



CITY OF
ST. AUGUSTINE
EST. 1565

CORRIDOR REVIEW COMMITTEE

A G E N D A

THURSDAY, MAY 7, 2026 - 2:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. New Business
 - a) HP2026-0025 Sarah Ryan Architect - Applicant
Thomas C. and Donna L. Cope - Owner
230 W. King Street
For Design Review to construct a second story addition on an existing one-story commercial building within the King Street Entry Corridor.
6. Other Business
 - a) May is Preservation Month! Celebrate St. Augustine's rich and unique history with these activities:
 - **St. Augustine History Festival: May 6-10, 2026:** See details for this year's lineup of special events, lectures, and tours at www.staugustinehistoryfestival.com
 - **Special Proclamation Reading at the May 11, 2026, City Commission Meeting** highlighting this year's National Trust for Historic Preservation theme "All People are Created Equal" to mark the 250th anniversary of the Declaration of Independence
 - **Preserve Florida 2026 - Florida Trust for Historic Preservation Conference: May 14-15, 2026 in St. Petersburg, FL:** Optional pre- and post-conference events on May 13 and May 16 (Details at: www.floridatrust.org/our-work/preserve-florida-2026/)
 - **St. Augustine's America 250th Special Events:** www.america250staugfl.org/
7. 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

Corridor Review Committee Meeting
April 2, 2026

The Corridor Review Committee met in formal session at 2:00 P.M., Thursday, April 2, 2026, in the Alcazar Room at City Hall, St. Augustine, Florida. Vaughn Cochran, Chair, called the regular meeting to order, and the following were present:

1. ROLL CALL: Vaughn Cochran, Chair
Lorna McDonald, Vice Chair

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

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Lorna MacDonald MOVED to APPROVE the February 5, 2026, meeting minutes as presented. The motion was SECONDED by Vaughn Cochran and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

MOTION

Ms. MacDonald MOVED to APPROVE the to the agenda as presented. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE.

5. Other Business

5. (a). Annual reorganization: Selection of new Chair and Vice-chair

MOTION

Ms. MacDonald MOVED to elect Vaughn Cochran as Chairperson and herself as

the Vice-Chairperson. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE.

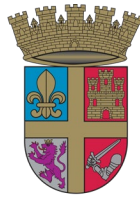
6. Next Tentatively Scheduled Meeting Date:

6. (a) May 7, 2026 - Regular Meeting (if applications are received)

7. Adjournment

There being no further business, the meeting was adjourned at 2:03 P.M.¹

¹ Transcribed by Elyse Wiemann



CITY OF
ST. AUGUSTINE
EST. 1565

**CORRIDOR REVIEW COMMITTEE
STAFF REPORT AND RECOMMENDATION**
Prepared for January 8, 2026 Meeting



PROPOSED 3D VIEWS

Application HP2026-0025

Address: 230 W. King Street

Donna and Thomas Cope – Owner

Sarah Ryan Architect – Applicant

Project description: For Design Review to construct a second story addition on an existing one-story commercial building within the King Street Entry Corridor.

Architectural Style:	Mid-Century Modern	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1969
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	1113800000	Typology:	Commercial
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the northwest corner of W. King and N. Leonardi Street in the King Street Entry Corridor.
2. The applicant is seeking approval for a 2,369sf second story addition, as detailed in the scope of work on page 4 of this staff report, which includes a Modification to the Standards for the second-story glazing
3. The existing one-story Mid-Century Modern commercial structure features a deep front roof overhang with exposed rafter tails roof and an exaggerated, parapet-like tapered fascia that runs across the front and along the building sides, sloping gently towards a flat-roof at the rear of the building. The exterior is painted brick with horizontal cast stone veneer accents on the front in keeping with the building's architectural style.
4. The proposed second-story addition rises from the prominent roof overhang while retaining the key visual features of the existing roof including the exposed rafter tails and wide tapered fascia along the building's sides. Instead of continuing the brick, the applicant has chosen a square-channel Hardie siding oriented vertically to differentiate the addition from the existing building while still exhibiting Mid-Century influence. The existing stone veneer will be continued on the elevator shaft extension above the new roofline towards the rear of the building.
5. The CRC should determine whether the new addition meets the Standards requirements for additions and building design. Section 4.4.2(a) of the King Street Design Standards for Entry Corridors (DSEC or Standards) recommends retention of existing style or features unless the CRC determines that the building should be redesigned for compatibility with the context of the adjacent streetscape. Item (b) of this same section states that additions shall be designed so that there is the least possible obstruction of character-defining features and the dominant features and facades of the existing building continue shall continue to be the prominent visual feature of the streetscape such that the new addition will not block or dwarf the existing building. Generally, additions should not sit forward of the existing building; however, the Standards encourage interaction with the street that would not be achieved if the addition were set back to, or behind, the existing building's front wall plane.
6. A painted metal stair and railing are proposed at the rear of the building. Prefabricated metal materials are generally considered inappropriate within the Entry Corridor unless approved by the CRC as a design consistent with intent of the Standards. The CRC should determine whether this feature is consistent with the architectural style of the building and the Standards as proposed. Changes in design and/or material may be recommended by the CRC.
7. A Modification to the Standards for second-story window glazing has been requested by the applicant. Section 4.4.5 of the Standards allows for a maximum of 40% of glazing for second story windows calculated by adding the total square footage of windows and dividing that by the area of building frontage (width x 8') for each floor. The maximum allowed glazing for the proposed second story addition is 153.6sf. The CRC can approve a modification of up-to 30% of the allowed maximum, bringing the total approvable maximum glazing to 199.68sf. The proposed glazing for the new addition is above what can be approved by the CRC at 271.92sf. The applicant may consider the following options for approval of the windows:
 - a. Window sizes could be reduced to meet the CRC-approvable square footage. A reduction in window height of at least ~2.13' would allow for CRC approval, and the more defined horizontal orientation of the shortened windows would be consistent with the Mid-Century Modern design. Glazing Calculations have been attached to this staff report for reference.
 - b. The applicant could seek approval of a Variance to the Design Standards from the Planning and Zoning Board (PZB) for the proposed glazing amount.
8. Alterations to the existing structure include relocation of an existing double door on the east elevation, facing N. Leonardi Street, with a new concrete landing and access stairs with painted metal handrail. Two new windows are proposed on the west elevation. One will connect to a window on the north elevation with a wrap-around "catio" feature.
9. Paint colors are not regulated along W. King Street.

STAFF RECOMMENDATION:

Based on a review of the King Street Design Standards for Entry Corridors and without evidence to the contrary the CRC may APPROVE the proposed design if the CRC can make the following finding under the review criteria in section 3.3.2:

Criteria 1: The proposed project meets the intent of the King Street Design Standards

Criteria 2: Approval of the proposal will not set an unintended precedent; Note: Unique qualities of the application will be identified to substantiate the approval and avoid a perceived assumption of precedence.

Criteria 3: Approval of the request will not be detrimental to the physical characteristics of the neighboring sites or the overlay district, with respect to the physical characteristics prescribed within the authority of this document.

All findings must be proven by the applicant and accepted by the CRC in order to grant a modification. In doing so, the CRC recognizes that the approval is unique to this property and its conditions and does not establish any precedent.

*If these findings cannot be made based upon this application and any additional testimony the Modification can be **denied** and the applicant may seek an appeal before the City Commission.*

Candice Seymour

Candice Seymour
Historic Preservation Planner

EXAMPLE MOTION(S):

TO APPROVE:

"I move to approve Preliminary Design Review application HP2026-0025 finding that the project overall is consistent with the intent of the Design Standards and meets the review criteria for approval with the conditions that... [state any staff recommended, or CRC applied conditions to be included in the motion and identify unique qualities of the application to substantiate approval and avoid a perceived assumption of precedence]."

TO CONTINUE:

"I move to continue Preliminary Design Review application HP2026-0025 to the [state preferred meeting date] to allow the applicant time to modify and/or add to the application as recommended during discussion."

TO DENY:

"I move to deny Design Review application HP2026-0025 because the proposed development does not meet the review criteria as detailed under 3.7.5 of the Design Standards.

SUMMARY SCOPE OF WORK:

1. New 2,369sf 2nd story addition:
 - a. ~24' tall to top of wall, 30'2" maximum to top of elevator shaft extension
 - b. Vertical Hardie square channel siding
 - c. Gently sloped roof with parapet and exaggerated fascia to match existing building
 - d. Metal access stairs at rear
 - e. Kawneer storefront system windows on front elevation (see glazing calculations attached)
 - f. Marvin Elevate Picture and Sliding windows on sides and rear
2. Existing building features to be altered:
 - a. Relocate eastern double doors north on same elevation:
 - i. New concrete overhang to match existing
 - ii. New concrete landing with steps and metal handrail
 - b. Remove existing windows on north (rear) elevation.
 - i. add new door (east side) and new window (west side)
 - c. Add new window to west elevation with "Catio" wrap-around to the window on the north elevation
3. Existing building features to remain:
 - a. Roof Structure with tapered fascia
 - b. Deep front overhang
 - c. East elevation door overhang
 - d. Painted brick finish
 - e. Stone veneer

Interior layout, changes of use, zoning requirements such as parking standards, stormwater maintenance, and other such city requirements are not in the purview of the CRC unless such requirements alter or conflict with the design requirements addressed in the Standards.

CODES/DESIGN GUIDELINES: RELEVANT EXCERPTED SECTIONS ONLY

CITY OF ST. AUGUSTINE CODE OF ORDINANCES

Sec. 28-353. - Design standards for entry corridors.

The Design Standards for Entry Corridors, as originally prepared by Herbert-Halback, Inc., dated January 24, 2000, and subsequently amended by resolution from time to time ("DSEC standards"), are hereby adopted and incorporated herein by reference. All new construction and site development within the entry corridors, excluding work within right-of-way, shall conform to these standards unless a variance is granted pursuant to the criteria enumerated in the DSEC standards. Any change in the use of a parcel of property shall require that the site, excluding buildings and facilities, be developed to conform to these standards, unless technically infeasible. Each element or space of a building or facility that is altered shall comply with these standards, unless technically infeasible. When an alteration to a building or facility that incorporates exterior renovation constitutes fifty (50) percent or more of the assessed value of the building or facility, the entire building or facility shall be made to conform to these standards.

King Street Design Standards for Entry Corridors

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.

3.7 Modifications of Standards

Due to the individual unique characteristics or circumstances of any given development along King Street, flexibility in the application of design standards may be warranted in certain situations. Modifications from the standards may be

requested by an applicant as part of the development review process. If an applicant requests multiple modifications, each modification shall be evaluated independently.

3.7.3 CRC Modifications

The CRC shall review the following modification of standards:

- a. Modifications of more than ten (10) percent but no more than thirty (30) percent of a dimensional requirement,
- b. Modifications of ten (10) percent or less previously denied or referred to the Corridor Review Committee by staff
- c. Modifications to the non-dimensional requirements contained in this document.

3.7.4 Prohibited Modifications

No modification shall be granted under this section for the following:

- a. Use of property as defined in Land Development Regulations.
- b. Maximum levels of density or intensity allowed in comprehensive plan.
- c. Encroachments into the public right-of-way.
- d. A reduction of a setback to less than 5 feet adjacent to a single family residential district.

3.7.5 Review Criteria

A modification of standards may be granted by the approving authority if it finds that strict application of the standards is not warranted and that granting a modification will fulfill the intent of the standards. The approving authority shall apply all the following criteria, when applicable, to determine if the applicant has justified a request for a modification:

- a. The request is within the parameters listed above.
- b. The request is consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and this document.
- c. The proposed modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.
- d. Compliance with the requirement is technically infeasible based on site conditions.

3.7.6 Additional Requirements

- a. The burden of presenting evidence sufficient to satisfy the applicable criteria remains with the applicant seeking the modification.
- b. The applicant may propose conditions to ensure that the use of the property to which the modification applies will be reasonably compatible with the surrounding properties, including visual screening.
- c. A granted modification and any conditions attached to it shall be entered on the face of or attached to the development order or permit and development plan.
- d. A proposed change to an approved modification shall be added to the approved modification and considered in the aggregate. The total modification (approved modification plus proposed change) shall determine the approving authority per subsections 3.7.2 and 3.7.3, above.

4.4.2 Renovations and Additions

Existing buildings proposed for renovation or expansion (addition) shall meet the following standards:

- a. Buildings that **already feature a particular style or present some of the characteristics of a style are recommended for restoration to preserve such features.** Unless otherwise determined by the Corridor Review Committee (CRC), redevelopment of existing structures shall maintain the character features of the architecture. Otherwise, they should be redesigned to improve compatibility with the context of King Street.
- b. For renovations/rehabilitations of existing buildings, historic features used for architectural detail shall be preserved, restored, or reconstructed unless technically or economically infeasible and the removal is approved by the CRC. Removal (or partial removal) will only be permissible if deemed necessary by the CRC. For drawings submitted for renovations (with or without CRC review needed), the Applicant shall note the historic and architecturally significant elements on the building elevations submitted, along with a statement noting if the element will be retained, removed, or repurposed.
- c. Primary features such as window shapes and sizes, opening patterns and entry doors, roof shapes and material pattern, siding patterns and finishes, porch and stair elements, foundations, and storefronts may be repaired and altered to the extent that the overall character of these elements is maintained. Note that this expressly **does NOT preclude height increases to the building.**
- d. Additions shall be designed so that there is the **least possible loss or obstruction of character-defining features.** The dominant features and facades of the existing building shall continue to be the prominent visual feature of the streetscape such that the new addition will not block or dwarf the existing building.

4.4.4 Building Materials

Allowable exterior finishes shall be selected based on the architectural style (see Appendix A). Exposed pre-engineered metal buildings, metal siding that is found on pre-engineered metal buildings, plastic panels, and other veneers are not allowed, unless a Modification of Standard is approved by the CRC. Unpainted wood siding is not allowed; however, natural siding (cedar, cypress, ipe, and natural hardwoods) may be left unpainted.

4.4.8 Building Roof

- a. Buildings with flat roofs shall have a cornice treatment or a parapet. The cornice shall be at least eighteen (18) inches in height. Parapet shall be a minimum of two (2) feet in height measured from the exterior horizontal roof surface.
- b. The vertical dimension of a hip roof shall not exceed the height of the supporting walls.
- c. In the case of flat roofs, roof materials shall be light-colored or a planted surface (green roof).
- d. Mansard roofs shall be prohibited.

5.8 Mechanical Equipment

For the purpose of this section, mechanical equipment shall include, but is not limited to, a heating, ventilation, or air conditioning unit placed outside of a building; vehicular/parking equipment (except for gate arms, if applicable); and any utility-related equipment such as pumps, meters, transformers and similar equipment required to be installed on a development site. Mechanical equipment shall be located so that noise and visual impacts upon abutting residential property are minimized.

1. Mechanical equipment shall not be permitted within any required building setback unless the utility company determines this to be the only possible location.
2. Mechanical equipment shall not be located between the building and the street, unless technically infeasible. On corner lots, the location of mechanical equipment along a secondary street may be permitted through the modification of standards process (see Section 4.7) subject to the screening requirements stated below.
3. Screening (by wall, solid fence or vegetative matter) that exceeds the height of the equipment shall be required if the equipment is visible from the street or adjacent properties. Certain equipment, such as, but not limited to rain barrels or cisterns, shall not require screening provided they are designed to blend with the building and are constructed with the same materials and colors.
4. Air conditioning units and elevator shafts are permitted to go above the standard building height limit but shall be visually screened from all public rights-of-way as shown in Figure 31. This restriction may limit the number of stories that can be built within the 35 foot maximum building height.

Link to full Comprehensive Plan

https://www.citystaug.com/DocumentCenter/View/2976/2040_Comp_Plan_Update?bidId=

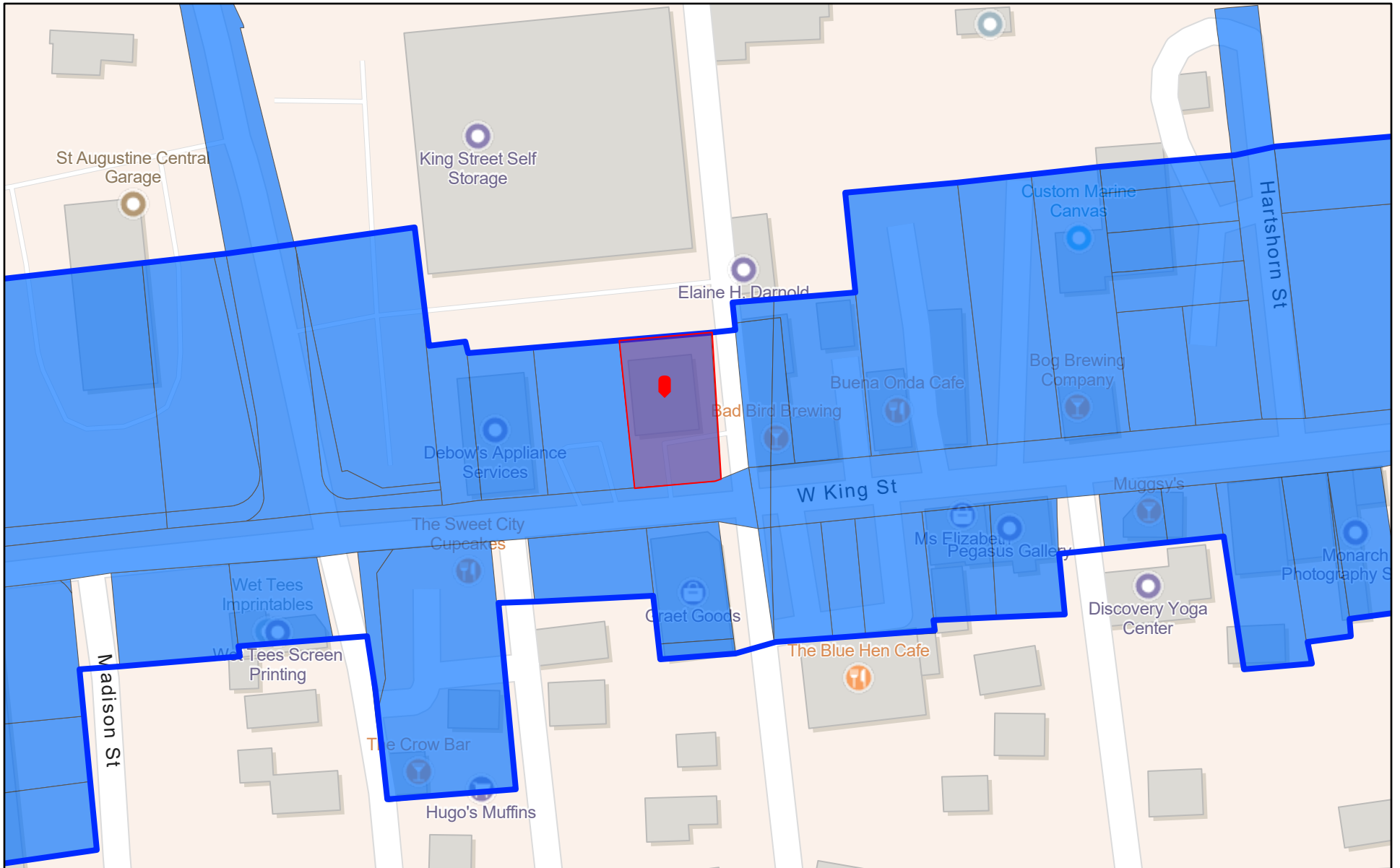
Link to full Land Development Code

https://library.municode.com/fl/st._augustine/codes/code_of_ordinances?nodId=THCOSTAUFL



LIST OF ATTACHMENTS:

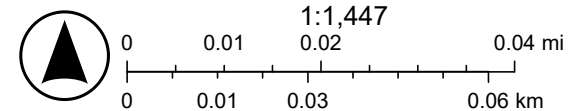
1. Location Map (GIS)
2. Staff photographs
3. Florida Master Site File
4. Glazing Calculations

230 W King Street



4/30/2026

-  Entry Corridors
-  King Street Parcels



Sources: Esri, TomTom, Garmin, Safegraph, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

STAFF PHOTOGRAPHS
230 W. King Street



Front (South) Elevation

STAFF PHOTOGRAPHS
230 W. King Street



Southeast Elevation, Exposed Rafters in Overhang

STAFF PHOTOGRAPHS
230 W. King Street



Southeast Elevation, Exposed Rafters in Overhang

STAFF PHOTOGRAPHS
230 W. King Street



Southwest Elevation

STAFF PHOTOGRAPHS
230 W. King Street



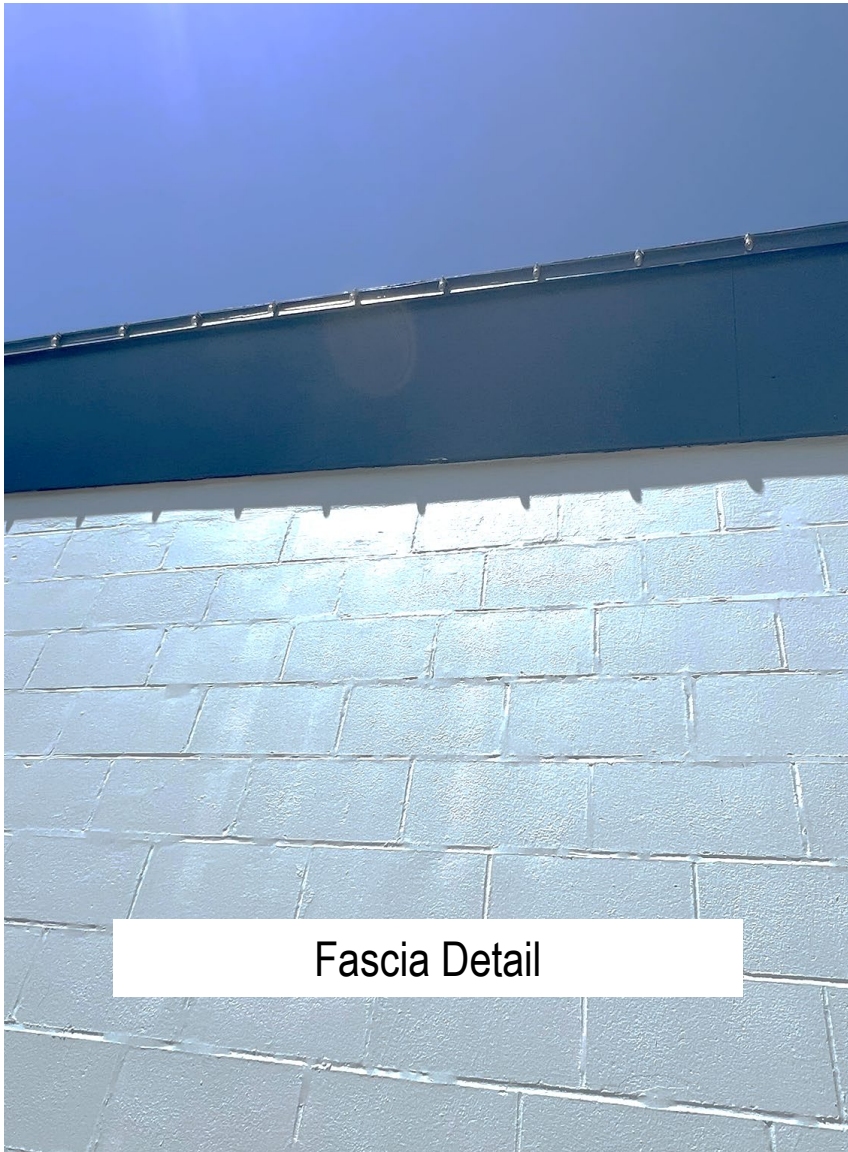
East Elevation (doors to be moved north along the wall)

STAFF PHOTOGRAPHS
230 W. King Street

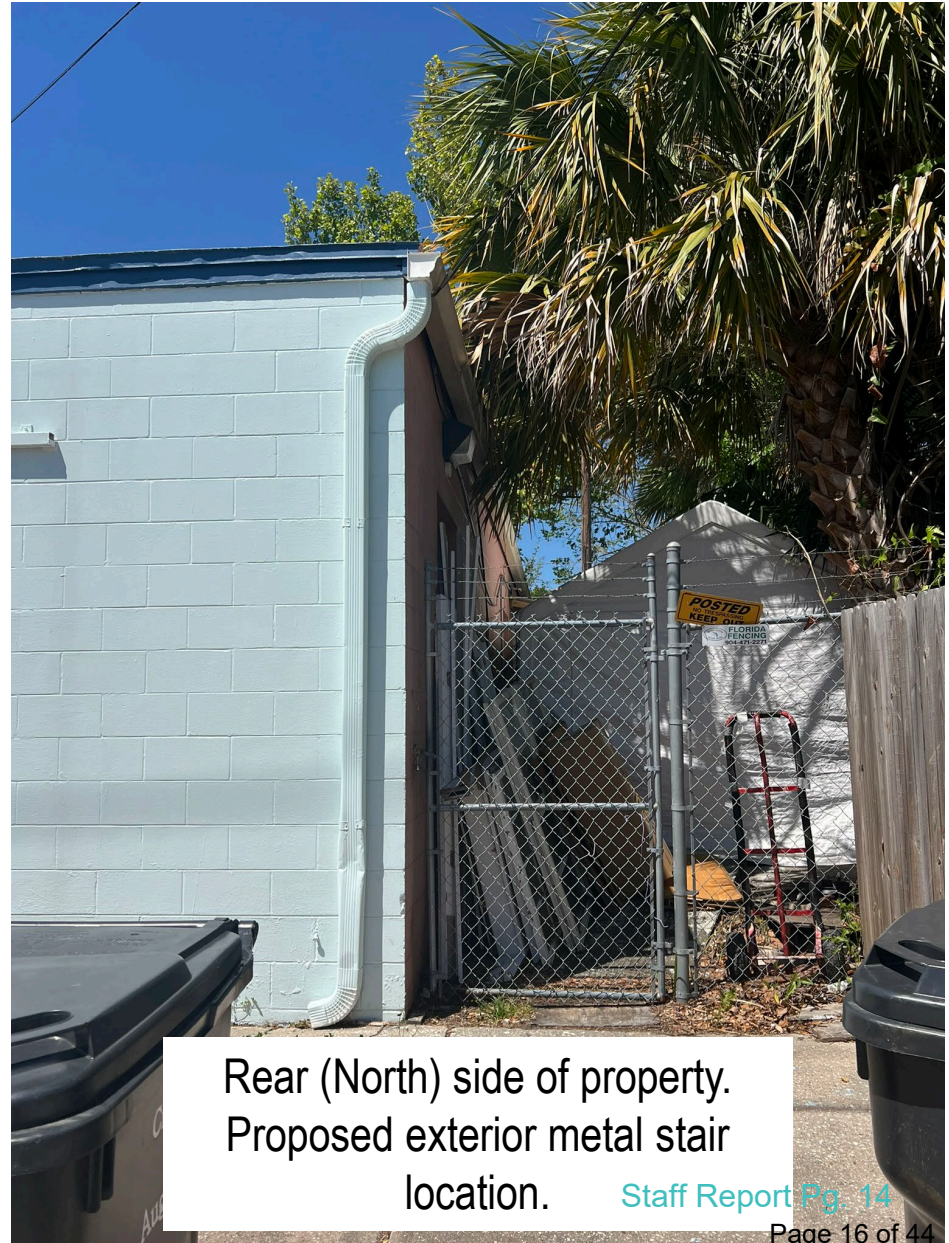


East Elevation (doors to be moved north along the wall)

STAFF PHOTOGRAPHS
230 W. King Street



Fascia Detail



Rear (North) side of property.
Proposed exterior metal stair
location.

Staff Report Pg. 14

STAFF PHOTOGRAPHS
230 W. King Street



North Elevation not clearly visible

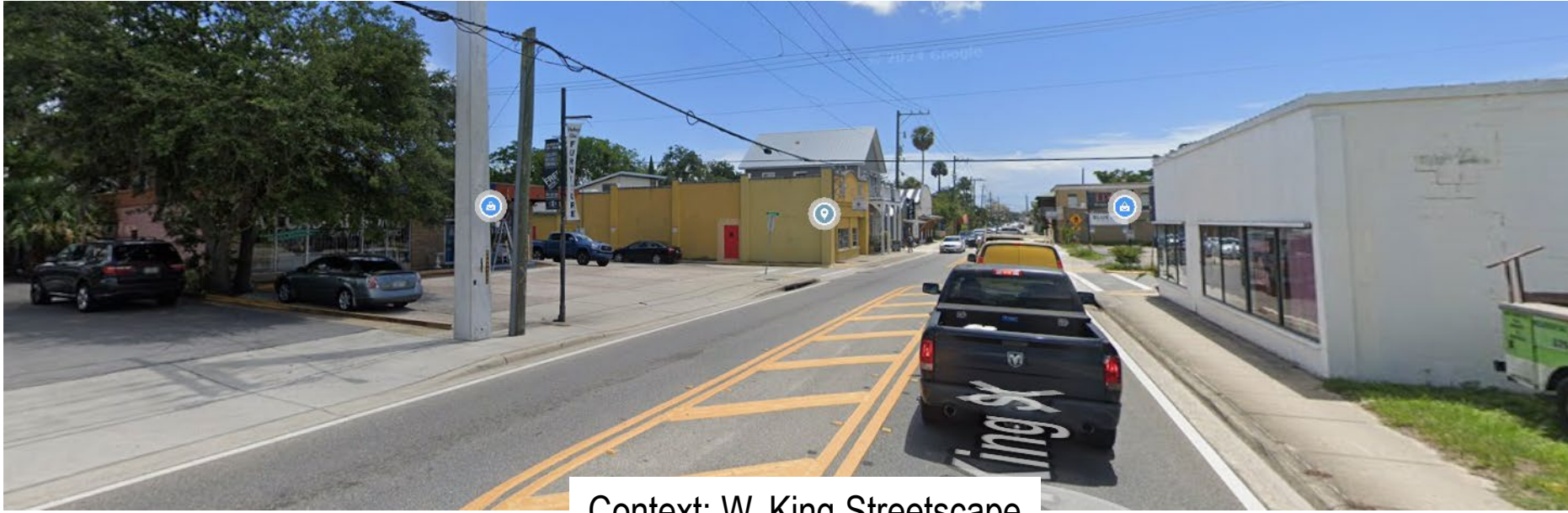
STAFF PHOTOGRAPHS
230 W. King Street



West Elevation

STAFF PHOTOGRAPHS

230 W. King Street



Context: W. King Streetscape



STAFF PHOTOGRAPHS

230 W. King Street



Context: W. King Streetscape

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. Poured Concrete Footing 2. _____

Main Entrance (stylistic details)
 off-center, metal & glass commercial door, under overhanging roof

Porch Descriptions (types, locations, roof types, etc.)
 N/A

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

Narrative Description of Resource
 This 1969 Mid-Century Modern building is in good condition. It has a Built-up roof, Concrete block, and is 1 story.

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input checked="" type="checkbox"/> library research | <input type="checkbox"/> building permits | <input checked="" type="checkbox"/> Sanborn maps |
| <input checked="" type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory | <input type="checkbox"/> occupant/owner interview | <input checked="" type="checkbox"/> plat maps |
| <input checked="" type="checkbox"/> property appraiser / tax records | <input type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input checked="" type="checkbox"/> cultural resource survey (CRAS) | <input type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection | <input type="checkbox"/> HABS/HAER record search |
| <input checked="" type="checkbox"/> other methods (describe) <u>City Staff</u> | | | |

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

OPINION OF RESOURCE SIGNIFICANCE

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

Explanation of Evaluation (required, whether significant or not, use separate sheet if needed)
 This building would contribute a district. There are no known significant architectural associations or features and as such it is not individually eligible.

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

DOCUMENTATION

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

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

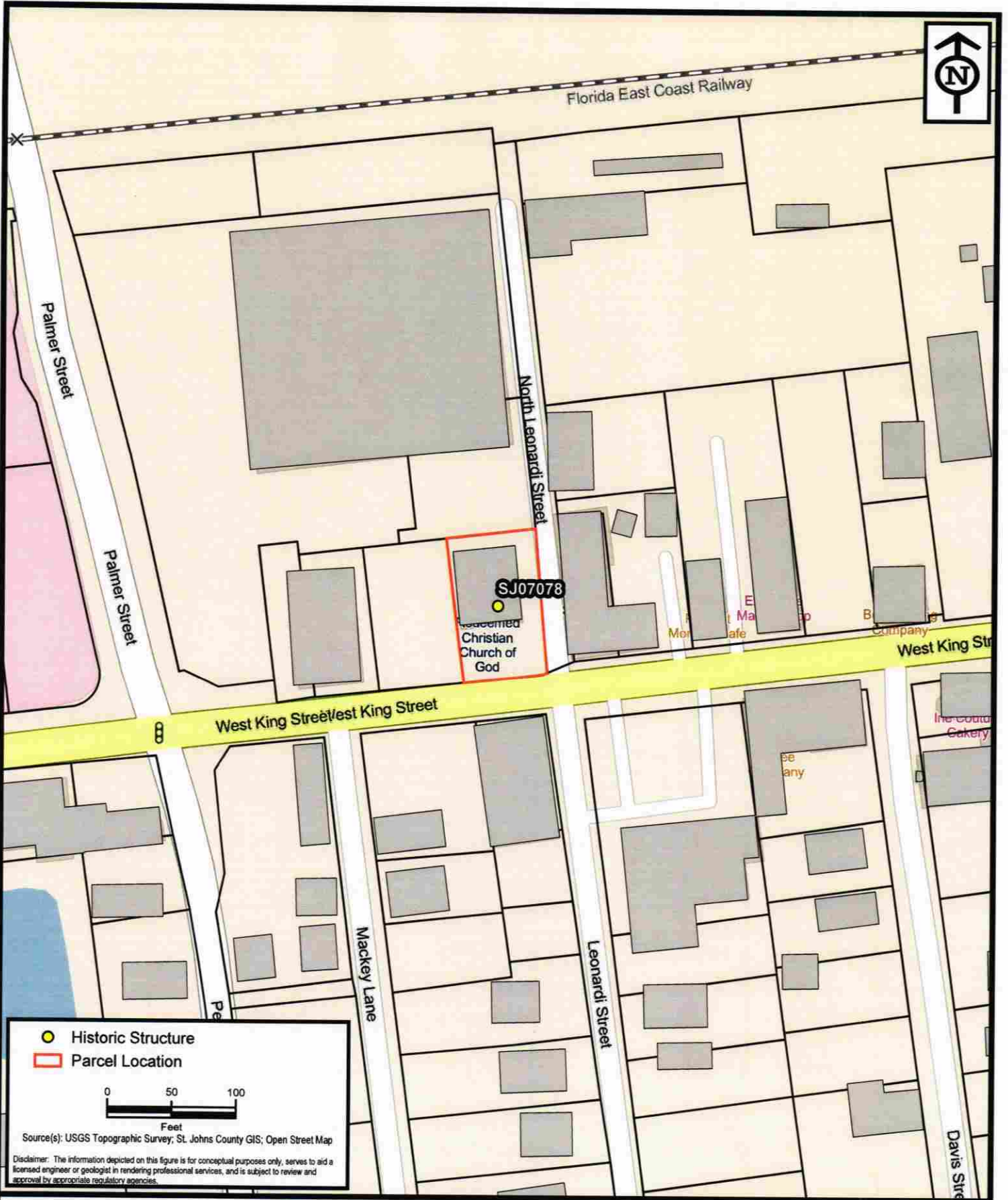
2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

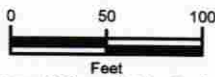
Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
 Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
 (address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ 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.



- Historic Structure
- Parcel Location



Source(s): USGS Topographic Survey; St. Johns County GIS; Open Street Map

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY

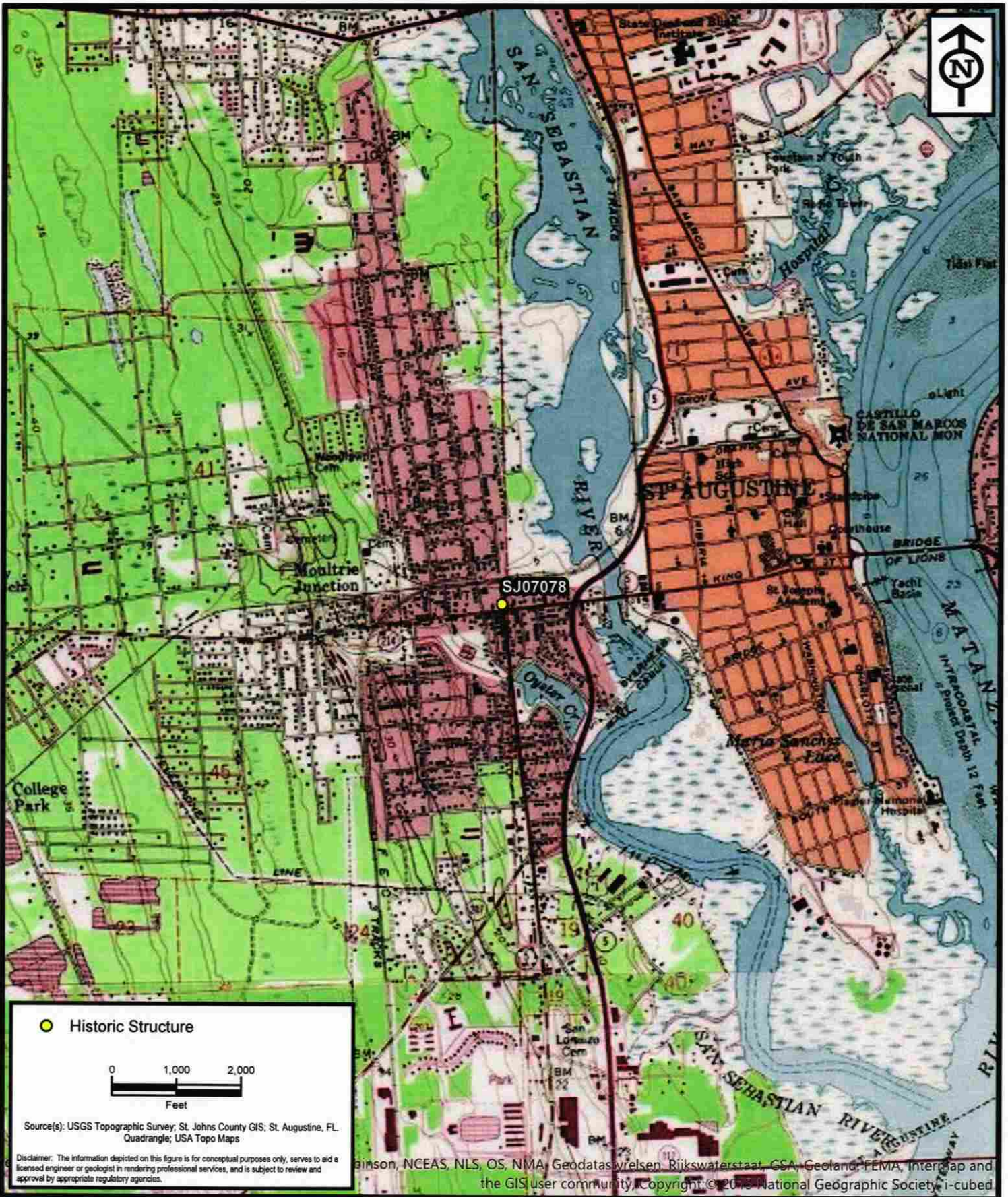
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ07078

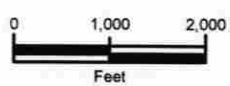
St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1



● Historic Structure



Source(s): USGS Topographic Survey; St. Johns County GIS; St. Augustine, FL Quadrangle; USA Topo Maps

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

insson, NCEAS, NLS, OS, NMA, Geodataswensen, Rijkswaterstaat, GSA, Geoland, FEIMA, Intermap and the GIS user community. Copyright © 2013 National Geographic Society, i-cubed

Project Location - SJ07078

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY

7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

The Redeemed Christian Church of God
Pavilion of Power
904-342-7005
SERVICE TIMES: SUNDAY 8:00 AM - 10:00 AM + WEDNESDAY 7:00 PM - 8:30 PM



230
904-342-7005
Sunday Service
8:00 AM - 10:00 AM
Wednesday 7:00 PM - 8:30 PM
First Friday 11:00 PM



Entry Corridor Glazing Calculator

FRONTAGE

Building Frontage Width	Height Multiplier	Total Frontage
48	8	384

GLAZING ALLOWED PER STANDARDS: 2nd floor

Range:	Min glazing	Max glazing
20%-40%	76.8	153.6
10% < or > admin approval	69.12	168.96
11%-30% CRC approval	53.76	199.68

LESS THAN MIN OR GREATER THAN MAX 30% TRIGGERS PZB REVIEW

PROPOSED GLAZING 2nd Floor

Windows	width	height	sq footage
1	11.33	8	90.64
2	11.33	8	90.64
3	11.33	8	90.64
4			0
5			0
TOTAL			271.92

Notes:

72.24sf larger than can be approved by CRC.

PZB review required.

APPROVABLE GLAZING 2nd Floor

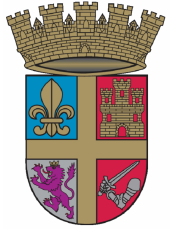
Windows	width	height	sq footage
1	11.33	5.87	66.5071
2	11.33	5.87	66.5071
3	11.33	5.87	66.5071
4			0
5			0
TOTAL			199.5213

Notes:

~2.13' reduction in height



CITY OF ST. AUGUSTINE
CORRIDOR REVIEW COMMITTEE APPLICATION



Design Review

Case Number: HP2026-0025

Meeting Date: Thursday, May 7, 2026

1. NAME OF APPLICANT: Sarah Ryan Architect
 Business (if applicable):
 Address: 201 Owens Ave
 City: St Augustine State: FL Zip Code: 32080
 Daytime Telephone: Available on request E-Mail Address: Available on request
2. NAME OF PROPERTY OWNER: Thomas Cope C, Donna L
 Business (if applicable):
 Address: 230 West King Street
 City: St Augustine State: FL Zip Code: 32084
 Daytime Telephone: Available on request E-Mail Address: Available on request
3. PROJECT LOCATION: 230 W KING ST, Saint Augustine, FL, 32084
4. LEGAL DESCRIPTION: 2 DANCY TRACT BLK 1 RE-SUB E60 OF S110FT OF LOT 3 OR5598/959
5. SCOPE OF WORK: For Design Review to construct a second story addition on an existing one-story commercial building within the King Street Entry Corridor.

Information attached by applicant includes:

- Application Agreement
- Memo
- Drawings
- Product Specifications

CRC 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 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. Relevant information necessary for application review shall include but not be limited to the items referenced in section 3.6 – “Submittal Requirements” of the applicable Design Standards for Entry Corridors ([Anastasia Boulevard](#), [San Marco Avenue](#), or [King Street](#)), 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 the CRC 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.

Project Address: 230 West King St. St. Augustine FL

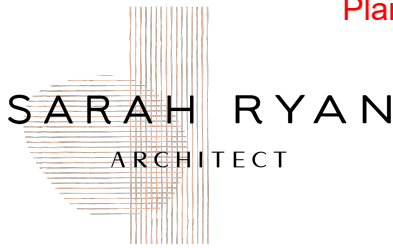
Applicant’s Name: Sarah Ryan Architect Applicant’s Signature: [Signature]

Owner’s Name: DOYNA THOMAS Owner’s Signature: [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.



7th April 2026

To: City of St. Augustine
King Street Corridor Design Committee

A Coastal Home Furniture Second Story Addition
230 West King Street

The addition to the existing building at 230 West King Street will include a new second-story retail space, including an office for the owner, storage space, a freight elevator to connect the two levels & an exterior stair. The second-story addition will be finished with painted Hardie Artisan square-channel vertical siding. The vertical extension of the elevator shaft will be clad in stone similar to that existing at the base.

The Architectural drawings include a site plan, ground & second story plans, sections, elevations, site sections & various 3D images to represent the building massing & its relationship to buildings nearby.

Additional items in this memo include: photos of the existing structure & surrounding site, material samples, storefront system details, and window system details.

The current zoning is CM-2. Lot coverage calculations are within the allowable percentage for CM-2 and can be found on SITE PLAN - A050. The addition is within allowable setbacks, and no trees will be removed from the site.

1. Aluminum Storefront windows on front facade – see attached **Kawneer** brochure – anodized aluminum finish. 451 series that is 2" wide.
 - a. A modification of the standard is being requested for the upper-level storefront system. The calculated percentage of glazing to design surface area is 68.7% against the suggested 40%. We believe this aligns with the primary Architectural characteristic of the ground-floor storefront glazing system, which accounts for 80% of the design surface area, against the suggested 65%.
2. Fiberglass-clad wood windows at side & rear elevation – **Marvin Elevate** series – see brochure attached. Stone White exterior.
3. No new landscape or exterior lighting will be included; site photometrics to remain the same.

Photos of Existing Building on Site







Architect:

Sarah Ryan Architect LLC
 201 Owens Ave.
 Saint Augustine, FL 32080
 904.547.9430
 www.sarahryanarchitect.com

Owner:

Cope & Donna Thomas
 230 W King St
 St. Augustine, FL 32084

Structural Engineer:

Swanson Structural
 201 Owens Ave.
 Saint Augustine, FL 32080

Contractor:

Len Weeks Construction
 904.824.1626

A Coastal Home Furniture
 230 West King Ave.
 Saint Augustine, FL 32084

No.	Description	Date
1	CRC SUBMISSION	4.7.26

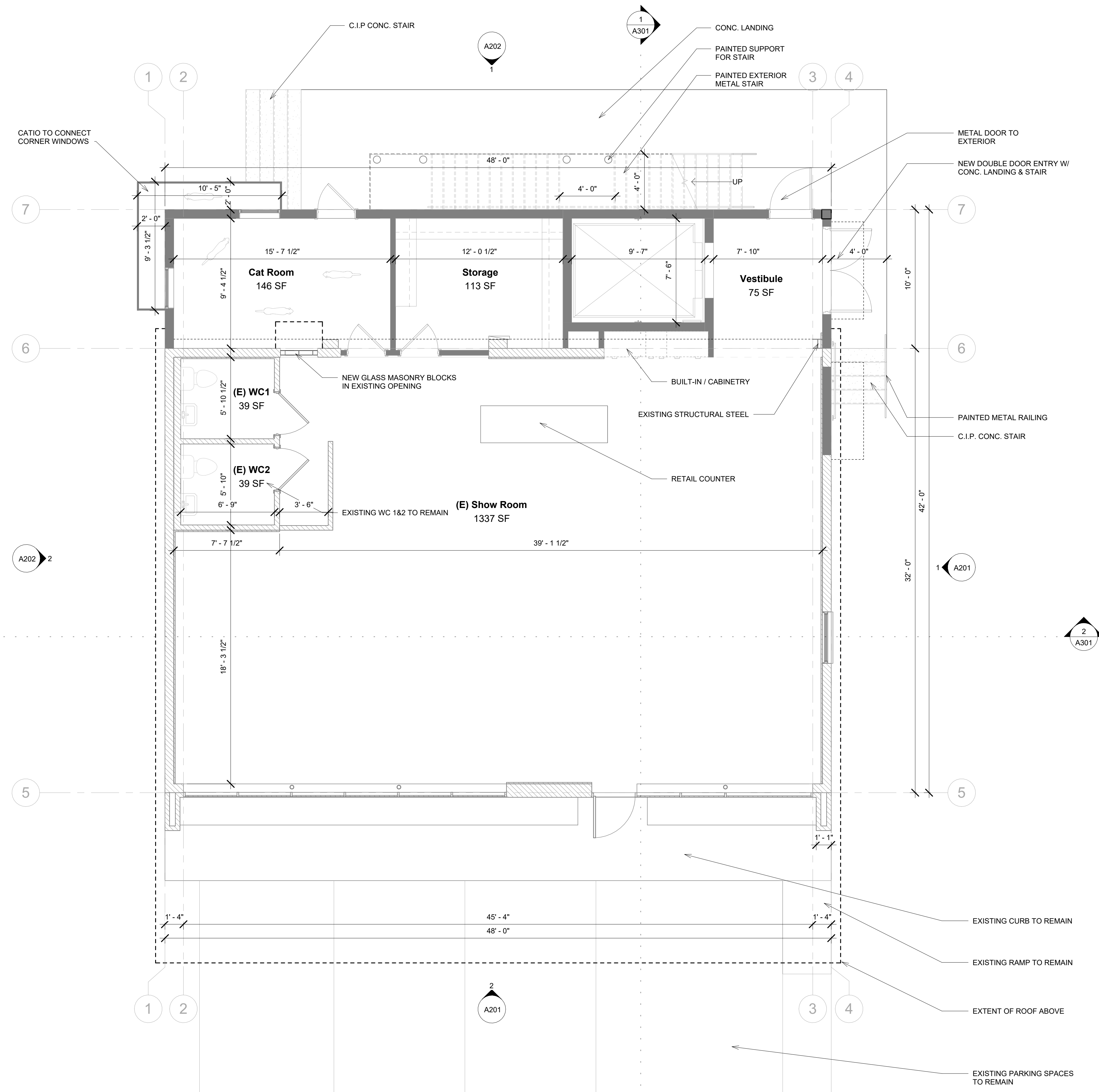
Scale 1/4" = 1'-0"

Sheet Title

GROUND FLOOR PLAN

Sheet Number A101

NOT FOR CONSTRUCTION





Architect:

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 Saint Augustine, FL 32080
 904.547.9430
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A Coastal Home Furniture
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 Saint Augustine, FL 32084

No.	Description	Date
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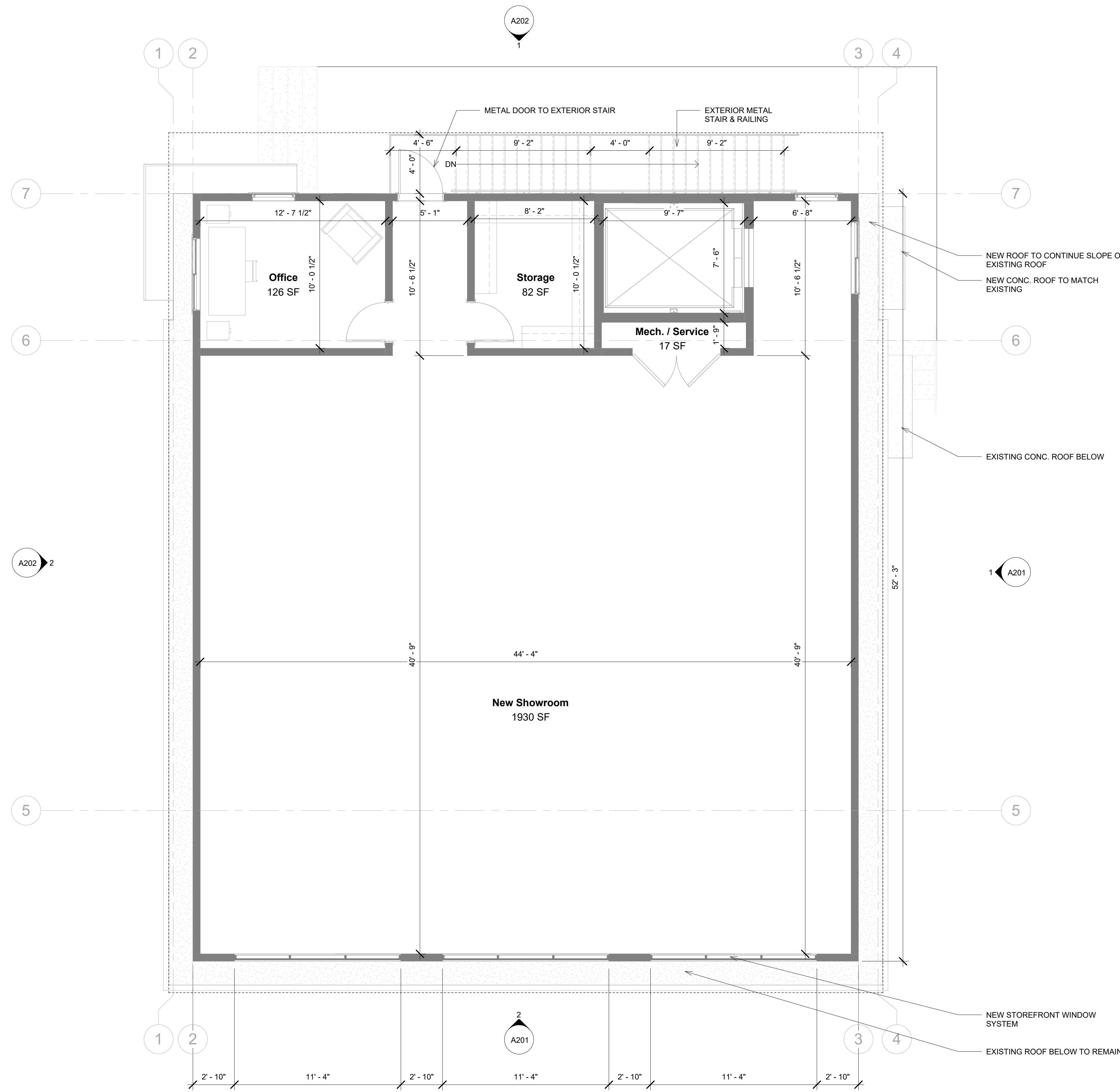
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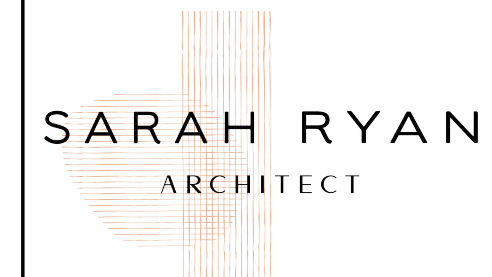
Sheet Title

**SECOND
 STORY
 PLAN**

Sheet Number **A102**

**NOT
 FOR
 CONSTRUCTION**





Architect:

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 201 Owens Ave.
 Saint Augustine, FL 32080
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 904.824.1626

A Coastal Home Furniture
 230 West King Ave.
 Saint Augustine, FL 32084

No.	Description	Date
1	CRC SUBMISSION	4.7.26

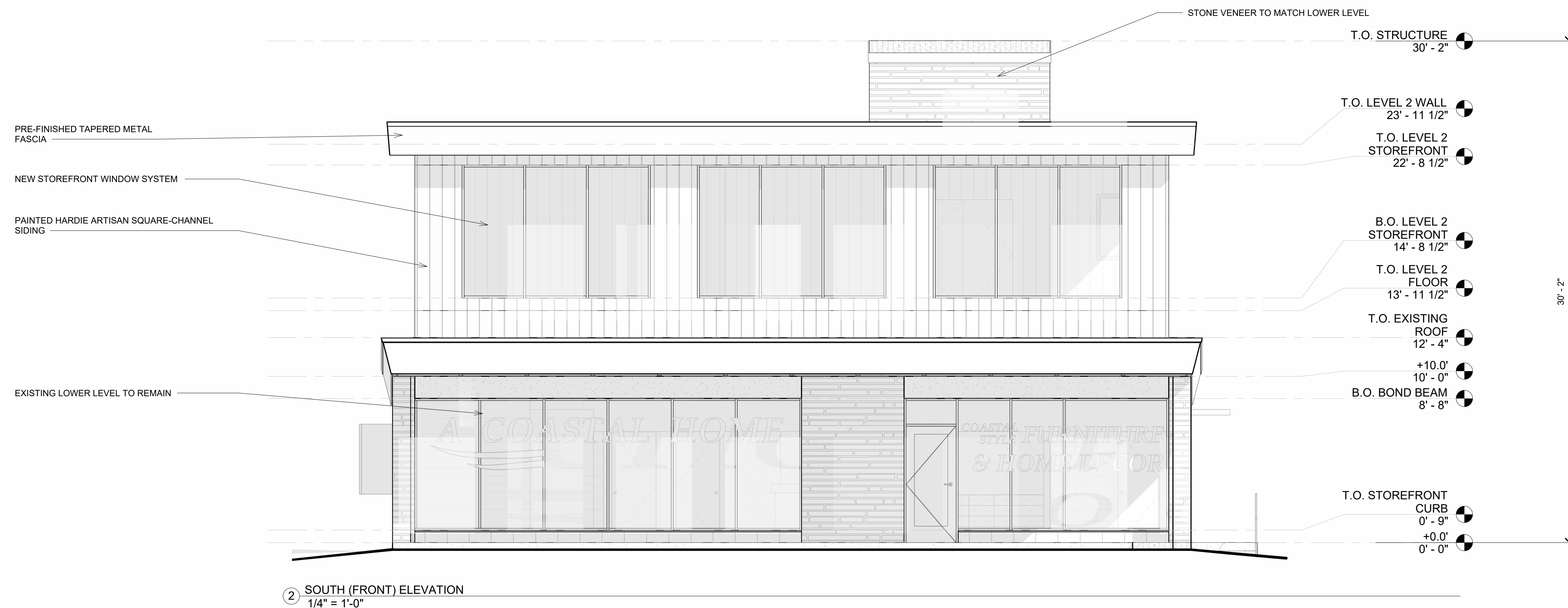
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Sheet Title

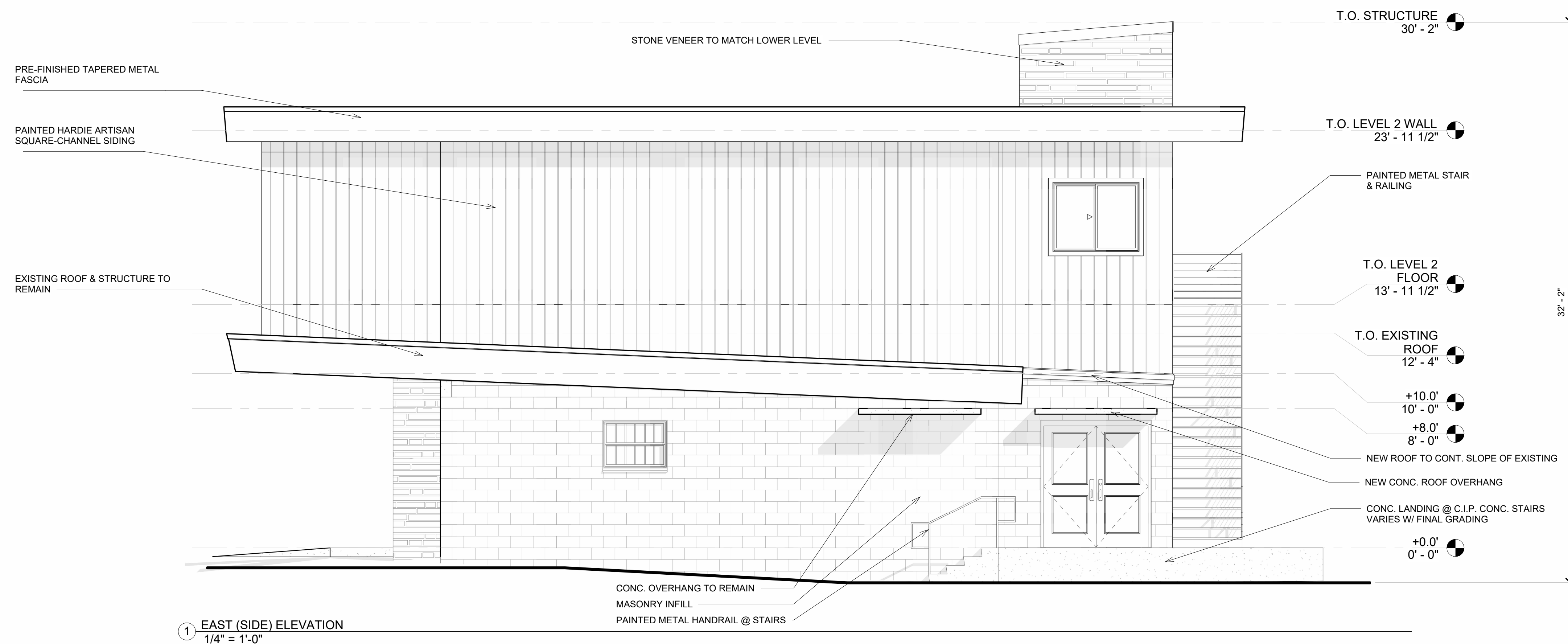
ELEVATIONS

Sheet Number A201

NOT FOR CONSTRUCTION



② SOUTH (FRONT) ELEVATION
 1/4" = 1'-0"



① EAST (SIDE) ELEVATION
 1/4" = 1'-0"



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A Coastal Home Furniture
 230 West King Ave.
 Saint Augustine, FL 32084

No.	Description	Date
1	CRS SUBMISSION	4.7.26

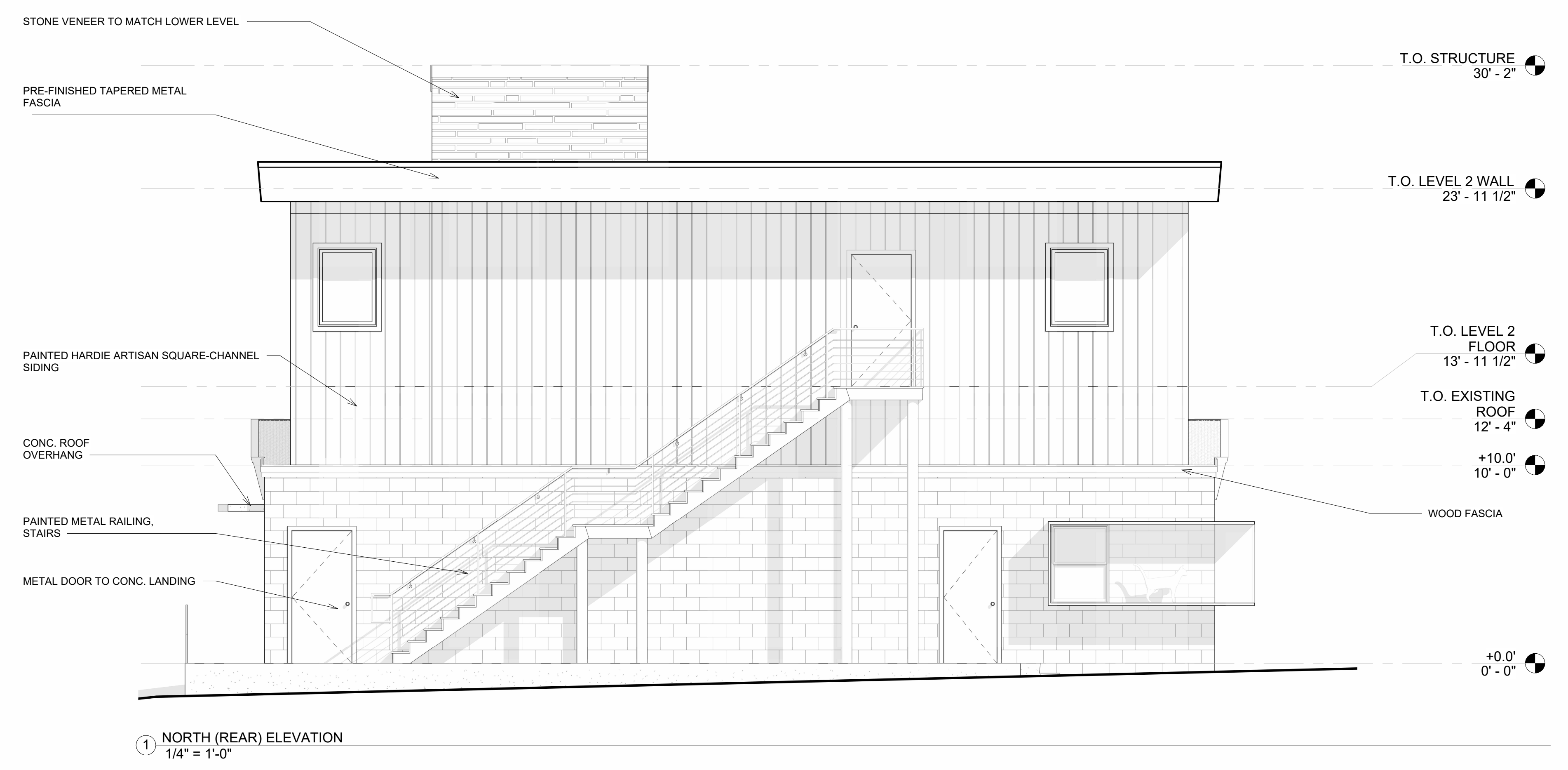
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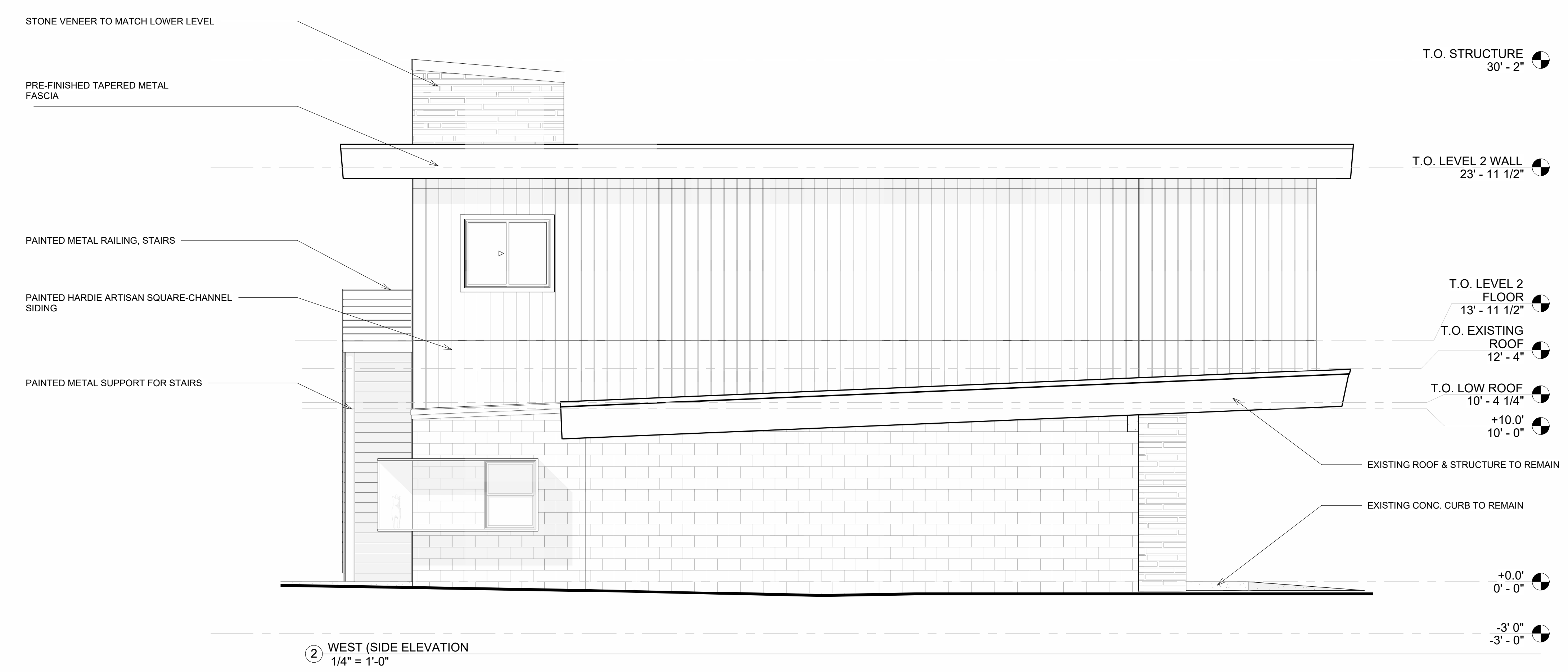
ELEVATIONS

Sheet Number A202

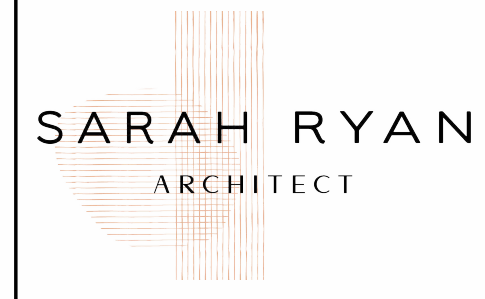
NOT FOR CONSTRUCTION



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



② WEST (SIDE ELEVATION)
 1/4" = 1'-0"



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 230 West King Ave.
 Saint Augustine, FL 32084

No.	Description	Date
1	CRC SUBMISSION	4.7.26

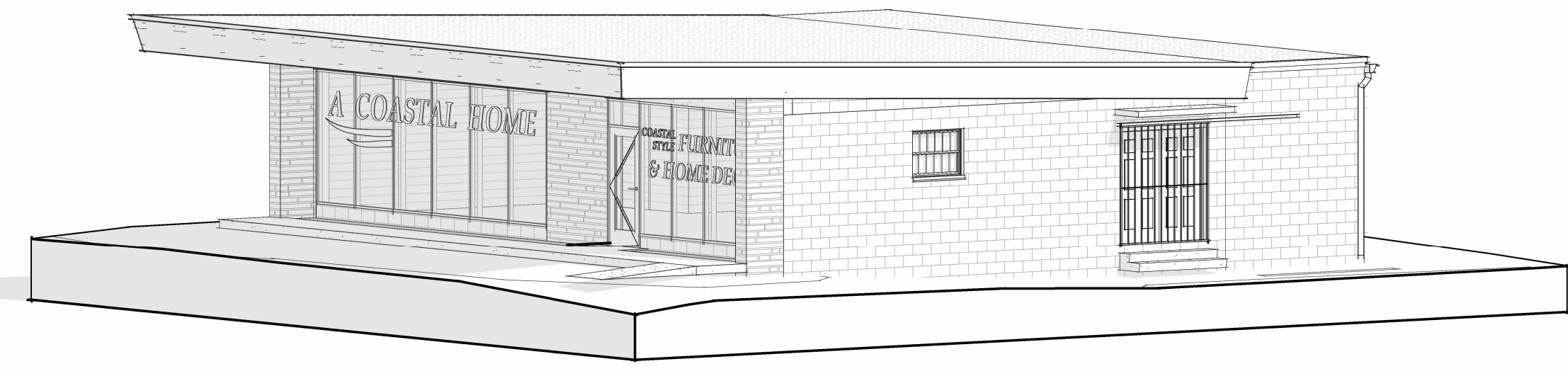
Scale

Sheet Title

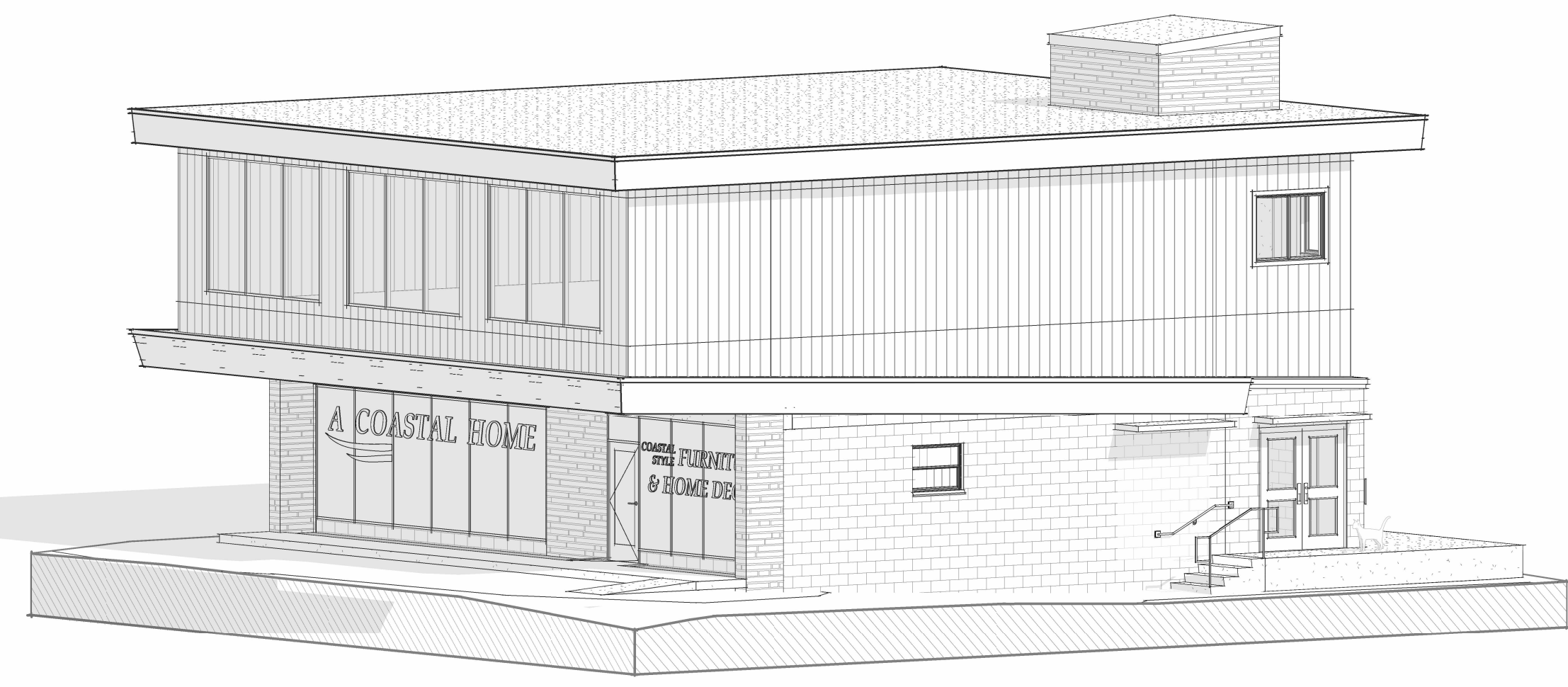
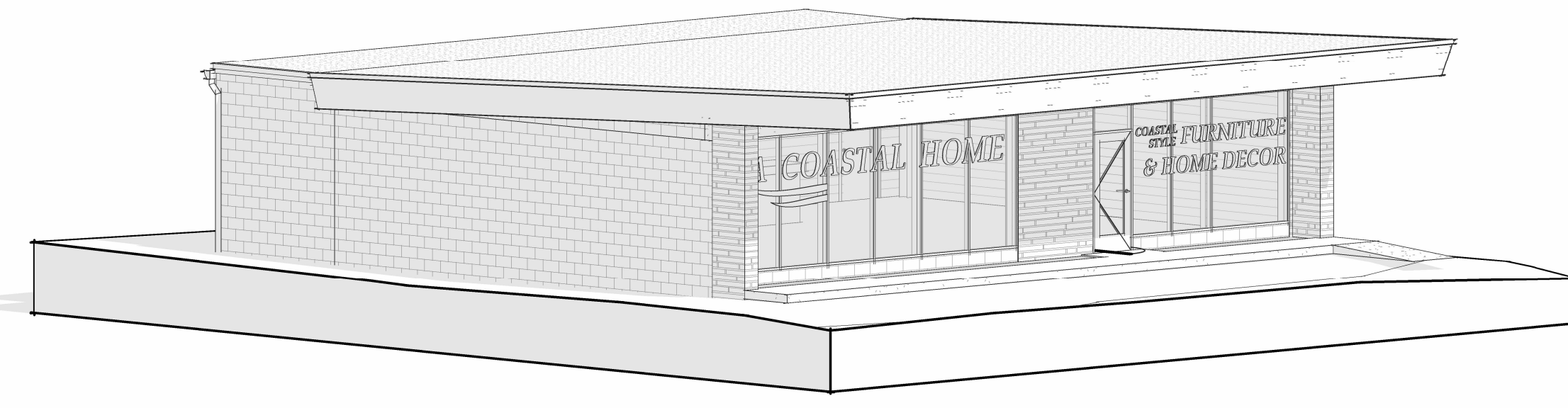
3D VIEWS

Sheet Number A203

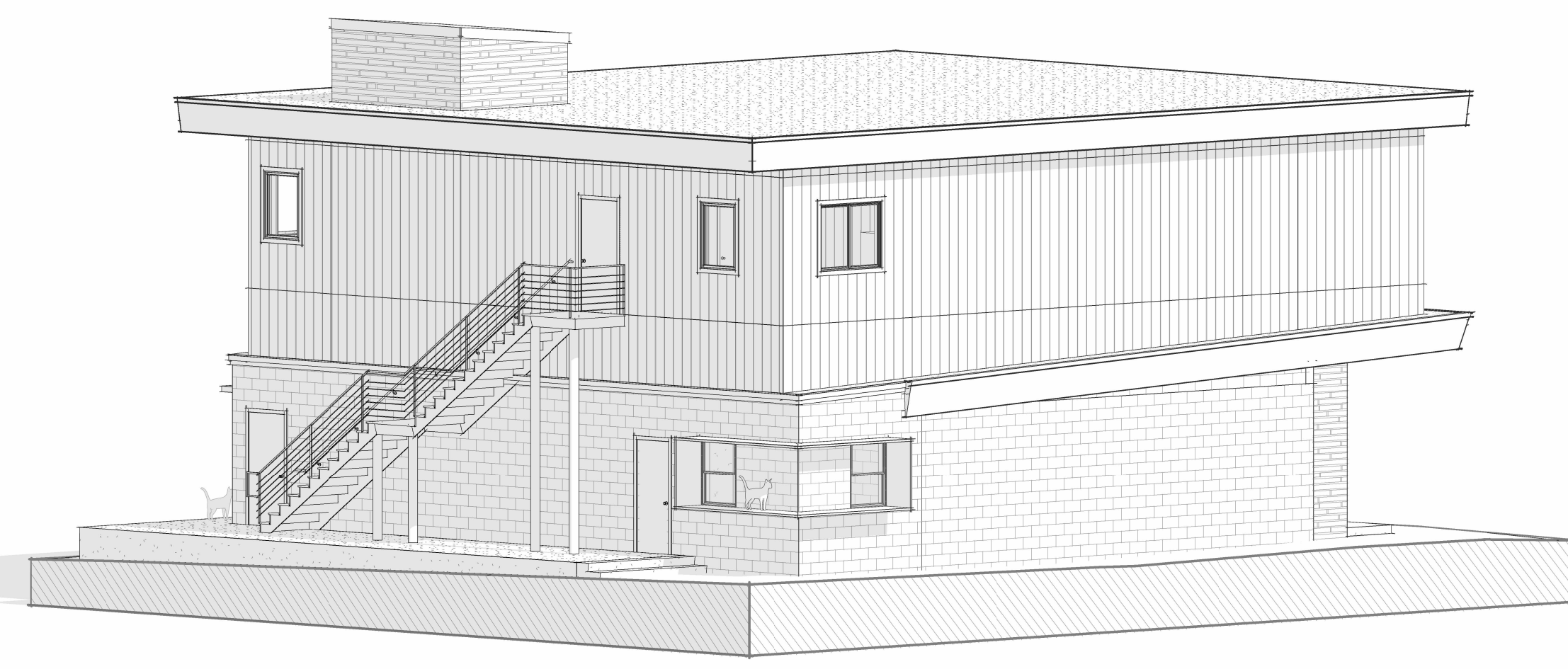
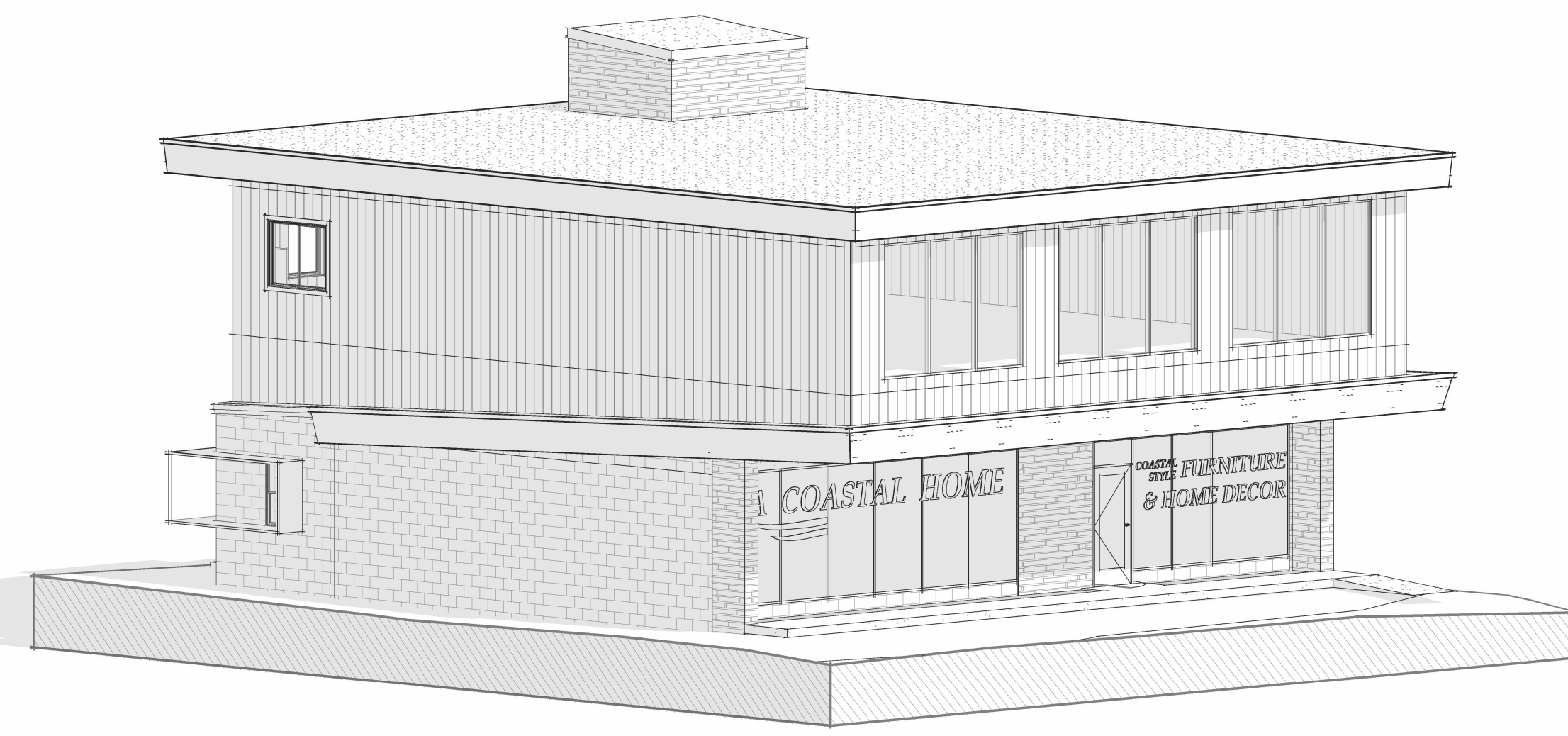
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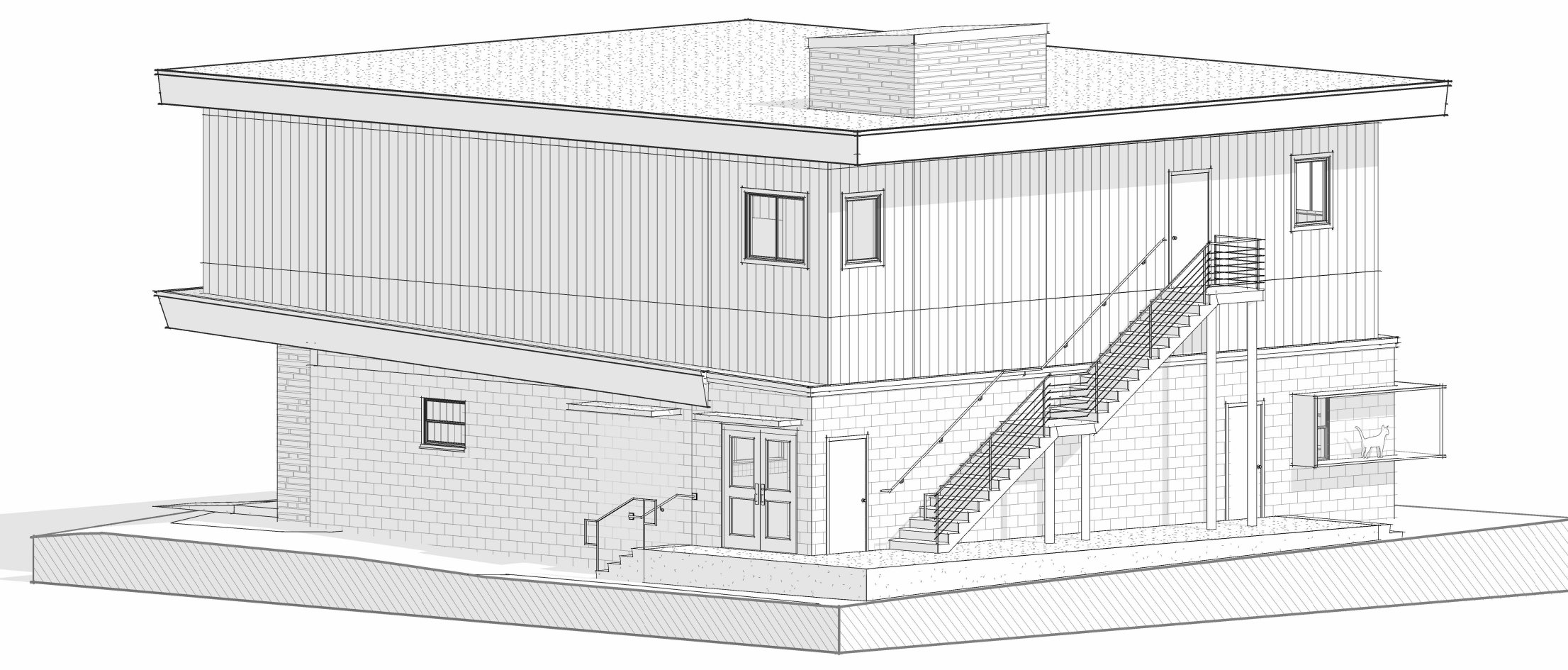
EXISTING 3D VIEWS



PROPOSED 3D VIEWS



3D VIEWS ARE CONCEPTUAL MASSING. NOT TO INDICATE FINISH LEVEL OF DETAIL.





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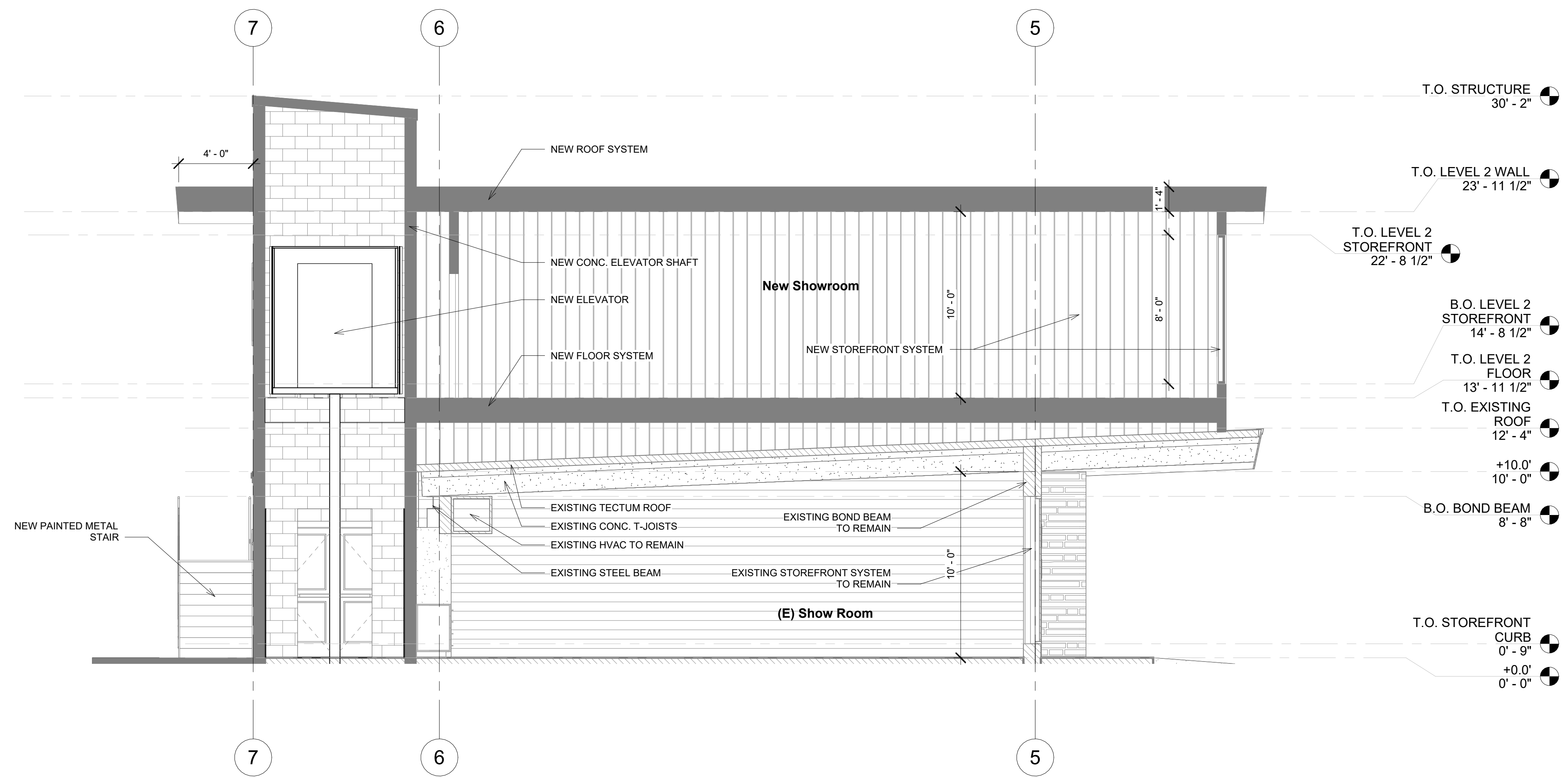
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Sheet Title

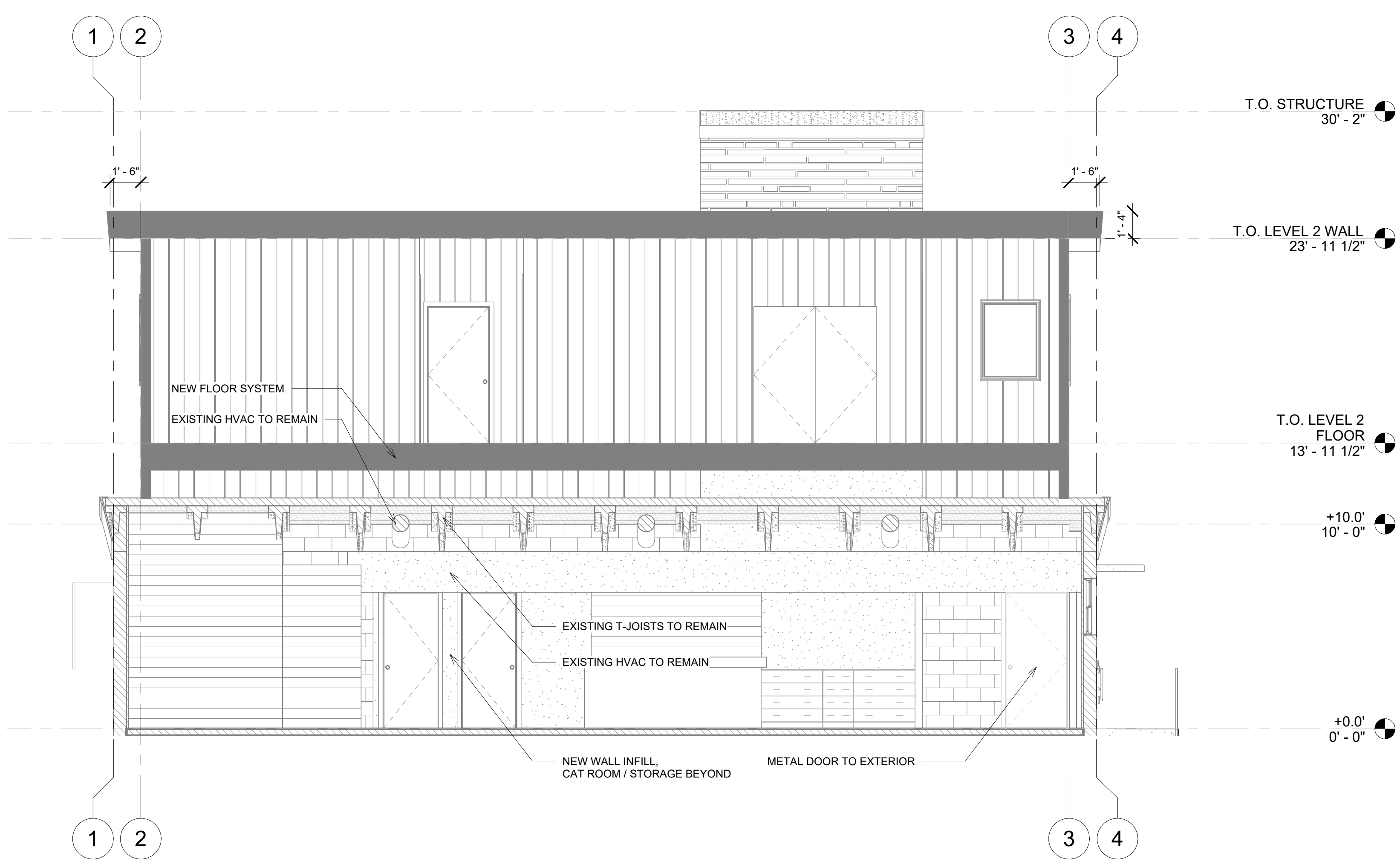
SECTIONS

Sheet Number A301

NOT FOR CONSTRUCTION



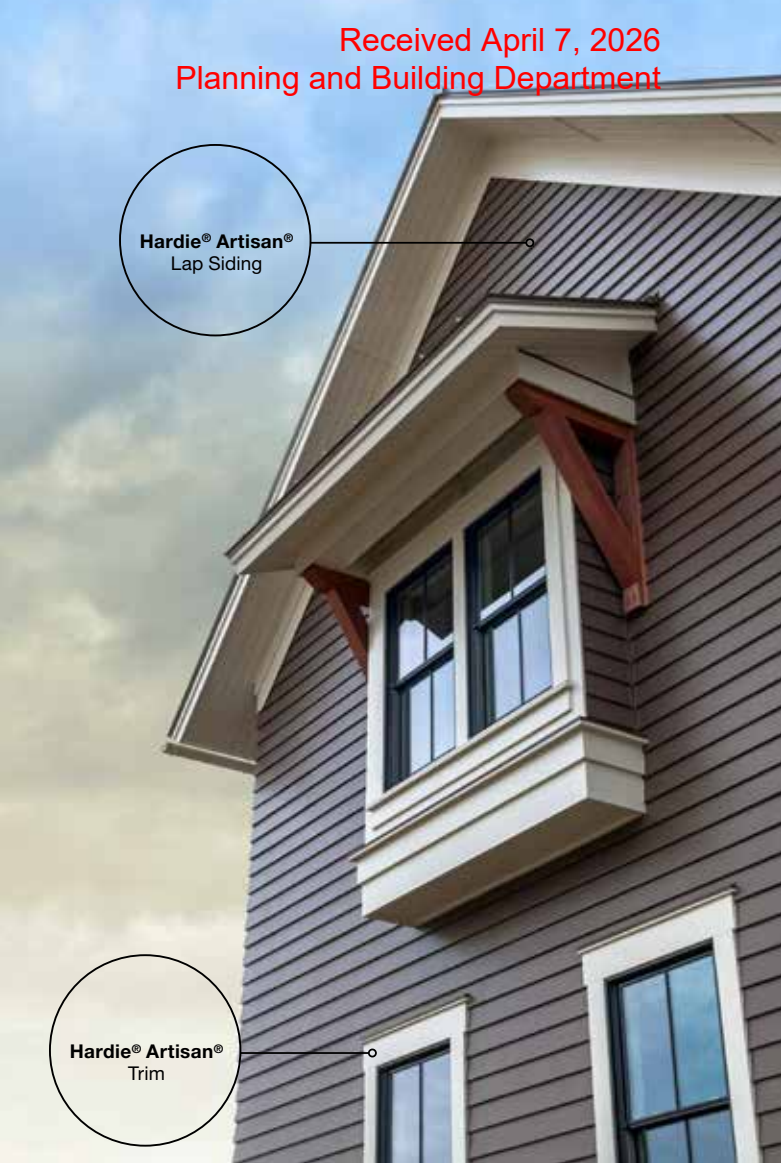
1 SCHEMATIC SECTION 1
 1/4" = 1'-0"



2 SCHEMATIC SECTION 2
 1/4" = 1'-0"

Hardie® Artisan® Siding & Trim

Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan® Siding and Trim will set your home apart. The 5/8-inch thickness and unique features of Hardie® Artisan® siding provide precise fit and finish as well as the freedom to miter corners for attractive, streamlined styling.



Hardie® Artisan®
Lap Siding

Hardie® Artisan®
Trim



Hardie® Artisan®
V-Groove



MITERED CORNERS
Add sophistication to your design with mitered corners that can be crafted on-site with any Hardie® Artisan® Siding profile.



LOCK JOINT SYSTEM
Hardie® Artisan® Siding flat wall profiles have a lock joint system that helps enable faster, cleaner installation.



DESIGN FLEXIBILITY
Hardie® Artisan® Siding flat wall profiles can be oriented vertically, horizontally or used as soffit.

Flat wall profiles



Lap Siding



Trim



Shiplap



Square Channel



V-Groove

TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Design + Performance

Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
 Cambridge, Massachusetts
 ARCHITECT
 ADD Inc., Cambridge, Massachusetts
 GLAZING CONTRACTOR
 Ipswich Bay Glass Company, Inc., Rowley, Massachusetts
 PHOTOGRAPHER
 © Gordon Schenck, Jr.

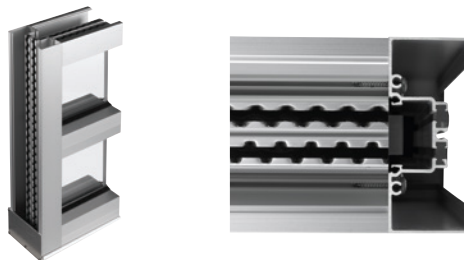
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

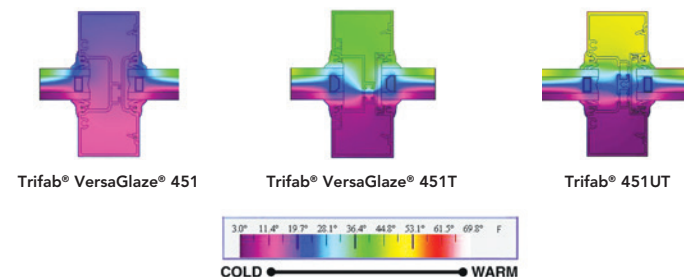
Kawneer's IsoLock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual IsoLock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual IsoLock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

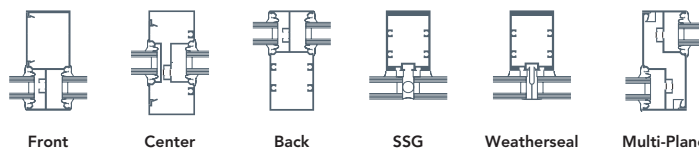
U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



PICTURE



Double Hung and Picture windows in painted White

PICTURE

- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Both in-sash and direct glaze Picture windows available with IZ3 hurricane rating.
- Direct glaze:
 - › Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
- In-sash:
 - › Designed to match profiles of operable windows in the Elevate collection.
 - › Casement Picture windows available in sizes up to 6 feet wide by 6 feet high.
 - › Double Hung Picture windows available in sizes up to 5 feet wide by 7 feet high.



INTERIOR



EXTERIOR



PICTURE WINDOW PROFILE SHOWN IN BARE PINE

Picture windows in painted White

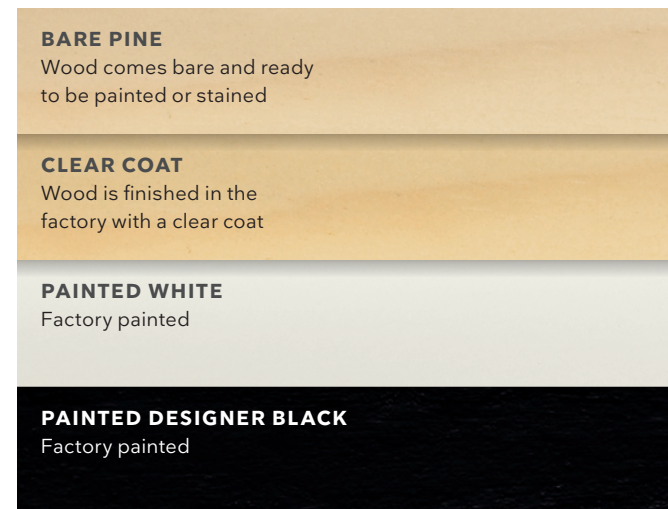


DESIGN OPTIONS

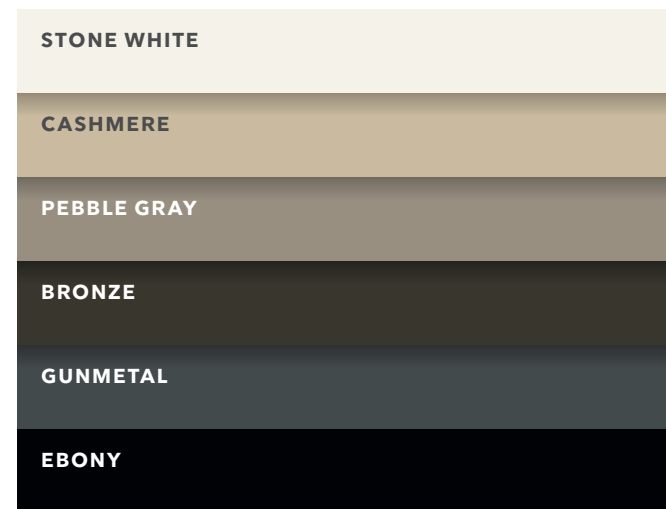
INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES



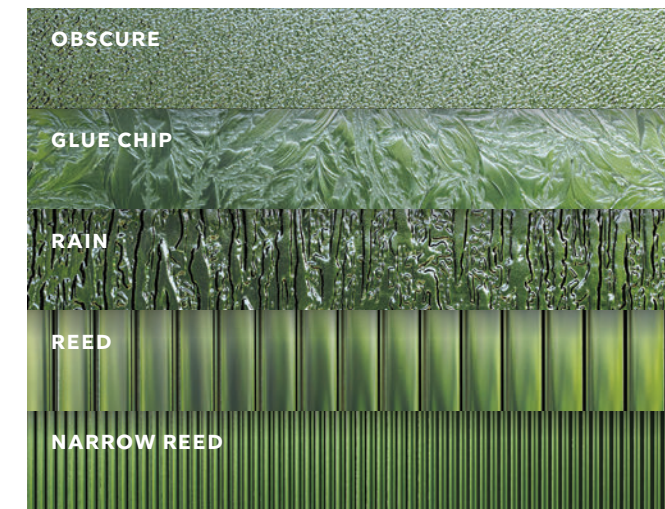
FIBERGLASS EXTERIOR COLORS



GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones. Laminated glass is also offered in products designed specifically for hurricane zones.

DECORATIVE GLASS



DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)

Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



GRILLES-BETWEEN-THE-GLASS



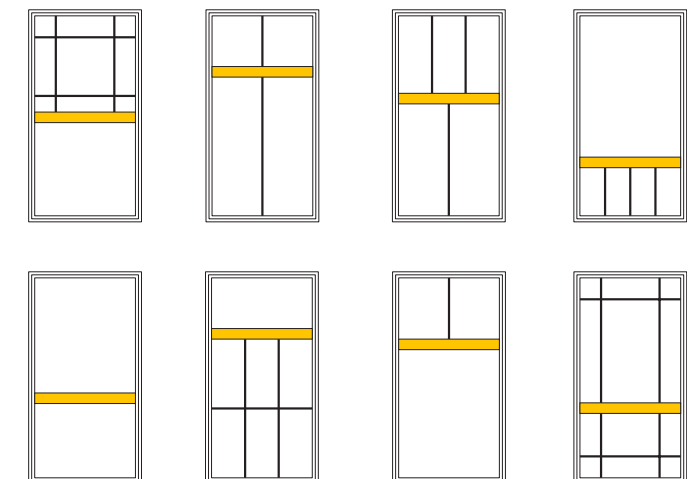
SIMULATED DIVIDED LITE

SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of 7/8" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 1/32" Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



* Not available in polygons except direct glaze rectangles.

* Argon gas not available in high elevations where capillary tubes are required.