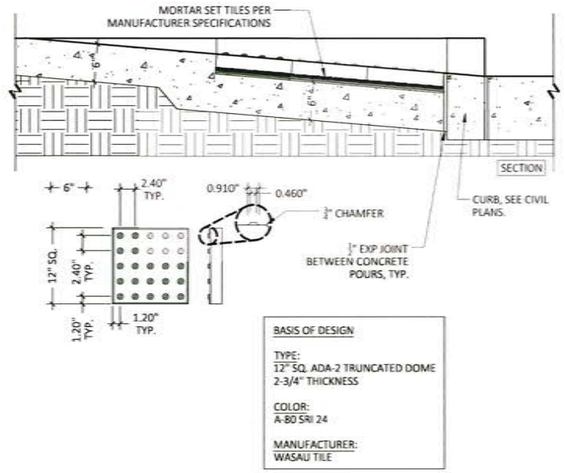
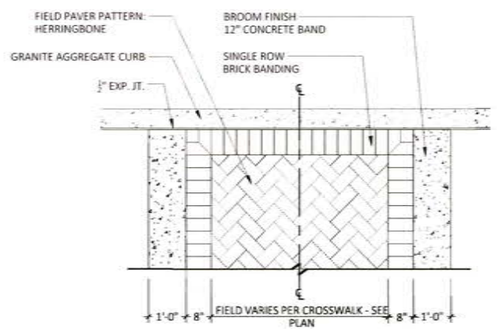
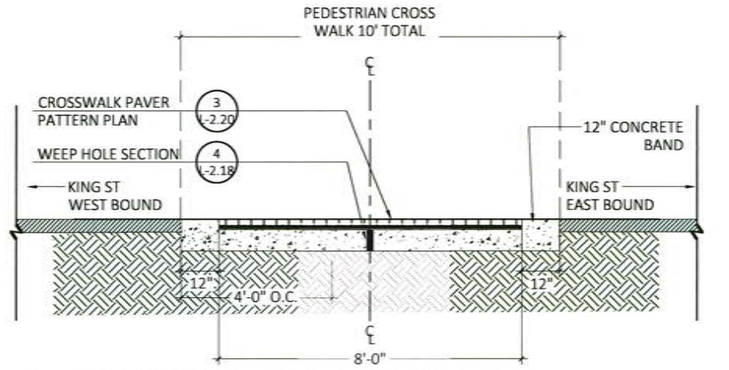


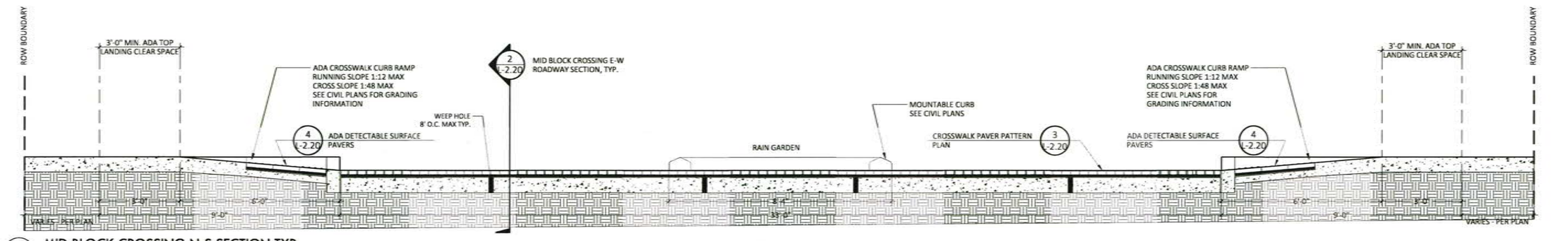
4 ADA DETECTABLE SURFACE PAVERS
1" = 1'-0" P-MU-KST-60



3 CROSSWALK PAVER PATTERN PLAN
1/2" = 1'-0" P-MU-KST-54



2 MID BLOCK CROSSING E-W ROADWAY SECTION, TYP.
1/2" = 1'-0" P-MU-KST-43



1 MID BLOCK CROSSING N-S SECTION TYP.
1/2" = 1'-0" P-MU-KST-41

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, PLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

REV.	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.20

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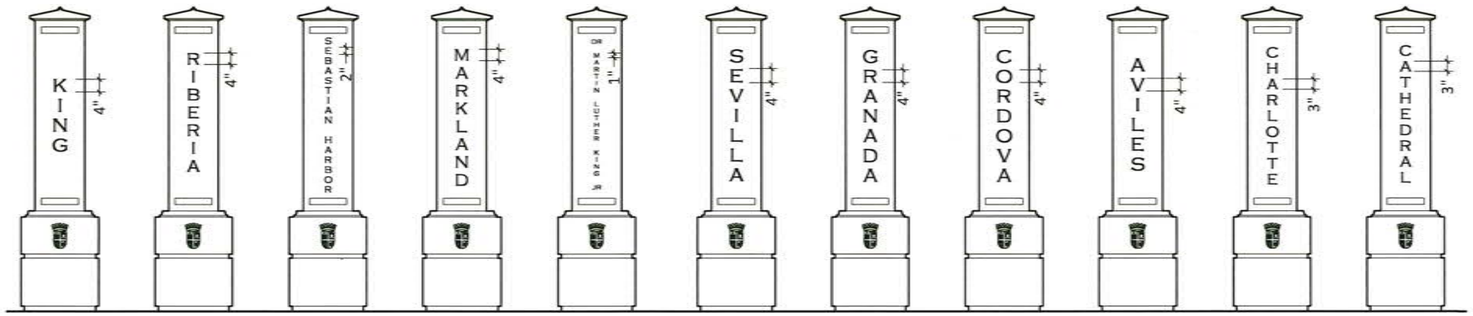


2 STREET NAME MONUMENTS - ALL
1/2" = 1'-0"

P-MU-KST-69

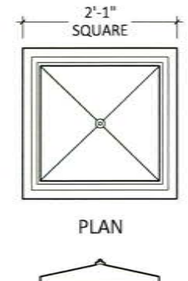
PROVIDE SHOP DRAWINGS OF COLUMNS AND PRECAST ELEMENTS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.

COLUMN
BASIS OF DESIGN SHOWN

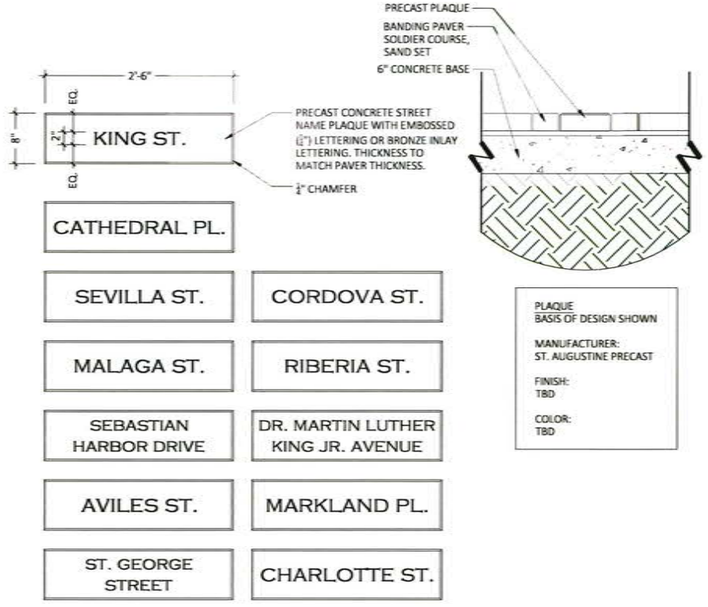
MANUFACTURER:
ST. AUGUSTINE PRECAST

FINISH:
TBD

COLOR:
TBD



PLAN



3 STREET NAME PLAQUE
1" = 1'-0"

P-MU-KST-68

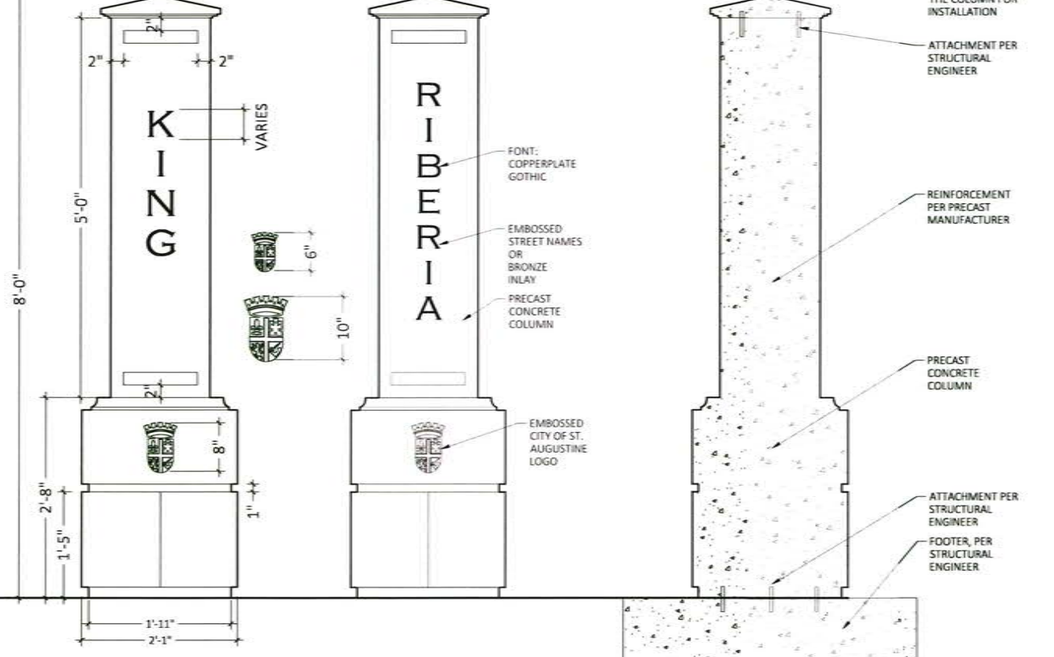
PLAQUE
BASIS OF DESIGN SHOWN

MANUFACTURER:
ST. AUGUSTINE PRECAST

FINISH:
TBD

COLOR:
TBD





1 STREET SIGN MONUMENT
1" = 1'-0"

PROVIDE SAMPLE

P-MU-KST-63

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, PLA (LA6667110)

DRAWN BY: CS/CT/TH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.21

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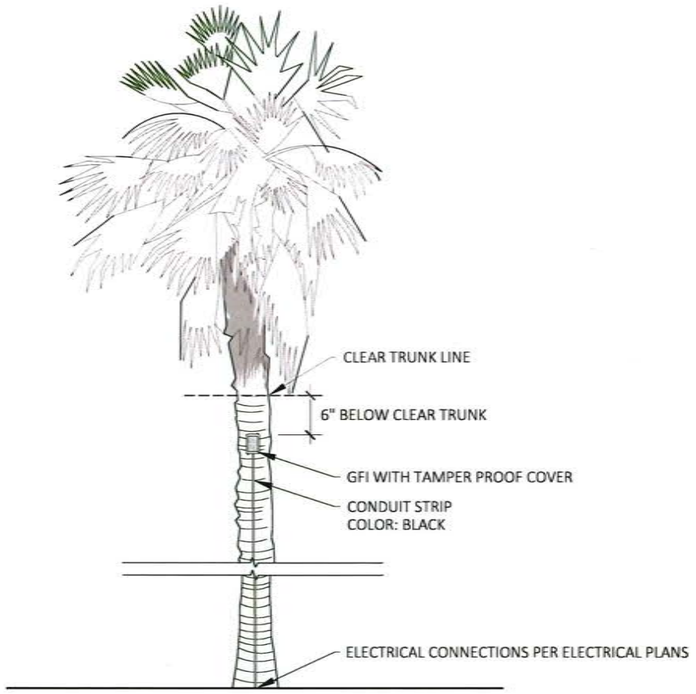
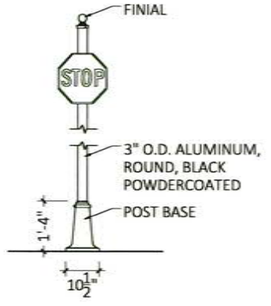


4 PALM MOUNTED GFI
1/2" = 1'-0" P-MU-KST-50



STREET SIGN SIZE & MOUNTING HEIGHT PER CIVIL ENGINEER DRAWINGS. INCLUDE FULL BLACK ALUMINUM BACKER WITH APPROX. ¾" REVEAL

POST FINIAL	POST BASE
BASIS OF DESIGN SHOWN	BASIS OF DESIGN SHOWN
MANUFACTURER: HANOVER (PHILLIPS)	MANUFACTURER: HANOVER (PHILLIPS)
MODEL NUMBER: PC16-3	MODEL NUMBER: 136-3
FINISH: BLACK (BLK)	FINISH: BLACK (BLK)
SIZE: APPROX. 4⅜" H x 3¾"W	SIZE: APPROX. 16" H x 10½" W

3 STREET SIGN POST
1/2" = 1'-0" P-MU-KST-07

SIGN
BASIS OF DESIGN SHOWN

MANUFACTURER
SIGNATURE STREETSCAPES

MODEL NUMBER
CUSTOM DESIGN

FINISH
COLOR TBD
GLOBEAD PAINT (ADDED REFLECTIVITY)

THICKNESS
0.125"-0.25" MAX METAL
0.25"-0.375" CAST ALUMINUM
.08" CUT ALUMINUM



OPT. A





OPT. B





2 STREET SIGN OPTIONS
1 1/2" = 1'-0" P-MU-KST-65

BRACKET
BASIS OF DESIGN SHOWN

MANUFACTURER:
HOOKS & LATTICE

MODEL NAME & NUMBER:
ONE-WAY SCROLL ARM LAMP POST BRACKET 301-20

FINISH:
BLACK, POWDER COATED

SIZE:
ARM: 20"
BRACKET: 15" H

NOTE
BRACKETS SHALL BE REMOVABLE, WITH ATTACHMENT HOLES & HARDWARE INCLUDED. IRRIGATION LINE SHALL BE INCLUDED WITH A CAP.

HANGING BASKET
BASIS OF DESIGN SHOWN

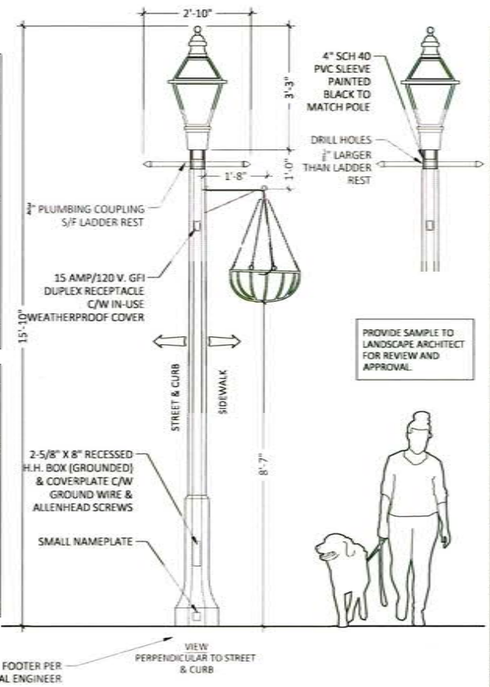
MANUFACTURER:
HOOKS & LATTICE

MODEL NAME & NUMBER:
22" ENGLISH GARDEN FLAT STEEL HANGING BASKET B-HB-22

FINISH:
BLACK

SIZE:
22" DIAMETER
BASKET: 9" DEEP

IRRIGATION:
DRIP LINE + EMITTER (SHOWN IN DASHED LINE)



PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

LANTERN
BASIS OF DESIGN SHOWN

MANUFACTURER:
STERNBERG LIGHTING

MODEL NAME & NUMBER:
1843 CARSON CITY SERIES, SOLID ROOF, BALL FINIAL [1843LED]

FINISH:
BLACK TEXTURED

LENSES:
TBD

PHOTO CONTROL:
BUTTON EYE

COLOR TEMPERATURE:
2700K

DIMMING CONTROL:
YES

POST
BASIS OF DESIGN SHOWN

MANUFACTURER:
STRESSCRETE INC.

MODEL NAME & NUMBER:
KM12-G-S13-T-GFI C/W LR, OCTAGONAL SECTION

FINISH: POLISHED, W/ ANTI-GRAFFITI COATING

COLOR: ECLIPSE

TENON OPTION:
3" DIAMETER [3]

OUTLET LOCATION:
12" FROM TOP OF POLE (T)

OUTLET OPTIONS:
GFI DUPLEX (G)

MOUNTING:
FRANGIBLE COUPLING WITH SKIRT TO COVER EXPOSED FOOTER AND COUPLING; SKIRT MATERIAL & FINISH TO MATCH POST

PROVIDE SAMPLE

1 CITY STANDARD LIGHT
1/2" = 1'-0" P-MU-KST-65

ML+H
Marquis Lafimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.22

Application Packet, page 51

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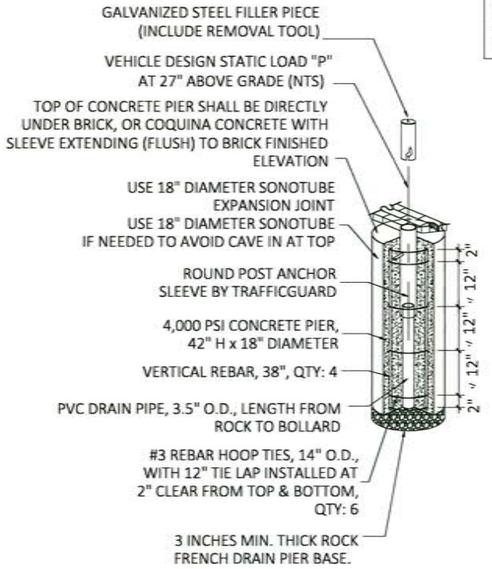
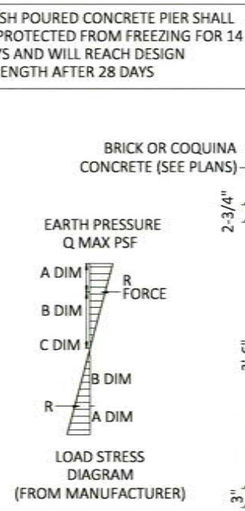


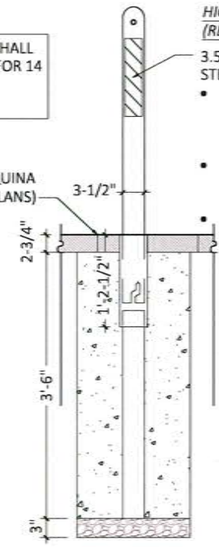
PIER ELEVATION SECTION

FINAL ENGINEERING PER MANUFACTURER. SUPPLY SHOP DRAWINGS FOR REVIEW.

FRESH POURED CONCRETE PIER SHALL BE PROTECTED FROM FREEZING FOR 14 DAYS AND WILL REACH DESIGN STRENGTH AFTER 28 DAYS



LOAD STRESS DIAGRAM (FROM MANUFACTURER)



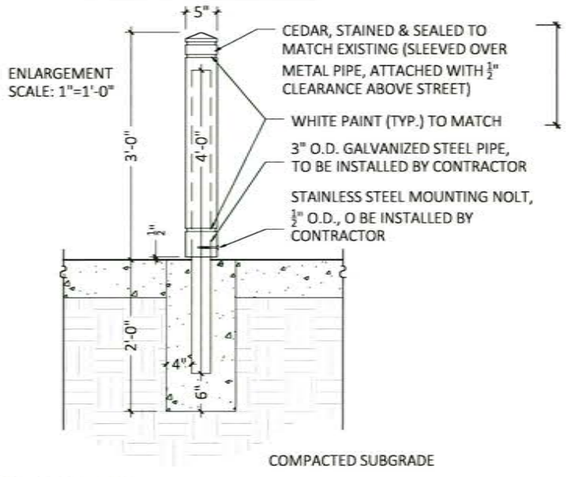
HIGH VISIBILITY (REMOVEABLE) BOLLARD

3.5" O.D., 0.216" THICKNESS STEEL PIPE

- RUST & CORROSION RESISTANT PRIMER FOR 5000 HRS. OF SALT SPRAY RESISTANCE
- TGIC POLYESTER POWDER COATING, RAL1028 YELLOW
- REFLECTIVE TAPE, PER MANUFACTURER

ENLARGEMENT
SCALE: 1"=1'-0"
SEE PIER DETAIL, LEFT

WOODEN (PERMANENT) BOLLARD



WOODEN PIECE ONLY SHALL BE CONSTRUCTED BY THE CITY OF ST. AUGUSTINE. MOUNTING, METAL POST, AND BOLT BY CONTRACTOR.

BASIS OF DESIGN SHOWN

MANUFACTURER:
TRAFFICGUARD

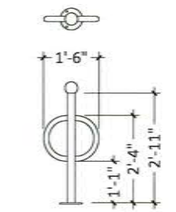
MODEL NAME & NUMBER:
ROUND POST KEY LOCK
RP3503

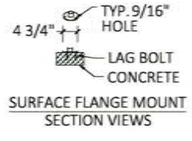
FINISH:
YELLOW, RAL1028

CUSTOMIZATIONS:
EXTENDED SLEEVE FOR BRICK OVERLAYMENT

NOTE: INCLUDE STORAGE RACKS FOR BOLLARDS

3 BOLLARDS
1/2" = 1'-0"
P-MU-KST-01





SURFACE FLANGE MOUNT
SECTION VIEWS



BASIS OF DESIGN SHOWN

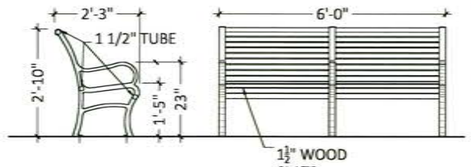
MANUFACTURER:
MADRAX

MODEL NUMBER:
BOLCL-2-SF(IG)

FINISH:
BLACK (BLK)

SIZE:
APPROX. 38¾" H x 17½" W

2 BIKE RACK
1/2" = 1'-0"
P-MU-KST-06



BASIS OF DESIGN SHOWN

MANUFACTURER:
CANTERBURY INTL.

MODEL NAME & NUMBER:
BOWERY 500

FINISH:
CAST ALUMINUM, BLACK POWDER COAT

SLATS:
JATOBA WOOD, CLEAR OIL FINISH (PROVIDE SAMPLE)

SUPPORTS:
END + CENTER ARMREST

1 BENCH
1/2" = 1'-0"
P-MU-KST-03

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/ET/JH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

REV	DESCRIPTION	DATE
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	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.23

Application Packet, page 53

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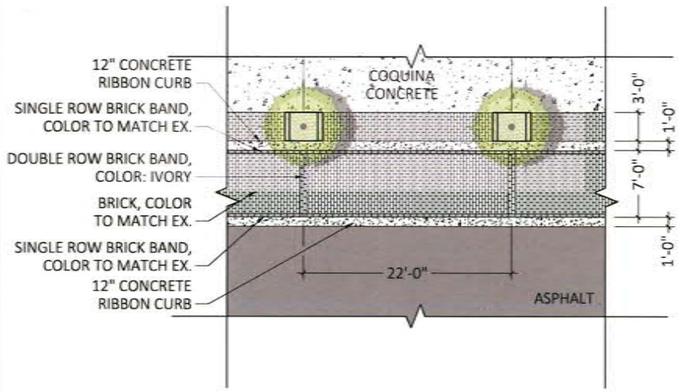
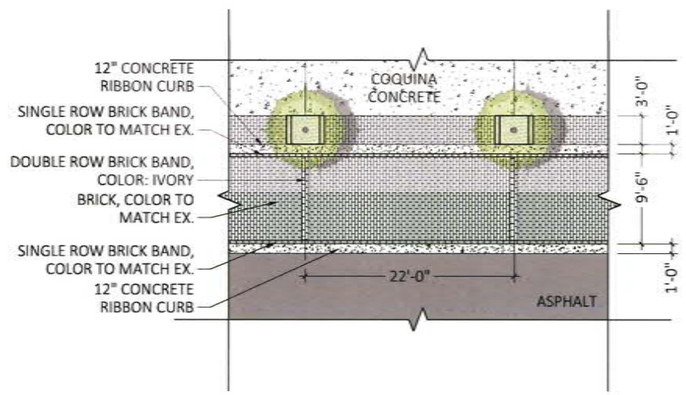
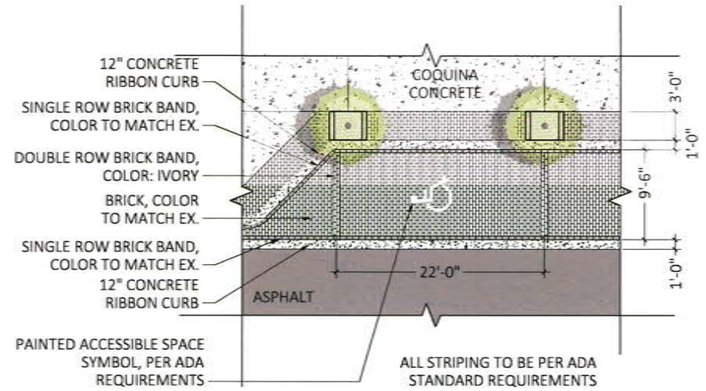


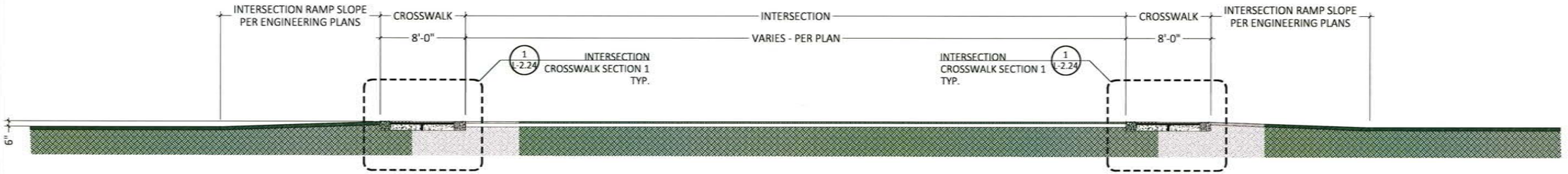
5 PARALLEL PARKING - STANDARD - KING ST
1/8" = 1'-0" P-MU-KST-24



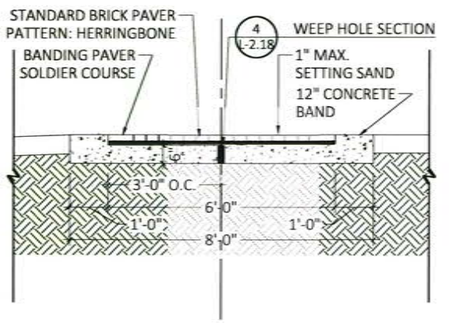
4 PARALLEL PARKING - STANDARD - CATHEDRAL PL
1/8" = 1'-0" P-MU-KST-23



3 PARALLEL PARKING - ADA - CATHEDRAL ST
1/8" = 1'-0" P-MU-KST-22



2 INTERSECTION CROSS SECTION TYP.
1" = 5' P-MU-KST-49



1 INTERSECTION CROSSWALK SECTION 1 TYP.
1/2" = 1'-0" P-MU-KST-51

Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, PLA (LA6667110)
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

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SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.24

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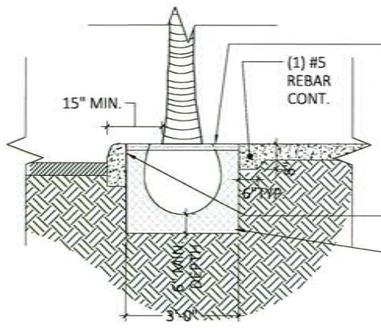
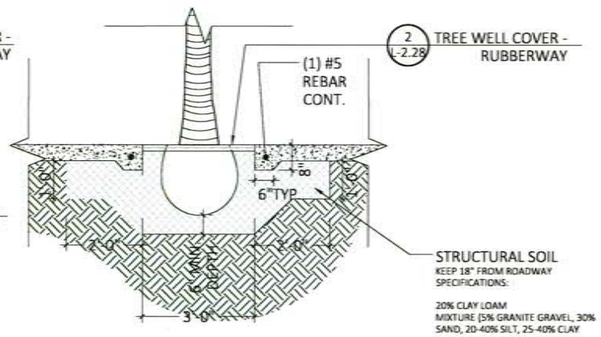
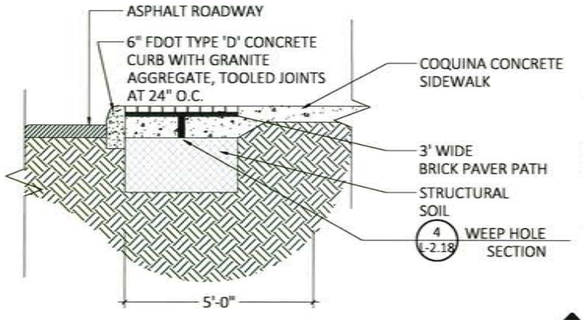


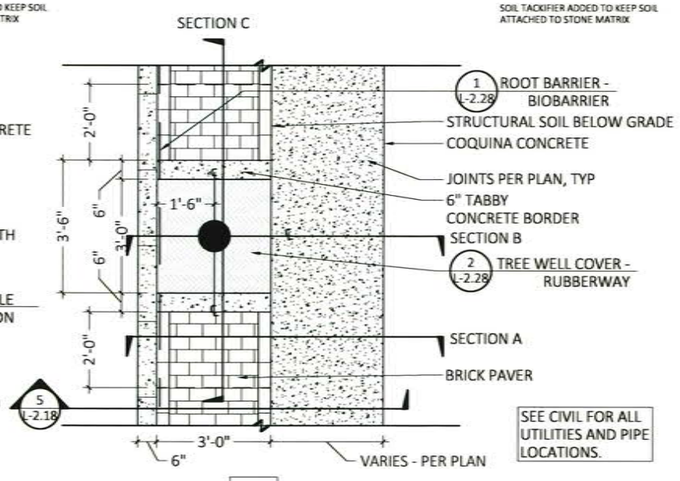
SECTION B



SECTION C



SECTION A

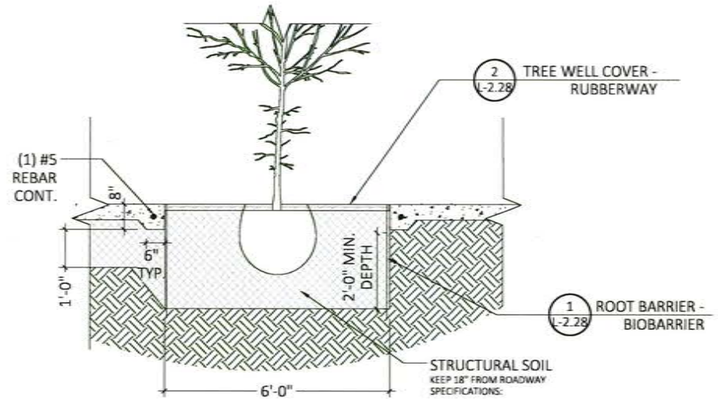


PLAN

2 PALM WITH STRUCTURAL SOILS

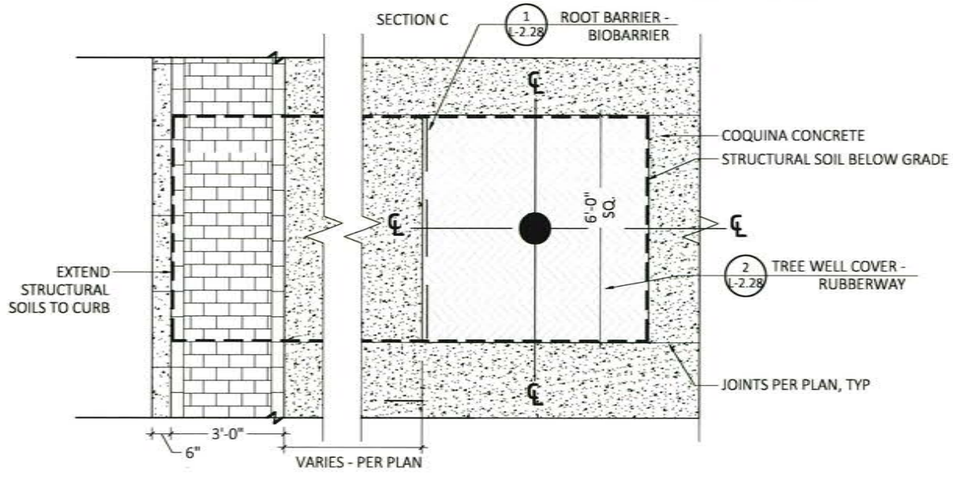
1/2" = 1'-0"

P-MU-KST-57



SECTION

SEE CIVIL FOR ALL UTILITIES AND PIPE LOCATIONS.



PLAN

1 TREE WELL TYPICAL - OAK

1/2" = 1'-0"

P-MU-KST-61

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, PLA (LA6667130)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

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	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
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ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.25

Application Packet, page 54

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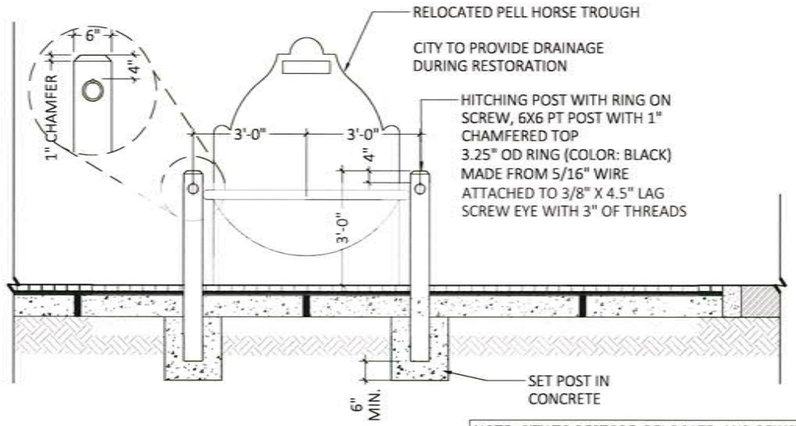
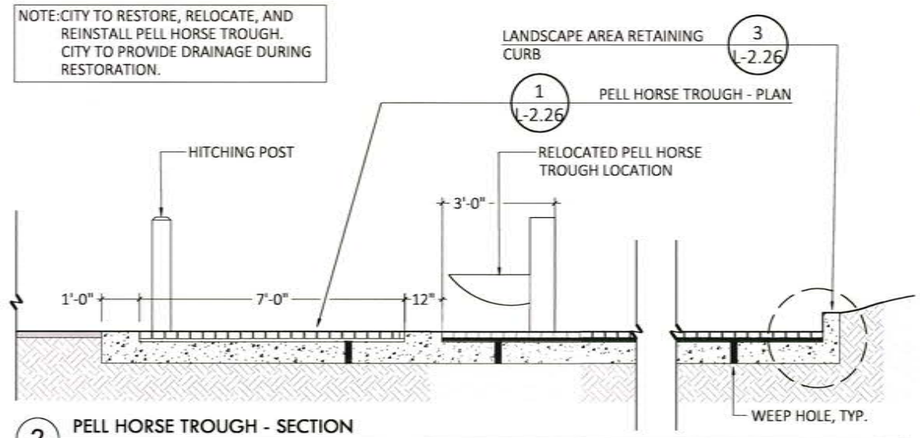
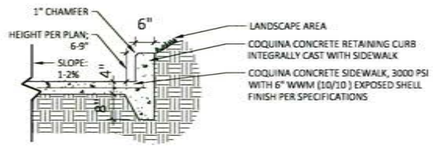


NOTE: CITY TO RESTORE, RELOCATE, AND REINSTALL PELL HORSE TROUGH. CITY TO PROVIDE DRAINAGE DURING RESTORATION.

4 HITCHING POST DETAIL
1/2" = 1'-0"
P-MU-KST-59

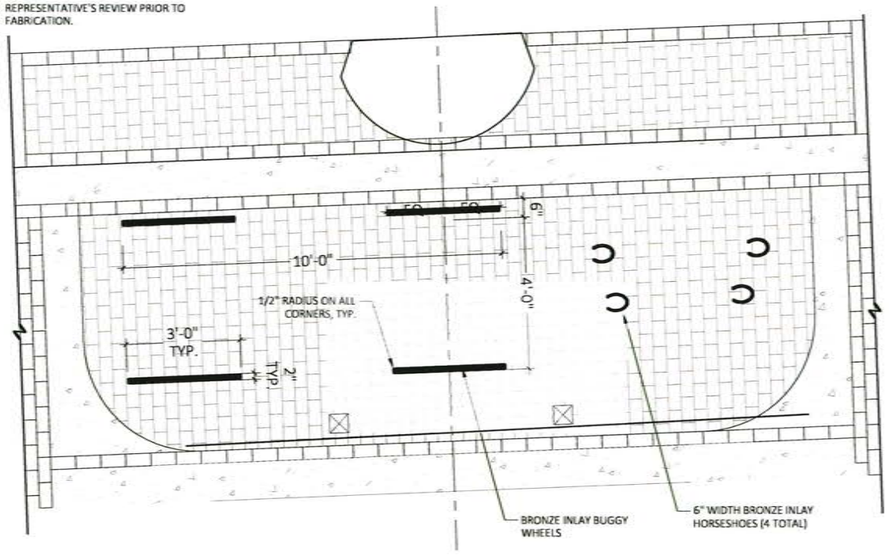


2 PELL HORSE TROUGH - SECTION
1/2" = 1'-0"
P-MU-KST-36



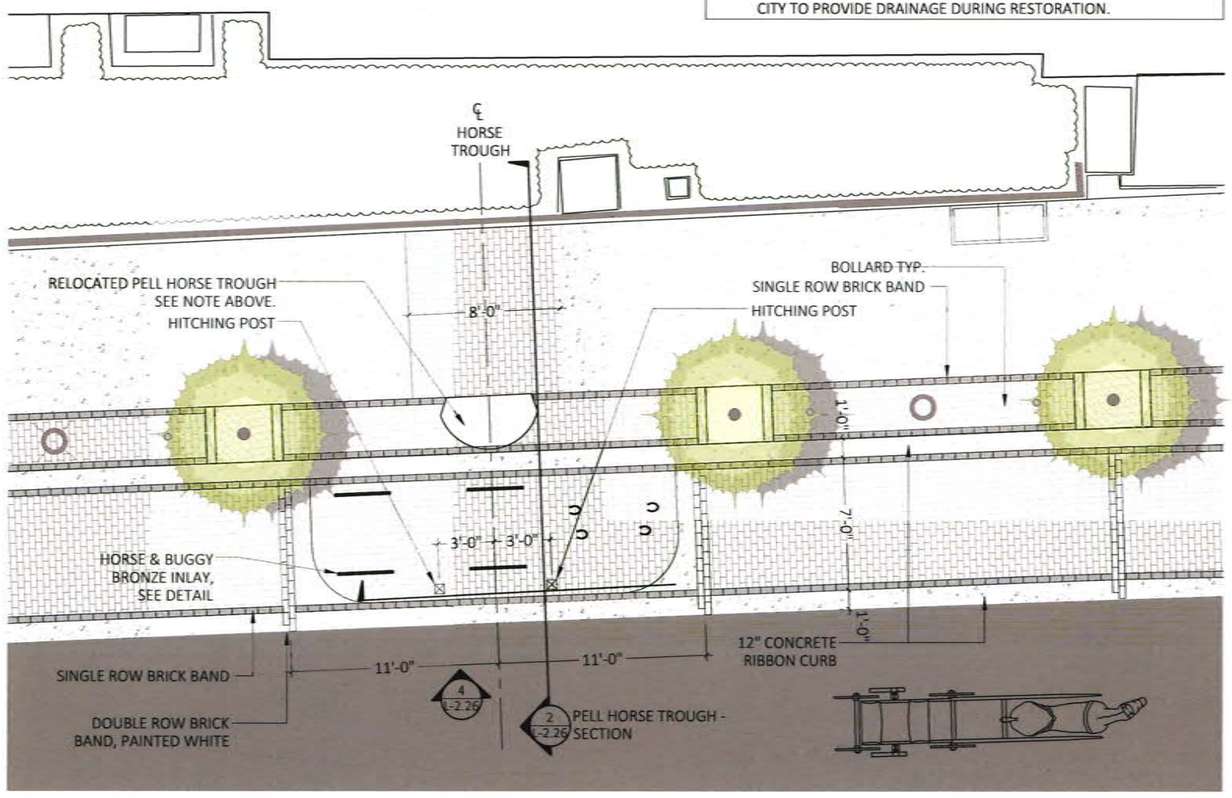
3 LANDSCAPE AREA RETAINING CURB
1/2" = 1'-0"
P-MU-KST-16

PROVIDE SHOP DRAWINGS OF ALL BRONZE INLAY ITEMS FOR L.A. & OWNER'S REPRESENTATIVE'S REVIEW PRIOR TO FABRICATION.



5 HORSE & BUGGY BRONZE INLAY LAYOUT
1/2" = 1'-0"
P-MU-KST-67

NOTE: CITY TO RESTORE, RELOCATE, AND REINSTALL PELL HORSE TROUGH. CITY TO PROVIDE DRAINAGE DURING RESTORATION.



1 PELL HORSE TROUGH - PLAN
1/4" = 1'-0"
P-MU-KST-34

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, PLA (LA6667110)

DRAWN BY: CS/CT/TH

KING STREET
ST. AUGUSTINE, FL

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ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.26

Application Packet, page 55

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Received April 6, 2026
Planning and Building Dept.

Bigbelly Sense Max

Built on Bigbelly's fundamentally better bin, the Sense Max is a 150-gallon (570 L) capacity, compacting bin with built-in LED indicators that provide bin fullness status at a glance - ideal for deployments where collection staff are nearby. The Sense Max can be deployed standalone or in combination with any other Bigbelly bin type to form a multi-stream kiosk.

With its fully-enclosed Hopper disposal interface, the Sense Max is uniquely equipped to keep waste contained and out of sight, even from trash pickers. The integrated compactor provides 5-10x greater capacity compared to traditional waste bins and is designed for high-waste volume locations.

The Sense Max is equipped with sensors that monitor and indicate fullness level. The Sense Max can be solar-powered for outdoor use or AC-powered for indoor use.

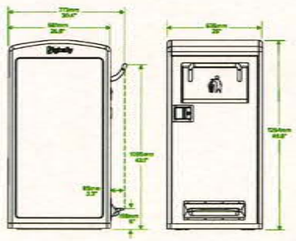
Waste Interfaces and Streams

Hopper, Chute, or Open Disposal Interface
Waste, Single-Stream Recycling, or Compost

Hopper Disposal Interface with Foot Pedal

Chute Disposal Interface with Foot Pedal

Technical Specifications



Overall Machine Dimensions

- Height: 49.8" (1264 mm)
- Width: 25" (635 mm)
- Depth: 26.8" (681 mm)
- Handle Height (ADA Compliant): 43.1" (1095 mm)
- Weight: 270 lbs (122 kg)
- Shipping weight: 300 lbs (136.08 kg)
- Bin Volume (Hopper or Chute): 32 gal (120 L) compacted trash; approx. 150 gal (568 L) uncompacted trash.
- Bin Dimension: 24" x 20.4" x 21.65" (609 mm x 518 mm x 549 mm)

Disposal Interface Dimensions

- Hopper Opening: 16.5"W x 5"H x 8"D (419 mm x 127 mm x 203 mm)
- Chute Opening: 16"W x 5.5"H x 15"D (406 mm x 140 mm x 381 mm)

Bigbelly



Bigbelly Sense Max

- FULLY ENCLOSED
- FULLNESS INDICATOR
- COMPACTOR

www.bigbelly.com | info@bigbelly.com | +1 888 820 0300 | © Big Belly Solar LLC 2023



1 TRASH RECEPTACLE - BIG BELLY
1" = 1"

P-MU-KST-35

ML+H
Marquis Lallmer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
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SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.27

Application Packet, page 56

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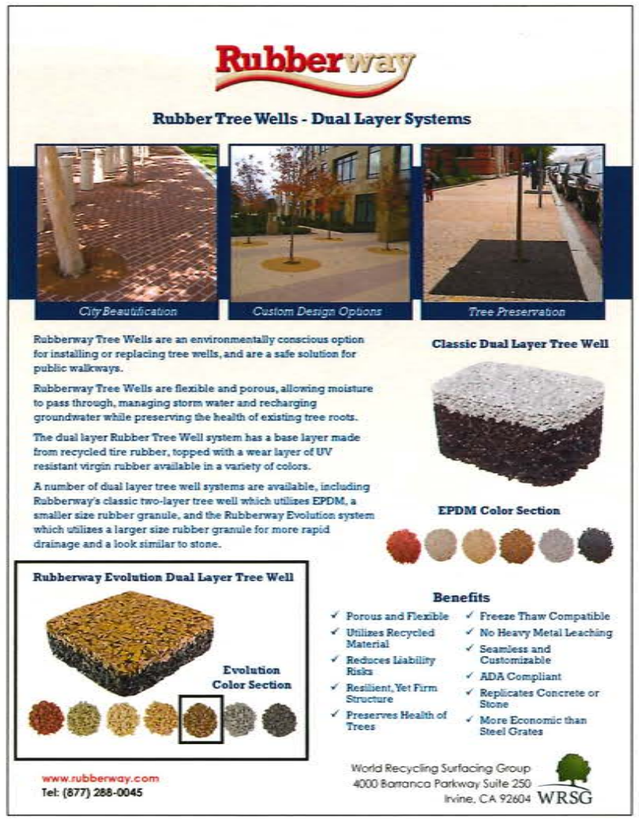


Rubberway

Rubber Tree Wells - Dual Layer Systems

City Beautification | Custom Design Options | Tree Preservation

Rubberway Tree Wells are an environmentally conscious option for installing or replacing tree wells, and are a safe solution for public walkways.

Rubberway Tree Wells are flexible and porous, allowing moisture to pass through, managing storm water and recharging groundwater while preserving the health of existing tree roots.

The dual layer Rubber Tree Well system has a base layer made from recycled tire rubber, topped with a wear layer of UV resistant virgin rubber available in a variety of colors.

A number of dual layer tree well systems are available, including Rubberway's classic two-layer tree well which utilizes EPDM, a smaller size rubber granule, and the Rubberway Evolution system which utilizes a larger size rubber granule for more rapid drainage and a look similar to stone.

Classic Dual Layer Tree Well

EPDM Color Section

Rubberway Evolution Dual Layer Tree Well

Evolution Color Section

Benefits

- ✓ Porous and Flexible
- ✓ Utilizes Recycled Material
- ✓ Reduces Liability Risks
- ✓ Resilient, Yet Firm Structure
- ✓ Preserves Health of Trees
- ✓ Freeze Thaw Compatible
- ✓ No Heavy Metal Leaching
- ✓ Seamless and Customizable
- ✓ ADA Compliant
- ✓ Replicates Concrete or Stone
- ✓ More Economic than Steel Grates

www.rubberway.com
Tel: (877) 288-0045

World Recycling Surfacing Group
4000 Barranca Parkway Suite 250
Irvine, CA 92604 WRSG

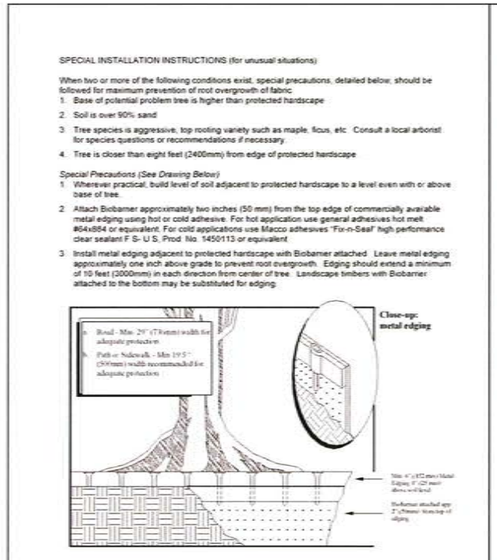
BASIS OF DESIGN

TYPE:
RUBBERWAY EVOLUTION DUAL LAYER TREE WELL SYSTEM

COLOR:
SEE ADJACENT PRODUCT SHEET

MANUFACTURER:
RUBBERWAY
WWW.RUBBERWAY.COM/
202.408.7960

2 TREE WELL COVER - RUBBERWAY
1" = 1" P-MU-KST-38



SPECIAL INSTALLATION INSTRUCTIONS (for unusual situations)

When two or more of the following conditions exist, special precautions, detailed below, should be followed for maximum prevention of root overgrowth of fabric:

1. Base of potential problem tree is higher than protected hardscape
2. Soil is over 90% sand
3. Tree species is aggressive, top rooting variety such as maple, ficus, etc. Consult a local arborist for species questions or recommendations if necessary.
4. Tree is closer than eight feet (2400mm) from edge of protected hardscape

Special Precautions (See Drawing Below)

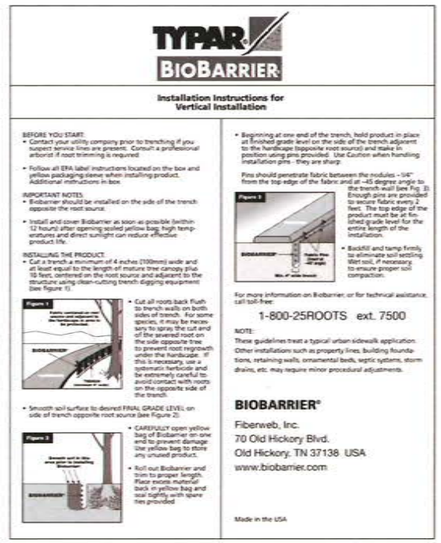
1. Wherever practical, build level of soil adjacent to protected hardscape to a level even with or above base of tree.
2. Attach Biobarrier approximately two inches (50 mm) from the top edge of commercially available metal edging using hot or cold adhesive. For hot application use general adhesives hot melt #64x864 or equivalent. For cold applications use Macco adhesives "Fix-n-Seal" high performance clear sealant F S- U S. Prod. No. 1450113 or equivalent
3. Install metal edging adjacent to protected hardscape with Biobarrier attached. Leave metal edging approximately one inch above grade to prevent root overgrowth. Edging should extend a minimum of 10 feet (3000mm) in each direction from center of tree. Landscape timbers with Biobarrier attached to the bottom may be substituted for edging.

Close-up: metal edging

Road - Min. 29" (736mm) width for adequate protection

Path or Sidewalk - Min 19.5" (500mm) width recommended for adequate protection

3



TYPAR BIOBARRIER

Installation Instructions for Vertical Installation

BEFORE YOU START:

- Contact your utility company prior to trenching if you suspect service lines are present. Consult a professional arborist if root trimming is required
- Follow all EPA label instructions located on the box and yellow packaging sleeve when installing product. Additional instructions in box.

IMPORTANT NOTES:

- Biobarrier should be installed on the side of the trench opposite the root source.
- Install and cover Biobarrier as soon as possible (within 12 hours) after opening soiled yellow bag; high temperatures and direct sunlight can reduce effective product life.

INSTALLING THE PRODUCT:

- Cut a trench a minimum of 4 inches (100mm) wide and at least equal to the length of mature tree canopy plus 10 feet, centered on the root source and adjacent to the structure using clean-cutting trench digging equipment (see figure 1).

Figure 1

- Cut all roots back flush to trench walls on both sides of trench. For some species, it may be necessary to spray the cut and of the severed root on the side opposite tree to prevent root regrowth under the hardscape. If you choose to use a systemic herbicide and be extremely careful to avoid contact with roots on the opposite side of the trench.

Figure 2

- Smooth soil surface to desired FINAL GRADE LEVEL on side of trench opposite root source (see Figure 2).

Figure 3

- CAREFULLY open yellow bag of Biobarrier on one end to prevent damage. Use yellow bag to store any unused product.
- Roll out Biobarrier and trim to proper length. Place excess material back in yellow bag and seal tightly with spare ties provided.
- Beginning at one end of the trench, hold product in place at finished grade level on the side of the trench adjacent to the hardscape (opposite root source) and make in position using pins provided. Use Caution when handling installation pins - they are sharp!

Pins should penetrate fabric between the nodules - 1/4" from the top edge of the fabric and at ~45 degree angle to the trench wall (see Fig. 3). Enough pins are provided to install 2 linear feet. The top edge of the product must be at finished grade level for the entire length of the installation.

- Backfill and tamp firmly to eliminate soil settling. Wet soil, if necessary to ensure proper soil compaction.

For more information on Biobarrier, or for technical assistance, call toll-free:

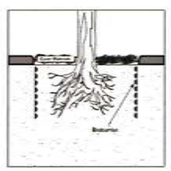
1-800-25ROOTS ext. 7500

NOTE:
These guidelines treat a typical urban sidewalk application. Other installations such as property lines, building foundations, retaining walls, ornamental beds, septic systems, storm drains, etc. may require minor procedural adjustments.

BIOBARRIER®
Fiberweb, Inc.
70 Old Hickory Blvd.
Old Hickory, TN 37138 USA
www.biobarrier.com

Made in the USA

2

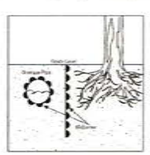


Sidewalks/Paths/Streets/Curbs/Medians/ Tennis Courts

Dig a trench adjacent to hardscape (as close as possible) insuring depth is below where existing roots are found. After trenching, remove remaining roots, leaving walls of trench smooth. Place top edge of Biobarrier® at finished grade level, securing with installation stops and/or pins provided. Backfill carefully to avoid dislocating Biobarrier®, and compact firmly.

Refer to General Guidelines (Pg. 1) & Vertical Instructions (Pg. 2)

Drain Lines, Utility Lines & Pipes



Drain lines and systems and utility lines and pipes can be protected from root intrusion by wrapping entirely with Biobarrier®, at joints or on any or all sides. Biobarrier® fabric can be easily cut with a knife or scissors to fit any configuration. Pipes may be completely wrapped lengthwise and overlapped (minimum of 3 inches or 2 nodules) or at joints or other critical locations where moisture or air may attract roots. Pins, industrial tape or adhesives, or plastic or metal bands may be used to hold Biobarrier® in position... remember, no gaps, it is only effective "where it is."

Refer to General Guidelines (Pg. 1) & Vertical Instructions (Pg. 2)

BASIS OF DESIGN

TYPE:
TYPAR BIOBARRER ROOT CONTROL
24" WIDTH

INSTALL PER MANUFACTURER'S RECOMMENDATIONS

MANUFACTURER:
TYPAR
BERRY GLOBAL, INC.
800-541-5519

1 ROOT BARRIER - BIOBARRIER
1" = 1" P-MU-KST-25

ML+H
Marquis Lefimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/TH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.28

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Received April 6, 2026
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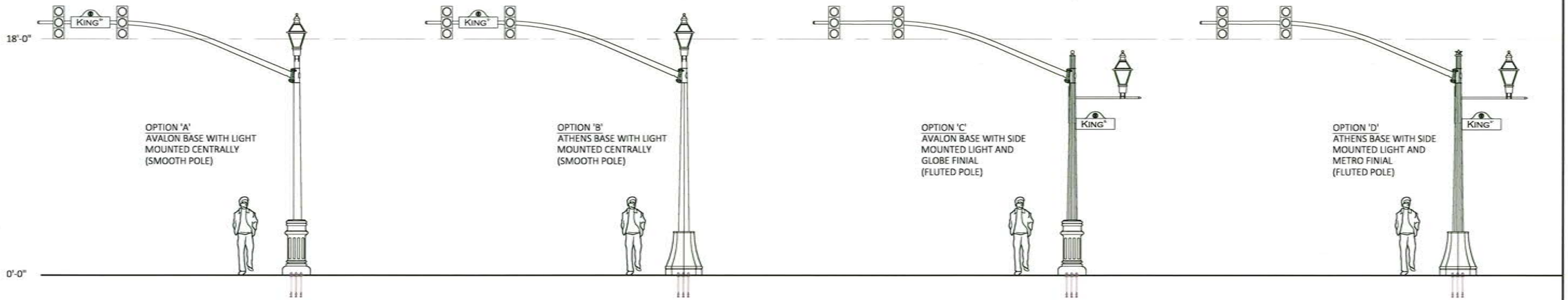

MAST ARM CONFIGURATION OPTIONS

SCALE = $\frac{1}{4}$" = 1'-0"

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Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/JH

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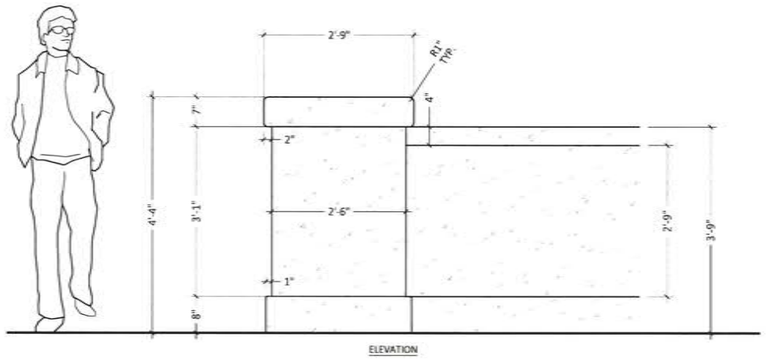
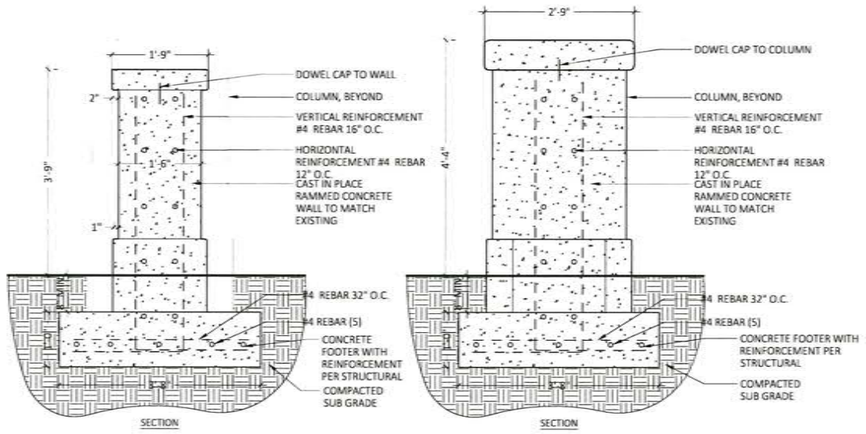


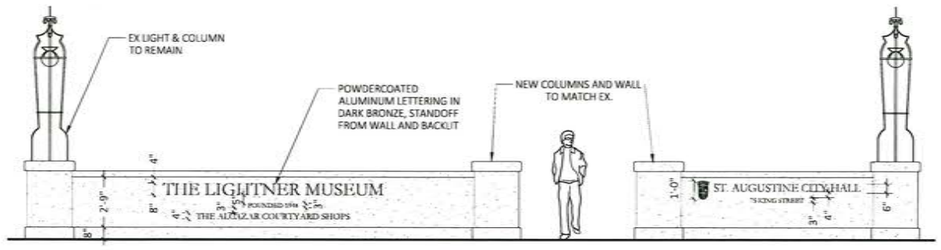
ELEVATION



SECTION SECTION

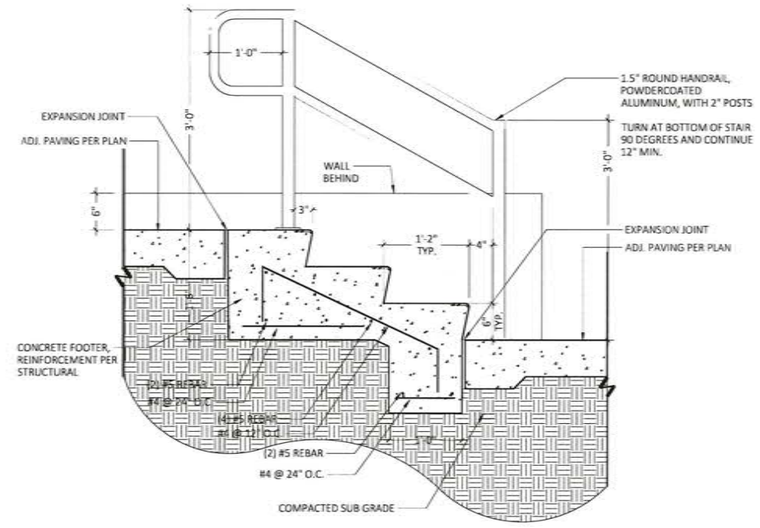
4 COQUINA COLUMN + LOW WALL DETAIL

3/4" = 1'-0" P-MU-KST-74



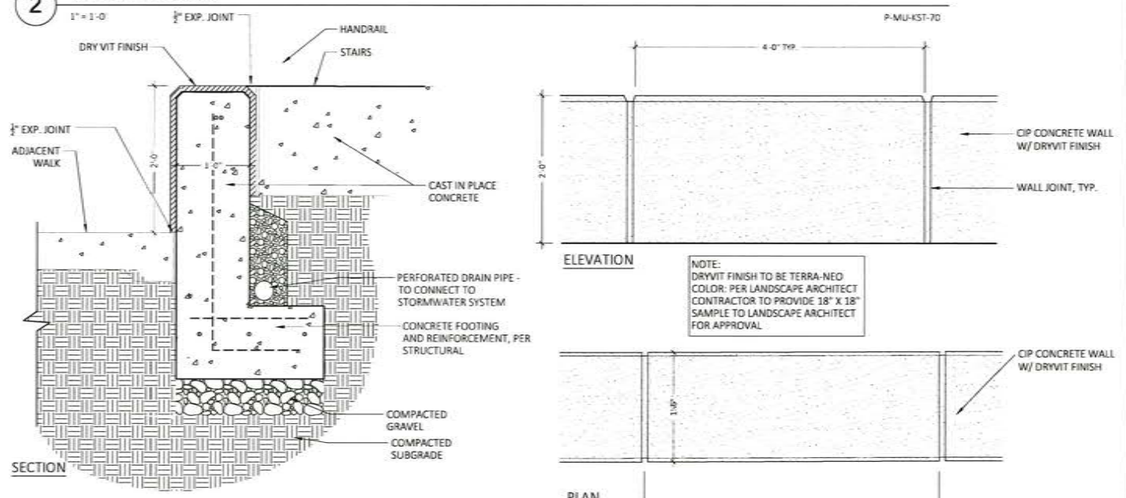
3 WALL ELEVATION

1/4" = 1'-0" P-MU-KST-73



2 CONCRETE STAIR

1" = 1'-0" P-MU-KST-70



SECTION ELEVATION PLAN

1 CIP CONCRETE RETAINING WALL

1" = 1'-0"

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34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/JH

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ST. AUGUSTINE, FL
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SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 32 00

DRAWING NO.
L-2.30

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Thursday, March 12, 2026

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GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE LANDSCAPE BED PREPARATION, INCLUDING REMOVAL AND DISPOSAL OF EXISTING LANDSCAPE AND TREES (TREES TO REMAIN ARE NOTED ON PLAN). CONTRACTOR SHALL PULL ANY APPLICABLE PERMITS, SUCH AS TREE REMOVAL PERMIT.
2. SPRAY DOWN BASE OF BUILDING TO REMOVE SOIL FROM CONSTRUCTION ACTIVITIES.
3. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES . PLANT SIZE IS TO TAKE PRECEDENCE OVER CONTAINER SIZE.
4. ALL TREES AND SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.
5. WEEDS ARE TO BE ADEQUATELY AND PROPERLY TREATED AND REMOVED PRIOR TO LANDSCAPE INSTALLATION. ALL SOIL AMENDMENTS SHOULD BE CERTIFIED AS WEED-FREE FROM THE SUPPLIER.
6. LANDSCAPE MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR (INCLUDING MOWING, PRUNING, AND WEEDING) UNTIL PLANTING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR MUST PROVIDE: (A.) A WARRANTY ON ALL TREES AND PALMS FOR A PERIOD OF (12) TWELVE MONTHS. (B.) A WARRANTY ON ALL SHRUBS AND GROUNDCOVERS FOR A PERIOD OF (12) TWELVE MONTHS. (C.) GUIDELINES FOR PROPER MAINTENANCE.
7. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES; ADJUST IN THE FIELD IF NEEDED.
8. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL, SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE PULLED AWAY FROM THE TRUNK.
9. CONTRACTOR SHALL SCARIFY SOIL TO A DEPTH OF 12" IN AREAS WITH COMPACTED SOIL. CONTRACTOR SHALL EXCAVATE AND DISPOSE OF ALL STONE, DEBRIS AND BASE MATERIAL FROM PREVIOUS PARKING AREAS. BACK FILL WITH TOP SOIL WITH HIGH ORGANIC CONTENT AND CERTIFIED WEED FREE.

COORDINATION WITH PROJECT WORK

1. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.
2. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.
3. COORDINATE THE RELOCATION OF ANY IRRIGATION LINES, HEADS OR THE CONDUITS OF OTHER UTILITY LINES THAT ARE IN CONFLICT WITH TREE LOCATIONS. ROOT BALLS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS ENCOUNTERED.

LAYOUT AND PLANTING SEQUENCE

1. RELATIVE POSITIONS OF ALL PLANTS AND TREES ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.
2. NOTIFY THE LANDSCAPE ARCHITECT, ONE (1) WEEK PRIOR TO LAYOUT. LAYOUT ALL INDIVIDUAL TREE AND SHRUB LOCATIONS. PLACE PLANTS ABOVE SURFACE AT PLANTING LOCATION OR PLACE A LABELED STAKE AT PLANTING LOCATION. LAYOUT BED LINES WITH PAINT FOR THE LANDSCAPE ARCHITECT'S APPROVAL. SECURE THE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE DIGGING AND START OF PLANTING WORK.

PLANTING GUIDELINES: TREES, SHRUBS & GROUNDCOVER

1. ASSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL NOT BE APPLIED LESS THAN 12 HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.
2. ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.
3. PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
4. DIG PLANTING HOLES TWO TIMES (2x) THE WIDTH OF THE ROOT BALL AND BACK FILL WITH PLANTING MIX. SEE "SOIL MIX" GUIDELINES.
5. PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.
6. SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.
7. APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.
8. WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

PALM PLANTING

1. PALM TREES SHALL BE PLACED AT GRADE MAKING SURE NOT TO PLANT THE TREE ANY DEEPER IN THE GROUND THAN THE PALM TREES ORIGINALLY STOOD.
2. THE TREES SHALL BE PLACED WITH THEIR VERTICAL AXIS IN A PLUMB POSITION.
3. ALL BACKFILL SHALL BE NATIVE SOIL EXCEPT IN CASES WHERE PLANTING IN ROCK. WATER-SETTLE THE BACK FILL.
4. DO NOT COVER ROOT BALL WITH MULCH OR TOPSOIL.
5. PROVIDE A WATERING BERM AT EACH PALM. BERMS SHALL EXTEND A MINIMUM OF 18 INCHES OUT FROM THE TRUNK ALL AROUND AND SHALL BE A MINIMUM OF (6) INCHES HIGH.
6. REMOVE TWINE WHICH TIES FRONDS TOGETHER AFTER PLACING PALM IN PLANTING HOLE AND SECURING IT IN THE UPRIGHT POSITION.

PRUNING OF TREES AND SHRUBS

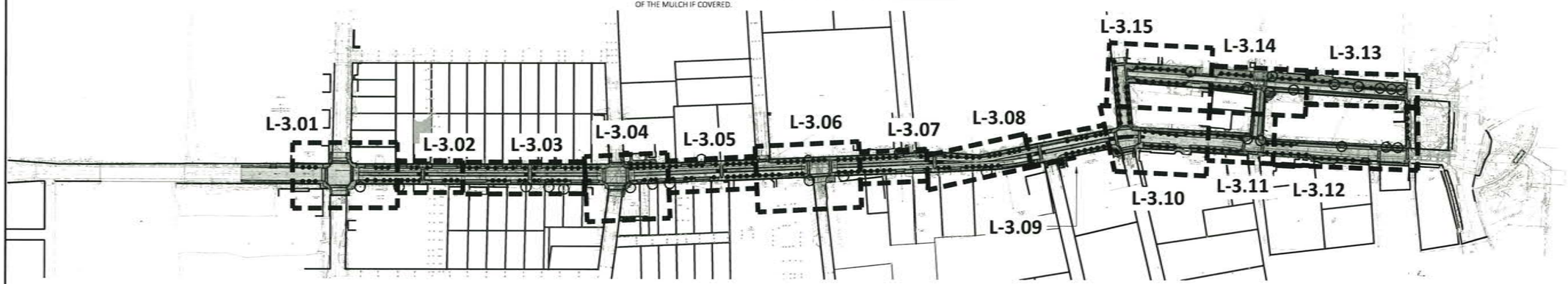
1. PRUNE TREES AND SHRUBS ONLY AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PRUNING SHRUBS SHALL BE LIMITED TO ADDRESSING STRUCTURAL DEFECTS AS SHOWN IN DETAILS; FOLLOW RECOMMENDATIONS PER ANSI A300 AND ISA BEST MANAGEMENT PRACTICES. DO NOT PRUNE TREES WITHOUT CONTACTING THE LANDSCAPE ARCHITECT. TREES SHALL ONLY BE PRUNED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST AND PRUNING SHALL FOLLOW ANSI Z133.1 STANDARDS FOR TREE CARE AND INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST MANAGEMENT PRACTICES.

MULCHING OF PLANTS

1. SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.
2. APPLY A MINIMUM OF 2-3 INCHES DEPTH OF PINE STRAW MULCH BEFORE SETTLEMENT, COVERING THE ENTIRE PLANTING BED AREA. INSTALL NO MORE THAN 1 INCH OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO 2 INCHES WHEN ABUTTING PAVEMENT.
3. FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A 5 FOOT RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THE PLANS AND SPACED AT LEAST SIX INCHES AWAY FROM THE TREE TRUNK. MULCH TREES IN TURF AREAS PRIOR TO HYDROSEEDING.
4. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	100 GAL.	4"	12'	YES		28
	SS	SABAL PALMETTO / CABBAGE PALMETTO	B&B; REGENERATED	15" MIN.	18' CT (MATCHED)	YES		259
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT				SPACING	QTY
GROUND COVERS								
	Sb	SPARTINA BAKERI / SAND CORDGRASS	1 GAL.				24" o.c.	185
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL.				12" o.c.	295



OVERVIEW PLAN WITH SHEET LAYOUT

0' 75' 150' 300'
SCALE: 1"=150-0"

ML+H
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St. Augustine, FL 32084
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www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/JH

KING STREET
"The Best Mile in Florida"
HANSON

KING STREET
ST. AUGUSTINE, FL
LANDSCAPE PLAN

REV	DESCRIPTION	DATE
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	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

DRAWING NO.
L-3.00

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TREES		
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	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE

FLAGLER COLLEGE
FLORIDA EAST
COAST RAILWAY
DORMS

MALAGA ST.

CARMELO'S
MARKETPLACE

SHEET L-3.01

SHEET L-3.02

41

KING ST

42

43

KING ST

SAN SEBASTIAN
WINERY

SEBASTIAN
HARBOR DR.

ST AUGUSTINE
POLICE
DEPARTMENT

0' 5' 10' 20'
SCALE: 1"=20'-0"

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904 825 6747
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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, FLA [LA6667110]
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
LANDSCAPE PLAN

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L-3.01

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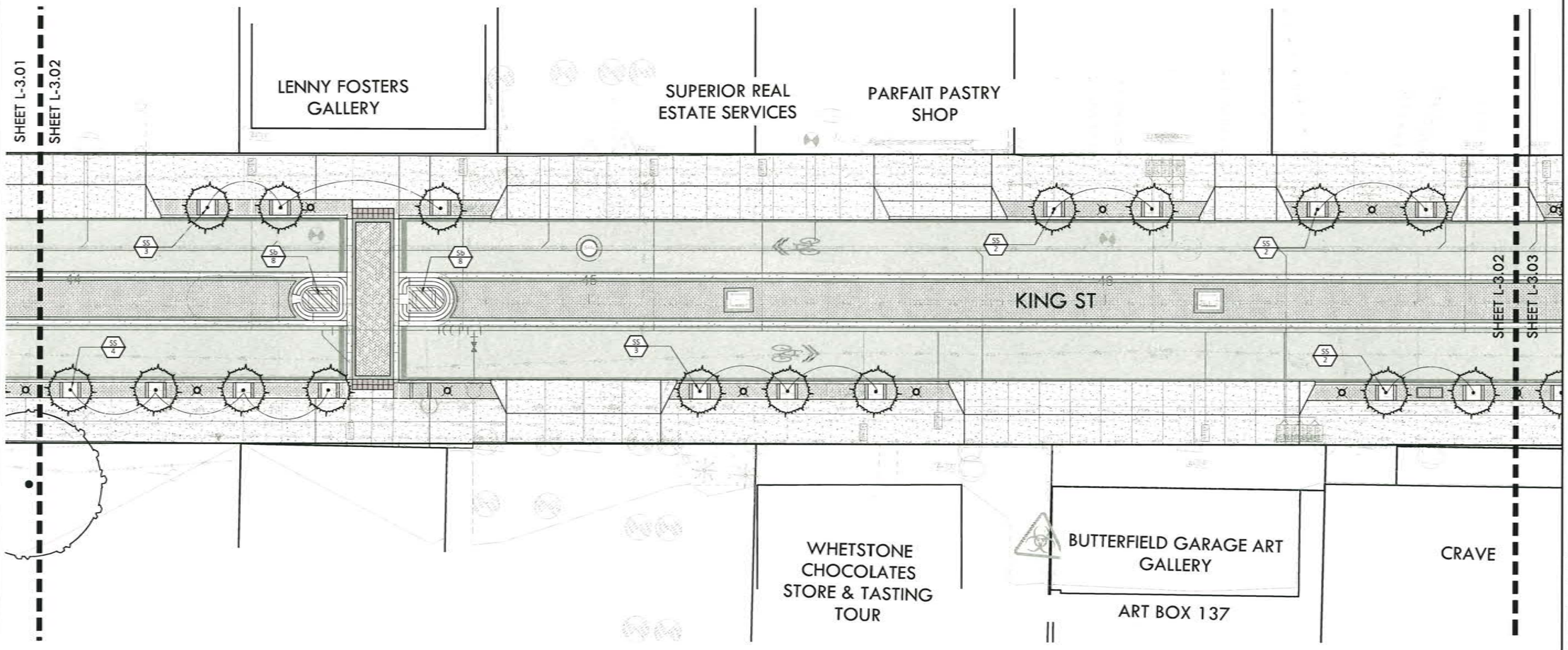
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
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KING STREET
ST. AUGUSTINE, FL
LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

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L-3.02

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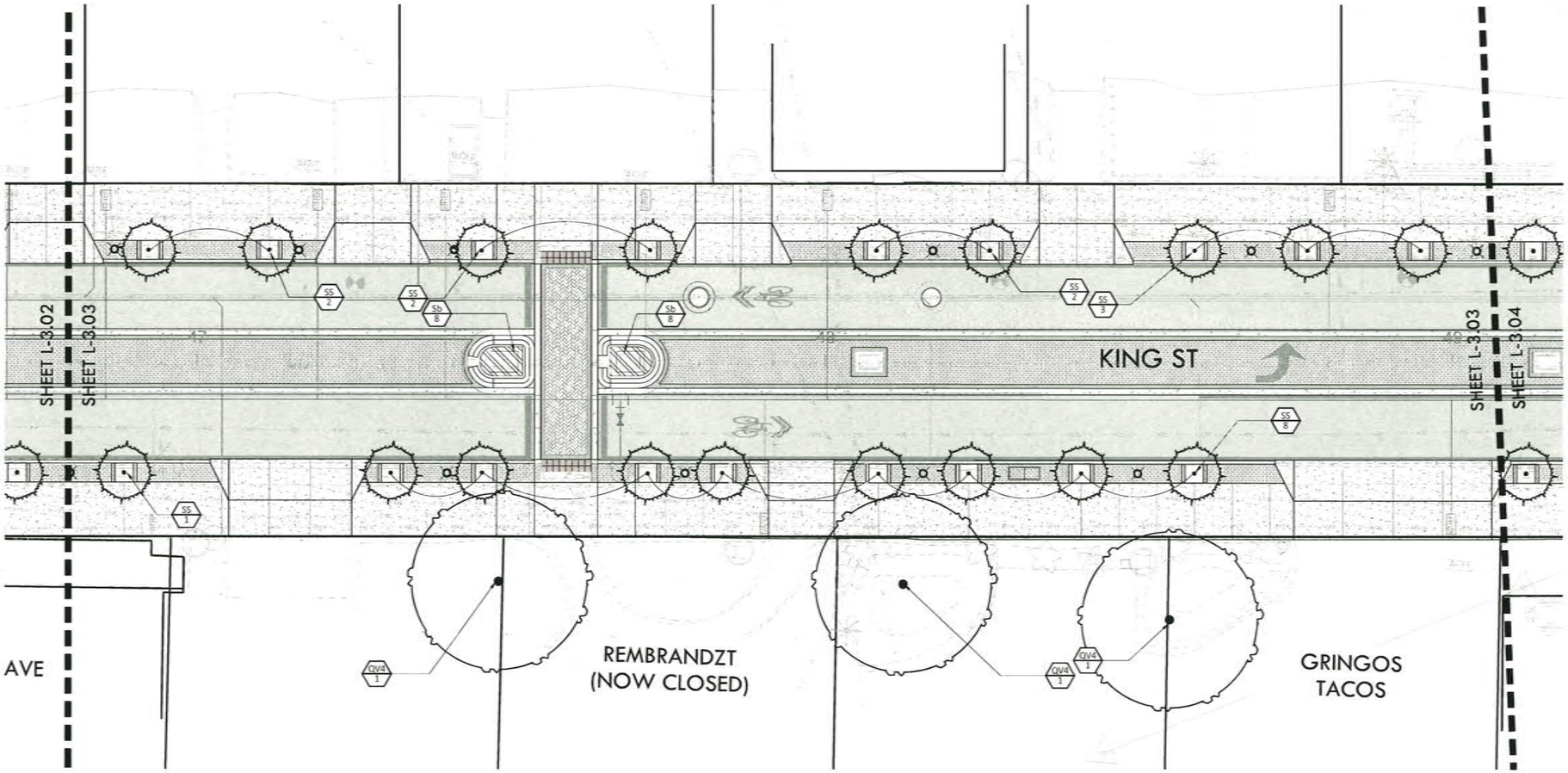
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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LANDSCAPE ARCHITECT OF RECORD
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KING STREET
ST. AUGUSTINE, FL
LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

DRAWING NO. L-3.03

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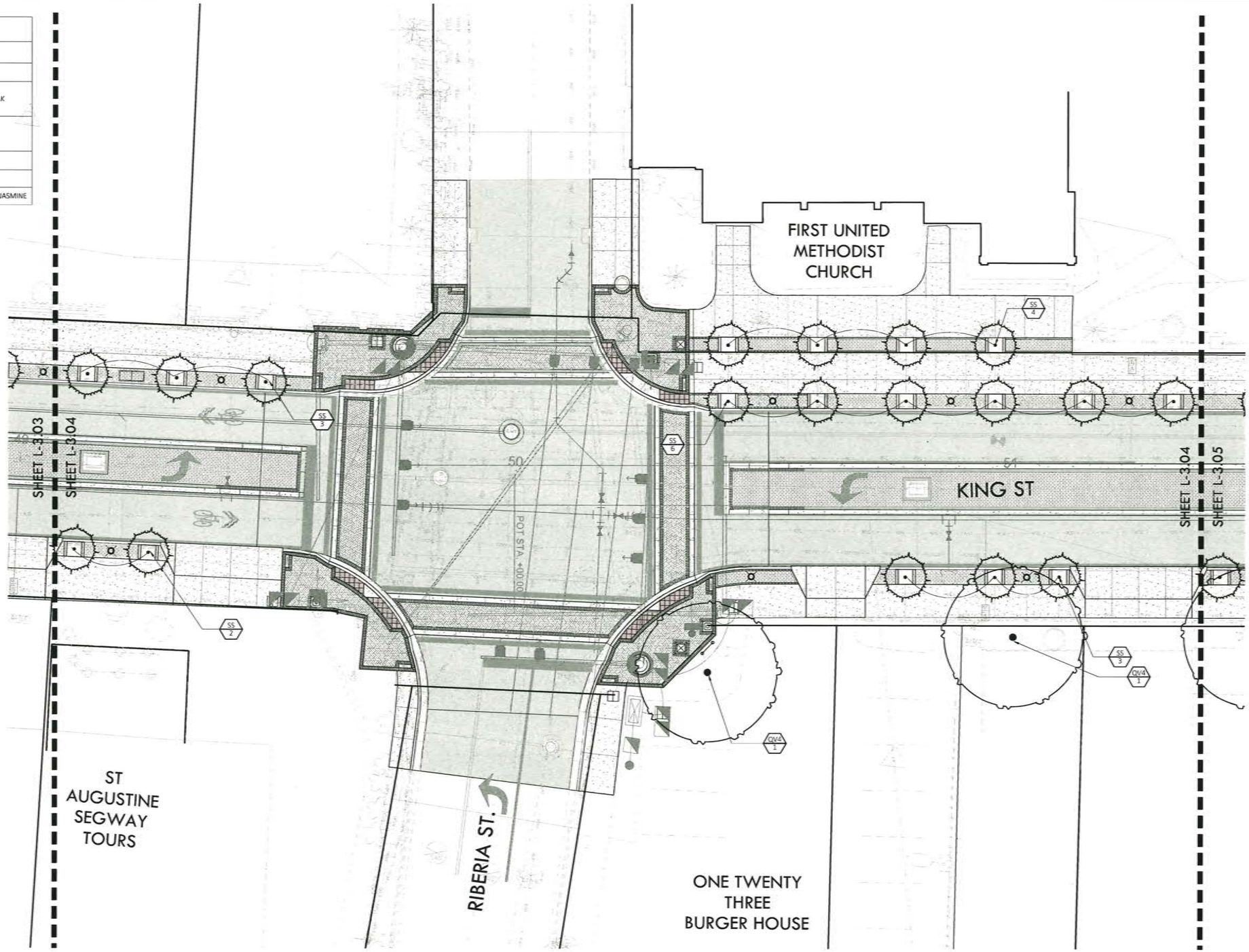
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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LANDSCAPE ARCHITECT OF RECORD
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KING STREET
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LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

DRAWING NO. L-3.04

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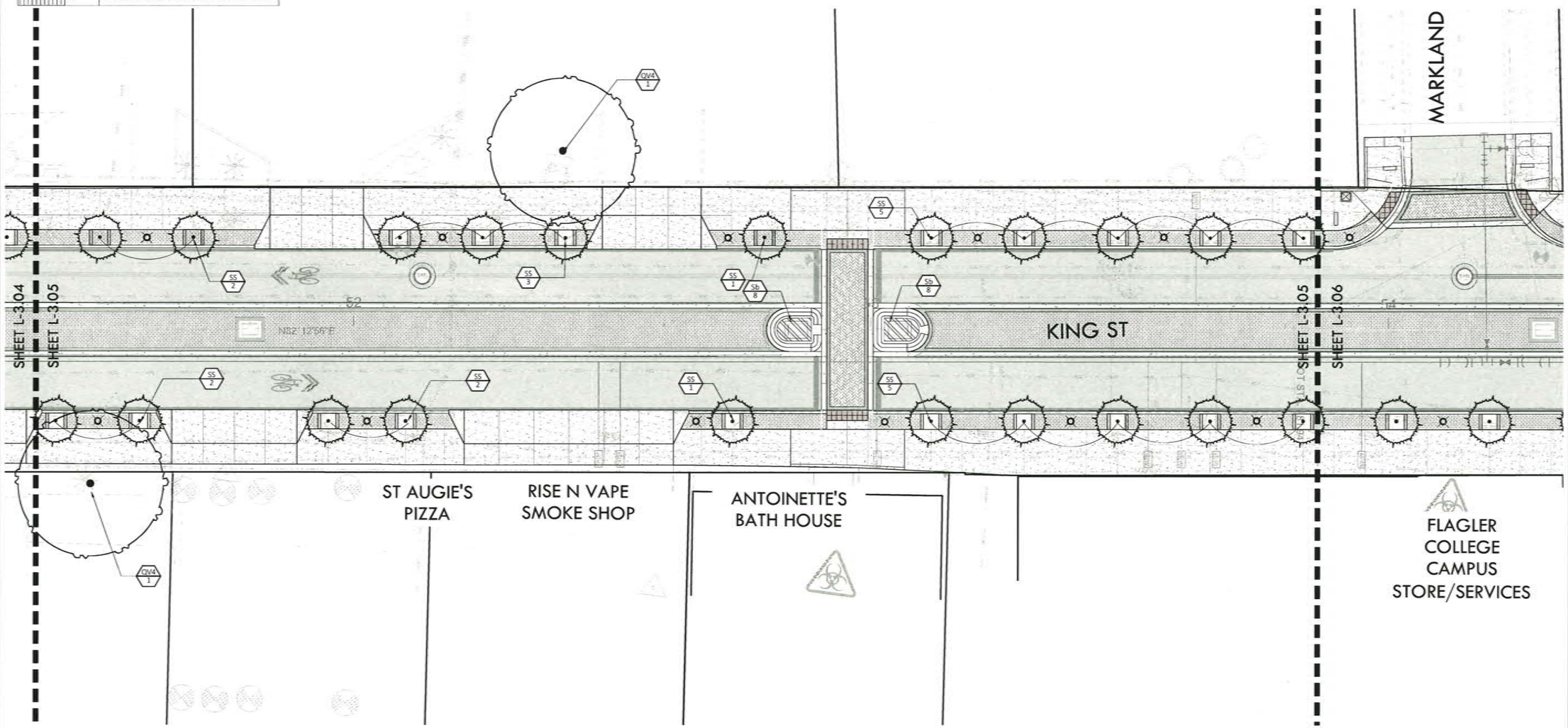
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, PLA (LA6667110)

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KING STREET
The First Mile in Florida
HANSON

KING STREET
ST. AUGUSTINE, FL
LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

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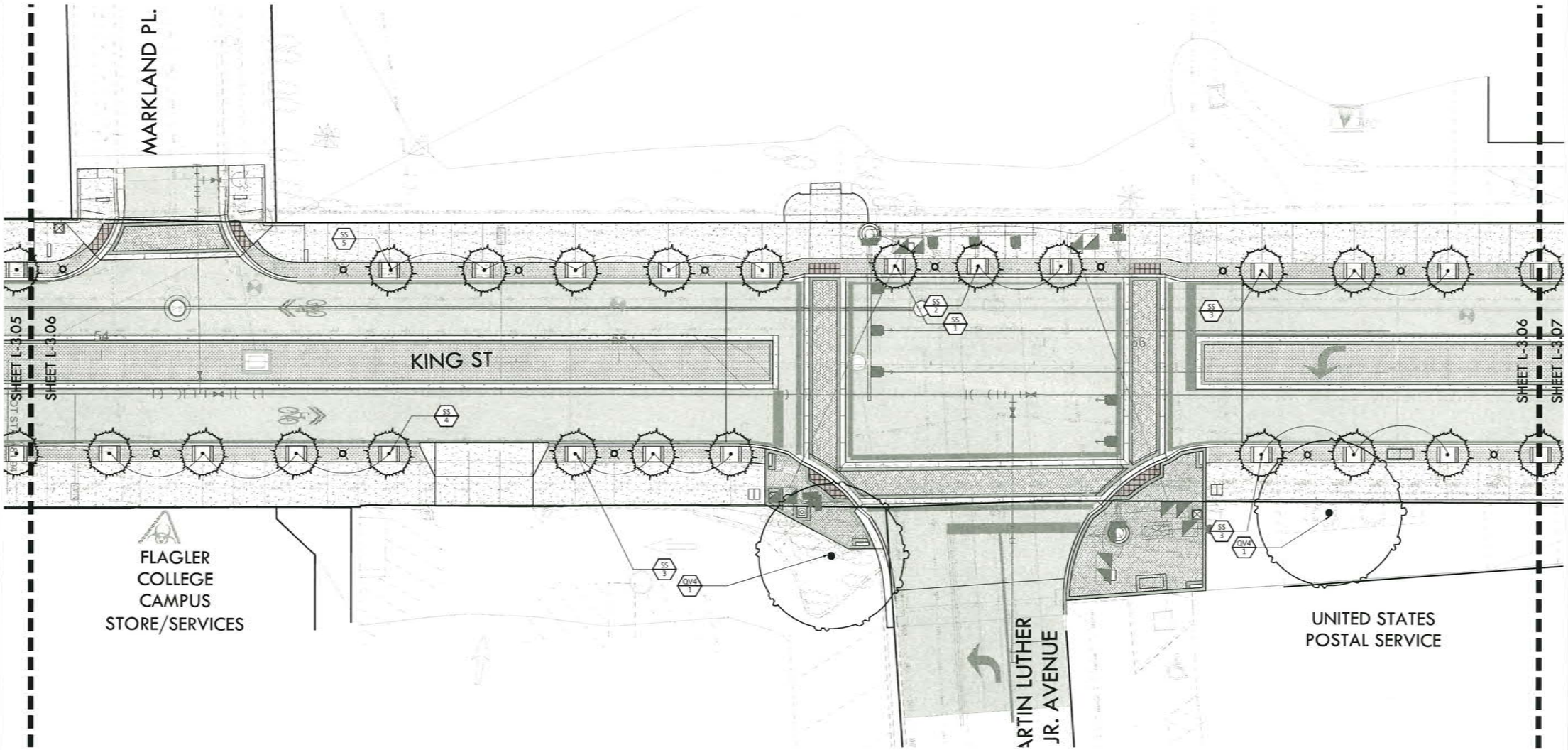
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
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KING STREET
ST. AUGUSTINE, FL
LANDSCAPE PLAN

REV.	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

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L-3.06

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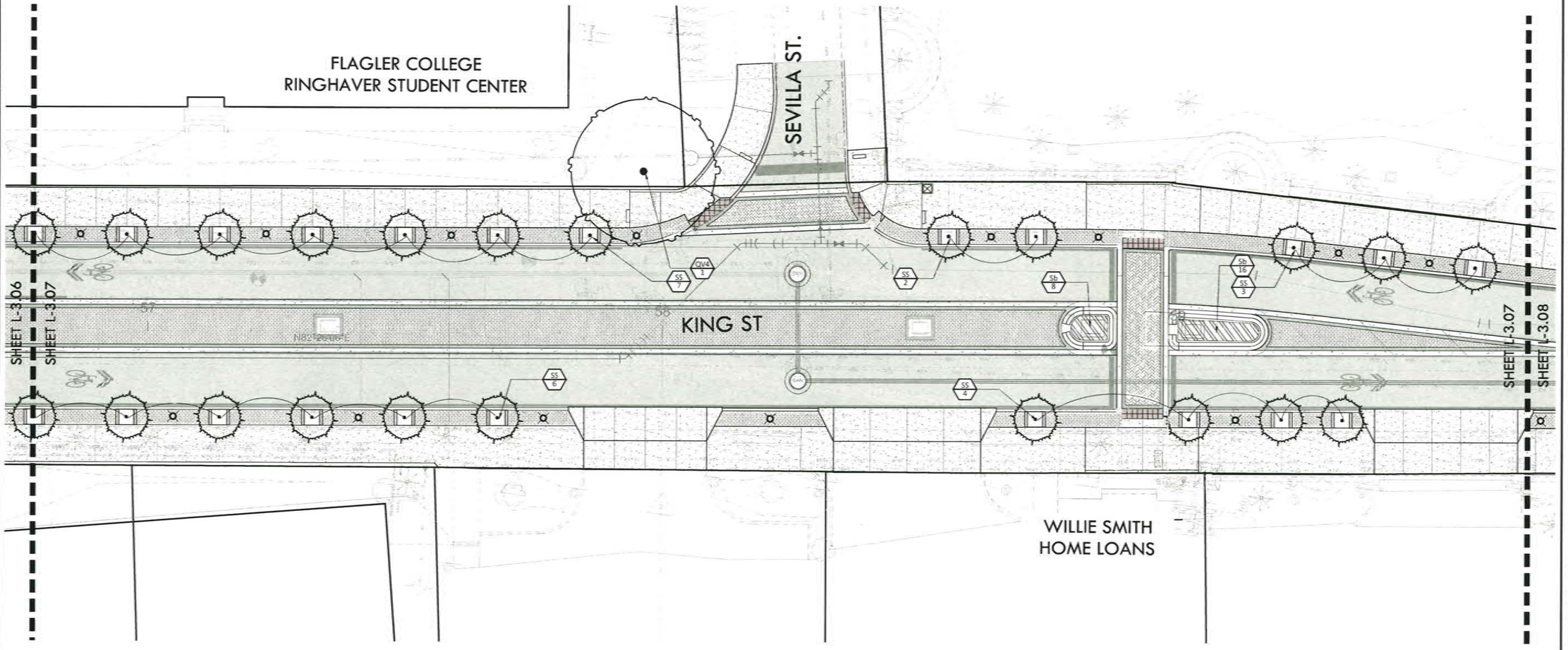
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

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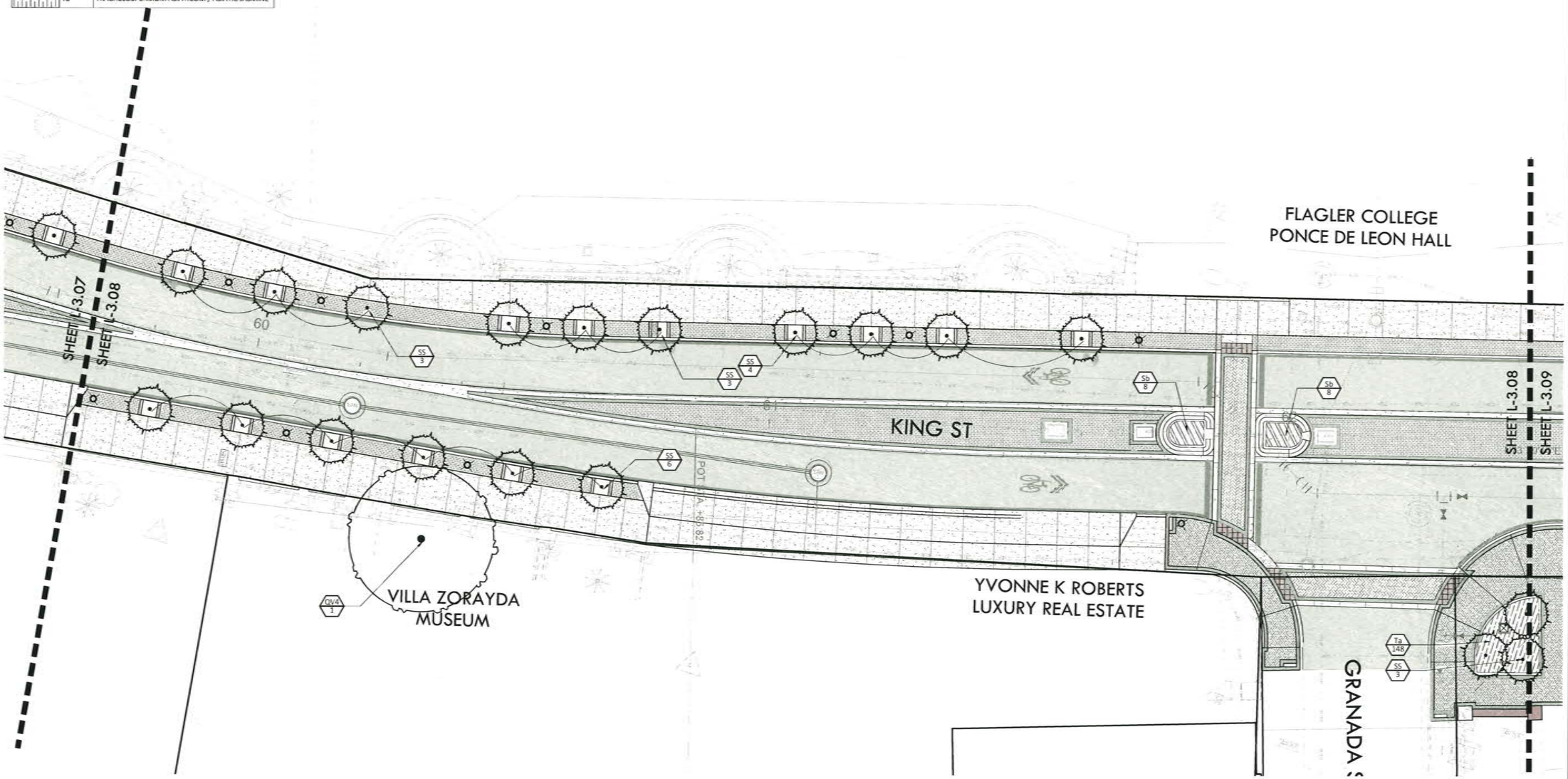
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

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KING STREET
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LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/13/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12.00

DRAWING NO.
L-3.08

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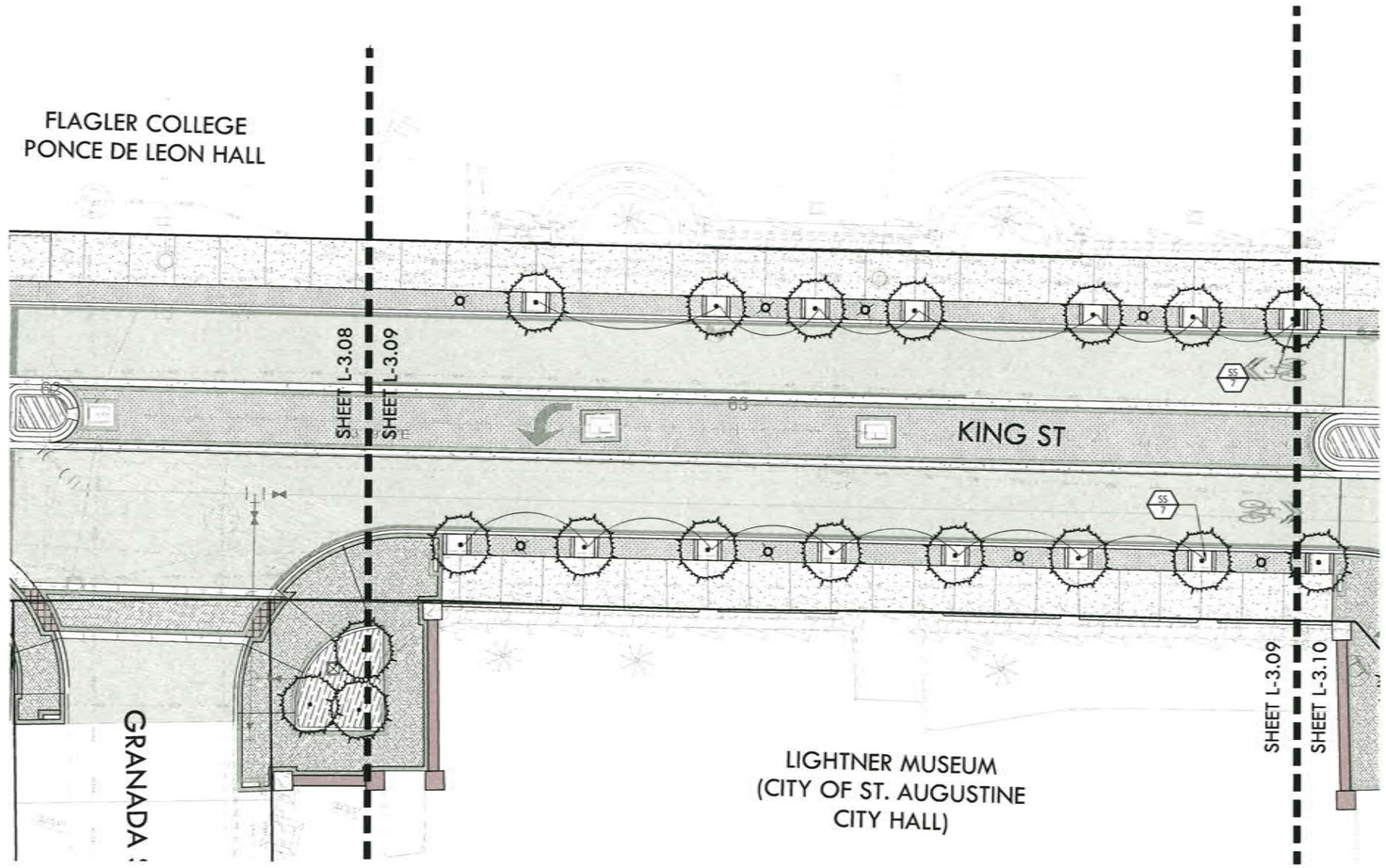
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, PLA (LA6667110)

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KING STREET
ST. AUGUSTINE, FL
LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

DRAWING NO. L-3.09

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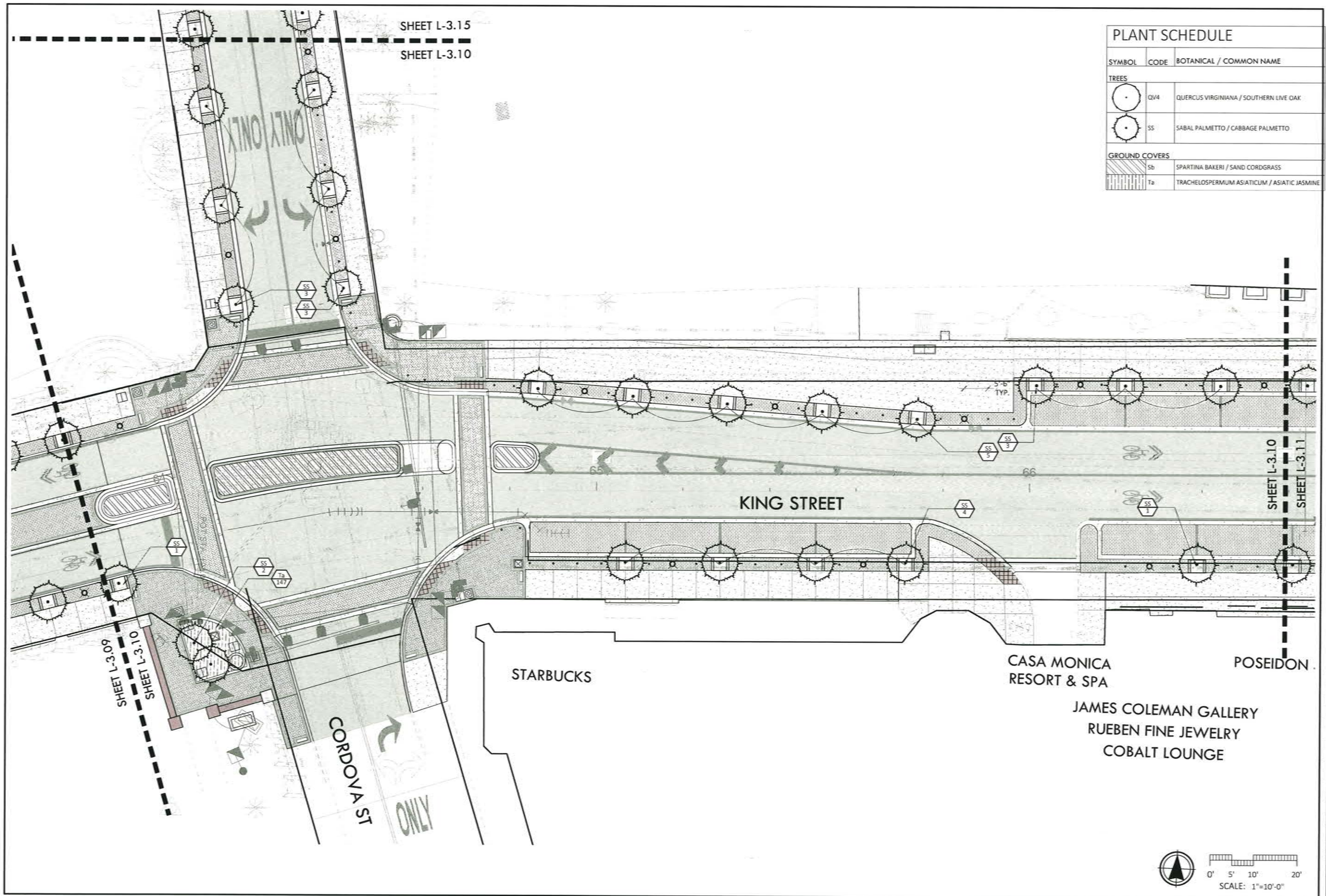

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE

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LANDSCAPE ARCHITECT OF RECORD
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KING STREET
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LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

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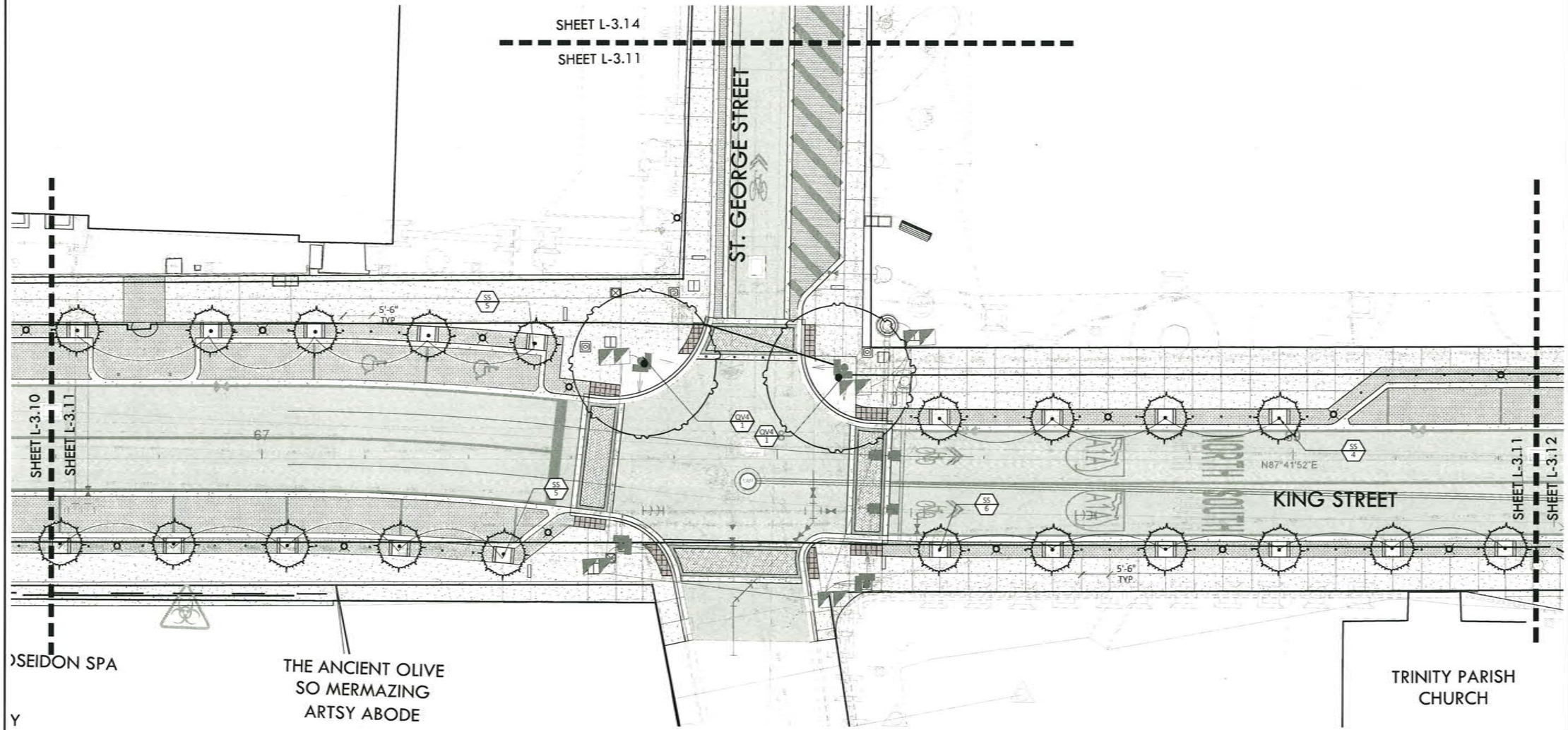
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
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KING STREET
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LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

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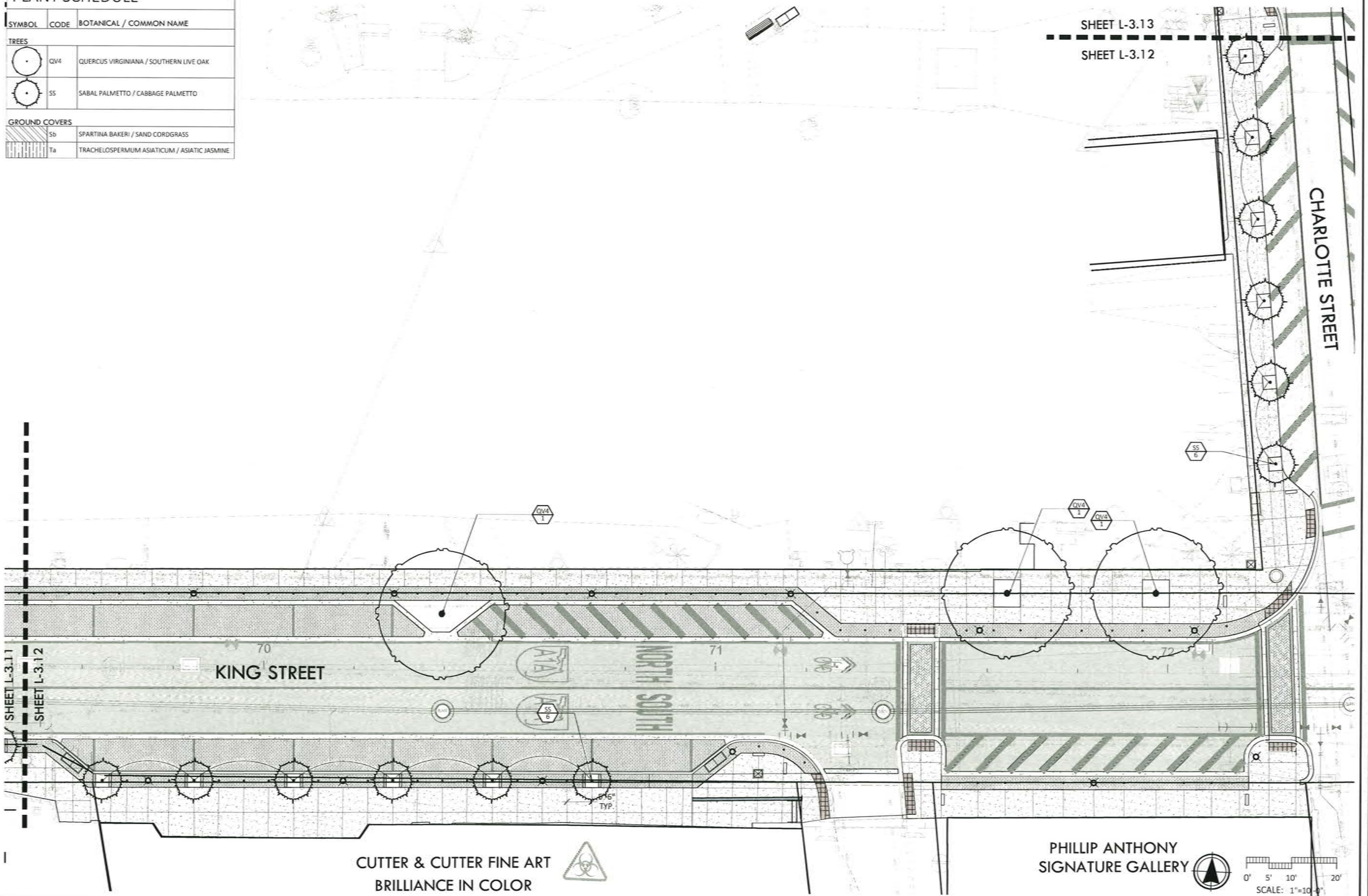
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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LANDSCAPE ARCHITECT OF RECORD
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LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
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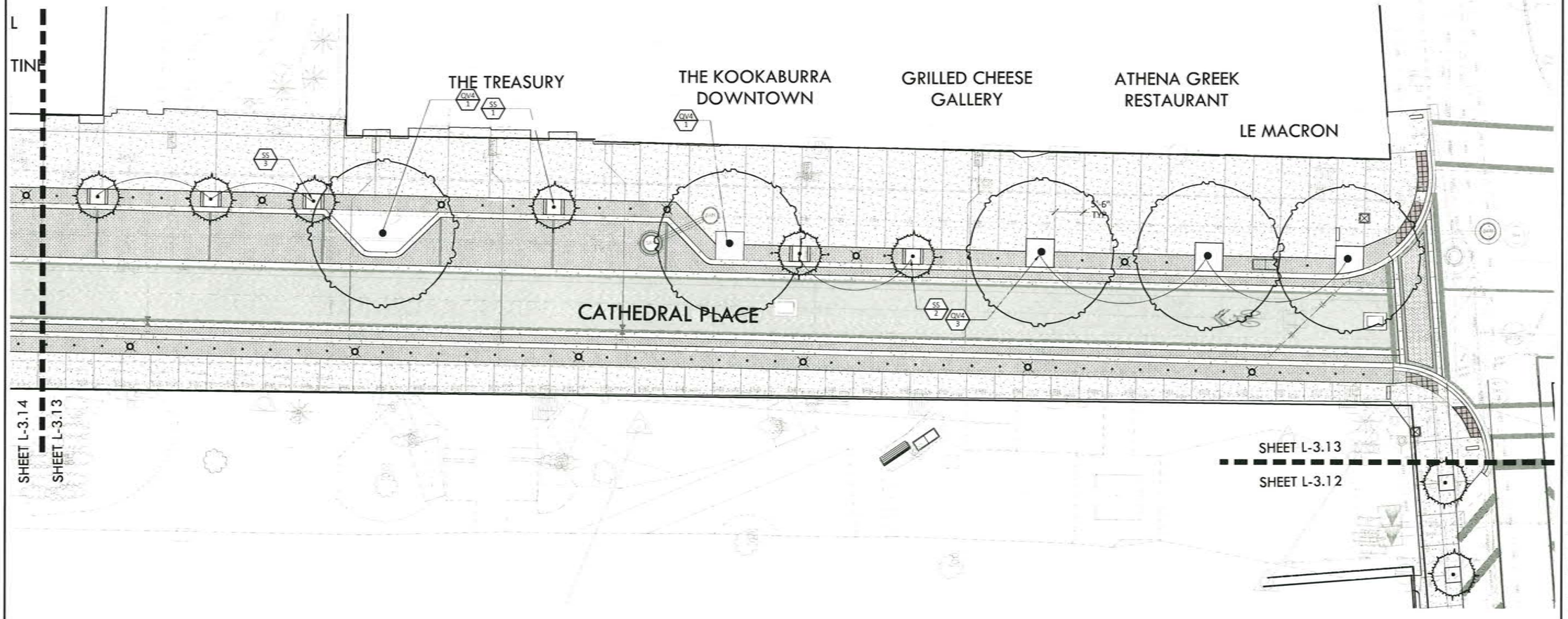
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

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KING STREET
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LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

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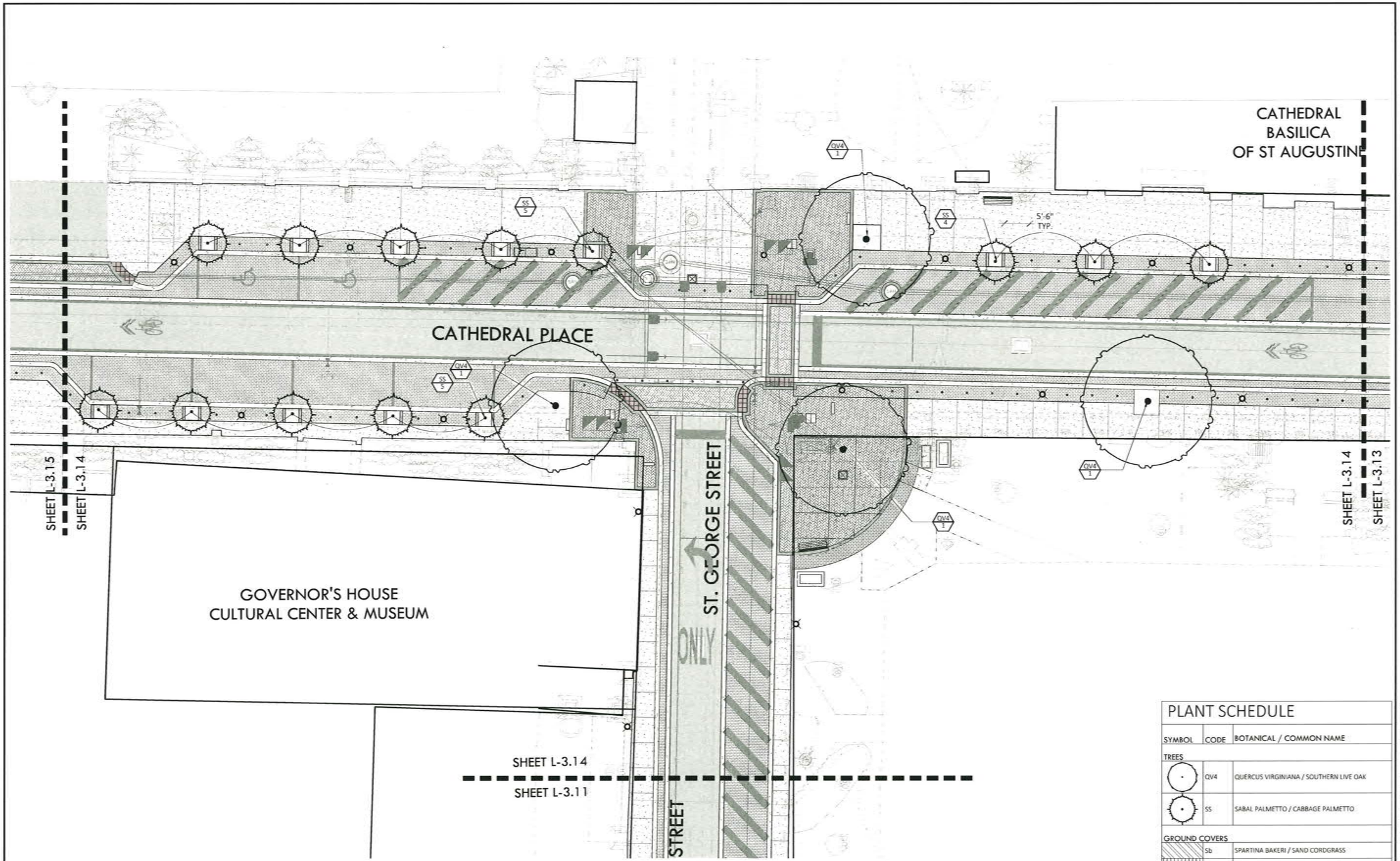

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE

0' 5' 10' 20'
SCALE: 1"=10'-0"

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, PLA [LA6667110]
DRAWN BY: CS/CT/SH

KING STREET
ST. AUGUSTINE, FL
LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	CONCEPTS	07/17/23
	PUBLIC REVIEW	06/25/24
	30% CD'S	12/19/24
	REVIEW SET	01/20/26
	HARB	02/20/26
	60% CD	03/17/26

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 32 00

DRAWING NO.
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Received April 6, 2026
Planning and Building Dept.

Thursday, March 12, 2026

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE

BANK OF AMERICA
(NOW CLOSED)

5'-6" TYP.

CATHEDRAL PLACE

CORDOVA ST

ONLY ONLY

SHEET L-3.15

SHEET L-3.14

SHEET L-3.15

SHEET L-3.10

0' 5' 10' 20'
SCALE: 1"=10'-0"

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Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904 825 6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

DRAWING NO. L-3.15

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Thursday, March 12, 2026

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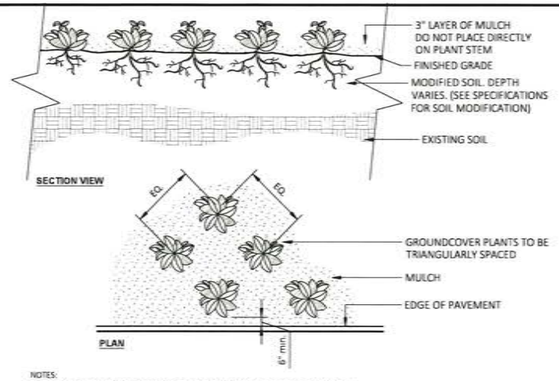

NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3 SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

8 GROUNDCOVER

NOT TO SCALE

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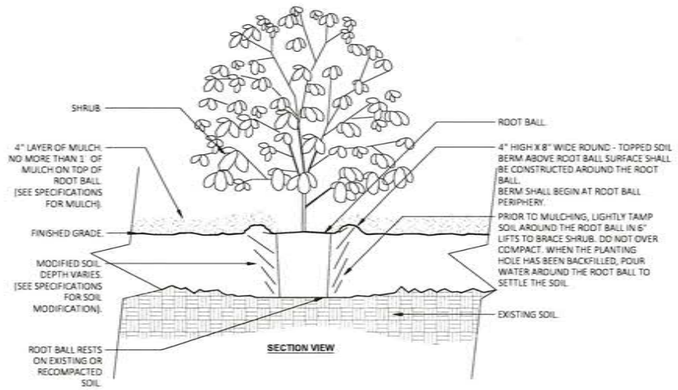
00-04



NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING DETAIL.

7 SHRUB - MODIFIED SOIL

NOT TO SCALE

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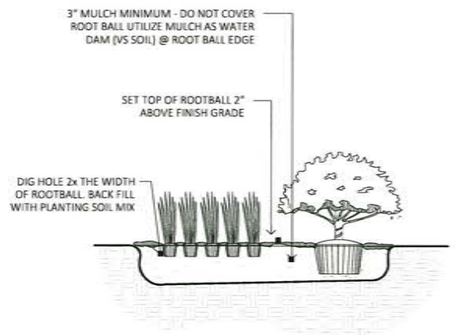
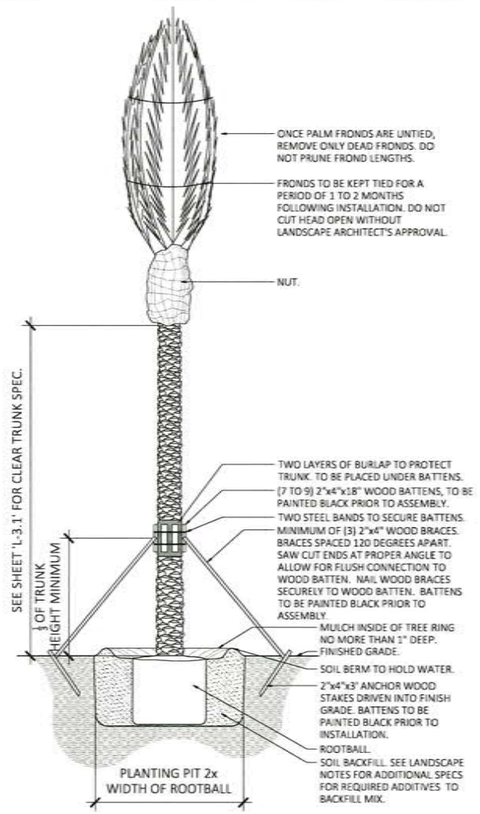
00-06



6 SHRUB AND GROUNDCOVER PLANTING

NOT TO SCALE

00-16

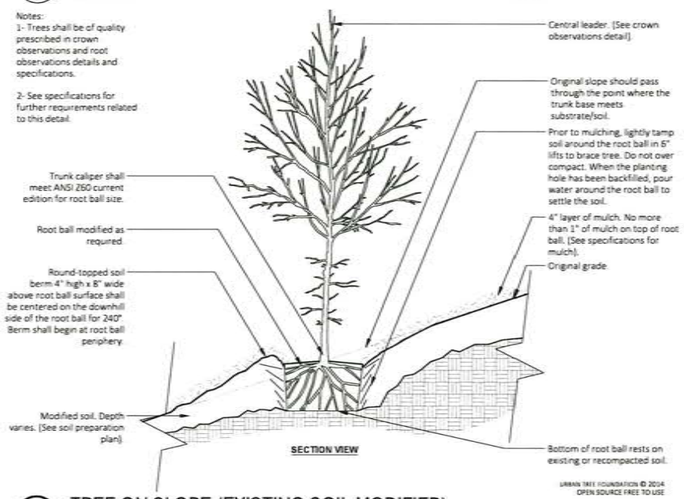


NOTES:
1- CONTRACTOR TO ASSURE DRAINAGE/PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
2- CONTRACTOR TO STAKE LOCATION OF PALMS, OUTSIDE OF CONFLICT WITH UNDERGROUND UTILITIES, FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING PLANTING DETAIL.

5 PALM PLANTING & STAKING DETAIL

NOT TO SCALE

00-03

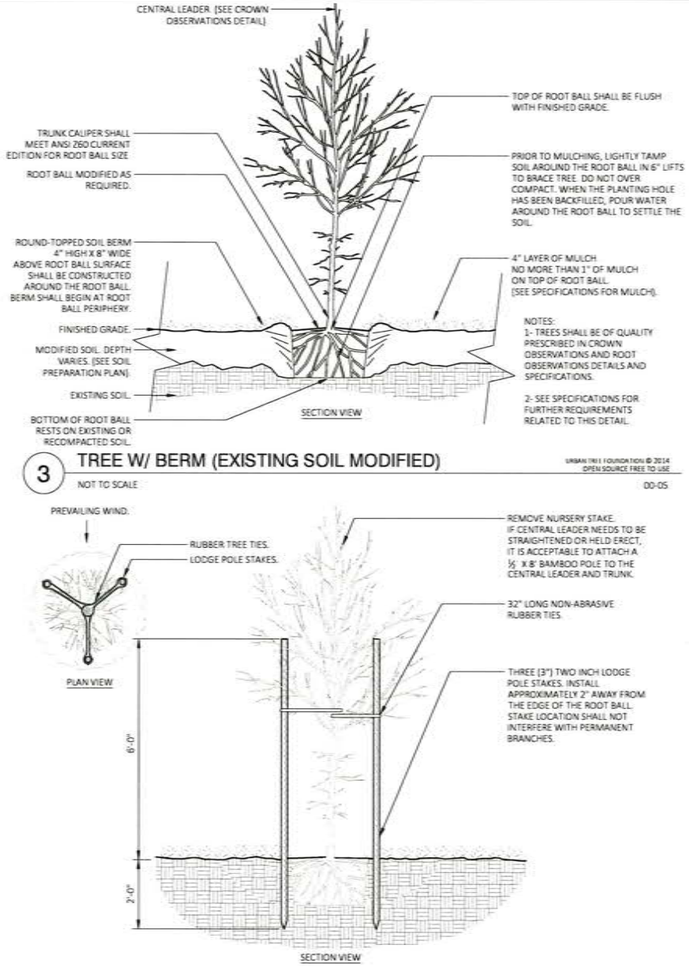


4 TREE ON SLOPE (EXISTING SOIL MODIFIED)

1/2" = 1'-0"

SLOPE 5% (20:1) TO 50% (2:1)

00-18



NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

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00-05

2 TREE STAKING - LODGE POLES (3) (TREES >12' OA.)

NOT TO SCALE

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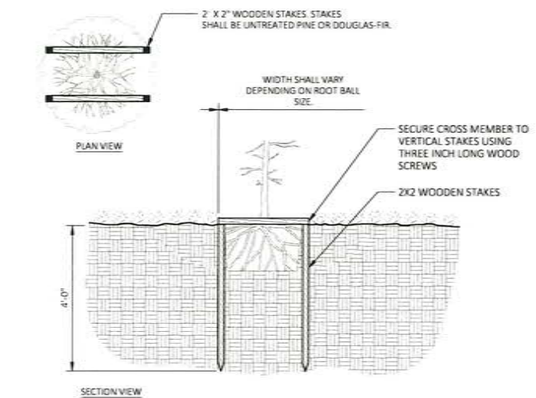
00-02



1 TREE STAKING - STAPLE (TREES <12' OA.)

NOT TO SCALE

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St Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL

LANDSCAPE DETAILS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
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	30% CD'S	12/19/24
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	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

DRAWING NO. L-3.16

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0018 **Meeting Date: Thursday, April 16, 2026**

1. NAME OF APPLICANT: Jeremy Marquis, Marquis Latimer + Halback, Inc.
   Business (if applicable):
   Address: 34 Cordova Street, Suite A
   City: St. Augustine State: FL Zip Code: j 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Reuben Franklin, City of St. Augustine
   Business (if applicable):
   Address: 75 King Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 75 KING ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE BLK 36-A LIGHTNER MUSEUM (EX SUITES 110 111 112 113 (FKA #3) 114 115 116 120 121 122 & 123) (EX PTS LEASED IN POOL AREA) (EX PT IN OR5006/1190) DB167/565

5. SCOPE OF WORK: For changes to streetscape design including, but not limited to the roadway, hardscape, landscape, street signage, trash receptacles, and lighting. Following Opinion of Appropriateness HP2024-0016.

Information attached by applicant includes:

- Application Agreement
- Architectural Plans
- Existing Photograph

Received March 17, 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: King Street right of way; Malaga to Charlotte

Applicant's Name: Jeremy Marquis, ML+H Applicant's Signature: _____

Owner's Name: Reuben Franklin, COSA Owner's Signature: _____

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

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

(Can add additional signature page if needed)

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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Planning and Building Dept.

KING STREET
The Best Mile in Florida
CITY OF ST AUGUSTINE

King Street

HARB

CERTIFICATE OF APPROPRIATENESS

Existing Photographs

April 16, 2026

HANSON

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received March 17, 2026
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Cordova Street Intersection

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Granada Street Intersection

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Dr. Martin Luther King, Jr. Avenue Intersection

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Received March 17, 2026
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Riberia Street Intersection

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Malaga Street Intersection

Received March 17, 2026
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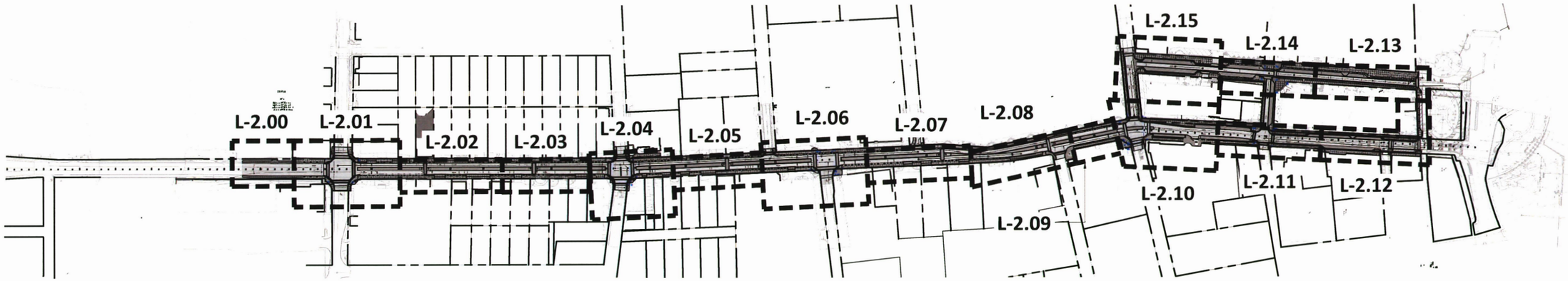
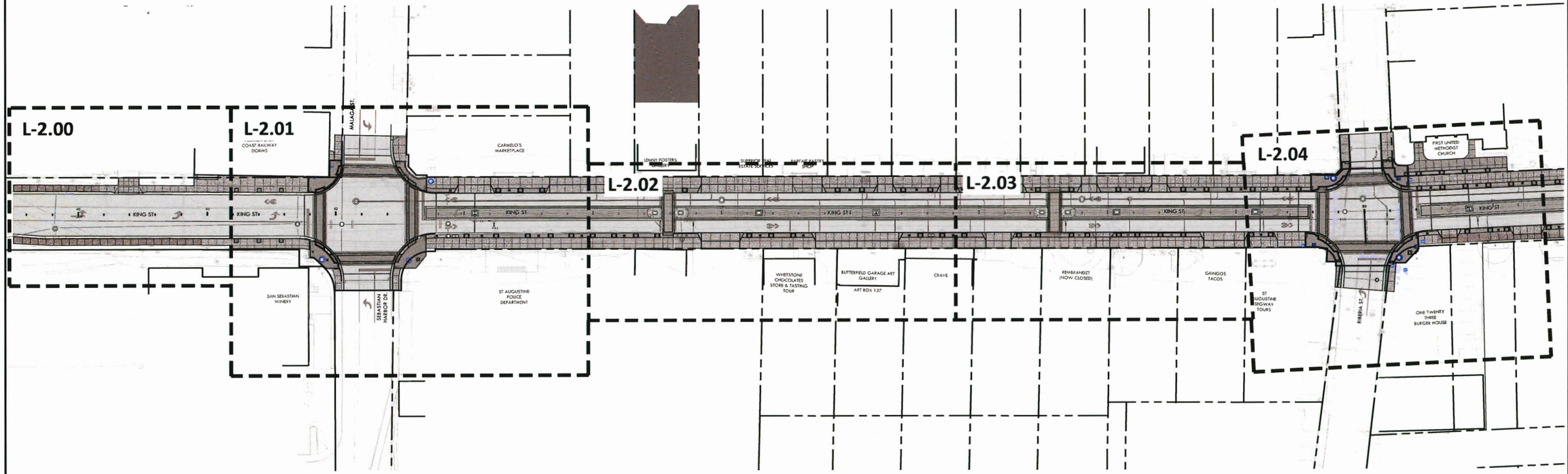
GENERAL NOTES



OVERVIEW PLAN WITH SHEET LAYOUT

0' 75' 150' 300'
SCALE: 1"=150-0"



OVERVIEW PLAN - MALAGA ST. TO RIBERIA ST.

0' 20' 40' 80'
SCALE: 1"=40-0"

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN - OVERALL

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L1.01

Application Packet, page 20

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Received April 6, 2026
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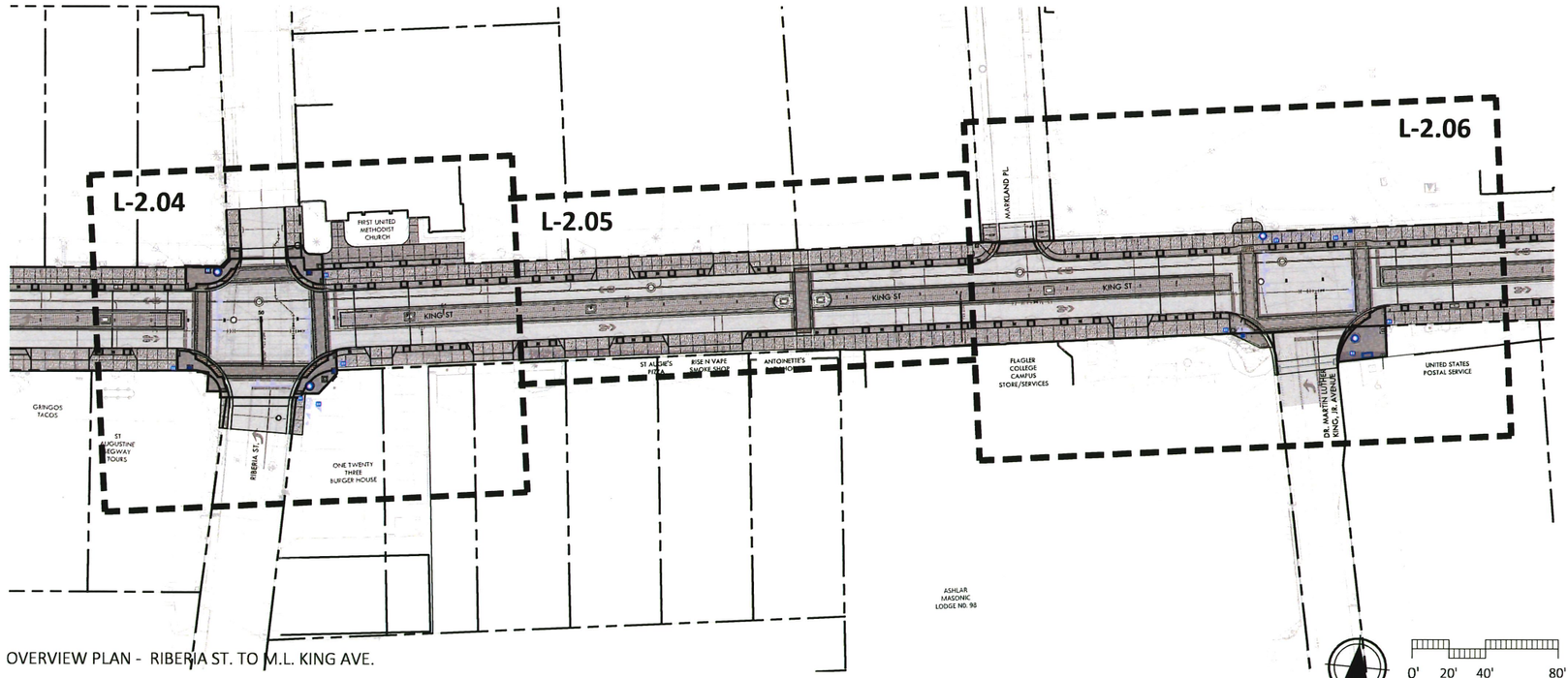
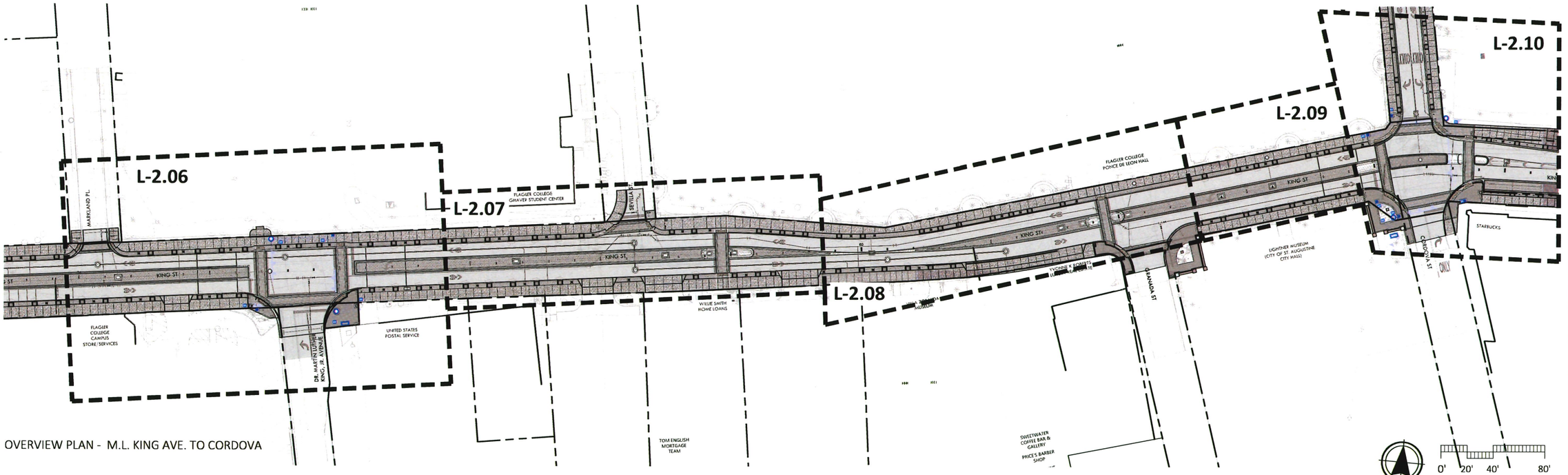
GENERAL NOTES



OVERVIEW PLAN - RIBERIA ST. TO M.L. KING AVE.



OVERVIEW PLAN - M.L. KING AVE. TO CORDOVA

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34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD:
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN - OVERALL

REV	DESCRIPTION	DATE
	60% CD	03/17/26
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	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-102

Application Packet, page 27

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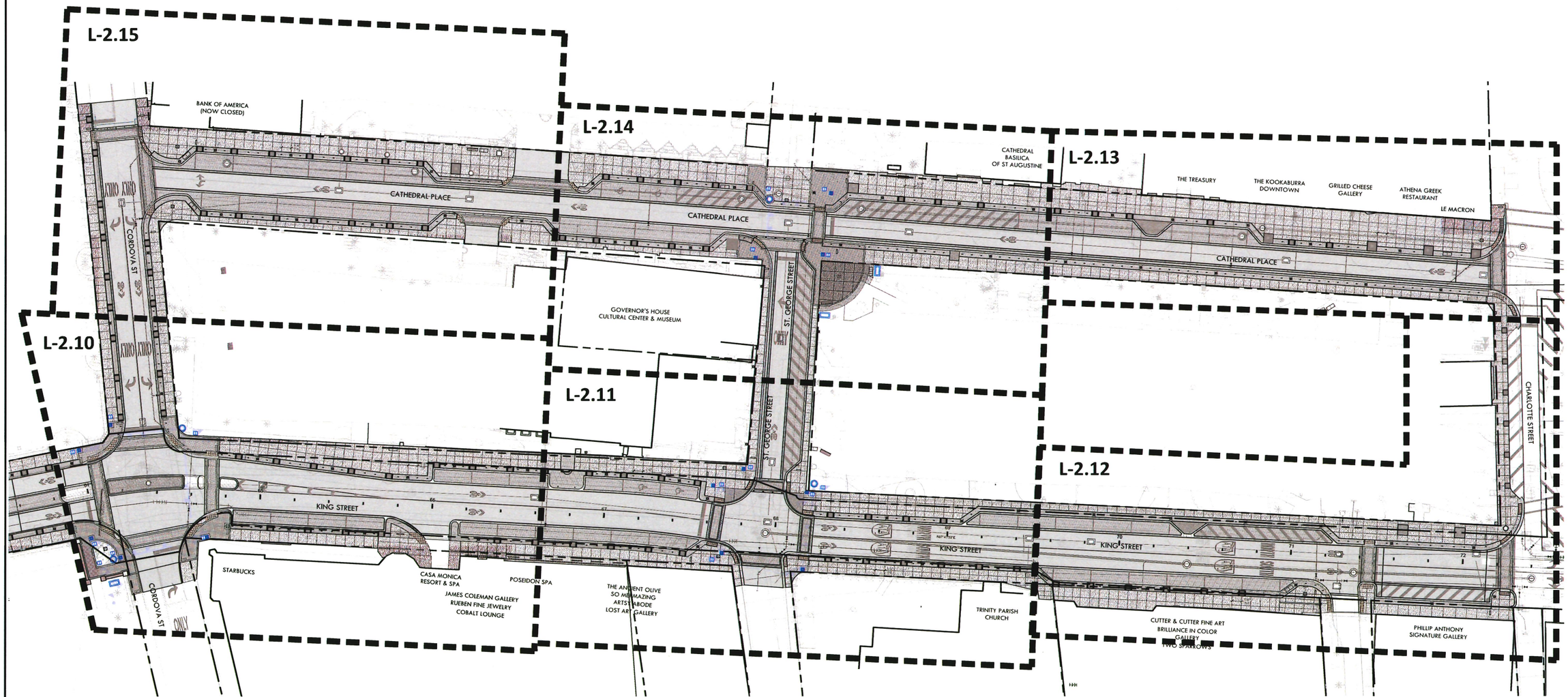

OVERVIEW PLAN - CORDOVA ST. TO CHARLOTTE ST.

0' 15' 30' 60'
SCALE: 1"=30-0"

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34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN - OVERALL

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-1.03

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Received April 6, 2026
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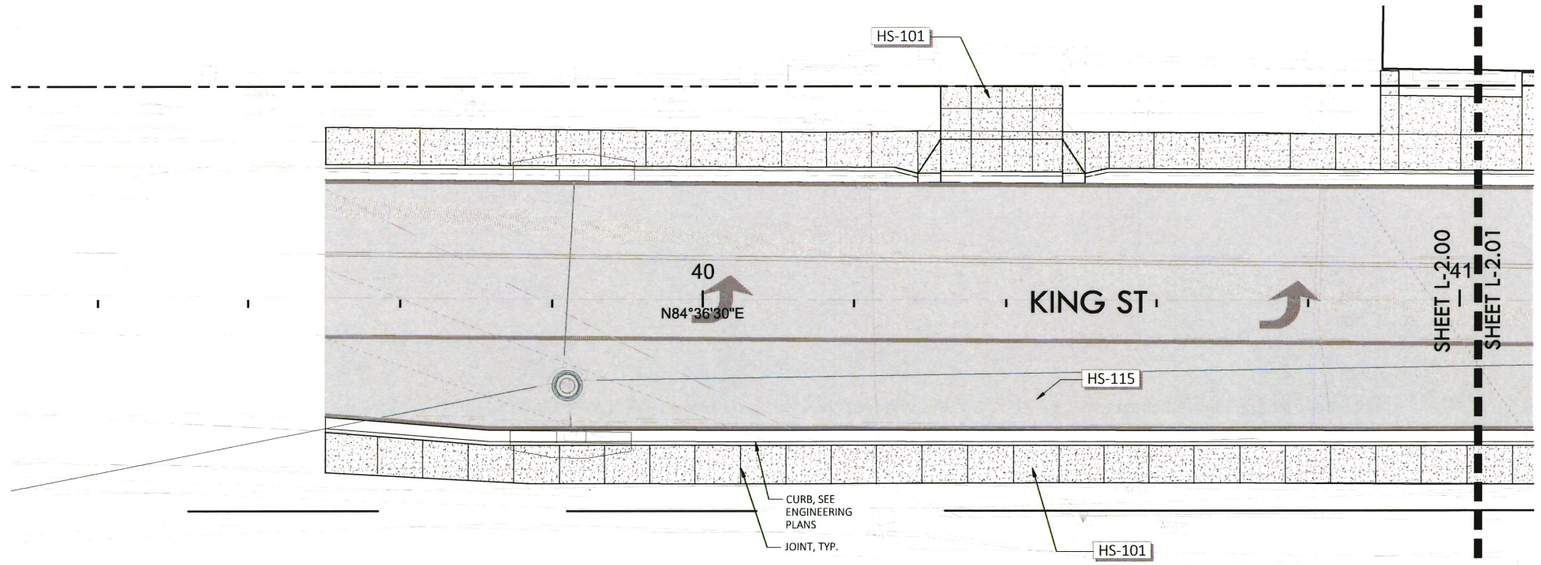
2026-03-12 12:28

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/ SUPPLIER
HARDSCAPE SCHEDULE							
	HS-101	COQUINA CONCRETE	113,602 SF				
	HS-103	CONCRETE FLUSH RIBBON CURB	73,810 SF				
	HS-104	POURED IN PLACE SURFACE	3,001 SF				
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)	5,197 SF		4"X8"	COSA STANDARD	WHITACRE GREER
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)	6,997 SF		4"X8" SOLDIER COURSE	COSA STANDARD	WHITACRE GREER
	HS-107	LANE BRICK (VEHICULAR AREA)	25,365 SF				
	HS-108	FIELD BRICK (PEDESTRIAN)	18,939 SF		4" X 8"	COSA STANDARD	WHITACRE GREER
	HS-109	BRICK BANDING (PEDESTRIAN)	1,649 SF		4"X8"	COSA STANDARD	WHITACRE GREER
	HS-110	TRUNCATED DOMES PAVERS	1,695 SF		12" X 12"	TBD	WASAU TILE
	HS-112	TABBY CONCRETE	723 SF				
	HS-113	MONUMENT COLUMN	20	1/L-2.21			
	HS-114	CIP CONCRETE RETAINING WALL			CIP CONCRETE RETAINING WALL		
	HS-115	ASPHALT	96,106 SF		SEE CIVIL PLANS		
	HS-116	COQUINA WALL (TO MATCH EX.)	97 SF		COQUINA WALL (TO MATCH EX.)	MATCH EX.	
	HS-117	COQUINA COLUMN (TO MATCH EX.)	30 SF		COQUINA COLUMN (TO MATCH EX.)		

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR
LIGHT FIXTURE SCHEDULE						
	LF-101	DECORATIVE POLE LIGHT	163	1/L-2.22	DECORATIVE POLE LIGHT	SEE DETAIL

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	DESCRIPTION	COLOR/FINISH	MANUFACTURER/ SUPPLIER	CONTACT
SITE FURNITURE SCHEDULE								
	SF-101	BENCH	5	1/L-2.23	BENCH	SEE DETAIL		
	SF-102	TRASH & RECYCLING RECEPTACLE	18	1/L-2.27	BIGBELLY SENSE MAX	SEE DETAIL	BIGBELLY TRASH	1-888-820-0300
	SF-103	BOLLARD	312	3/L-2.23				



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL

HARDSCAPE SCHEDULE + NOTES

REV	DESCRIPTION	DATE
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DRAWING NO. L-2.00

Application Packet, page 20

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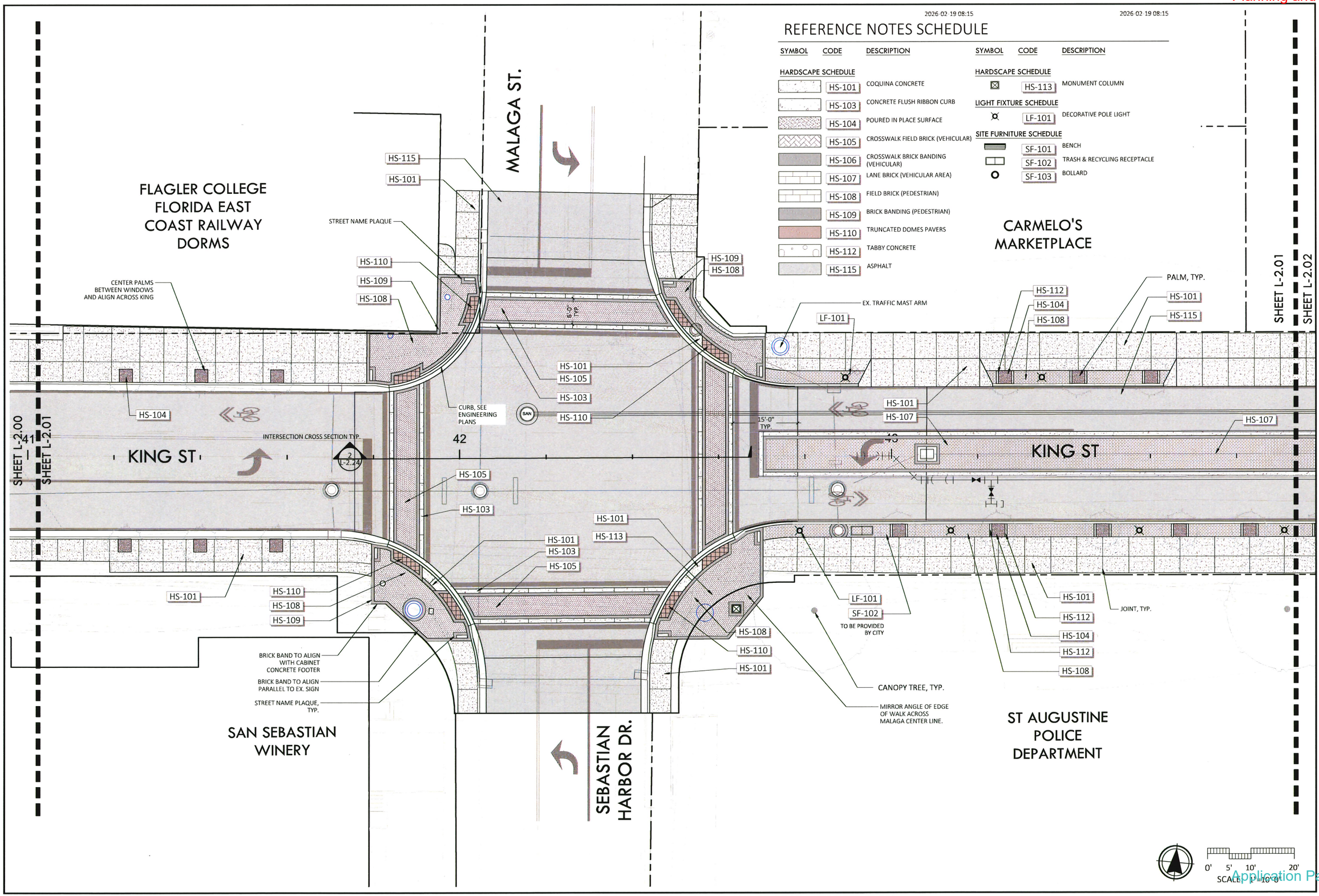
2026-02-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN - MALAGA INTERSECTION

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.01

Application Packet, page 30

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Received April 6, 2026
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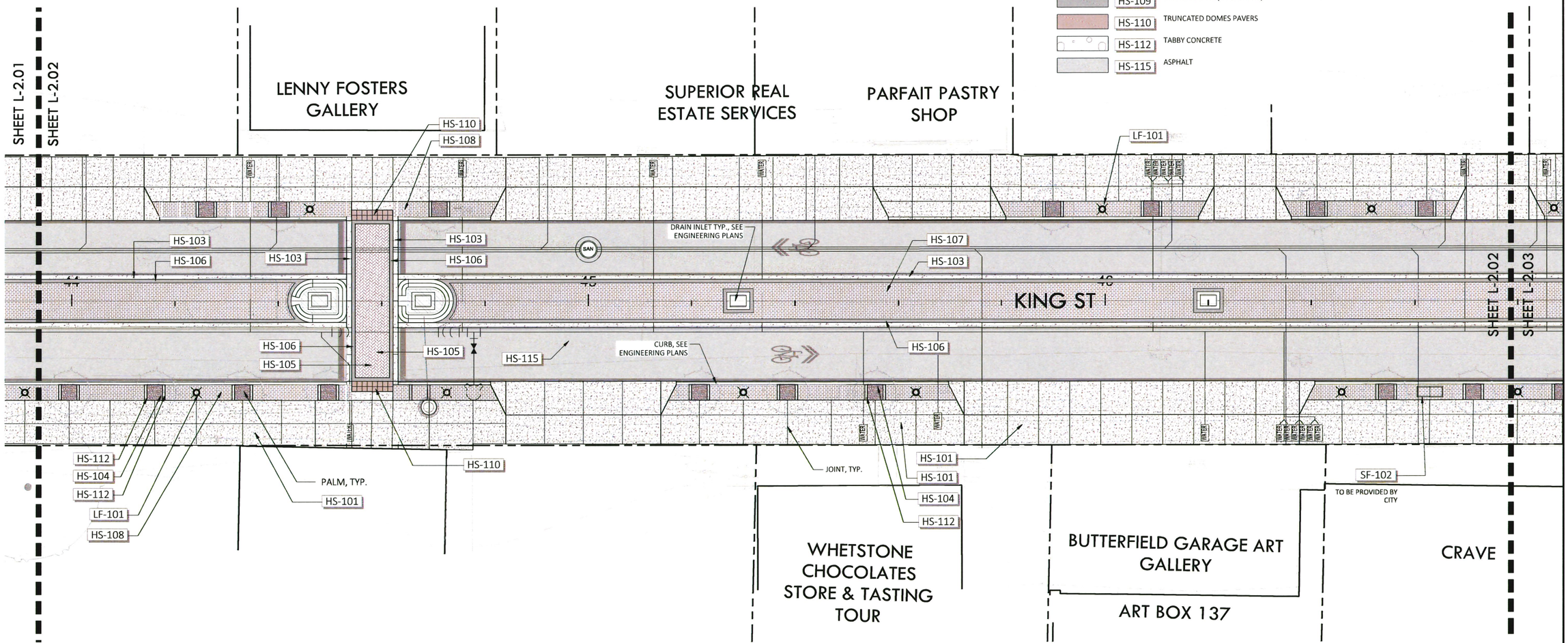
2026-03-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN A

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.02

Application Packet, page 31

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Received April 6, 2026
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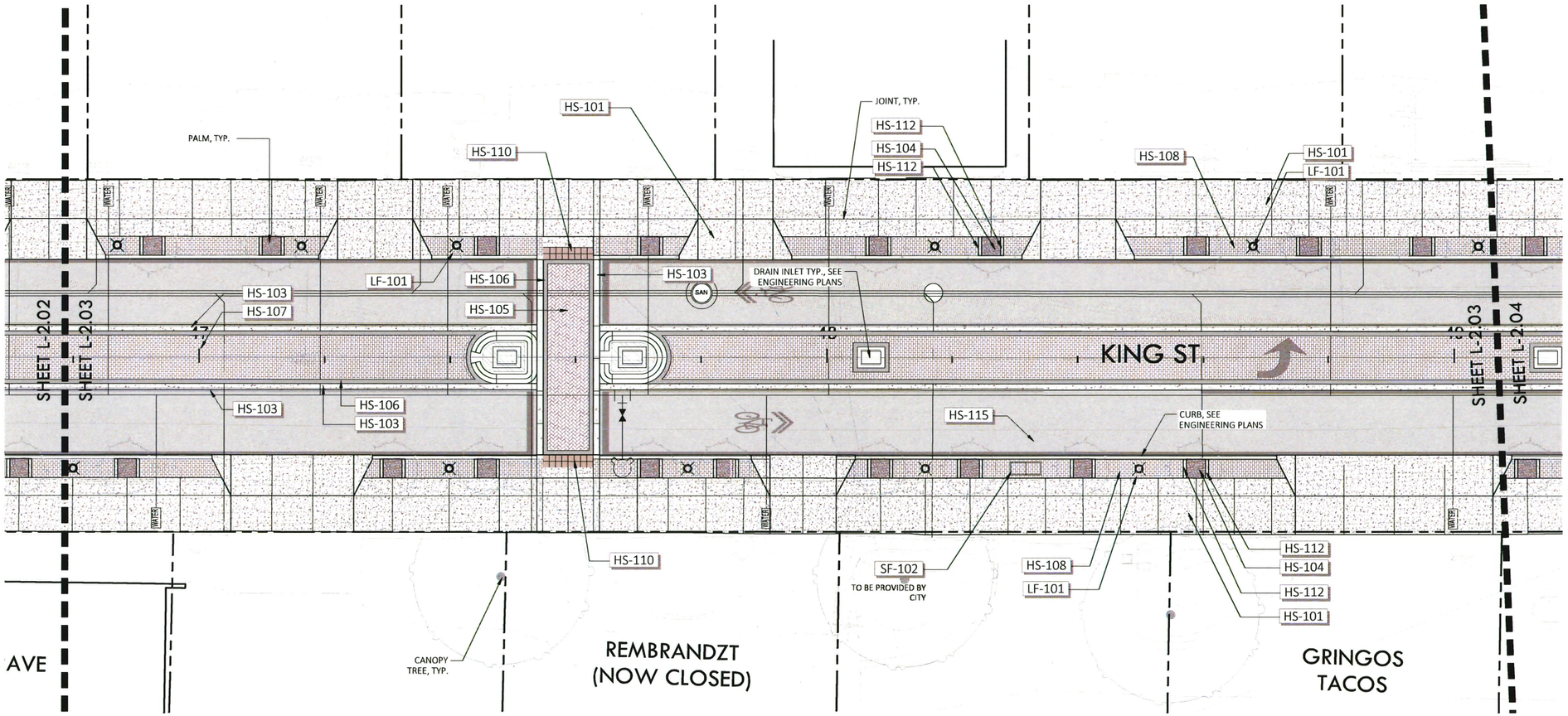
2026-03-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



0' 5' 10' 20'
SCALE: 1" = 10'-0"

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN B

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.03

Application Packet, page 32

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Received April 6, 2026
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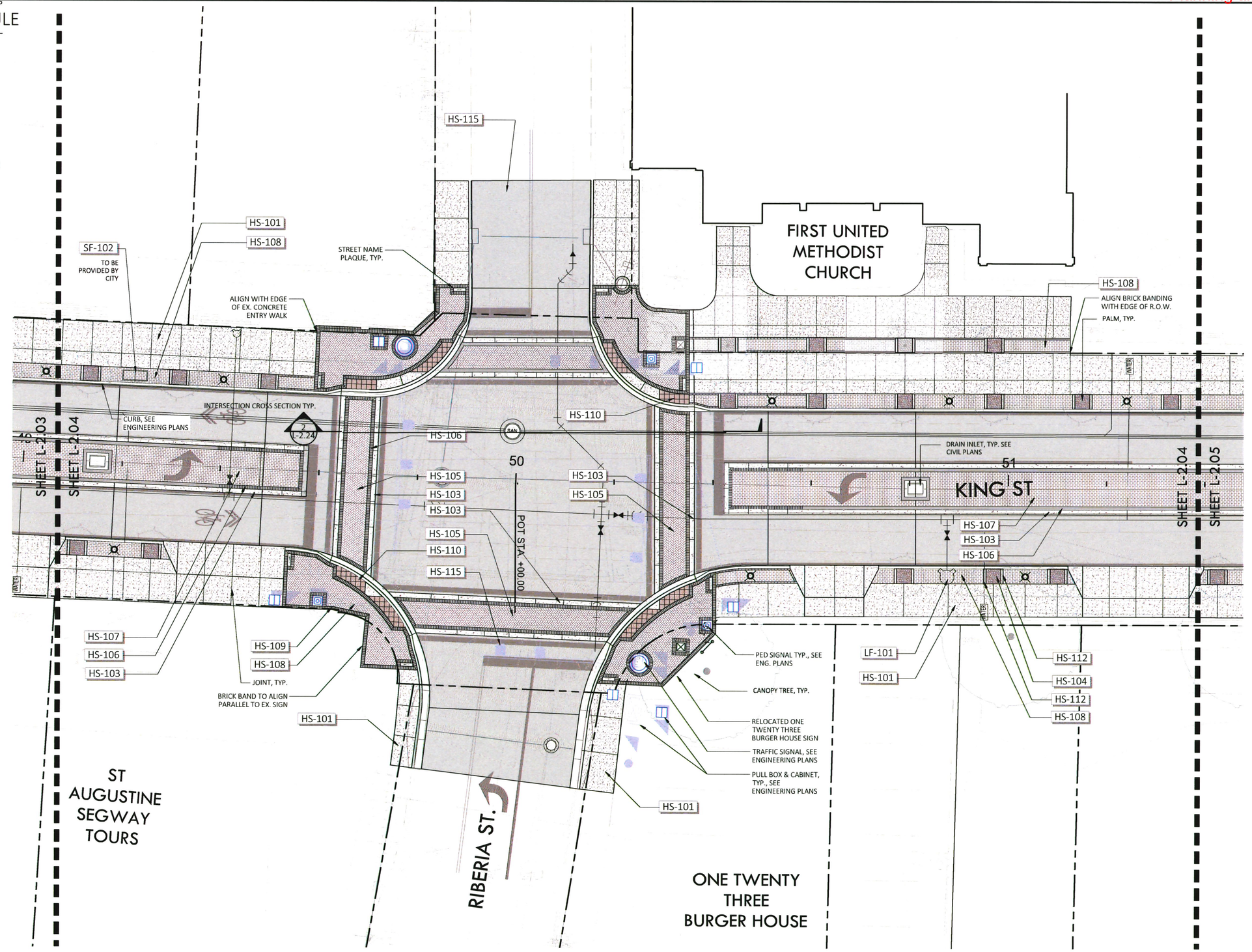
2026-01-09 08:36

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-102	SCORED CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-113	MONUMENT COLUMN
	HS-114	CONCRETE CURB MOUNTABLE
	HS-115	ASPHALT
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

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KING STREET
ST. AUGUSTINE, FL

HARDSCAPE PLAN - RIBERIA ST INTERSECTION

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.04

Application Packet, page 32

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Received April 6, 2026
Planning and Building Dept.

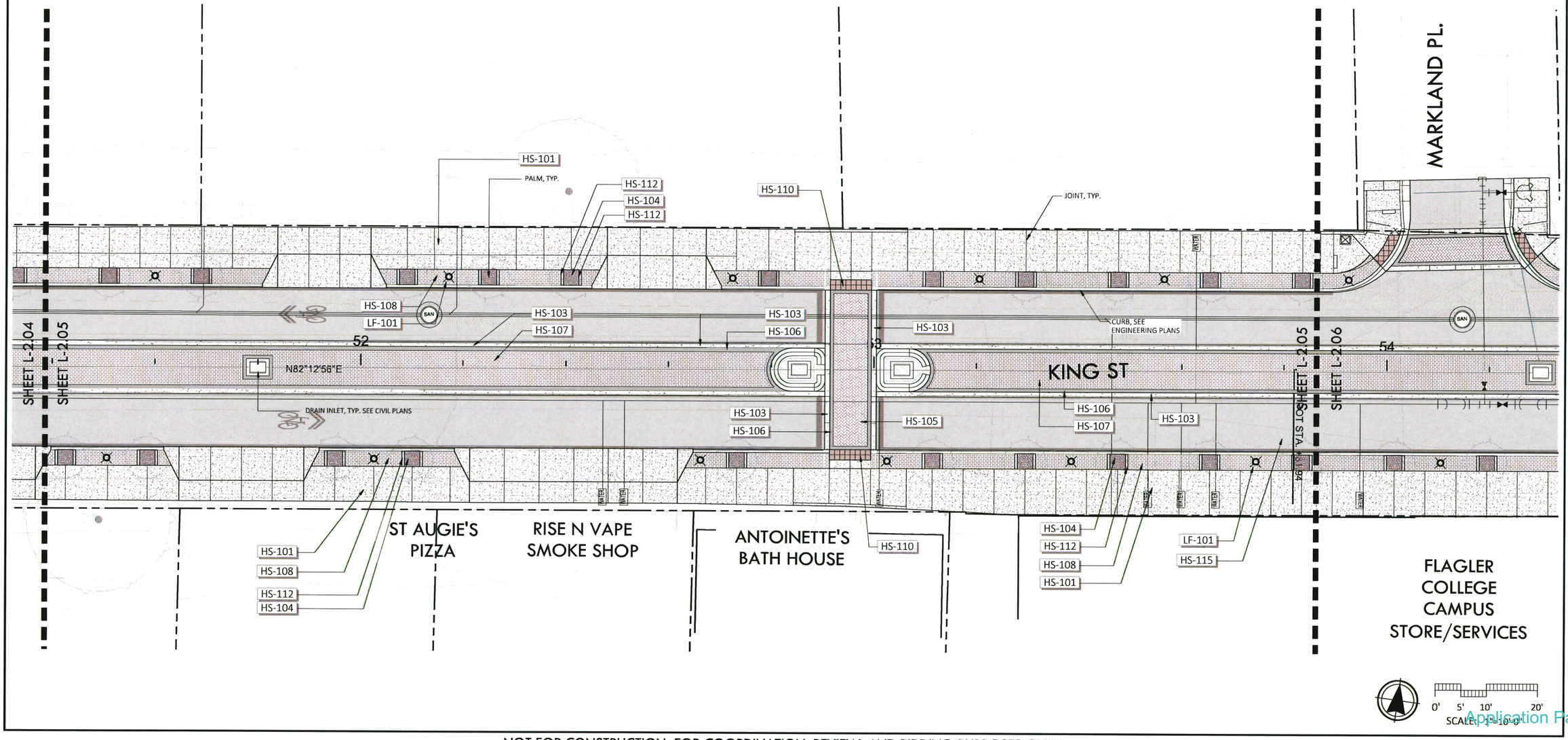
2026-02-19 08:15

2026-02-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

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KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN C

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

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PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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Application Packet, page 34

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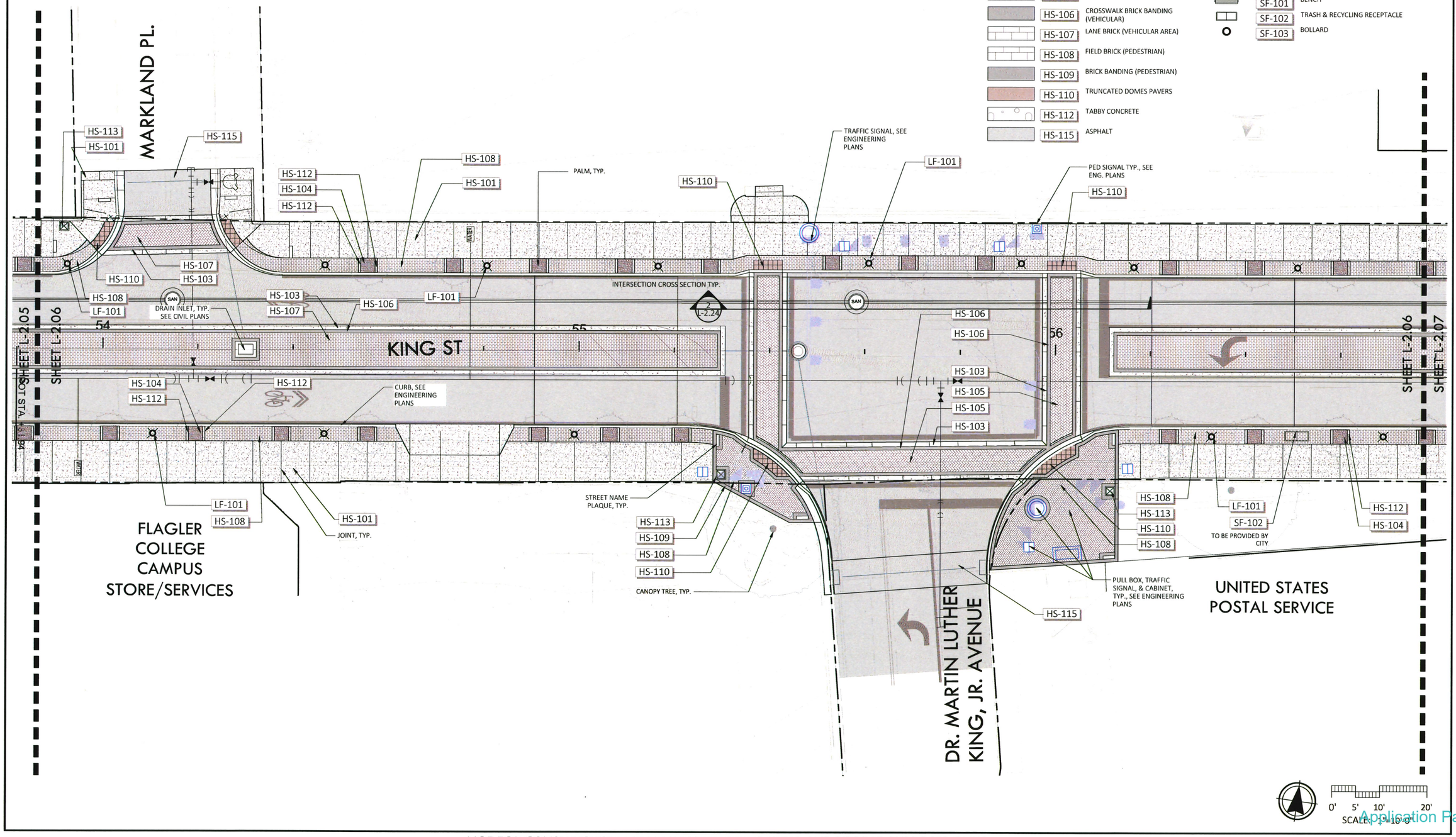
Received April 6, 2026
Planning and Building Dept.

2026-02-10 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

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KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN - MLKING AVE INTERSECTION

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.06

Application Packet, page 35

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Received April 6, 2026
Planning and Building Dept.

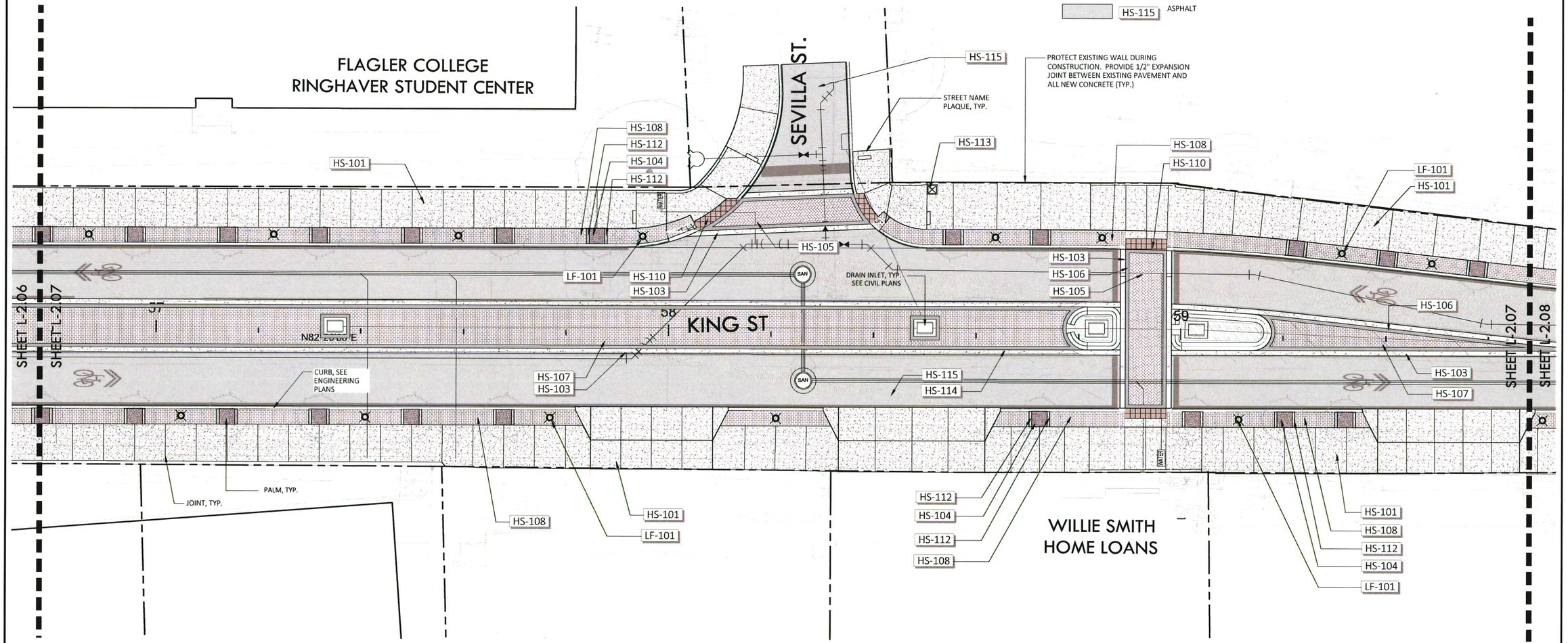
2026-02-19 08:15

2026-02-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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Jeremy Marquis, RLA (LA6667110)
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KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN D

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.07

Application Packet, page 36

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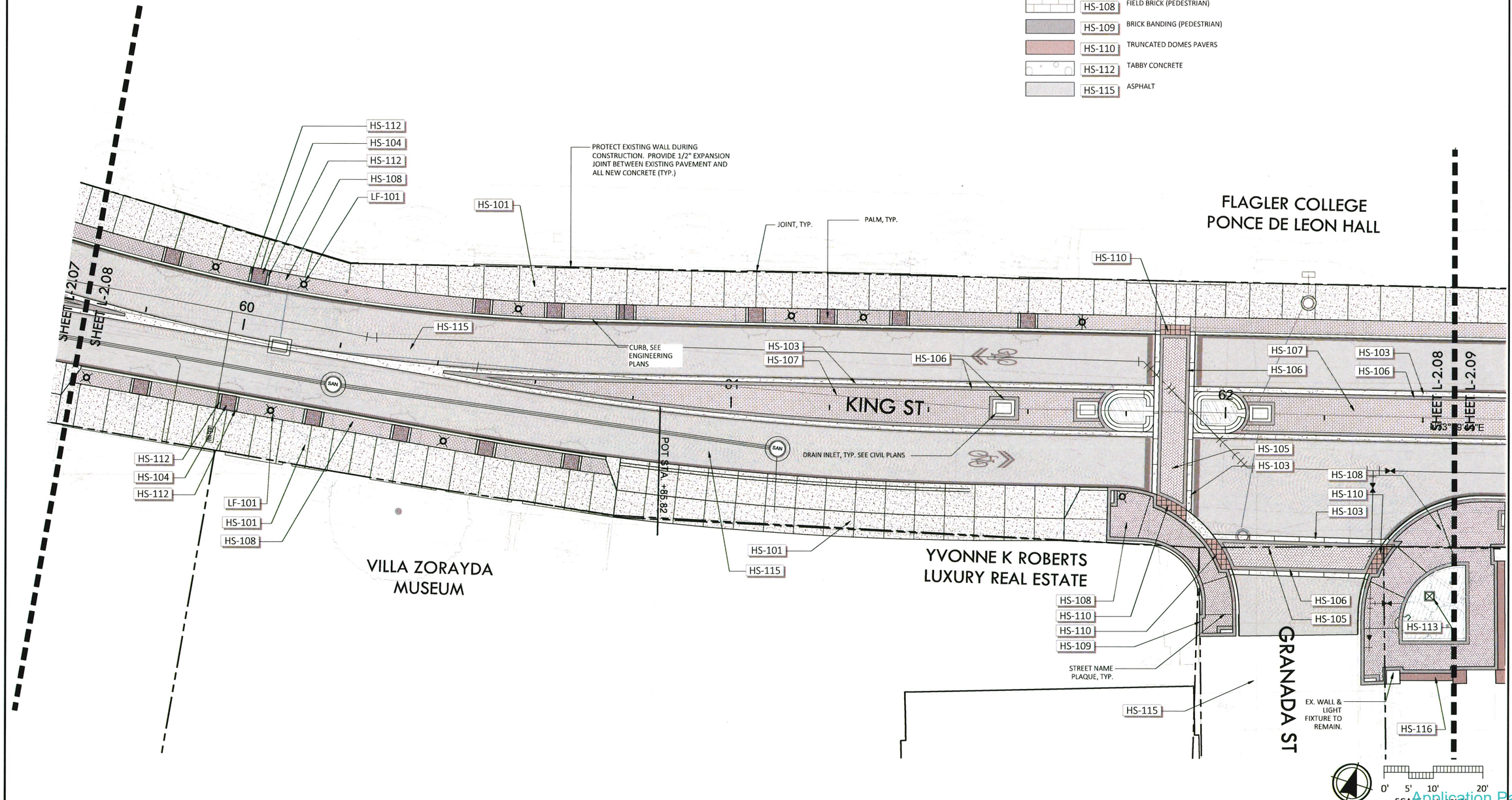
2026-03-19 08:15

2026-03-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN E

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.08

Application Packet, page 37

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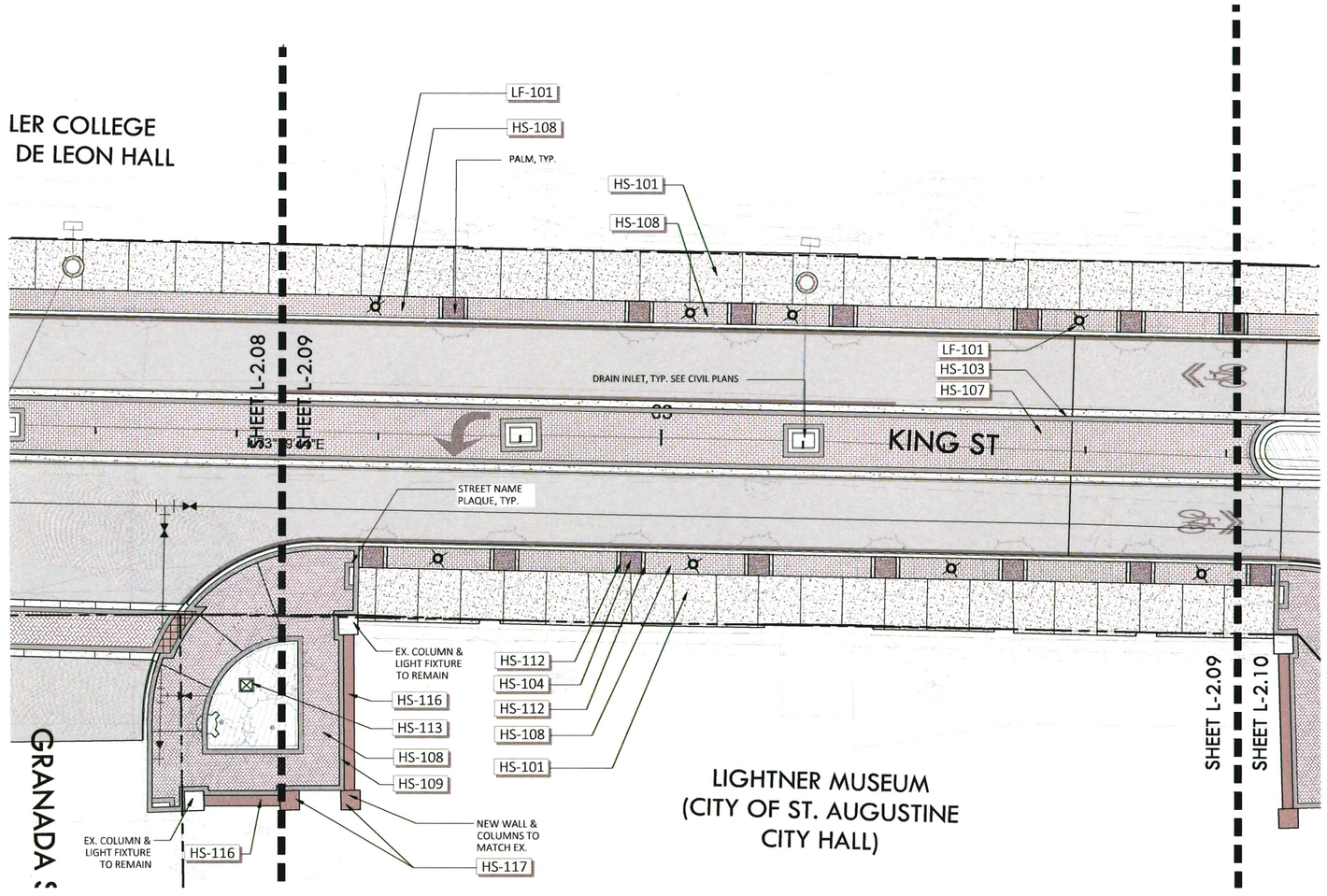
2026-02-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

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KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN F

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.09

Application Packet, page 38

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2026-03-19 08:15

2026-03-19 08:15

SHEET L-2.15

SHEET L-2.10

LF-101

HS-104
HS-112
HS-108

SF-103

HS-115

HS-108

HS-101

HS-101

STREET NAME PLAQUE, TYP.

HS-110

HS-109

HS-108

PED. SIGNAL & PULL BOX, TYP. SEE ENG. PLANS

TRAFFIC SIGNAL, SEE ENGINEERING PLANS

HS-110
HS-108
HS-109

HS-107

HS-101

HS-112
HS-104

SF-102
TO BE PROVIDED BY CITY

PALM, TYP.

SF-103
HS-101

5'-6" TYP.

HS-110
HS-105

INTERSECTION CROSS SECTION TYP.

HS-106

HS-108

2 L-2.24

64

65

66

DRAIN INLET, TYP. SEE CIVIL PLANS

KING STREET

HS-108

HS-110
HS-115

SHEET L-2.10
SHEET L-2.11

HS-105
HS-106

HS-103

HS-108
HS-109

HS-103
HS-105
HS-113

POTSTA

HS-110

HS-113
HS-110
SF-103

STARBUCKS

HS-101
HS-108
HS-107

JOINT, TYP.

5 L-2.24 PARALLEL PARKING - STANDARD - KING ST

HS-112
HS-104
HS-103

CASA MONICA RESORT & SPA

HS-101

POSEIDON

JAMES COLEMAN GALLERY
RUEBEN FINE JEWELRY
COBALT LOUNGE

EX. COLUMN & LIGHT FIXTURE TO REMAIN

SHEET L-2.09
SHEET L-2.10

HS-116

NEW WALL & COLUMNS TO MATCH EX.

HS-117

CURB, SEE ENGINEERING PLANS

EX. COLUMN & LIGHT FIXTURE TO REMAIN

SEE ENGINEERING PLANS FOR TRAFFIC SIGNAL & UTILITIES INFORMATION.

CORDOVA ST

ONLY

ONLY

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD

0' 5' 10' 20'
SCALE: 1"=10'-0"

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.10

KING STREET
ST. AUGUSTINE, FL

HARDSCAPE PLAN - CORDOVA ST INTERSECTION

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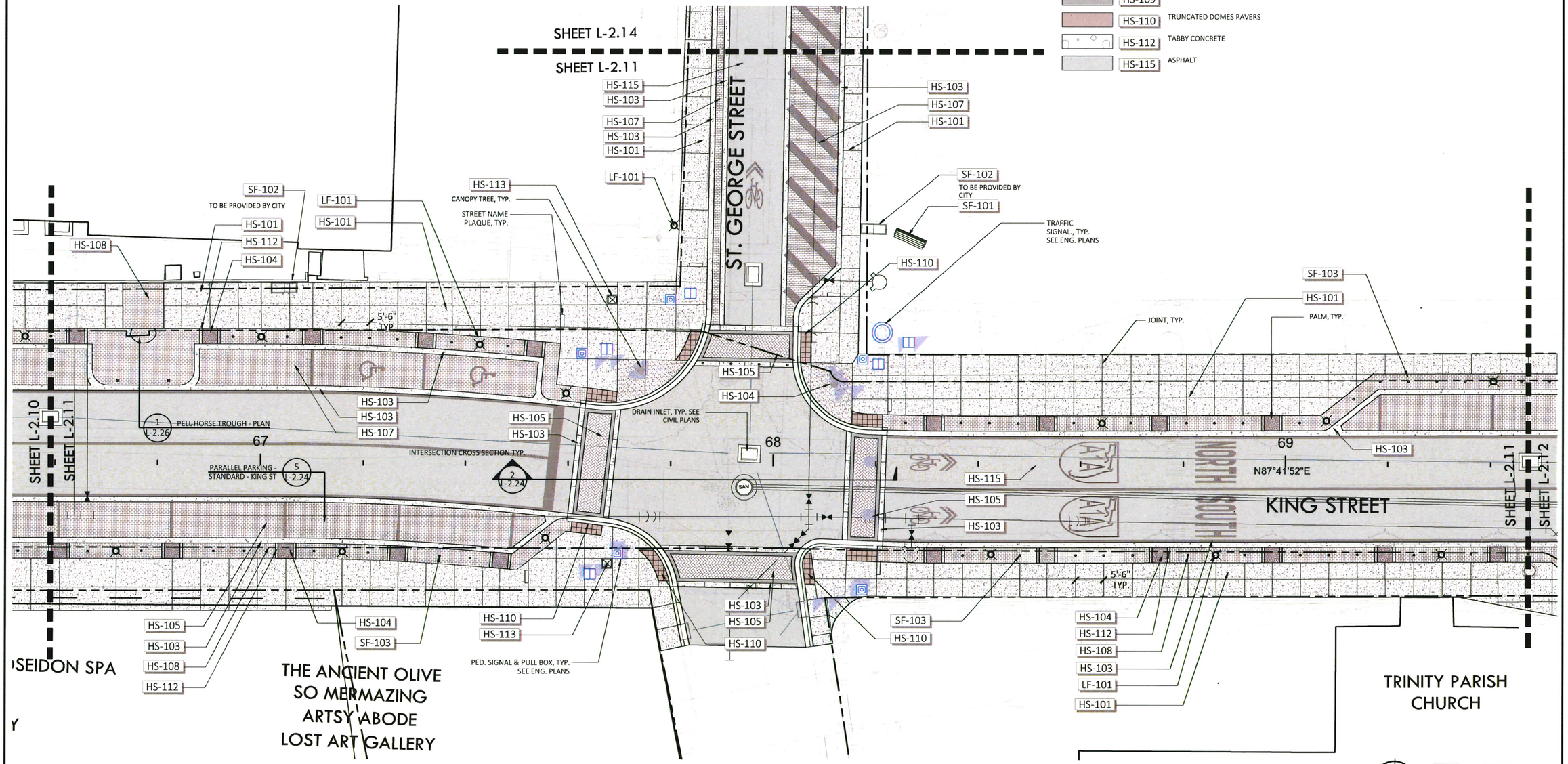
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN G

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.11
SCALE: 1" = 10'-0"
0' 5' 10' 20'

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Received April 6, 2026
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2026-02-19 08:15

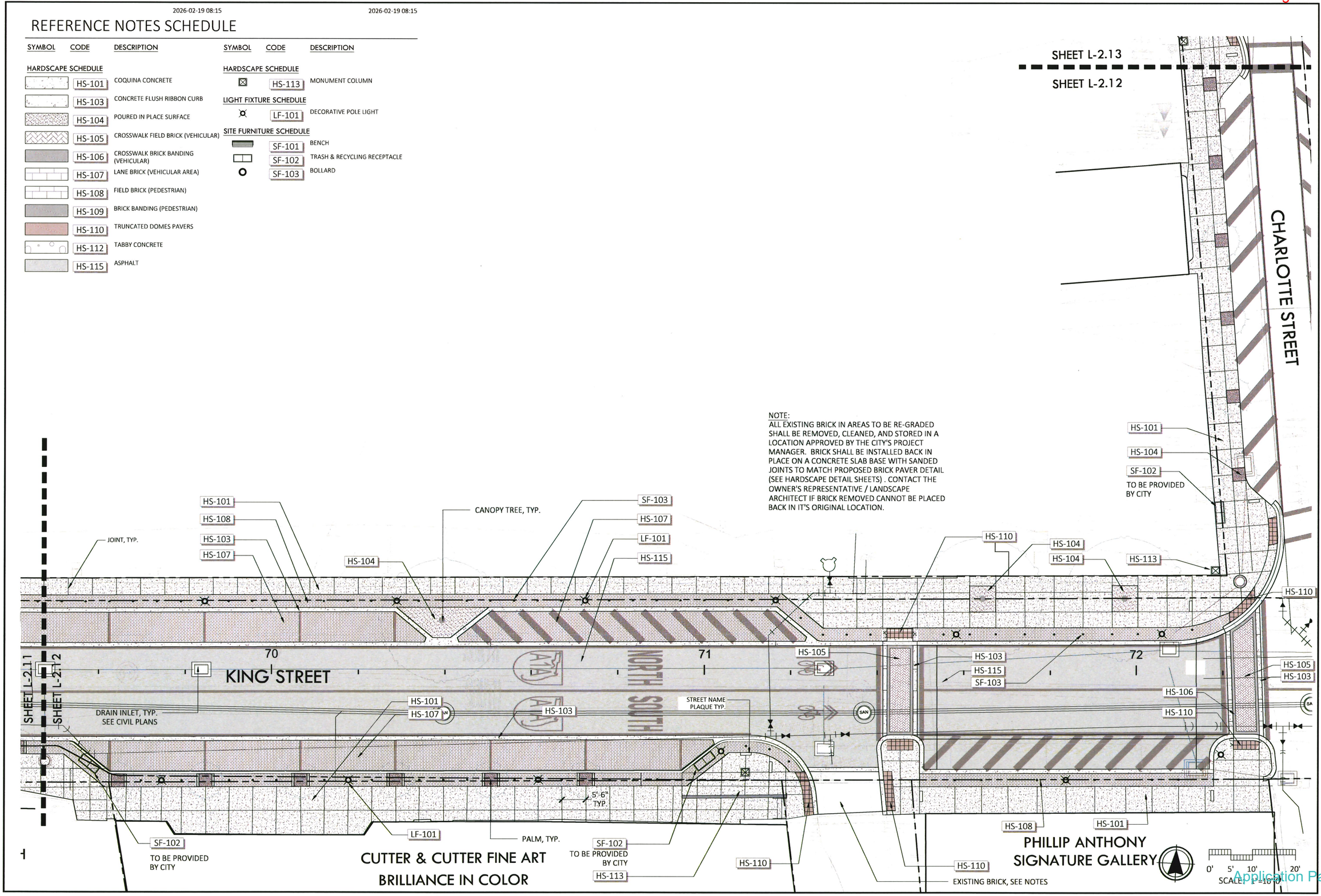
2026-02-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD

NOTE:
ALL EXISTING BRICK IN AREAS TO BE RE-GRADED SHALL BE REMOVED, CLEANED, AND STORED IN A LOCATION APPROVED BY THE CITY'S PROJECT MANAGER. BRICK SHALL BE INSTALLED BACK IN PLACE ON A CONCRETE SLAB BASE WITH SANDED JOINTS TO MATCH PROPOSED BRICK PAVER DETAIL (SEE HARDSCAPE DETAIL SHEETS) . CONTACT THE OWNER'S REPRESENTATIVE / LANDSCAPE ARCHITECT IF BRICK REMOVED CANNOT BE PLACED BACK IN IT'S ORIGINAL LOCATION.



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Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN H

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.12

Application Packet, page 41

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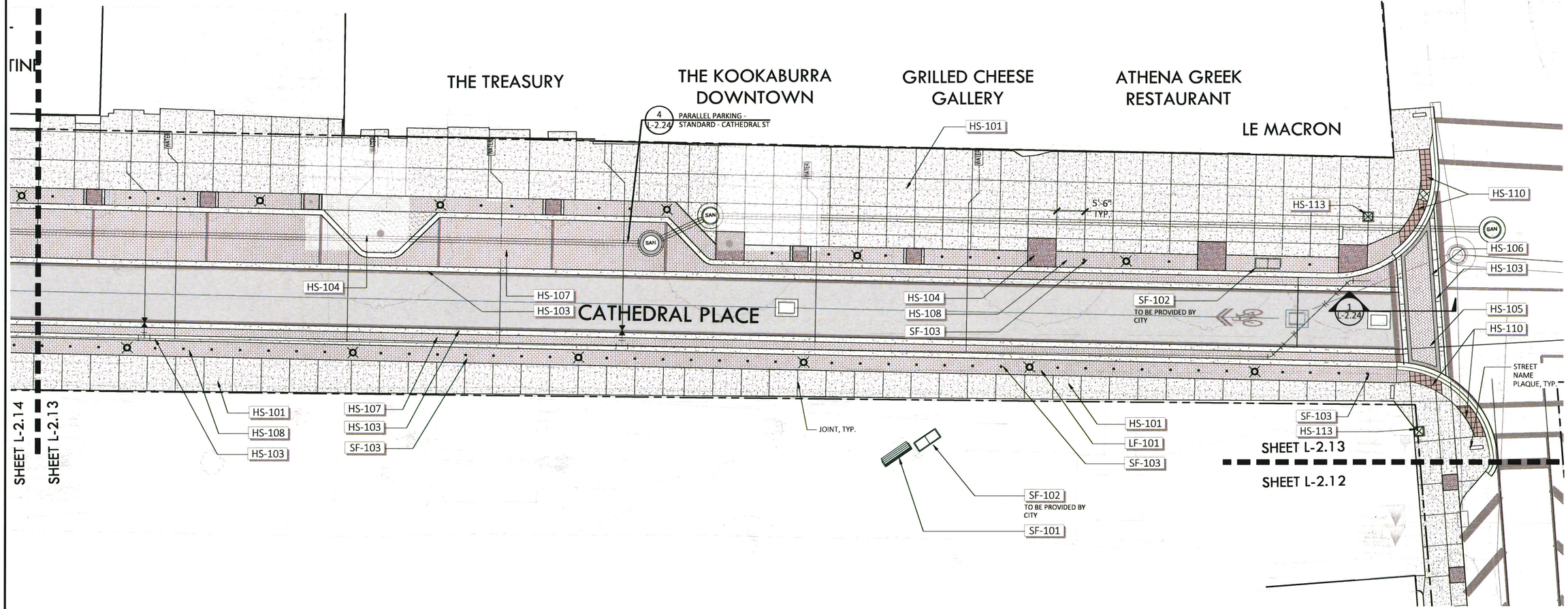
2026-02-10 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
	HS-105	CROSSWALK FIELD BRICK (VEHICULAR)
	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN I

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.13

Application Packet, page 43

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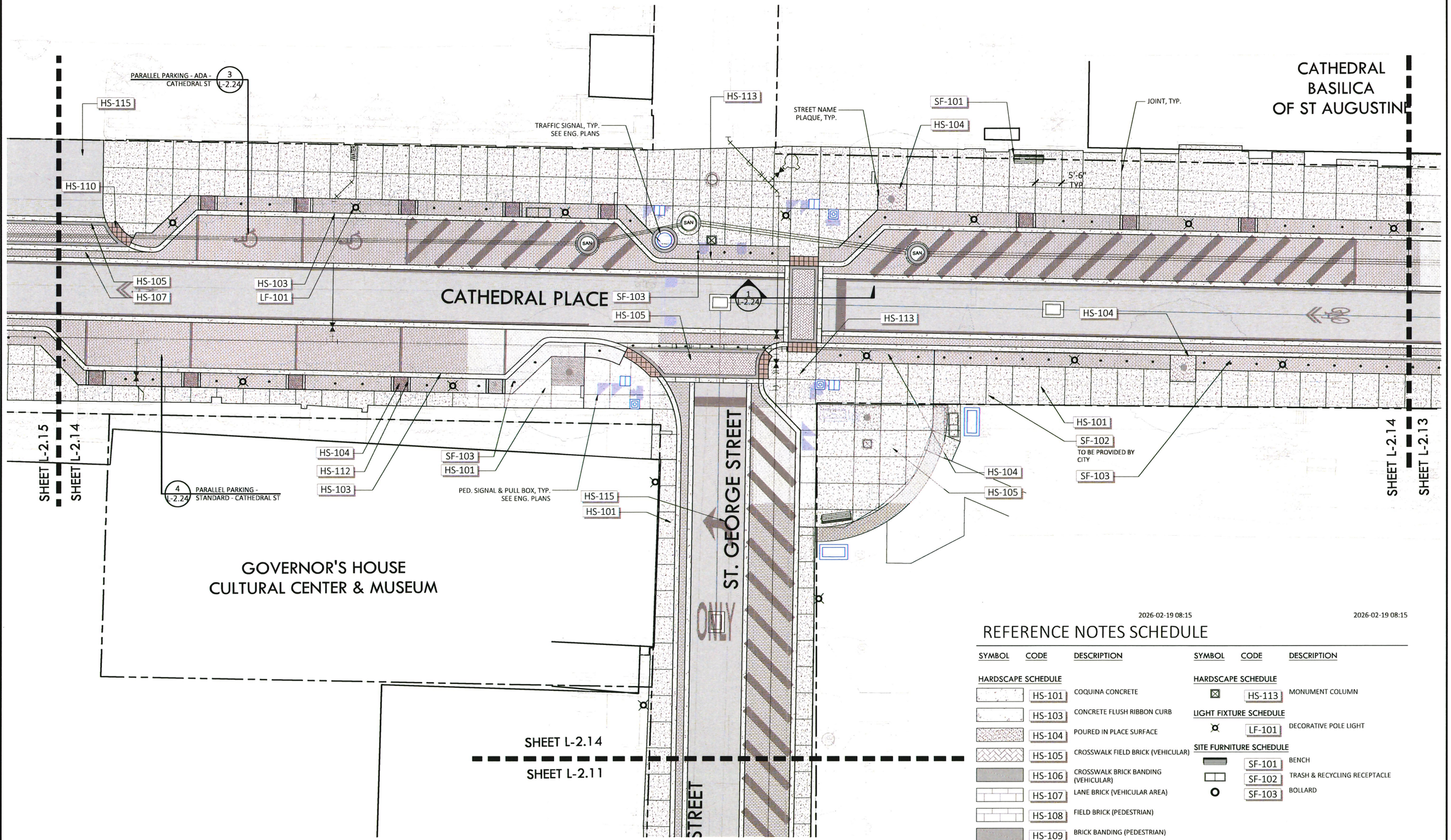

2026-02-19 08:15

2026-02-19 08:15

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-101	COQUINA CONCRETE
	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
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	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
	HS-107	LANE BRICK (VEHICULAR AREA)
	HS-108	FIELD BRICK (PEDESTRIAN)
	HS-109	BRICK BANDING (PEDESTRIAN)
	HS-110	TRUNCATED DOMES PAVERS
	HS-112	TABBY CONCRETE
	HS-115	ASPHALT

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD

0' 5' 10' 20'
SCALE: 1" = 10'-0"

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ST. AUGUSTINE, FL
HARDSCAPE PLAN J

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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L2.14

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REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
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	HS-103	CONCRETE FLUSH RIBBON CURB
	HS-104	POURED IN PLACE SURFACE
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	HS-106	CROSSWALK BRICK BANDING (VEHICULAR)
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	HS-112	TABBY CONCRETE
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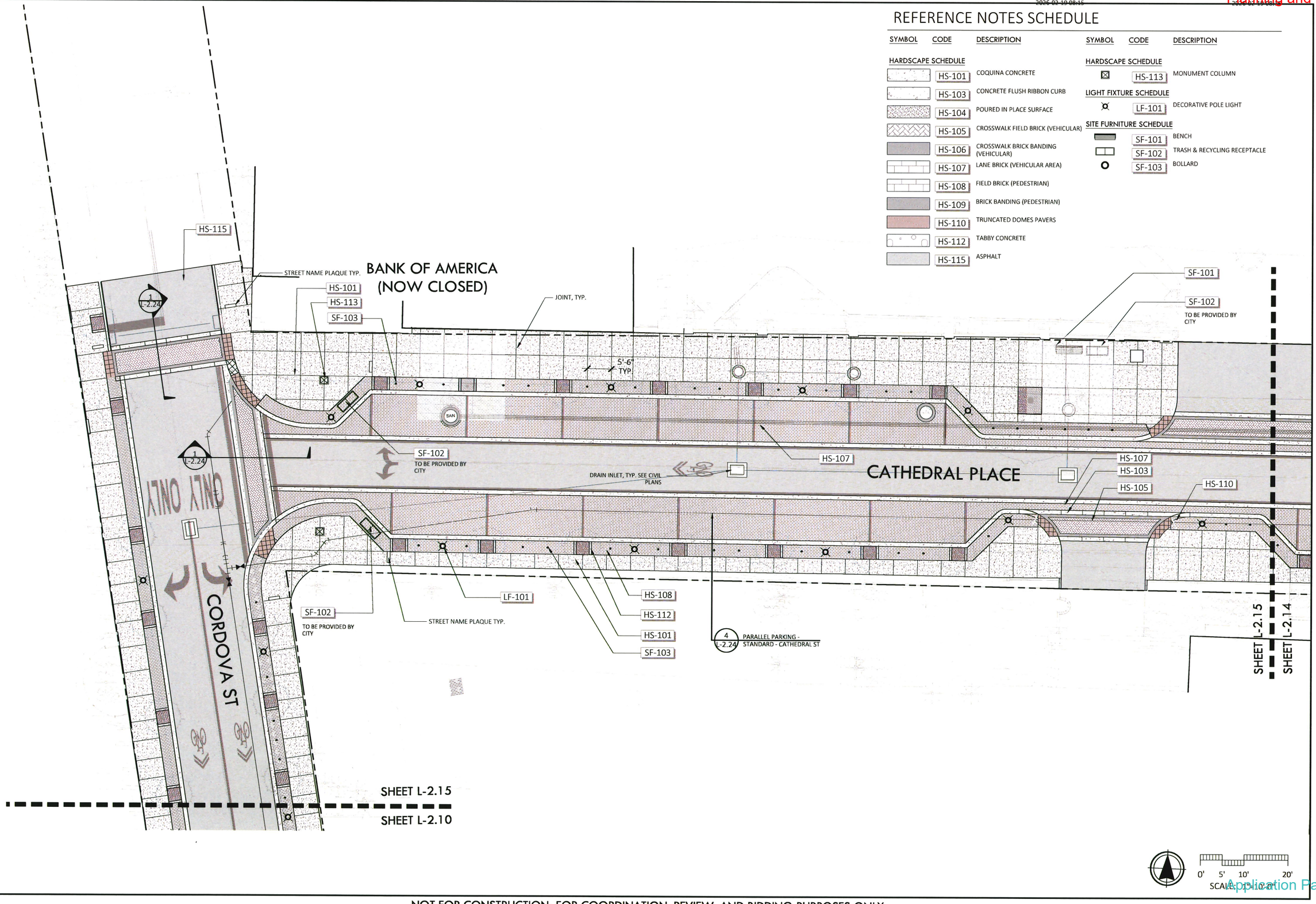
SYMBOL	CODE	DESCRIPTION
HARDSCAPE SCHEDULE		
	HS-113	MONUMENT COLUMN
LIGHT FIXTURE SCHEDULE		
	LF-101	DECORATIVE POLE LIGHT
SITE FURNITURE SCHEDULE		
	SF-101	BENCH
	SF-102	TRASH & RECYCLING RECEPTACLE
	SF-103	BOLLARD



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HARDSCAPE PLAN CATHEDRAL ST INTERSECTION

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.15

Application Packet, page 14

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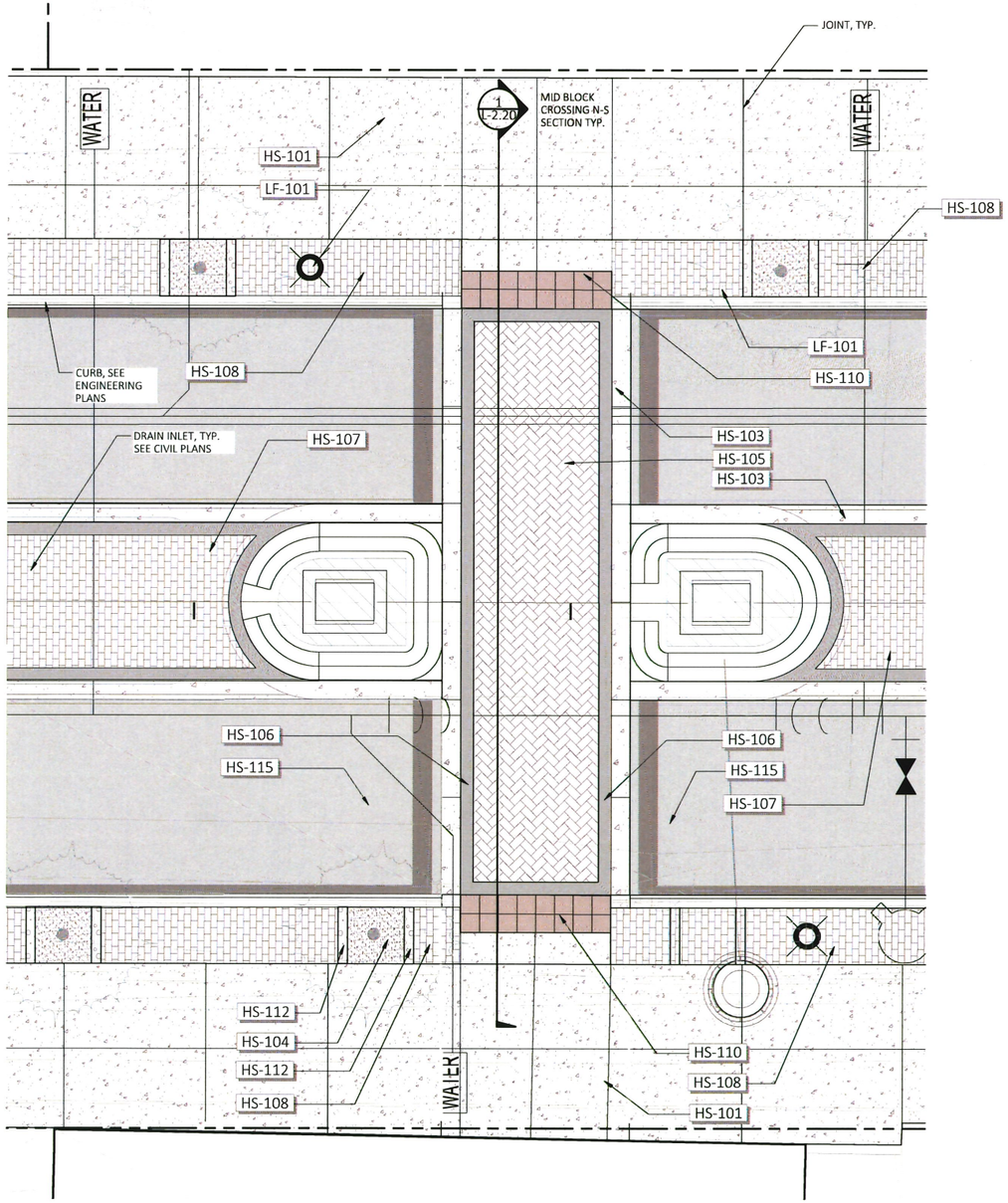
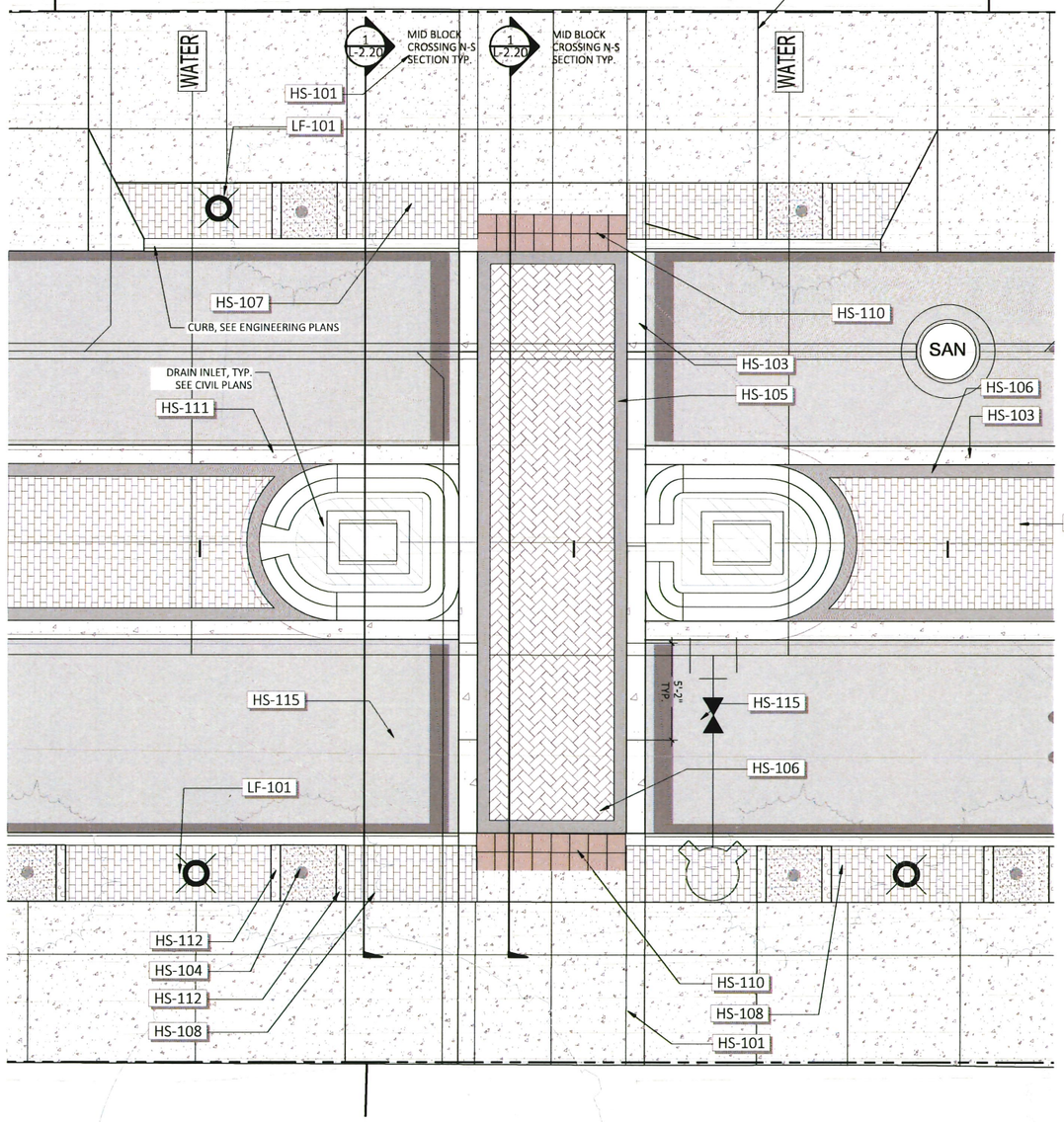
LENNY FOSTERS GALLERY



MID BLOCK CROSSING ENLARGEMENT
BETWEEN SEBASTIAN HARBOR DR. AND RIBERIA ST.



MID BLOCK CROSSING ENLARGEMENT
BETWEEN SEBASTIAN HARBOR DR. AND RIBERIA ST.

0' 2' 4 8'
SCALE: 1/4" = 1'-0"

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MID-BLOCK CROSSWALK ENLARGEMENTS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
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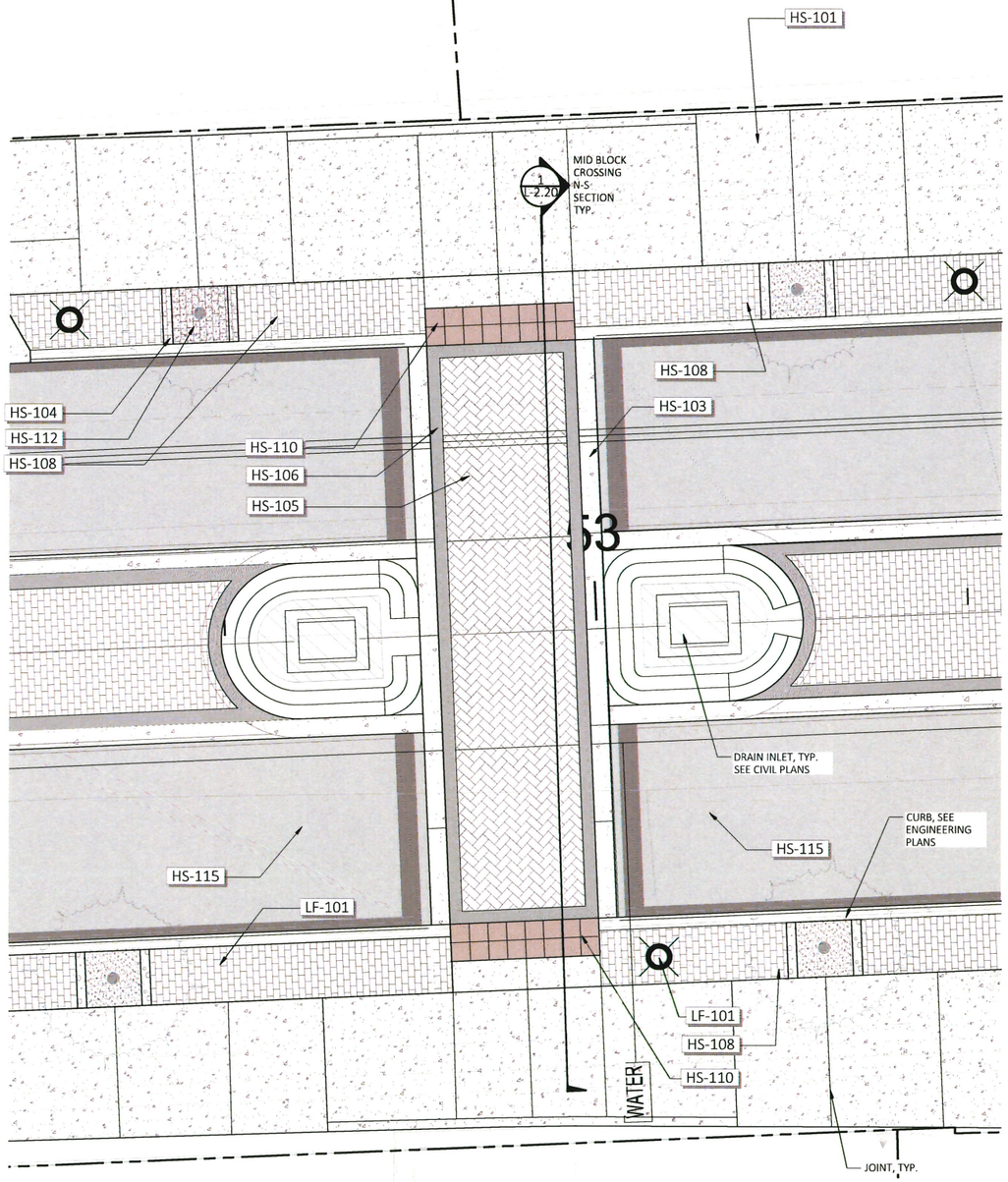
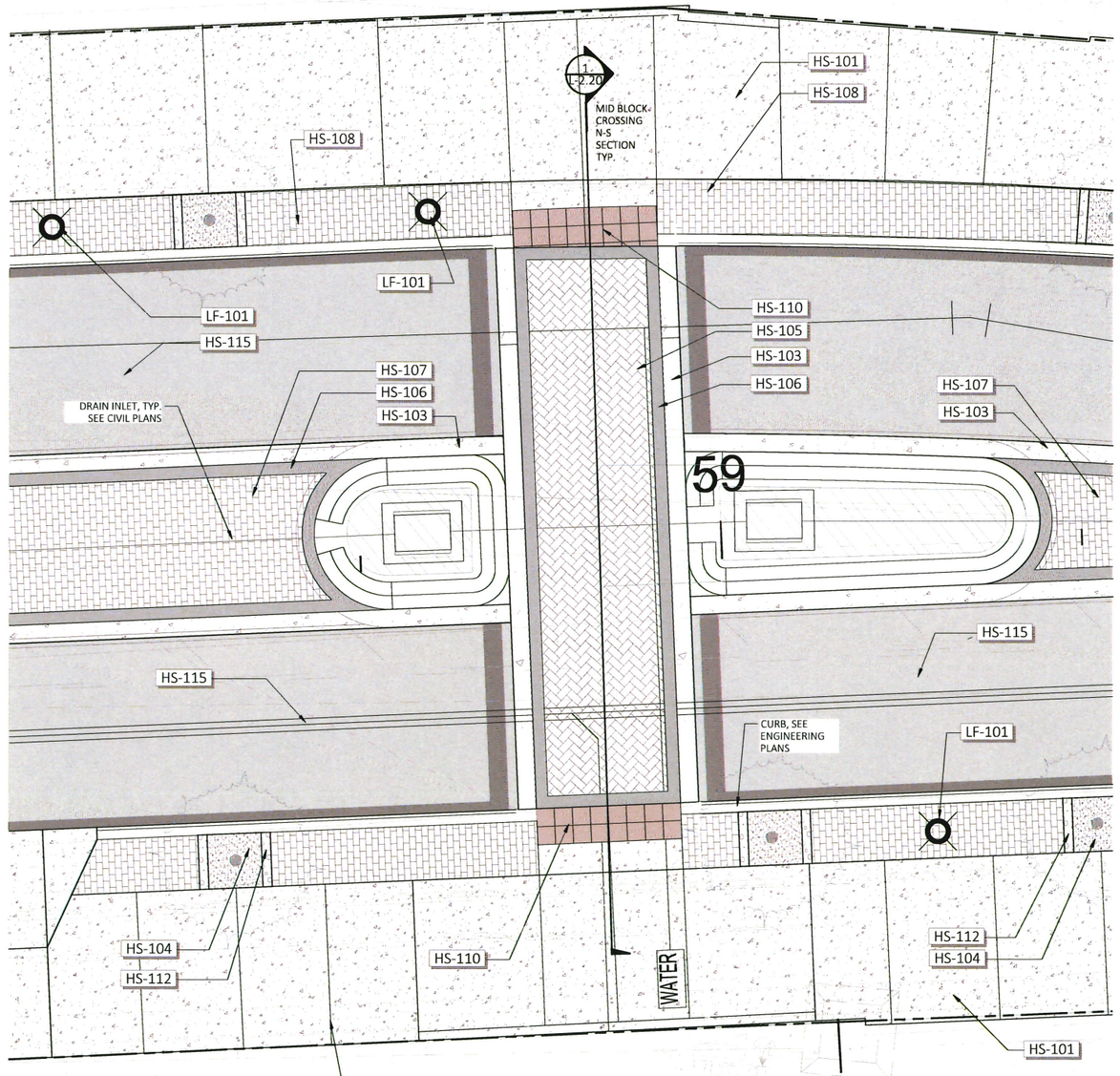


MID BLOCK CROSSING ENLARGEMENT
BETWEEN RIBERIA ST. AND M.L. KING AVE.



MID BLOCK CROSSING ENLARGEMENT
BETWEEN M.L. KING AVE. AND CORDOVA ST.

0' 2' 4 8'
SCALE: 1/4" = 1'-0"

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LANDSCAPE ARCHITECT OF RECORD
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KING STREET
ST. AUGUSTINE, FL
MID-BLOCK CROSSWALK ENLARGEMENTS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.17

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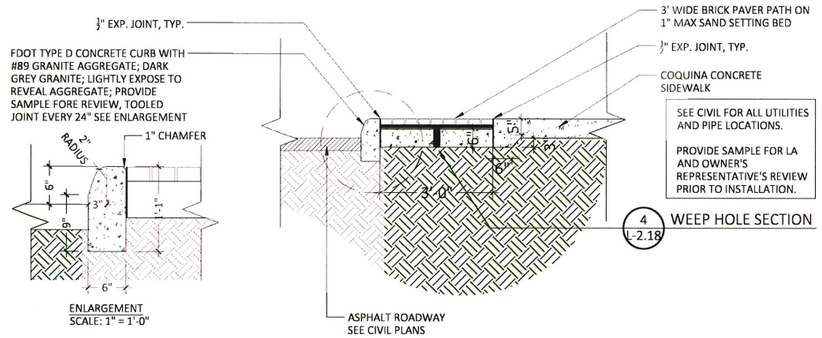
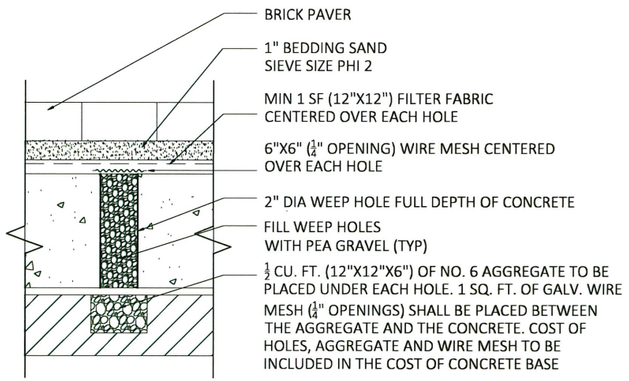


5 FDOT - TYPE D CURB & BRICK BAND

1/2" = 1'-0"

PROVIDE SAMPLE

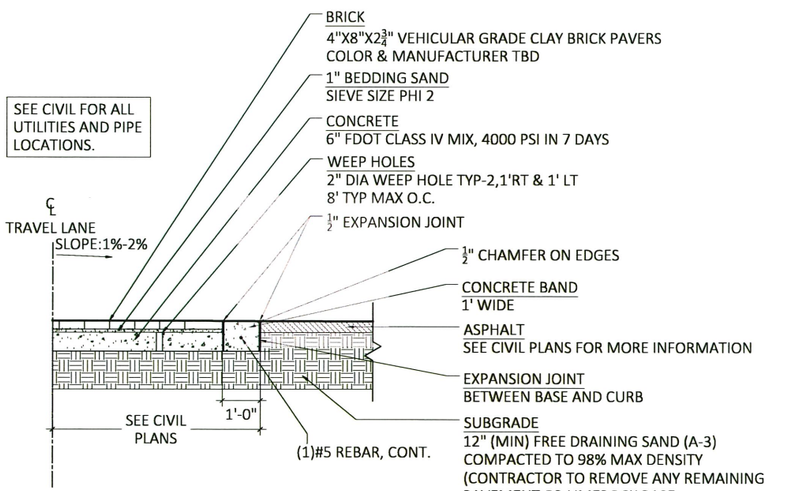
P-MU-KST-40



4 WEEP HOLE SECTION

1/2" = 1'-0"

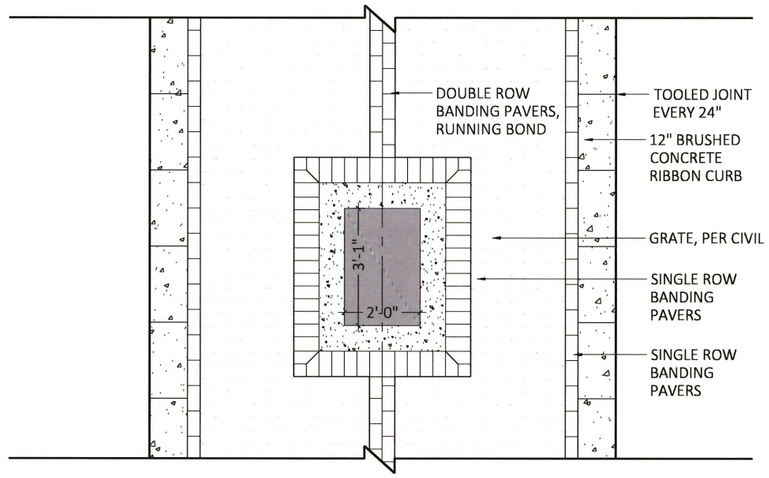
P-MU-KST-13



3 CENTER BRICK LANE - SECTION

1/2" = 1'-0"

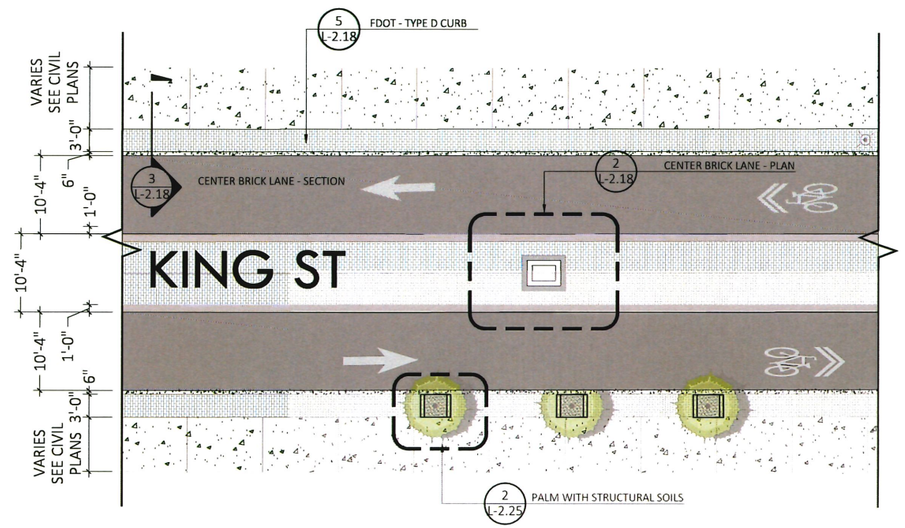
P-MU-KST-14



2 CENTER BRICK LANE - PLAN

1/2" = 1'-0"

P-MU-KST-47



1 100' TYPICAL STREET - PLAN

1" = 10'

P-MU-KST-19

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Jeremy Marquis, RLA (LA6667110)

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KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
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	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.18

Application Packet, page 47

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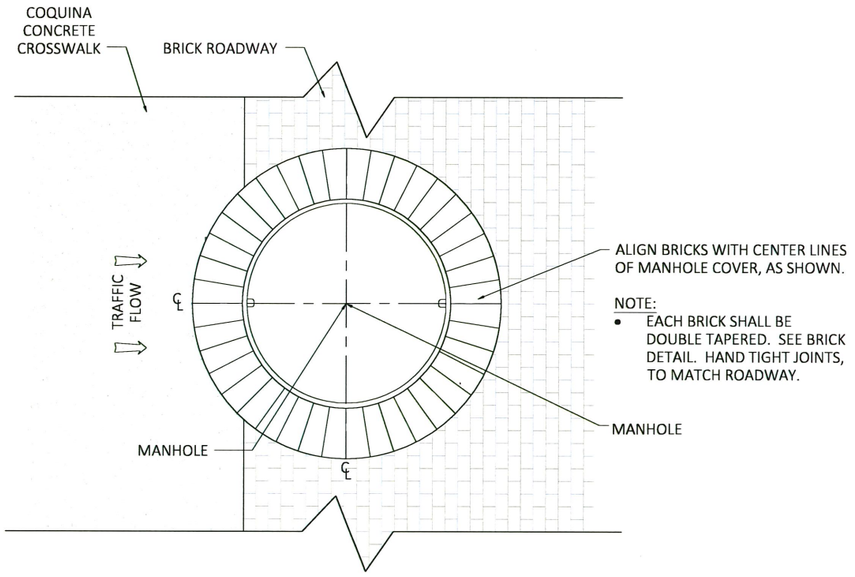
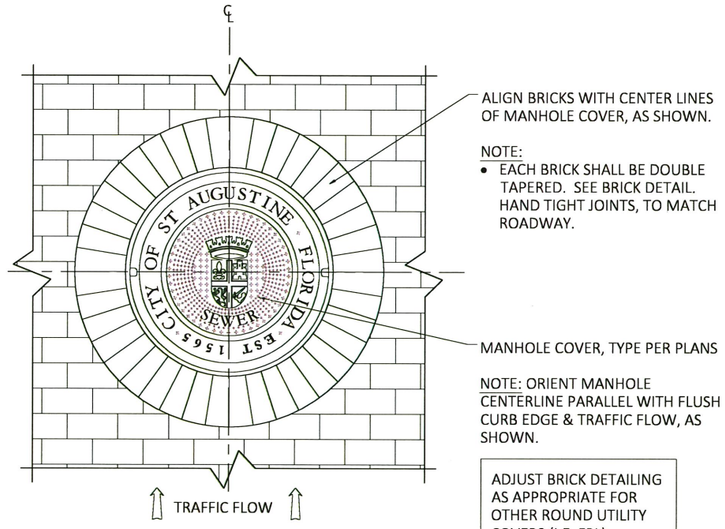
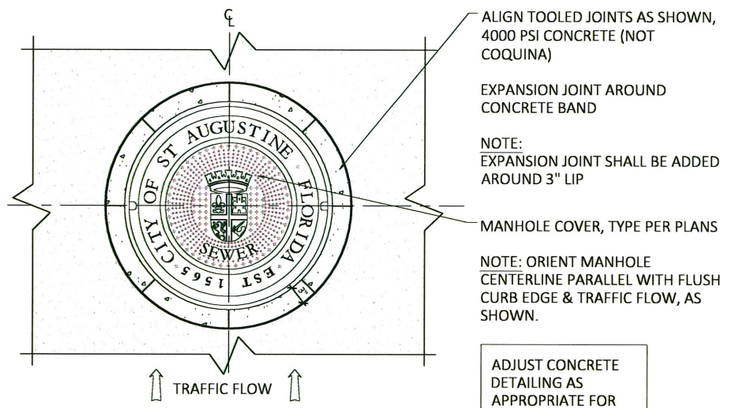


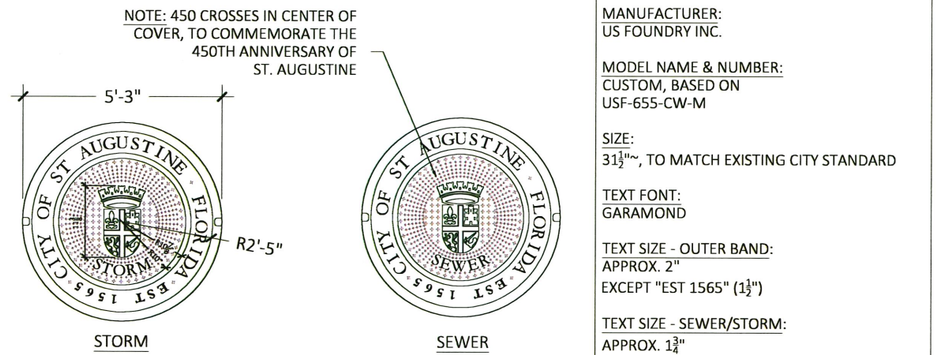
4 MANHOLE IN MIXED MATERIALS
1/2" = 1'-0" P-MU-KST-17



2 MANHOLE BRICK BAND
1/2" = 1'-0" P-MU-KST-12



3 MANHOLE CONCRETE BAND
1/2" = 1'-0" P-MU-KST-11



1 MANHOLE COVERS
1/2" = 1'-0" P-MU-KST-10

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
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	REVIEW SET	01/20/26
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	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO.
L2.19

Application Packet, page 48

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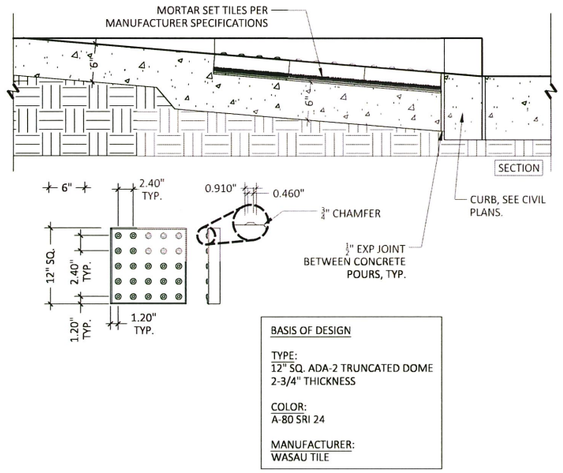
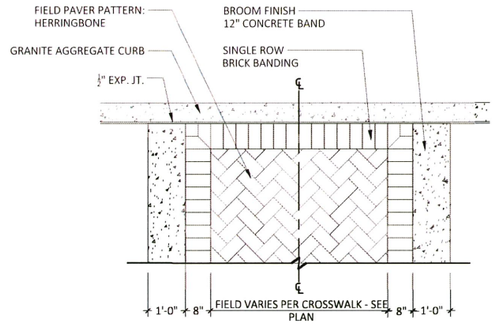
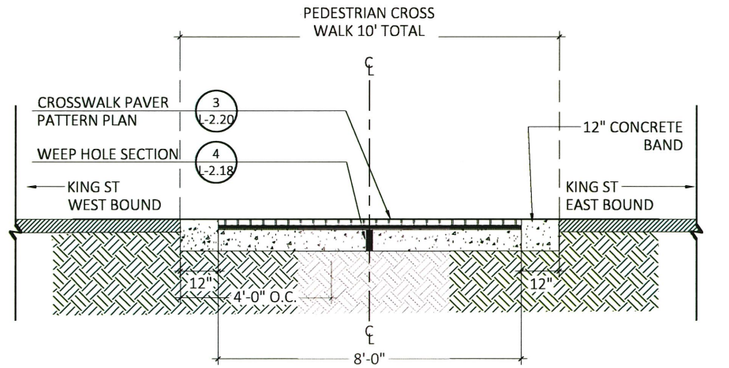


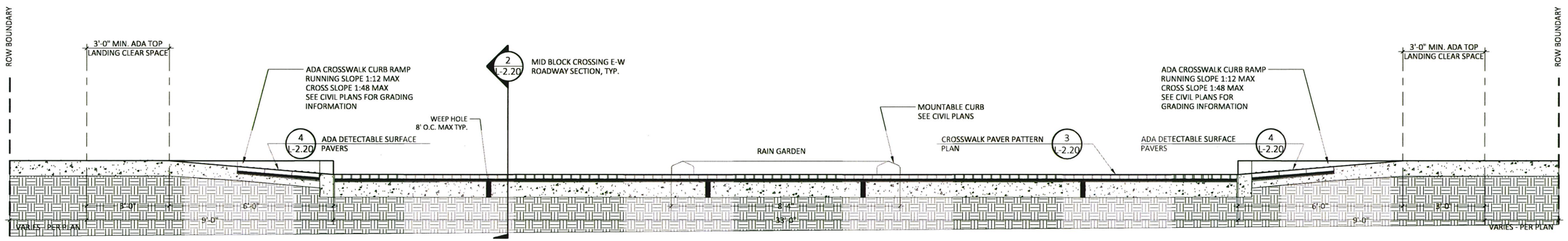
4 ADA DETECTABLE SURFACE PAVERS
1" = 1'-0" P-MU-KST-60



3 CROSSWALK PAVER PATTERN PLAN
1/2" = 1'-0" P-MU-KST-54



2 MID BLOCK CROSSING E-W ROADWAY SECTION, TYP.
1/2" = 1'-0" P-MU-KST-43



1 MID BLOCK CROSSING N-S SECTION TYP.
1/2" = 1'-0" P-MU-KST-41

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.20

Application Packet, page 48

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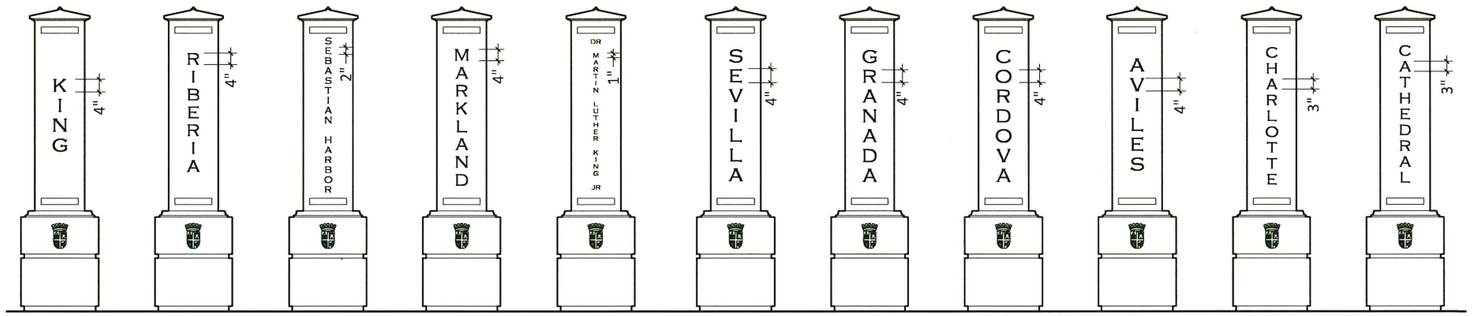


2 STREET NAME MONUMENTS - ALL

1/2" = 1'-0"

P-MU-KST-69

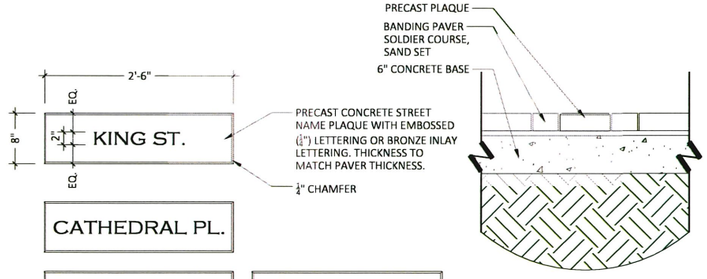
PROVIDE SHOP DRAWINGS OF COLUMNS AND PRECAST ELEMENTS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.

COLUMN
BASIS OF DESIGN SHOWN

MANUFACTURER:
ST. AUGUSTINE PRECAST

FINISH:
TBD

COLOR:
TBD



3 STREET NAME PLAQUE

1" = 1'-0"

P-MU-KST-68

PLAQUE
BASIS OF DESIGN SHOWN

MANUFACTURER:
ST. AUGUSTINE PRECAST

FINISH:
TBD

COLOR:
TBD



1 STREET SIGN MONUMENT

1" = 1'-0"

PROVIDE SAMPLE

P-MU-KST-63

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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

REV	DESCRIPTION	DATE
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	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.21

Application Packet, page 50

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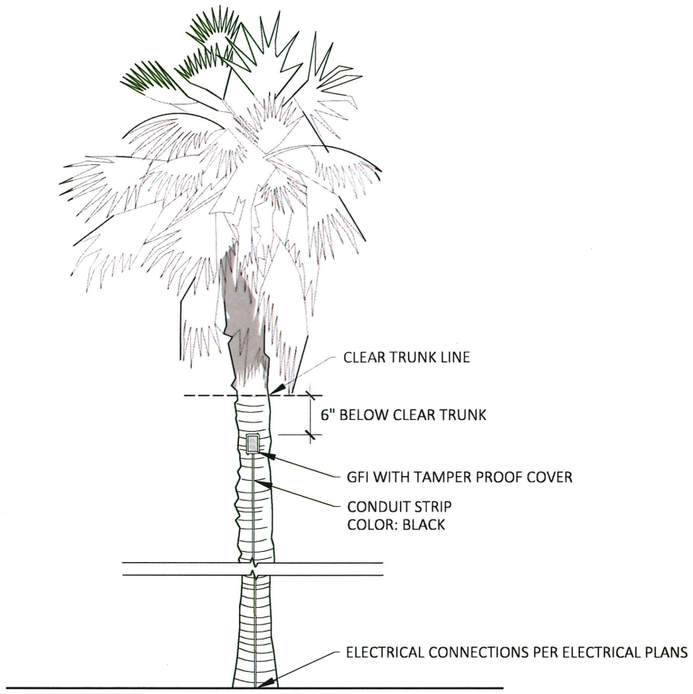


4 PALM MOUNTED GFI

1/2" = 1'-0"

P-MU-KST-50

SIGN
BASIS OF DESIGN SHOWN

MANUFACTURER
SIGNATURE STREETSCAPES

MODEL NUMBER
CUSTOM DESIGN

FINISH
COLOR TBD
GLOBEAD PAINT (ADDED REFLECTIVITY)

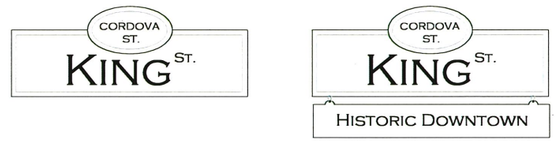
THICKNESS
0.125"-0.25" MAX METAL
0.25"-0.375" CAST ALUMINUM
.08" CUT ALUMINUM



OPT. A



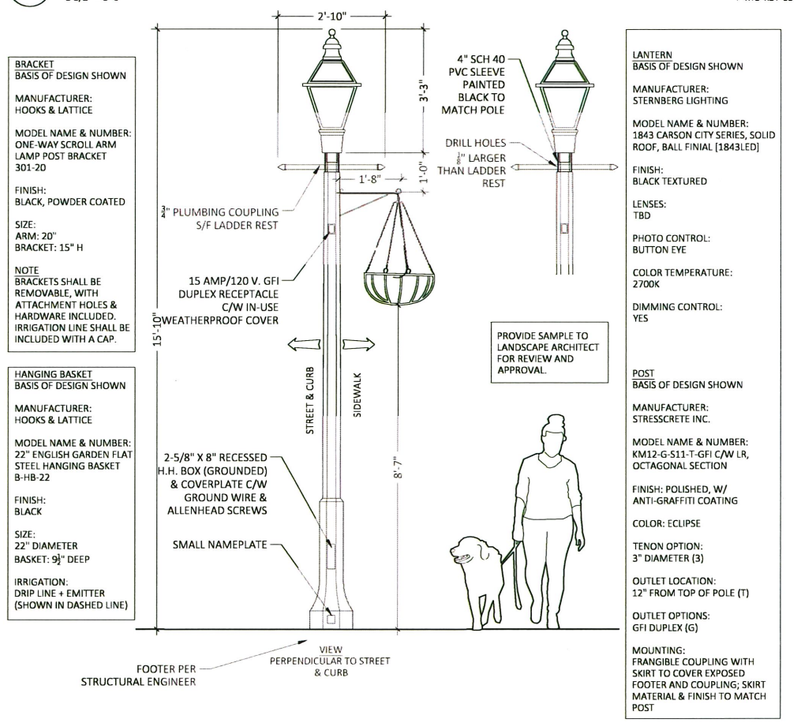
OPT. B



2 STREET SIGN OPTIONS

1 1/2" = 1'-0"

P-MU-KST-65



BRACKET
BASIS OF DESIGN SHOWN

MANUFACTURER:
HOOKS & LATTICE

MODEL NAME & NUMBER:
ONE-WAY SCROLL ARM LAMP POST BRACKET
301-20

FINISH:
BLACK, POWDER COATED

SIZE:
ARM: 20"
BRACKET: 15" H

NOTE
BRACKETS SHALL BE REMOVABLE, WITH ATTACHMENT HOLES & HARDWARE INCLUDED. IRRIGATION LINE SHALL BE INCLUDED WITH A CAP.

HANGING BASKET
BASIS OF DESIGN SHOWN

MANUFACTURER:
HOOKS & LATTICE

MODEL NAME & NUMBER:
22" ENGLISH GARDEN FLAT STEEL HANGING BASKET
B-HB-22

FINISH:
BLACK

SIZE:
22" DIAMETER
BASKET: 9½" DEEP

IRRIGATION:
DRIP LINE + EMITTER (SHOWN IN DASHED LINE)

PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

LANTERN
BASIS OF DESIGN SHOWN

MANUFACTURER:
STERNBERG LIGHTING

MODEL NAME & NUMBER:
1843 CARSON CITY SERIES, SOLID ROOF, BALL FINIAL [1843LED]

FINISH:
BLACK TEXTURED

LENSES:
TBD

PHOTO CONTROL:
BUTTON EYE

COLOR TEMPERATURE:
2700K

DIMMING CONTROL:
YES

POST
BASIS OF DESIGN SHOWN

MANUFACTURER:
STRESSCRETE INC.

MODEL NAME & NUMBER:
KM12-G-S11-T-GFI C/W LR, OCTAGONAL SECTION

FINISH: POLISHED, W/ ANTI-GRAFFITI COATING

COLOR: ECLIPSE

TENON OPTION:
3" DIAMETER (3)

OUTLET LOCATION:
12" FROM TOP OF POLE (T)

OUTLET OPTIONS:
GFI DUPLEX (G)

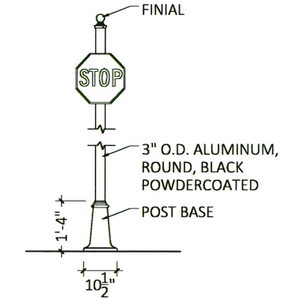
MOUNTING:
FRANGIBLE COUPLING WITH SKIRT TO COVER EXPOSED FOOTER AND COUPLING; SKIRT MATERIAL & FINISH TO MATCH POST

PROVIDE SAMPLE

1 CITY STANDARD LIGHT

1/2" = 1'-0"

P-MU-KST-65



STREET SIGN SIZE & MOUNTING HEIGHT PER CIVIL ENGINEER DRAWINGS. INCLUDE FULL BLACK ALUMINUM BACKER WITH APPROX. ½" REVEAL

POST FINIAL	POST BASE
BASIS OF DESIGN SHOWN	BASIS OF DESIGN SHOWN
MANUFACTURER: HANOVER (PHILLIPS)	MANUFACTURER: HANOVER (PHILLIPS)
MODEL NUMBER: PC16-3	MODEL NUMBER: 136-3
FINISH: BLACK (BLK)	FINISH: BLACK (BLK)
SIZE: APPROX. 4⅜" H x 3¾"W	SIZE: APPROX. 16" H x 10½" W

3 STREET SIGN POST

1/2" = 1'-0"

P-MU-KST-07

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St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

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	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO.
L-2.22

Application Packet, page 51

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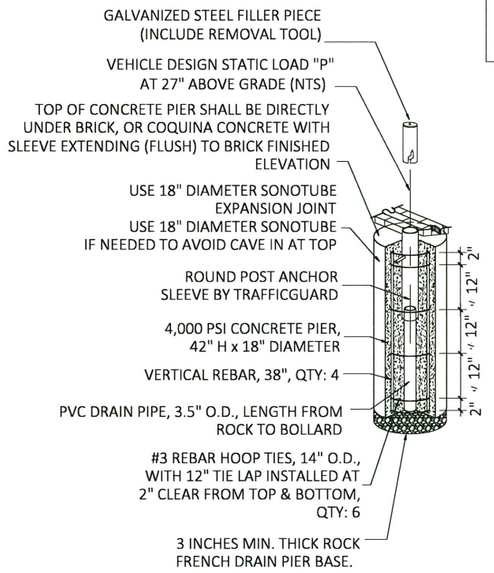
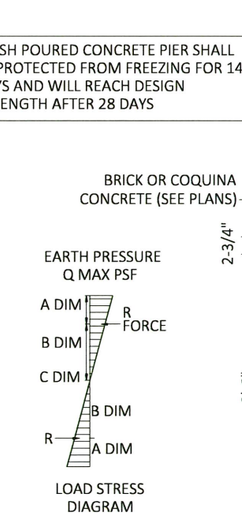


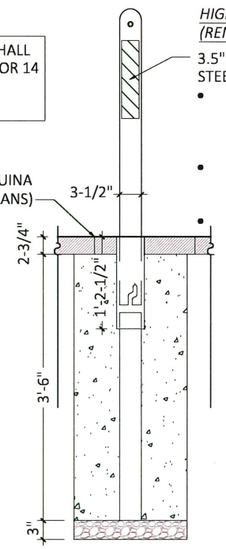
PIER ELEVATION SECTION

FINAL ENGINEERING PER MANUFACTURER. SUPPLY SHOP DRAWINGS FOR REVIEW.

FRESH POURED CONCRETE PIER SHALL BE PROTECTED FROM FREEZING FOR 14 DAYS AND WILL REACH DESIGN STRENGTH AFTER 28 DAYS



LOAD STRESS DIAGRAM (FROM MANUFACTURER)



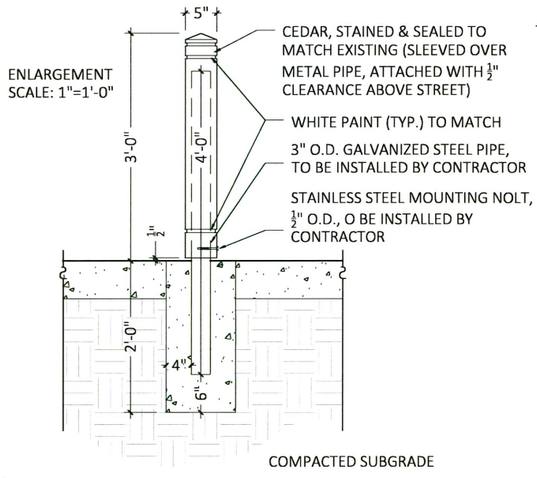
ENLARGEMENT
SCALE: 1"=1'-0"
SEE PIER DETAIL, LEFT

HIGH VISIBILITY (REMOVEABLE) BOLLARD

3.5" O.D., 0.216" THICKNESS STEEL PIPE

- RUST & CORROSION RESISTANT PRIMER FOR 5000 HRS. OF SALT SPRAY RESISTANCE
- TGIC POLYESTER POWDER COATING, RAL1028 YELLOW
- REFLECTIVE TAPE, PER MANUFACTURER

WOODEN (PERMANENT) BOLLARD



WOODEN PIECE ONLY SHALL BE CONSTRUCTED BY THE CITY OF ST. AUGUSTINE. MOUNTING, METAL POST, AND BOLT BY CONTRACTOR.

BASIS OF DESIGN SHOWN

MANUFACTURER:
TRAFFICGUARD

MODEL NAME & NUMBER:
ROUND POST KEY LOCK
RP3503

FINISH:
YELLOW, RAL1028

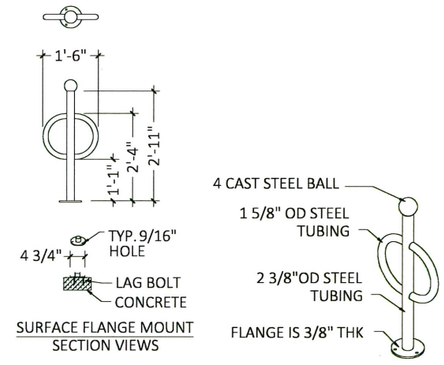
CUSTOMIZATIONS:
EXTENDED SLEEVE FOR BRICK OVERLAYMENT

NOTE: INCLUDE STORAGE RACKS FOR BOLLARDS

3 BOLLARDS

1/2" = 1'-0"

P-MU-KST-01



BASIS OF DESIGN SHOWN

MANUFACTURER:
MADRAX

MODEL NUMBER:
BOLCL-2-SF(IG)

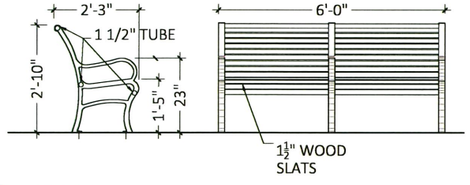
FINISH:
BLACK (BLK)

SIZE:
APPROX. 38 ¼" H x 17½" W

2 BIKE RACK

1/2" = 1'-0"

P-MU-KST-06



BASIS OF DESIGN SHOWN

MANUFACTURER:
CANTERBURY INTL.

MODEL NAME & NUMBER:
BOWERY 500

FINISH:
CAST ALUMINUM, BLACK POWDER COAT

SLATS:
JATOBA WOOD, CLEAR OIL FINISH (PROVIDE SAMPLE)

SUPPORTS:
END + CENTER ARMREST

1 BENCH

1/2" = 1'-0"

P-MU-KST-03

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St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
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	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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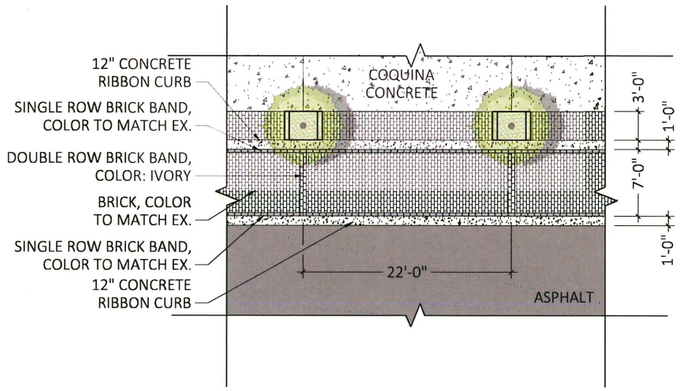
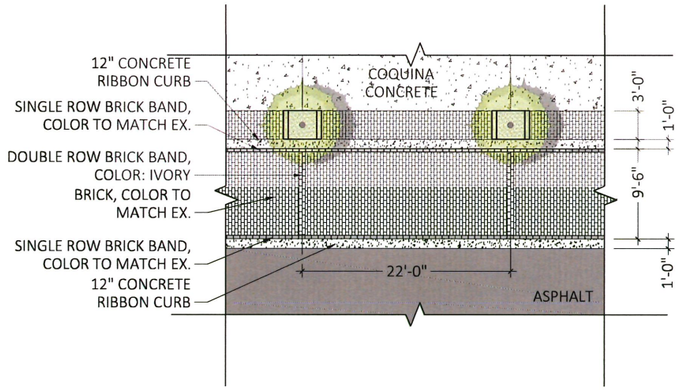
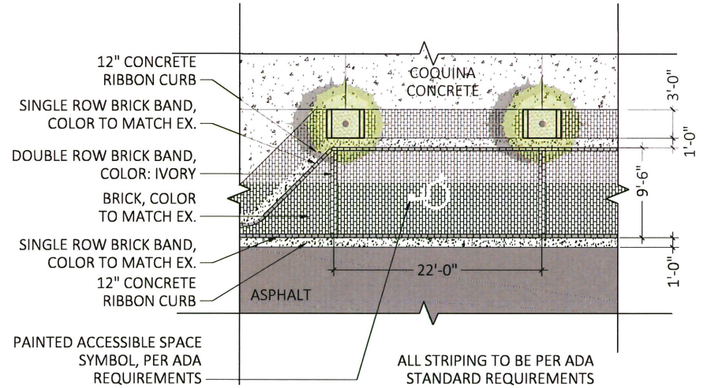


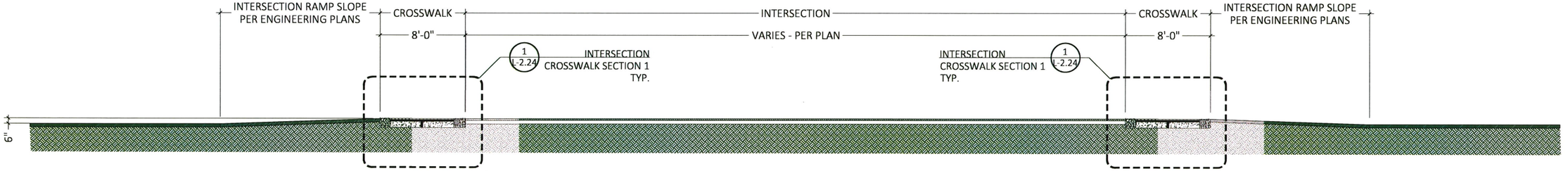
5 PARALLEL PARKING - STANDARD - KING ST
1/8" = 1'-0" P-MU-KST-24



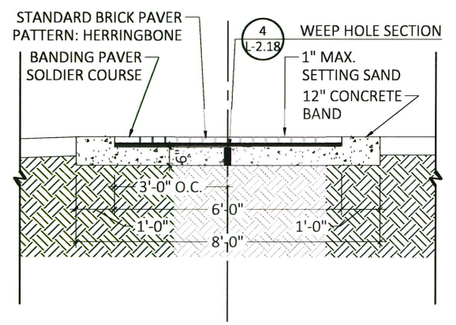
4 PARALLEL PARKING - STANDARD - CATHEDRAL PL
1/8" = 1'-0" P-MU-KST-23



3 PARALLEL PARKING - ADA - CATHEDRAL ST
1/8" = 1'-0" P-MU-KST-22



2 INTERSECTION CROSS SECTION TYP.
1" = 5' P-MU-KST-49



1 INTERSECTION CROSSWALK SECTION 1 TYP.
1/2" = 1'-0" P-MU-KST-51

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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/JH

KING STREET
ST. AUGUSTINE, FL
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SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.24

Application Packet, page 52

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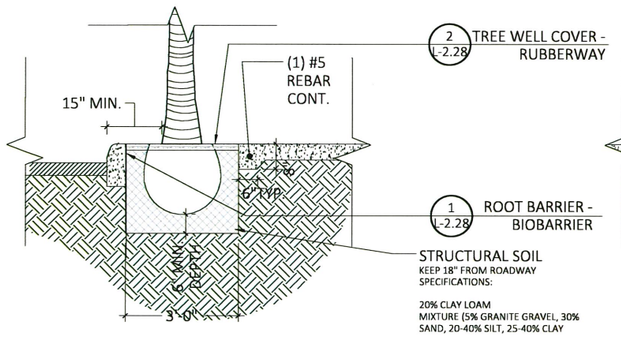
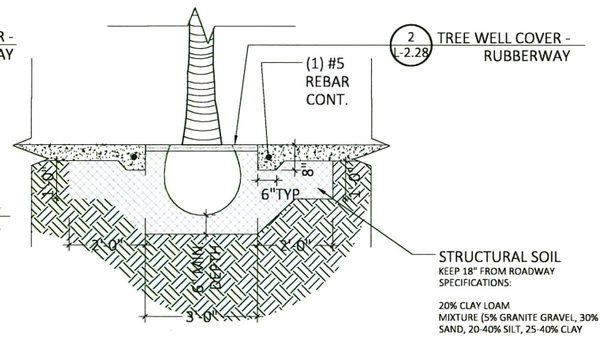
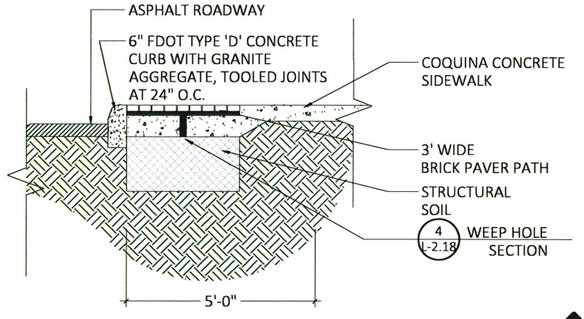


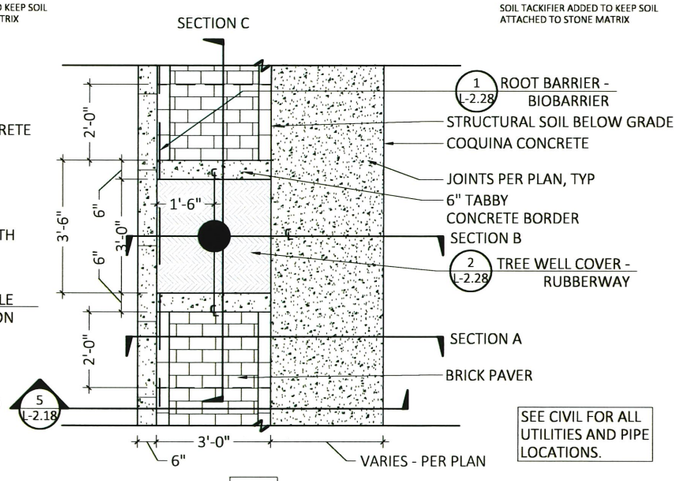
SECTION B



SECTION C



SECTION A



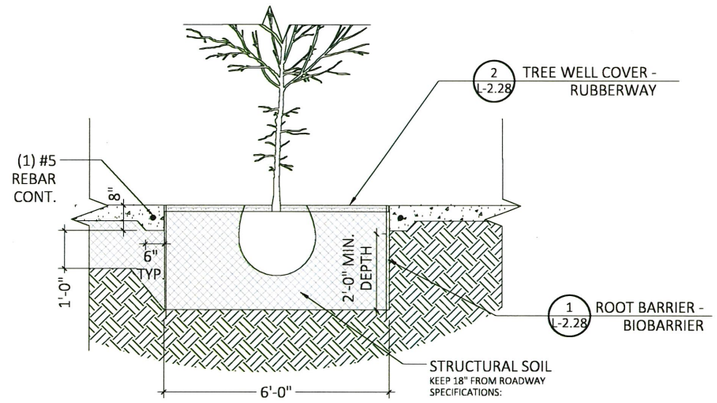
PLAN

SEE CIVIL FOR ALL UTILITIES AND PIPE LOCATIONS.

2 PALM WITH STRUCTURAL SOILS

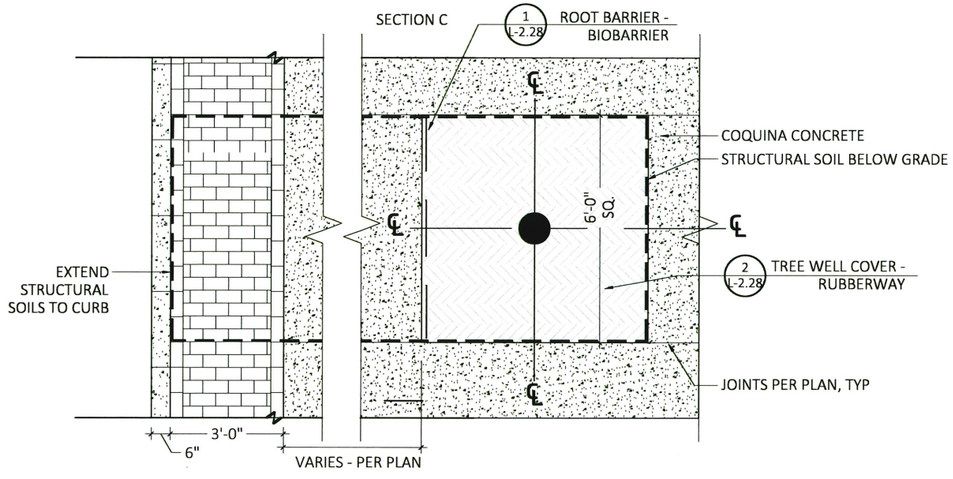
1/2" = 1'-0"

P-MU-KST-57



SECTION

SEE CIVIL FOR ALL UTILITIES AND PIPE LOCATIONS.



PLAN

1 TREE WELL TYPICAL - OAK

1/2" = 1'-0"

P-MU-KST-61

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34 Cordova Street, Suite A
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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
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SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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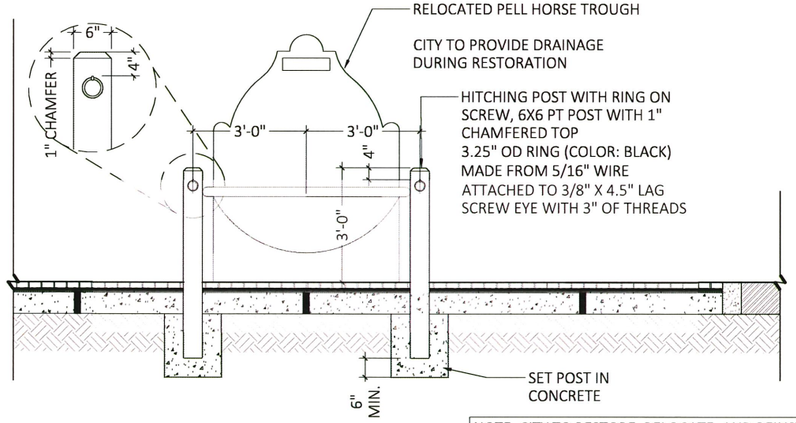
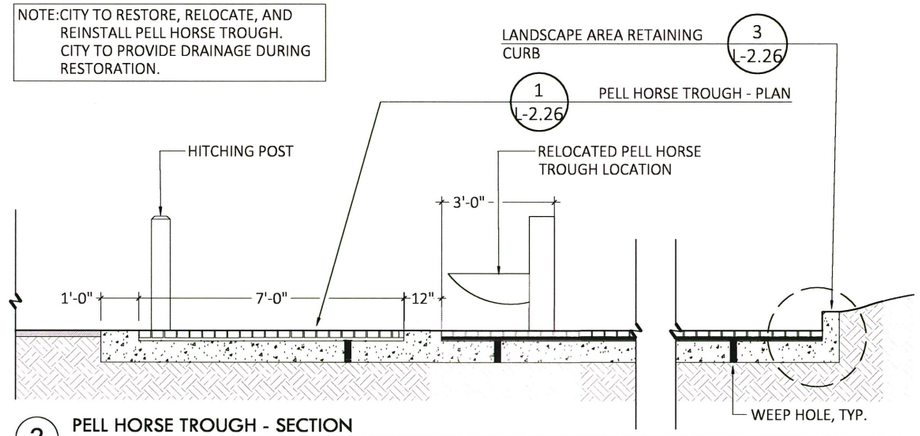


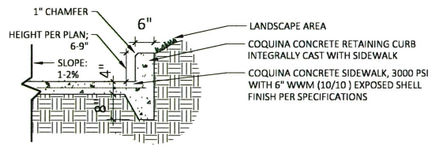
NOTE: CITY TO RESTORE, RELOCATE, AND REINSTALL PELL HORSE TROUGH. CITY TO PROVIDE DRAINAGE DURING RESTORATION.

4 HITCHING POST DETAIL
1/2" = 1'-0"
P-MU-KST-59

NOTE:CITY TO RESTORE, RELOCATE, AND REINSTALL PELL HORSE TROUGH. CITY TO PROVIDE DRAINAGE DURING RESTORATION.

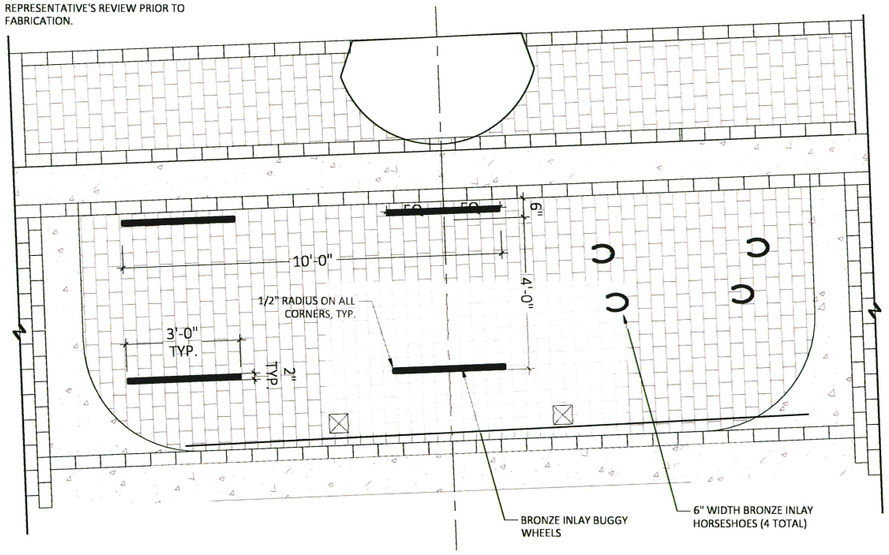


2 PELL HORSE TROUGH - SECTION
1/2" = 1'-0"
P-MU-KST-36



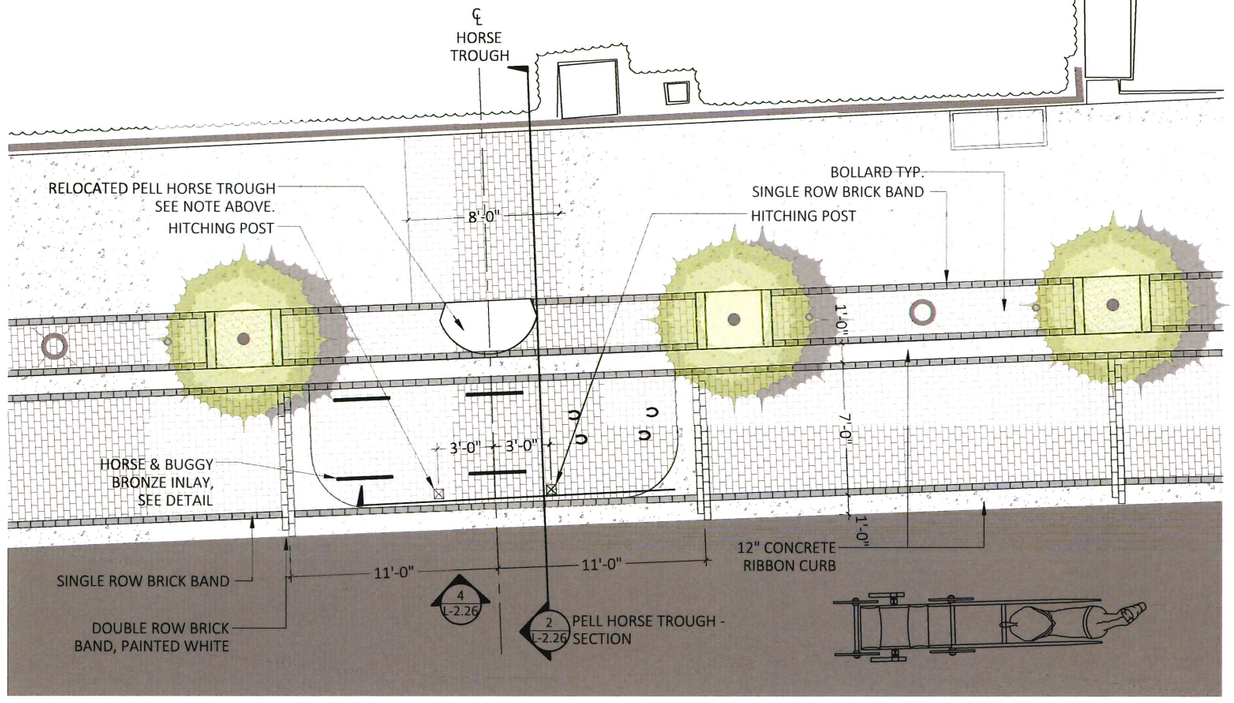
3 LANDSCAPE AREA RETAINING CURB
1/2" = 1'-0"
P-MU-KST-16

PROVIDE SHOP DRAWINGS OF ALL BRONZE INLAY ITEMS FOR L.A. & OWNER'S REPRESENTATIVE'S REVIEW PRIOR TO FABRICATION.



5 HORSE & BUGGY BRONZE INLAY LAYOUT
1/2" = 1'-0"
P-MU-KST-67

NOTE: CITY TO RESTORE, RELOCATE, AND REINSTALL PELL HORSE TROUGH. CITY TO PROVIDE DRAINAGE DURING RESTORATION.



1 PELL HORSE TROUGH - PLAN
1/4" = 1'-0"
P-MU-KST-34

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
HARDSCAPE DETAILS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L2.26

Application Packet, page 55

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Received April 6, 2026
Planning and Building Dept.



Bigbelly Sense Max

Built on Bigbelly's fundamentally better bin, the Sense Max is a 150-gallon (570 L) capacity, compacting bin with built-in LED indicators that provide bin fullness status at a glance - ideal for deployments where collection staff are nearby. The Sense Max can be deployed standalone or in combination with any other Bigbelly bin type to form a multi-stream kiosk.

With its fully-enclosed Hopper disposal interface, the Sense Max is uniquely equipped to keep waste contained and out of sight, even from trash pickers. The integrated compactor provides 5-10x greater capacity compared to traditional waste bins and is designed for high-waste volume locations.

The Sense Max is equipped with sensors that monitor and indicate fullness level. The Sense Max can be solar-powered for outdoor use or AC-powered for indoor use.

Waste Interfaces and Streams

Hopper, Chute, or Open Disposal Interface
Waste, Single-Stream Recycling, or Compost

Hopper Disposal Interface with Foot Pedal

Chute Disposal Interface with Foot Pedal

www.bigbelly.com | info@bigbelly.com | +1 888 820 0300 | © Big Belly Solar LLC 2023

Technical Specifications

Overall Machine Dimensions

- Height: 49.8" (1264 mm)
- Width: 25" (635 mm)
- Depth: 26.8" (681 mm)
- Handle Height (ADA Compliant): 43.1" (1095 mm)
- Weight: 270 lbs (122 kg)
- Shipping weight: 300 lbs (136.08 kg)
- Bin Volume (Hopper or Chute): 32 gal (120 L) compacted trash; approx. 150 gal (568 L) uncompacted trash.
- Bin Dimension: 24" x 20.4" x 21.65" (609 mm x 518 mm x 549 mm)

Disposal Interface Dimensions

- Hopper Opening: 16.5"W x 5"H x 8"D (419 mm x 127 mm x 203 mm)
- Chute Opening: 16"W x 5.5"H x 15"D (406 mm x 140 mm x 381 mm)

Bigbelly

Bigbelly Sense Max

- FULLY ENCLOSED
- FULLNESS INDICATOR
- COMPACTOR



1 TRASH RECEPTACLE - BIG BELLY
1" = 1"

P-MU-KST-35

Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

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Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

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ST. AUGUSTINE, FL
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L-2.27

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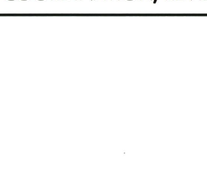
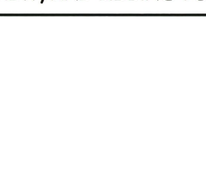
Rubberway

Rubber Tree Wells - Dual Layer Systems


City Beautification


Custom Design Options

Tree Preservation

Rubberway Tree Wells are an environmentally conscious option for installing or replacing tree wells, and are a safe solution for public walkways.

Rubberway Tree Wells are flexible and porous, allowing moisture to pass through, managing storm water and recharging groundwater while preserving the health of existing tree roots.

The dual layer Rubber Tree Well system has a base layer made from recycled tire rubber, topped with a wear layer of UV resistant virgin rubber available in a variety of colors.

A number of dual layer tree well systems are available, including Rubberway's classic two-layer tree well which utilizes EPDM, a smaller size rubber granule, and the Rubberway Evolution system which utilizes a larger size rubber granule for more rapid drainage and a look similar to stone.

Classic Dual Layer Tree Well

EPDM Color Section

Rubberway Evolution Dual Layer Tree Well

Benefits

- ✓ Porous and Flexible
- ✓ Utilizes Recycled Material
- ✓ Reduces Liability Risks
- ✓ Resilient, Yet Firm Structure
- ✓ Preserves Health of Trees
- ✓ Freeze Thaw Compatible
- ✓ No Heavy Metal Leaching
- ✓ Seamless and Customizable
- ✓ ADA Compliant
- ✓ Replicates Concrete or Stone
- ✓ More Economic than Steel Grates

www.rubberway.com
Tel: (877) 288-0045

World Recycling Surfacing Group
4000 Barranca Parkway Suite 250
Irvine, CA 92604 WRSG

BASIS OF DESIGN

TYPE:
RUBBERWAY EVOLUTION DUAL LAYER TREE WELL SYSTEM

COLOR:
SEE ADJACENT PRODUCT SHEET

MANUFACTURER:
RUBBERWAY
WWW.RUBBERWAY.COM/
202.408.7960

2 TREE WELL COVER - RUBBERWAY

1" = 1"

P-MU-KST-38

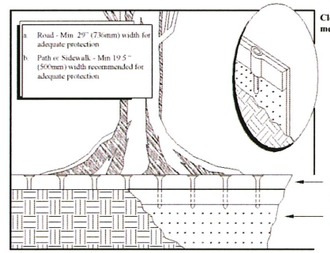
SPECIAL INSTALLATION INSTRUCTIONS (for unusual situations)

When two or more of the following conditions exist, special precautions, detailed below, should be followed for maximum prevention of root overgrowth of fabric

1. Base of potential problem tree is higher than protected hardscape
2. Soil is over 90% sand
3. Tree species is aggressive, top rooting variety such as maple, ficus, etc. Consult a local arborist for species questions or recommendations if necessary.
4. Tree is closer than eight feet (2400mm) from edge of protected hardscape.

Special Precautions (See Drawing Below)

1. Wherever practical, build level of soil adjacent to protected hardscape to a level even with or above base of tree.
2. Attach Biobarrier approximately two inches (50 mm) from the top edge of commercially available metal edging using hot or cold adhesive. For hot application use general adhesives hot melt #64x884 or equivalent. For cold applications use Macco adhesives "Fix-n-Seal" high performance clear sealant F S- U S, Prod No. 1450113 or equivalent
3. Install metal edging adjacent to protected hardscape with Biobarrier attached . Leave metal edging approximately one inch above grade to prevent root overgrowth. Edging should extend a minimum of 10 feet (3000mm) in each direction from center of tree. Landscape timbers with Biobarrier attached to the bottom may be substituted for edging.



3

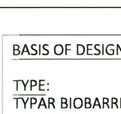
TYPAR BIOBARRIER

Installation Instructions for Vertical Installation

BEFORE YOU START:
- Contact your utility company prior to trenching if you suspect service lines are present. Consult a professional arborist if root trimming is required.
- Follow all EPA label instructions located on the box and yellow packaging sleeve when installing product. Additional instructions in box.

IMPORTANT NOTES:
- Biobarrier should be installed on the side of the trench opposite the root source.
- Install and cover Biobarrier as soon as possible (within 12 hours) after opening sealed yellow bag; high temperatures and direct sunlight can reduce effective product life.

INSTALLING THE PRODUCT:
- Cut a trench a minimum of 4 inches (100mm) wide and at least equal to the length of mature tree canopy plus 10 feet, centered on the root source and adjacent to the structure using clean-cutting trench digging equipment (see figure 1).



- Cut all roots back flush to trench walls on both sides of trench. For some species, it may be necessary to spray the cut end of the severed root on the side opposite tree to prevent root regrowth under the hardscape. If you choose to use a systematic herbicide and be extremely careful to avoid contact with roots on the opposite side of the trench.
- Smooth soil surface to desired FINAL GRADE LEVEL on side of trench opposite root source (see Figure 2).



- CAREFULLY open yellow bag of Biobarrier on one end to prevent damage. Use yellow bag to store any unused product.
- Roll out Biobarrier and trim to proper length. Place excess material back in yellow bag and seal tightly with spare ties provided.
- Beginning at one end of the trench, hold product in place at finished grade level on the side of the trench adjacent to the hardscape (opposite root source) and stake in position using pins provided. Use caution when handling installation pins - they are sharp.

Pins should penetrate fabric between the nodules - 1/4" from the top edge of the fabric and at ~45 degree angle to the trench wall (see Fig. 3). Enough pins are provided to install 1 pin every 3 feet. The top edge of the product must be at finished grade level for the entire length of the installation.



- Backfill and tamp firmly to eliminate soil settling. Wet soil, if necessary, to ensure proper soil compaction.

For more information on Biobarrier, or for technical assistance, call toll-free:

1-800-25ROOTS ext. 7500

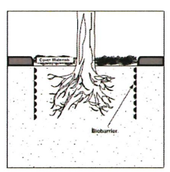
NOTE:
These guidelines treat a typical urban sidewalk application. Other installations such as property lines, building foundations, retaining walls, ornamental beds, septic systems, storm drains, etc. may require minor procedural adjustments.

BIOBARRIER®

Fiberweb, Inc.
70 Old Hickory Blvd.
Old Hickory, TN 37138 USA
www.biobarrier.com

Made in the USA

2

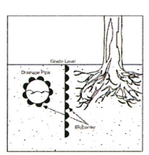


Sidewalks/Paths/Streets/Curbs/Medians/ Tennis Courts

Dig a trench adjacent to hardscape (as close as possible) insuring depth is below where existing roots are found. After trenching, remove remaining roots, leaving walls of trench smooth. Place top edge of Biobarrier® at finished grade level, securing with installation strips and/or pins provided. Backfill carefully to avoid dislocating Biobarrier®, and compact firmly.

Refer to General Guidelines (Pg. 1) & Vertical Instructions (Pg. 2)

Drain Lines, Utility Lines & Pipes



Drain lines and systems and utility lines and pipes can be protected from root intrusion by wrapping entirely with Biobarrier®, at joints or on any or all sides. Biobarrier® fabric can be easily cut with a knife or scissors to fit any configuration. Pipes may be completely wrapped lengthwise and overlapped (minimum of 3 inches or 2 nodules) or at joints or other critical locations where moisture or air may attract roots. Pins, industrial tape or adhesives, or plastic or metal bands may be used to hold Biobarrier® in position ...remember, no gaps, it is only effective "where it is."

Refer to General Guidelines (Pg. 1) & Vertical Instructions (Pg. 2)

BASIS OF DESIGN

TYPE:
TYPAR BIOBARRER ROOT CONTROL
24" WIDTH

INSTALL PER MANUFACTURER'S RECOMMENDATIONS

MANUFACTURER:
TYPAR
BERRY GLOBAL, INC.
800-541-5519

1 ROOT BARRIER - BIOBARRIER

1" = 1"

P-MU-KST-25

Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084

Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
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PRIME PROJECT #:
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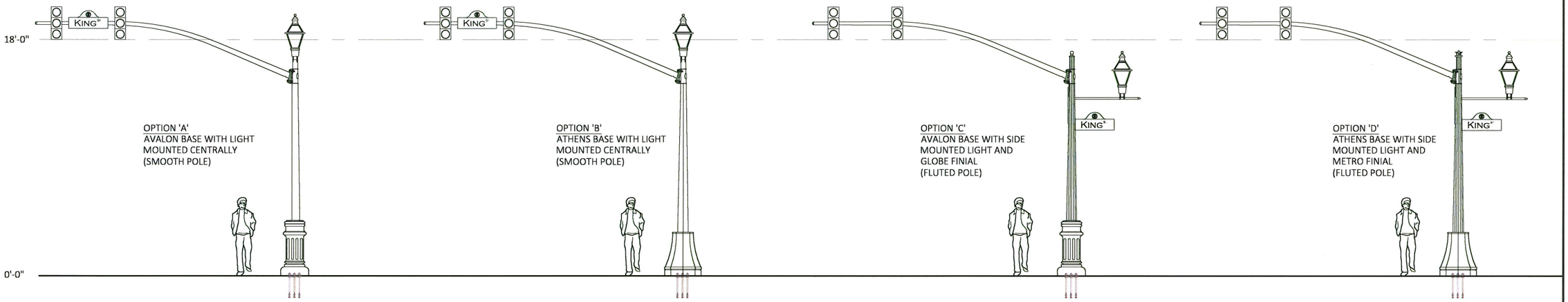

MAST ARM CONFIGURATION OPTIONS

SCALE = $\frac{1}{4}$" = 1'-0"

ML+H
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St. Augustine, FL 32084
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DRAWING NO. L2.29

Application Packet, page 58

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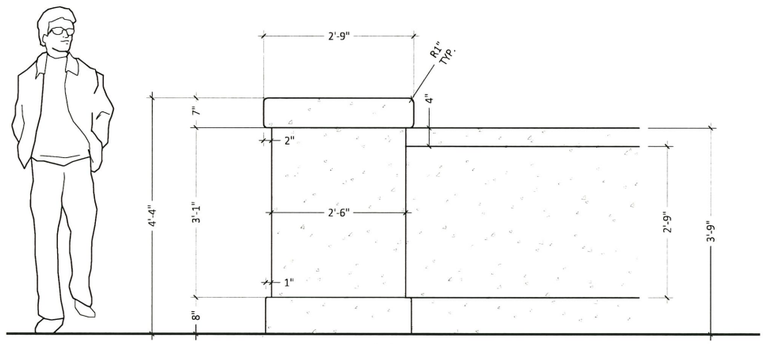
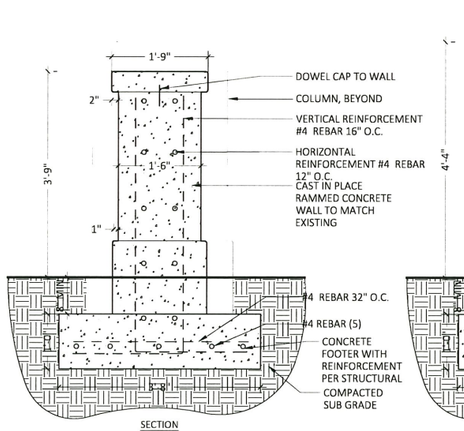
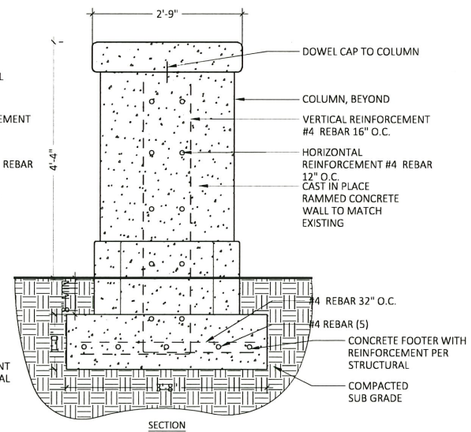


ELEVATION



SECTION

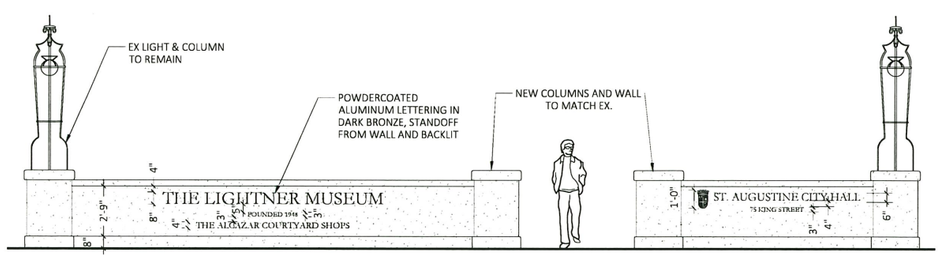


SECTION

4 COQUINA COLUMN + LOW WALL DETAIL

3/4" = 1'-0"

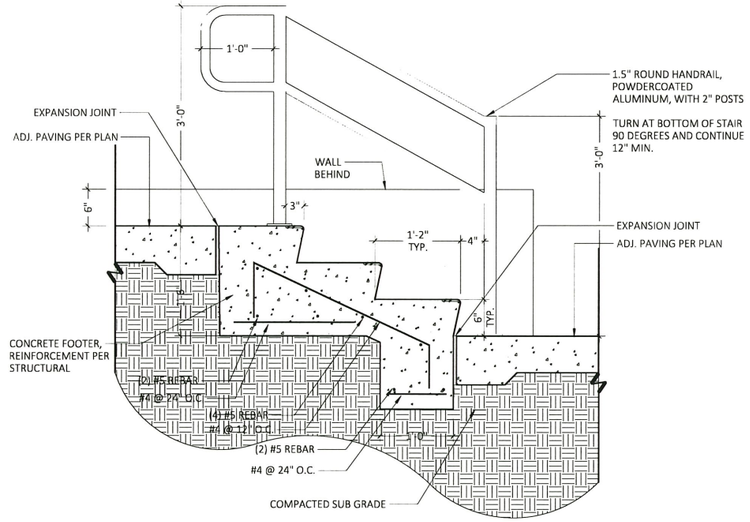
P-MU-KST-74



3 WALL ELEVATION

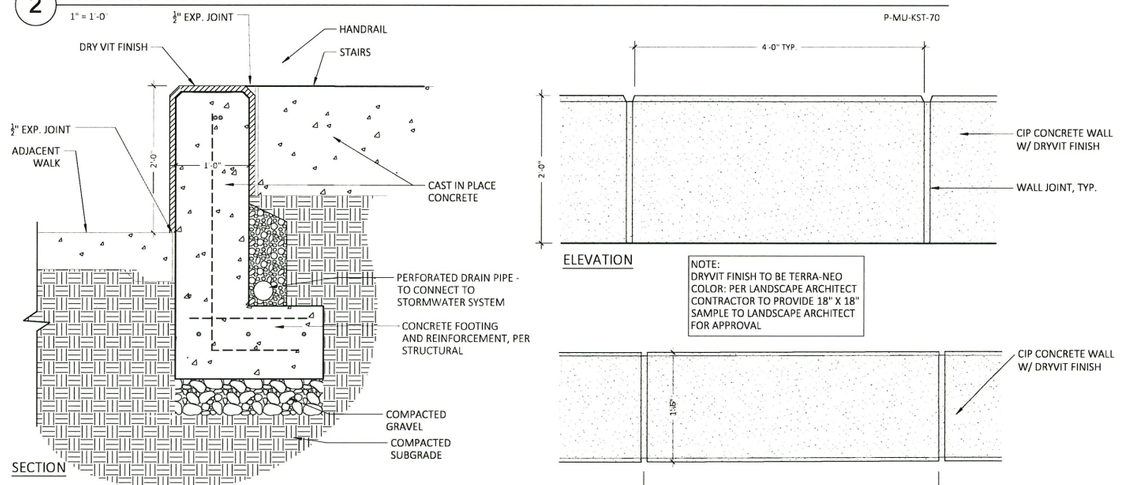
1/4" = 1'-0"

P-MU-KST-73



2 CONCRETE STAIR

1" = 1'-0"



SECTION

ELEVATION

PLAN

1 CIP CONCRETE RETAINING WALL

1" = 1'-0"

ML+H
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34 Cordova Street, Suite A
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Ph 904.825.6747
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ST. AUGUSTINE, FL
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ML+H PROJECT #: 23 12 00

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L-2.30

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GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE LANDSCAPE BED PREPARATION, INCLUDING REMOVAL AND DISPOSAL OF EXISTING LANDSCAPE AND TREES (TREES TO REMAIN ARE NOTED ON PLAN). CONTRACTOR SHALL PULL ANY APPLICABLE PERMITS, SUCH AS TREE REMOVAL PERMIT.
2. SPRAY DOWN BASE OF BUILDING TO REMOVE SOIL FROM CONSTRUCTION ACTIVITIES.
3. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES . PLANT SIZE IS TO TAKE PRECEDENCE OVER CONTAINER SIZE.
4. ALL TREES AND SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.
5. WEEDS ARE TO BE ADEQUATELY AND PROPERLY TREATED AND REMOVED PRIOR TO LANDSCAPE INSTALLATION. ALL SOIL AMENDMENTS SHOULD BE CERTIFIED AS WEED-FREE FROM THE SUPPLIER.
6. LANDSCAPE MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR (INCLUDING MOWING, PRUNING, AND WEEDING) UNTIL PLANTING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR MUST PROVIDE: (A.) A WARRANTY ON ALL TREES AND PALMS FOR A PERIOD OF (12) TWELVE MONTHS. (B.) A WARRANTY ON ALL SHRUBS AND GROUNDCOVERS FOR A PERIOD OF (12) TWELVE MONTHS. (C.) GUIDELINES FOR PROPER MAINTENANCE.
7. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES; ADJUST IN THE FIELD IF NEEDED.
8. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL, SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE PULLED AWAY FROM THE TRUNK.
9. CONTRACTOR SHALL SCARIFY SOIL TO A DEPTH OF 12" IN AREAS WITH COMPACTED SOIL. CONTRACTOR SHALL EXCAVATE AND DISPOSE OF ALL STONE, DEBRIS AND BASE MATERIAL FROM PREVIOUS PARKING AREAS. BACK FILL WITH TOP SOIL WITH HIGH ORGANIC CONTENT AND CERTIFIED WEED FREE.

COORDINATION WITH PROJECT WORK

1. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.
2. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.
3. COORDINATE THE RELOCATION OF ANY IRRIGATION LINES, HEADS OR THE CONDUITS OF OTHER UTILITY LINES THAT ARE IN CONFLICT WITH TREE LOCATIONS. ROOT BALLS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS ENCOUNTERED.

LAYOUT AND PLANTING SEQUENCE

1. RELATIVE POSITIONS OF ALL PLANTS AND TREES ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.
2. NOTIFY THE LANDSCAPE ARCHITECT, ONE (1) WEEK PRIOR TO LAYOUT. LAYOUT ALL INDIVIDUAL TREE AND SHRUB LOCATIONS. PLACE PLANTS ABOVE SURFACE AT PLANTING LOCATION OR PLACE A LABELED STAKE AT PLANTING LOCATION. LAYOUT BED LINES WITH PAINT FOR THE LANDSCAPE ARCHITECT'S APPROVAL. SECURE THE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE DIGGING AND START OF PLANTING WORK.

PLANTING GUIDELINES: TREES, SHRUBS & GROUNDCOVER

1. ASSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL NOT BE APPLIED LESS THAN 12 HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.
2. ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.
3. PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
4. DIG PLANTING HOLES TWO TIMES (2x) THE WIDTH OF THE ROOT BALL AND BACK FILL WITH PLANTING MIX. SEE "SOIL MIX" GUIDELINES.
5. PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.
6. SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.
7. APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.
8. WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

PALM PLANTING

1. PALM TREES SHALL BE PLACED AT GRADE MAKING SURE NOT TO PLANT THE TREE ANY DEEPER IN THE GROUND THAN THE PALM TREES ORIGINALLY STOOD.
2. THE TREES SHALL BE PLACED WITH THEIR VERTICAL AXIS IN A PLUMB POSITION.
3. ALL BACKFILL SHALL BE NATIVE SOIL EXCEPT IN CASES WHERE PLANTING IN ROCK. WATER-SETTLE THE BACK FILL.
4. DO NOT COVER ROOT BALL WITH MULCH OR TOPSOIL.
5. PROVIDE A WATERING BERM AT EACH PALM. BERMS SHALL EXTEND A MINIMUM OF 18 INCHES OUT FROM THE TRUNK ALL AROUND AND SHALL BE A MINIMUM OF (6) INCHES HIGH.
6. REMOVE TWINE WHICH TIES FRONDS TOGETHER AFTER PLACING PALM IN PLANTING HOLE AND SECURING IT IN THE UPRIGHT POSITION.

PRUNING OF TREES AND SHRUBS

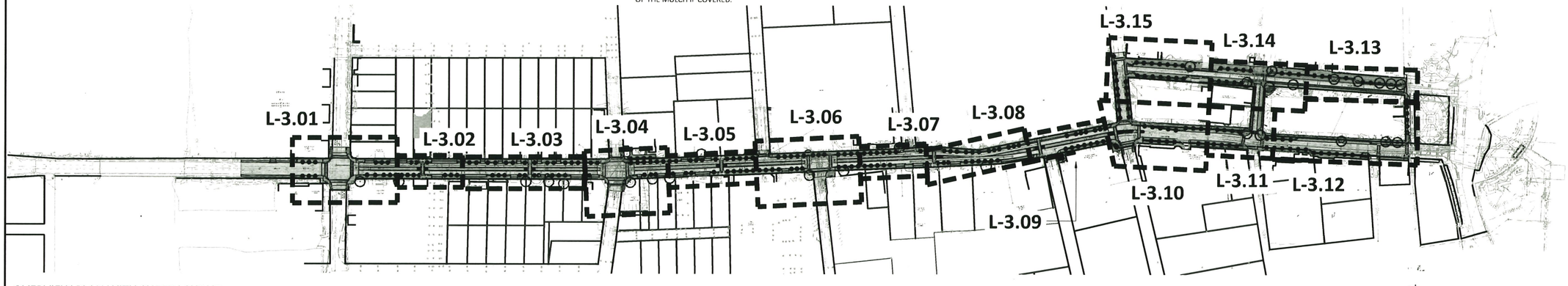
1. PRUNE TREES AND SHRUBS ONLY AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PRUNING SHRUBS SHALL BE LIMITED TO ADDRESSING STRUCTURAL DEFECTS AS SHOWN IN DETAILS; FOLLOW RECOMMENDATIONS PER ANSI A300 AND ISA BEST MANAGEMENT PRACTICES. DO NOT PRUNE TREES WITHOUT CONTACTING THE LANDSCAPE ARCHITECT. TREES SHALL ONLY BE PRUNED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST AND PRUNING SHALL FOLLOW ANSI Z133.1 STANDARDS FOR TREE CARE AND INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST MANAGEMENT PRACTICES.

MULCHING OF PLANTS

1. SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.
2. APPLY A MINIMUM OF 2-3 INCHES DEPTH OF PINE STRAW MULCH BEFORE SETTLEMENT, COVERING THE ENTIRE PLANTING BED AREA. INSTALL NO MORE THAN 1 INCH OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO 2 INCHES WHEN ABUTTING PAVEMENT.
3. FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A 5 FOOT RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THE PLANS AND SPACED AT LEAST SIX INCHES AWAY FROM THE TREE TRUNK. MULCH TREES IN TURF AREAS PRIOR TO HYDROSEEDING.
4. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	100 GAL.	4"	12`	YES		28
	SS	SABAL PALMETTO / CABBAGE PALMETTO	B&B; REGENERATED	15" MIN.	18` CT (MATCHED)	YES		259
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT				SPACING	QTY
GROUND COVERS								
	Sb	SPARTINA BAKERI / SAND CORDGRASS	1 GAL.				24" o.c.	185
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL.				12" o.c.	295



OVERVIEW PLAN WITH SHEET LAYOUT

0' 75' 150' 300'
SCALE: 1"=150-0"

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CITY OF ST. AUGUSTINE
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KING STREET
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LANDSCAPE PLAN

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	60% CD	03/17/26
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	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

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PLANT SCHEDULE

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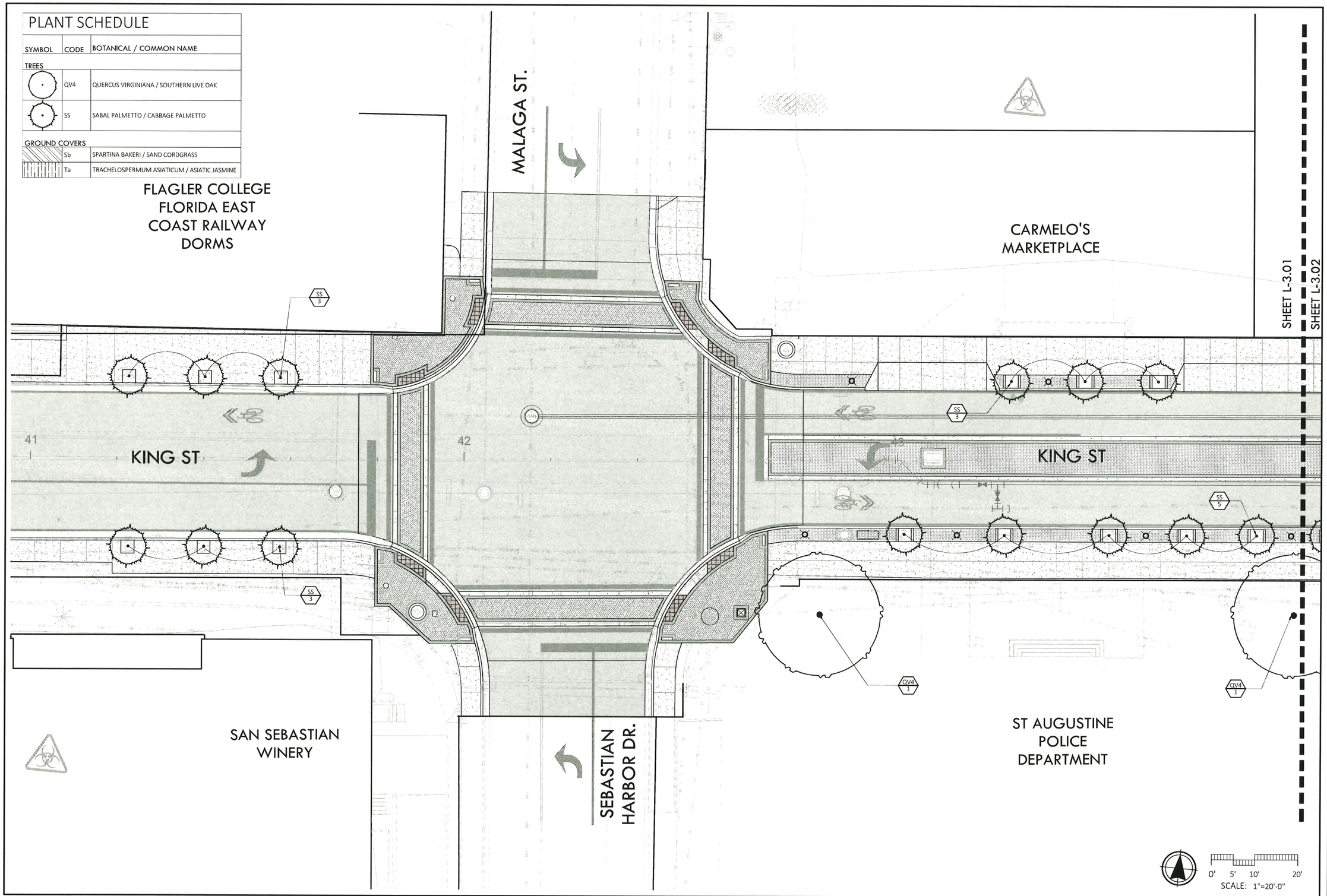
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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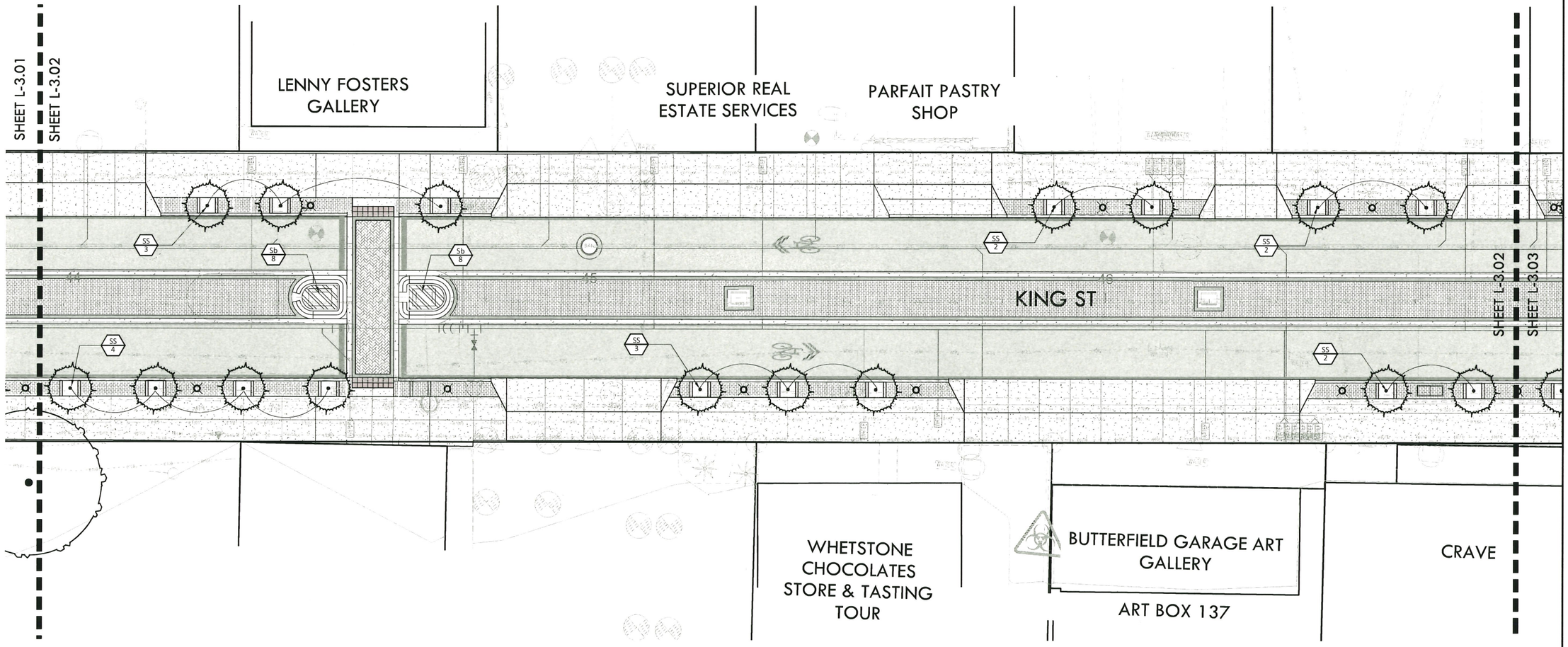

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	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
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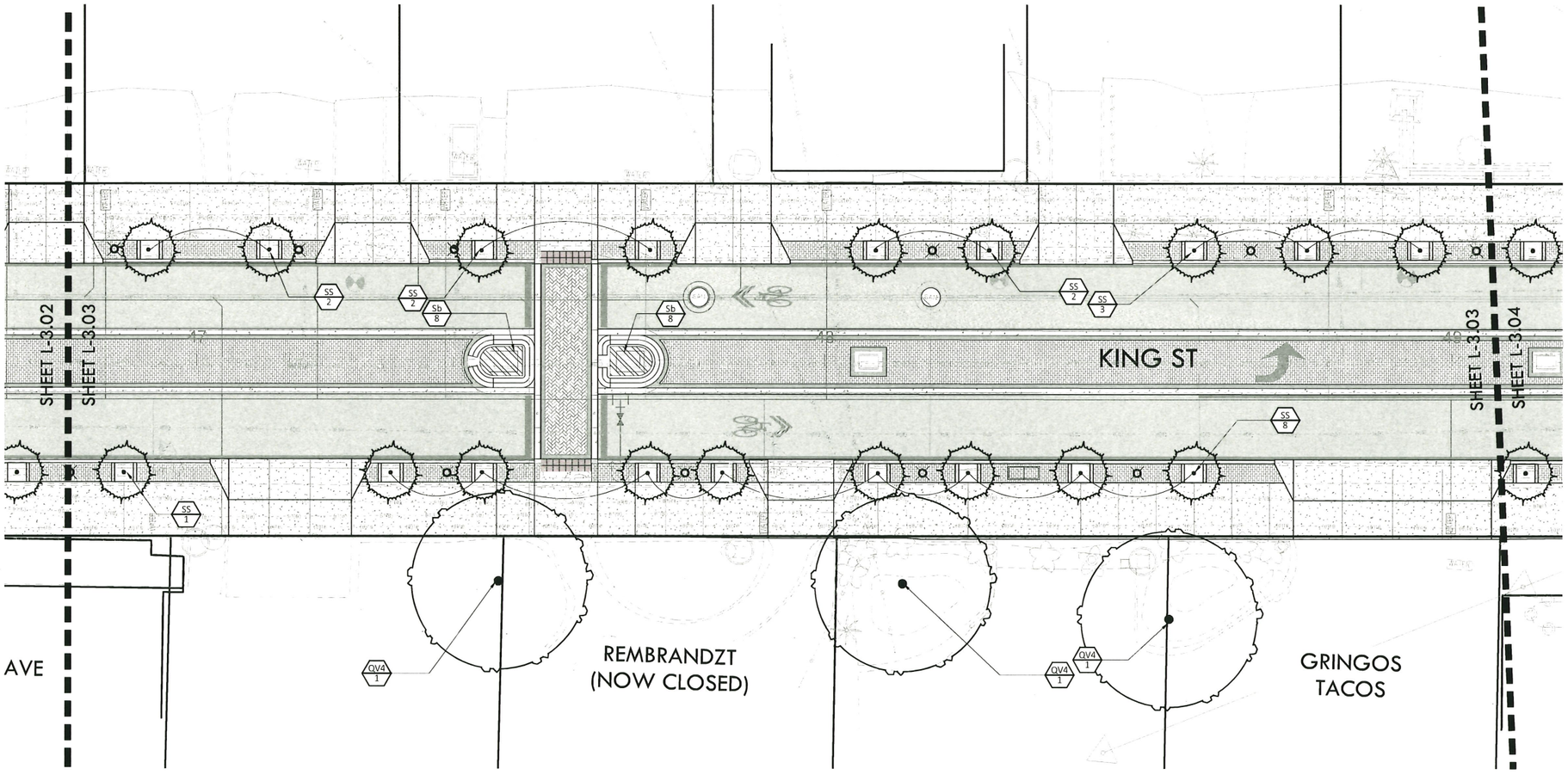

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	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
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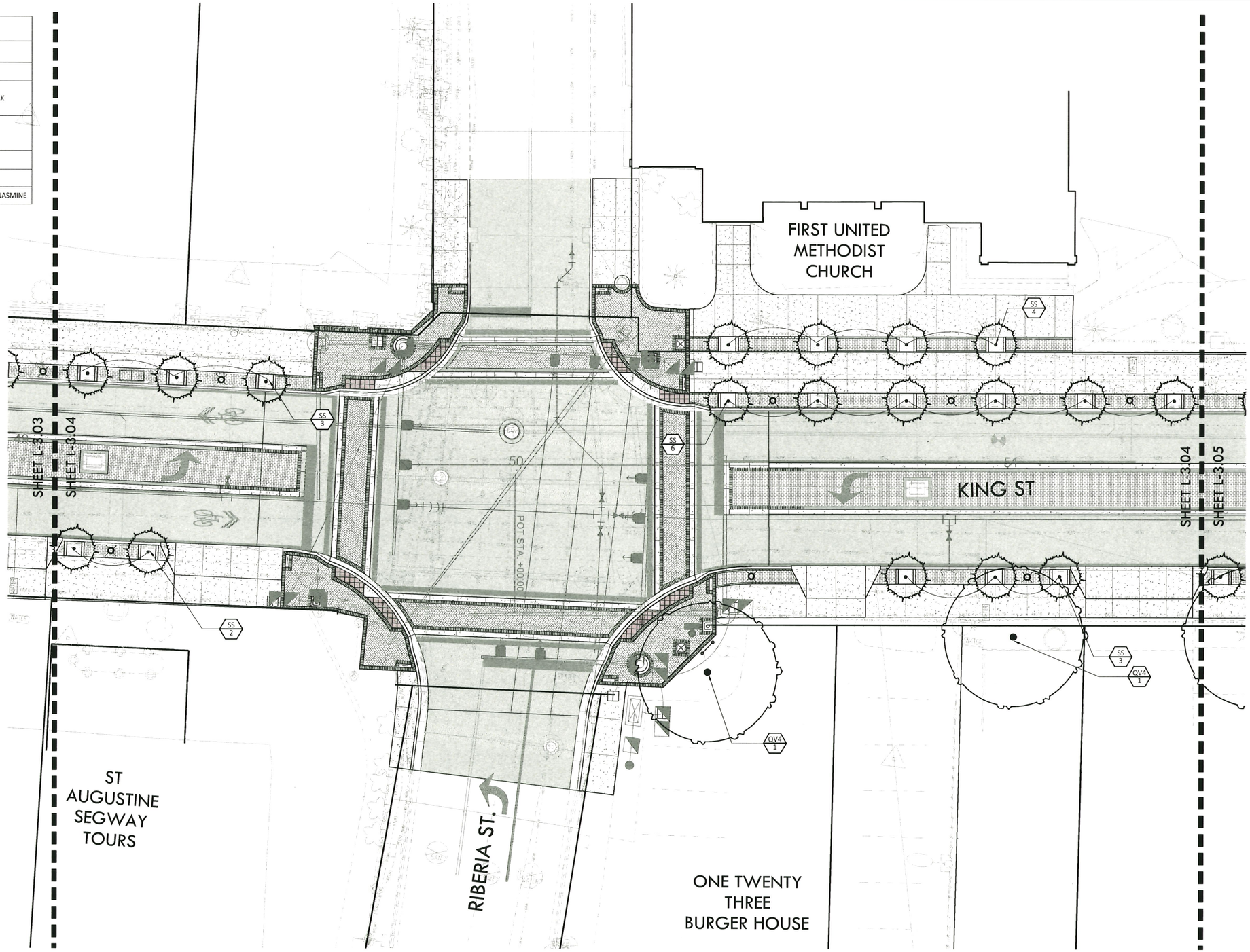

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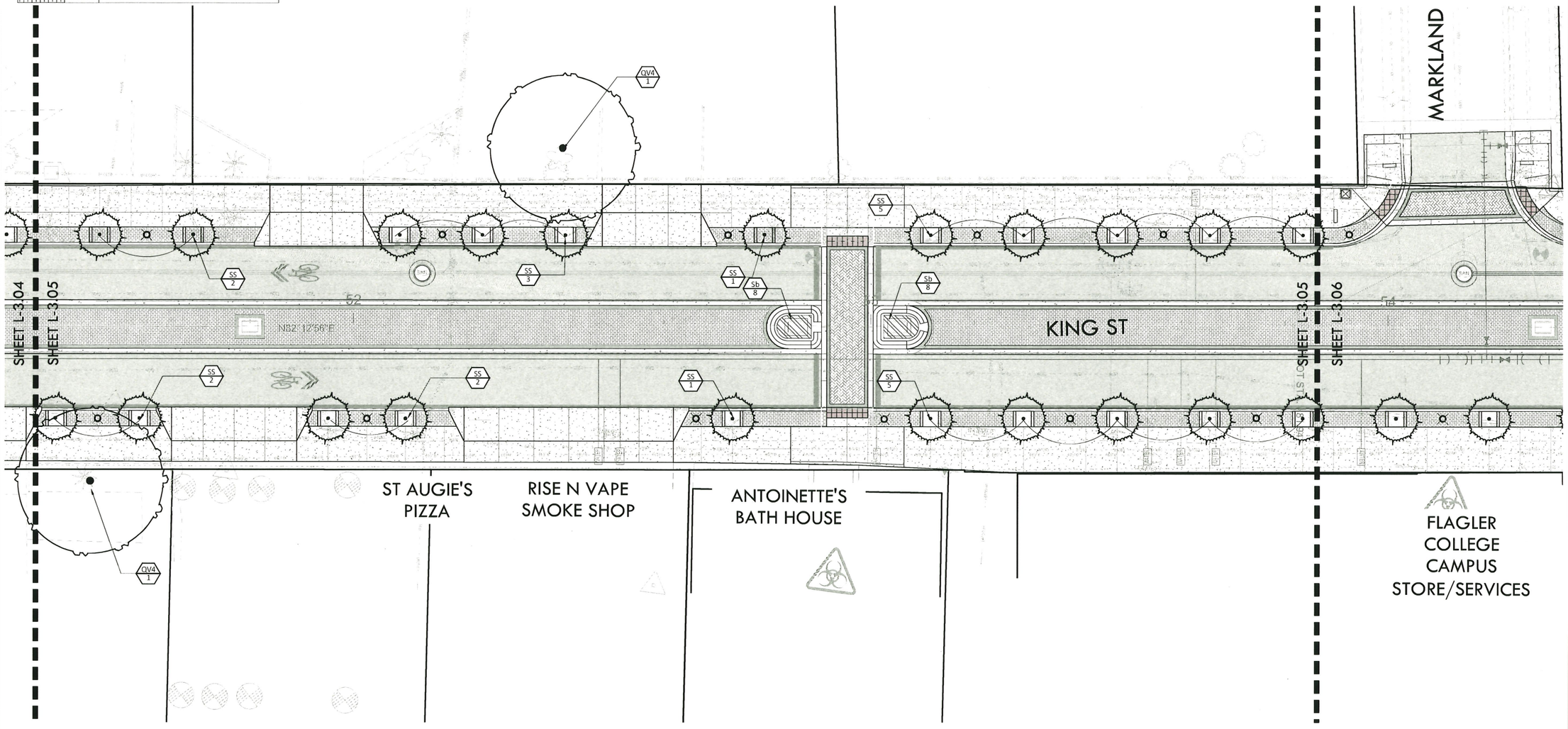

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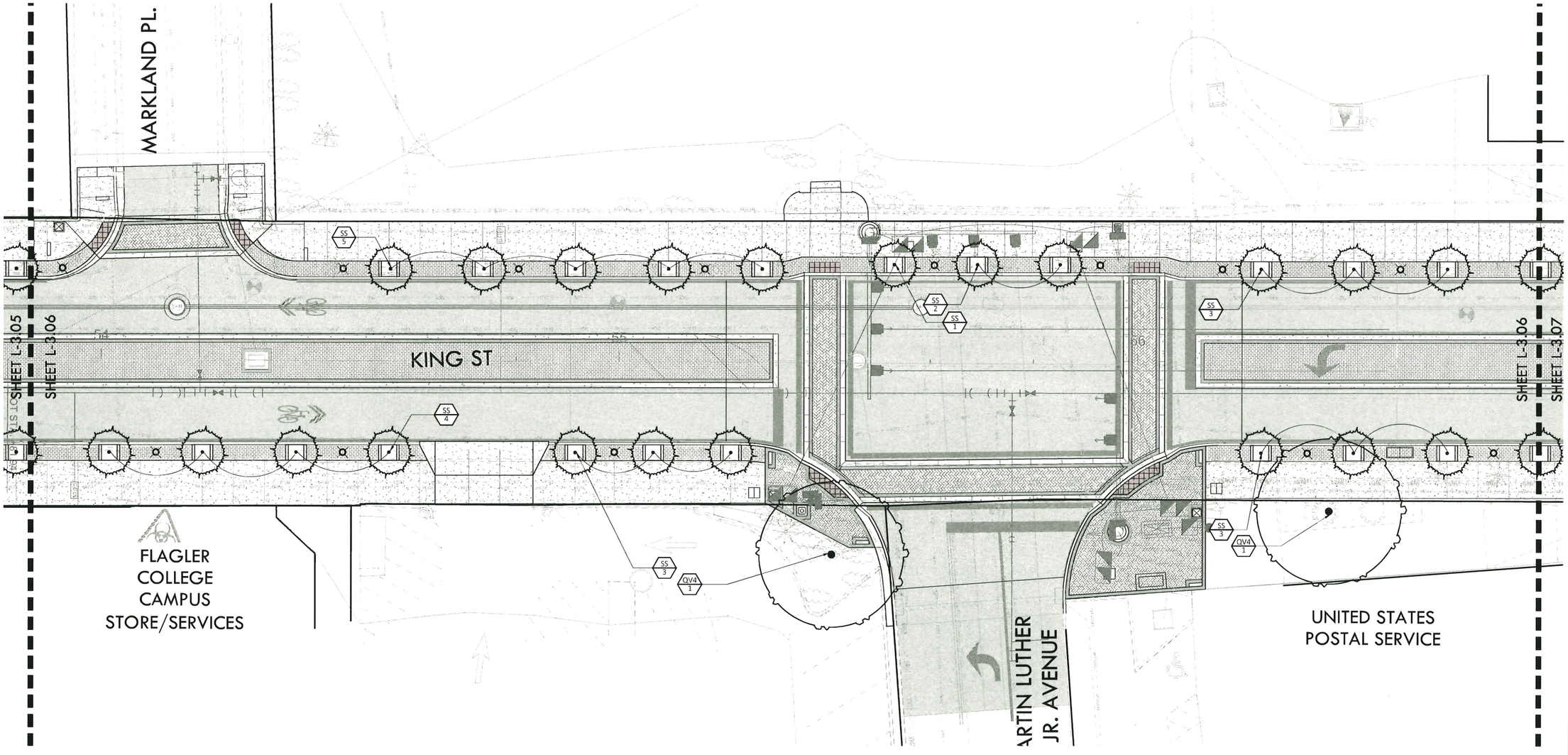

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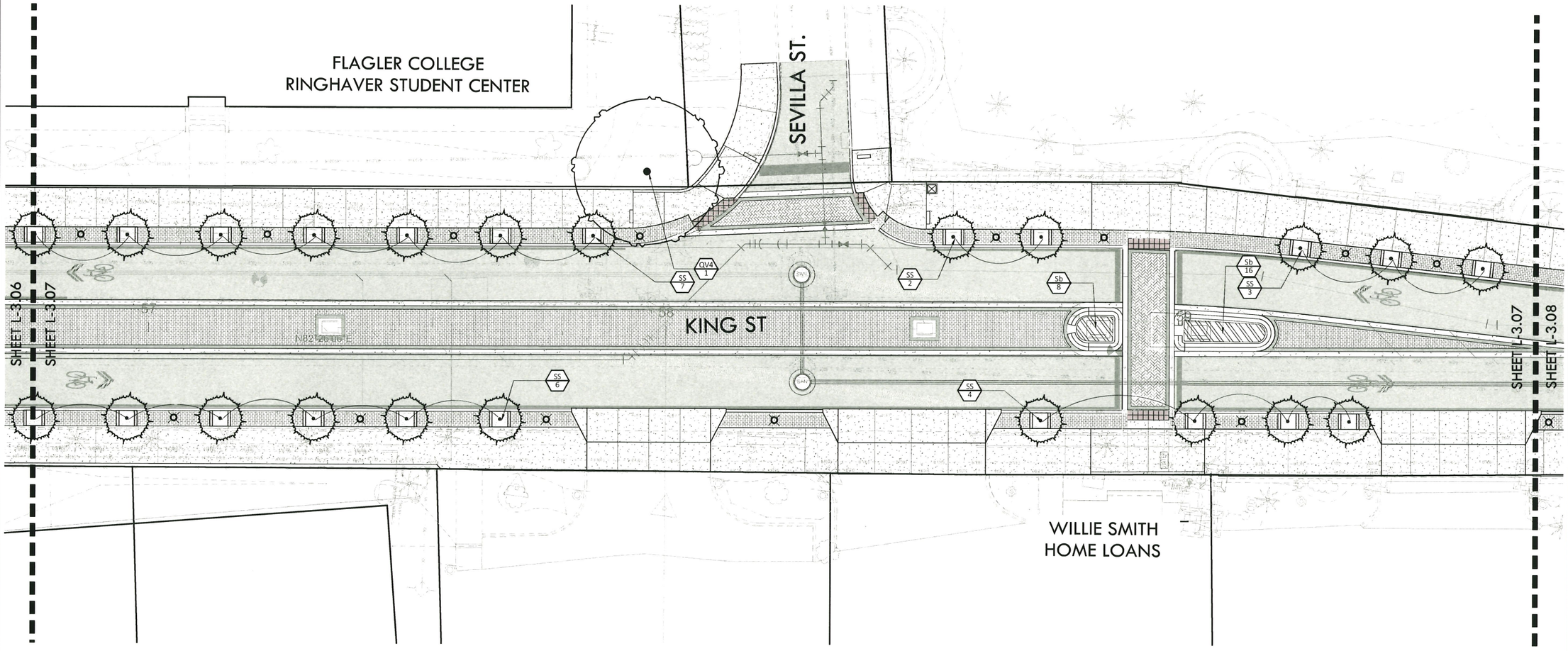

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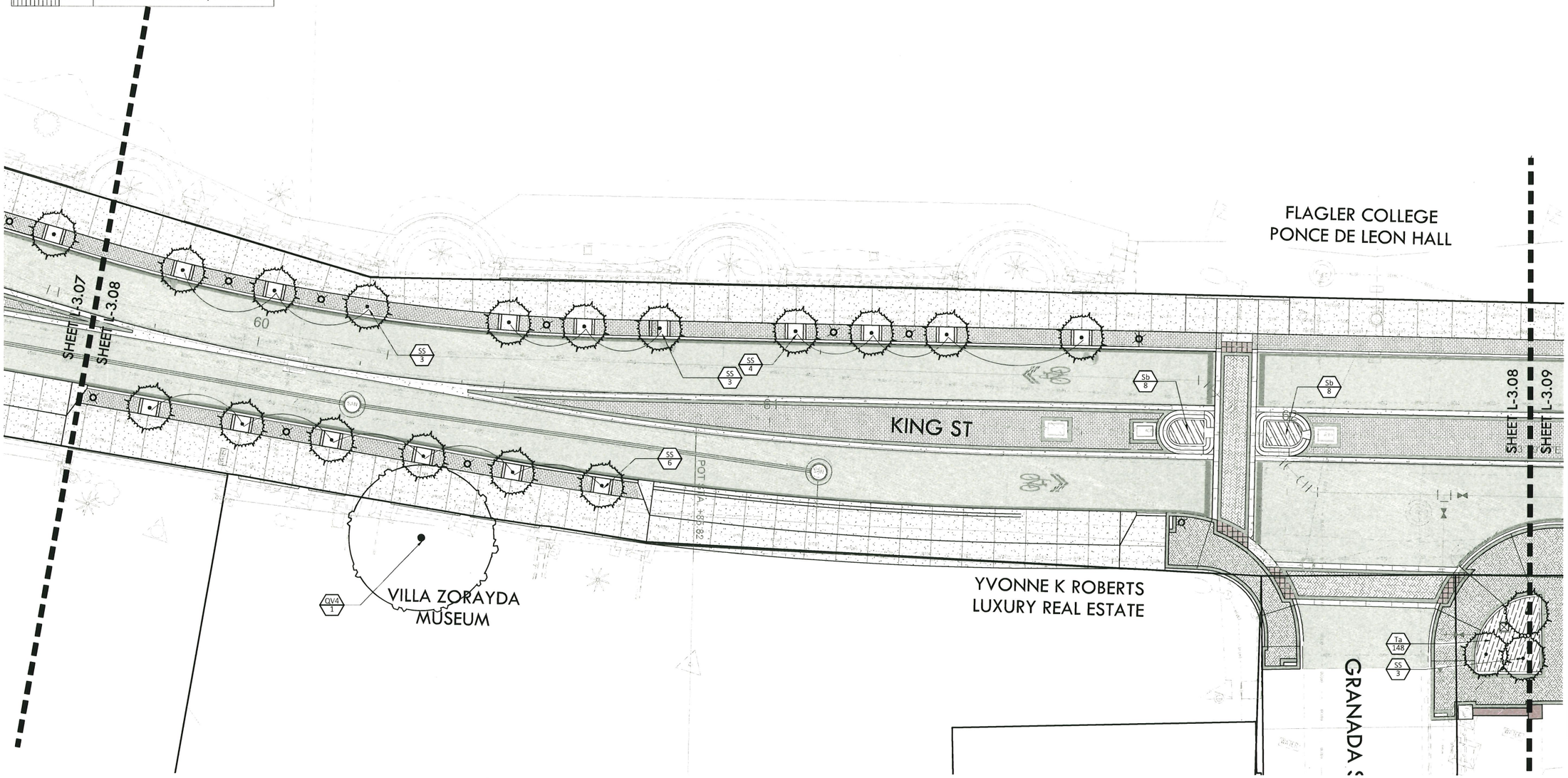

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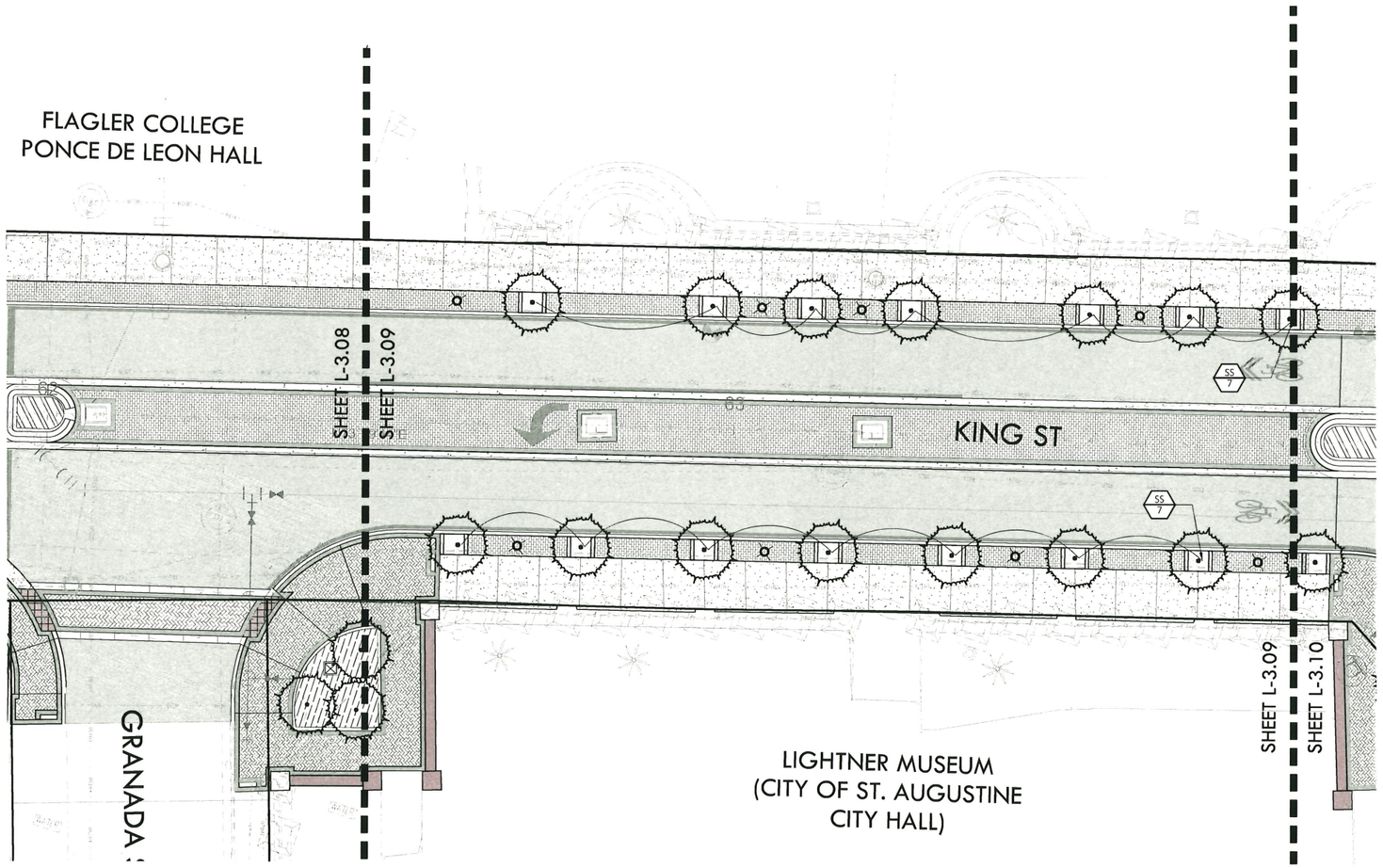

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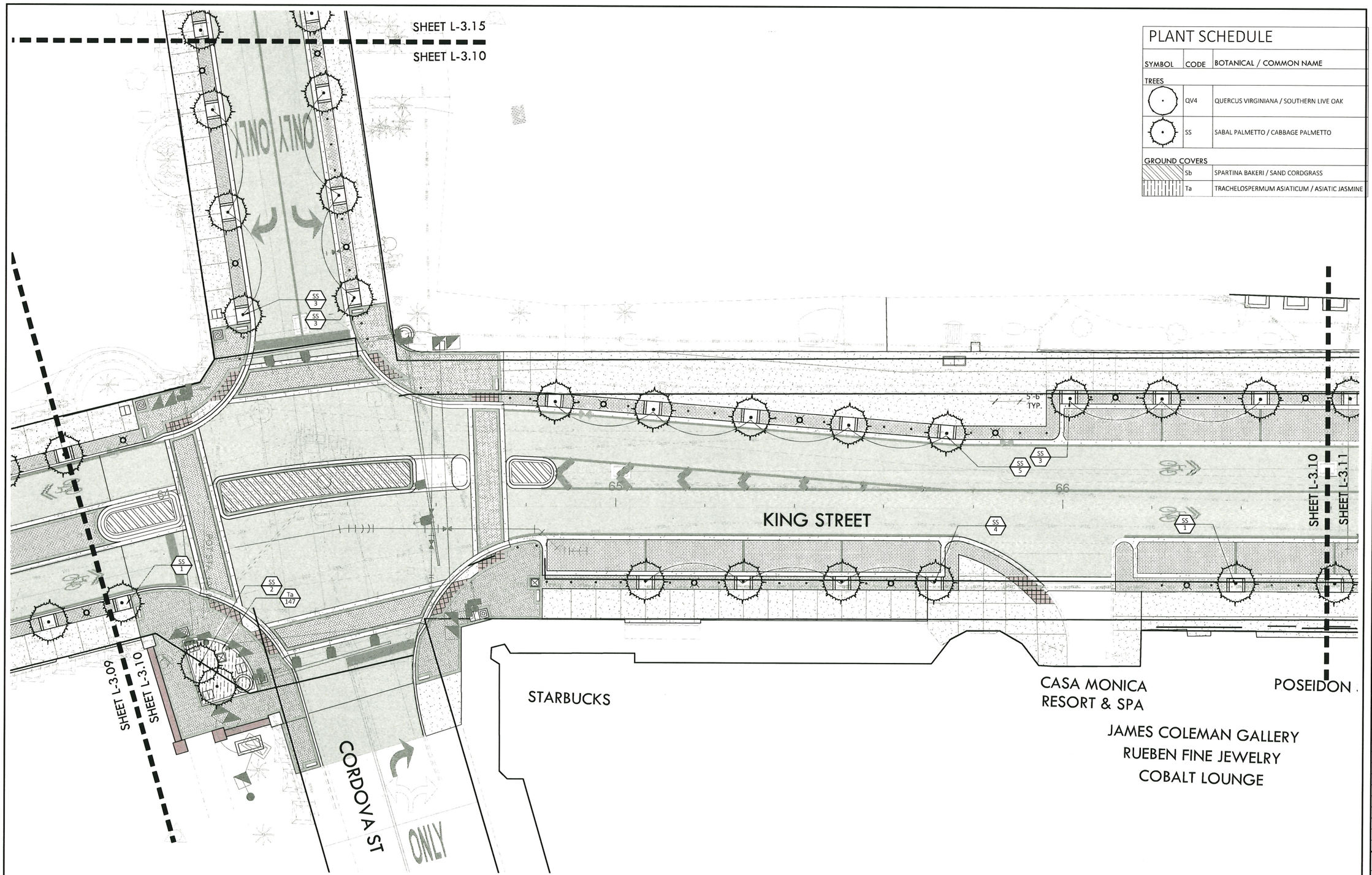

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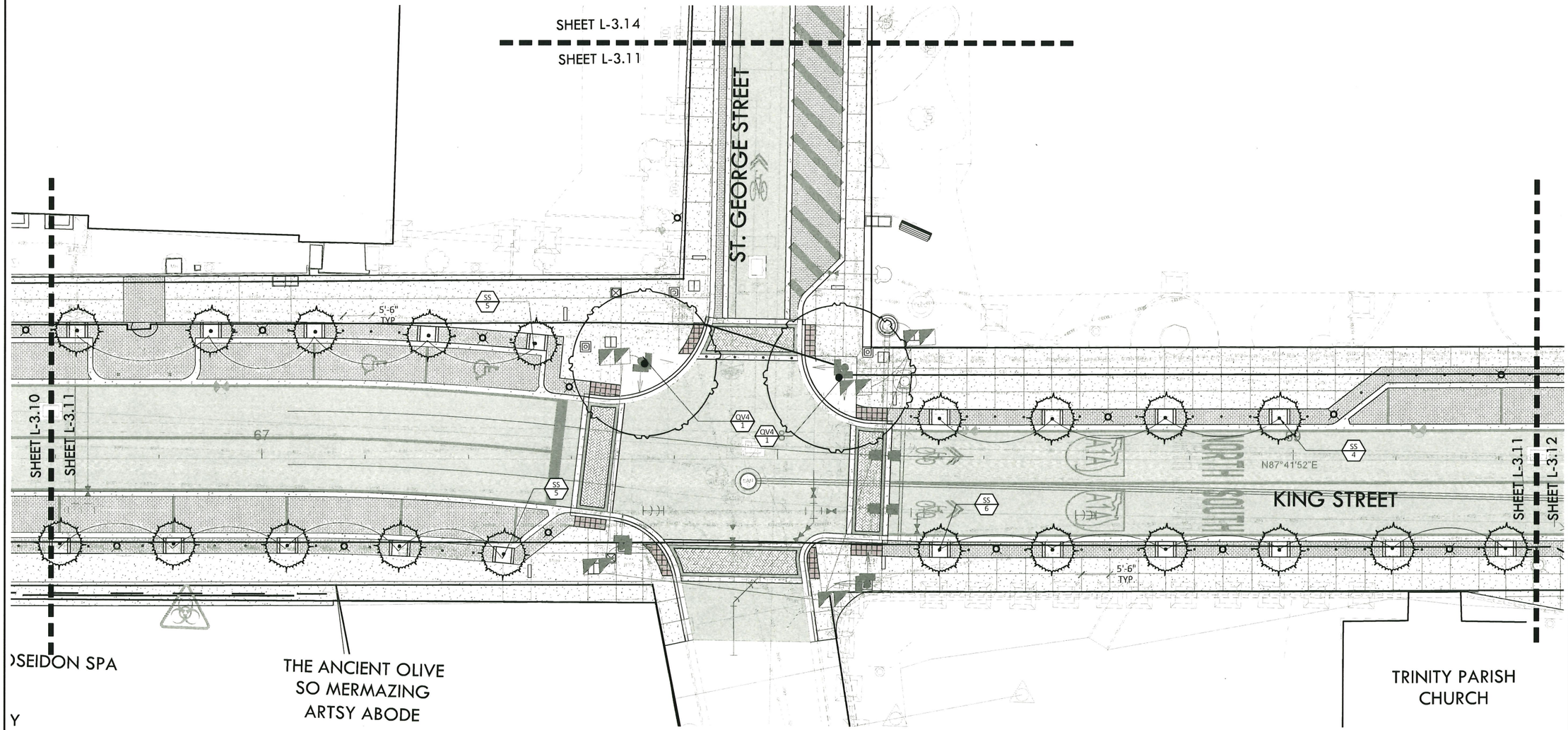
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



0' 5' 10' 20'
SCALE: 1"=10'-0"

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904 825 6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: CS/CT/IH

KING STREET
ST. AUGUSTINE, FL
LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

DRAWING NO.
L-3.11

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Thursday, March 12, 2026

Received April 6, 2026
Planning and Building Dept.

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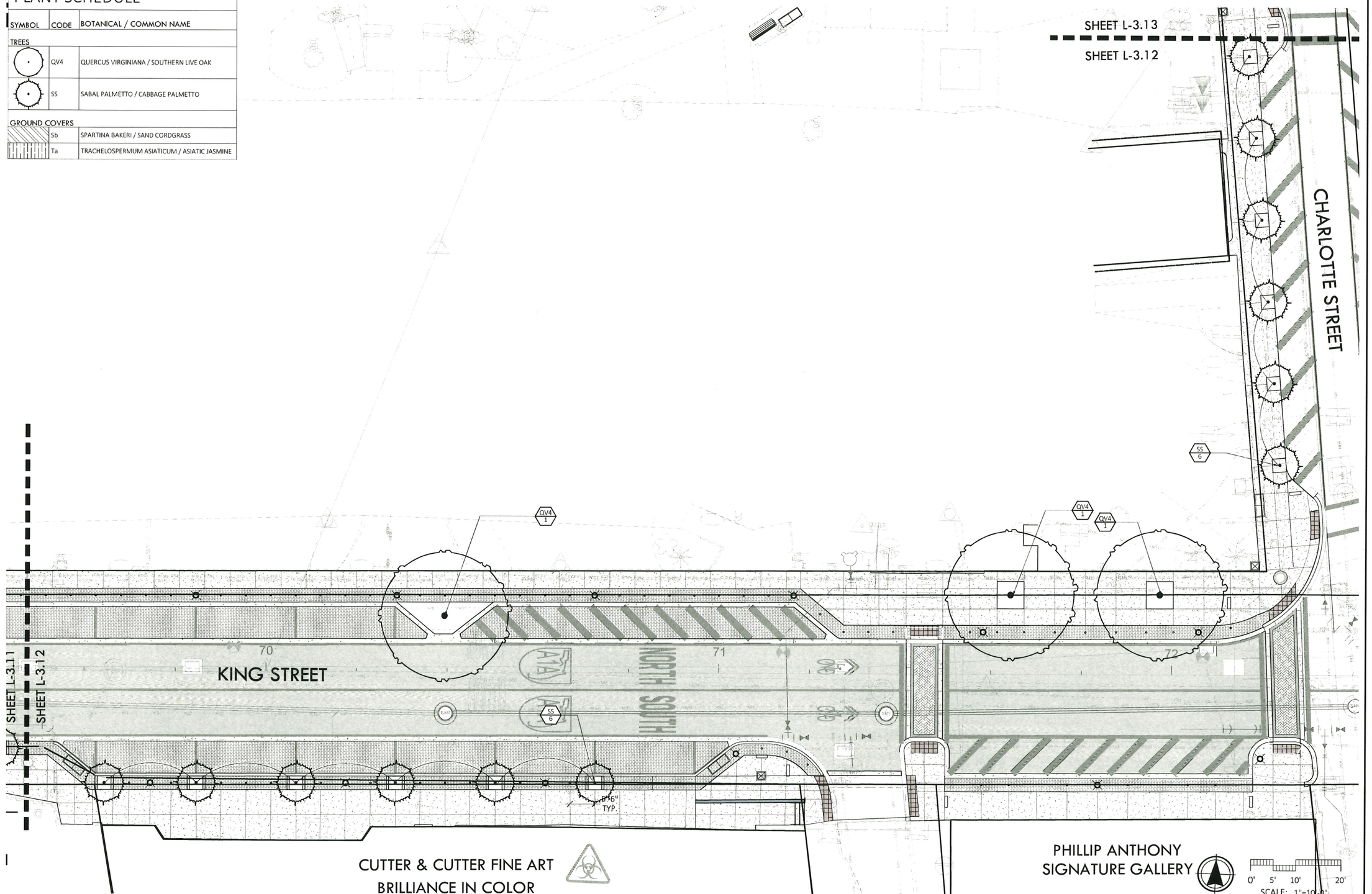
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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KING STREET
ST. AUGUSTINE, FL
LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

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PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
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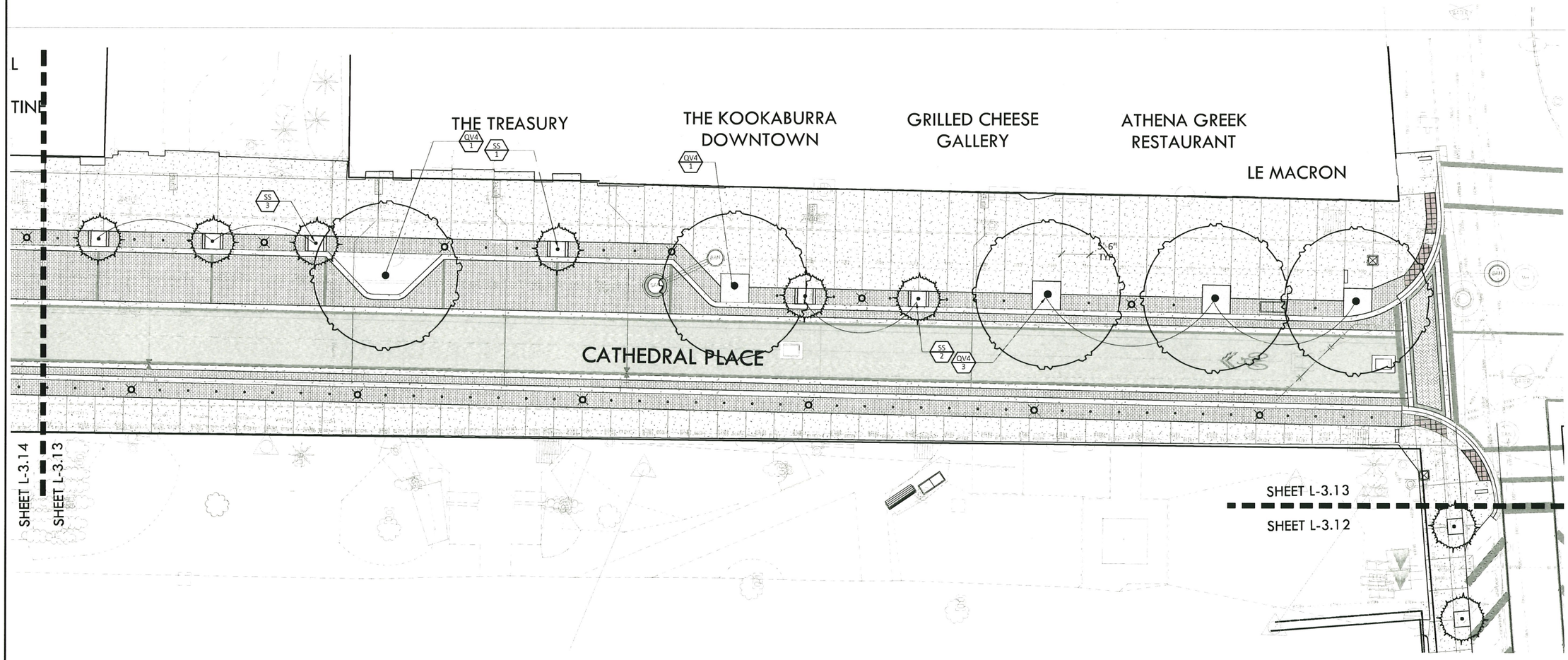
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE



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KING STREET
ST. AUGUSTINE, FL
LANDSCAPE PLAN

REV	DESCRIPTION	DATE
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	REVIEW SET	01/20/26
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	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

DRAWING NO. L-3.13

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CATHEDRAL BASILICA OF ST AUGUSTINE

CATHEDRAL PLACE

ST. GEORGE STREET

ONLY

GOVERNOR'S HOUSE
CULTURAL CENTER & MUSEUM

SHEET L-3.15

SHEET L-3.14

SHEET L-3.14

SHEET L-3.13

SHEET L-3.14

SHEET L-3.11

QV4 1

SS 5

SS 4

5'-6" TYP.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE

0' 5' 10' 20'

SCALE: 1"=10'-0"

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KING STREET

ST. AUGUSTINE, FL

LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	60% CD	03/17/26
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SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23 12 00

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS	SABAL PALMETTO / CABBAGE PALMETTO
GROUND COVERS		
	Sb	SPARTINA BAKERI / SAND CORDGRASS
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE

BANK OF AMERICA
(NOW CLOSED)

CATHEDRAL PLACE

CORDOVA ST

ONLY ONLY

SS 7

SS 5

SS 3

QV4 1

5'-6" TYP.

SHEET L-3.15

SHEET L-3.10

SHEET L-3.15

SHEET L-3.14

0' 5' 10' 20'
SCALE: 1"=10'-0"

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KING STREET
ST. AUGUSTINE, FL
LANDSCAPE PLAN

REV	DESCRIPTION	DATE
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	REVIEW SET	01/20/26
	30% CD'S	12/19/24
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	CONCEPTS	07/17/23

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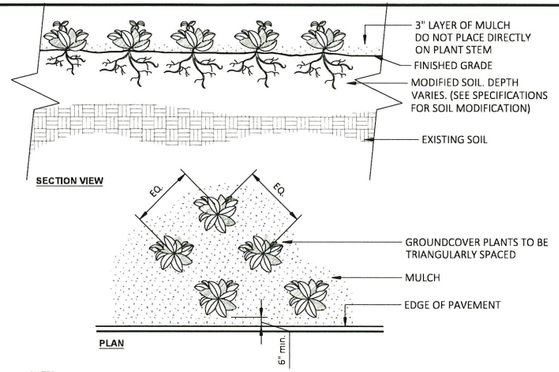

NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPERHY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

8 GROUNDCOVER

NOT TO SCALE — 00-04

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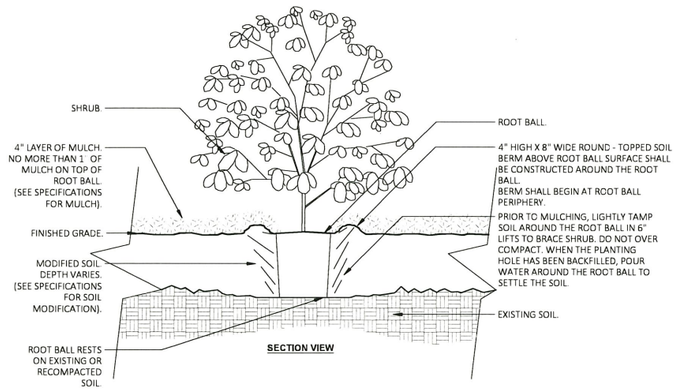

NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING DETAIL.

7 SHRUB - MODIFIED SOIL

NOT TO SCALE — 00-06

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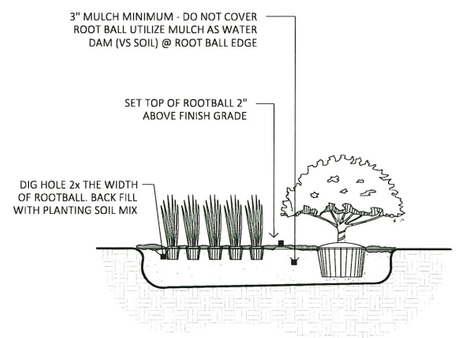
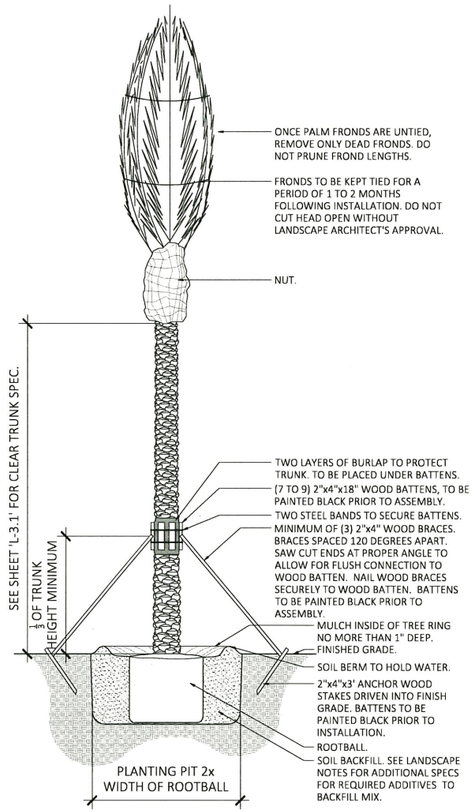


6 SHRUB AND GROUNDCOVER PLANTING

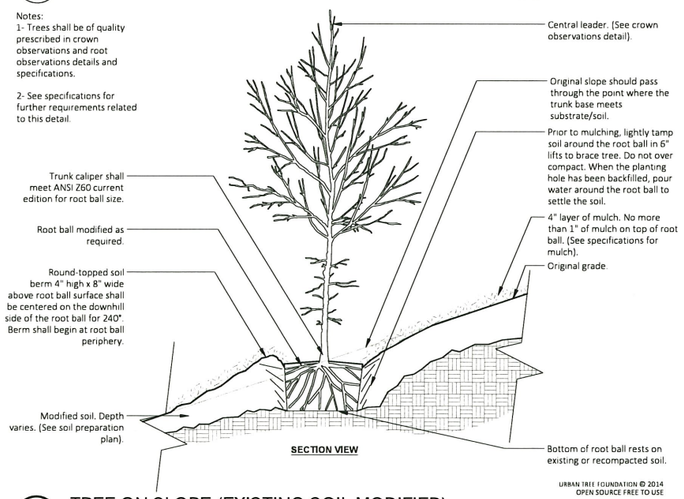
NOT TO SCALE — 00-16



NOTES:
1- CONTRACTOR TO ASSURE DRAINAGE/PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
2- CONTRACTOR TO STAKE LOCATION OF PALMS, OUTSIDE OF CONFLICT WITH UNDERGROUND UTILITIES, FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING PLANTING DETAIL.

5 PALM PLANTING & STAKING DETAIL

NOT TO SCALE — 00-03



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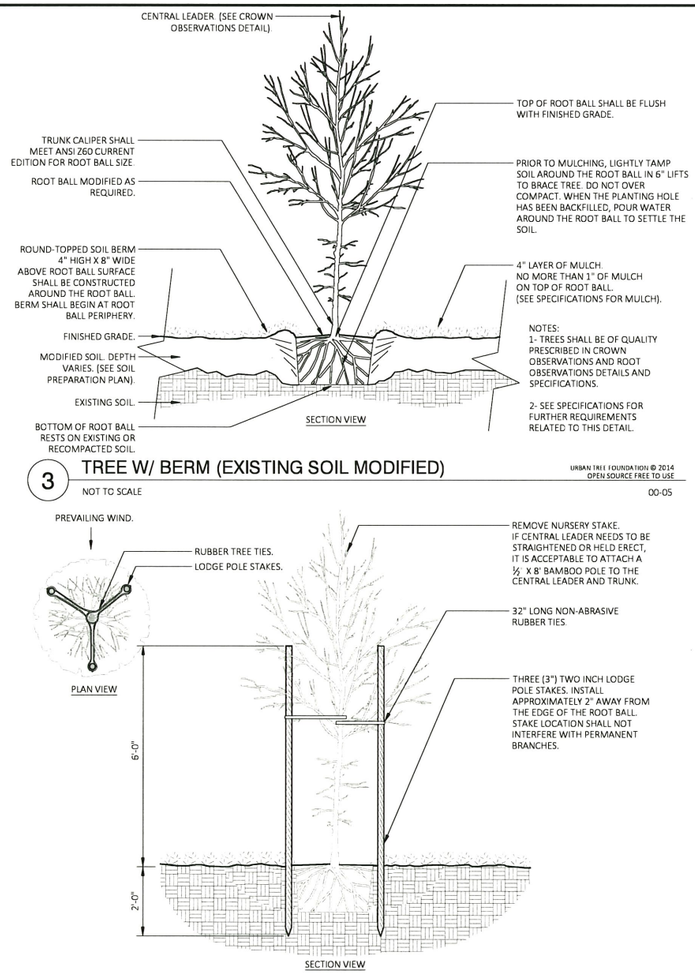
4 TREE ON SLOPE (EXISTING SOIL MODIFIED)

1/2" = 1'-0" — SLOPE 5% (20:1) TO 50% (2:1) — 00-18



3 TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE — 00-05

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2 TREE STAKING - LODGE POLES (3) (TREES >12' OA.)

NOT TO SCALE — 00-02

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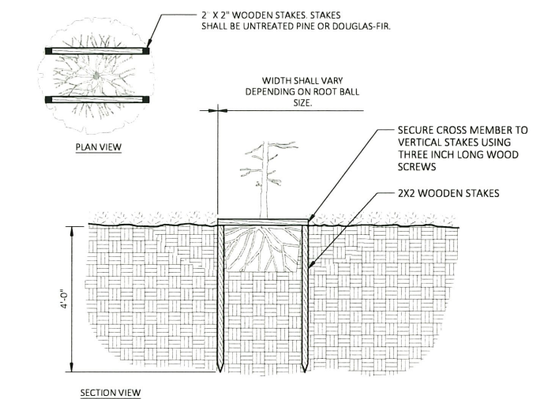

1 TREE STAKING - STAPLE (TREES <12' OA.)

NOT TO SCALE — 00-01

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34 Cordova Street, Suite A
St Augustine, FL 32084
Ph 904.825.6747
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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: CS/CT/IH

KING STREET
The Best Mile in Florida
CITY OF ST AUGUSTINE
HANSON

KING STREET
ST. AUGUSTINE, FL
LANDSCAPE DETAILS

REV	DESCRIPTION	DATE
	60% CD	03/17/26
	HARB	02/20/26
	REVIEW SET	01/20/26
	30% CD'S	12/19/24
	PUBLIC REVIEW	06/25/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Opinion of Appropriateness

Case Number: HP2024-0016 **Meeting Date: Thursday, April 18, 2024**

1. NAME OF APPLICANT: Marquis, Latimer + Halback, Inc.
   Business (if applicable):
   Address: 34 Cordova Street, Suite A
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9045406940 E-Mail Address: jeremy@halback.com

2. NAME OF PROPERTY OWNER: City of St. Augustine
   Business (if applicable):
   Address: 75 King Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: N/A E-Mail Address: rfranklin@citystaug.com

3. PROJECT LOCATION: King St, Saint Augustine, Florida, 32084

4. LEGAL DESCRIPTION:

5. SCOPE OF WORK: To review proposed designs for King Street improvements from the intersection of Malaga and King Streets east to the intersection of Charlotte and King Streets, including the Cathedral Place and St. George Street rights-of-ways around the plaza

Information attached by applicant includes:

- Application Agreement
- Additional Information
- Site Plan Option A
- Site Plan Option B
- Existing Photograph

*A Clearer Version of the Site Plan Options is available online.

Opinion of Appropriateness
Sufficiency Checklist

Case Number HP2024-0016
King St, Saint Augustine, Florida, 32084

Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR ELECTRICAL/MECHANICAL - Photographs of existing	Photographs of existing details and context of affected site area within view of the proposed project	Need	
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	
EXTERIOR ELECTRICAL/MECHANICAL - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Photographs of existing	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	Details for paving materials should be provided.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	Proposed plant materials should be provided.

Other Details Necessary for Review

While an Opinion of Appropriateness generally allows for a less detailed and more conceptual submittal , the above "need" items are strongly recommended by staff for the most thorough feedback . Any details regarding existing vs. proposed paving materials, lighting fixtures, and landscaping should be provided if available.

Thursday, March 14, 2024

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Planning and Building Department

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CITY OF ST AUGUSTINE

KING STREET

OPTION A: CENTRAL BRICK LANE + MID BLOCK CROSSINGS

PUBLIC REVIEW

FEBRUARY 21, 2024

Marquis Latimer + Halback, Inc.
Project Management + Landscape Architecture
Landscape Architect: Jeremy Marquis | jeremy@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
Florida LA6667110

HANSON Professional Services, Inc.
Civil Engineering + Stormwater
Project Manager: Chantal Bowen, PE | cbowen@hanson-inc.com
8075 Gate Parkway West, Suite 204, Jacksonville, FL 32216
Ph: 904.423.5354

Lassiter Transportation Group, Inc.
Transportation Engineers
Engineer: Sans Lassiter, PE | rlassiter@ltg-inc.us
Engineer: Nelson D. Caparas, PE | ncaparas@ltg-inc.us
12574 Flagler Center Blvd, Suite 101, Jacksonville, FL 32258
Ph: 904.512.5873

Prepared For
CITY OF ST AUGUSTINE
Project Manager
--
Site Location
ST. AUGUSTINE, FL

Jurisdictional Review
Historical Architecture Review Board

811
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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA 6667110)
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KING STREET
ST. AUGUSTINE, FL
COVER

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/12/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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COVER

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GENERAL NOTES

GENERAL NOTES

GENERAL NOTES

GENERAL NOTES



OVERVIEW PLAN WITH SHEET LAYOUT

0' 100' 200' 400'

SCALE: 1"=200'-0"

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Jeremy Marquis, RLA (LA6667110)

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KING STREET
ST. AUGUSTINE, FL
GENERAL NOTES & OVERVIEW PLAN

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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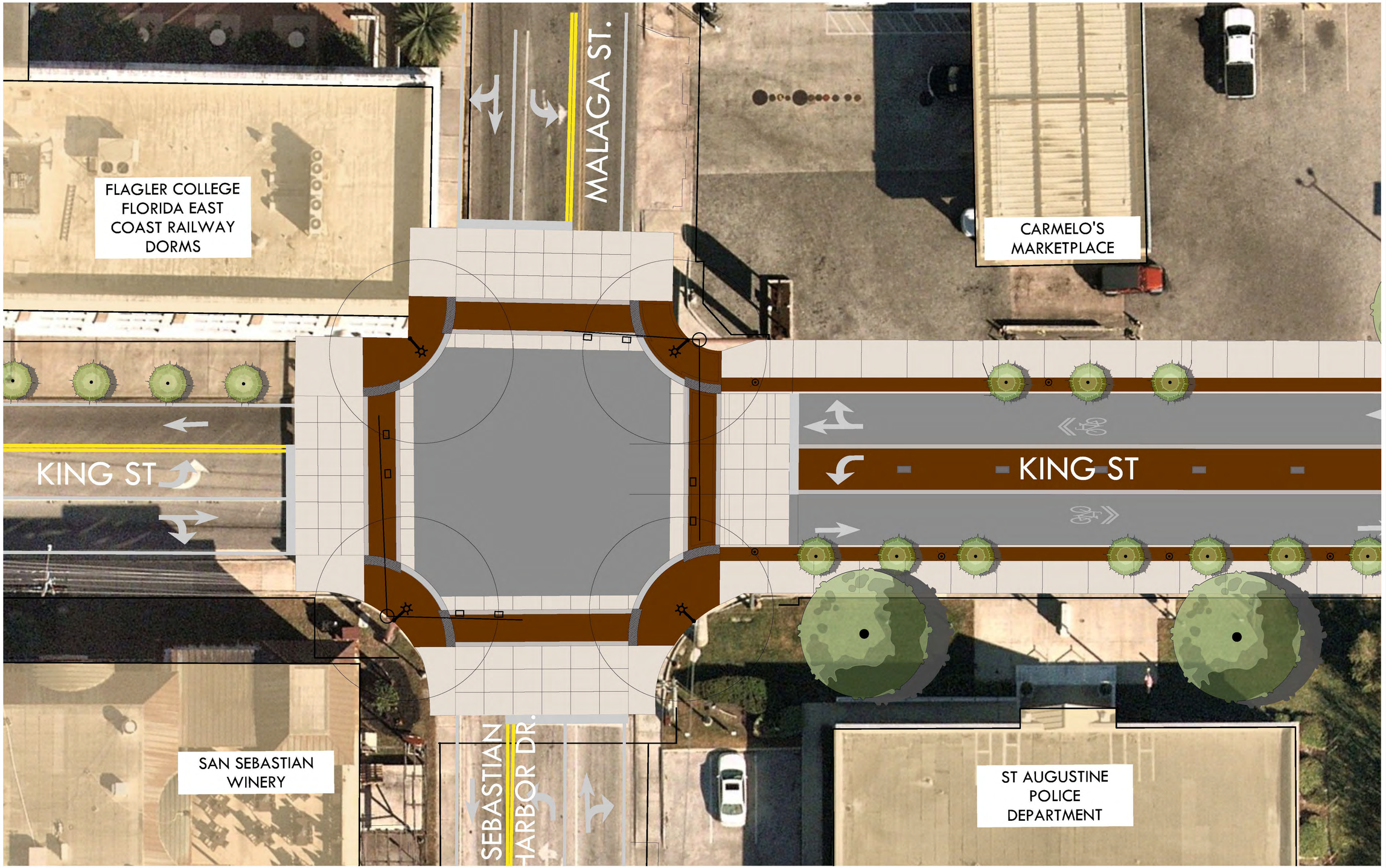

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HARDSCAPE PLAN - MALAGA INTERSECTION

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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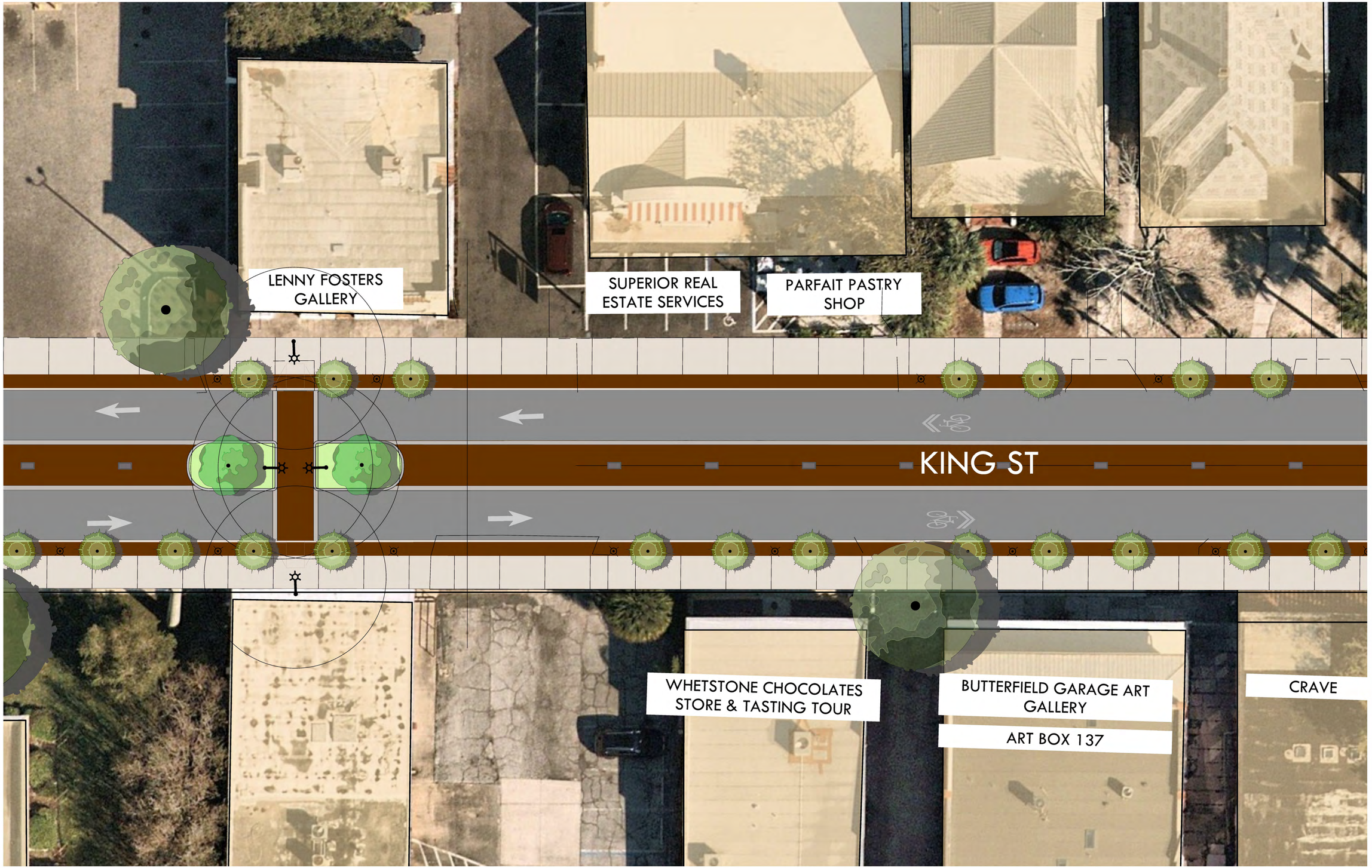

0' 5' 10' 20'
SCALE: 1"=10'-0"

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KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN A

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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Application pg 6

Wednesday, March 13, 2024

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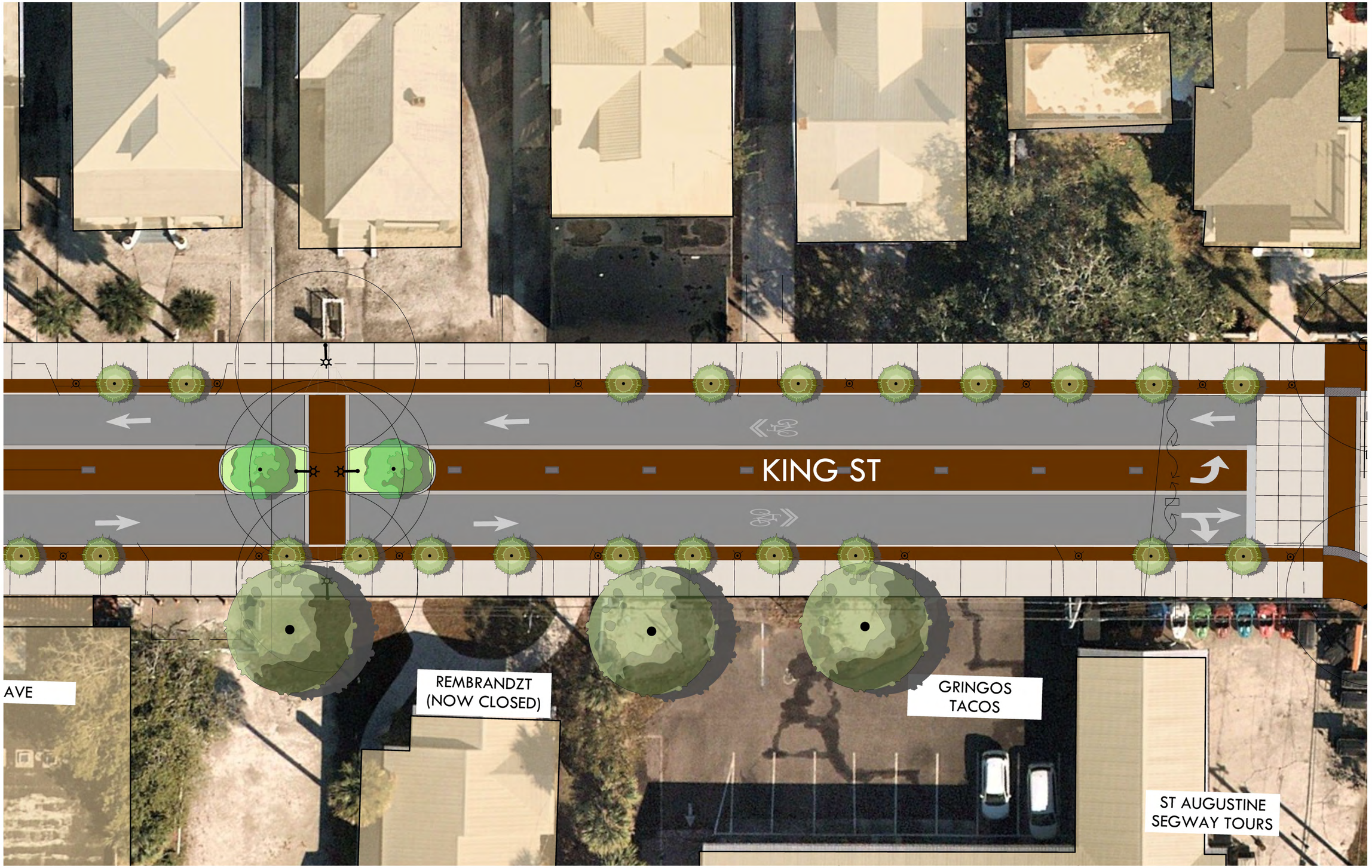

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

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KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN B

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO.
L-2.03

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Wednesday, March 13, 2024

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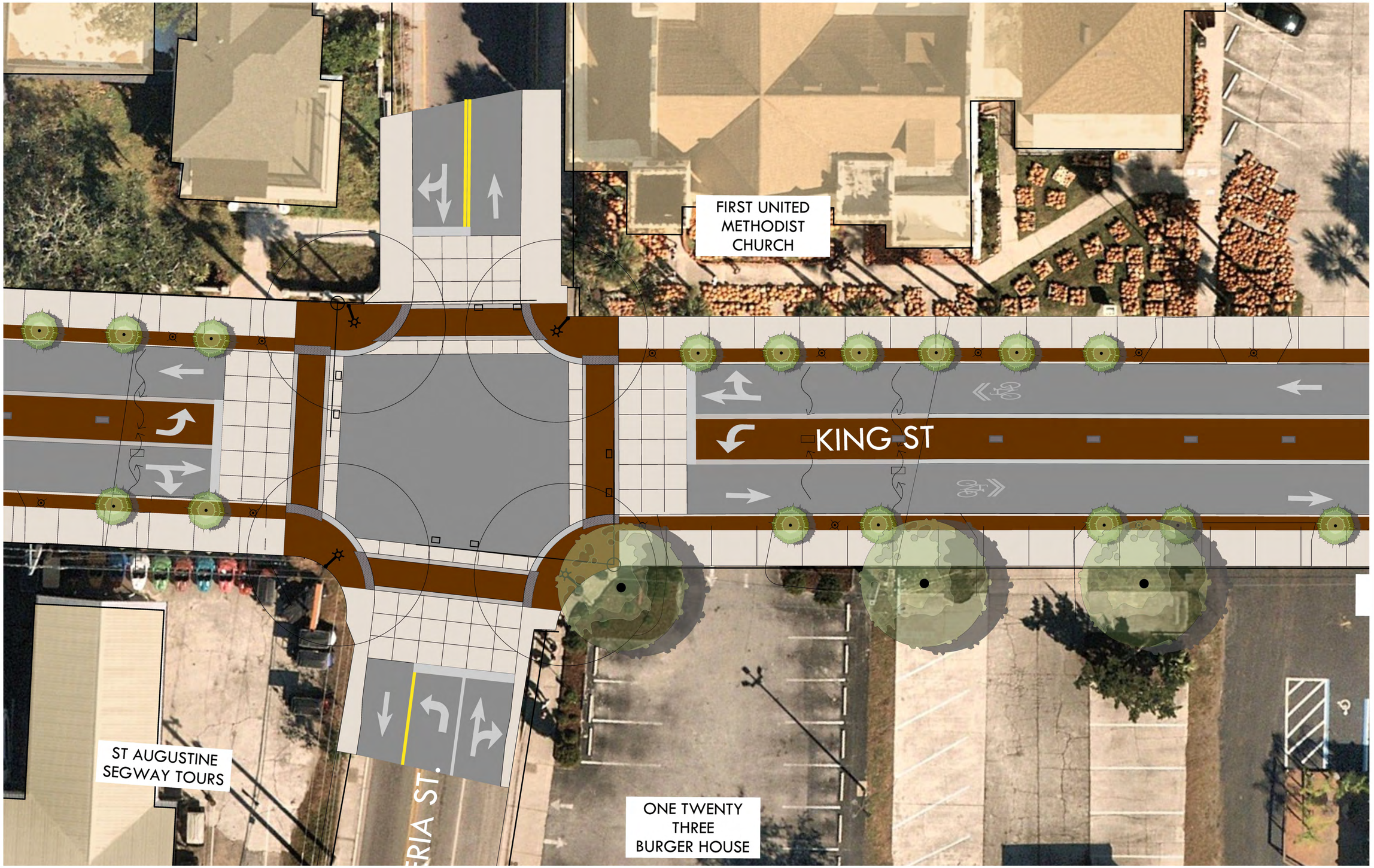

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SCALE: 1"=10'-0"

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HARDSCAPE PLAN - RIBERIA ST INTERSECTION

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO.
L-2.04

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0' 5' 10' 20'
SCALE: 1"=10'-0"

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HARDSCAPE PLAN C

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.05

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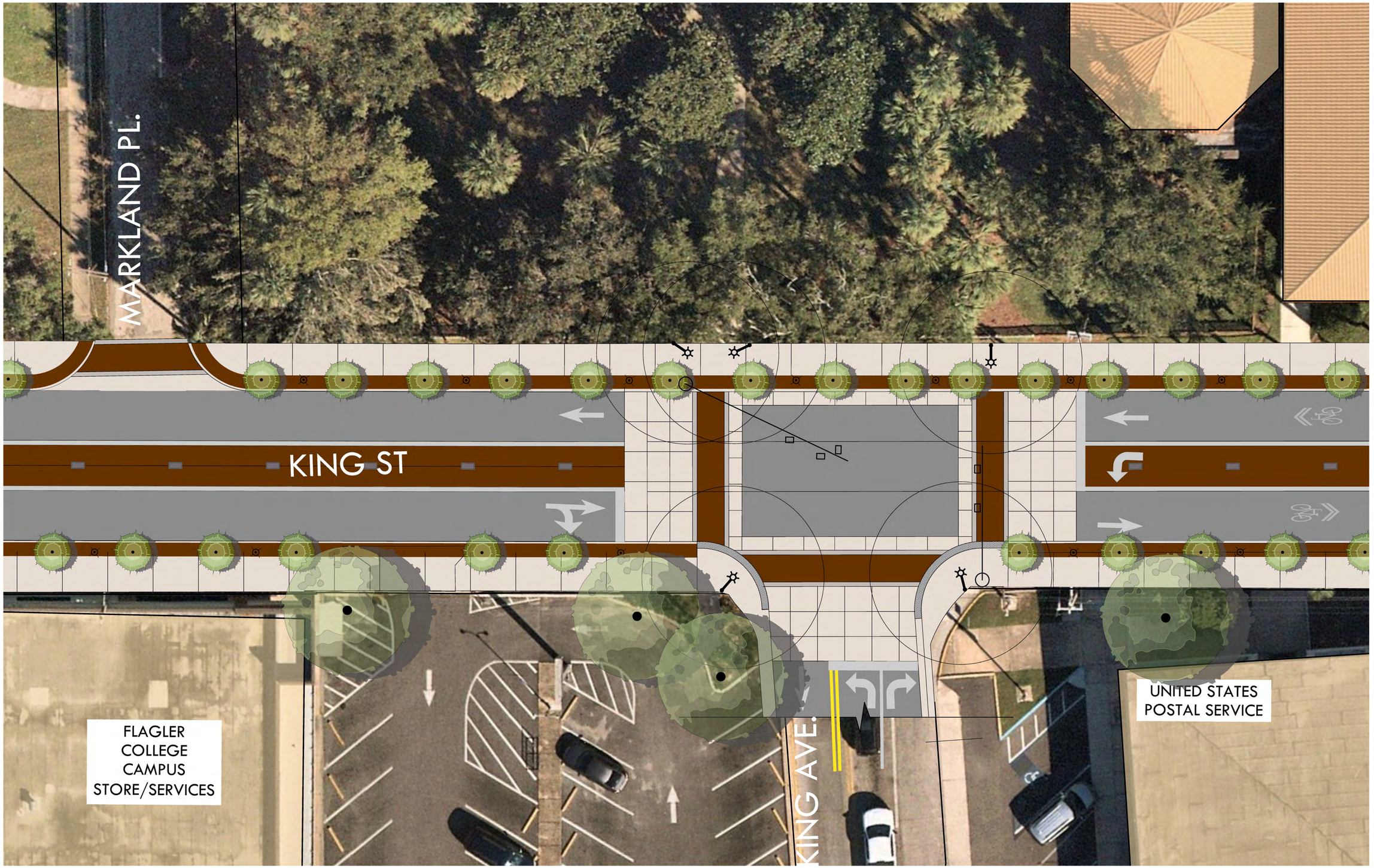

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SCALE: 1"=10'-0"

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HARDSCAPE PLAN - MLKING AVE INTERSECTION

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO.
L-2.06

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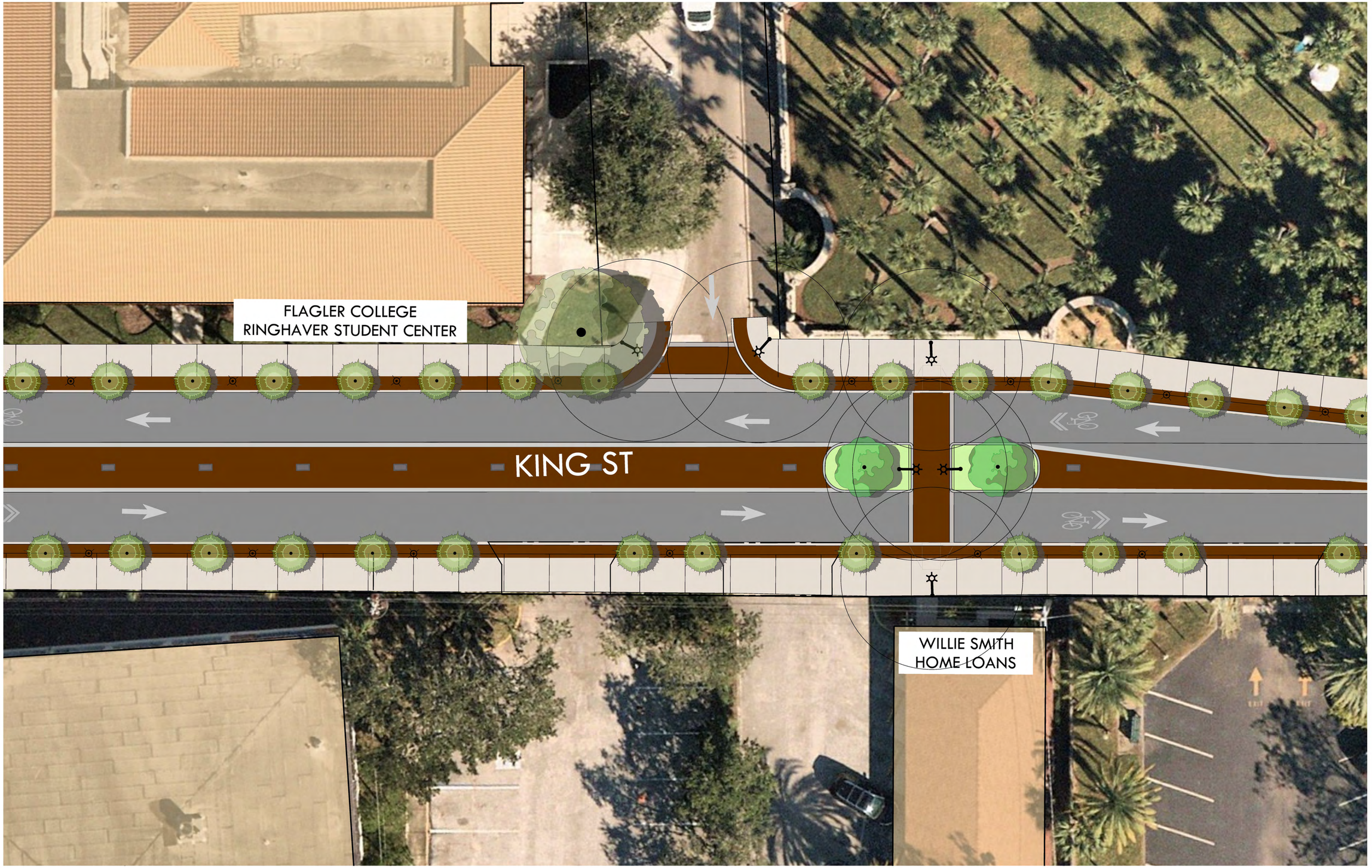

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HARDSCAPE PLAN D

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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L-2.07

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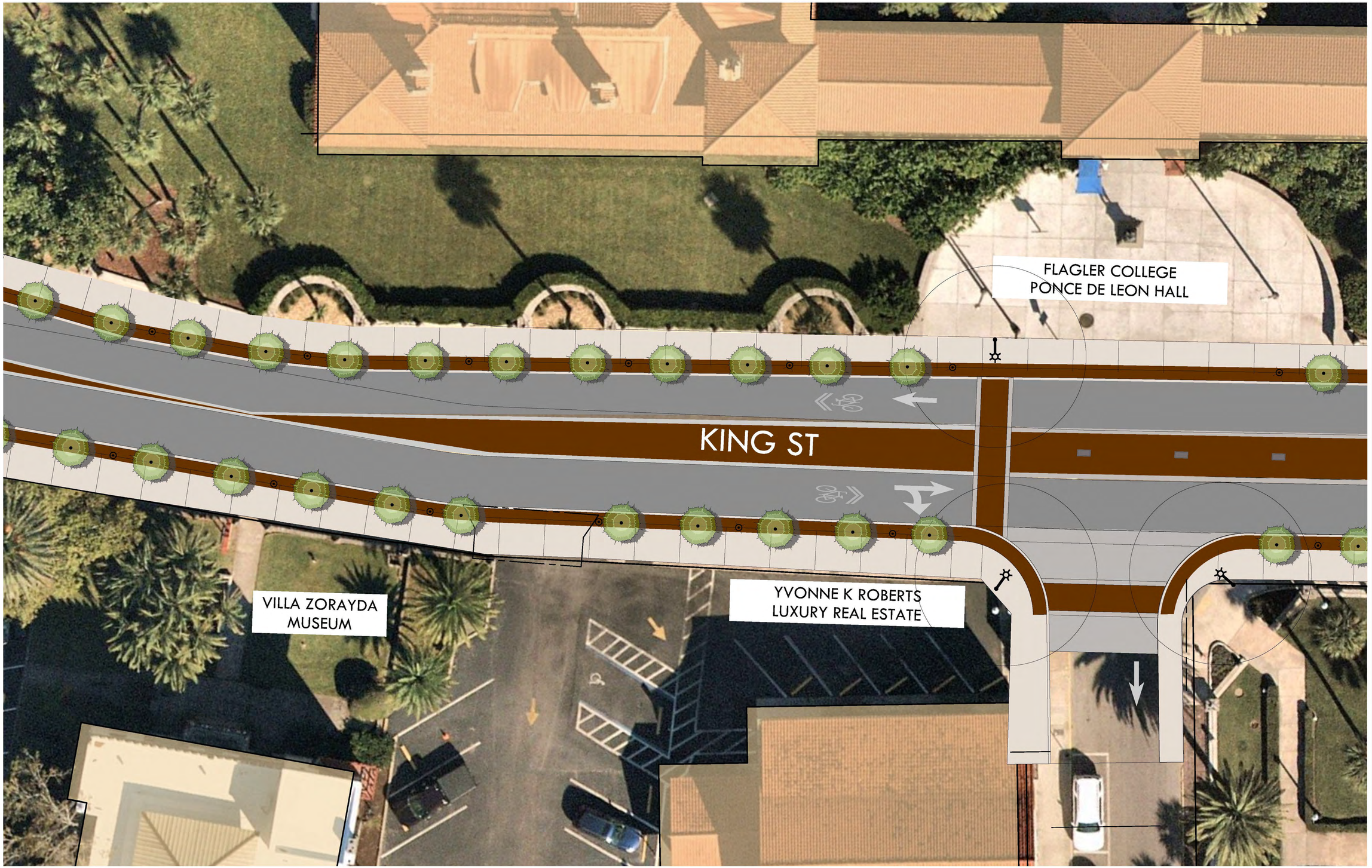

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HARDSCAPE PLAN E

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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L-2.08

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HARDSCAPE PLAN F

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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L-2.09

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HARDSCAPE PLAN - CORDOVA ST INTERSECTION

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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CULTURAL CENTER & MUSEUM

GOVERNOR'S HOUSE

POSIEDEN SPA

THE ANCIENT OLIVE
SO MERMAZING
ARTSY ABODE
LOST ART GALLERY

TRINITY PARISH CHURCH

0' 5' 10' 20'
SCALE: 1"=10'-0"

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HARDSCAPE PLAN G

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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L-2.11

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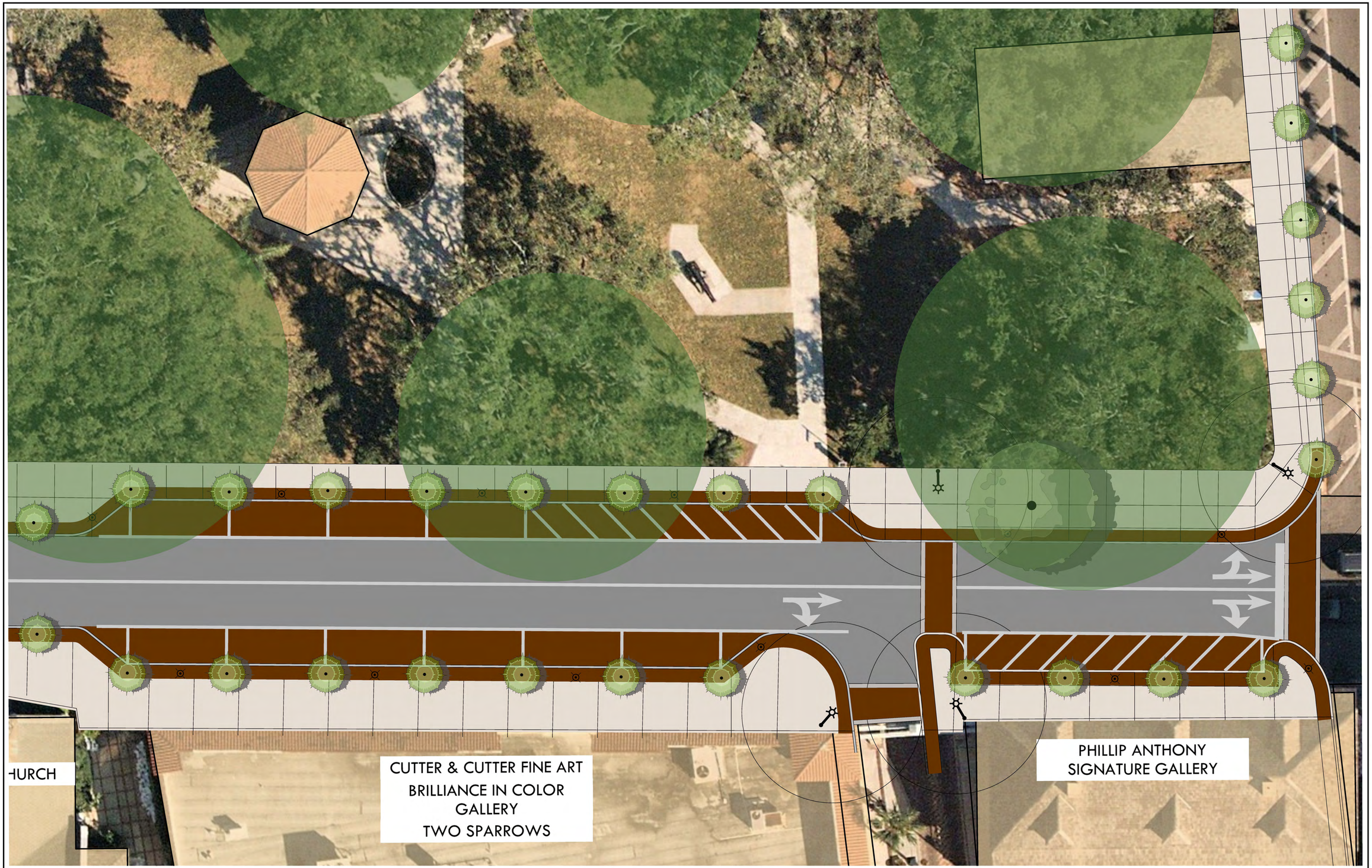

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SCALE: 1"=10'-0"

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HARDSCAPE PLAN H

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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SCALE: 1"=10'-0"

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HARDSCAPE PLAN I

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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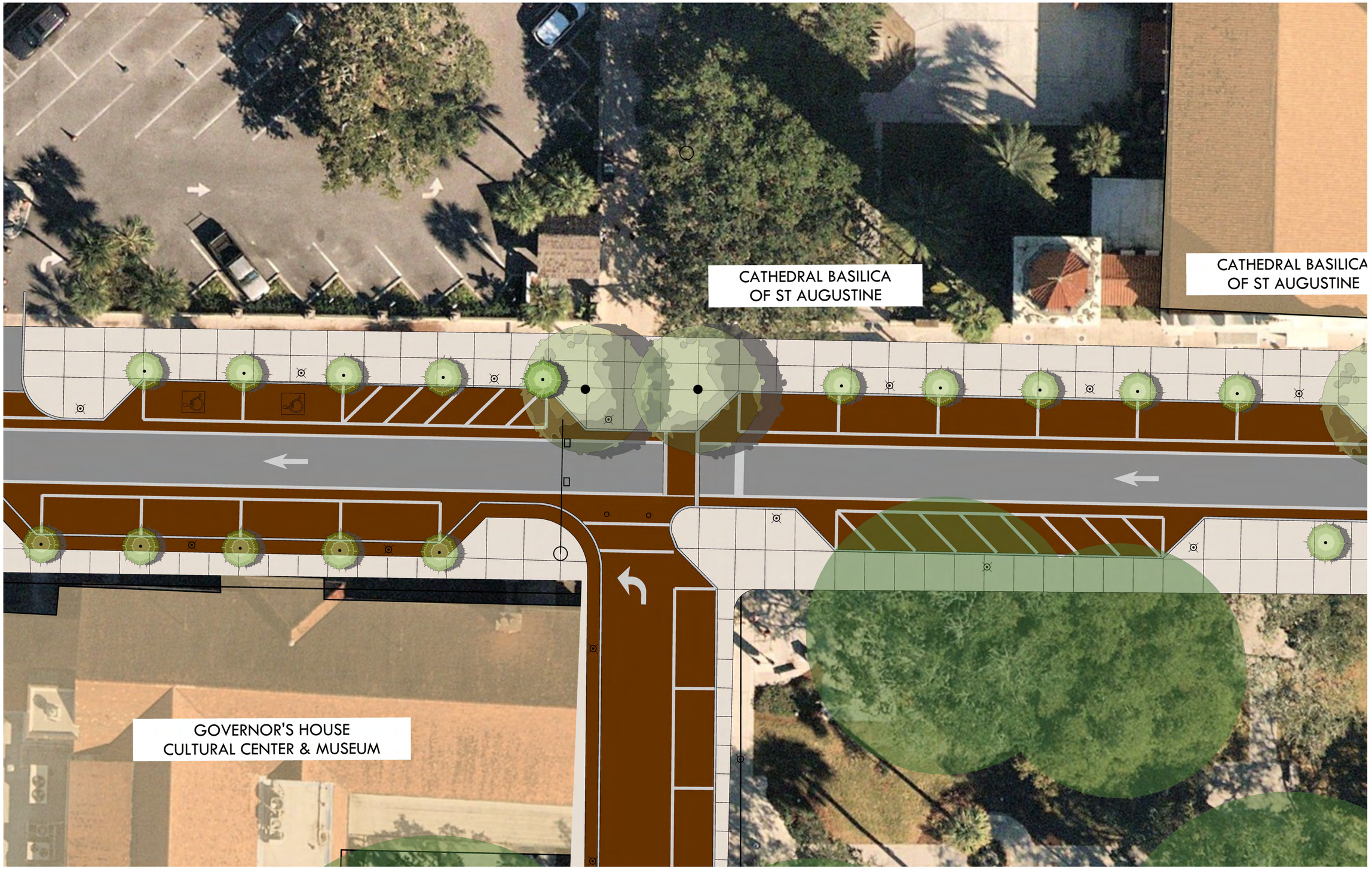

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HARDSCAPE PLAN J

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO.
L-2.14

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Application pg 18

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Wednesday, March 13, 2024



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HARDSCAPE PLAN CATHEDRAL ST INTERSECTION

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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L-2.15

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OVERVIEW PLAN WITH SHEET LAYOUT

0' 25' 50' 100'
SCALE: 1"=50'-0"

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PLAZA OVERVIEW - ONE LANE

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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PUBLIC REVIEW
FEBRUARY 21, 2024

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Project Management + Landscape Architecture
Landscape Architect: Jeremy Marquis | jeremy@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
Florida LA6667110

HANSON Professional Services, Inc.
Civil Engineering + Stormwater
Project Manager: Chantal Bowen, PE | cbowen@hanson-inc.com
8075 Gate Parkway West, Suite 204, Jacksonville, FL 32216
Ph: 904.423.5354

Lassiter Transportation Group, Inc.
Transportation Engineers
Engineer: Sara Lassiter, PE | rlassiter@ltg-inc.us
Engineer: Nelson D. Caparas, PE | ncaparas@ltg-inc.us
12574 Flagler Center Blvd, Suite 101, Jacksonville, FL 32258
Ph: 904.512.5873

Prepared For
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Project Manager
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Site Location
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Jurisdictional Review
Historical Architecture Review Board

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COVER

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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GENERAL NOTES

GENERAL NOTES

GENERAL NOTES

GENERAL NOTES



OVERVIEW PLAN WITH SHEET LAYOUT

0' 100' 200' 400'
SCALE: 1"=200'-0"

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GENERAL NOTES & OVERVIEW PLAN

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

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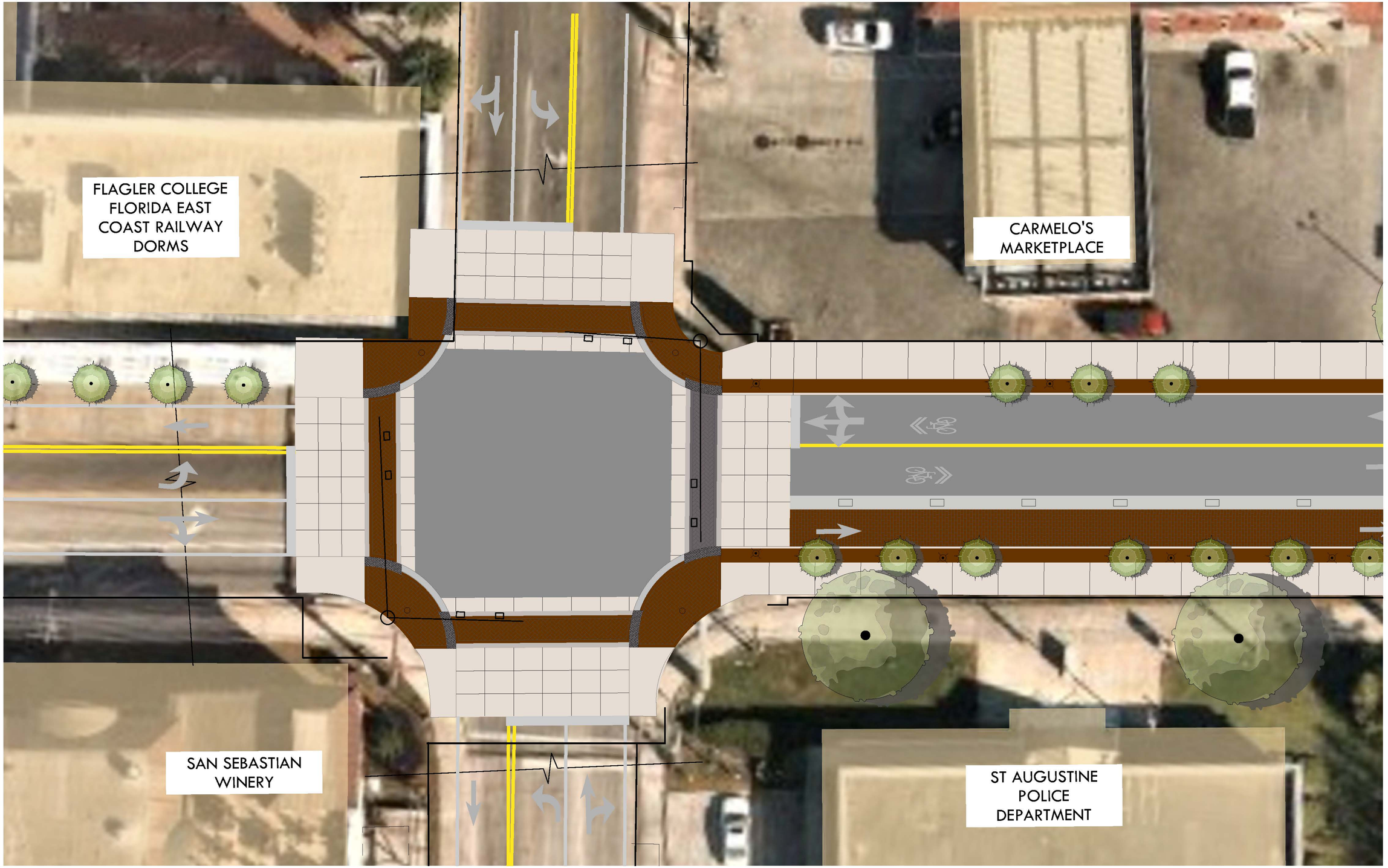

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HARDSCAPE PLAN - MALAGA INTERSECTION

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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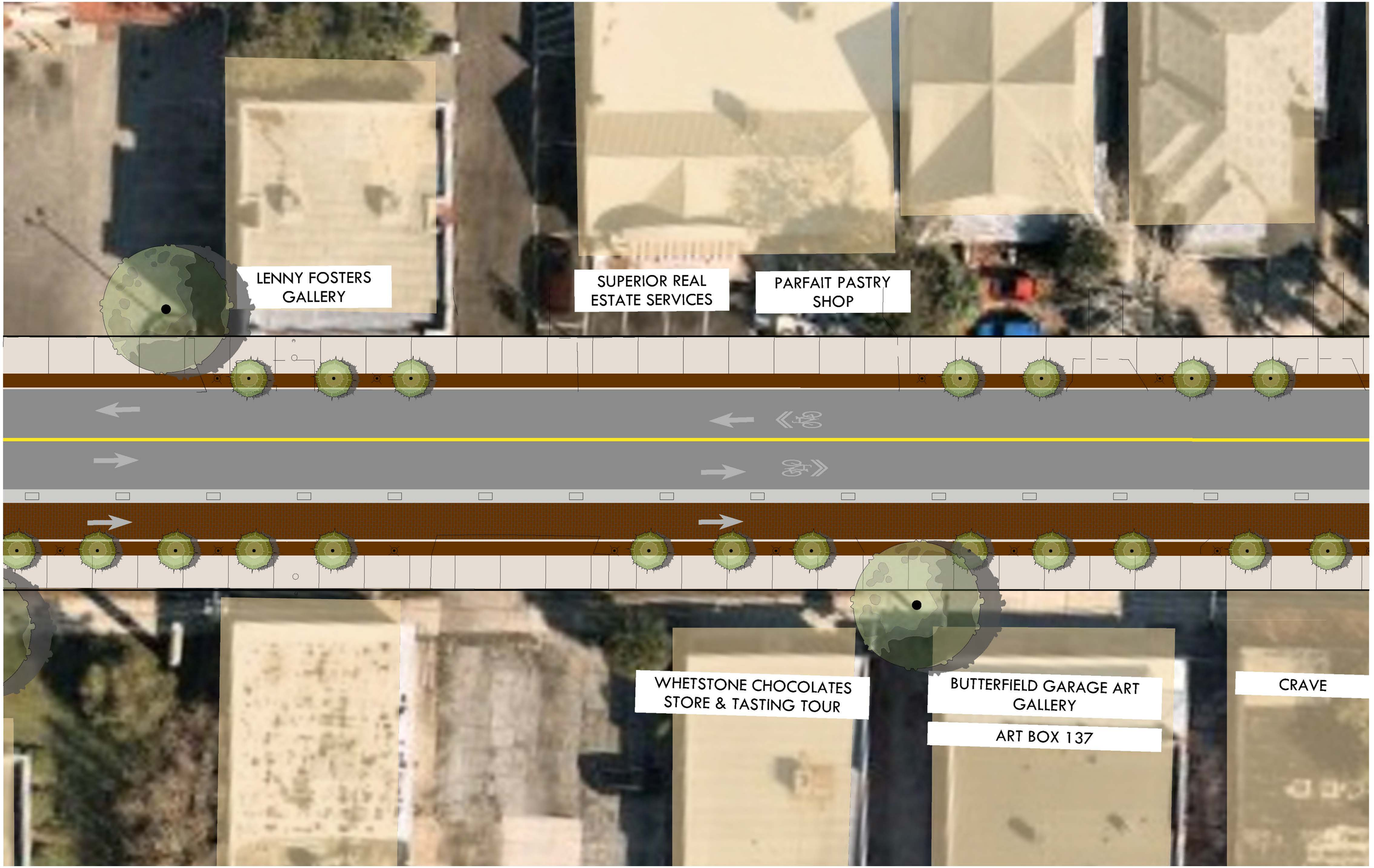

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KING STREET
ST. AUGUSTINE, FL
HARDSCAPE PLAN A

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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L-2.02

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Jeremy Marquis, RLA (LA6667110)

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HARDSCAPE PLAN B

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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L-2.03

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Page 839 of 920

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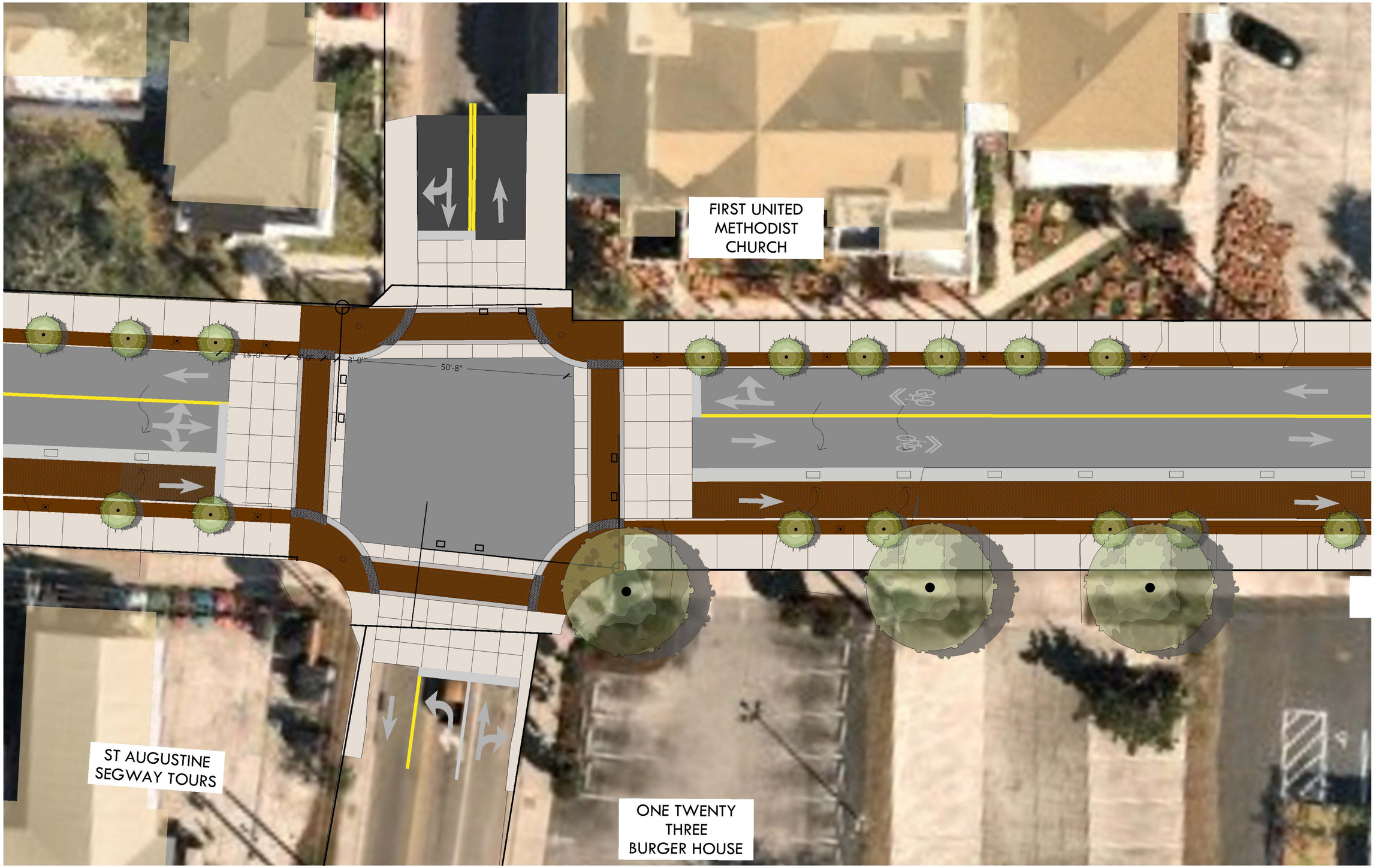

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SCALE: 1"=10'-0"

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HARDSCAPE PLAN - RIBERIA ST INTERSECTION

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
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SCALE: 1"=10'-0"

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HARDSCAPE PLAN C

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
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HARDSCAPE PLAN - MLKING AVE INTERSECTION

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
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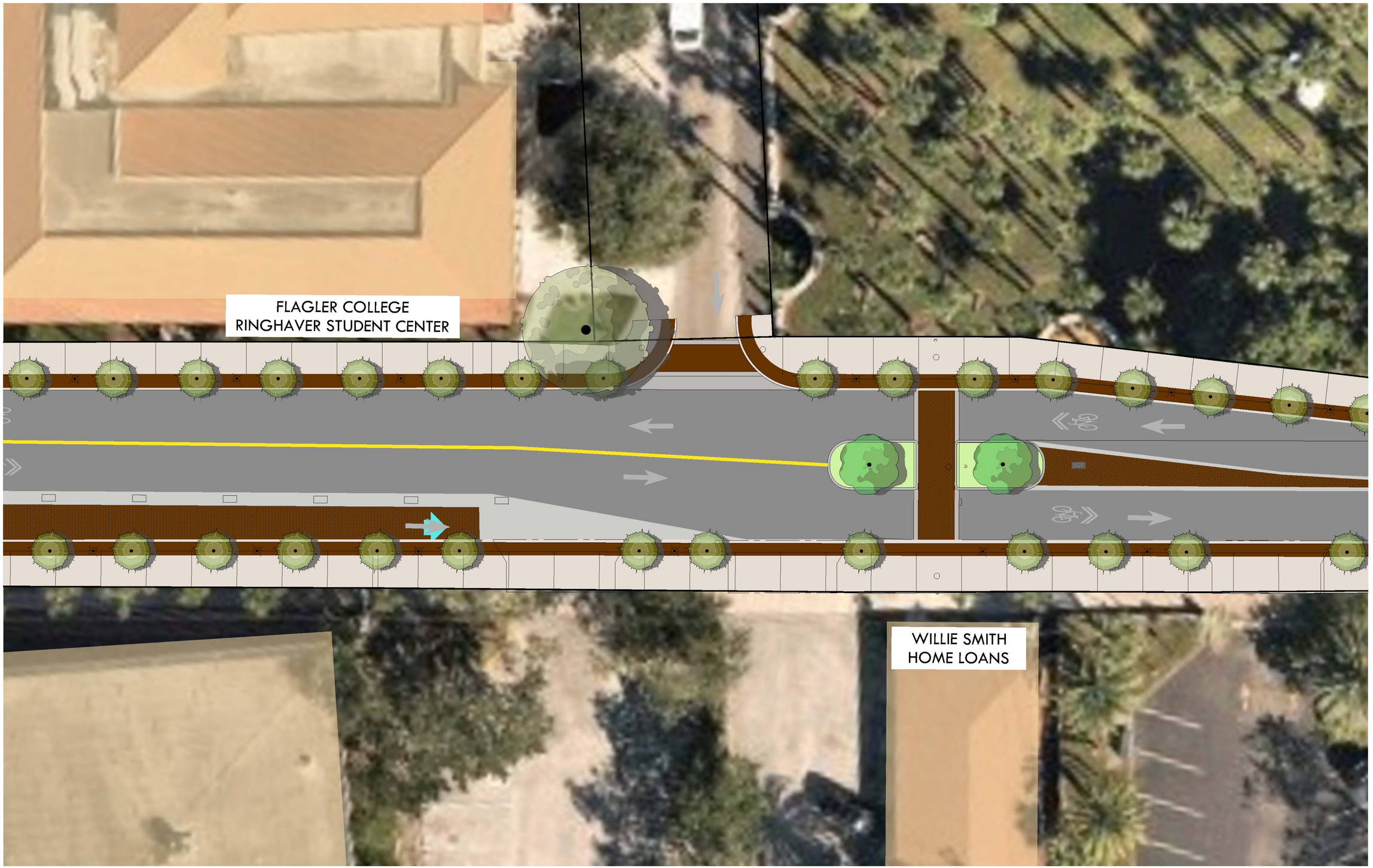

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HARDSCAPE PLAN D

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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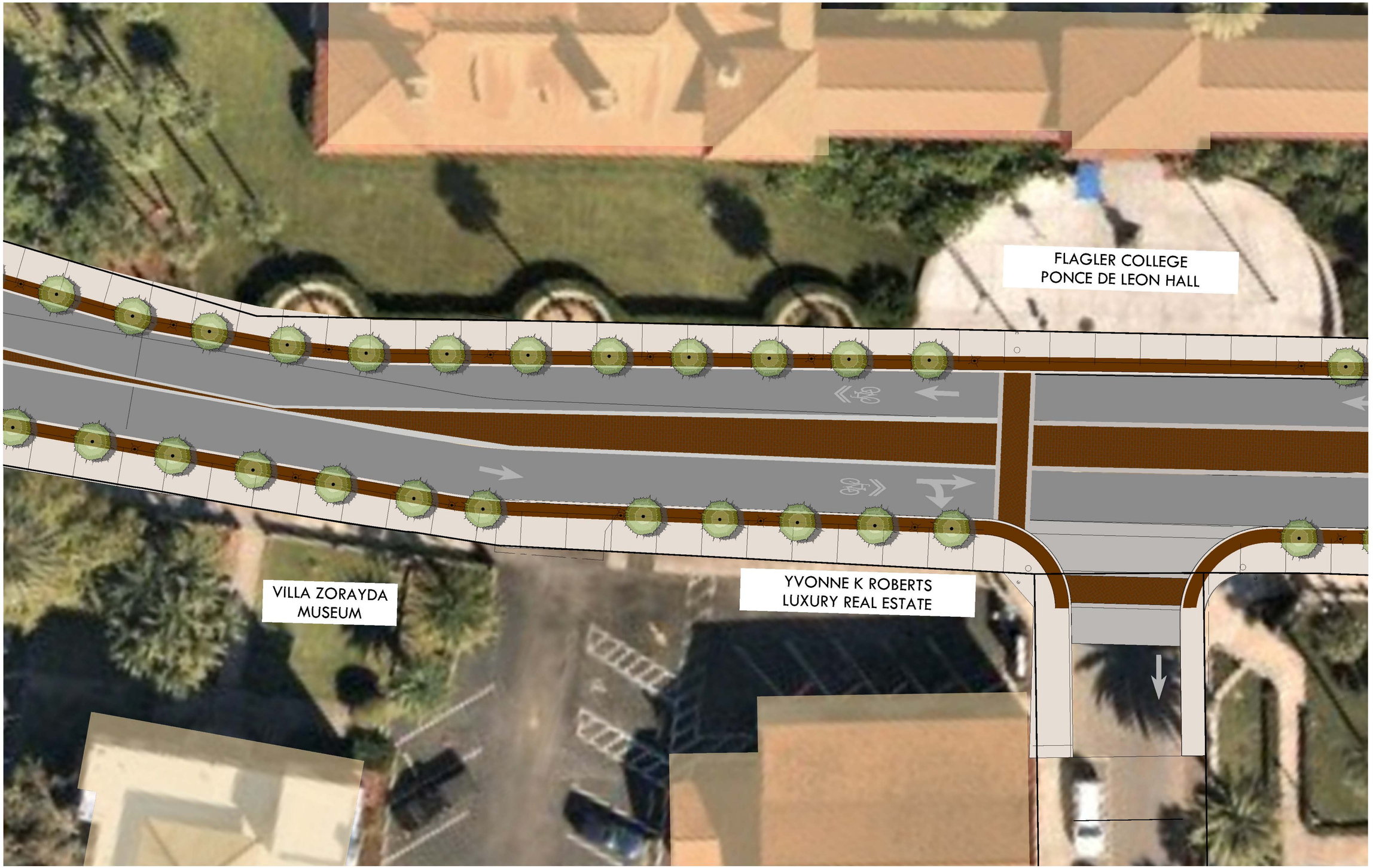

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HARDSCAPE PLAN E

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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L-2.08

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HARDSCAPE PLAN F

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
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HARDSCAPE PLAN - CORDOVA ST INTERSECTION

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
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HARDSCAPE PLAN G

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

DRAWING NO. L-2.11

Application pg 33
Page 847 of 920

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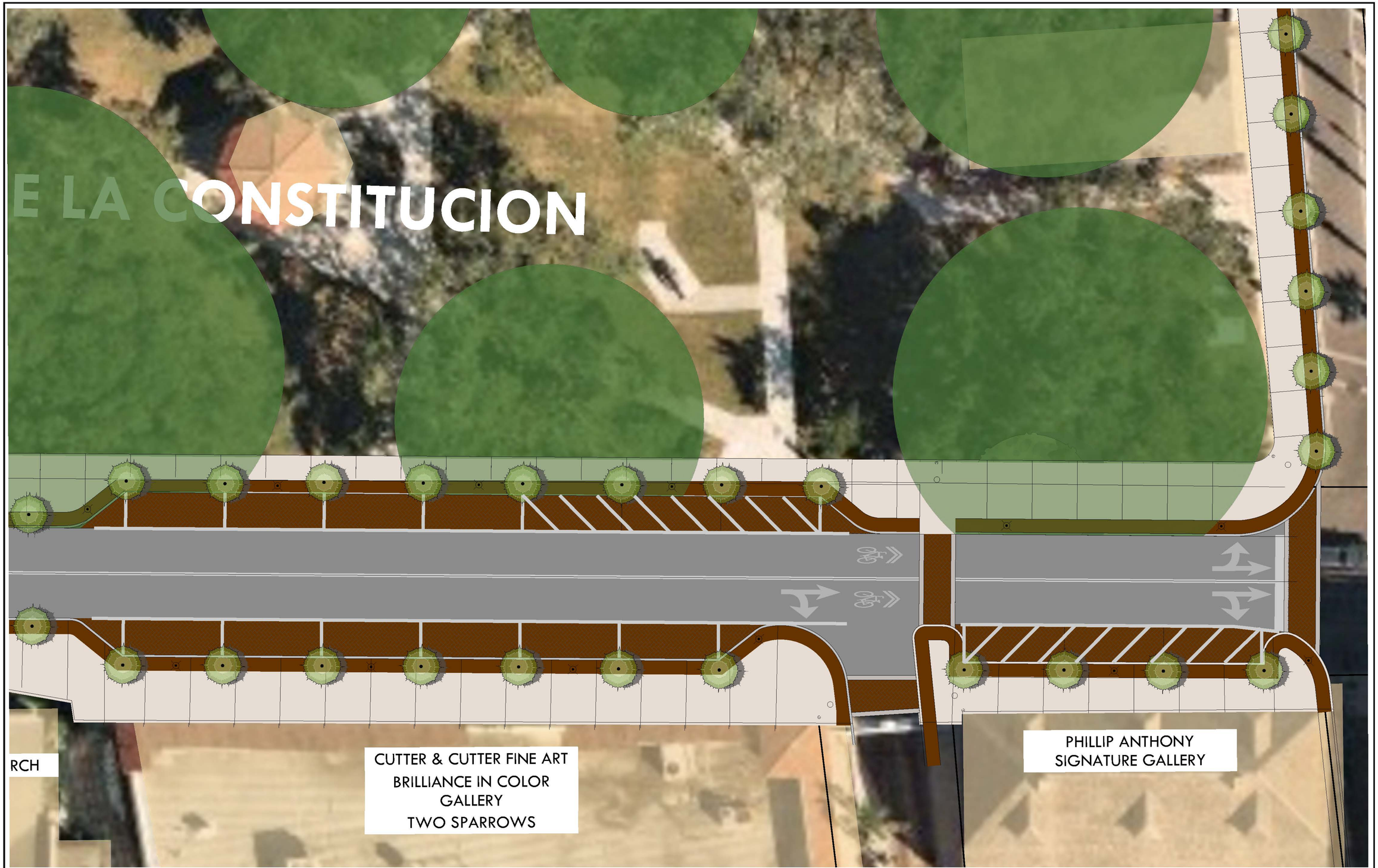

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HARDSCAPE PLAN H

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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HARDSCAPE PLAN I

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
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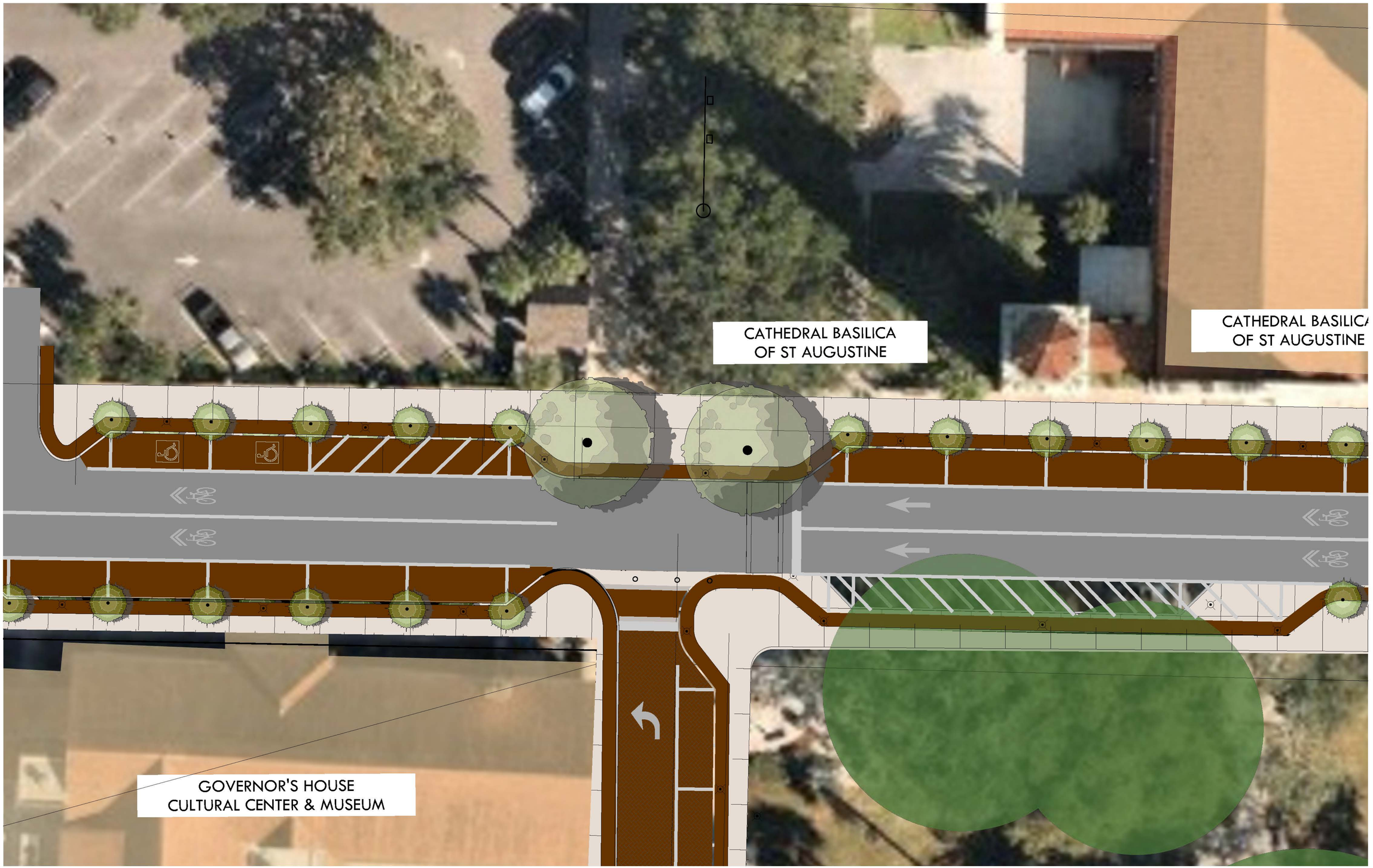

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HARDSCAPE PLAN J

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.12.00

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HARDSCAPE PLAN CATHEDRAL ST INTERSECTION

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

SIZE: ANSI D
PRIME PROJECT #: 23.12.00
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OVERVIEW PLAN WITH SHEET LAYOUT

0' 25' 50' 100'
SCALE: 1"=50'-0"

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ST. AUGUSTINE, FL
PLAZA OVERVIEW - TWO LANE

REV	DESCRIPTION	DATE
	PUBLIC REVIEW	02/21/24
	CONCEPTS	07/17/23

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KING STREET

Making it

The Best Mile in Florida



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EST. 1565

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KING STREET

Why did the City take Control of It?

- **To put it on Our Time Schedule & Regulations instead of FDOT's**
- **To give more Time for Public input**
- **To focus on the PLAZA's Historic importance**
- **To have it serve Locals as well as Visitors**
- **To Improve Traffic Flow**
- **To Make it more Pedestrian & Bike Friendly**
- **For Design Flexibility to Landscape the full length of King Street**
- **In short... To Make it One of the Best Miles in Florida**

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The Big Three

Livability

History

Beauty



KING STREET
The Best Mile in Florida
CITY OF ST. AUGUSTINE

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1

The Big Three

Livability

Access (vehicular + pedestrian)
Deliveries
Mobility
Improved Utilities + Storm Readiness









Application pg 42

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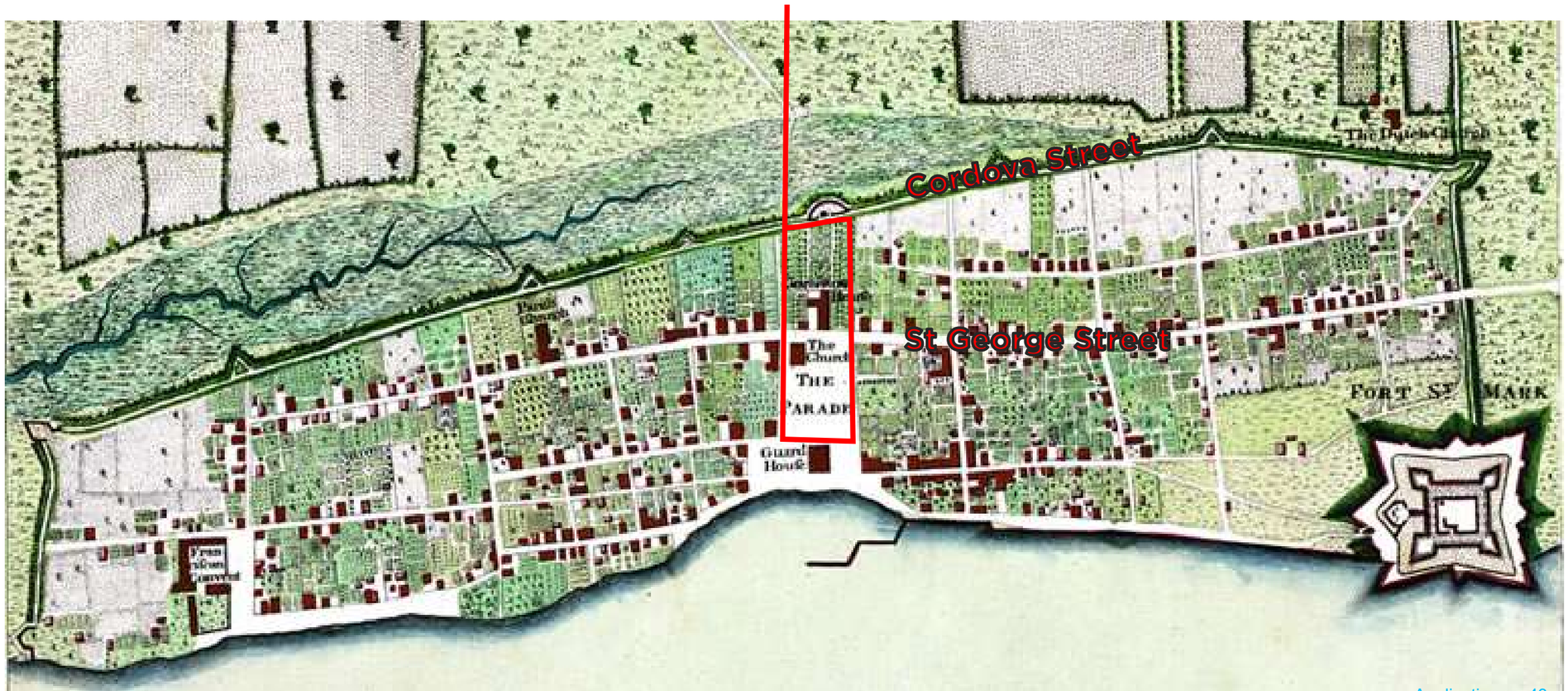
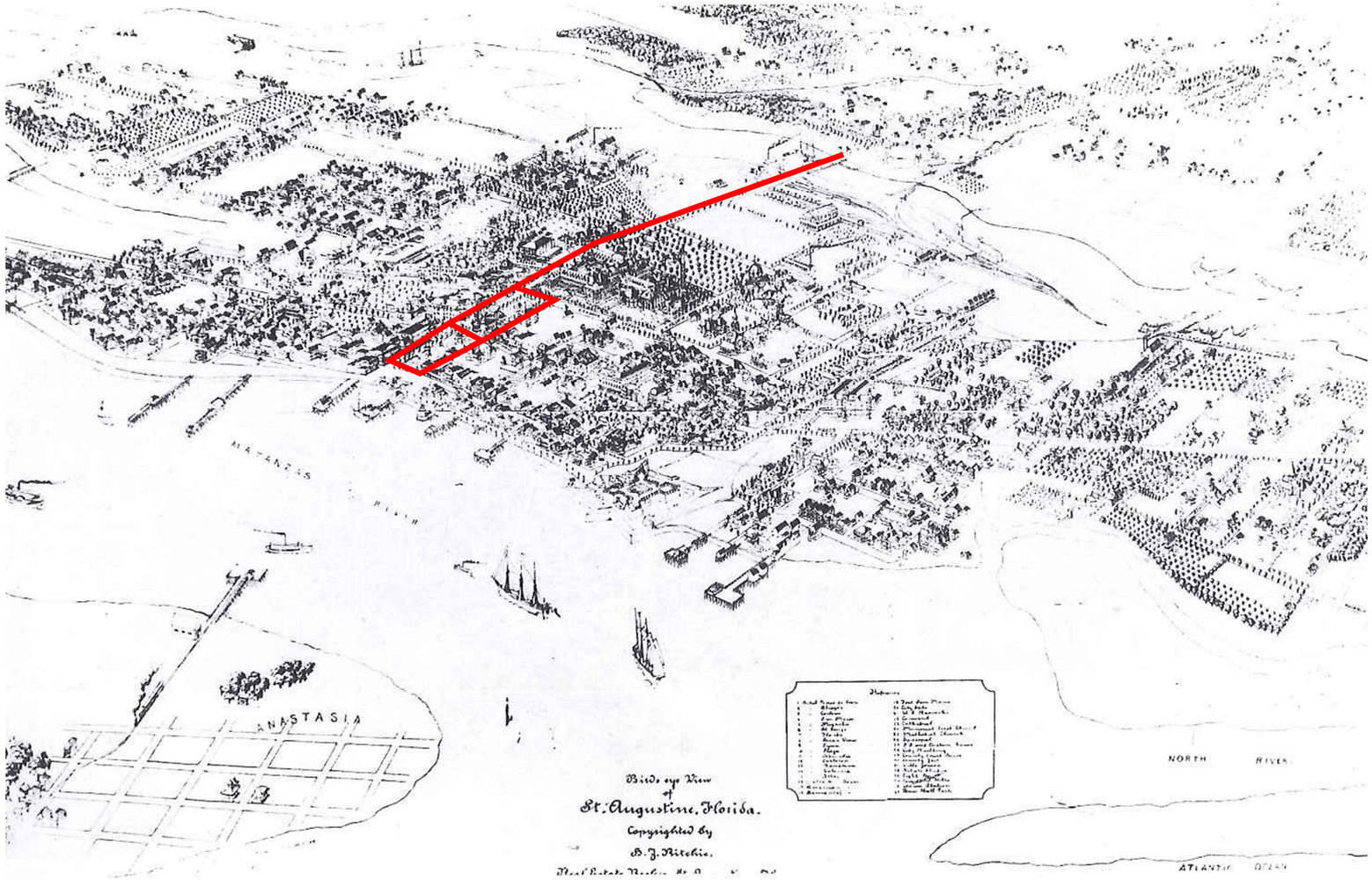
2

The Big Three

History

Entry to the Historic District
Part of original 1573 Town Plan





City of St Augustine Map C.

Harvey, Karen. St. Augustine and St Johns County A Pictorial History. Page 102.



King Street

Bowen, Beth Rogero. St Augustine Historical Society, St. Augustine in the Gilded Age. Page 91.



St Augustine from the Matanzas River

Bowen, Beth Rogero. St Augustine Historical Society, St. Augustine in the Gilded Age. Page 86.

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Electric Street Car on King Street

Electric street car on King St. in St. Augustine. 1908 (circa). State Archives of Florida, Florida Memory. <https://www.floridamemory.com/items/show/331710>, accessed 21 March 2023.



King Street + Plaza

King Street and Plaza, St. Augustine, Fla. 1911 (circa). State Archives of Florida, Florida Memory. <https://www.floridamemory.com/items/show/268695>, accessed 21 March 2023.



King Street + Plaza

King Street and plaza - Saint Augustine, Florida. 1900 (circa). State Archives of Florida, Florida Memory. <https://www.floridamemory.com/items/show/161447>, accessed 21 March 2023.



King Street

King Street, St. Augustine, Fla. 1920 (circa). State Archives of Florida, Florida Memory. <https://www.floridamemory.com/items/show/331711>, accessed 21 March 2023.



King Street showing the Plaza

King Street showing the Plaza : Saint Augustine, Florida. 1885. State Archives of Florida, Florida Memory. <https://www.floridamemory.com/items/show/8029>, accessed 21 March 2023.



King Street + Plaza

King Street and Plaza - St. Augustine, Florida. 1910 (circa). State Archives of Florida, Florida Memory. <https://www.floridamemory.com/items/show/147968>, accessed 21 March 2023.

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King Street

King Street looking east, Saint Augustine, Florida. 1906 (circa). State Archives of Florida, Florida Memory. <https://www.floridamemory.com/items/show/161528>, accessed 21 March 2023.



King Street

King Street, Saint Augustine, Florida. 1900 (circa). State Archives of Florida, Florida Memory. <https://www.floridamemory.com/items/show/161527>, accessed 21 March 2023.

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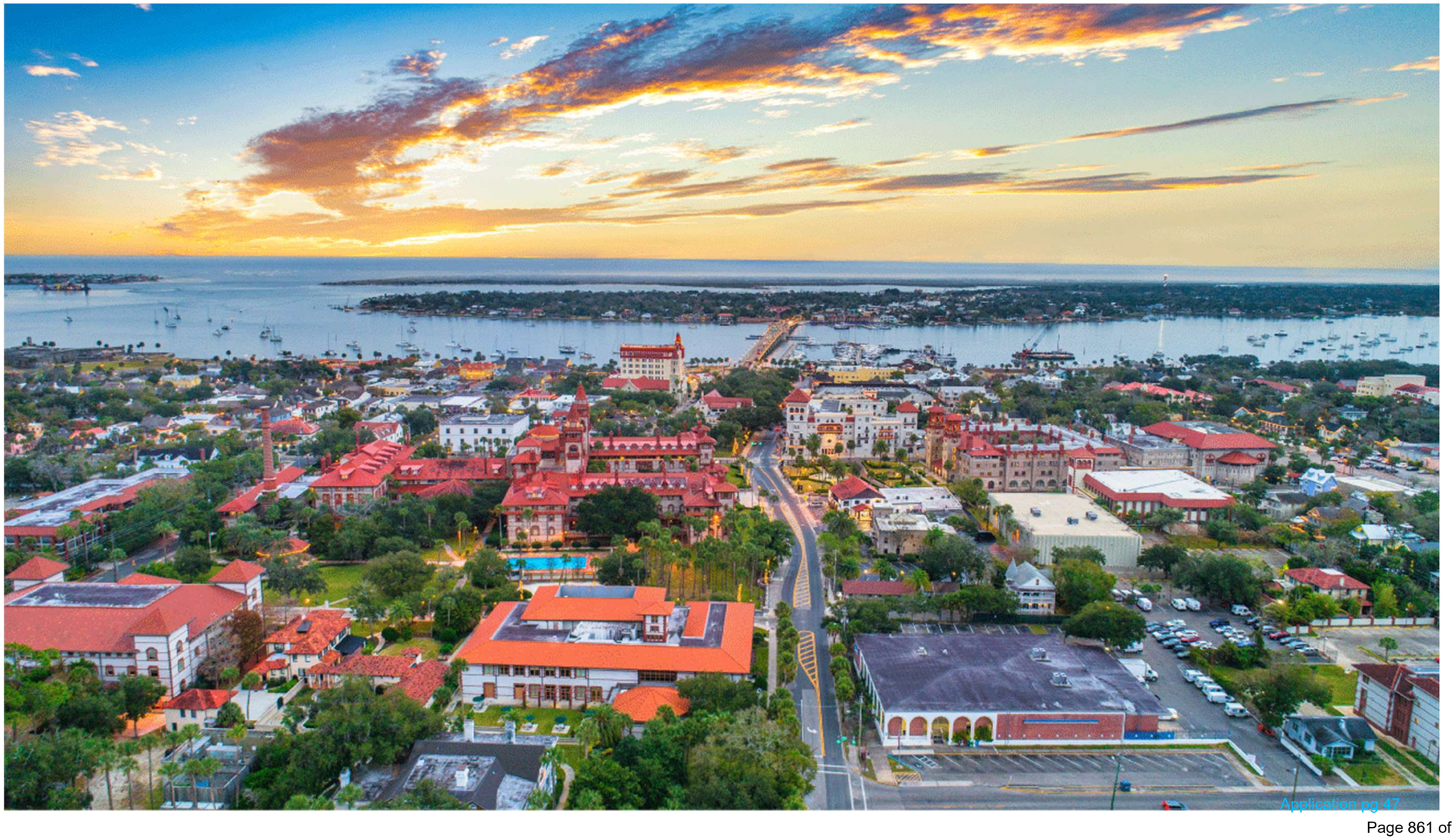
3

The Big Three

Beauty

The Best Mile in Florida!



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KING STREET

The Best Mile in Florida

CITY OF ST AUGUSTINE

INFRASTRUCTURE IMPROVEMENTS

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LANDSCAPE ARCHITECTURE · PLANNING

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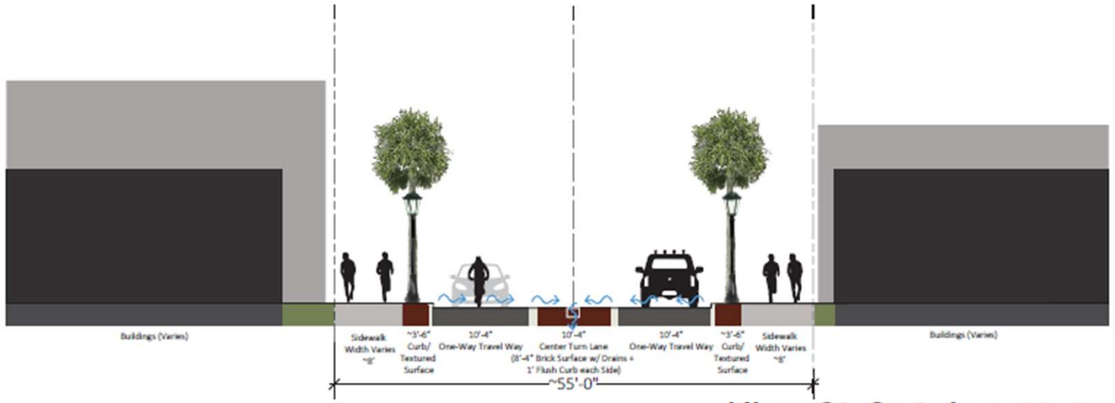
Stormwater

Revamp & Replace all of Existing Drainage

Inverted Crown



King St Opt A (~55' ROW)

Help to Reduce Flooding along Corridor...especially at intersections

Improved Stormwater Quality

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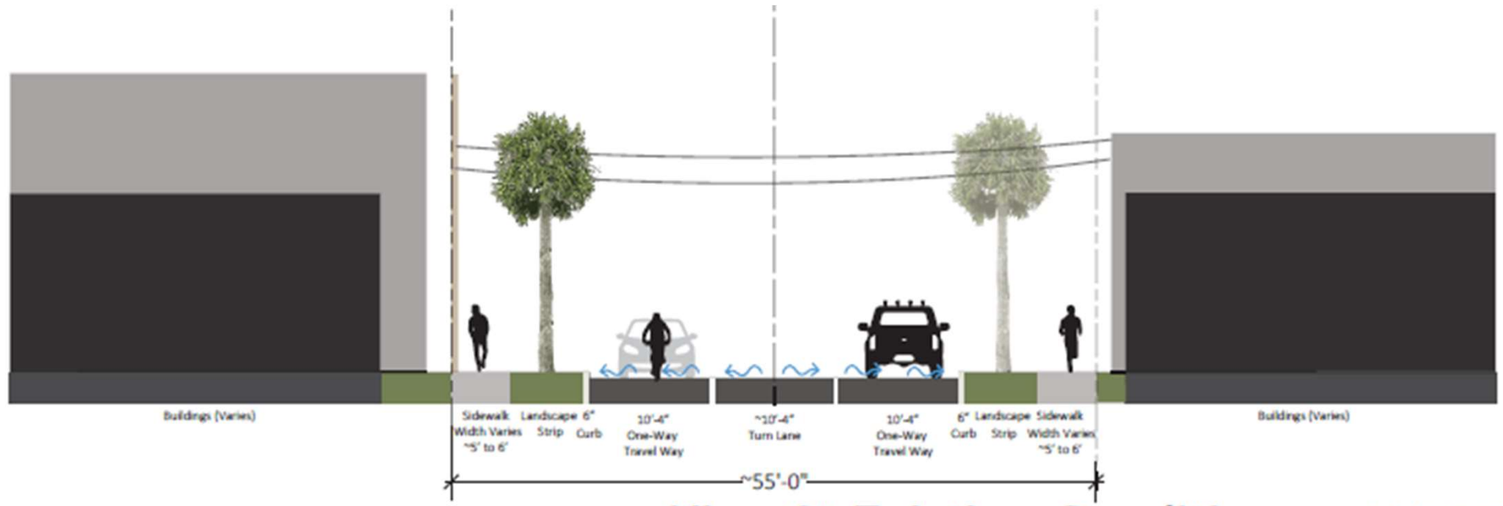
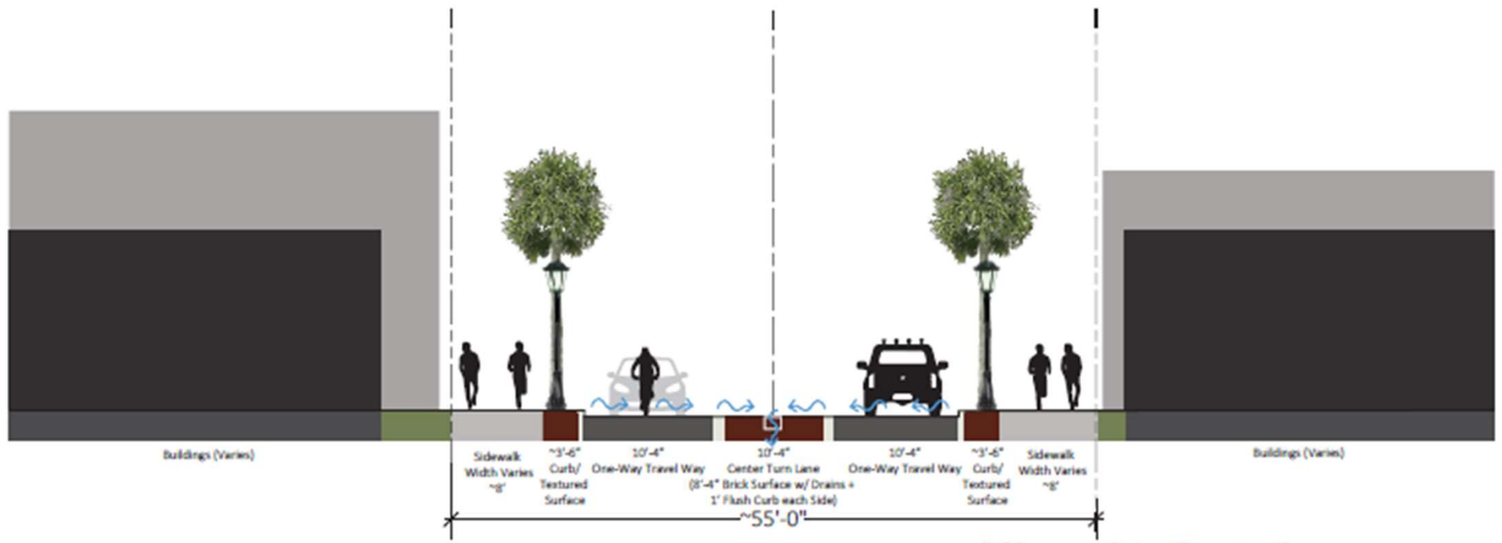
Stormwater & Utilities



King St Existing Conditions (~55' ROW)



King St Opt A (~55' ROW)

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Utilities

Water & Sewer

All new City utilities

Electric: Aiming to Underground

Storm Readiness

Improved Aesthetics

Communications Infrastructure

Coordinating upgrades opportunities for AT&T, Comcast, and others

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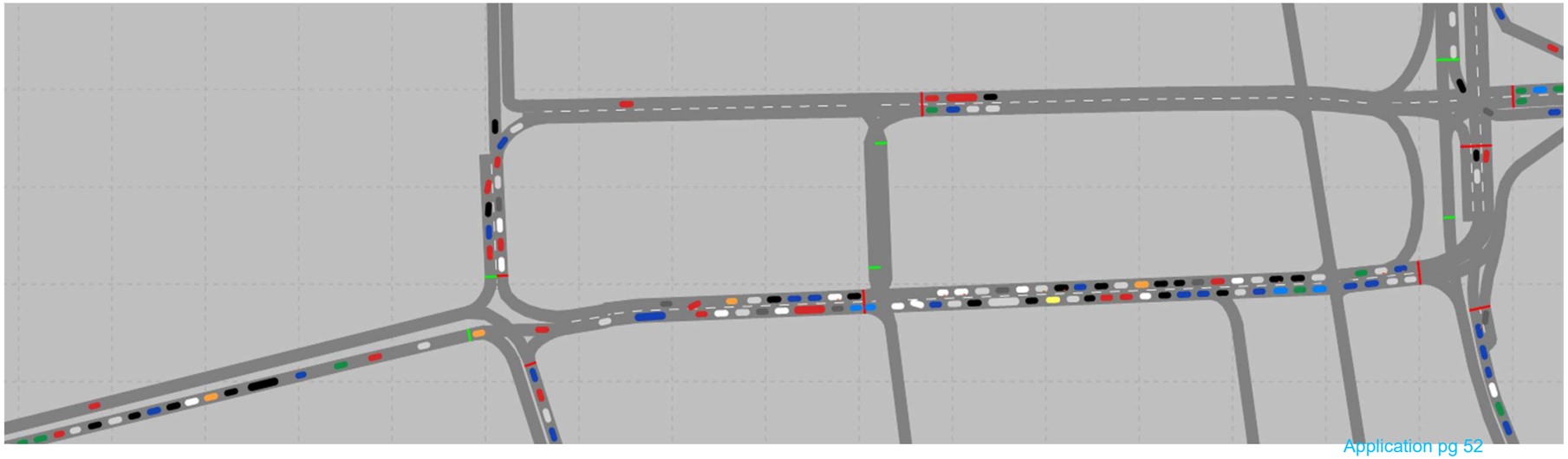
Traffic Flow + Aspects

Key Aspects:

Signal Phasing + Progression
Improved Safety
Improved Flow Cathedral / King

Vissim Model (existing)



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Transit Mobility

Concept A

Considers routing off King Street

Concept B

East-bound on King Street



Potential Transit Route
(preliminary)



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Coordination with FDOT

Bridge of Lions Intersection

Plans coordinated with improved circulation

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KING STREET CONCEPTS

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Concepts Overview

King Street Concept A:
Left Turn Lane + Improved Walkability

King Street Concept B:
Dedicated Transit Lane

Cathedral Place 1-Lane

Cathedral Place 2-Lane

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Option A

Left Turn Lane + Improved Walkability



Option B

Dedicated Transit Lane



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STEP 1

CONCEPTS Full Plan: Option A + Option B

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ML+H Project No. 23.12.0

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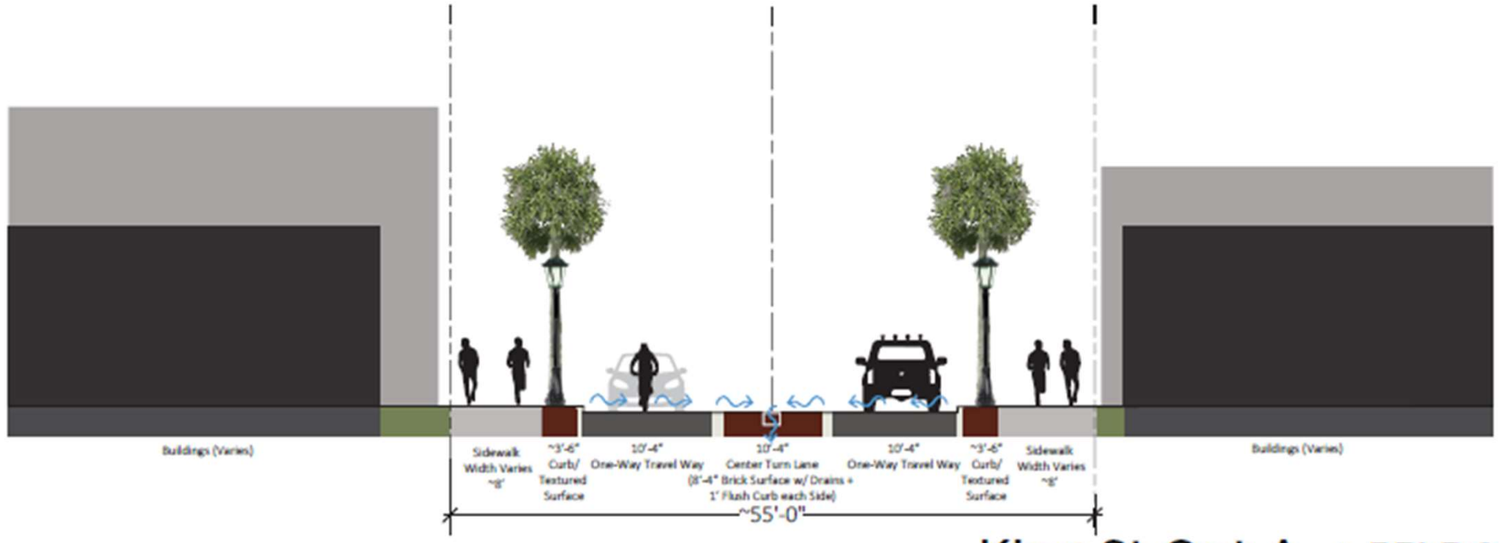
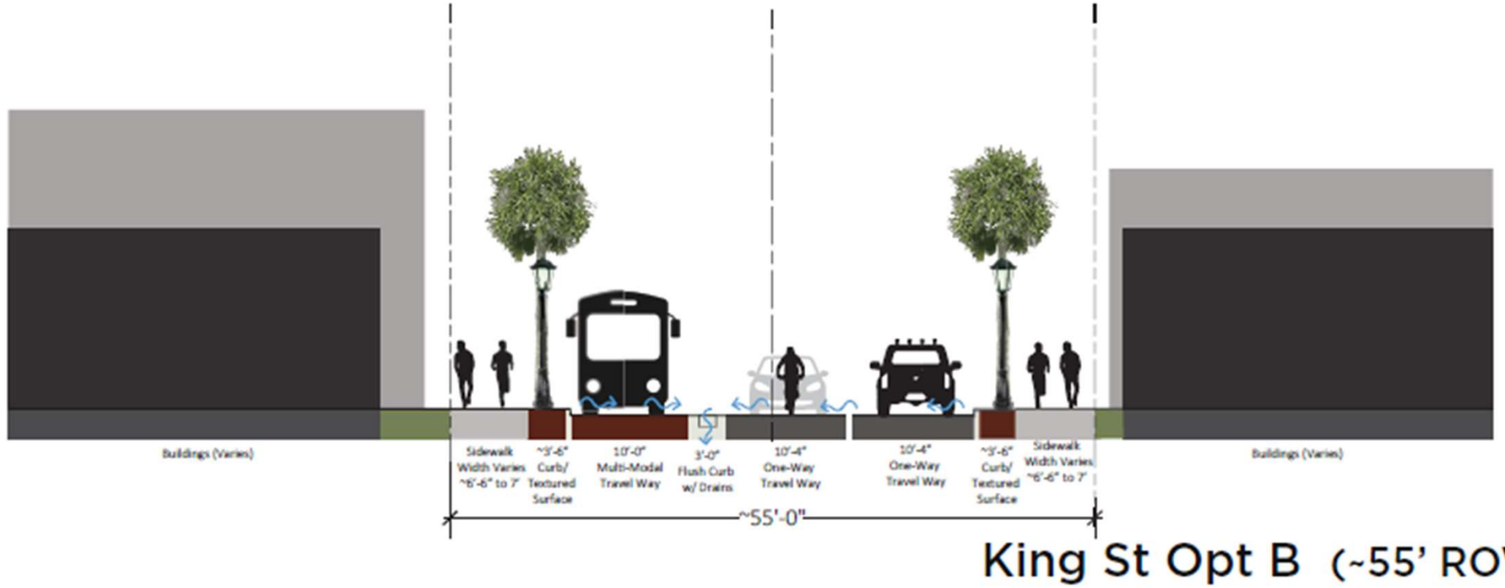
Cross Sections



King St Opt A (~55' ROW)



King St Opt B (~55' ROW)

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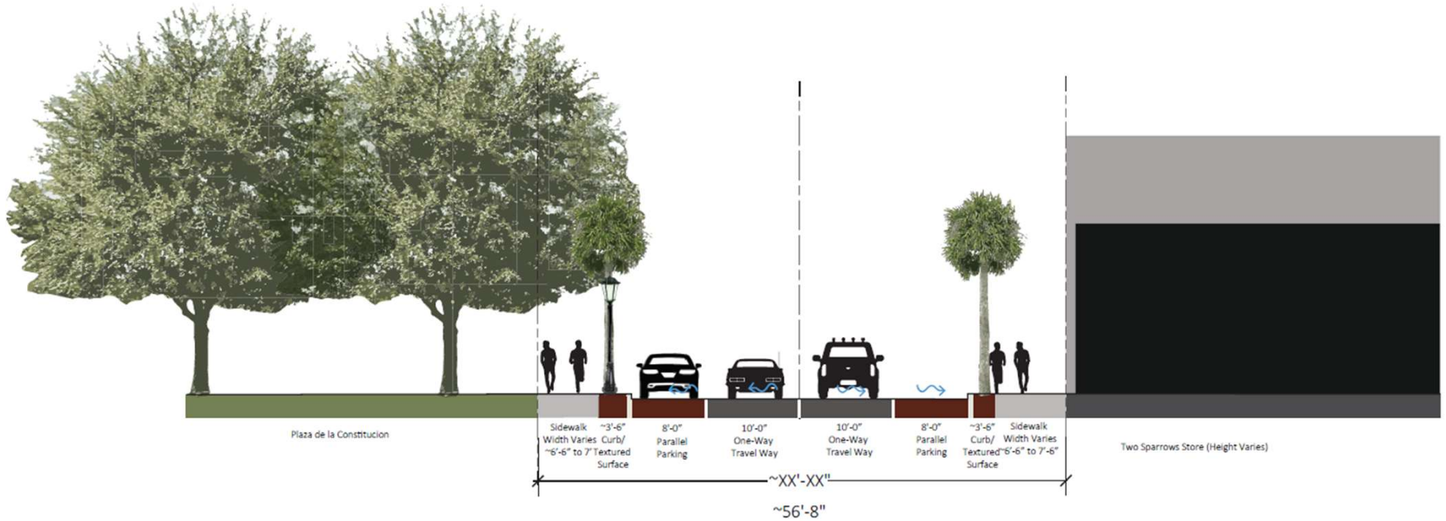
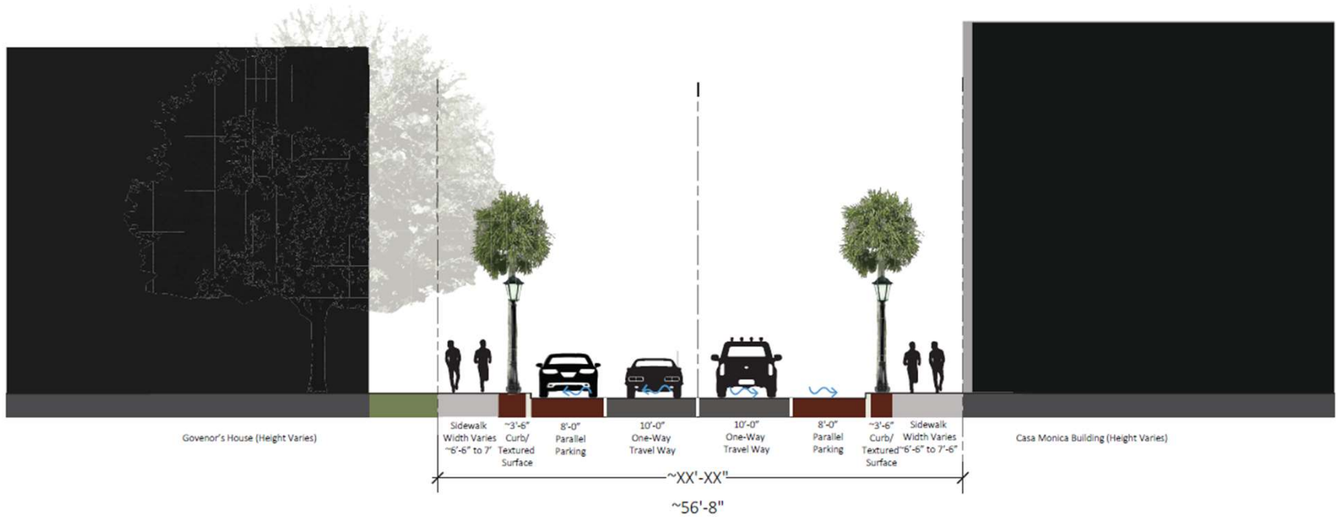
Cross Sections





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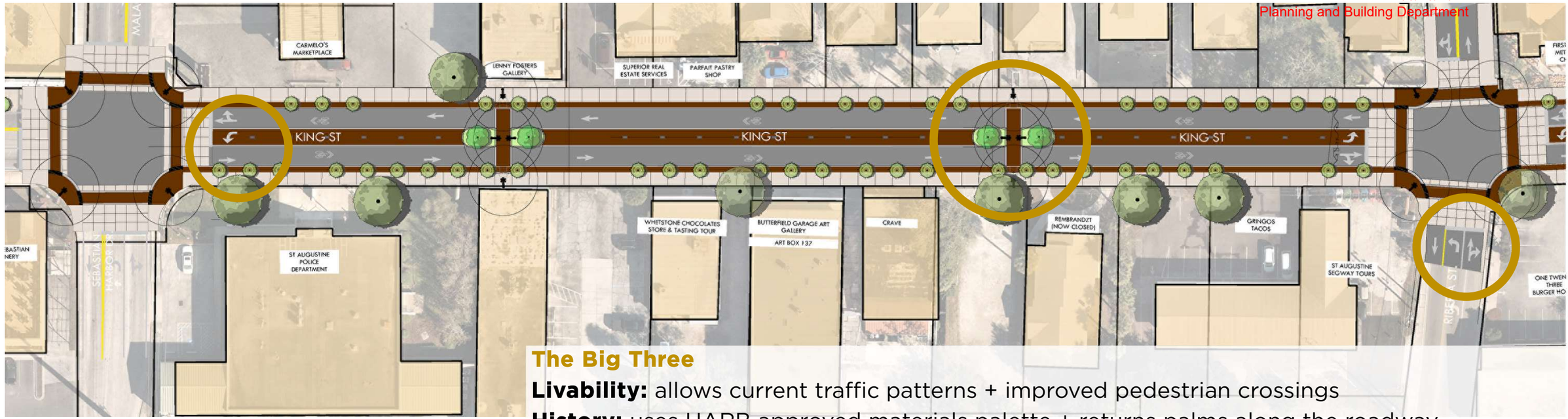
Option A

Left Turn Lane + Improved Walkability



The Big Three

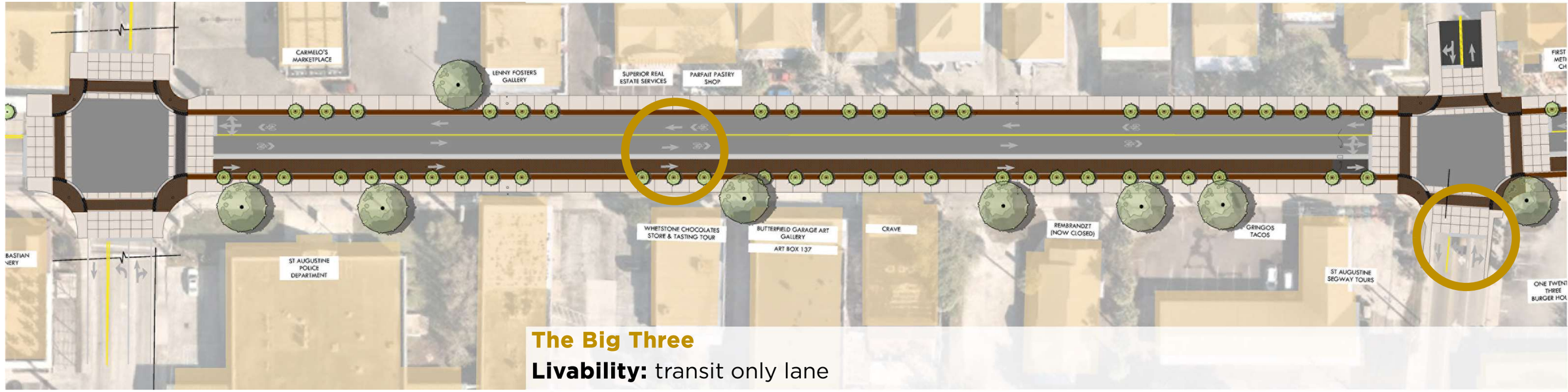
Livability: allows current traffic patterns + improved pedestrian crossings

History: uses HARB approved materials palette + returns palms along the roadway

Beauty: brick + palms with shade trees when able + underground utilities

Option B

Dedicated Transit Lane



The Big Three

Livability: transit only lane

History: uses HARB approved materials palette + reintroduces transit corridor

Beauty: brick + palms with shade trees when able + underground utilities

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STEP 1

CONCEPTS **Malaga Perspectives** Option A + Option B February 22, 2024

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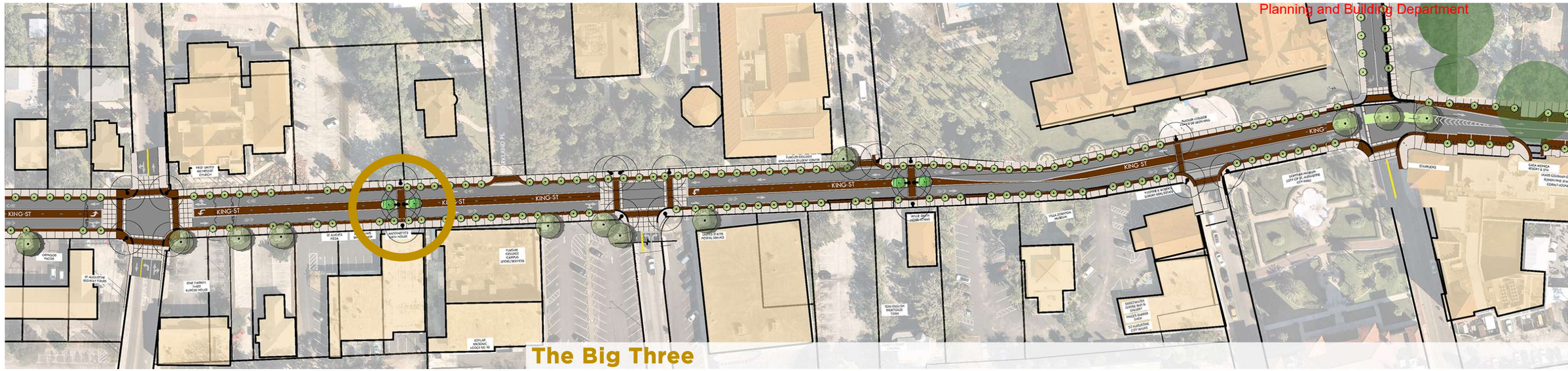
Option A

Left Turn Lane + Improved Walkability



The Big Three

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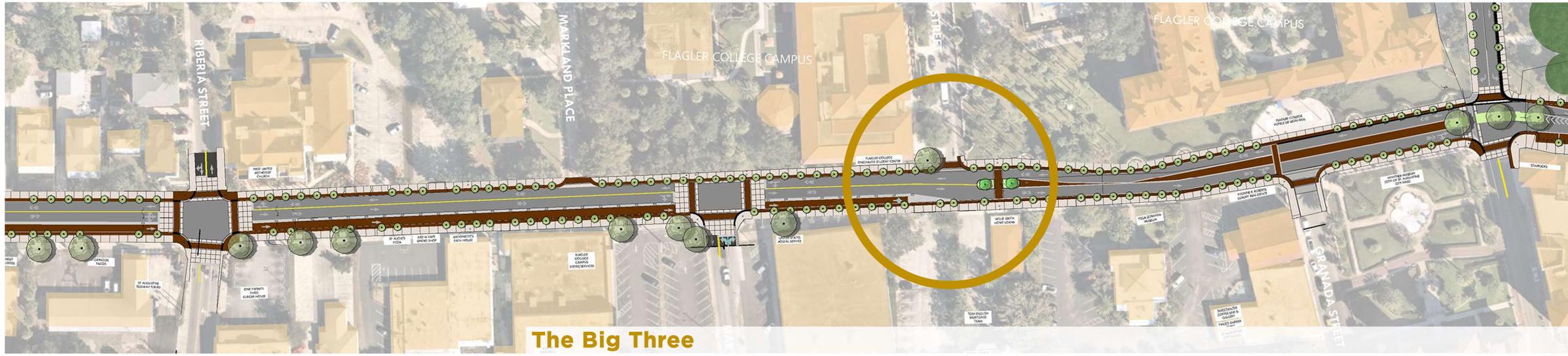
Option B

Dedicated Transit Lane



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STEP 1

CONCEPTS **Central Perspectives** Option A + Option B February 22, 2024

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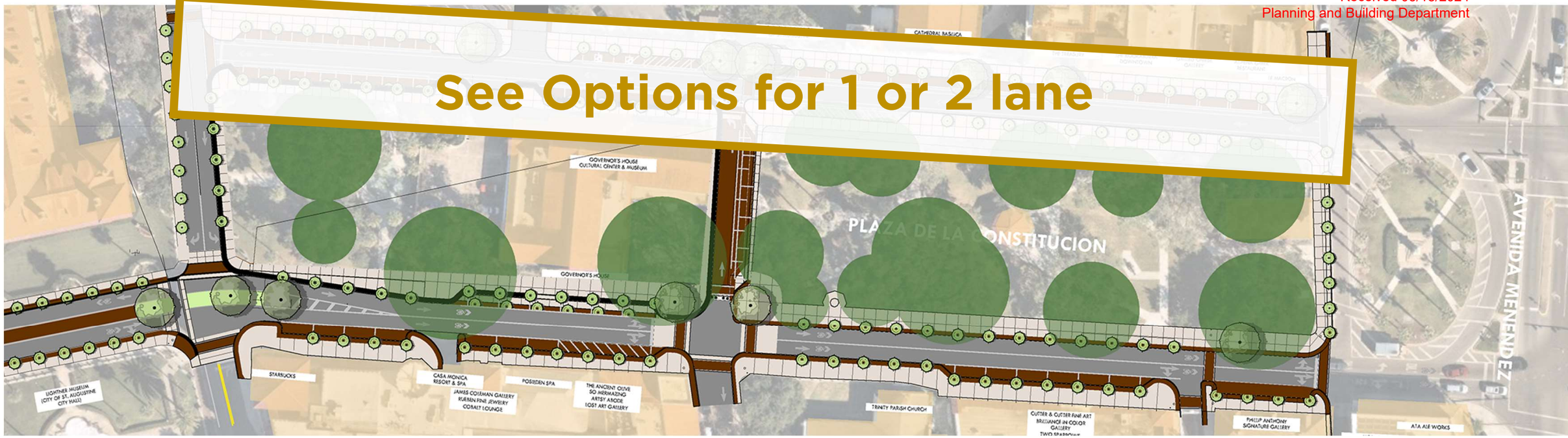
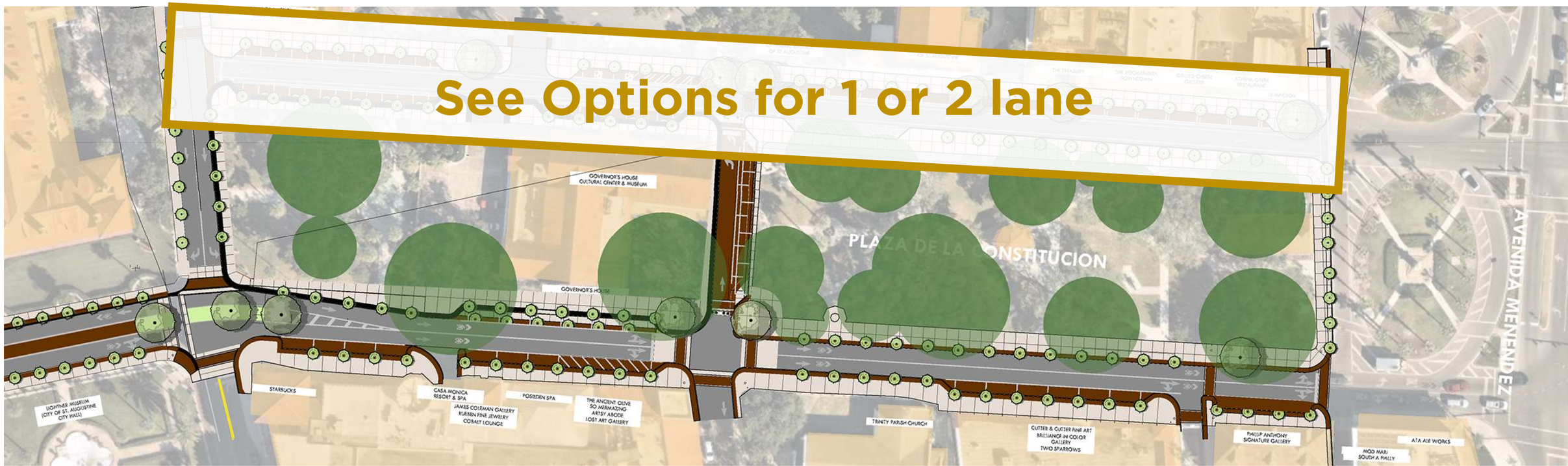
Option A

Left Turn Lane + Improved Walkability



Option B

Dedicated Transit Lane



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STEP 1

CONCEPTS **Plaza Section Plan** Option A + Option B

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STEP 1

CONCEPTS **Plaza Perspectives** Option A + Option B

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Option A

Left Turn Lane + Improved Walkability



The Big Three

Livability: allows current traffic patterns + improved pedestrian crossings

History: uses HARB approved materials palette + returns palms along the roadway

Beauty: brick + palms with shade trees when able + underground utilities

Option B

Dedicated Transit Lane



The Big Three

Livability: transit only lane

History: uses HARB approved materials palette + reintroduces transit corridor

Beauty: brick + palms with shade trees when able + underground utilities

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The Big Three

Livability

History

Beauty



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CATHEDRAL PLACE

1-Lane Option

2-Lane Option

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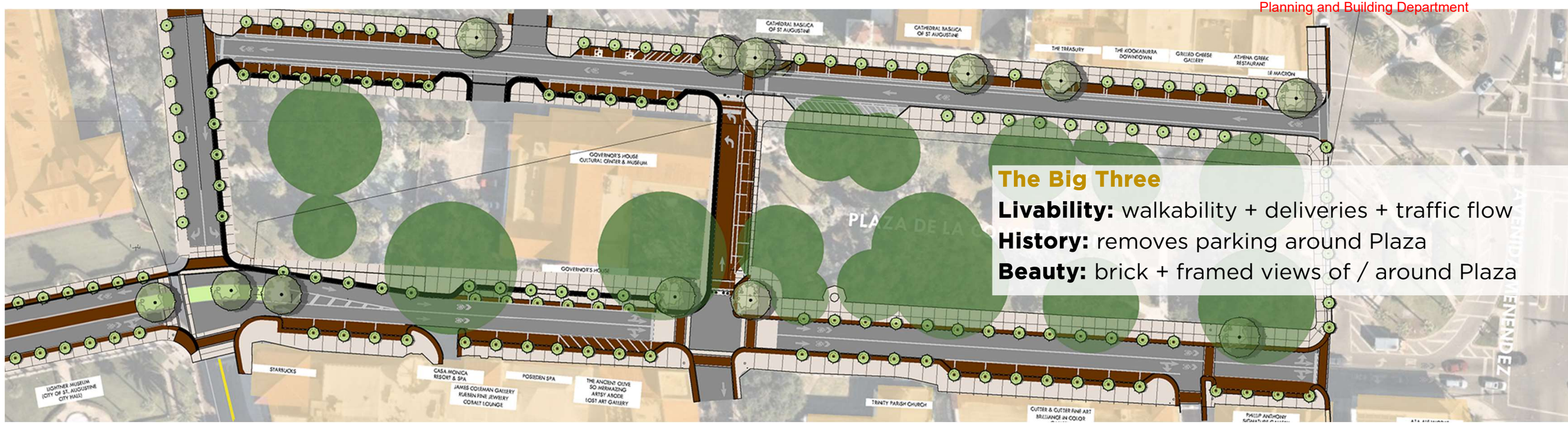
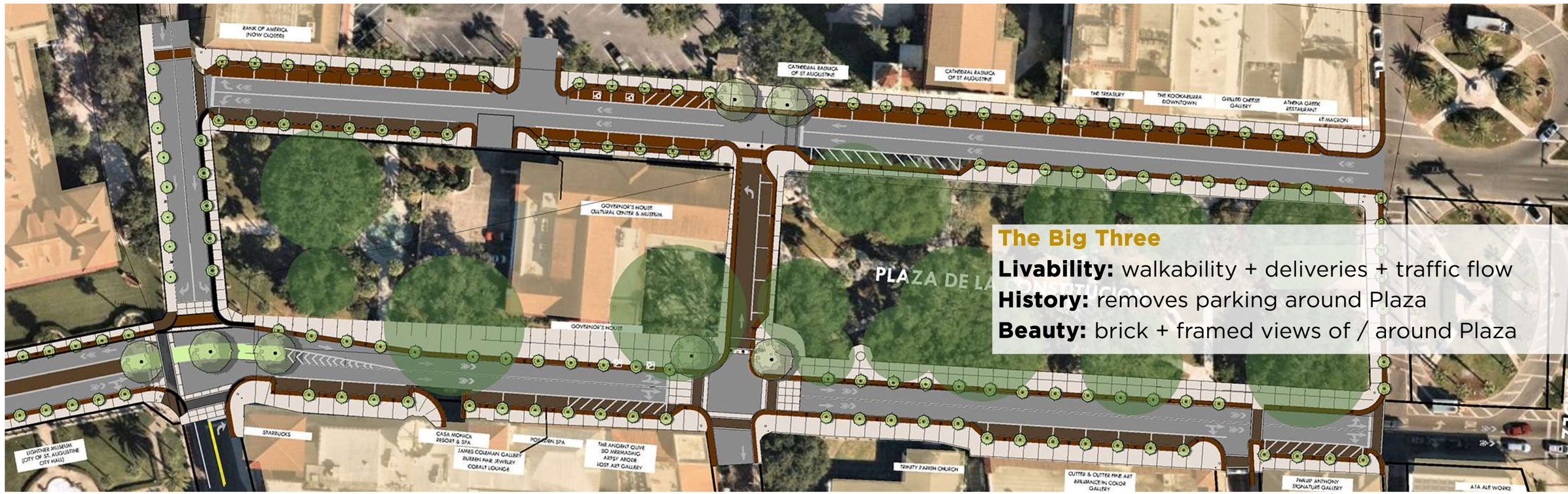
1-Lane Option



The Big Three

Livability: walkability + deliveries + traffic flow
History: removes parking around Plaza
Beauty: brick + framed views of / around Plaza

2-Lane Option



The Big Three

Livability: walkability + deliveries + traffic flow
History: removes parking around Plaza
Beauty: brick + framed views of / around Plaza

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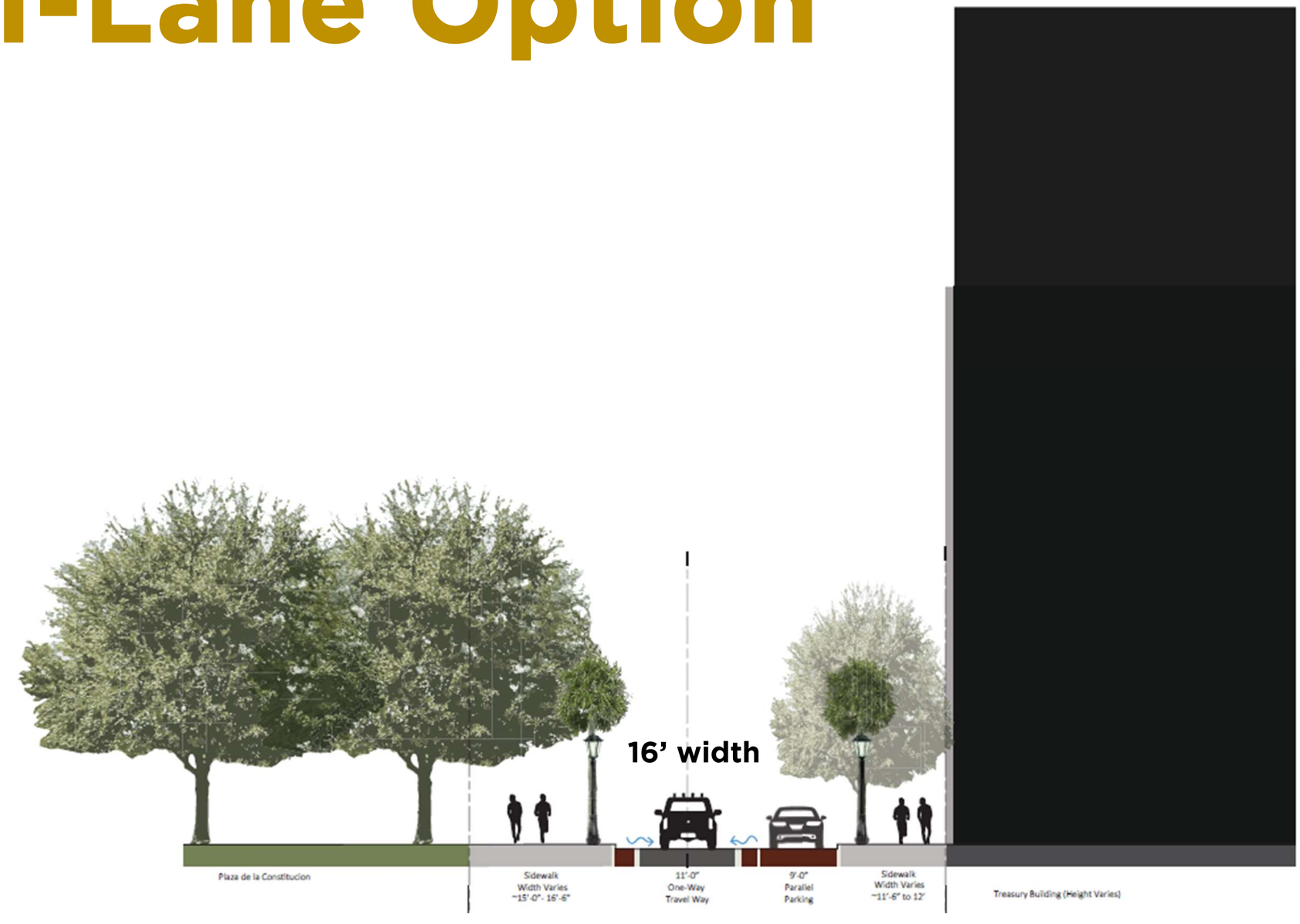
1-Lane Option



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STEP 1

CONCEPTS **Cathedral Place** 1-Lane Perspective

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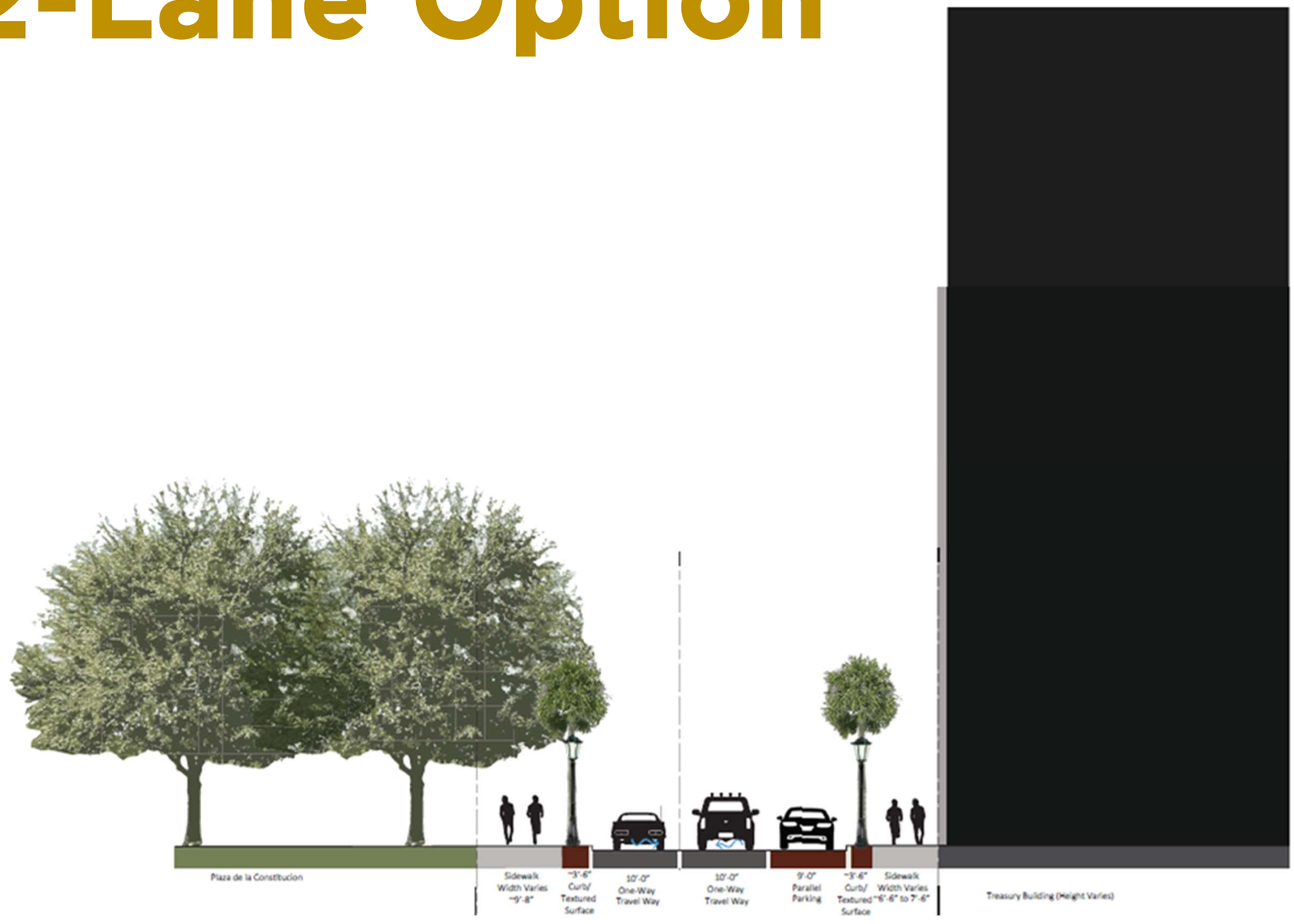
2-Lane Option



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STEP 1

CONCEPTS **Cathedral Place** 2-Lane Perspective

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The Big Three

Livability

History

Beauty



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IMPROVEMENTS FOR TRAFFIC FLOW + SAFETY

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Concepts Overview:

Malaga to Cordova

Signal Phasing + Progression

Protected Left Turn from Riberia to head west

Better integration / communication of all signals

Improved Safety

“Table topped” intersections

Wider sidewalks when able

Mid block crossings (Concept A)

Concept A:

King Street turning movements stay the same

Concept B: Transit given priority

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Concepts Overview:

Plaza (King + Cathedral)

Improves Traffic Flow Efficiency

With Bridge of Lions new intersection, we can introduce 1 lane along Cathedral

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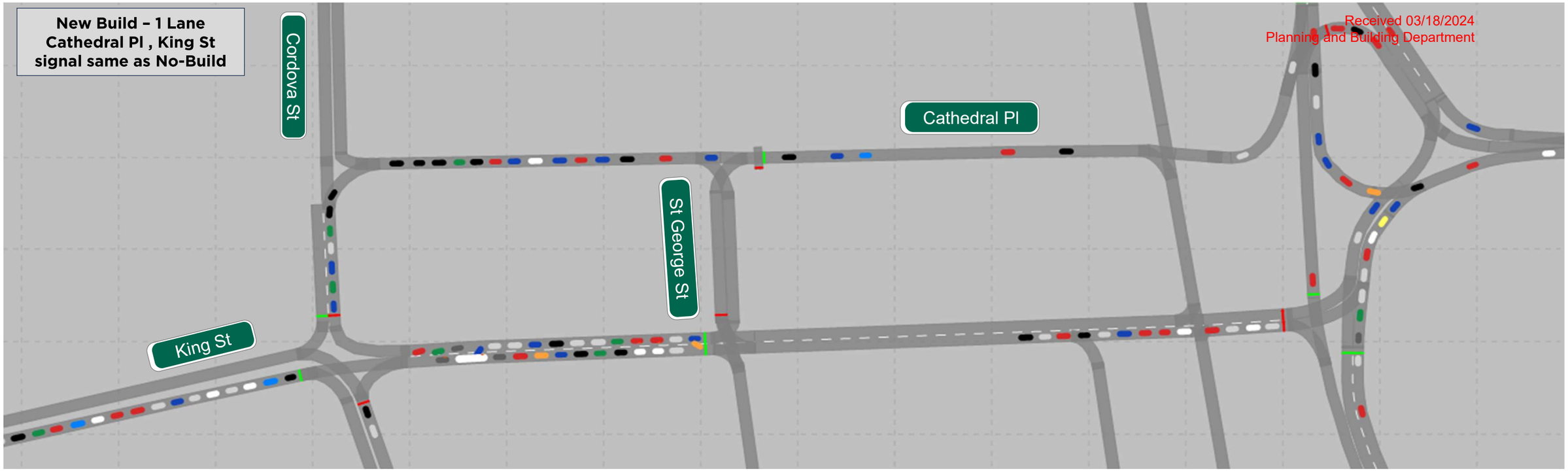
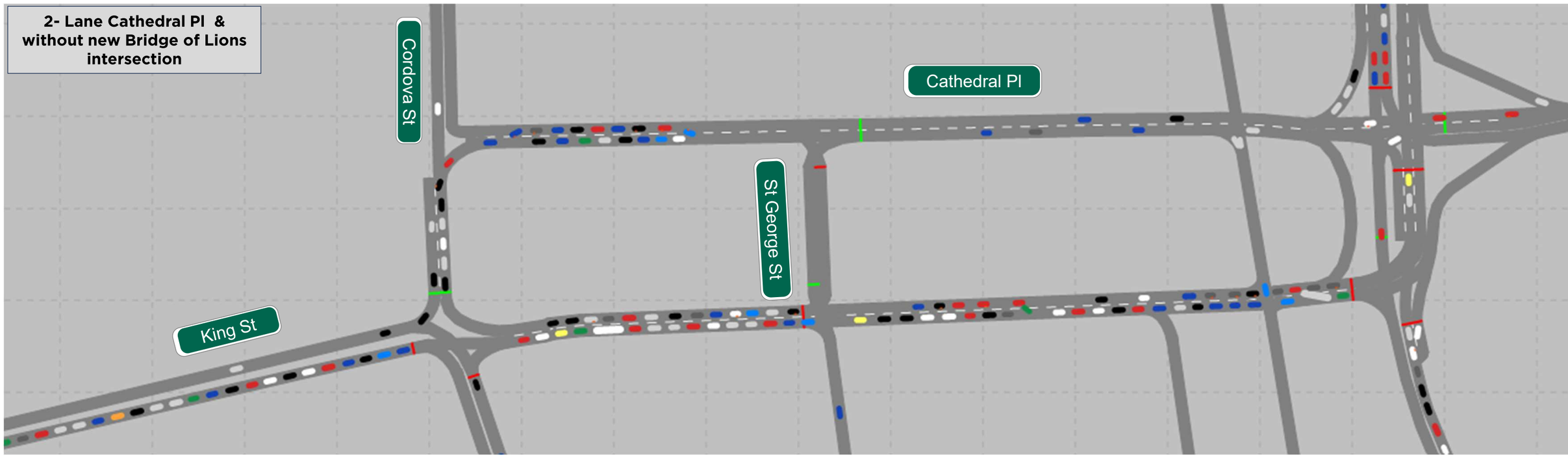
1-Lane Option

Current St. George + Cordova Intersections



TODAY (Current)

Current Configuration



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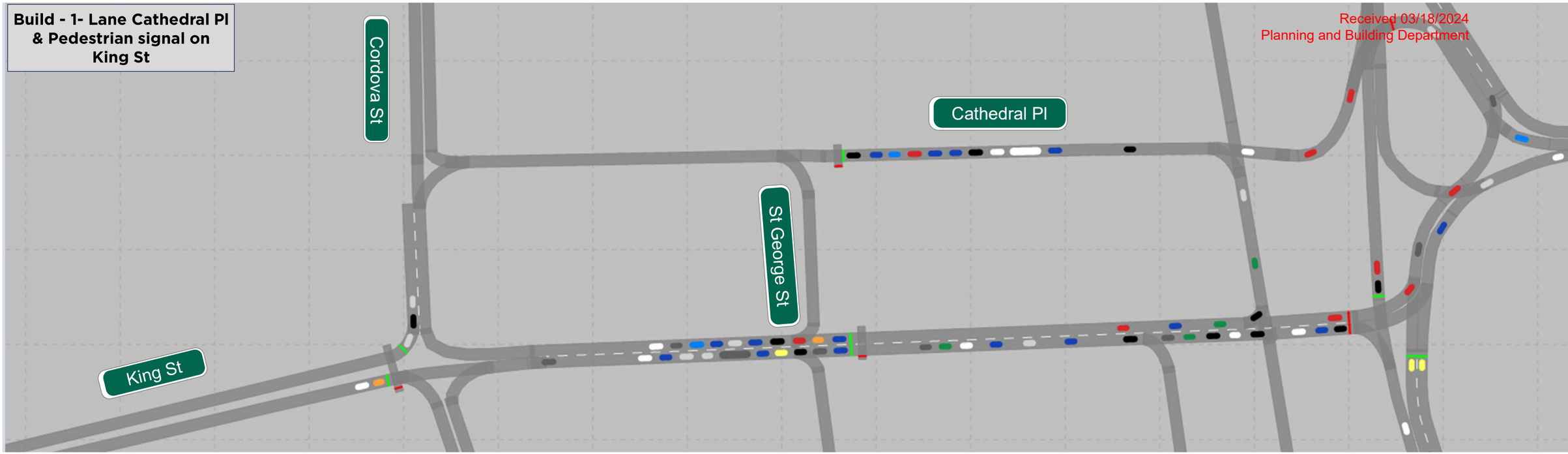
1-Lane Option

PLUS St. George + Cordova Improved Circulation

Build - 1- Lane Cathedral Pl & Pedestrian signal on King St



TODAY (Current)

Current Configuration

2- Lane Cathedral Pl & without new Bridge of Lions intersection



1-Lane Option

PLUS St. George + Cordova
Improved Circulation

Build - 1- Lane Cathedral Pl & Pedestrian signal on King St

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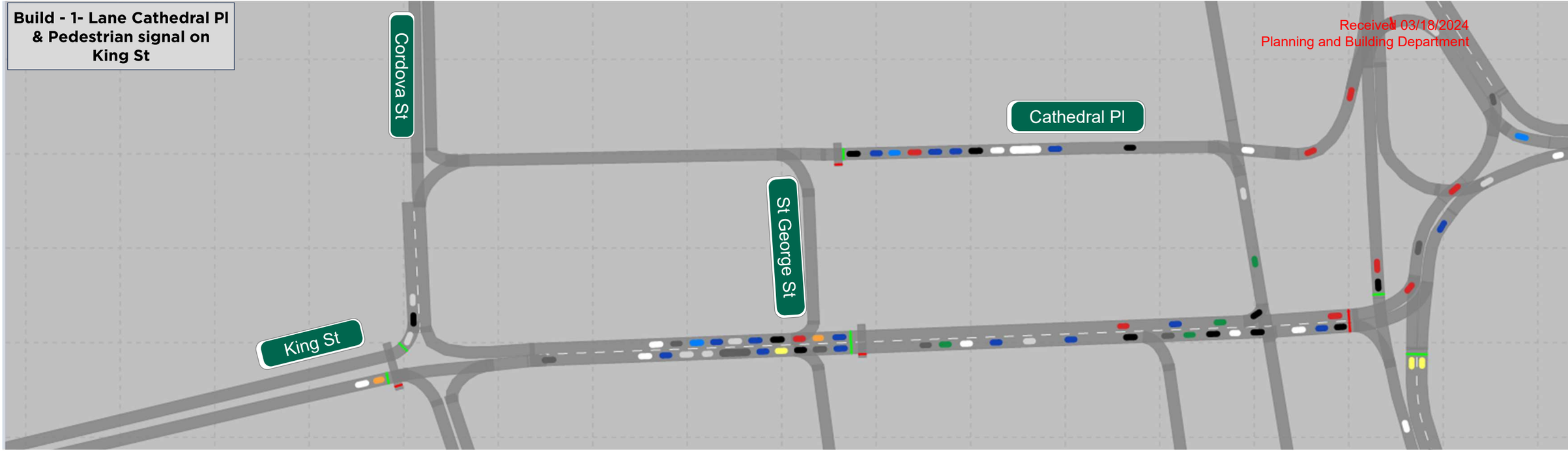
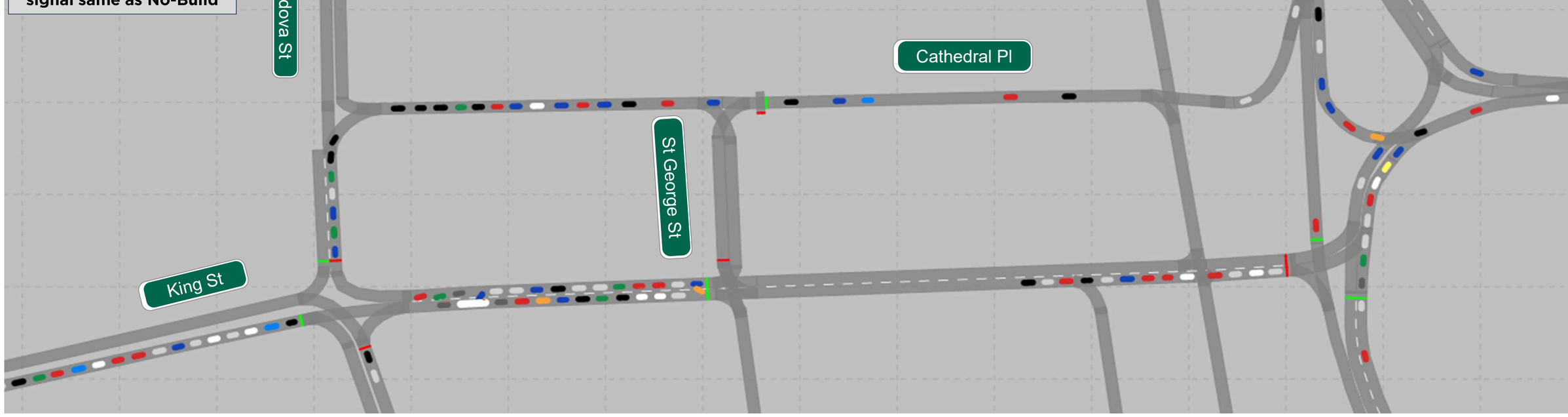


1-Lane Option

Current St. George + Cordova Intersections

New Build – 1 Lane Cathedral Pl , King St signal same as No-Build



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The Big Three

Livability

History

Beauty



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Next Steps + Feedback

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Next Steps

Historic Architectural Review Board (HARB) - introductory: **early spring 2024**

Final Concept: **late spring 2024**

Community Presentation:
early summer 2024
+ Neighborhood Association Meetings (TBD)

HARB for *Opinion of Appropriateness*:
summer 2024

Commission Update: **late summer 2024**

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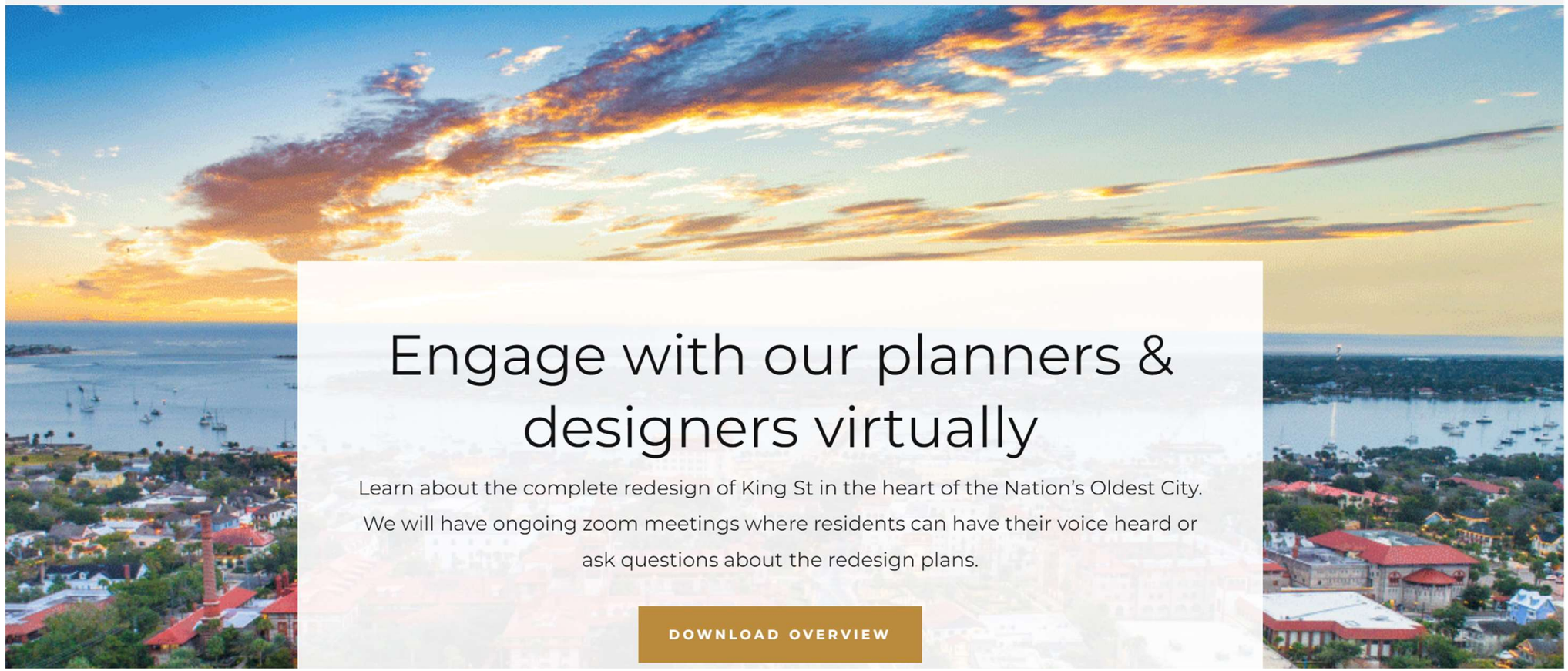
MALAGA SECTION | CENTRAL SECTION | PLAZA SECTION

EVENTS | RESOURCES | ENGAGE



Engage with our planners & designers virtually

Learn about the complete redesign of King St in the heart of the Nation's Oldest City. We will have ongoing zoom meetings where residents can have their voice heard or ask questions about the redesign plans.

DOWNLOAD OVERVIEW

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Keep in Touch

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Reuben Franklin
rfranklin@citystaug.com
904.209.4323

Melissa Wissel
mwissel@citystaug.com
904.825.1053

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Questions + Discussion

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KING STREET

Making it

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From Traffic of the Past





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to Today's congested Traffic on King Street

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KING STREET AGREEMENT

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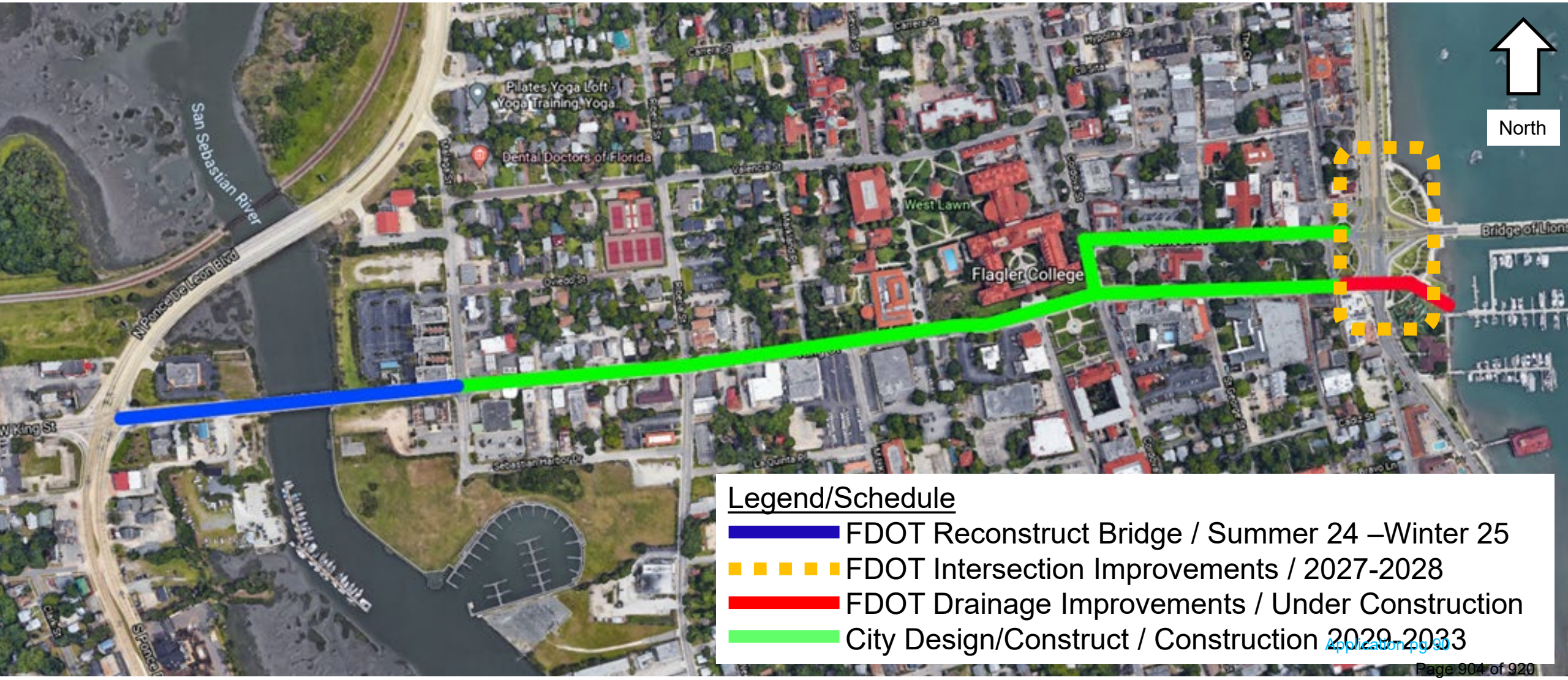

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Starting at the Bridge of Lions

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Most traffic coming West Bound off the Bridge of Lions wants to make a RIGHT turn headed North.

Presently it gets stuck behind the traffic at the light.

How best to let northbound traffic exit the bridge quickly???



FIGURE 1 - STUDY AREA

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BRIDGE OF LIONS INTERSECTION REVIEW & STUDY

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While one solution that FDOT felt would work well…
the "U-turn at Hypolita"
was NOT well received by the Public in the 2019 Workshops.

We listened and went back to the drawing board...



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BRIDGE OF LIONS INTERSECTION REVIEW & STUDY

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FIGURE 3 - CONCEPTS

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BRIDGE OF LIONS
INTERSECTION REVIEW & STUDY

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FIGURE 5 – ALTERNATIVE TWO

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BRIDGE OF LIONS INTERSECTION CONCEPTUAL SOLUTION

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This solution preserves the Historic Circles
Gives multiple options of directions on King & Cathedral

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BRIDGE OF LIONS PUBLIC MEETING INTERSECTION CONCEPT

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BRIDGE OF LIONS
EXISTING vs. PROPOSED

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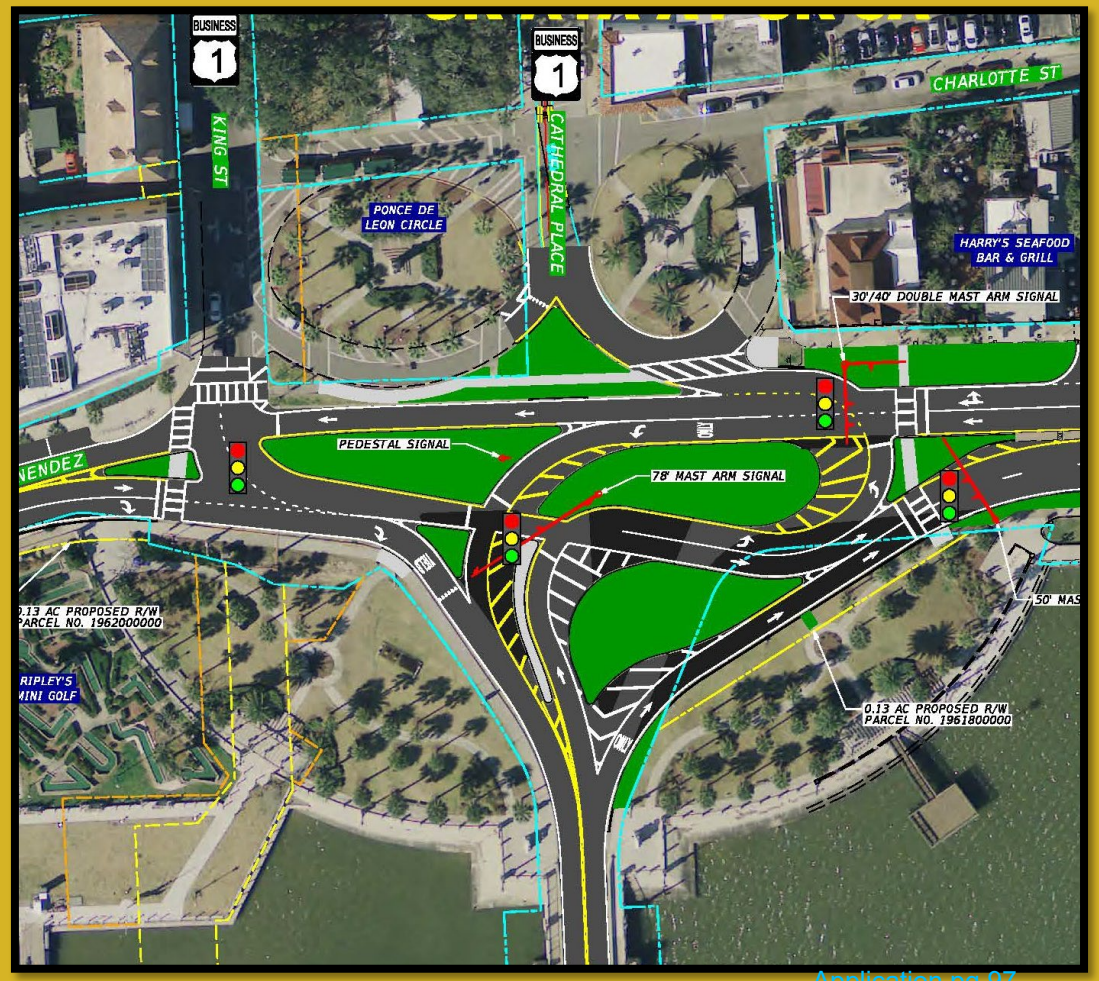

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BRIDGE OF LIONS PUBLIC MEETING
INTERSECTION CONCEPT

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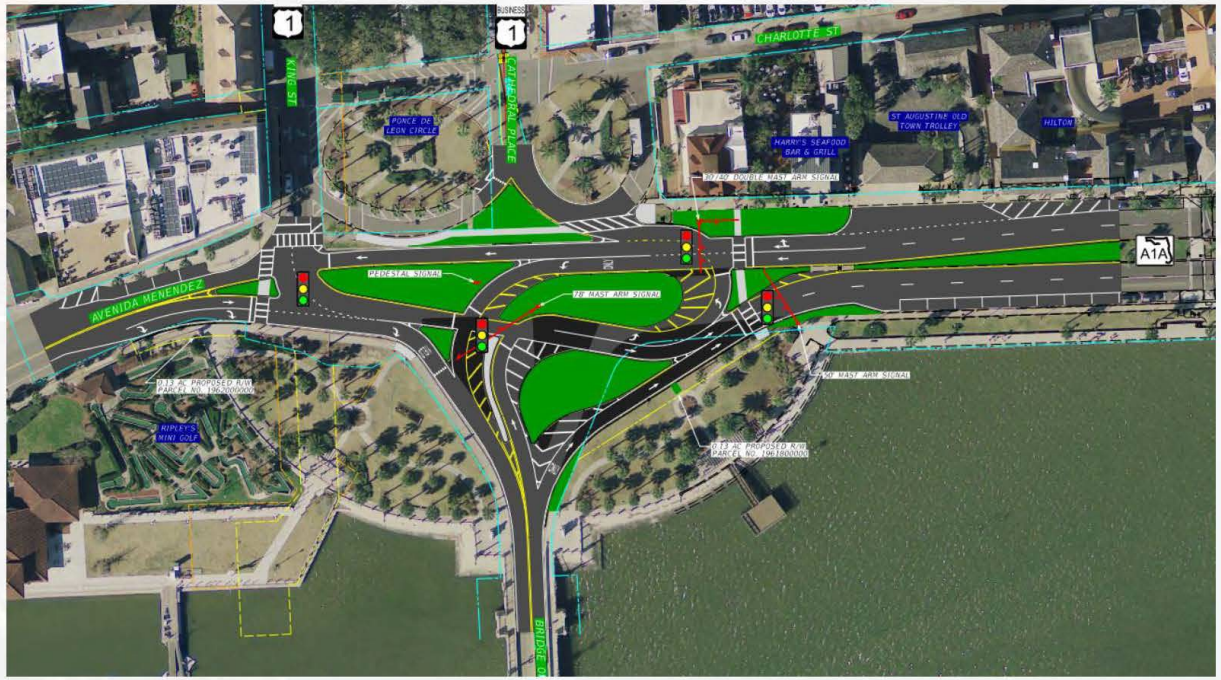
FDOT

Proposed Intersection Improvement

- The proposed intersection reconfiguration is designed to allow more efficient movements for traffic through the intersection.
- Project includes relocated pedestrian crossings.
- Project includes additional landscaping within median.



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BRIDGE OF LIONS PUBLIC MEETING
INTERSECTION CONCEPT

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FDOT

Travel Demand and Efficiency

Measure of Effectiveness	Existing Intersection	Proposed Design
Total Demand (vehicles)	9,753	9,753
Total Vehicles Served (vehicles)	9,550	9,747
Latent Demand (vehicles)	197	0
Average Speed (mph)	5.8	15.2
Total Travel Time (hours)	1,757.3	695.6

*Afternoon 3-Hour Period

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INTERSECTION CONCEPT

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FDOT

Reduced Traffic Queue Times

Intersection Approach	Existing Intersection Average Queue Length	Proposed Design Average Queue Length
Southbound (Avenida Menendez/State Road A1A)	1,625 feet	479 feet
Northbound (Avenida Menendez)	455 feet	91 feet
Eastbound (King Street)	218 feet	113 feet
Westbound (State Road A1A/Bridge of Lions)	903 feet	235 feet

BRIDGE OF LIONS PUBLIC MEETING
INTERSECTION CONCEPT

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FDOT

Congestion After Drawbridge Opening Cycle

Recovery Time	Southbound Approach	Eastbound Approach	Northbound Approach	Westbound Approach
Existing Intersection	No Recovery	14 minutes (870 seconds)	No Recovery	No Recovery
Proposed Design	5 minutes (284 seconds)	3 minutes (197 seconds)	6 minutes (317 seconds)	3 minutes (193 seconds)

*Afternoon 3-Hour Period

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BRIDGE OF LIONS PUBLIC MEETING
INTERSECTION REVISED CONCEPT

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NEXT STEPS FOR A COMPLETE KING STREET

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THANK YOU!

Questions?

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SR A1A AT SR 5A - ALTERNATIVE B

BUSINESS 1

KING ST

BUSINESS 1

CATHEDRAL PLACE

CHARLOTTE ST

PONCE DE LEON CIRCLE

ST AUGUSTINE OLD TOWN TROLLEY

HILTON

HARRY'S SEAFOOD BAR & GRILL

30'/50' DOUBLE MAST ARM SIGNAL

MAST ARM SIGNAL TO REMAIN

A1A

ONLY

AVENIDA MENENDEZ

0.13 AC PROPOSED R/W PARCEL NO. 1962000000

MAST ARM SIGNAL TO REMAIN

50' MAST ARM SIGNAL

RIPLEY'S MINI GOLF

YIELD

ONLY

0.06 AC PROPOSED R/W PARCEL NO. 1962000000

0.13 AC PROPOSED R/W PARCEL NO. 1961800000

30' MAST ARM SIGNAL

30' MAST ARM SIGNAL

BRIDGE OF LIONS

A1A

LEGEND

MILLING AND RESURFACING

NEW ROADWAY

SIDEWALK OR ISLAND

SOD

1" = 60'

Application pg 104

CITY OF ST AUGUSTINE

MEMORANDUM

To: The Historic Architectural Review Board

Date: April 16, 2026

Re: Issued Planning and Building Permits – HP Districts & HARB Approved Projects

During the month of March 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

11 Aviles Street (Adding new 100 amp panel in Unit A)

25 Aviles Street (Replacing metal roof with Galvalume Rib Panels)

9 King Street (Repainting door, windows and trim)

33 King Street (Adding Amp circuit and running wiring for Mini Split)

95 Cordova Street (Roof Over all flat portions of roof with membrane system)

74 Marine Street (HVAC System replacements in Units A & B)

44 Spanish Street (Re-roof of both buildings with Metal Galvalume)

118, 120 and 124 St. George Street (New Water Service and Sewer Work)

DEMOLITIONS

317 Anastasia Blvd, Apt. 3 & 4 (Demo Structure-HARB approved)

7 Aviles Street (Partial demolition of the two-story west addition, second floor masonry walls, removal of the south wall and roof deconstruction- HARB Reviewed, Emergency Demolition Approved by Building Official)

143 Oneida Street (Partial demolition to remove rear 2 story section of building and rebuild larger-adding rear porches on both-HARB approved)

Michelle Triantafyllidis

Michelle Triantafyllidis, Planning and Building Clerk

RECEIVED
APR 6 2026
Planning/Building Dept.

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

March 31, 2026

Ms. Julie Courtney
Historic Preservation Officer
P.O. Box 210
St. Augustine, FL 32085

Re: Model Land Company Historic District (SJ02462), St. Augustine, Florida, St. Johns County

Dear Ms. Courtney:

We are pleased to advise you that the above referenced district has been proposed for amendment for listing in the National Register of Historic Places. The amendment proposal will be reviewed by the Florida National Register Review Board in a public meeting on May 7, 2026, starting at 1:30 pm in Room 307 at the R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida. The meeting will be both in-person and via webinar. To participate in the webinar, please register online at https://attendee.gotowebinar.com/register/5365525938299823704. The webinar ID is 990-350-435. If the Review Board finds that this property meets the criteria for listing established by the National Register, a formal amendment will be submitted to the Keeper of the National Register in Washington, D.C., who will make the final decision.

A copy of the meeting agenda, Additional Documentation and additional information on protection provisions, financial incentives, or other aspects of the National Register Program may be obtained by calling our Survey and Registration Section at 850.245.6430. If you wish to comment on whether or not this property should be nominated for amendment in the National Register, please send me your comments before May 7, 2026.

Sincerely,

Dr. Kyra N. Lucas
Survey & Registration Supervisor
Bureau of Historic Preservation

KNL/hae