CITY OF ST AUGUSTINE EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, JULY 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) June 18, 2026–Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Certificate of Appropriateness

a)	HP2026-0045	Somerfield Construction Services LLC - Applicant Columbia Restaurant of Sarasota, Inc. - Owner 98 St. George Street For installation of new rooftop mechanical equipment.
b)	HP2026-0048	Flagler College, Inc. - Applicant and Owner 74 King Street To install a new glass entry door system.
*c)	HP2026-0041 REQUESTED CONTINUANCE TO AUGUST 20, 2026	Brock Fence - Applicant Central Southern Construction Services, LLC - Owner 264 St. George Street For modification of previously approved Certificate of Appropriateness application HP2025-0074 to increase the approved 12-foot gate width.
d)	HP2026-0046	Shoreland Home Builders, LLC - Applicant The French Connection, L.L.C. - Owner 69 St. George Street To increase the height of an existing delivery gate.

e) HP2026-0053
Pure Energy Electrical Services LLC - Applicant
Paul Thompson - Owner
168 Avenida Menendez (69 Marine Street)
To install a new generator and propane tank with associated screening.

f) HP2026-0049
Ember & Iron LLC - Applicant
Claude L & Kristina G Weeks - Owner
62 Spanish Street & 59 Hypolita Street
For modifications to previously approved Certificate of Appropriateness application 2014-0127 to make fenestration changes, construct a trellis, and alter the structures and courtyard space along Calle Sita for installation of new mechanical equipment.

7. Opinion of Appropriateness

a) HP2026-0040
Continued from
June 18, 2026
Karen Cowart Design Associates, Inc. - Applicant
Presser Properties LLC - Owner
0 Palm Row (PID: 1994200010)
To construct a new 2-story residential structure with associated site and landscape features on a vacant lot within the Historic Preservation-One (HP-1) zoning district.

8. Certificate of Demolition and Partial Demolition

a) HP2026-0047
Roofology Roofing Inc. - Applicant
Oullette Family Trust - Owner
54 Water Street
For partial demolition of a residential building, constructed c. 1872-1885, that is recorded in the Florida Master Site File and contributing to the Abbott Tract National Register Historic District, including replacement of existing metal roofing with metal roofing of a different design.

b) HP2026-0044
62 Fullerwood LLC - Applicant and Owner
62 Fullerwood Drive
For partial demolition of a residential building, constructed c. 1955, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District including replacement of existing roof material with a new material of a different design.

c) HP2026-0051
Les Thomas, Architect - Applicant
Carol Lopez Bradshaw and Albert & Virgina Bradshaw - Owner
13 Saragossa Street
For partial demolition of a residential building, constructed c. 1878-1885, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic district, including modifications to existing fenestration patterns, front porch, and roof form in conjunction with a rehabilitation project; and, demolition of a detached shed/garage structure for replacement with new.

d) HP2026-0043
Camryn Grace LLC - Applicant and Owner
40 S. Dixie Highway
To demolish a commercial (originally residential) building constructed c. 1885-1894 that is recorded in the Florida Master Site File and not located in a district.

e) HP2026-0022
Continued from
April 16, 2026
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)

*f) HP2026-0037
Continued from
June 18, 2026
REQUESTED CONTINUANCE TO AUGUST 20, 2026
KRB Construction, LLC - Applicant
SAR 2020 Partners LLC - Owner
7 Aviles Street
To demolish a building, constructed c. 1885-1888, that is recorded in the Florida Master Site File, contributing to the St. Augustine National Register Historic District, and within the Historic Preservation-Two (HP-2) zoning district. (Following emergency demolition, approved by the City Building Official, of structurally unsound portions of the structure).

9. Certificate of Appropriateness – City owned property

a) HP2026-0032
Continued from
May 21, 2026
Verizon Wireless - Applicant
City of St. Augustine - Owner
1 Cordova Street
To install cellular equipment on the exterior of existing parking garage stairwell towers.

10. Planning and Building Staff Communications

a) Staff Approved Permits Report

11. Other Business
12. Next Scheduled Meeting Date(s):
    a) August 20, 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
June 18, 2026

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, June 18, 2026, in the Alcazar Room at City Hall, St. Augustine, Florida. Brad Beach, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:
Brad Beach, Chairperson
Linda Potter, Vice-Chairperson
Catherine Duncan
Gaere MacDonald
Michael Blake

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

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2. General Public Comments for Items not on the Agenda

none

3. Approval of Minutes

MOTION

Mr. MacDonald MOVED to APPROVE the May 21, 2026 minutes as presented. The motion was SECONDED by Ms. Potter.

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

4. Modification and approval of Agenda

Item 7.b. HP2026-0031 requested continuance to the August 20, 2026 Regular Meeting.

Item 10.a. HP2026-0032 requested continuance to the July 16, 2026 Regular Meeting.
MOTION

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

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

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

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

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

Mr. MacDonald recused himself from this item as was the contractor on the project.[1]

To review part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify the completion of work related to the elevation and exterior and interior rehabilitation of a residential

[1] Recusal form filed with original minutes

building constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

Ms. Courtney read the staff report and said based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds that the HARB can APPROVE a Certificate of Appropriateness for the Historic Preservation Ad Valorem Tax Exemption for 66 Saragossa Street and RECOMMEND to the City Commission, who grants the exemption, with the following findings:

1 The completion of work to the exterior and interior to the c. 1904-1910 building, which is a qualifying property because it contributes to the Model Land Company National Register Historic District, complies or is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

2 The proposed work meets the criteria established by the Department of State (see last document of attachments)

Justin Ahmad reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

Ms. Potter commended the applicant for taking on and completing the project.

Mr. Blake also complimented the applicant, confirming that it had taken approximately eighteen months.

Ms. Duncan said the house was beautiful and that this restoration had lifted up the entire neighborhood.

Mr. Beach agreed with the other Board members calling this a win.

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0029 at 66 Saragossa Street for the approval of Part III of the Historic Preservation Ad Valorem Tax Exemption confirming that it met the criteria for Part III with a recommendation to the City Commission for final approval. The motion was SECONDED by Ms. Potter.

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

6. (b) HP2026-0034 – Moorhouse Construction, LLC – Applicant
Kelly Danielle Glover – Owner
76 Abbott Street

To review Parts, I and II of a Historic Preservation Ad Valorem Tax Exemption application for the proposed rehabilitation of a residential building, constructed c. 1886-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District.

Ms. Courtney read the staff report and said based on a revie of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can APPROVE a Certificate of Appropriateness fpr Parts I and II of the Historic Preservation Ad Valorem Tax Exemption at 76 Abbott Street if the HARB finds:

1 This is a qualifying property since it is listed as contributing to the Abbott Tract National Register Historic District

2 The proposed scope of work to the exterior and interior of the existing building has been sufficiently clarified and complies or is

generally consistent with the Secretary of the Interior's Standards for Rehabilitation

3 The proposed work meets the criteria established by the Department of State (see last document of attachments)

With the condition:

If more replacement or alterations were performed than was indicated or new work is proposed prior to Part III of this application is heard by the HARB, an amended project scope should be submitted for this ad valorem tax exemption application.

Travis Moorhouse reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

Mr. Beach asked questions about the structural changes and confirmed the house was above flood level and while it would be lifted to complete the foundation work it would remain at the current elevation. He verified the roof would remain and the siding would be removed and replaced as needed, with the exception of the back porch. He also confirmed the front porch would remain as is, and that there would be minimal work on the interior of the house.

Mr. MacDonald observed that the front façade windows were original to the house and were unusual and historic. He confirmed that the secondary elevations had vinyl windows that had been replaced prior to this project. He confirmed the house would be lifted for access to the foundation and then put back in place. He recommended screening the foundation with vertical lattice in front of the wire mesh.

Ms. Duncan noticed that there was condensation which appeared to come from the a/c and advised that that should be corrected and then the track should be moved so that it would not be an issue in the future. She thought the casing for the windows on the sides looked too narrow and should be consistent with the original and matched to the casing of the original windows.

Mr. Beach said the profile of the trim, relative to the siding, was too flat. He confirmed that there had been no sheathing and that it would be added as well as insulation.

Mr. MacDonald confirmed that the work at the back of the house had been done by a different contractor. He advised the applicant to be careful with the sheathing and insulation to avoid unnecessary deterioration in the future.

Mr. Blake questioned if there were plans for insulation under the floor and it was confirmed that at this time, there was not.

Ms. Potter asked what type of siding had been on the house and verified that it was a wood novelty siding.

Mr. Beach advised the applicant that there would be a need for more details for Part II section of the application, and that every aspect of the house should be documented.

MOTION

Ms. Duncan MOVED to APPROVE application HP2026-0034 at 76 Abbott Street to approve Parts I and II of the Historic Preservation Ad Valorem Tax Exemption as well as the Certificate of Appropriateness per the findings one, two, and three. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Duncan, MacDonald, Blake, Potter, Beach
NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) HP2026-0011 – Duncan Dailey – Applicant
Old City Leasing LLC – Owner
130 St George Street
Continued from March 19, 2026

To replace the existing storefront with a new storefront system and install a handicap 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 APPROVE a Certificate of Appropriateness at 130 St. George Street if the HARB finds that:

1 The replacement storefront, as presented or modified by the HARB meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design; and,

2 The previously proposed access ramp has been removed from the project scope and future approval would be required for that modification.

Duncan Dailey reviewed the application, advising that the handicap ramp had been removed from the scope of work.

Ex Parte Communication:

(None)

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

The Board discussed:

- Confirmed that the steel would be built from the inside and that the original veneer would be replaced with new wood-clad windows
- The project would include removing everything from the front to expose the existing lentil and then constructing a new support system
- Confirmed the steel would be completely wrapped in wood
- Suggested Kolby as a product for consideration
- The proposed window could be approved by staff
- Suggested using a bright colored strip to designate the door
- Full ADA would not be a problem for the business

MOTION

Ms. Potter MOVED to APPROVE application HP2026-0011 at 130 St. George Street for replacing the existing storefront with a new storefront system. The motion was SECONDED by Mr. Blake.

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

7. (b) HP2026-0031 – Tri-State Builders & Remodeling LLC – Applicant
Eric Ryden, Dawn Newton & Megan Hoag – Owner
172 Cordova Street, Units 11 & 12
Continued from May 21, 2026

To construct a new two-story wrap-around deck on the south end of the building visible from the Historic Preservation-One (HP-1) zoning district.

This item requested a continuance to the August 20, 2026 Regular Meeting. See item four.

7. (c) HP2026-0038 – Don Crichlow – Applicant
Leslie A. Burns – Owner
314 St. George Street

To construct a new addition on the west elevation of the building with associated

fenestration changes on the north and west elevations.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 314 St. George Street if the HARB finds that the proposed addition, as proposed or modified by the HARB meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Don Crichlow reviewed the application.

Mr. Beach confirmed that the rear elevation was visible from Cordova Street.

Ex Parte Communication:

(None)

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

The Board discussed:

- Confirmed that the windows on the north side of the structure would be covered only on the inside and remain on the outside
- The applicant was not in favor of adding windows on the upper elevation on the north side
- An additional structure was proposed for the future and would eventually hide the upper elevation
- The design of the west elevation roof looked awkward because it covered the dormer on the second floor of the original structure
- Confirmed the pitch of the roof had been matched in the proposed addition
- There were two blank walls, putting one window on the north side would add symmetry to the elevation
- Until the next building was constructed, tall landscape plants could mask the blank walls effectively
- Two windows on the north elevation and landscape screening on the west elevation
- The new door and window modification on the back of the house was acceptable
- The windows on the south elevation were one over one; the new pair were two double casements which would match the rest of the house

MOTION

Ms. Duncan MOVED to APPROVE application HP2026-0038 at 314 St George Street to construct a new addition on the west elevation of the building with associated fenestration changes on the north and west elevation and the addition of required landscaping on the west elevation and installation of two windows on the north elevation. The motion was SECONDED by Mr. MacDonald.

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

8. Opinion of Appropriateness

8. (a) HP2026-0040 – Karen Cowart Design Associates, Inc. – Applicant
Presser Properties LLC – Owner
0 Palm Row (PID: 1994200010)

To construct a new 2-story residential structure with associated site and landscape features on a vacant lot within the Historic Preservation-One (HP-1) zoning 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 take the following actions for an Opinion of Appropriateness at 0 Palm Row:

1 APPROVE if the Board finds that the general concept as proposed or modified by

the HARB meets the architectural requirements of the AGHP with understanding from the applicant that a Certificate of Appropriateness application with full architectural and construction details must be approved by the HARB prior to issuance of a building permit; OR,

2 CONTINUE to allow the applicant time to submit additional details as required by the Board for approval.

Karen Cowart reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- When comparing the windows, the front and right-side elevation (St. George Street side) the scale of the windows on the side elevation seemed small
- The windows were pushed to the edge of the building and should not be, it made them look like they do not fit
- The small window should appear in the attic space not the wall
- The bump out windows were together
- No shutters kept the proposed structure from fitting with the other Palm row houses
- The front of the house looked good
- Didn't like the continuous foundation because there should be something to break it up like a brick pier
- The new house should maintain the "feel" of the original palm row houses.
- The built in on the interior could be shortened to allow for taller windows
- The windows could be spread apart on the second floor to help with the look
- Shutters could be added with a transom window above
- Because of the code requirements for egress, the windows on the second floor would have to be larger
- The front, or south, elevation matched the other houses well.
- The other elevations were awkward and needed changing
- The west side should have a window not a blank face
- The concept was good but needed a few changes to make it work with the neighborhood
- The interior design needed to understand what had to happen on the outside
- The foundation should be on piers to allow for drainage or percolation of water
- This was a very important archeological area
- Recommended that the archeological department should be involved now while everything was conceptual
- Needed to dictate the proposed landscaping on the application
- A continuing foundation was not acceptable on this street
- Suggested looking at the other houses on the street to match or emulate the details, such as a gable trim, lattice, exposed rafter tails on the porch, etc.
- The drawings did not have the small-scale detail shown and this would help to "break down" the façade
- There was a fine line between creating a false sense of the historic look and blending the new structure into the neighborhood

MOTION

Ms. Duncan MOVED to CONTINUE application HP2026-0040 at Zero Palm Row; To construct a new 2-story residential structure with associated site and landscape features on a vacant lot within the Historic Preservation-One (HP-1) zoning district to allow the applicant time to incorporate the items discussed at this meeting into the proposal. The motion was SECONDED by Ms. Potter.

DRAFT

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

9. Certificates of Demolition and Partial Demolition

9. (a) HP2026-0039 – BCR, Inc. – Applicant
Lynn Marie Shramek – Owner
153 Washington Street

For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including removal and replacement of existing metal panel roofing material with new metal panels of a different design.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for Partial Demolition at 153 Washington Street if the Board finds that:

1 The proposed replacement metal roof maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope

2 Replacement of the 5v crimp design with the proposed standing seam design will not compromise the overall historic character and integrity of the structure or Lincolnville NHRD.

Bobby Campbell reviewed the application.

Ex Parte Communication:

(None)

18 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:

Mr. MacDonald pointed out that the 5v crimp was traditional and this was not in HP 1-5. The lower profile had been approved in the past, so he saw no problem with this application.

There was consensus among the remaining board members.

MOTION

Mr. MacDonald MOVED to APPROVE application HP2026-0039 at 153 Washington Street to approve the one-inch standing seam and to clarify the color in galvalume. The motion was SECONDED by Mr. Blake.

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

9. (b) HP2026-0022 – A&O Builders – Applicant
True Real Estate Investments, LLC – Owner
7 Saragossa Street
Continued from April 16, 2026

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.

[2] Break 3:15 – 3:28 pm

(Following denied application HP2025-0087).

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following action for 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 plans provided 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, will maintain the historic character and integrity of the structure, and meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Sairo Kola and Ermal Aliaj reviewed the application

Ex Parte Communication:

(None)

Mr. Beach reviewed the certified notices and emails received for the application.

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

The Board discussed:

- The windows were the focus of this discussion so far
- There were no details provided in the drawings showing how the project was coming together
- There was no information showing how the window would be trimmed out
- Needed to know how the details would match what had existed previously such as the continuous banding on the windows
- The windows were smaller and were not appropriate for the building
- Wood windows should be installed using the previous fenestration; however, vinyl could be used as long as the previous size was matched and installation had the proper trim and casing
- The front porch was very close to the original
- The drawings do not show any corner board
- The piers foundation needed to be on the drawings
- Plans showing the interior design were necessary to determine placement of the new windows
- If there were going to be different windows, there needed to be evidence shown to justify the change
- Photograph of what was existing now so that at the next meeting there was enough information
- The type of siding needed to be indicated on the plans as well
- Fenestration of the building needed to be matched
- Allow staff to review prior to the next meeting

MOTION

Mr. MacDonald MOVED to CONTINUE application HP2026-0022 at 7 Saragossa Street to the July 16, 2026 meeting after clarification of the drawings, vinyl windows were approved; however, the size needed to be corrected with new windows and the trim detail on the windows needed to be expressed in the plans as well as the corners, lattice and piers. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: MacDonald, Duncan, Blake, Potter, Beach

NAYES: NONE
MOTION CARRIED UNANIMOUSLY

9. (c) HP2026-0037 – KRB Construction, LLC – Applicant
SAR 2020 Partners LLC – Owner
7 Aviles Street

To demolish a building, constructed c. 1885-1888, that is recorded in the Florida Master Site File, contributing to the St. Augustine National Register Historic District, and within the Historic Preservation-Two (HP-2) zoning district. (Following the emergency demolition, approved by the City Building Official, of structurally unsound portions of the structure).

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 7 Aviles Street:

1 CONTINUE to allow the applicant time to consider alternatives to demolition that would preserve the poured concrete jail walls; OR,

2 APPROVE if the HARB finds that the documentation provided by the applicant is sufficient to justify the proposed demolition and that demolition of the existing partially demolished structure will not be detrimental to the historic and architectural character of the city with the following conditions:

a. The applicant salvage and preserve significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of this or other historic properties.
b. Ground disturbance shall be avoided until applicant has coordinated with Archeology Staff for required review/monitoring

Chad Swaninger and Frank Ringhaufer reviewed the application.

Ex Parte Communication:

(None)

10 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:

Ms. Potter wanted to preserve some aspects of the building by using the existing block wall with the bars and integrating it into the new structure. She said preserving history should be taken into consideration.

Mr. Ringhaufer said they would consider moving the walls to a different location or place a plaque on the front of the building to highlight the history of the building while incorporating the bars.
Mr. Blake agreed that trying to relocate the wall was good idea.

Mr. Beach did not agree that the walls should be moved. He thought this was an opportunity to work around them without them being structural.

Mr. MacDonald agreed that because the walls were interior walls, they would not be seen. He suggested that the walls could be moved and reconstructed in the wall at the back of the property for the public to see.

Ms. Duncan confirmed that the building would be for residential use once it was reconstructed. She felt that the wall would be a great interior wall and would add character to the interior space.

Ms. Courtney said that there had been no formal agreement as part of a HARB Certificate of Appropriateness in the previous discussion pertaining to the demolition of the building. She said that this meeting was focused on the current demolition request.

Ms. Lopez said that there seemed to be two competing concepts, one was to leave the wall in place and two were to salvage a piece of the wall and relocate it to the Charlotte Street side of the property.

Mr. MacDonald said that relocating the wall would allow it to be seen by the public. He said that once it became a residence it would not be seen again.

Mr. Ringhaufer said he understood what the board was asking and advised that the walls were covered up when the project started, and no images of the original building were available. He said that the walls may not be structurally stable and saving one or two sections and moving them to Charlotte Street left a physical reference to the structure that had existed in 1888.

Ms. Duncan maintained that leaving the walls on the interior was the best option.

Mr. Swaninger still thought that the building needed to be constructed safely and even stabilization was not the best option because of the deterioration of the wall that was currently visible.

Mr. MacDonald confirmed the location of the north wall to be on the property line. He said this would cause a problem because a new wall would have to be set on the old one. He confirmed that the old wall would not support any new construction. He wanted to see the plans on a current, proper survey before deciding.

Ms. Lopez explained that when the building official deemed a building fit for demolition, it was an eminent situation indicating the building was dangerous or unsafe.

Ms. Courtney advised that the building had been included as a contributing structure with the National Register District because it had been evaluated with the previous structure and façade. She said that the building could be largely rebuilt if it was done appropriately; however, she did not think that this would be considered a national historic landmark with just three walls.

Mr. MacDonald provided a suggestion to allow the wall to be protected and preserved where it was currently located.

MOTION

Mr. MacDonald MOVED to CONTINUE application HP2026-0037 at 7 Aviles Street to the July 16, 2026 meeting allowing time of the applicant to provide the survey with the amended plans showing where the walls will be placed on the actual site plan. The motion was SECONDED by Ms. Potter.

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

10. Certificate of Appropriateness – City Owned Property

10. (a) HP2026-0032 – Verizon Wireless – Applicant
City of St. Augustine – Owner
1 Cordova Street
Continued from May 21, 2026

To install cellular equipment on the exterior of existing parking garage stairwell towers.

This item requested continuance to the July 16, 2026 meeting. See item four.

11. Planning and Building Staff Communications

11.a. Staff Approved Permit Report

(Provided for informational purposes)

12. Other Business

Ms. Courtney advised the Board the there was a good turn out for the June 8, 2026

Commission meeting honoring the award recipients for the Florida Trust Preservation Awards.

13. Next Scheduled Meeting Date(s):

13.(a) July 16, 2026 – Regular Meeting

14. Adjournment

There being no further business, the meeting was adjourned at 5:10 P.M.[3]

_____

Brad Beach, Chairperson

DRAFT

[3] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 16, 2026 Meeting



Application HP2026-0045 Address: 98 St. George Street

Applicant: Somerfield Construction Services LLC

Property Owner: Columbia Restaurant of St. Augustine, Inc.

Project description: For installation of new rooftop mechanical equipment.

Architectural Style:	1st Spanish Period Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	1983
Archaeology Zone:	IA	Zoning District:	PUD (HP-3)
Parcel number:			
Agenda Item:	6(a)	Previous Action(s):	None Relevant

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the northwest corner of St. George and Hypolita Streets within the Historic Preservation-Three (HP-3) zoning district. The project location is on the northern roof slope of the two-story Spanish Colonial style structure immediately adjacent to St. George Street.
2. The applicant is seeking to install a rooftop hood vent screened with a false chimney. The proposed new equipment would be centrally located low on the northern roof slope, just before the flare where the roof slope reduces to cover the existing 2nd story porch. A similar existing vent is located higher-up on the western slope of the same hipped roof and is visible from some angles to the east and northeast of the building along St. George Street.
3. The AGHP requires that mechanical equipment be appropriately screened from view of public rights-of-way and that vents be as unobtrusive as possible and not interrupt roof lines or project into the silhouette of the building. Based upon the height of the building and available sightlines, the proposed hood vent may be difficult to see from most angles. The proposed screening would conceal the more modern vent components with a material and style consistent with the existing building.
4. According to Albert Manucy's *The Houses of St. Augustine 1565-1821* chimneys were seldom seen on First Spanish Period structures. The British were known to have added brick or shellstone chimneys to structures, often covered in plaster, in whatever location the chimney was most useful and could be readily installed.
5. The peak of the vent may be visible above the faux chimney. This could be mitigated with paint or an appropriately styled chimney cap if feasible and determined necessary by the Board.

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** Certificate of Appropriateness at **98 St. George Street** if the HARB finds the proposed rooftop mechanical equipment and associated screening meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that mitigates the equipment's overall visual impact to the Historic District.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Install new hood vent:
    a. 3' square false chimney screen:
        i. 4' high
        ii. Metal flashing at roof
        iii. Stucco exterior finish painted to match building.

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.

Don't...

- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.
- Radically change the appearance of an historic building, or damage or destroy windows by installing heating or air conditioning units in historic window frames.

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.

Vents should be as unobtrusive as possible. Whenever possible, vents should be located on the side of the building opposite the street. Vents and flashing should be painted to match the color of the building or the roof. Vents should not interrupt roof lines or project into the silhouette of the building.

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
98 St George Street



Project Location on Roof

STAFF PHOTOGRAPHS
98 St George Street



Approximate Project Location on Roof

STAFF PHOTOGRAPHS
98 St George Street



STAFF PHOTOGRAPHS
98 St George Street









Other Property Views not Impacted by the Project

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0045 **Meeting Date: Thursday, July 16, 2026**

1. NAME OF APPLICANT: Somerfield Construction Services LLC
   Business (if applicable):
   Address: Columbia Restaurant, 2025 East 7th Avenue
   City: Tampa State: FL Zip Code: 33605
   Daytime Telephone: Available upon Request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Columbia Restaurant of Sarasota, Inc.
   Business (if applicable):
   Address: Columbia Restaurant, 2025 East 7th Avenue
   City: Tampa State: FL Zip Code: 33605
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

3. PROJECT LOCATION: 98 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG BLK 13 ALL LOT 4 & TRI PT LYING E & W20FT LOT 9 & ALL LOTS 10 & 11 & IN REPLAT OF LOTS 1 2 3 5 6 & 7 MB 4 PG 60 - LOT 1 (EX PT IN NE CORNER) & ALL LOTS 2 & 3 & PTS OF LOTS 5 6 & 7 122.2FT ON ST GEORGE ST 189.75FT ON HYPOLITA 366FT ON SPANISH ST & 95FT ON CUNA ST OR728/1592 728/1794 & 733/407 (DISCLAIMER) &1513/1964(MERGER)

5. SCOPE OF WORK: For installation of new rooftop mechanical equipment.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Architectural Plans

Received June 10, 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: 98 Saint George St, Saint Augustine, FL, 32084

Applicant's Name: Austin Somerfield Applicant's Signature: [signature]

Owner's Name: Tim Steele 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.

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Planning and Building Dept.



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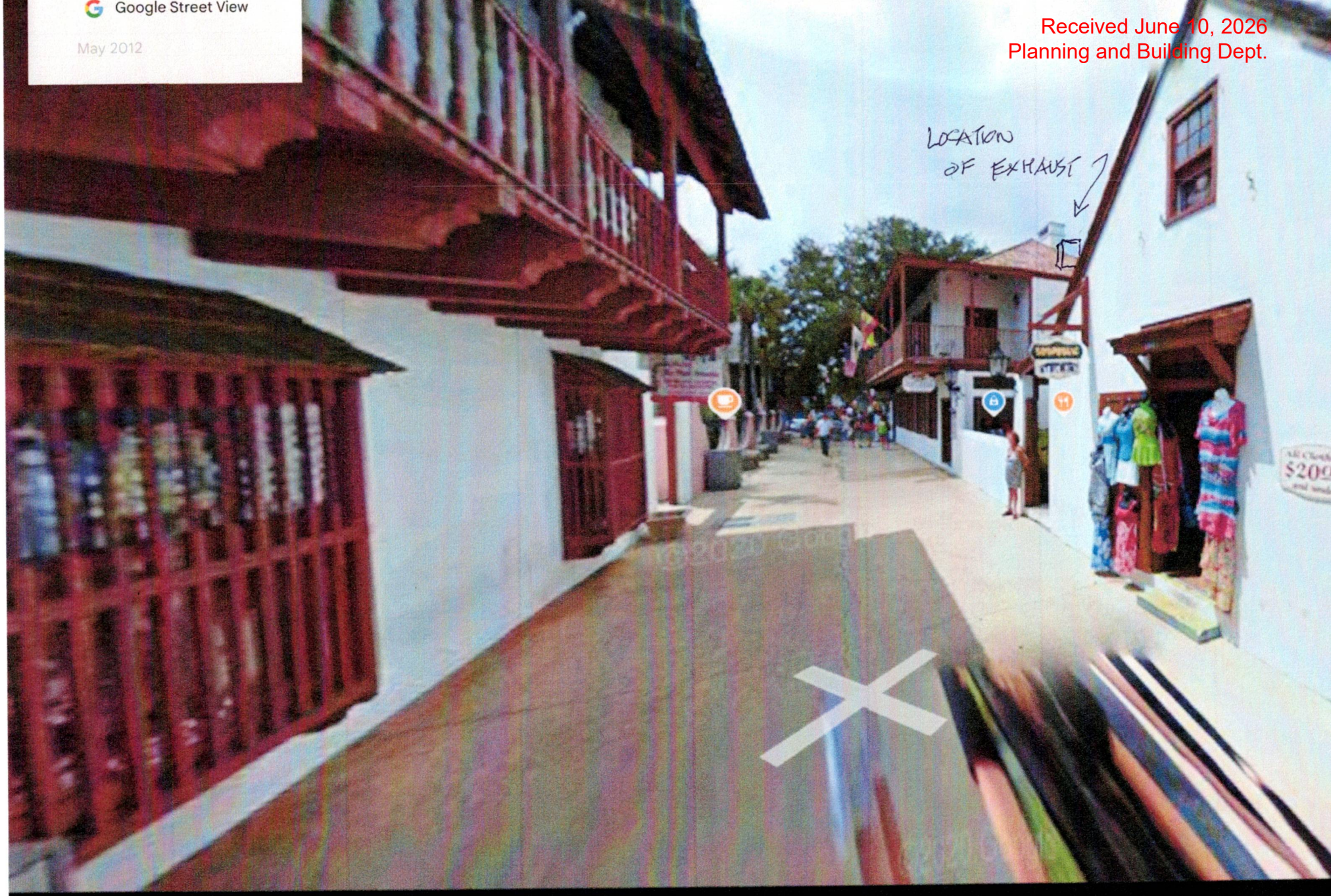
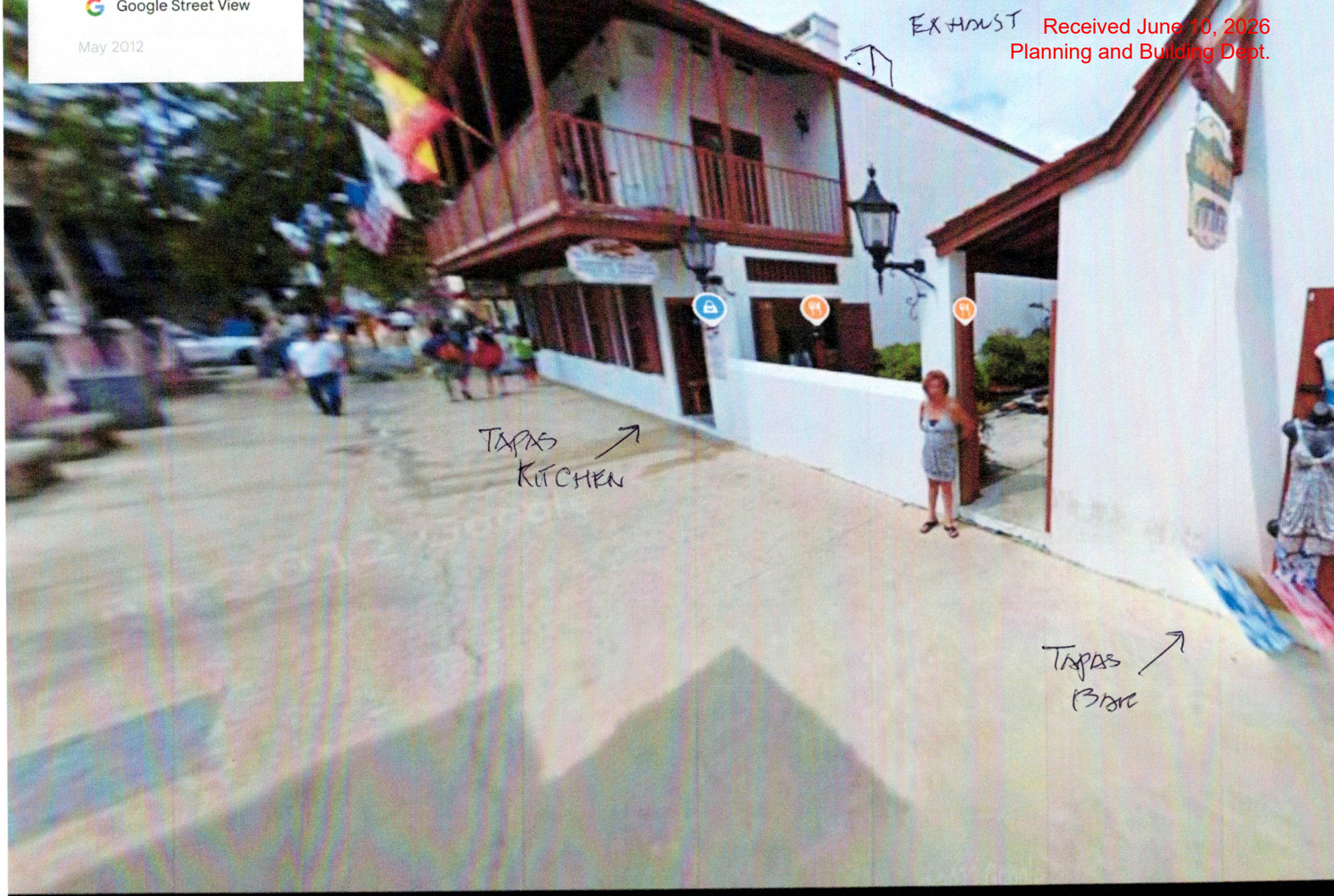




Received June 10, 2026
Planning and Building Dept.

OCCUPANCY CLASSIFICATION

BUILDING OCCUPANCY = NO CHANGE
TOTAL OCCUPANCY = NO CHANGE

BUILDING FOOTAGE INFORMATION

PROPOSED BUILDING FOOT PRINT ——— NO CHANGE
LOT SIZE ——— NO CHANGE
PROPOSED LOT COVERAGE ——— NO CHANGE
ALLOWED LOT COVERAGE ——— NO CHANGE

STRUCTURE INFORMATION

MEAN ROOF HEIGHT ——— NO CHANGE
TOTAL ROOF HEIGHT ——— NO CHANGE
NUMBER OF STORIES ——— 2
SPRINKLER SYSTEM ——— YES

TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS NOT LOCATED WITHIN 1 MILE OF THE COASTLINE
WIND BORNE DEBRIS PROTECTION IS NOT REQUIRED

WIND ZONE INFORMATION

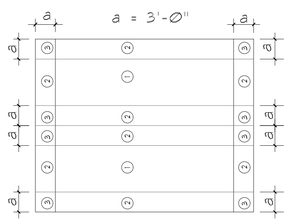
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 8th EDITION

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

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

	EFFECTIVE WIND AREA Ft. Sq.							
	10		20		50		100	
ROOF								
1	10.5	-25.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.1	10.0	-28.1
WALL								
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

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


a
a = 3'-0"
a
a
a



North Elevation

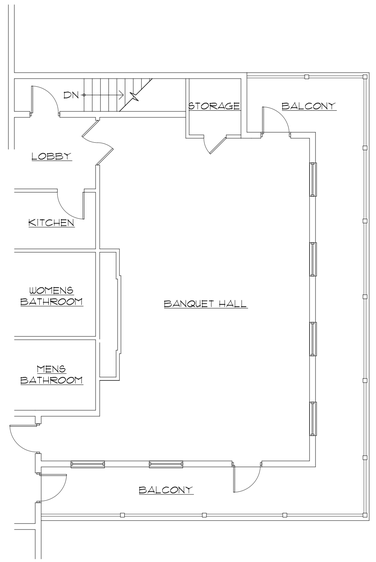
3/16"=1'-0" Existing

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION...



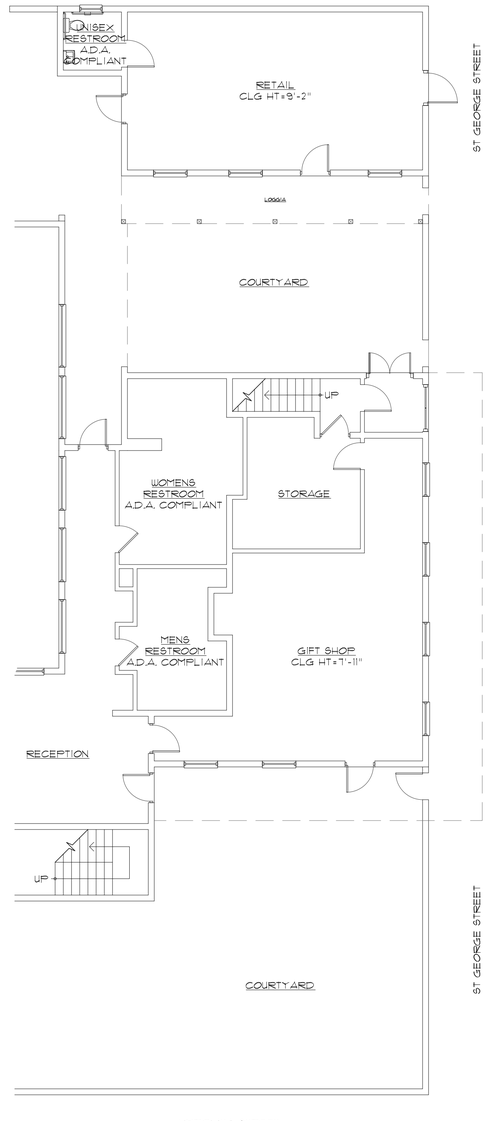
East Elevation

3/16"=1'-0" Existing



Second Floor Plan

1/8"=1'-0" Partial Existing



First Floor Plan

1/8"=1'-0" Partial Existing

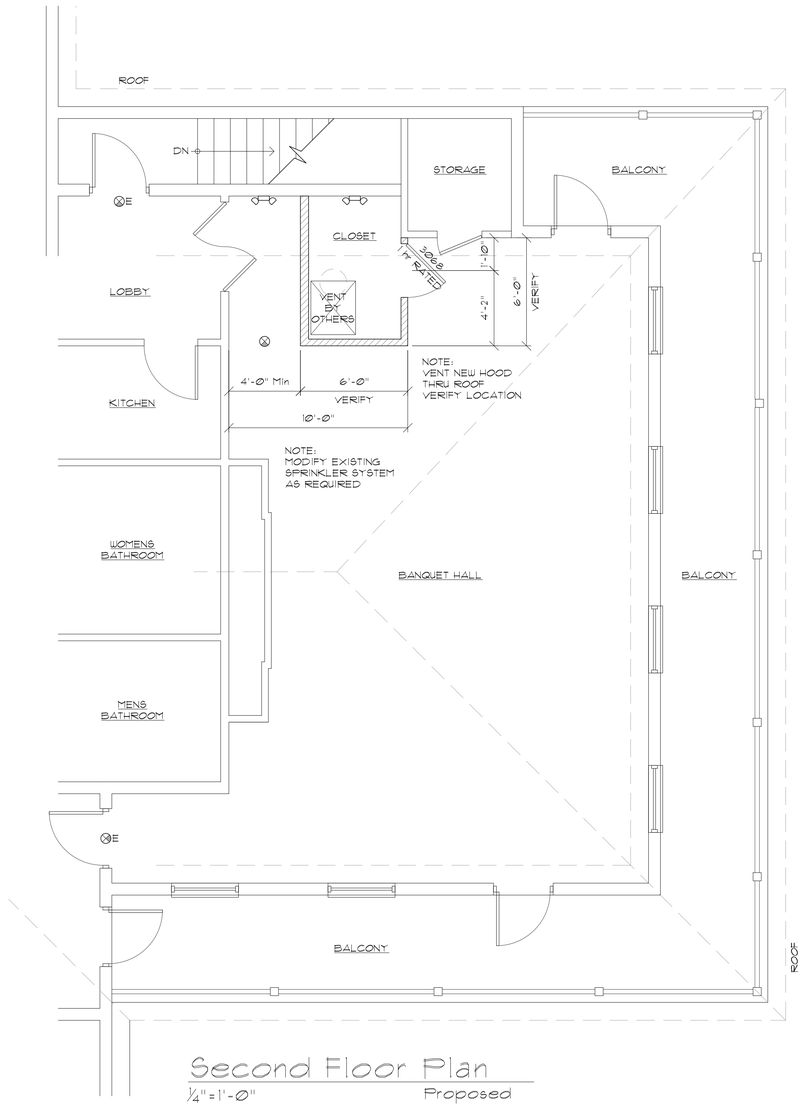
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

KITCHEN ADDITION
COLUMBIA RESTAURANT
98 ST. GEORGE STREET ST. AUGUSTINE, FL 32084

Date:	5.19.26
Scale:	AS NOTED
Drawn:	MURPHY
File:	98 St G

SHEET
A2

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

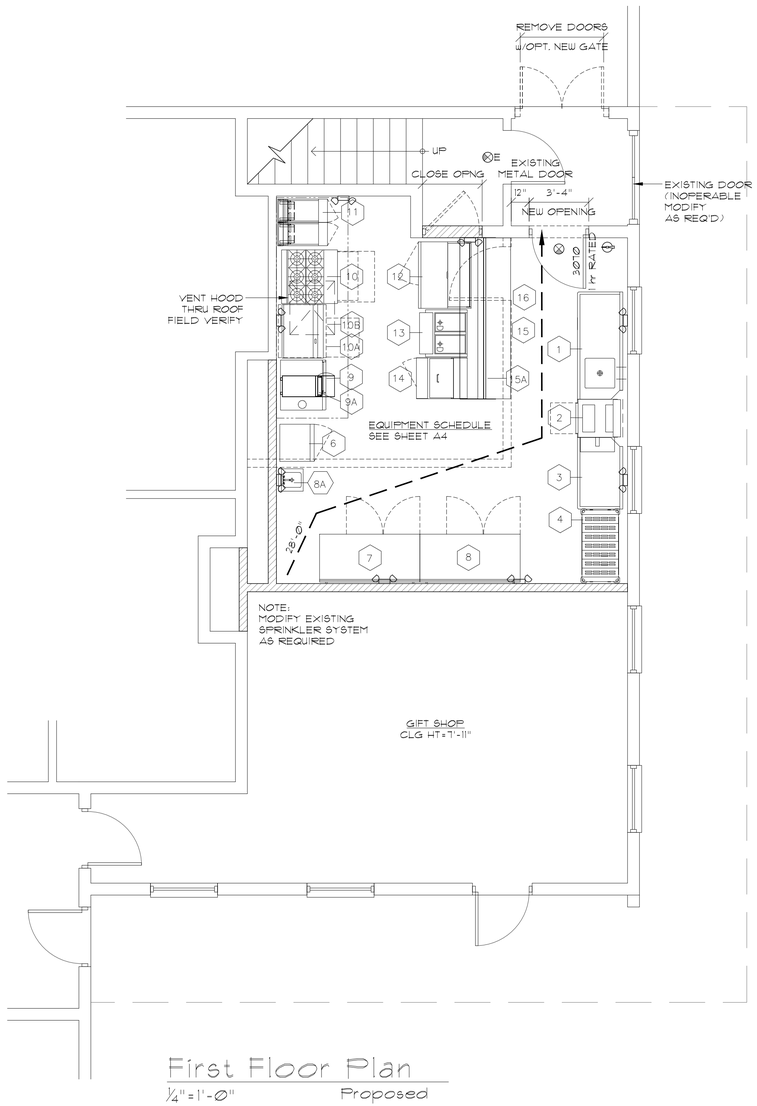


Second Floor Plan

¼"=1'-Ø" Proposed

Legend

- EXISTING WALL TO REMAIN
- DEMO EXISTING REPAIR AS REQUIRED
- NEW EXTERIOR WALL 8x8x16 CMU w/#5 BARS @ 48" O.C. VERTICALLY CONCRETE FILL
- NEW INTERIOR WALL 2x4 (2x6 WET WALLS) WOOD STUDS @ 16" O.C. w/ ⅝" TYPE "X" GYP BD COND. SIDES
- DIRECTIONAL EXIT LIGHT w/BATTERY BACK UP (EDTs)
- EXISTING EXIT LIGHT FIELD VERIFY
- EMERGENCY LIGHTING w/BATTERY BACK UP
- FIRE EXTINGUISHER PER NFPA Ø1 CH. 38.3.5



First Floor Plan

¼"=1'-Ø" Proposed

Legend

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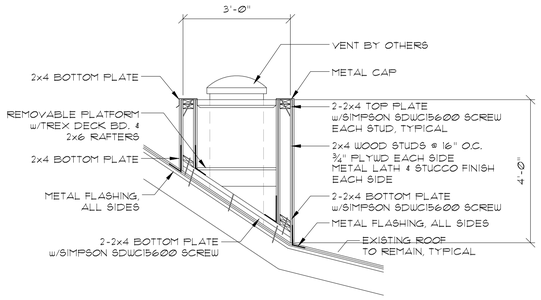
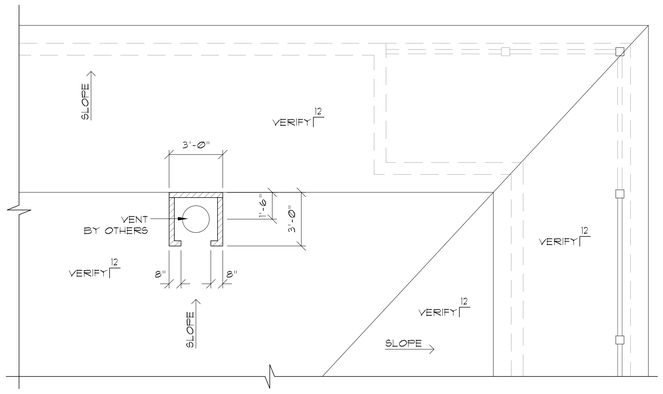
A3



Chimney Detail

½" = 1'-Ø"



Legend

NEW 48"h KNEE WALL
2x4 WOOD STUDS @ 16" O.C.
¾" PLYWD EACH SIDE
METAL LATH & STUCCO FINISH

Roof Plan

¼" = 1'-Ø" Proposed

Header Schedule

OPENING WIDTH	BEARING WALL OR SHEAR WALL	NON-BEARING WALL	JACK and KING STUDS
Ø'- Ø" TO 3'- Ø"	(2) 2"X 8"	(2) 2"X 6"	1 J - 1 K
3'- 1" TO 5'- Ø"	(2) 2"X 10"	(2) 2"X 6"	1 J - 2 K
5'- 1" TO 7'- Ø"	(2) 2"X 12"	(2) 2"X 10"	2 J - 3 K
7'- 1" TO 10'- Ø"	(2) 2"X 12" WITH 1/2" PLYWOOD FLITCH	(2) 2"X 10"	3 J - 3 K
10'- 1" and LARGER	LVL (ENGINEERED)	LVL (ENGINEERED)	4 J - 3 K

NOTES:

1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, EXT.) WERE SIZED USING.
   1800 "Fo" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY
3. JOISTS, RAFTER, LENTEL, ECT WERE SIZED USING
   1200 "Fo" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY

Equipment Schedule

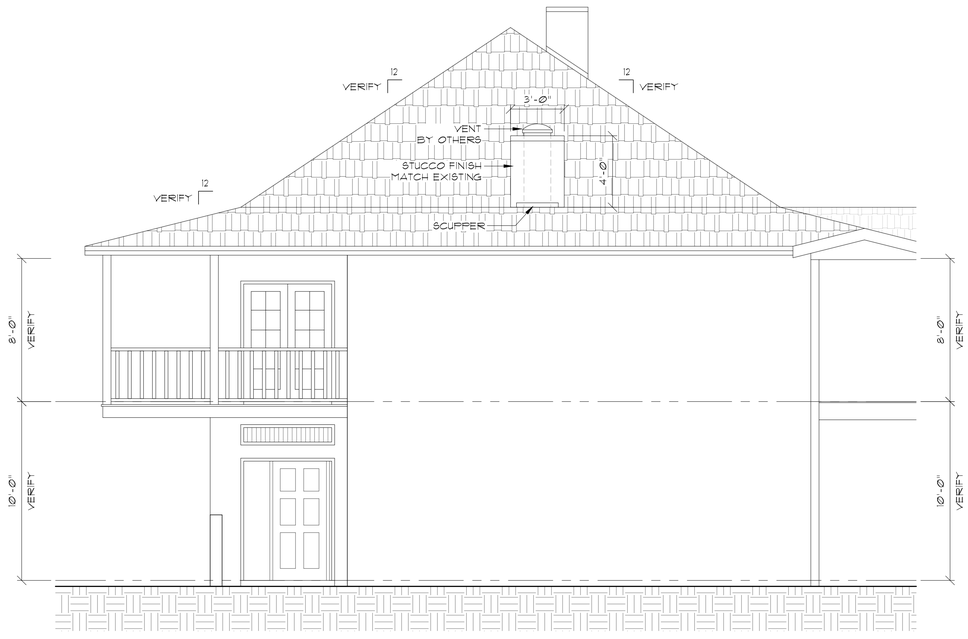
#	Qty	Equipment Category	Manufacturer	Model Number	Remarks
1	1	DISHTABLE, STRAIGHT, SOILED	JOHN BOOS & CO.	SDT6-S72SBK-L	
2	1	WAREWASHER, DOOR TYPE, HIGH TEMP	CMA DISHMACHINES	CMA-180-VL-FL	
3	1	DISHTABLE, STRAIGHT, CLEAN	JOHN BOOS & CO.	CDT6-S48SBK-R	
4	1	RACKS, DRYING	METRO	MAX4-PR48VX2	
5					
6	1	FREEZER, REACH-IN	TRUE MFG.	T-12F-HC	
7	1	REFRIGERATOR, DEEP, WORKTOP	TRUE MFG.	TWT-67-HC	
8	1	REFRIGERATOR, DEEP, WORKTOP	TRUE MFG.	TWT-67-HC	
8A	1	SINK, HAND	ATOSA USA	SA15SD	
9	1	OVEN-STEAMER, COMBINATION, GAS	RATIONAL USA	ICOMBI CLASSIC 6-HALF SIZE G	
9A	1	OVEN, MICROWAVE	MERRYCHEF USA	CONNEX 12 US	
10	1	RANGE, HEAVY DUTY, GAS	SOUTHBEND	P36D-BBB	
10A	1	REFRIGERATOR, CHEF BASE	ATOSA USA	MGF8448GR	
10B	1	GRIDDLE, COUNTERTOP, GAS	ATOSA USA	ATTG-36	
11	1	FRYER, DEEP FAT, GAS W/FILTER	FRYMASTER	FPPH255	
12	1	REFRIGERATOR, PIZZA PREP	TRUE MFG.	TPP-AT-44-HC	
13	1	BUFFET/CAFETERIA, HOT FOOD-SOUP STATION	VOLLRATH	38102	
14	1	REFRIGERATOR, SANDWICH/SALAD PREP	TRUE MFG.	TSSU-27-12-B-HC	
15	1	SHELF, PASS-THRU	JOHN BOOS & CO.	PTS26K-24108	
15A	1	WARMER, FOOD OVERHEAD	HATCO	GRAHL-60D3	
16	1	CABINET, DISH	JOHN BOOS & CO.	4DC04-18108	

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.



East Elevation

¼" = 1'-Ø" Proposed



North Elevation

¼" = 1'-Ø" Proposed

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

KITCHEN ADDITION
COLUMBIA RESTAURANT
98 ST. GEORGE STREET ST. AUGUSTINE, FL 32084

Date: 5.19.26
Scale: AS NOTED
Drawn: MURPHY
File: 98 ST G

SHEET
A4

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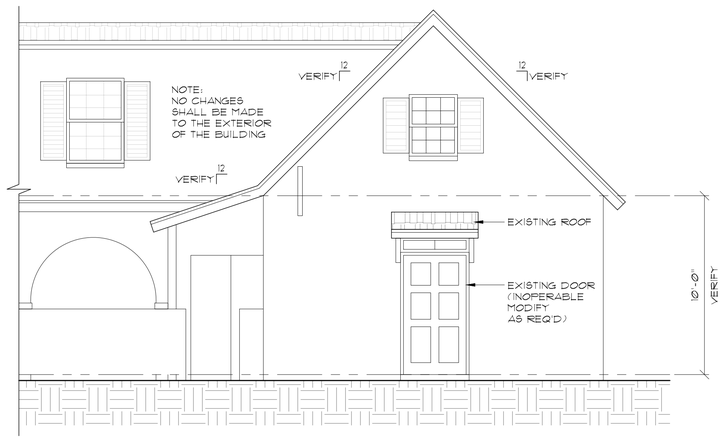
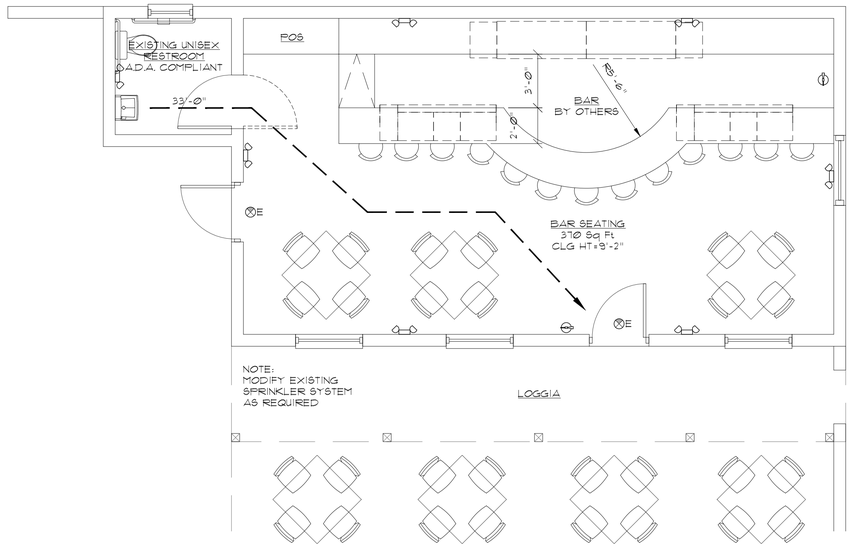


East Elevation
¼"=1'-0" Proposed



Floor Plan
¼"=1'-0" Proposed

Legend

- EXISTING WALL TO REMAIN
- ⊗E EXISTING EXIT LIGHT FIELD VERIFY
- EXISTING EMERGENCY LIGHTING w/BATTERY BACK UP
- FIRE EXTINGUISHER PER NFPA 101 CH. 38.3.5

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Date: 5.19.26
Scale: AS NOTED
Drawn: MURPHY
File: 98 St G

SHEET
A5

NOTES:

GENERAL

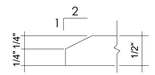
- THESE GUIDELINES ARE APPLICABLE TO THE "COMMON" AND "PUBLIC" SPACES IN THE FACILITY
- THE CONDITIONS ILLUSTRATED ON THIS SHEET REFLECT CURRENT STANDARDS FOR HANDICAPPED ACCESSIBILITY PER THE 2023 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION BASED ON THE 2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN
- NOT ALL CONDITIONS SHOWN OCCUR IN THIS PROJECT.
- CONTRACTOR SHALL INFORM OWNER & ARCHITECT WHEN CONSTRUCTION CANNOT CONFORM TO THESE STANDARDS BECAUSE OF FIELD CONDITIONS

SIGNAGE:

- ALL SIGNAGE TO COMPLY WITH THE 2023 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, SECTION 703 (BASED ON THE 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN
- FINAL GRAPHICS TO BE BUILDING STANDARD TYPE SIGNAGE OR DESIGN APPROVED BY OWNER.
- PROVIDE CONCEALED FASTENERS OR ADHESIVES AS RECOMMENDED BY MANUFACTURES AND AS REQUIRED FOR PERMANENT AND SECURE MOUNTING TO SUBSTRATES.
- ALL SIGNAGE TO BE COORDINATED WITH OWNER.



A. CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.



B. CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

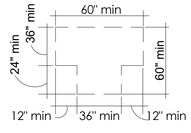
C. A CHANGE IN LEVEL OF 1/2 INCH IS PERMITTED TO BE 1/4 INCH VERTICAL PLUS 1/4 INCH BEVELED. HOWEVER, IN NO CASE MAY THE COMBINED CHANGE IN LEVEL EXCEED 1/2 INCH. CHANGES IN LEVEL EXCEEDING 1/2 INCH MUST COMPLY WITH 405 (RAMPS) OR 406 (CURB RAMPS).

D. CHANGES IN LEVEL GREATER THAN 1/2 INCH HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 405 OR 406.

N.T.S.

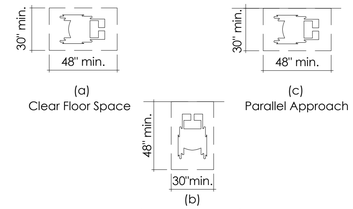


(A)
Typ. Circular
Turning Space



(B)
Typ. "T"- Shaped Turning Space

N.T.S.



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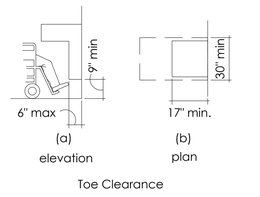

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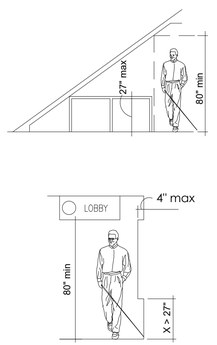

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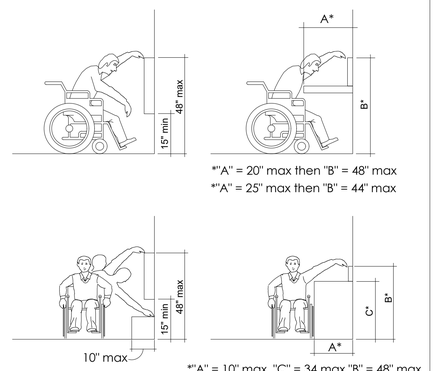

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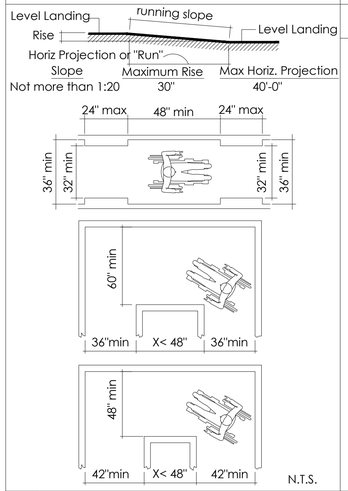
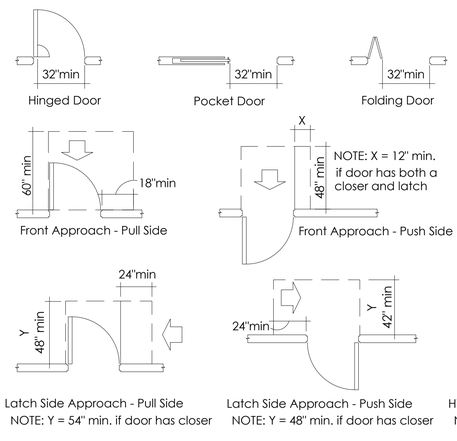


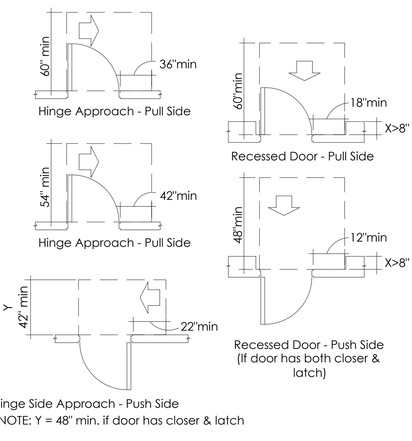
N.T.S.

1 CHANGES IN LEVEL
FBC-ACC (SECTION 303)

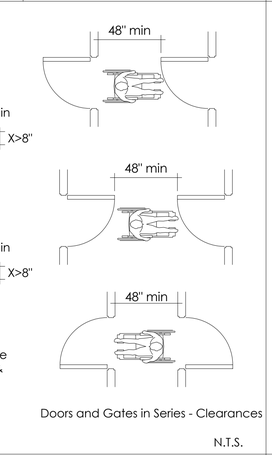


2 TURNING SPACE
FBC-ACC (SECTION 304)

3 CLEAR FLOOR OR GROUND SPACE
FBC-ACC (SECTION 305)

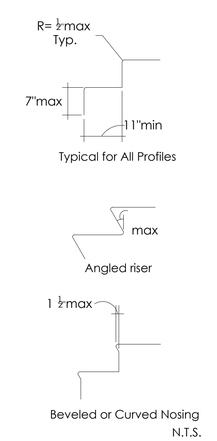


4 KNEE AND TOE CLEARANCE
FBC-ACC (SECTION 306)



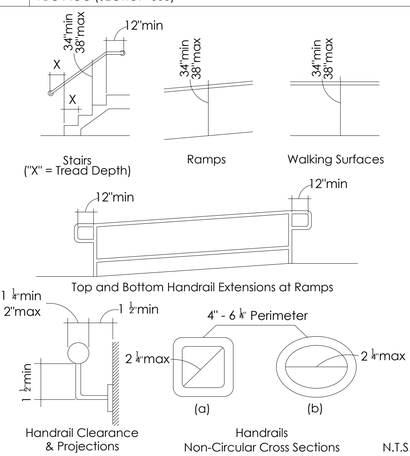
N.T.S.

5 PROTRUDING OBJECTS
FBC-ACC (SECTION 307)



N.T.S.

6 REACH RANGES
FBC-ACC (SECTION 308)



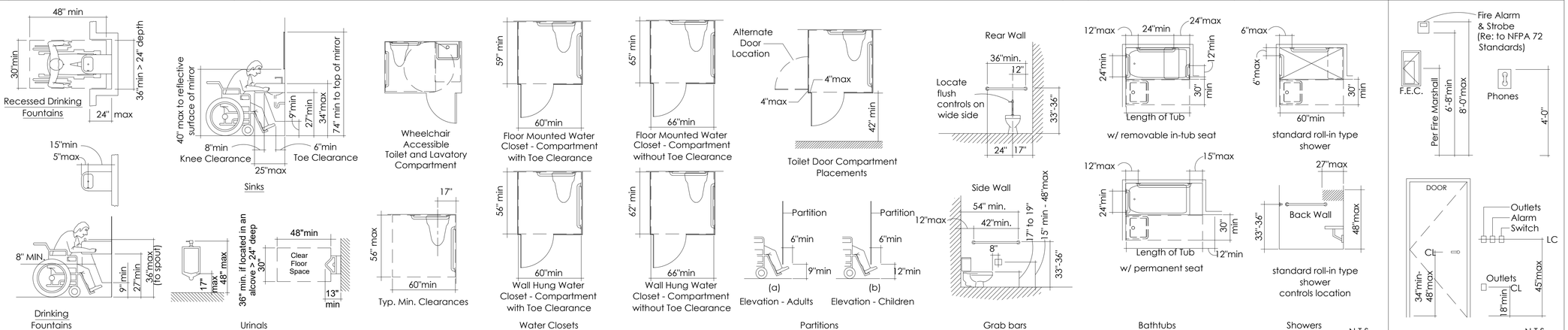
N.T.S.

7 ACCESSIBLE ROUTES - WALKING SURFACES
FBC-ACC (SECTION 403)

8 DOORS, DOORWAYS AND GATES
FBC-ACC (SECTION 404)

9 STAIRWAYS
FBC-ACC (SECTION 504)

10 HANDRAILS
FBC-ACC (SECTION 505)



N.T.S.

N.T.S.

11 PLUMBING ELEMENTS AND FACILITIES
FBC-ACC (CHAPTER 6)

12 MISCELLANEOUS

KITCHEN ADDITION
COLUMBIA RESTAURANT
98 ST. GEORGE STREET ST. AUGUSTINE, FL

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

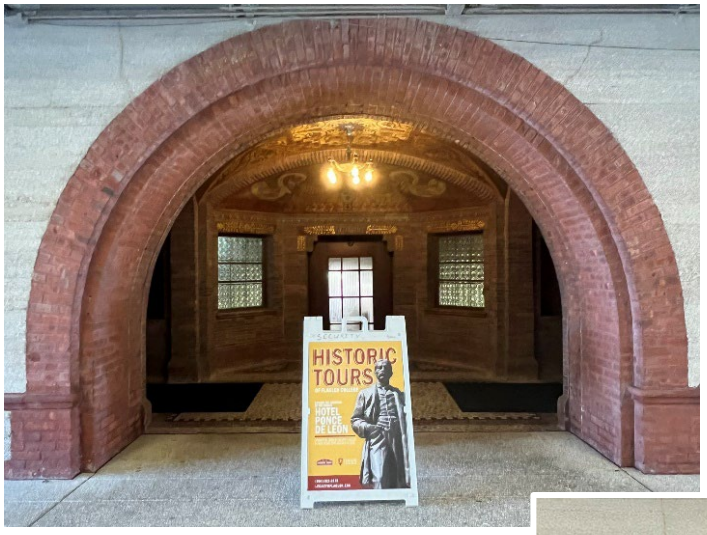
Date: 5.19.26
Scale: AS NOTED
Drawn: MURPHY
File: 98 St G

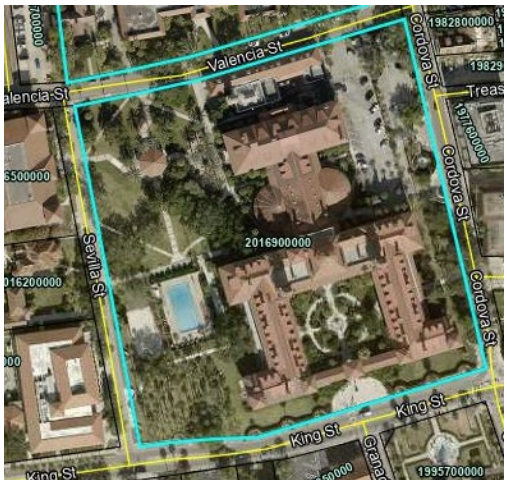
SHEET
A6

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 16, 2026 Meeting







Application HP2026-0048 Address: 74 King Street

Applicant & Owner: Flagler College, Inc.

Project description: To install a new glass entry door system.

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	SJ00080
National Register:	NHL: Individually Listed	Construction date:	1887
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	1961500001		
Agenda Item:	6(b)	Previous Action(s):	None Relevant

STAFF SUMMARY AND ANALYSIS:

1. This National Historic Landmark Designated structure is located on the block bounded by King, Cordova, Valencia, and Sevilla Streets. The project location is within a central breezeway which runs under the connection between the rotunda and dining hall, with access to/from the north side of the rotunda via a stairway.
2. The applicant is seeking approval for installation of a glass entryway system, comprised of metal framing and laminated glass elements often found in modern storefront systems, within the existing archway leading from the rotunda space into the breezeway as detailed in the scope of work below. The glass system was chosen to minimize obscuring the view of the foyer space within the archway which contains notable architectural details.
3. Doors on post-1821 structures are generally wood according to the Architectural Guidelines for Historic Preservation (AGHP). In general, modern metal door systems are considered inappropriate. A wood-grain finish is proposed for the entry system to mitigate the visual impact of the aluminum mullions.
4. The proposal also includes panic hardware and a low-profile card reader which are not shown on the plans provided. It is unclear how these elements may visually impact the look of the entryway.
5. It is not completely clear how this entry system will be fastened within the existing archway. The applicant should detail how the entry will be secured to the building and what impacts, if any, installation of the system will have on the existing masonry as well as how any impacts will be monitored and/or mitigated to ensure that little or no damage is being done to the historic masonry structure.
6. Security, per the applicant, is the primary justification for this request. During a site visit, staff also noted a substantial flow of conditioned air moving out of the building through this archway which could explain the decision to use glass over other forms of security gate/door, such as wrought iron bars or wood spindles consistent with existing architecture on the property, which would allow air to pass through.

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 **74 King Street** if the HARB makes the following determinations:

1. The additional hardwar proposed has been sufficiently detailed by the applicant for the HARB's consideration.
2. The new door system, as proposed or modified by the HARB, will not be visible from any rights-of-way and meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design, and #10 as a reversible alteratoion/addition on this National Historic Landmark structure.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Install glass storefront entry system:
   a. Fill existing archway
   b. Metal 4.5" mullions with wood grain finish
   c. 6070 pair of metal doors with wood grain finish
   d. 9/16" Laminated Glass
   e. Panic Hardware and low-profile card reader (design and location require verification)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alteration and Additions**

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Protect and maintain the masonry, wood and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to entrance features will be necessary.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
- Add simple or compatibly designed screen doors where appropriate, that match the historic materials of the building.

Don't...

- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Add aluminum or other inappropriate screen doors.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821

Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
74 King Street



Project Location from the North

STAFF PHOTOGRAPHS
74 King Street



Project Location from the North

STAFF PHOTOGRAPHS
74 King Street



Project Location from the South (within the foyer)

STAFF PHOTOGRAPHS
74 King Street







Breezway Views from the East

STAFF PHOTOGRAPHS
74 King Street







Breezway Views from the West

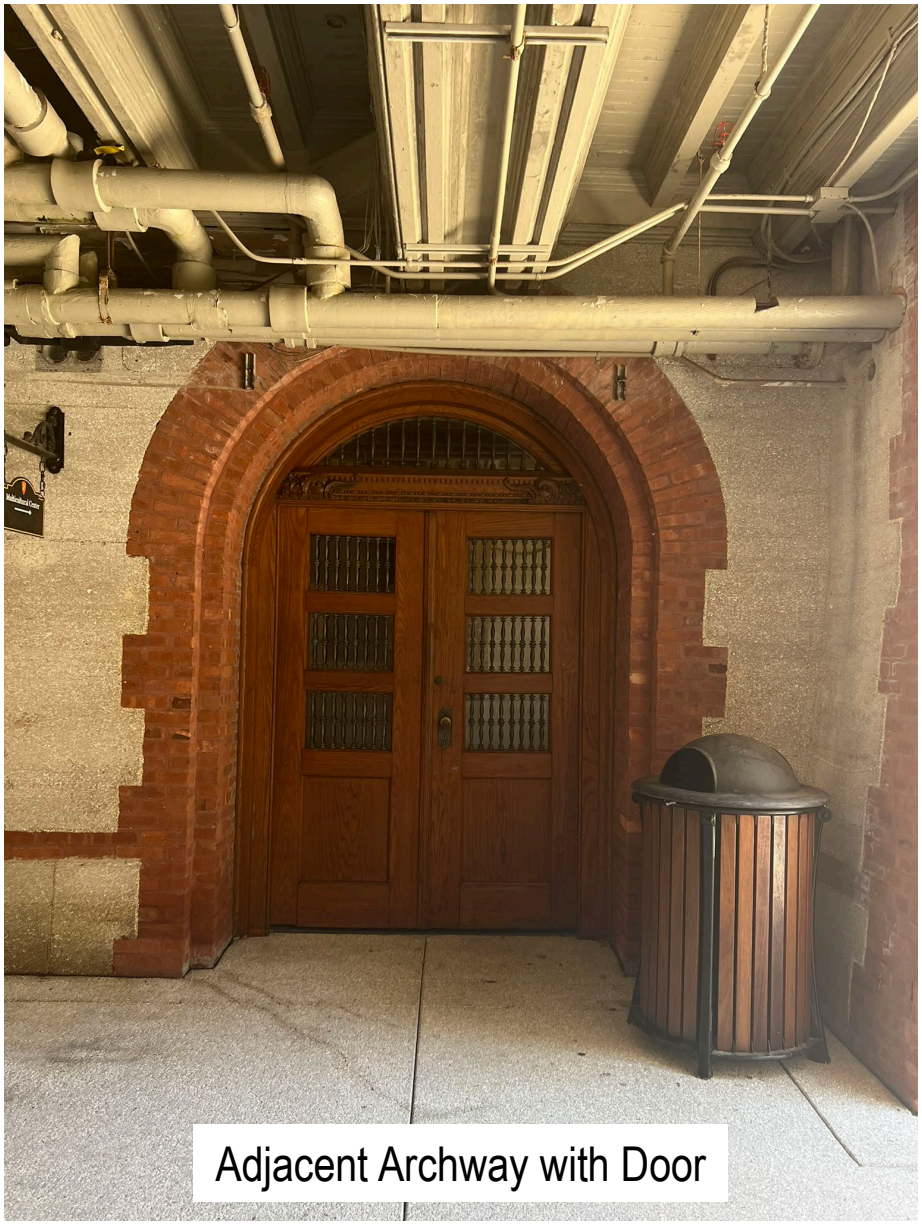
STAFF PHOTOGRAPHS
74 King Street





Interior Foyer Space

STAFF PHOTOGRAPHS
74 King Street



Adjacent Archway with Door

Form No. 10-300 (Rev. 10-74)

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DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

ORIGINAL - NOT TO BE REMOVED FROM FILES

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

1 NAME

HISTORIC
Hotel Ponce de Leon

AND/OR COMMON

NR listed 5-6-75

2 LOCATION

STREET & NUMBER whole block bordered on south by King St.; north by Valencia St.; on the west by Sevilla and on the east by Cordova — NOT FOR PUBLICATION

CITY, TOWN St. Augustine — VICINITY OF

CONGRESSIONAL DISTRICT Fourth

STATE	CODE	COUNTY	CODE
Florida	12	St. Johns	109

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	XPUBLIC	XOCCUPIED	__AGRICULTURE	__MUSEUM
XBUILDING(S)	__PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	XEDUCATIONAL	__PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	XYES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Flagler College Board of Trustees

STREET & NUMBER

CITY, TOWN St. Augustine — VICINITY OF — STATE Florida

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. St. Johns County Courthouse

STREET & NUMBER

CITY, TOWN St. Augustine — STATE Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Historic American Buildings Survey (FLA 173)

DATE

XFEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS Library of Congress

CITY, TOWN Washington — STATE D.C.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XORIGINAL SITE
XGOOD	__RUINS	XALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hotel Ponce de Leon was completed in May of 1887, and since that time has been a landmark in St. Augustine. The East Coast complement of Henry Bradley Plant's Tampa Bay Hotel (National Register, 1973), it was built in Spanish Renaissance style and is characterized by massive proportions, vibrant color and an abundance of applied surface ornament. Constructed of concrete which was cast-in-place and had a heavy concentration of locally quarried coquina, the surface of the building presents the appearance of a porous tabby mixture. These concrete bearing walls are grey-brown in color offering a neutral background for the salmon brick sills, lintels and quoins and the darker red of the clay tile roof. All roofing is red clay tile including the conical domes of the towers and the central dome over the lobby.

The plan of the building is exceedingly complex. The main body of the structure is oriented east-west with the entrance facade facing south. The two wings which extend from the central section to enclose the courtyard are oriented north-south. Flanking the entry gate is a double arcade defining a loggia which creates the southern enclosure of the courtyard. Entry into the courtyard is via a round arched opening in the base of a one-story hip roofed gate. The arcade is a series of colonettes rising from a concrete retaining wall from which spring equilateral arches in series. The whole is topped by a ridge roof which butts the interior walls of the east and west wings. The concrete retaining wall is continued in effect along the south elevation of each wing creating the effect of a water table.

Although fenestration and ornamentation are consistent within a given story, each story is differently treated. Windows diminish in size from ground floor to roof and become flat topped instead of round arched. All window surrounds are a salmon colored brick. First floor windows are all set into round arched openings, and where windows occur in pairs, they are separately arched with a colonette between and set into one larger common arch. These windows are double-hung sash with lunette above. Second floor windows are also sash, quoined on the sides with voussoirs on top. On the third floor, French doors set into quoined surrounds lead onto wooden balconies defined by turned columns and spindle post balustrades. The main roof covering the wings extends down and flares slightly to cover the balconies. On the interior walls of the courtyard, three-tiered arcades occur on the east and west. The entrance facade of the building (south elevation) is a composition of glazed and unglazed arches beneath a clay tiled pent roof, small rectangular casement windows in series and a terra cotta grille flanking the central pavilion. Rising from this central hipped section is a vaulted dome with bronze lantern, the inside of which can be seen from the rotunda below. Immediately to the west of the dome is a small belvedere with casement windows and hip roof and flanking the whole are twin towers extruded from the juncture of the central

7. Description (cont.)

section of the building and the wings. On the interior wing walls, the main roof slopes down and flares to cover the three-tiered arcade and meets the south wall pent at the towers. The square towers are singularly the most ornate components of the building. Taller than the surrounding parts, they immediately become the focal point of the structure. Ornamentation includes conical roofs with bronze orb and weathervane atop, terra cotta balconies (one each per elevation) beneath an arcade which surrounds the entire tower. Tower corners are quoined as are the corners of the smaller towers which are juxtaposed at each of the four southern corners of the two main wings. Dormers with casement windows project in series from all sides of the south wings. Brick chimneys rise from all points on the roof, some with multiple flues and ornate stepped caps.

Entrance to the hotel proper is directly in line with the south gate. The huge double doors surrounded by decorative mosaic tile lead into a large foyer and then into the rotunda. There are auxiliary entrances centered in the east and west wings and at the rear of the building. Each of these entrances has an abundance of decorative terra cotta relief in addition to the blue, white and brown mosaic at the main entrance. Within this section of the building were located the Lounge, Grand Parlor and Bedrooms. Immediately behind this section of the hotel, but attached to it, was the Great Dining Hall. Its central section is a large rectangular room with barrel vaulted ceiling, the walls of which are pierced with arched windows filled with stained glass. There is an abundance of colored glass, art work and murals throughout the hotel - the work of Louis Tiffany who designed the hotel's interiors, and artists George W. Maynard and Virgilio Tojetti.

As the plan of the building rambles on in a northerly direction, there are, located behind the Great Dining Hall, a kitchen, utility rooms and other miscellaneous areas now used for classes and laboratories.

The building is little changed since its construction, despite its several uses. Originally the structure had only community bathrooms at various points along the halls. Early in the twentieth century, a yearly program of adding semi-private baths between rooms was carried out. The Grand Parlor has been converted to a library and overhead flourescent light added. Other alterations have been limited to minor interior partition changes.

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	X SOCIAL/HUMANITARIAN	
__1700-1799	X ART	__ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	X COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES 1887 BUILDER/ARCHITECT John M. Carrere and Thomas Hastings

STATEMENT OF SIGNIFICANCE

The development of railway transportation and resort facilities on the East Coast of Florida by Henry Flagler in the late 19th and early 20th centuries, was a catalyst for the subsequent economic, social and cultural development of the State. The construction of the Hotel Ponce de Leon in 1887 was a key element in the successful implementation of Flagler's overall program.

Flagler's interest in St. Augustine and Florida began in the winter of 1885 when he first visited that city with his second wife. He recognized the potential of the area as a winter resort and commenced almost immediately to launch a luxury hotel venture of his own. In Flagler's words, he explained his dilemma regarding the design of the Ponce thusly: "Here was St. Augustine, the oldest city in the United States. How to build a hotel to meet the requirements of nineteenth century America and have it in keeping with the character of the place - that was my hardest problem" (Lefevre, p. 182). The suggestion of a solution to that problem already existed in St. Augustine in the form of the Villa Zorayda, the home of Franklin W. Smith, a Bostonian with the means to dabble in philanthropy, politics and amateur architecture (Martin, pp. 103-107). The Smith residence, borrowing from the exotic motifs of Spain's moorish castles, was one of the earliest structures in this area to employ a cast-in-place type of concrete construction. Smith's success with the Villa Zorayda convinced Flagler that he could employ poured concrete and a Spanish architectural theme in creating a luxury resort hotel. For architects, Flagler went to the leading firm in the nation at that time, McKim, Meade and White of New York and hired two young men who had no major achievements to their credit: John M. Carrere and Thomas Hastings. Both had studied at the Ecole des Beaux-Arts in Paris. The firm of Carrere and Hastings, founded to carry out the design of the Ponce de Leon, would become, in the opinion of the nation's leading architectural journal, the foremost architectural partnership in the United States during the early decades of the twentieth century ("The Work of Messrs. Carrere and Hastings," The Architectural Record, XXVII, p. 1). The firm was later to design such buildings as the New York Public Library in 1910.

The hotel's decorator was Louis Comfort Tiffany of New York, who had recently reorganized his company to specialize in glass for

architects and builders. The magnificence of the windows he designed for the Ponce had an impact in stimulating demand for the creations which would make his name synonymous with excellence in glass (Koch, pp. 69-70). The great rotunda and dining hall of the hotel were decorated with mural paintings by George W. Maynard, while the ceiling of the Grand Parlor was covered with angelic canvasses by Virgilio Tojetti, painted in Paris and stretched between ceiling moldings as the hotel was completed. In addition to the elegance and grandeur of the furnishings and interiors, the building was replete with the most modern utilities - electricity for lighting via four Edison direct current dynamos and fresh water piped in from a pond located west of town.

Upon completion of the Ponce de Leon in 1887, Flagler insured that his plans for its success would be accomplished by improving the railroad between Jacksonville and St. Augustine and mailing out thousands of copies of Florida, the American Riviera, thus making certain that the world knew what was about to transpire in the nation's oldest city (Castleden, p. 17). During the next few years, the Ponce was visited by presidents, congressmen and many wealthy and influential Northerners.

The hotel's success as a tourist resort was short lived for a number of reasons. The yellow fever epidemic kept people away from the State in 1888 and in December of 1894 and January of 1895, Florida was hit by the worst freeze in its history. These freezes were symptomatic of a grave shortcoming in St. Augustine as a winter resort: the weather was simply not as pleasant and sunny as in the more tropical southern peninsula. With the expansion of Flagler's own railroad and hotel empire down the east coast and the progress of developers such as Henry Plant on the west coast, St. Augustine found itself in an increasingly unfavorable competitive position. There would continue to be brief periods of heavy visitation, particularly as prosperity returned to the nation in the first decades of the twentieth century, during World War I while travel was restricted to the United States (Annual Report, 1917) and during the Florida boom of the 1920's. Although the boom was centered in South Florida, St. Augustine experienced a rapid increase in building construction and tourism. During the Great Depression, only three Flagler Hotels survived, one of which was the Ponce (Annual Report, 1932). Followed by a lull in tourism during World War II, the hotel underwent extensive repairs and modernization, and attracted large crowds in 1946 and 1947 (Annual Report, 1946). Then the former pattern of decline resumed and each year fewer and fewer guests returned. With the pattern in tourism changing so rapidly, the way was now prepared for the closing and possible destruction of the venerable Hotel Ponce de Ldon. Due, however, to the concern among civic leaders for the preservation and utilization of historic buildings,

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the hotel was saved and its fate announced publicly in 1967. Flagler Systems could no longer feasibly continue operation of the building and therefore it would be sold and converted into a college for women. In April, 1967, the Ponce de Leon closed its doors to tourists for the last time.

Eighteen months later Flagler College opened to receive its first students. Since that time, it has become coeducational, received accreditation and graduated two classes. The success of Flagler College augurs well for the future of the great buildings whose walls were built to last through the centuries.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Annual Report of the Florida East Coast Hotel Co." Volumes for the years 1917, 1932, 1946. Located in the Flagler Museum, Palm Beach. The "Annual Reports" are detailed typescript accounts of the Flagler hotel system's financial affairs.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	17	469580	330572 0
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

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
Dr. Thomas Graham, Chairman

ORGANIZATION
History Department

DATE

STREET & NUMBER
Flagler College

TELEPHONE

CITY OR TOWN
St. Augustine

STATE
Florida

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

TITLE DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER

7

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DATE ENTERED

CONTINUATION SHEET ITEM NUMBER 9 PAGE 1

Castleden, Louise D. "Early Years of the Ponce de Leon." Unpublished pamphlet, 1957.

Graham, Thomas. "Flagler's Magnificent Hotel Ponce de Leon." Unpublished manuscript. Copy in possession of DAHRM.

Koch, Robert. Louis C. Tiffany, Rebel in Glass. New York: Crown Publishers, Inc., 1966.

Lefevre, Edwin. "Flagler and Florida," Everybody's Magazine, XXII (February, 1910).

Martin, Sidney Walter. Florida's Flagler. Athens, Georgia: University of Georgia Press, 1949.

"The Work of Messrs. Carrere and Hastings," Architectural Record, XXVII (January, 1910).

8

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET ITEM NUMBER 11 PAGE 1

Diane D. Greer, Historic Sites Specialist
Dept. of State, Div. of Archives, History and Records Mgmt.
The Capitol
Tallahassee, Florida

Personal presentation recommended

ENTRIES IN THE NATIONAL REGISTER

STATE FLORIDA

Date Entered MAY 6 1975

Name	Location
Hotel Ponce de Leon	St. Augustine St. Johns County

Notified by phone
5-20-75 JRL

Thomas Graham
829-6485
82

Also Notified

Hon. Richard Stone
Hon. Lawton Mainor Chiles, Jr.
Hon. Bill Chappell, Jr.

June 3, 1975

Flagler College Board of Trustees
St. Augustine
Florida

Ref: Hotel Ponce de Leon

Dear Sirs:

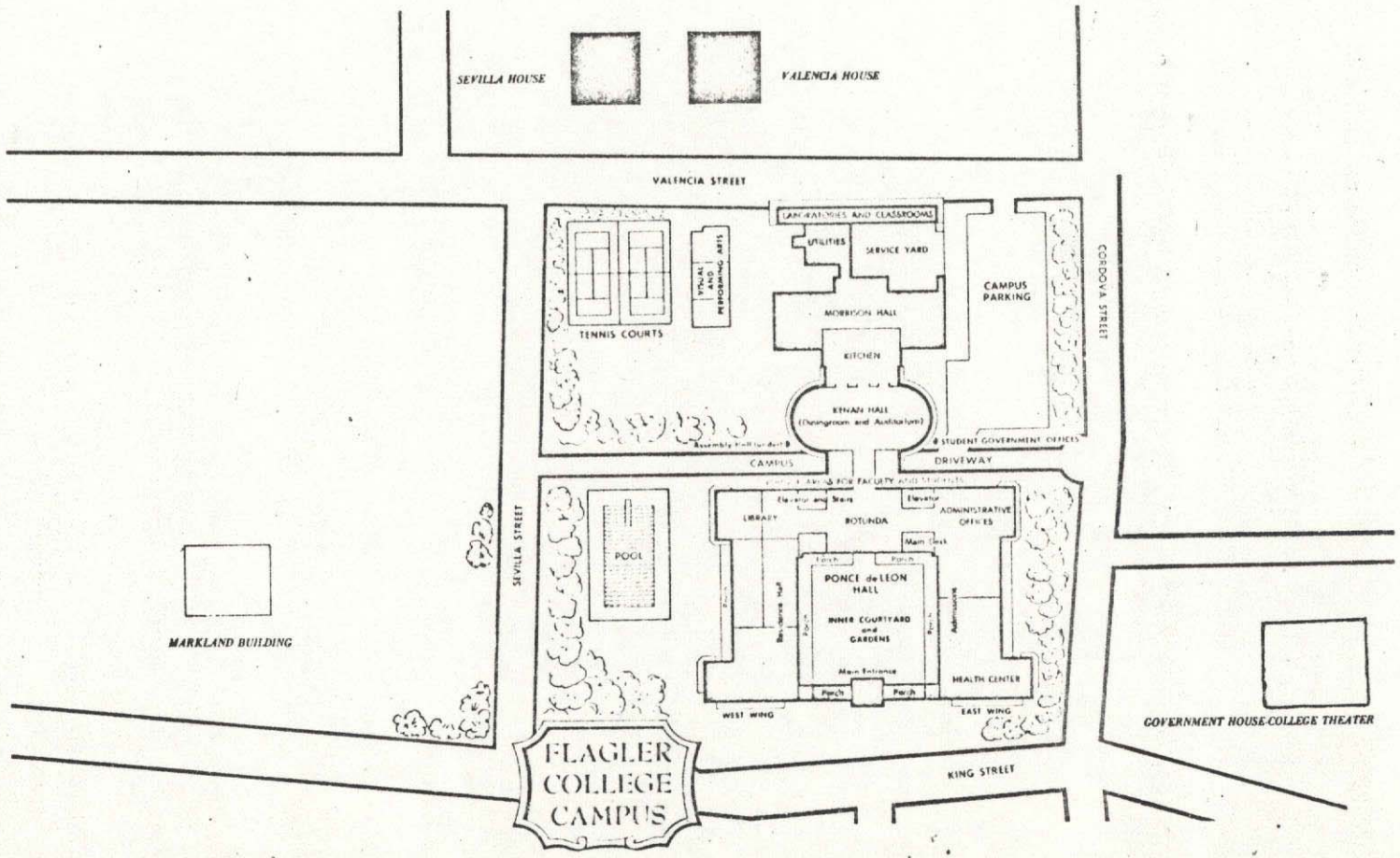
It is a pleasure to advise you that the referenced property has been officially listed on the National Register of Historic Places. A certificate of formal notification of the recognition given to this site is now being prepared. If at all possible, Secretary of State, Bruce A. Smathers, will be in contact with you concerning a mutually acceptable time and place for presentation of the certificate.

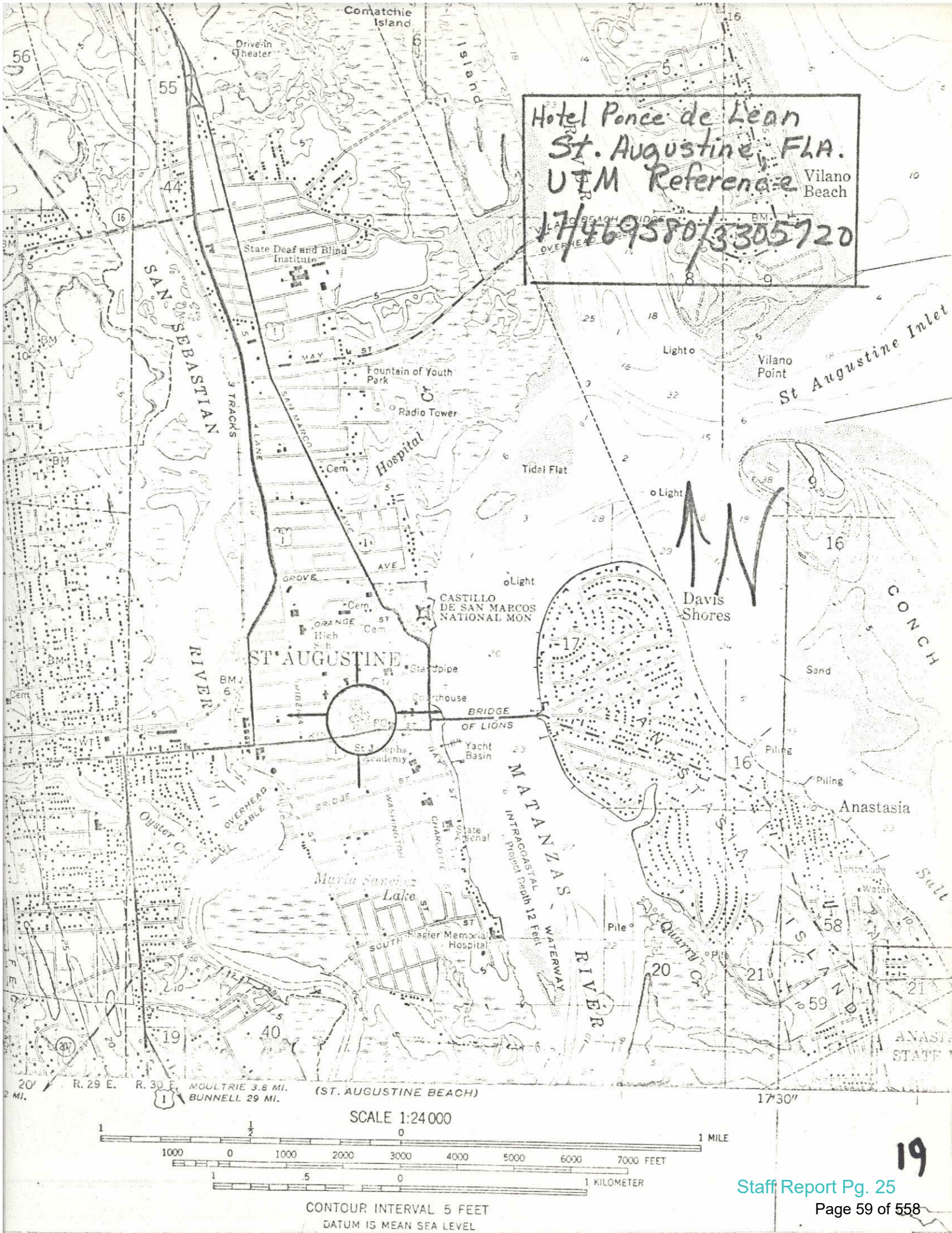
With every good wish and warm regards.;

Sincerely,

Robert Williams
State Historic
Preservation Officer

RW/eb
cc: City Planning
County Planning


SEVILLA HOUSE
VALENCIA HOUSE
VALENCIA STREET
LABORATORIES AND CLASSROOMS
UTILITIES
SERVICE YARD
CAMPUS PARKING
MORRISON HALL
KITCHEN
KENAN HALL
(Dining room and Auditorium)
TENNIS COURTS
STUDENT GOVERNMENT OFFICES
CAMPUS
DRIVEWAY
CORDOVA STREET
SEVILLA STREET
POOL
LIBRARY
ROTUNDA
ADMINISTRATIVE OFFICES
PONCE de LEON HALL
INNER COURTYARD and GARDENS
HEALTH CENTER
WEST WING
EAST WING
MARKLAND BUILDING
GOVERNMENT HOUSE-COLLEGE THEATER
KING STREET
FLAGLER COLLEGE CAMPUS


Hotel Ponce de Leon
St. Augustine, FLA.
UTM Reference
17/469580/3305720
Comatchie Island
Drive-in Theater
Island
Vilano Beach
State Deaf and Blind Institute
SAN SEBASTIAN
RIVER
3 TRACKS
4 LANE
MAY ST
Fountain of Youth Park
Radio Tower
Hospital
Cem
Tidal Flat
Light
Vilano Point
St Augustine Inlet
GROVE AVE
ORANGE ST
CASTILLO DE SAN MARCOS NATIONAL MON
Davis Shores
CONCH
ST AUGUSTINE
Standpipe
Courthouse
BRIDGE OF LIONS
St Josephs Academy
Yacht Basin
MATANZAS RIVER
INTRACOASTAL WATERWAY
Project Depth 12 Feet
State Arsenal
OVERHEAD CABLE
Oyster Cr
Maria Sanchez Lake
Flagler Memorial Hospital
SOUTH ST
Quarry Cr
Pile
Piling
Sand
Anastasia
Lighthouse
Water
ANASTASIA ISLAND
ANASTASIA STATE
R. 29 E.
R. 30 E.
MOULTRIE 3.8 MI.
BUNNELL 29 MI.
(ST. AUGUSTINE BEACH)
17'30"
SCALE 1:24 000
1 MILE
7000 FEET
1 KILOMETER
CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL

19

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0048 **Meeting Date: Thursday, July 16, 2026**

1. NAME OF APPLICANT: Joe Bruce
   Business (if applicable): Flagler College
   Address: 107 King Street Suite C
   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: Flagler College
   Business (if applicable):
   Address: 75 King Street 32084
   City: St Augustine State: FL Zip Code:
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

Avai

3. PROJECT LOCATION: 74 KING ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE BLK 45-C & PT OF MODEL LAND CO SUB CITY BLK J LOT 1 (EX W75FT) ALL LOTS 2 3 4 5 & 6 (EX DB188 /421 & OR260/264 & 297) LOT 7 (EX DB186/141 & DB188/421) PT LOT 8 IN SE CORN LOTS 9 10 11 12 & 14 (EX N75 & W75FT) OR103/258 259 & 233/113 & 236/ 419 & 297/203 & 663/1266 1267 & 942/1537

5. SCOPE OF WORK: To install a new glass entry door system.

Information attached by applicant includes:

- Application Agreement
- 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: 74 King Street

Applicant's Name: Joe Bruce Applicant's Signature: 

Owner's Name: Stacey M. Matthews 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.

Certificate of Appropriateness
Sufficiency Checklist

Case Number HP2026-0048
74 KING ST, Saint Augustine, 32084

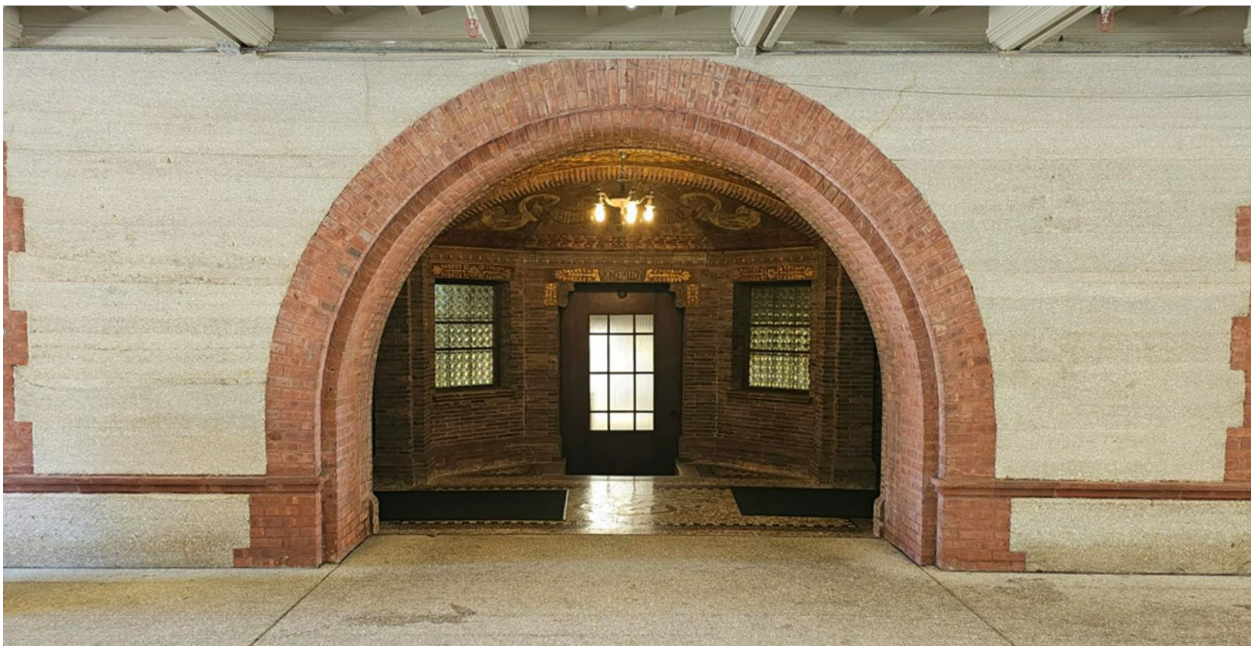
Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR DOORS - Scaled elevation(s) showing the building façade and existing	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)	Need	A scaled elevation will help the Board understand better what the existing opening looks like.
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	A section of the full window/door system along with the existing opening will help the Board and staff understand how the new security system will fit within the existing archway.
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 provide the brochure/installation specs for the system proposed.
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	Same as above for door.
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	Same as above for door.
WINDOWS - Scaled elevation of existing and proposed window	Scaled elevation of existing and proposed window; a “typical” elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location	Need	

Other Details Necessary for Review

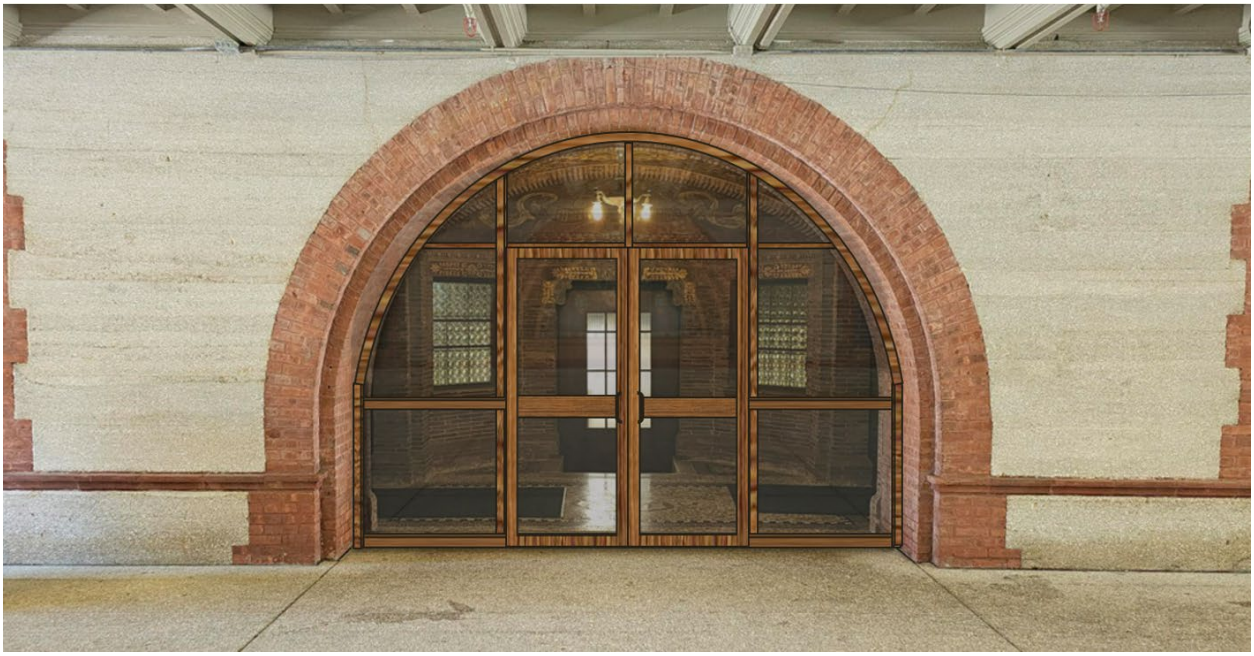
N/A

Flagler College: Ponce Hall Breezeway Security Storefront

Existing Opening: South Breezeway



Proposed Addition:



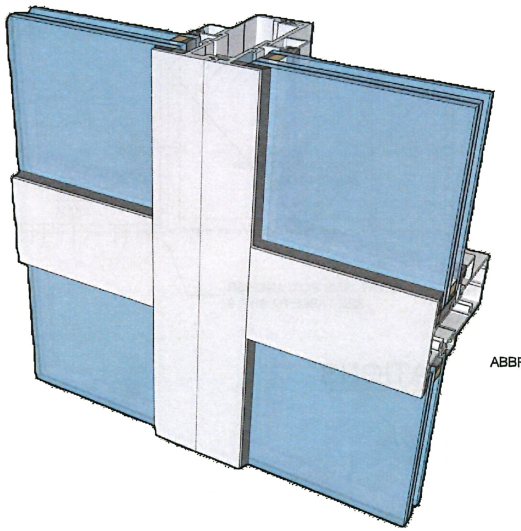
TRULITE GLASS & ALUMINUM SOLUTIONS

3300 IMPACT RESISTANT STOREFRONT SYSTEM

WITH MULTIPLE INFILLS (MISSILE LEVEL 'D' & 'E' - HVHZ)

GENERAL NOTES:

1. THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ) AND HAS BEEN TESTED TO THE FOLLOWING STANDARDS:
   - TAS 201-94 (ASTM E283, ASTM E330, ASTM E331)
   - TAS 202-94 (ASTM 1996)
   - TAS 203-94 (ASTM E 1886)
2. SERIES 3300 RESISTOR ALUMINUM STOREFRONT SYSTEM WAS TESTED TO COMPLY UP TO MISSILE LEVEL 'E' (80ft/sec) IMPACT AND QUALIFIED FOR USE ON ESSENTIAL FACILITIES
3. THIS STOREFRONT SYSTEM IS RATED FOR LARGE & SMALL MISSILE IMPACT. SHUTTERS ARE NOT REQUIRED.
4. CODE REQUIREMENTS FOR SAFEGUARDS MUST BE OBSERVED.
5. THE MAIN STRUCTURE WHERE THIS STOREFRONT SYSTEM WILL BE INSTALLED MUST BE CAPABLE OF SUPPORTING ALL THE LOADS IMPOSED BY THIS STOREFRONT SYSTEM.
6. ANCHORS SHALL BE AS LISTED. SPACED AS SHOWN ON DETAILS. THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS REQUIRED. ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. FOR INSTALLATION THROUGH METAL FRAME, PROVIDE 3 THREADS MINIMUM PENETRATION BEYOND METAL FRAME SUBSTRATE.
   FOR GROUTED FILLED BLOCK (CMU), DO NOT INSTALL ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS REFERENCED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT IN FACE SHELL OF BLOCK.
   INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS.
7. INSTALLATION ANCHORS MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.
8. MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS THAT COME IN CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE & ADAPTED STANDARDS.
9. ALL SHIMS TO BE HIGH IMPACT, NON-METALLIC AND NON-COMPRESSIBLE.
10. A LOAD DURATION INCREASE IS USED IN DESIGN OF ANCHORS INTO WOOD ONLY.



INSTRUCTIONS FOR USE:

1. DETERMINE DESIGN WIND LOAD REQUIREMENTS BASED ON WIND VELOCITY, BLDG. HEIGHT & WIND ZONE USING APPLICABLE ASCE 7 STANDARD.
2. SEE TABLE ON SHEET 3 FOR DESIGN LOAD CAPACITY OF DESIRED GLASS SIZE.
3. CHECK MULLION AND JAMB CAPACITY FOR A GIVEN SPACING AND HEIGHT USING TABLES ON SHEETS 7 TO 10. THE CAPACITY SHOULD BE EQUAL OR GREATER THAN THE DESIGN LOAD.
4. SEE SHEETS 12 TO 15 FOR ANCHOR TYPE & CAPACITY. ANCHOR CAPACITY SHALL BE EQUAL OR GREATER THAN THE DESIGN LOAD SPECIFIED IN STEP 1 ABOVE.
5. THE LOWEST VALUE RESULTING FROM STEP 2,3 AND 4 SHALL APPLY TO ENTIRE SYSTEM.

ABBREVIATIONS:

DLO or D.L.O. - DAYLIGHT OPENING
TYP. - TYPICAL
FH - FRAME HEIGHT
DOW - DOOR OPENING WIDTH
DOH - DOOR OPENING HEIGHT
DP - DESIGN PRESSURE
NTS - NOT TO SCALE
W - WIDTH
H - HEIGHT
DP - DESIGN PRESSURE
SLW - SIDELITE WIDTH
O.C.- ON CENTER
H.S. - HEAT STRENGTHENED
TEMP. - TEMPERED
FPA - FLORIDA PRODUCT APPROVAL
TBL. - TABLE
SHT. - SHEET

Ernesto Nicolas
Digitally signed by Ernesto Nicolas
Date: 2026.02.13 20:21:06 -05'00'

11. ULTIMATE LOAD OBTAINED FROM APPLICABLE ASCE 7 STANDARD MULTIPLY BY 0.6 SHALL BE LESS THAN OR EQUAL TO MAX. DESIGN LOAD IN THIS DOCUMENT. THE DESIGN LOADS SHOWN IN THIS DOCUMENT ARE ALLOWABLE DESIGN LOADS.

LIMITATION OF USE

A. THIS FLORIDA PRODUCT APPROVAL (FPA) DOCUMENT IS GENERIC AND DOES NOT PROVIDE INFORMATION ABOUT A SITE SPECIFIC PROJECT OR WHERE THE SITE CONDITIONS DEVIATE FROM THIS DOCUMENT.

B. FOR CONDITIONS THAT DEVIATE FROM THE FLORIDA PRODUCT APPROVAL DOCUMENT, THIS SHALL BE REVIEWED BY A FLORIDA REGISTERED ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD FOR THE PROJECT.

Trulite
GLASS & ALUMINUM SOLUTIONS™
http://www.trulite.com
1750 Founders Pkwy, Suite. 154,
Alpharetta GA, 30009
p. 800-432-8132

PRODUCT:

3300 Impact Storefront System
HVHZ - LMI

REVN.	DATE / REMARKS
1	10/19/2024: LEVEL 'E' IMPACT QUALIFICATION
2	01/29/2026: 6" DEEP MULLION OPTION & UNREINF DR. JAMB QUAL

ENGINEER:

950 SW 135th Way Sunrise,
FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

STAMP:

ERNESTO NICOLAS LICENSE No. 79198 STATE OF FLORIDA PROFESSIONAL ENGINEER

FLORIDA PRODUCT APPROVAL:

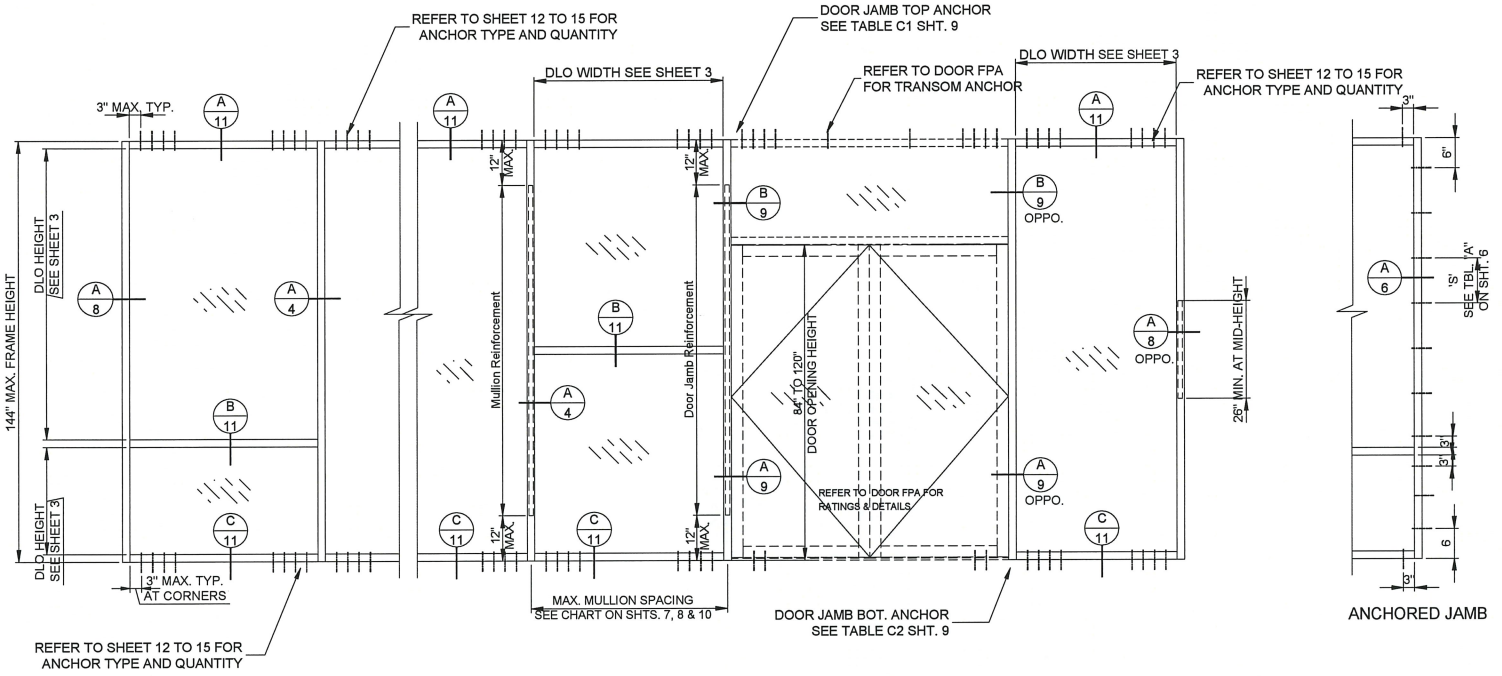
FL46133

DATE: DEC. 15, 2023

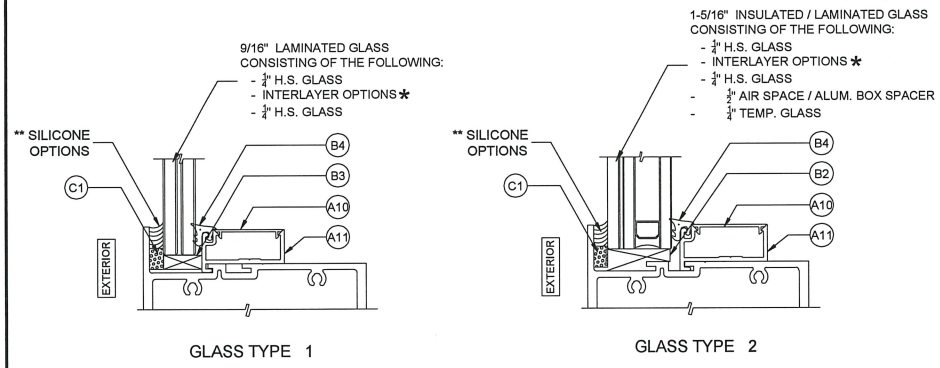
Drwn: Erick	CHK: ESN
Drwg. No: 23FL-100	SCALE: N.T.S.

SHEET NO.:

1 of 17



TYPICAL ELEVATIONS



GLASS TYPE 1

GLASS TYPE 2

GLAZING OPTIONS

* INTERLAYER OPTIONS:

1. 0.090" SAFLEX PVB, CLEAR AND COLORED BY EASTMAN CHEMICAL CO.
2. 0.100 SAFLEX HP BY EASTMAN CHEMICAL CO.
3. 0.075" SAFLEX STORM INTERLAYER BY EASTMAN CHEMICAL CO.
4. 0.090" SENTRYGLAS® BY KURARAY AMERICA INC.
5. 0.180" SENTRYGLAS® BY KURARAY AMERICA INC. (LEVEL 'E' IMPACT)
6. 0.090" EVERLAM PVB CLEAR INTERLAYER
7. 0.090" LAM50 PVB INTERLAYER BY EVERLAM
8. 0.090" SUPER TOUGH PVB INTERLAYER BY EVERLAM

** SILICONE OPTIONS:

- (C2) - DOWSIL 995
- (C4) - SIKA SIKASIL SG-10
- (C3) - TREMCO PROGLAZE SSG
- (C5) - DOWSIL 983

Trulite GLASS & ALUMINUM SOLUTIONS
http://www.trulite.com
1750 Founders Pkwy, Suite. 154, Alpharetta GA, 30009
p. 800-432-8132

PRODUCT:

3300 Impact Storefront System

HVHZ - LMI

REVN.	DATE / REMARKS
1	10/19/2024: LEVEL 'E' IMPACT QUALIFICATION
2	01/29/2026: 6" DEEP MULLION OPTION & UNREINF DR. JAMB QUAL.

ENGINEER:

950 SW 135th Way Sunrise, FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

STAMP:

ERNESTO NICOLAS LICENSE No. 79188 STATE OF FLORIDA PROFESSIONAL ENGINEER

FLORIDA PRODUCT APPROVAL:

FL46133

DATE: DEC. 15, 2023

Drwn: Erick	CHK: ESN
Drwg. No: 23FL-100	SCALE: N.T.S.

SHEET NO.:

2 of 17

GLASS LOAD CAPACITY (psf)

DLO (in)		GLASS TYPES													
		EASTMAN SAFLEX INTERLAYER					KURARAY SENTRYGLAS®				EVERLAM PVB				
		0.090" SAFLEX PVB		0.100" SAFLEX HP		0.075" SAFLEX STORM	0.090" SENTRYGLAS®		0.180" SENTRYGLAS®		0.090" EVERLAM PVB	0.090" LAM50		0.090" SUPERTOUGH	
		5/16" LAM.	1 5/16" INS/LAM.	5/16" LAM.	1 5/16" INS/LAM.	1 5/16" INS/LAM.	5/16" LAM.	1 5/16" INS/LAM.	1 5/16" LAM. / 1 5/16" INS/LAM.		1 5/16" INS/LAM.	9/16" LAM. / 1 5/16" INS/LAM.		9/16" LAM. / 1 5/16" INS/LAM.	
		TYPE A1	TYPE B1	TYPE A2	TYPE B2	TYPE B3	TYPE A4	TYPE B4	TYPE A5 / TYPE B5 (Level 'E')		TYPE B6	TYPE A7 / TYPE B7		TYPE A8 / TYPE B8	
Width	Height	EXT.(+) /INT.(-)	EXT.(+) /INT.(-)	EXT.(+) /INT.(-)	EXT.(+) /INT.(-)	EXT.(+) /INT.(-)	EXT.(+) /INT.(-)	EXT.(+) /INT.(-)	EXT.	INT.	EXT.(+) /INT.(-)	EXT. (+)	INT. (-)	EXT. (+)	INT. (-)
26.75	67	80	75	80	75	85	80	94	85	85	65	65	75	70	85
32.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
38.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
44.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
50.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
56.75		80	-	80	-	85	80	94	85	85	65	-	-	70	85
62.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
72.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
74.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
26.75	73	80	75	80	75	85	80	94	85	85	65	65	75	70	85
32.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
38.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
44.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
50.75		80	75	80	75	85	80	94	85	85	65	-	-	70	85
56.75		80	-	80	-	85	80	94	85	85	65	-	-	70	85
62.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
68.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
72.00		80	-	80	-	85	80	94	85	85	-	-	-	-	-
74.75		-	-	-	-	-	-	-	85	85	-	-	-	-	-
26.75	79	80	75	80	75	85	80	94	85	85	65	65	75	70	85
32.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
38.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
44.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
50.75		80	-	80	-	85	80	94	85	85	65	-	-	70	85
56.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
62.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
68.75		-	-	-	-	-	-	94	85	85	-	-	-	-	-
26.75	85	80	75	80	75	85	80	94	85	85	65	65	75	70	85
32.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
38.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
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63.50		-	-	-	-	-	-	94	-	-	-	-	-	-	-
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56.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
60.00		-	-	-	-	-	-	94	-	-	-	-	-	-	-
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38.75		80	-	80	-	85	80	94	85	85	65	-	-	70	85
43.00		80	-	80	-	85	80	94	85	85	-	-	-	70	85
44.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
50.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
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56.75		-	-	-	-	-	-	-	85	85	-	-	-	-	-
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32.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
38.75		80	-	80	-	85	80	94	85	85	65	-	-	70	85
44.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
50.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
53.00		-	-	-	-	-	-	94	-	-	-	-	-	-	-

GLASS LOAD CAPACITY (psf)

DLO (in)		GLASS TYPES													
		EASTMAN SAFLEX INTERLAYER					KURARAY SENTRYGLAS®				EVERLAM PVB				
		0.090" SAFLEX PVB		0.100" SAFLEX HP		0.075" SAFLEX STORM	0.090" SENTRYGLAS®		0.180" SENTRYGLAS®		0.090" EVERLAM PVB	0.090" LAM50		0.090" SUPERTOUGH	
		5/16" LAM.	1 5/16" INS/LAM.	5/16" LAM.	1 5/16" INS/LAM.	1 5/16" INS/LAM.	5/16" LAM.	1 5/16" INS/LAM.	9/16" LAM. / 1 5/16" INS/LAM.		1 5/16" INS/LAM.	9/16" LAM. / 1 5/16" INS/LAM.		9/16" LAM. / 1 5/16" INS/LAM.	
		TYPE A1	TYPE B1	TYPE A2	TYPE B2	TYPE B3	TYPE A4	TYPE B4	TYPE A5 / TYPE B5 (Level 'E')		TYPE B6	TYPE A7 / TYPE B7		TYPE A8 / TYPE B8	
Width	Height	EXT.(+) /INT.(-)	EXT.(+) /INT.(-)	EXT.(+) /INT.(-)	EXT.(+) /INT.(-)	EXT.(+) /INT.(-)	EXT.(+) /INT.(-)	EXT.(+) /INT.(-)	EXT.	INT.	EXT.(+) /INT.(-)	EXT. (+)	INT. (-)	EXT. (+)	INT. (-)
26.75	109	80	75	80	75	85	80	94	85	85	65	65	75	70	85
32.75		80	75	80	75	85	80	94	85	85	65	65	75	70	85
38.75		80	-	80	-	85	80	94	85	85	-	-	-	70	85
44.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
50.00		-	-	-	-	-	-	94	-	-	-	-	-	-	-
26.75	115	80	75	80	75	85	80	94	85	85	65	65	75	70	85
32.75		80	-	80	-	85	80	94	85	85	65	65	75	70	85
36.00		80	-	80	-	85	80	94	85	85	-	-	-	70	85
38.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
44.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
47.50		-	-	-	-	-	-	94	-	-	-	-	-	-	-
26.75	121	80	75	80	75	85	80	94	85	85	65	65	75	70	85
32.75		80	-	80	-	85	80	94	85	85	65	-	-	70	85
38.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
44.50		-	-	-	-	-	-	94	85	85	-	-	-	-	-
44.75		-	-	-	-	-	-	-	85	85	-	-	-	-	-
26.75	127	80	75	80	75	85	80	94	85	85	65	65	75	70	85
32.75		80	-	80	-	85	80	94	85	85	65	-	-	70	85
38.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
26.75	133	80	75	80	75	85	80	94	85	85	65	65	75	70	85
32.75		80	-	80	-	85	80	94	85	85	65	-	-	-	-
38.75		80	-	80	-	85	-	94	85	85	-	-	-	-	-
26.75	139	80	75	80	75	85	80	94	85	85	65	-	-	70	85
32.75		80	-	80	-	85	80	94	85	85	-	-	-	-	-
38.75		-	-	-	-	-	-	94	85	85	-	-	-	-	-

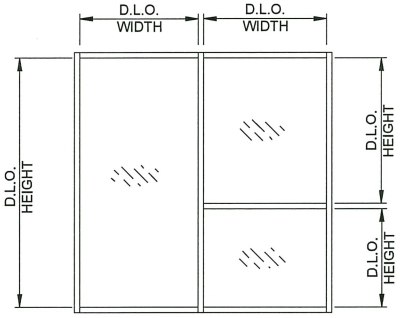

Table 1 | GLASS CAPACITY

NOTE:

1. GLASS CAPACITIES ON THIS SHEET WERE VERIFIED BASED ON ASTM E1300-16 (3 SEC. GUSTS).
2. PROVIDE 2 SETTING BLOCKS PER GLASS PANEL AS PER FBC CHAPTER 24. SETTING BLOCK TO BE LOCATED AT L/4 FOR SPAN ≤ 54" AT L/8 FOR SPAN ≤ 66" AND AT 4" FROM ENDS FOR SPAN GREATER THAN 66".
3. OTHER GLASS SIZES ARE QUALIFIED AS LONG AS EQUAL OR LESS THAN TESTED AREA.
4. INSULATED GLASS SEALANT:
   PRIMARY SEALANT: PIB-POLYISOBUTYLENE
   SECONDARY SEALANT: SILICONE SEALANT

Trulite GLASS & ALUMINUM SOLUTIONS™
http://www.trulite.com
1750 Founders Pkwy, Suite. 154,
Alpharetta GA, 30009
p. 800-432-8132

PRODUCT:

3300 Impact Storefront System
HVHZ - LMI

REVN.	DATE / REMARKS
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2	01/29/2026: 6" DEEP MULLION OPTION & UNREINF DR. JAMB QUAL

ENGINEER:

950 SW 135th Way Sunrise,
FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

STAMP:

ERNESTO NICOLAS LICENSE No. 79198 STATE OF FLORIDA PROFESSIONAL ENGINEER

FLORIDA PRODUCT APPROVAL:

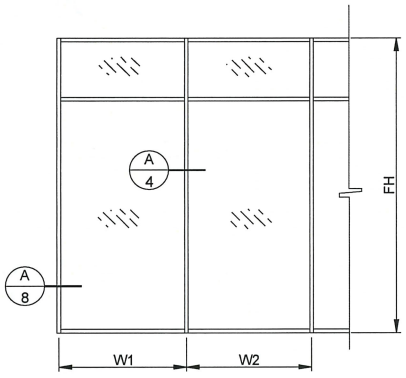
FL46133

DATE: DEC. 15, 2023

Drwn: Erick	CHK: ESN
Drwg. No: 23FL-100	SCALE: N.T.S.

SHEET NO.:

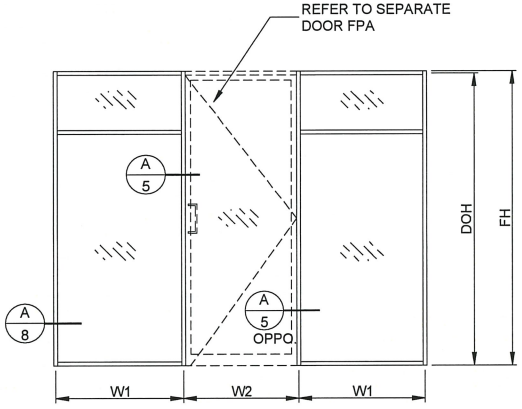
3 of 17



ELEV. 1

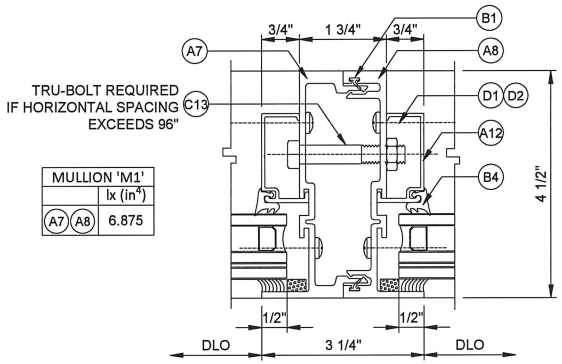
WIDTH (W) = $\frac{W1 + W2}{2}$

WIDTH (W) = W1 (JAMB)



ELEV. 2

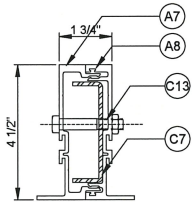
ELEVATIONS



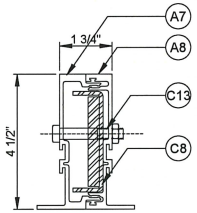
MULLION 'M1'	
	Ix (in^4)
A7 A8	6.875

A STANDARD MULLION

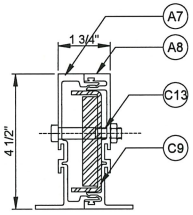
REFER TO ELEV. 1



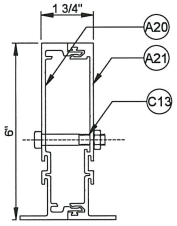
MULLION 'M2'	
	Ix (in^4)
A7 A8	6.875
C7 (in Alum)	2.930
TOTAL	9.805



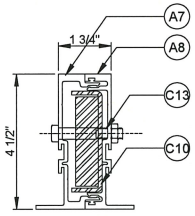
MULLION 'M3'	
	Ix (in^4)
A7 A8	6.875
C8 (in Alum)	5.377
TOTAL	12.252



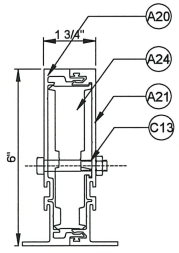
MULLION 'M4'	
	Ix (in^4)
A7 A8	6.875
C9 (in Alum)	6.193
TOTAL	13.067



MULLION 'M4' (OPTION)	
	Ix (in^4)
A20 A21	14.1086



MULLION 'M5'	
	Ix (in^4)
A7 A8	6.875
C10 (in Alum)	7.824
TOTAL	14.699



MULLION 'M6'	
	Ix (in^4)
A20 A21	14.109
A24 (in Alum)	8.800
TOTAL	22.908

MULLION OPTIONS

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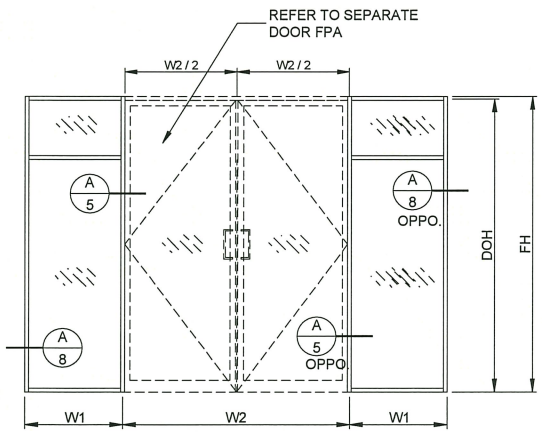
Drwg. No: 23FL-100 | SCALE: N.T.S.

SHEET NO.:

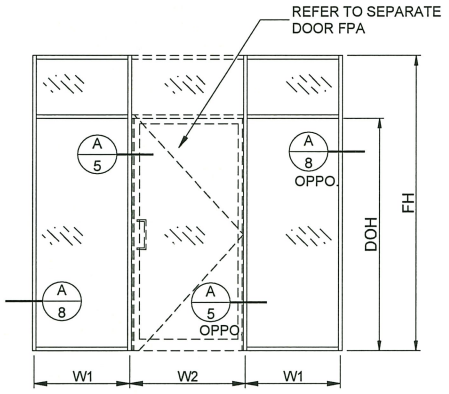
4 of 17



ELEV. 3

WIDTH (W) = $\frac{W1}{2} + \frac{W2}{4}$

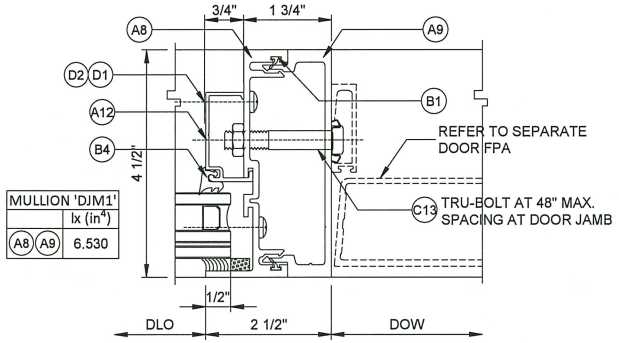
WIDTH (W) = W1 (JAMB)



ELEV. 4

WIDTH (W) = $\frac{W1 + W2}{2}$

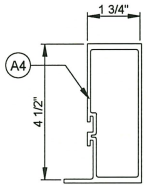
ELEVATIONS



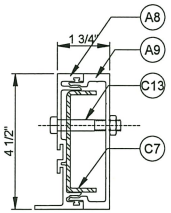
MULLION 'DJM1'	
	Ix (in^4)
A8 A9	6.530

A DOOR JAMB-MULLION

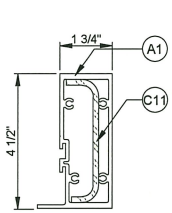
REFER TO ELEVS. 2, 3, 4



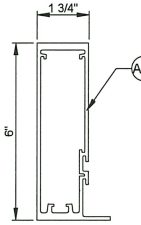
MULLION 'DJM0'	
	Ix (in^4)
A4	4.823



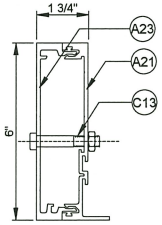
MULLION 'DJM2'	
	Ix (in^4)
A8 A9	6.530
C7 (in Alum)	2.930
TOTAL	9.461



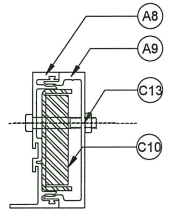
MULLION 'DJM2' (OPTION)	
	Ix (in^4)
A1	5.345
C11 (in Alum)	5.113
TOTAL	10.459



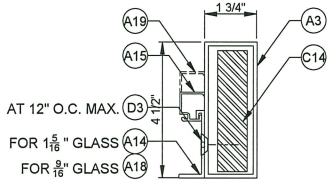
MULLION 'DJM3'	
	Ix (in^4)
A22	12.345



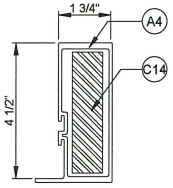
MULLION 'DJM4'	
	Ix (in^4)
A23 A21	13.624



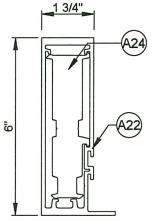
MULLION 'DJM5'	
	Ix (in^4)
A8 A9	6.530
C10 (in Alum)	7.824
TOTAL	14.354



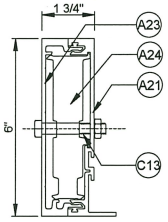
MULLION 'DJM6'	
	Ix (in^4)
A3	3.6934
C14 (in Alum)	15.467
TOTAL	19.160



MULLION 'DJM6' (OPTION)	
	Ix (in^4)
A4	4.823
C14 (in Alum)	15.467
TOTAL	20.290



MULLION 'DJM6' (OPTION)	
	Ix (in^4)
A22	12.345
A24	8.799
TOTAL	21.1440



MULLION 'DJM6' (OPTION)	
	Ix (in^4)
A23 A21	13.624
A24	8.799
TOTAL	22.4230

DOOR JAMB-MULLION OPTIONS

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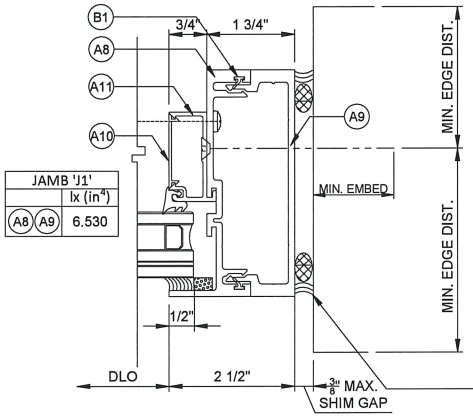


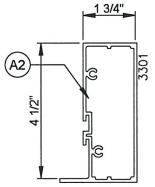
JAMB 'J1'	
	Ix (in^4)
A8 A9	6.530

NOTE: ANCHORED JAMB CAPACITY APPLIES TO MAXIMUM HEIGHT, MAXIMUM MULLION/ JAMB SPACING AND MAXIMUM PRESSURE

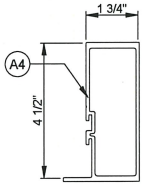
TABLE A - JAMB ANCHOR SPACING (in)

ANCHOR TYPE	MAX. 1/4" SHIM GAP			MAX. 3/8" SHIM GAP		
	MULLION SPACING (in)					
	≤ 48	≤ 60	≤ 72	≤ 48	≤ 60	≤ 72
A	12	10	8	10	8	7
B	15	12	10	15	12	10
C	15	12	10	10	8	7
D	22	17	14	15	12	10
E	17	13	11	15	12	10
F	18	14	12	12	10	8

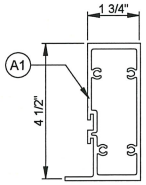
(A) FRAME JAMB
(ANCHORED)



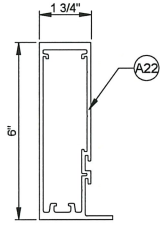
JAMB 'J4'	
	Ix (in^4)
A2	3.733



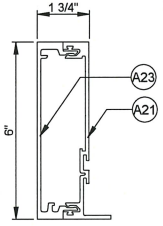
JAMB 'J3'	
	Ix (in^4)
A4	4.823



JAMB 'J2'	
	Ix (in^4)
A1	5.345



MULLION 'DJM3'	
	Ix (in^4)
A22	12.345



MULLION 'DJM4'	
	Ix (in^4)
A23 A21	13.624

ANCHORED FRAME JAMB OPTIONS

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DATE: DEC. 15, 2023

Drwn: Erick	CHK: ESN
Drwg. No: 23FL-100	SCALE: N.T.S.

SHEET NO.:

6 of 17

MULLION / JAMB CAPACITY (psf)								Ext (+) / Int. (-)
NOMINAL DIMEN. (in)		DJM0	M1 / DJM1	M2 / DJM2	M3 / DJM3	M4 / DJM4	M5 / DJM5	M6 / DJM6
W	H							
30"	78"	45.0	85.0	94.0	94.0	94.0	94.0	94.0
36"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
42"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
48"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
54"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
60"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
66"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
72"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
30"	84"	45.0	85.0	94.0	94.0	94.0	94.0	94.0
36"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
42"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
48"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
54"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
60"		45.0	85.0	91.0	94.0	94.0	94.0	94.0
66"		45.0	85.0	82.7	94.0	75.0	94.0	94.0
72"		45.0	55.0	75.8	94.0	75.0	94.0	94.0
30"	90"	45.0	85.0	94.0	94.0	94.0	94.0	94.0
36"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
42"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
48"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
54"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
60"		45.0	84.9	94.0	94.0	94.0	94.0	94.0
66"		45.0	55.0	87.5	94.0	94.0	94.0	94.0
72"		45.0	55.0	75.0	75.0	75.0	94.0	94.0
30"	96"	45.0	85.0	94.0	94.0	94.0	94.0	94.0
36"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
42"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
48"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
54"		45.0	81.5	94.0	94.0	94.0	94.0	94.0
60"		45.0	75.6	87.0	94.0	94.0	94.0	94.0
66"		44.1	55.0	75.0	75.0	75.0	94.0	94.0
72"		40.4	55.0	70.2	75.0	75.0	94.0	94.0
30"	102"	45.0	85.0	94.0	94.0	94.0	94.0	94.0
36"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
42"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
48"		45.0	75.1	94.0	94.0	94.0	94.0	94.0
54"		45.0	66.8	85.6	94.0	94.0	94.0	94.0
60"		43.0	55.0	74.6	75.0	75.0	94.0	94.0
66"		39.1	54.6	67.8	75.0	75.0	94.0	94.0
72"		35.8	50.1	62.2	72.1	72.1	94.0	94.0
30"	108"	45.0	85.0	94.0	94.0	94.0	94.0	94.0
36"		45.0	85.0	94.0	94.0	94.0	94.0	94.0
42"		45.0	73.8	94.0	94.0	94.0	94.0	94.0
48"		45.0	64.6	85.9	94.0	94.0	94.0	94.0
54"		42.6	55.0	76.4	94.0	94.0	94.0	94.0
60"		38.3	51.7	66.5	75.0	75.0	94.0	94.0
66"		34.9	47.0	60.5	74.2	74.2	93.1	94.0

MULLION / JAMB CAPACITY (psf)								Ext (+) / Int. (-)
NOMINAL DIMEN. (in)		DJM0	M1 / DJM1	M2 / DJM2	M3 / DJM3	M4 / DJM4	M5 / DJM5	M6 / DJM6
W	H							
30"	114"	45.0	85.0	94.0	94.0	94.0	94.0	94.0
36"		45.0	73.3	94.0	94.0	94.0	94.0	94.0
42"		45.0	62.8	88.1	94.0	94.0	94.0	94.0
48"		41.7	54.9	77.1	94.0	94.0	94.0	94.0
54"		37.0	48.8	66.4	75.0	75.0	94.0	94.0
60"		33.3	44.0	59.7	75.0	75.0	91.9	91.9
66"		-	40.0	54.3	68.2	70.3	83.5	85.0
24"	120"	45.0	85.0	94.0	94.0	94.0	94.0	94.0
30"		45.0	75.4	94.0	94.0	94.0	94.0	94.0
36"		45.0	62.7	91.1	94.0	94.0	94.0	94.0
42"		40.8	53.8	78.1	94.0	94.0	94.0	94.0
48"		35.7	47.1	68.3	87.8	88.1	94.0	94.0
54"		31.8	41.9	60.8	78.1	83.3	92.1	92.1
60"		28.6	37.7	54.7	70.3	75.0	82.9	85.0
24"	126"	45.0	81.2	94.0	94.0	94.0	94.0	94.0
30"		45.0	65.0	94.0	94.0	94.0	94.0	94.0
36"		41.1	54.3	79.3	94.0	94.0	94.0	94.0
42"		35.3	46.5	67.9	87.4	91.6	94.0	94.0
48"		30.9	40.7	59.4	76.4	81.5	91.9	94.0
54"		27.4	36.2	52.8	68.0	72.4	81.6	90.0
60"		-	32.6	47.0	61.1	65.2	73.5	85.0
24"	132"	45.0	70.6	94.0	94.0	94.0	94.0	94.0
30"		42.9	56.5	82.7	94.0	94.0	94.0	94.0
36"		35.8	47.2	68.9	88.6	91.6	94.0	94.0
42"		30.7	40.4	59.1	76.0	81.0	91.3	91.3
48"		26.8	35.4	51.6	66.5	70.9	79.9	88.0
54"		23.9	31.5	45.7	59.1	63.0	71.0	85.0
24"	138"	45.0	61.5	90.5	94.0	94.0	94.0	94.0
30"		37.6	49.6	72.4	91.2	91.6	94.0	94.0
36"		31.3	41.3	60.3	77.6	82.8	93.2	93.2
42"		26.8	35.4	51.7	66.5	70.9	79.9	90.4
48"		23.5	31.0	45.0	58.2	62.0	69.9	85.0
54"		20.9	27.5	40.2	51.7	55.2	62.1	79.9
24"	144"	41.4	54.5	79.6	91.6	91.6	94.0	94.0
30"		33.1	43.6	63.7	81.9	87.4	94.0	94.0
36"		27.6	36.3	53.1	68.3	72.8	82.0	88.9
42"		23.6	31.1	45.5	58.5	62.4	70.3	85.0
48"		20.7	27.2	39.8	51.2	54.6	61.5	82.1

Table 2 | MULLION / DOOR JAMB-MULLION
LOAD CAPACITY (Refer to Elevs. 1, 2, 3, 4)

Trulite
GLASS & ALUMINUM SOLUTIONS™
http://www.trulite.com
1750 Founders Pkwy, Suite. 154,
Alpharetta GA, 30009
p. 800-432-8132

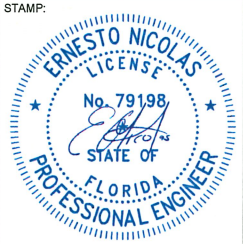
PRODUCT:

3300 Impact Storefront System
HVHZ - LMI

REVN.	DATE / REMARKS
1	10/19/2024: LEVEL 'E' IMPACT QUALIFICATION
2	01/29/2026: 6" DEEP MULLION OPTION & UNREINF DR. JAMB QUAL.

ENGINEER:
950 SW 135th Way Sunrise,
FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

STAMP:



FLORIDA PRODUCT APPROVAL:

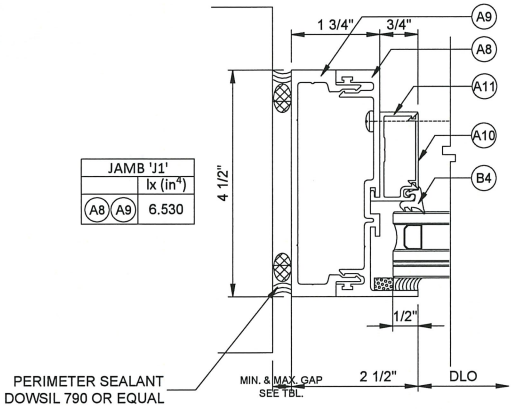
FL46133

DATE: DEC. 15, 2023

Drwn: Erick	CHK: ESN
Drwg. No: 23FL-100	SCALE: N.T.S.

SHEET NO.:

7 of 17



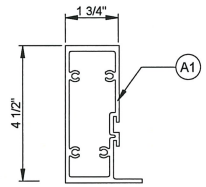
JAMB 'J1'	
	Ix (in^4)
A8 A9	6.530

RECOMMENDED FRAME GAP ON UN-ANCHORED JAMB USING DOWSIL 790 SEALANT (¾" MAX. GAP)				
Jamb Height (ft.)	≤6	≤8	≤10	≤12
Min. gap (in)	1/4	5/16	3/8	1/2

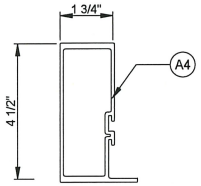
ALTERNATE SEALANT AT JAMB GAP CAN BE DESIGNED BY ENGINEER OF RECORD BASED ON MANUFACTURER'S GUIDE LINES

A FRAME JAMB (UN-ANCHORED)

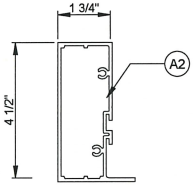
REFER TO ELEVS. 1, 2, 3, 4



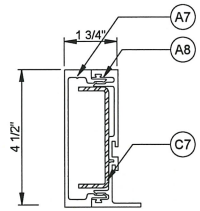
JAMB 'J2'	
	Ix (in^4)
A1	5.345



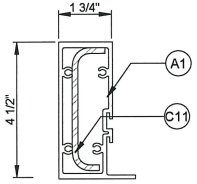
JAMB 'J3'	
	Ix (in^4)
A4	4.823



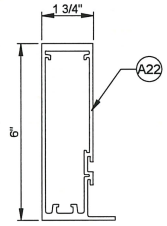
JAMB 'J4'	
	Ix (in^4)
A2	3.733



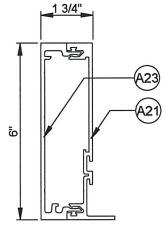
JAMB J1R	
	Ix (in^4)
A8 A7	6.530
C7 (in Alum)	2.930
TOTAL	9.460



JAMB 'J1R' (OPTION)	
	Ix (in^4)
A1	5.345
C11 (in Alum)	5.113
TOTAL	10.459



JAMB J5	
	Ix (in^4)
A22	12.345



JAMB J5 (OPTION)	
	Ix (in^4)
A23 A21	13.624

FRAME JAMB OPTIONS

JAMB CAPACITY (psf) Ext (+) / Int. (-)							
NOMINAL DIMEN. (in)		J1	J2	J3	J4	J1R	J5
W	H						
72	78	85.0	85.0	85.0	85.0	94.0	94.0
72	84	85.0	85.0	85.0	85.0	94.0	94.0
66	90	80.6	80.6	80.6	80.6	94.0	94.0
60	96	85.0	85.0	85.0	85.0	94.0	94.0
48	102	85.0	85.0	85.0	85.0	94.0	94.0
54	102	83.7	83.7	83.7	80.1	94.0	94.0
60	102	75.3	75.3	75.3	72.0	94.0	94.0
72	102	62.7	62.7	62.7	60.0	94.0	94.0
42	108	85.0	85.0	85.0	85.0	94.0	94.0
48	108	84.0	84.0	84.0	75.9	94.0	94.0
54	108	74.6	74.6	74.6	67.4	94.0	94.0
60	108	67.2	67.2	67.2	60.7	94.0	94.0
66	108	-	-	-	-	-	94.0
36	114	85.0	85.0	85.0	85.0	94.0	94.0
42	114	85.0	85.0	85.0	73.7	94.0	94.0
48	114	75.3	75.3	75.3	64.5	94.0	94.0
54	114	67.0	67.0	67.0	57.3	94.0	94.0
60	114	60.3	60.3	60.3	51.6	91.9	94.0
66	114	-	-	-	-	-	94.0
30	120	85.0	85.0	85.0	85.0	94.0	94.0
36	120	85.0	85.0	85.0	73.7	94.0	94.0
42	120	77.7	77.7	77.7	63.2	94.0	94.0
48	120	68.0	68.0	68.0	55.3	94.0	94.0
54	120	60.4	60.4	60.4	49.2	92.1	94.0
48	120	-	-	-	-	-	94.0
54	120	-	-	-	-	-	94.0
60	120	-	-	-	-	-	94.0
24	126	85.0	85.0	85.0	85.0	94.0	94.0
30	126	85.0	85.0	85.0	76.4	94.0	94.0
36	126	82.2	82.2	82.2	63.7	94.0	94.0
42	126	70.5	70.5	70.5	54.6	94.0	94.0
48	126	61.7	61.7	61.7	47.8	94.0	94.0
48	126	-	-	-	-	-	94.0
54	126	-	-	-	-	-	94.0
60	126	-	-	-	-	-	94.0
24	132	85.0	85.0	85.0	83.1	94.0	94.0
30	132	85.0	85.0	85.0	66.5	94.0	94.0
36	132	74.9	74.9	71.6	55.4	94.0	94.0
42	132	64.2	64.2	61.4	47.5	94.0	94.0
48	132	-	-	-	-	-	94.0
54	132	-	-	-	-	-	94.0
24	138	85.0	85.0	85.0	72.7	94.0	94.0
30	138	82.3	82.3	75.2	58.2	94.0	94.0
36	138	68.6	68.6	62.6	48.5	94.0	94.0
42	138	58.8	58.8	53.7	41.6	89.6	94.0
48	138	-	-	-	-	-	94.0
54	138	-	-	-	-	-	94.0
24	144	85.0	85.0	82.7	64.0	94.0	94.0
30	144	75.6	73.3	66.2	51.2	94.0	94.0
36	144	63.0	61.1	55.1	42.7	94.0	94.0
42	144	54.0	52.4	47.3	36.6	82.3	94.0
48	144	-	-	-	-	-	94.0

Table 3 | FRAME JAMB LOAD CAPACITY
(Refer to Elevs. 1, 2, 3, 4)

Trulite GLASS & ALUMINUM SOLUTIONS™
http://www.trulite.com
1750 Founders Pkwy, Suite. 154,
Alpharetta GA, 30009
p. 800-432-8132

PRODUCT:

3300 Impact Storefront System
HVHZ - LMI

REVN.	DATE / REMARKS
1	10/19/2024: LEVEL 'E' IMPACT QUALIFICATION
2	01/29/2026: 6" DEEP MULLION OPTION & UNREINF DR. JAMB QUAL.

ENGINEER:
950 SW 135th Way Sunrise,
FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

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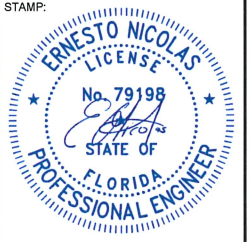

FLORIDA PRODUCT APPROVAL:

FL46133

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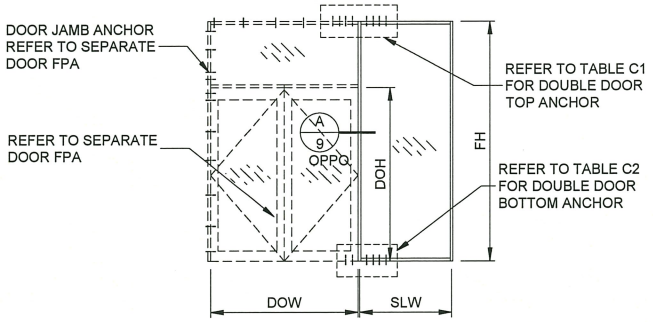
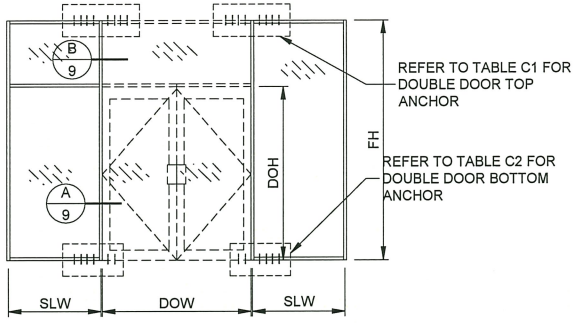
SHEET NO.:

8 of 17

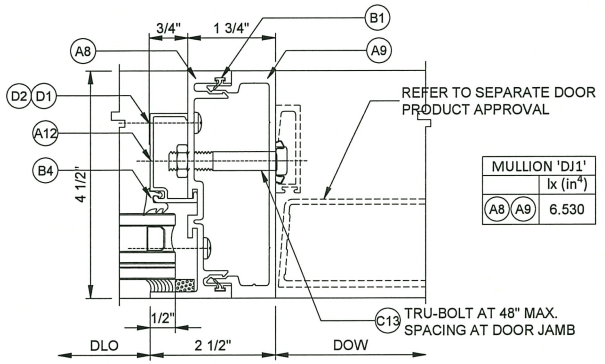


ELEV. 5

NOTE: THE LOWER DESIGN PRESSURE BETWEEN THE DOOR AND THE STOREFRONT SHALL GOVERN.



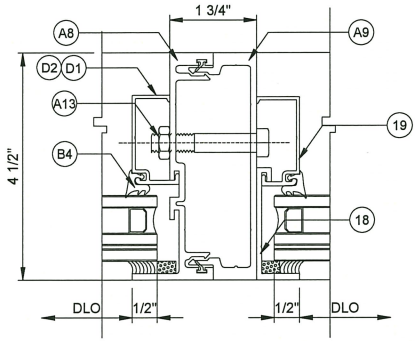
ELEV. 6



MULLION 'DJ1'	
	Ix (in^4)
A8 A9	6.530

A DOOR JAMB

REFER TO ELEVS. 5,6



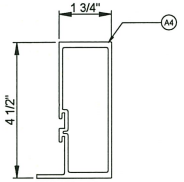
B DOOR JAMB AT TRANSOM

REFER TO ELEVS. 5, 6

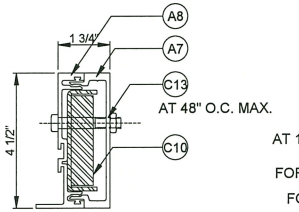
TABLE C1 - ANCHOR AT DOUBLE DOOR JAMB TOP		
ANCHOR TYPE	1/4" Shim	3/8" Shim
A	11	13
B	9	9
C	9	13
D	6	9
E	8	9
F	8	11

TABLE C2 - ANCHOR AT DOUBLE DOOR JAMB BOTTOM		
ANCHOR TYPE	1/4" Shim	3/8" Shim
C	6	9
D	5	6

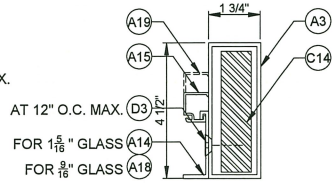
Table 4 | DOOR JAMB LOAD CAPACITY (Refer to Elevs. 5, 6)



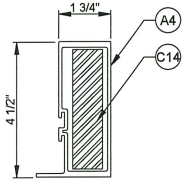
DOOR JAMB 'DJ2'	
	Ix (in^4)
A4	4.823



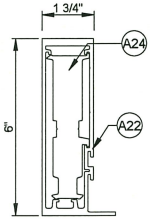
DOOR JAMB 'DJ3'	
	Ix (in^4)
A8 A9	6.530
C10 (in Alum)	7.824
TOTAL	14.354



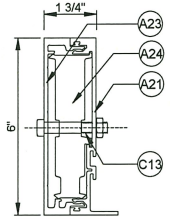
DOOR JAMB 'DJ4'	
	Ix (in^4)
A3	3.693
C14 (in Alum)	15.467
TOTAL	19.160



DOOR JAMB 'DJ4' (OPTION)	
	Ix (in^4)
A4	4.823
C14 (in Alum)	15.467
TOTAL	20.290



DOOR JAMB 'DJ4' (OPTION)	
	Ix (in^4)
A22	12.345
A24	8.799
TOTAL	21.144



DOOR JAMB 'DJ4' (OPTION)	
	Ix (in^4)
A23 A21	13.624
A24	8.799
TOTAL	22.423

DOOR JAMB OPTIONS

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1750 Founders Pkwy, Suite. 154, Alpharetta GA, 30009
p. 800-432-8132

PRODUCT:

3300 Impact Storefront System

HVHZ - LMI

REVN.	DATE / REMARKS
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2	01/29/2026: 6" DEEP MULLION OPTION & UNREINF DR. JAMB QUAL

ENGINEER:

950 SW 135th Way Sunrise, FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

STAMP:

ERNESTO NICOLAS LICENSE No. 79198 STATE OF FLORIDA PROFESSIONAL ENGINEER

FLORIDA PRODUCT APPROVAL:

FL46133

DATE: DEC. 15, 2023

Drwn: Erick	CHK: ESN
Drwg. No: 23FL-100	SCALE: N.T.S.

SHEET NO.:

9 of 17

DOOR JAMB LOAD CAPACITY TABLE (DOOR OPENING HEIGHT FROM 84" TO 120")

NOMINAL DIMENSIONS		72" DOOR OPENING WIDTH								84" DOOR OPENING WIDTH								96" DOOR OPENING WIDTH							
		ALLOWABLE DESIGN PRESSURE (psf)								ALLOWABLE DESIGN PRESSURE (psf)								ALLOWABLE DESIGN PRESSURE (psf)							
		DJ1		DJ2		DJ3		DJ4		DJ1		DJ2		DJ3		DJ4		DJ1		DJ2		DJ3		DJ4	
		3305 +3300B		3306		3305 +3300B + Flat Bar + Channel		10220 or 3306 + 1"x4" Flat Bar		3305 +3300B		3306		3305 +3300B + Flat Bar + Channel		10220 or 3306 + 1"x4" Flat Bar		3305 +3300B		3306		3305 +3300B + Flat Bar + Channel		10220 or 3306 + 1"x4" Flat Bar	
FH (in)	SLW (in)	Ext (+)	Int (-)	Ext (+)	Int (-)	Ext (+)	Int (-)	Ext (+)	Int (-)	Ext (+)	Int (-)	Ext (+)	Int (-)	Ext (+)	Int (-)	Ext (+)	Int (-)	Ext (+)	Int (-)	Ext (+)	Int (-)	Ext (+)	Int (-)	Ext (+)	Int (-)
108	24	55.0	55.0	45.0	45.0	75.0	75.0	65.0	85.0	55.0	55.0	45.0	45.0	75.0	75.0	65.0	85.0	55.0	55.0	45.0	45.0	75.0	75.0	65.0	85.0
108	36	55.0	55.0	45.0	45.0	75.0	75.0	65.0	85.0	55.0	55.0	45.0	45.0	75.0	75.0	65.0	85.0	55.0	55.0	42.3	42.3	75.0	75.0	65.0	85.0
108	48	55.0	55.0	44.8	44.8	75.0	75.0	65.0	85.0	55.0	55.0	41.2	41.2	75.0	75.0	65.0	85.0	-	-	-	-	-	-	65.0	85.0
108	60	53.9	53.9	40.1	40.1	75.0	75.0	65.0	85.0	-	-	-	-	-	-	65.0	85.0	-	-	-	-	-	-	65.0	85.0
114	24	55.0	55.0	45.0	45.0	75.0	75.0	65.0	85.0	55.0	55.0	43.0	43.0	75.0	75.0	65.0	85.0	52.4	52.4	38.9	38.9	75.0	75.0	65.0	85.0
114	36	55.0	55.0	41.8	41.8	75.0	75.0	65.0	85.0	51.1	51.1	38.0	38.0	75.0	75.0	65.0	85.0	46.8	46.8	-	-	75.0	75.0	65.0	85.0
114	48	49.8	49.8	37.0	37.0	75.0	75.0	65.0	85.0	45.8	45.8	-	-	75.0	75.0	65.0	85.0	-	-	-	-	-	-	65.0	85.0
114	60	44.8	44.8	-	-	75.0	75.0	65.0	85.0	-	-	-	-	-	-	65.0	85.0	-	-	-	-	-	-	65.0	85.0
120	24	53.8	53.8	40.0	40.0	75.0	75.0	65.0	85.0	48.2	48.2	35.8	35.8	75.0	75.0	65.0	85.0	43.6	43.6	30.0	30.0	75.0	75.0	65.0	85.0
120	36	47.0	47.0	35.0	35.0	75.0	75.0	65.0	85.0	42.7	42.7	30.0	30.0	-	-	65.0	85.0	-	-	-	-	-	-	65.0	85.0
120	48	41.8	41.8	30.0	30.0	75.0	75.0	65.0	85.0	-	-	-	-	-	-	65.0	85.0	-	-	-	-	-	-	65.0	85.0
120	60	-	-	-	-	-	-	65.0	85.0	-	-	-	-	-	-	65.0	85.0	-	-	-	-	-	-	65.0	79.8
126	24	45.5	45.5	33.8	33.8	75.0	75.0	65.0	85.0	40.7	40.7	30.3	30.3	72.0	72.0	65.0	85.0	-	-	-	-	70.8	70.8	65.0	85.0
126	36	39.9	39.9	29.7	29.7	75.0	75.0	65.0	85.0	-	-	28.5	28.5	69.6	69.6	65.0	85.0	-	-	-	-	-	-	65.0	85.0
126	48	-	-	-	-	75.0	75.0	65.0	85.0	-	-	-	-	-	-	65.0	85.0	-	-	-	-	-	-	65.0	81.6
126	60	-	-	-	-	-	-	65.0	85.0	-	-	-	-	-	-	65.0	85.0	-	-	-	-	-	-	65.0	76.9
132	24	38.9	38.9	28.9	28.9	75.0	75.0	65.0	85.0	34.8	34.8	25.9	25.9	66.9	66.9	65.0	85.0	-	-	-	-	-	-	65.0	85.0
132	36	34.2	34.2	25.4	25.4	65.8	65.8	65.0	85.0	-	-	-	-	63.1	63.1	65.0	85.0	-	-	-	-	-	-	65.0	81.6
132	48	-	-	-	-	-	-	65.0	81.6	-	-	-	-	-	-	65.0	80.8	-	-	-	-	-	-	65.0	74.5
132	60	-	-	-	-	-	-	65.0	79.7	-	-	-	-	-	-	65.0	73.6	-	-	-	-	-	-	65.0	68.3
144	24	29.4	29.4	21.8	21.8	56.5	56.5	65.0	81.6	-	-	-	-	-	-	65.0	75.9	-	-	-	-	-	-	65.0	68.6
144	36	-	-	-	-	-	-	65.0	74.8	-	-	-	-	-	-	65.0	67.7	-	-	-	-	-	-	61.9	61.9
144	48	-	-	-	-	-	-	65.0	66.9	-	-	-	-	-	-	65.0	61.2	-	-	-	-	-	-	56.3	56.3
144	60	-	-	-	-	-	-	60.5	60.5	-	-	-	-	-	-	65.0	55.8	-	-	-	-	-	-	51.7	51.7

Table 4 | DOOR JAMB LOAD CAPACITY
(Refer to Elevs. 5, 6)

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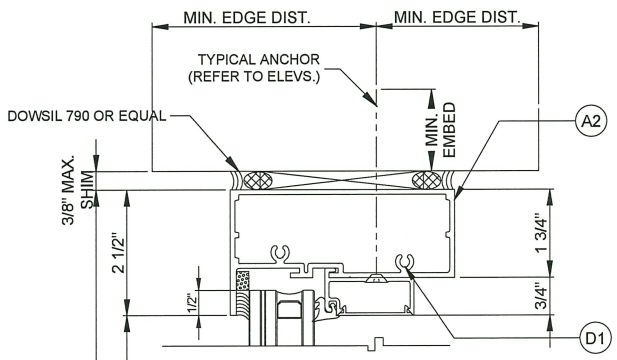
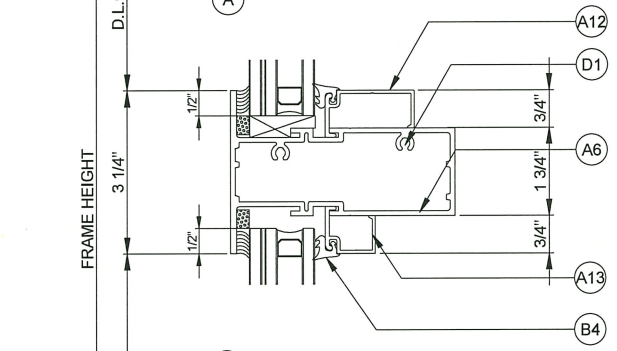
SHEET NO.:

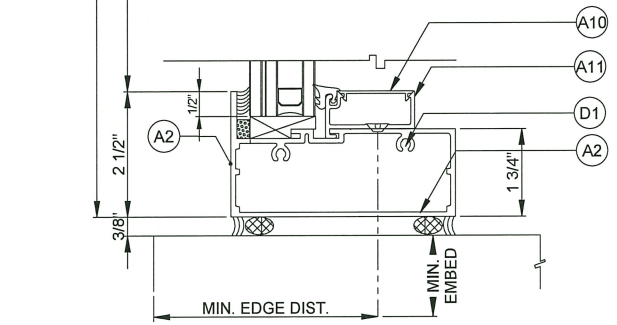
10 of 17



A TYPICAL HEAD



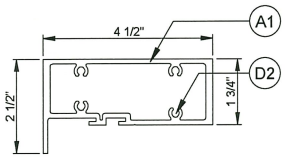
B INTERMEDIATE HORIZONTAL



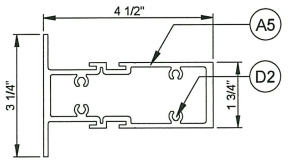
C TYPICAL SILL

DESIGN LOAD LIMITATION FOR 3302 INTERM. HORIZONTAL			
NOMINAL DIMS. (in)		ALLOW Pd (PSF)	
WIDTH (W)	TRANSOM HEIGHT	Ext (+)	Int.(-)
66"	108"	60.0	85.0
60"	114"	70.0	85.0
54"	92"	85.0	85.0
48"	109"	85.0	85.0
42	122"	85.0	85.0
36"	141"	85.0	85.0

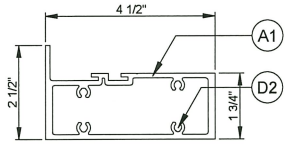
Table D | 3302 INTERM. HORIZONTALS
LOAD CAPACITY TABLE



HEAD



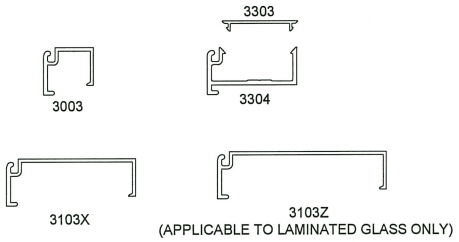
INTER. HORIZONTAL



SILL

HORIZONTAL MEMBER OPTIONS

USE WHEN SIZE & LOADS EXCEEDED TABLE D



GLASS STOP OPTIONS

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PRODUCT:

3300 Impact Storefront System

HVHZ - LMI

REVN.	DATE / REMARKS
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2	01/29/2026: 6" DEEP MULLION OPTION & UNREINF DR. JAMB QUAL.

ENGINEER:
950 SW 135th Way Sunrise,
FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

STAMP:

ERNESTO NICOLAS LICENSE No. 79198 STATE OF FLORIDA PROFESSIONAL ENGINEER

FLORIDA PRODUCT APPROVAL:

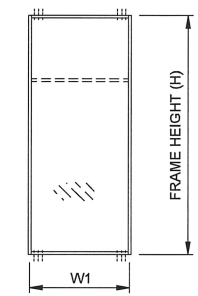
FL46133

DATE: DEC. 15, 2023

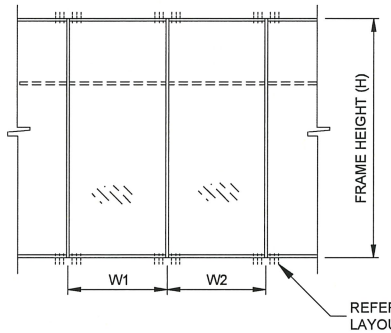
Drwn: Erick	CHK: ESN
Drwg. No: 23FL-100	SCALE: N.T.S.

SHEET NO.:

11 of 17

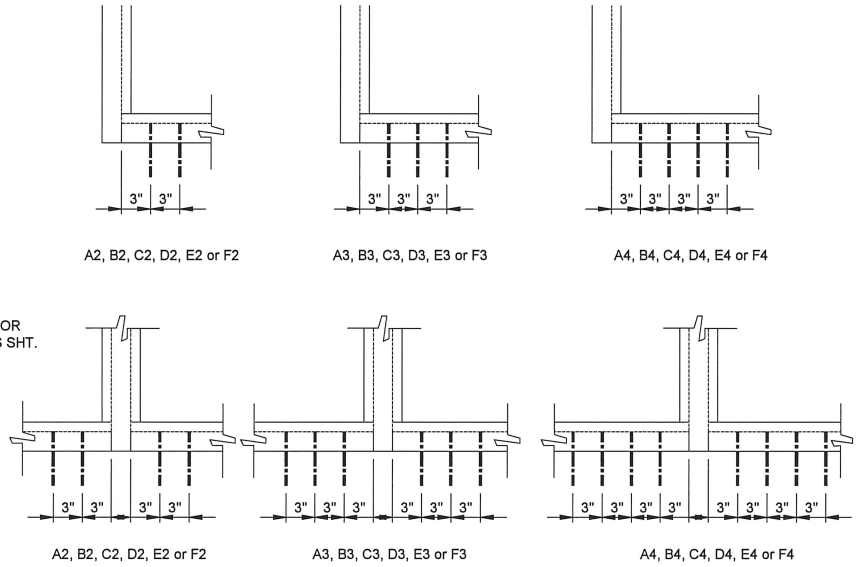


WIDTH (W) = W1 (JAMB)



WIDTH (W) = $\frac{W1 + W2}{2}$

ELEVS. 7



ANCHOR LAYOUT

ANCHOR TYPES

TYPE	SUBSTRATE	MATERIAL	MIN. EMBED (IN.)	MIN. EDGE DIST. (IN.)
A	WOOD	¼" Ø - TAPCON (Fy = 100ksi & Fu = 125ksi min.)	1.50	1.25
B		¼"Ø - ULTRACON (Fy = 148ksi & Fu = 164ksi min.)	1.50	1.25
C	CONCRETE	¼" Ø - TAPCON (Fy = 100ksi & Fu = 125ksi min.)	1.75	2.50
D		¼"Ø - ULTRACON (Fy = 148ksi & Fu = 164ksi min.)	1.75	2.50
E	GROUTED CMU	¼"Ø - ULTRACON (Fy = 148ksi & Fu = 164ksi min.)	1.25	2.50
F	METAL	¼"Ø Gr. 5 Metal Screw	Min. 3 Threads pass substrate	1.00

NOTE:

- MIN. SPECIFIC GRAVITY OF WOOD = 0.55
- MIN. CONCRETE COMPRESSIVE STRENGTH = 3000psi (NORMAL WEIGHT & UNCRACKED)
- MIN. COMPRESSIVE STRENGTH OF CONCRETE MASONRY = 2000PSI (MEDIUM WEIGHT & CONFORM TO ASTM C90)
- METAL SUBSTRATE SHALL BE STEEL (FY=33KSI MIN. & 16GA. THICK MIN.) OR ALUMINUM (6063-T5 MIN. & 0.10" THICK MIN.)

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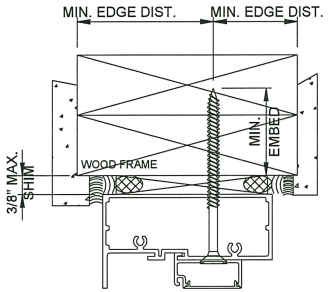
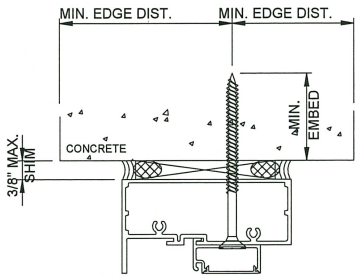
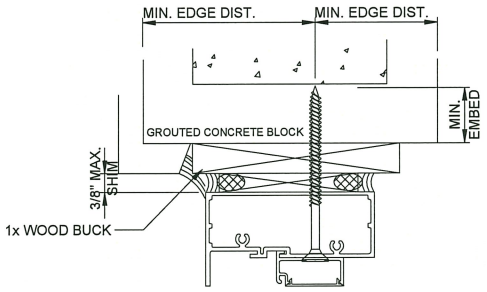
12 of 17



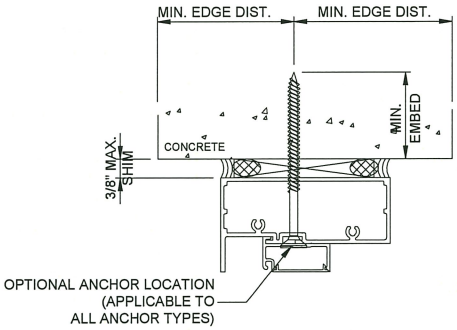
TYPE A or B



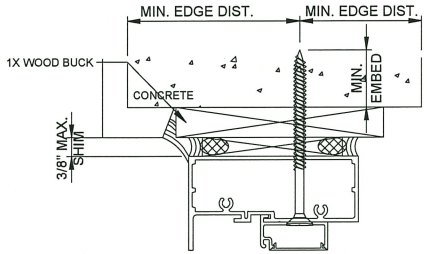
TYPE C or D



TYPE E



TYP. ANCHOR LAY-OUT ON $\frac{9}{16}$" THICK GLASS



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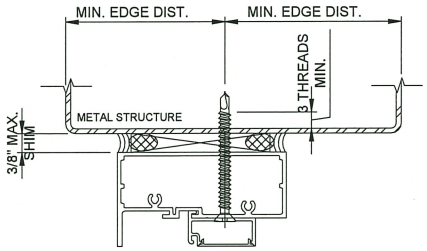

TYPE E

ANCHOR ATTACHMENT DETAILS

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Drwg. No: 23FL-100	SCALE: N.T.S.

SHEET NO.:

13 of 17

ANCHOR LOAD CAPACITY (psf) Ext. (+) / Int. (-)																	
Nom. Sizes (in)		TYPE 'A'			TYPE 'B'			TYPE 'C'			TYPE 'D'		TYPE 'E'		TYPE 'F'	
W	H	A2	A3	A4	B2	B3	B4	C2	C3	C4	D2	D3	E2	E3	F2	F3
30	66	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
36		94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
42		88.1	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
48		77.1	94.0	94.0	93.1	94.0	94.0	93.1	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
54		68.5	94.0	94.0	82.7	94.0	94.0	82.7	94.0	94.0	94.0	94.0	93.7	94.0	94.0	94.0
60		61.7	92.5	94.0	74.5	94.0	94.0	74.5	94.0	94.0	94.0	94.0	84.4	94.0	87.3	94.0
66		56.1	84.1	94.0	67.7	94.0	94.0	67.7	94.0	94.0	94.0	94.0	76.7	94.0	79.3	94.0
72		51.4	77.1	94.0	62.1	93.1	94.0	62.1	93.1	94.0	89.2	94.0	70.3	94.0	72.7	94.0
30	72	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
36		94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
42		80.8	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
48		70.7	94.0	94.0	85.3	94.0	94.0	85.3	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
54		62.8	94.0	94.0	75.9	94.0	94.0	75.9	94.0	94.0	94.0	94.0	85.9	94.0	88.9	94.0
60		56.5	84.8	94.0	68.3	94.0	94.0	68.3	94.0	94.0	94.0	94.0	77.3	94.0	80.0	94.0
66		51.4	77.1	94.0	62.1	93.1	94.0	62.1	93.1	94.0	89.2	94.0	70.3	94.0	72.7	94.0
72		47.1	70.7	94.0	56.9	85.3	94.0	56.9	85.3	94.0	81.8	94.0	64.4	94.0	66.7	94.0
30	78	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
36		87.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
42		74.5	94.0	94.0	90.0	94.0	94.0	90.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
48		65.2	94.0	94.0	78.8	94.0	94.0	78.8	94.0	94.0	94.0	94.0	89.2	94.0	92.3	94.0
54		58.0	87.0	94.0	70.0	94.0	94.0	70.0	94.0	94.0	94.0	94.0	79.3	94.0	82.1	94.0
60		52.2	78.3	94.0	63.0	94.0	94.0	63.0	94.0	94.0	90.6	94.0	71.4	94.0	73.8	94.0
66		47.4	71.2	94.0	57.3	85.9	94.0	57.3	85.9	94.0	82.3	94.0	64.9	94.0	67.1	94.0
72		43.5	65.2	87.0	52.5	78.8	94.0	52.5	78.8	94.0	75.5	94.0	59.5	89.2	61.5	92.3
30	84	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
36		80.8	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
42		69.2	94.0	94.0	83.6	94.0	94.0	83.6	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
48		60.6	90.9	94.0	73.1	94.0	94.0	73.1	94.0	94.0	94.0	94.0	82.9	94.0	85.7	94.0
54		53.8	80.8	94.0	65.0	94.0	94.0	65.0	94.0	94.0	93.5	94.0	73.7	94.0	76.2	94.0
60		48.5	72.7	94.0	58.5	87.8	94.0	58.5	87.8	94.0	84.1	94.0	66.3	94.0	68.6	94.0
66		44.1	66.1	88.1	53.2	79.8	94.0	53.2	79.8	94.0	76.5	94.0	60.3	90.4	62.3	93.5
72		40.4	60.6	80.8	48.8	73.1	94.0	48.8	73.1	94.0	70.1	94.0	55.2	82.9	57.1	85.7
30	90	90.5	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
36		75.4	94.0	94.0	91.0	94.0	94.0	91.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
42		64.6	94.0	94.0	78.0	94.0	94.0	78.0	94.0	94.0	94.0	94.0	88.4	94.0	91.4	94.0
48		56.5	84.8	94.0	68.3	94.0	94.0	68.3	94.0	94.0	94.0	94.0	77.3	94.0	80.0	94.0
54		50.3	75.4	94.0	60.7	91.0	94.0	60.7	91.0	94.0	87.2	94.0	68.7	94.0	71.1	94.0
60		45.2	67.8	90.5	54.6	81.9	94.0	54.6	81.9	94.0	78.5	94.0	61.9	92.8	64.0	94.0
66		41.1	61.7	82.2	49.6	74.5	94.0	49.6	74.5	94.0	71.4	94.0	56.2	84.4	58.2	87.3
72		37.7	56.5	75.4	45.5	68.3	91.0	45.5	68.3	91.0	65.4	94.0	51.6	77.3	53.3	80.0
30	96	84.8	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
36		70.7	94.0	94.0	85.3	94.0	94.0	85.3	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
42		60.6	90.9	94.0	73.1	94.0	94.0	73.1	94.0	94.0	94.0	94.0	82.9	94.0	85.7	94.0
48		53.0	79.5	94.0	64.0	94.0	94.0	64.0	94.0	94.0	92.0	94.0	72.5	94.0	75.0	94.0
54		47.1	70.7	94.0	56.9	85.3	94.0	56.9	85.3	94.0	81.8	94.0	64.4	94.0	66.7	94.0
60		42.4	63.6	84.8	51.2	76.8	94.0	51.2	76.8	94.0	73.6	94.0	58.0	87.0	60.0	90.0
66		38.5	57.8	77.1	46.5	69.8	93.1	46.5	69.8	93.1	66.9	94.0	52.7	79.1	54.5	81.8
72		35.3	53.0	70.7	42.7	64.0	85.3	42.7	64.0	85.3	61.3	92.0	48.3	72.5	50.0	75.0

ANCHOR LOAD CAPACITY (psf) Ext. (+) / Int. (-)																	
Nom. Sizes (in)		TYPE 'A'			TYPE 'B'			TYPE 'C'			TYPE 'D'		TYPE 'E'		TYPE 'F'	
W	H	A2	A3	A4	B2	B3	B4	C2	C3	C4	D2	D3	E2	E3	F2	F3
30	102	79.8	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
36		66.5	94.0	94.0	80.3	94.0	94.0	80.3	94.0	94.0	94.0	94.0	91.0	94.0	94.0	94.0
42		57.0	85.5	94.0	68.8	94.0	94.0	68.8	94.0	94.0	94.0	94.0	78.0	94.0	80.7	94.0
48		49.9	74.8	94.0	60.2	90.4	94.0	60.2	90.4	94.0	86.6	94.0	68.2	94.0	70.6	94.0
54		44.3	66.5	88.7	53.5	80.3	94.0	53.5	80.3	94.0	77.0	94.0	60.7	91.0	62.7	94.0
60		39.9	59.9	79.8	48.2	72.3	94.0	48.2	72.3	94.0	69.3	94.0	54.6	81.9	56.5	84.7
66		36.3	54.4	72.6	43.8	65.7	87.6	43.8	65.7	87.6	63.0	94.0	49.6	74.4	51.3	77.0
72		33.3	49.9	66.5	40.2	60.2	80.3	40.2	60.2	80.3	57.7	86.6	45.5	68.2	47.1	70.6
30	108	75.4	94.0	94.0	91.0	94.0	94.0	91.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
36		62.8	94.0	94.0	75.9	94.0	94.0	75.9	94.0	94.0	94.0	94.0	85.9	94.0	88.9	94.0
42		53.8	80.8	94.0	65.0	94.0	94.0	65.0	94.0	94.0	93.5	94.0	73.7	94.0	76.2	94.0
48		47.1	70.7	94.0	56.9	85.3	94.0	56.9	85.3	94.0	81.8	94.0	64.4	94.0	66.7	94.0
54		41.9	62.8	83.8	50.6	75.9	94.0	50.6	75.9	94.0	72.7	94.0	57.3	85.9	59.3	88.9
60		37.7	56.5	75.4	45.5	68.3	91.0	45.5	68.3	91.0	65.4	94.0	51.6	77.3	53.3	80.0
66		34.3	51.4	68.5	41.4	62.1	82.7	41.4	62.1	82.7	59.5	89.2	46.9	70.3	48.5	72.7
72		31.4	47.1	62.8	37.9	56.9	75.9	37.9	56.9	75.9	54.5	81.8	43.0	64.4	44.4	66.7
30	114	71.4	94.0	94.0	86.2	94.0	94.0	86.2	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
36		59.5	89.3	94.0	71.9	94.0	94.0	71.9	94.0	94.0	94.0	94.0	81.4	94.0	84.2	94.0
42		51.0	76.5	94.0	61.6	92.4	94.0	61.6	92.4	94.0	88.5	94.0	69.8	94.0	72.2	94.0
48		44.6	66.9	89.3	53.9	80.8	94.0	53.9	80.8	94.0	77.5	94.0	61.1	91.6	63.2	94.0
54		39.7	59.5	79.3	47.9	71.9	94.0	47.9	71.9	94.0	68.9	94.0	54.3	81.4	56.1	84.2
60		35.7	53.6	71.4	43.1	64.7	86.2	43.1	64.7	86.2	62.0	93.0	48.8	73.3	50.5	75.8
66		32.5	48.7	64.9	39.2	58.8	78.4	39.2	58.8	78.4	56.3	84.5	44.4	66.6	45.9	68.9
72		29.8	44.6	59.5	35.9	53.9	71.9	35.9	53.9	71.9	51.6	77.5	40.7	61.1	42.1	63.2
30	120	67.8	94.0	94.0	81.9	94.0	94.0	81.9	94.0	94.0	94.0	94.0	92.8	94.0	94.0	94.0
36		56.5	84.8	94.0	68.3	94.0	94.0	68.3	94.0	94.0	94.0	94.0	77.3	94.0	80.0	94.0
42		48.5	72.7	94.0	58.5	87.8	94.0	58.5	87.8	94.0	84.1	94.0	66.3	94.0	68.6	94.0
48		42.4	63.6	84.8	51.2	76.8	94.0	51.2	76.8	94.0	73.6	94.0	58.0	87.0	60.0	90.0
54		37.7	56.5	75.4	45.5	68.3	91.0	45.5	68.3	91.0	65.4	94.0	51.6	77.3	53.3	80.0
60		33.9	50.9	67.8	41.0	61.4	81.9	41.0	61.4	81.9	58.9	88.3	46.4	69.6	48.0	72.0
30	126	64.6	94.0	94.0	78.0	94.0	94.0	78.0	94.0	94.0	94.0	94.0	88.4	94.0	91.4	94.0
36		53.8	80.8	94.0	65.0	94.0	94.0	65.0	94.0	94.0	93.5	94.0	73.7	94.0	76.2	94.0
42		46.1	69.2	92.3	55.7	83.6	94.0	55.7	83.6	94.0	80.1	94.0	63.1	94.0	65.3	94.0
48		40.4	60.6	80.8	48.8	73.1	94.0	48.8	73.1	94.0	70.1	94.0	55.2	82.9	57.1	85.7
54		35.9	53.8	71.8	43.3	65.0	86.7	43.3	65.0	86.7	62.3	93.5	49.1	73.7	50.8	76.2
30	132	61.7	92.5	94.0	74.5	94.0	94.0	74.5	94.0	94.0	94.0	94.0	84.4	94.0	87.3	94.0
36		51.4	77.1	94.0	62.1	93.1	94.0	62.1	93.1	94.0	89.2	94.0	70.3	94.0	72.7	94.0
42		44.1	66.1	88.1	53.2	79.8	94.0	53.2	79.8	94.0	76.5	94.0	60.3	90.4	62.3	93.5
48		38.5	57.8	77.1	46.5	69.8	93.1	46.5	69.8	93.1	66.9	94.0	52.7	79.1	54.5	81.8
30	138	59.0	88.5	94.0	71.2	94.0	94.0	71.2	94.0	94.0	94.0	94.0	80.7	94.0	83.5	94.0
36		49.2	73.7	94.0	59.4	89.0	94.0	59.4	89.0	94.0	85.3	94.0	67.2	94.0	69.6	94.0
42		42.1	63.2	84.3	50.9	76.3	94.0	50.9	76.3	94.0	73.1	94.0	57.6	86.5	59.6	89.4
48		36.9	55.3	73.7	44.5	66.8	89.0	44.5	66.8	89.0	64.0	94.0	50.4	75.7	52.2	78.3
24	144	70.7	94.0	94.0	85.3	94.0	94.0	85.3	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
30		56.5	84.8	94.0	68.3	94.0	94.0	68.3	94.0	94.0	94.0	94.0	77.3	94.0	80.0	94.0
36		47.1	70.7	94.0	56.9	85.3	94.0	56.9	85.3	94.0	81.8	94.0	64.4	94.0	66.7	94.0
42		40.4	60.6	80.8	48.8	73.1	94.0	48.8	73.1	94.0	70.1	94.0	55.2	82.9	57.1	85.7
48		35.3	53.0	70.7	42.7	64.0	85.3	42.7	64.0	85.3	61.3	92.0	48.3	72.5	50.0	75.0

Table 5A | ANCHOR LOAD CAPACITY

REFER TO ELEV. 7 1/4" MAX. SHIM GAP

Trulite
GLASS & ALUMINUM SOLUTIONS™
http://www.trulite.com
1750 Founders Pkwy, Suite. 154,
Alpharetta GA, 30009
p. 800-432-8132

PRODUCT:

3300 Impact Storefront System

HVHZ - LMI

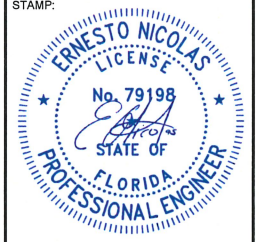
REVN.	DATE / REMARKS
1	10/19/2024: LEVEL 'E' IMPACT QUALIFICATION
2	01/29/2026: 6" DEEP MULLION OPTION & UNREINF DR. JAMB QUAL.

ENGINEER:

EN3

950 SW 135th Way Sunrise,
FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

STAMP:



FLORIDA PRODUCT APPROVAL:

FL46133

DATE: DEC. 15, 2023

Drwn: Erick	CHK: ESN
Drwg. No: 23FL-100	SCALE: N.T.S.

SHEET NO.:

14 of 17

ANCHOR LOAD CAPACITY (psf)																					Ext. (+) / Int. (-)		
Nom. Sizes (in)		TYPE 'A'				TYPE 'B'			TYPE 'C'				TYPE 'D'			TYPE 'E'			TYPE 'F'		
W	H	A2	A3	A4	A5	B2	B3	B4	C2	C3	C4	C5	D2	D3	D4	E2	E3	E4	F2	F3	F4
30	66	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
36		88.2	94.0	94.0	94.0	94.0	94.0	94.0	88.2	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
42		75.6	94.0	94.0	94.0	94.0	94.0	94.0	75.6	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	89.4	94.0	94.0
48		66.2	94.0	94.0	94.0	93.1	94.0	94.0	66.2	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	78.2	94.0	94.0
54		58.8	88.2	94.0	94.0	82.7	94.0	94.0	58.8	88.2	94.0	94.0	85.7	94.0	94.0	85.7	94.0	94.0	69.5	94.0	94.0
60		52.9	79.4	94.0	94.0	74.5	94.0	94.0	52.9	79.4	94.0	94.0	77.1	94.0	94.0	77.1	94.0	94.0	62.5	93.8	94.0
66		48.1	72.2	94.0	94.0	67.7	94.0	94.0	48.1	72.2	94.0	94.0	70.1	94.0	94.0	70.1	94.0	94.0	56.9	85.3	94.0
72		44.1	66.2	88.2	94.0	62.1	93.1	94.0	44.1	66.2	88.2	94.0	64.2	94.0	94.0	64.2	94.0	94.0	52.1	78.2	94.0
30	72	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
36		80.9	94.0	94.0	94.0	94.0	94.0	94.0	80.9	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
42		69.3	94.0	94.0	94.0	94.0	94.0	94.0	69.3	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	81.9	94.0	94.0
48		60.7	91.0	94.0	94.0	85.3	94.0	94.0	60.7	91.0	94.0	94.0	88.3	94.0	94.0	88.3	94.0	94.0	71.7	94.0	94.0
54		53.9	80.9	94.0	94.0	75.9	94.0	94.0	53.9	80.9	94.0	94.0	78.5	94.0	94.0	78.5	94.0	94.0	63.7	94.0	94.0
60		48.5	72.8	94.0	94.0	68.3	94.0	94.0	48.5	72.8	94.0	94.0	70.7	94.0	94.0	70.7	94.0	94.0	57.3	86.0	94.0
66		44.1	66.2	88.2	94.0	62.1	93.1	94.0	44.1	66.2	88.2	94.0	64.2	94.0	94.0	64.2	94.0	94.0	52.1	78.2	94.0
72		40.4	60.7	80.9	94.0	56.9	85.3	94.0	40.4	60.7	80.9	94.0	58.9	88.3	94.0	58.9	88.3	94.0	47.8	71.7	94.0
30	78	89.6	94.0	94.0	94.0	94.0	94.0	94.0	89.6	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
36		74.7	94.0	94.0	94.0	94.0	94.0	94.0	74.7	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	88.2	94.0	94.0
42		64.0	94.0	94.0	94.0	90.0	94.0	94.0	64.0	94.0	94.0	94.0	93.2	94.0	94.0	93.2	94.0	94.0	75.6	94.0	94.0
48		56.0	84.0	94.0	94.0	78.8	94.0	94.0	56.0	84.0	94.0	94.0	81.5	94.0	94.0	81.5	94.0	94.0	66.2	94.0	94.0
54		49.8	74.7	94.0	94.0	70.0	94.0	94.0	49.8	74.7	94.0	94.0	72.5	94.0	94.0	72.5	94.0	94.0	58.8	88.2	94.0
60		44.8	67.2	89.6	94.0	63.0	94.0	94.0	44.8	67.2	89.6	94.0	65.2	94.0	94.0	65.2	94.0	94.0	52.9	79.4	94.0
66		40.7	61.1	81.5	94.0	57.3	85.9	94.0	40.7	61.1	81.5	94.0	59.3	89.0	94.0	59.3	89.0	94.0	48.1	72.2	94.0
72		37.3	56.0	74.7	93.3	52.5	78.8	94.0	37.3	56.0	74.7	93.3	54.4	81.5	94.0	54.4	81.5	94.0	44.1	66.2	88.2
30	84	83.2	94.0	94.0	94.0	94.0	94.0	94.0	83.2	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0
36		69.3	94.0	94.0	94.0	94.0	94.0	94.0	69.3	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	81.9	94.0	94.0
42		59.4	89.1	94.0	94.0	83.6	94.0	94.0	59.4	89.1	94.0	94.0	86.5	94.0	94.0	86.5	94.0	94.0	70.2	94.0	94.0
48		52.0	78.0	94.0	94.0	73.1	94.0	94.0	52.0	78.0	94.0	94.0	75.7	94.0	94.0	75.7	94.0	94.0	61.4	92.1	94.0
54		46.2	69.3	92.4	94.0	65.0	94.0	94.0	46.2	69.3	92.4	94.0	67.3	94.0	94.0	67.3	94.0	94.0	54.6	81.9	94.0
60		41.6	62.4	83.2	94.0	58.5	87.8	94.0	41.6	62.4	83.2	94.0	60.6	90.9	94.0	60.6	90.9	94.0	49.1	73.7	94.0
66		37.8	56.7	75.6	94.0	53.2	79.8	94.0	37.8	56.7	75.6	94.0	55.1	82.6	94.0	55.1	82.6	94.0	44.7	67.0	89.4
72		34.7	52.0	69.3	86.7	48.8	73.1	94.0	34.7	52.0	69.3	86.7	50.5	75.7	94.0	50.5	75.7	94.0	41.0	61.4	81.9
30	90	77.7	94.0	94.0	94.0	94.0	94.0	94.0	77.7	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	91.7	94.0	94.0
36		64.7	94.0	94.0	94.0	91.0	94.0	94.0	64.7	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	76.4	94.0	94.0
42		55.5	83.2	94.0	94.0	78.0	94.0	94.0	55.5	83.2	94.0	94.0	80.8	94.0	94.0	80.8	94.0	94.0	65.5	94.0	94.0
48		48.5	72.8	94.0	94.0	68.3	94.0	94.0	48.5	72.8	94.0	94.0	70.7	94.0	94.0	70.7	94.0	94.0	57.3	86.0	94.0
54		43.1	64.7	86.3	94.0	60.7	91.0	94.0	43.1	64.7	86.3	94.0	62.8	94.0	94.0	62.8	94.0	94.0	51.0	76.4	94.0
60		38.8	58.2	77.7	94.0	54.6	81.9	94.0	38.8	58.2	77.7	94.0	56.5	84.8	94.0	56.5	84.8	94.0	45.9	68.8	91.7
66		35.3	52.9	70.6	88.2	49.6	74.5	94.0	35.3	52.9	70.6	88.2	51.4	77.1	94.0	51.4	77.1	94.0	41.7	62.5	83.4
72		32.4	48.5	64.7	80.9	45.5	68.3	91.0	32.4	48.5	64.7	80.9	47.1	70.7	94.0	47.1	70.7	94.0	38.2	57.3	76.4
30	96	72.8	94.0	94.0	94.0	94.0	94.0	94.0	72.8	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	86.0	94.0	94.0
36		60.7	91.0	94.0	94.0	85.3	94.0	94.0	60.7	91.0	94.0	94.0	88.3	94.0	94.0	88.3	94.0	94.0	71.7	94.0	94.0
42		52.0	78.0	94.0	94.0	73.1	94.0	94.0	52.0	78.0	94.0	94.0	75.7	94.0	94.0	75.7	94.0	94.0	61.4	92.1	94.0
48		45.5	68.3	91.0	94.0	64.0	94.0	94.0	45.5	68.3	91.0	94.0	66.3	94.0	94.0	66.3	94.0	94.0	53.8	80.6	94.0
54		40.4	60.7	80.9	94.0	56.9	85.3	94.0	40.4	60.7	80.9	94.0	58.9	88.3	94.0	58.9	88.3	94.0	47.8	71.7	94.0
60		36.4	54.6	72.8	91.0	51.2	76.8	94.0	36.4	54.6	72.8	91.0	53.0	79.5	94.0	53.0	79.5	94.0	43.0	64.5	86.0
66		33.1	49.6	66.2	82.7	46.5	69.8	93.1	33.1	49.6	66.2	82.7	48.2	72.3	94.0	48.2	72.3	94.0	39.1	58.6	78.2
72		30.3	45.5	60.7	75.8	42.7	64.0	85.3	30.3	45.5	60.7	75.8	44.2	66.3	88.3	44.2	66.3	88.3	35.8	53.8	71.7

ANCHOR LOAD CAPACITY (psf)																					Ext. (+) / Int. (-)		
Nom. Sizes (in)		TYPE 'A'				TYPE 'B'			TYPE 'C'				TYPE 'D'			TYPE 'E'			TYPE 'F'		
W	H	A2	A3	A4	A5	B2	B3	B4	C2	C3	C4	C5	D2	D3	D4	E2	E3	E4	F2	F3	F4
30	102	68.5	94.0	94.0	94.0	94.0	94.0	94.0	68.5	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	80.9	94.0	94.0
36		57.1	85.6	94.0	94.0	80.3	94.0	94.0	57.1	85.6	94.0	94.0	83.1	94.0	94.0	83.1	94.0	94.0	67.5	94.0	94.0
42		48.9	73.4	94.0	94.0	68.8	94.0	94.0	48.9	73.4	94.0	94.0	71.3	94.0	94.0	71.3	94.0	94.0	57.8	86.7	94.0
48		42.8	64.2	85.6	94.0	60.2	90.4	94.0	42.8	64.2	85.6	94.0	62.4	93.5	94.0	62.4	93.5	94.0	50.6	75.9	94.0
54		38.1	57.1	76.1	94.0	53.5	80.3	94.0	38.1	57.1	76.1	94.0	55.4	83.1	94.0	55.4	83.1	94.0	45.0	67.5	89.9
60		34.3	51.4	68.5	85.6	48.2	72.3	94.0	34.3	51.4	68.5	85.6	49.9	74.8	94.0	49.9	74.8	94.0	40.5	60.7	80.9
66		31.1	46.7	62.3	77.9	43.8	65.7	87.6	31.1	46.7	62.3	77.9	45.3	68.0	90.7	45.3	68.0	90.7	36.8	55.2	73.6
72		28.5	42.8	57.1	71.4	40.2	60.2	80.3	28.5	42.8	57.1	71.4	41.6	62.4	83.1	41.6	62.4	83.1	33.7	50.6	67.5
30	108	64.7	94.0	94.0	94.0	91.0	94.0	94.0	64.7	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	94.0	76.4	94.0	94.0
36		53.9	80.9	94.0	94.0	75.9	94.0	94.0	53.9	80.9	94.0	94.0	78.5	94.0	94.0	78.5	94.0	94.0	63.7	94.0	94.0
42		46.2	69.3	92.4	94.0	65.0	94.0	94.0	46.2	69.3	92.4	94.0	67.3	94.0	94.0	67.3	94.0	94.0	54.6	81.9	94.0
48		40.4	60.7	80.9	94.0	56.9	85.3	94.0	40.4	60.7	80.9	94.0	58.9	88.3	94.0	58.9	88.3	94.0	47.8	71.7	94.0
54		36.0	53.9	71.9	89.9	50.6	75.9	94.0	36.0	53.9	71.9	89.9	52.3	78.5	94.0	52.3	78.5	94.0	42.5	63.7	84.9
60		32.4	48.5	64.7	80.9	45.5	68.3	91.0	32.4	48.5	64.7	80.9	47.1	70.7	94.0	47.1	70.7	94.0	38.2	57.3	76.4
66		29.4	44.1	58.8	73.5	41.4	62.1	82.7	29.4	44.1	58.8	73.5	42.8	64.2	85.7	42.8	64.2	85.7	34.7	52.1	69.5
72		27.0	40.4	53.9	67.4	37.9	56.9	75.9	27.0	40.4	53.9	67.4	39.3	58.9	78.5	39.3	58.9	78.5	31.9	47.8	63.7
30	114	61.3	92.0	94.0	94.0	86.2	94.0	94.0	61.3	92.0	94.0	94.0	89.3	94.0	94.0	89.3	94.0	94.0	72.4	94.0	94.0
36		51.1	76.6	94.0	94.0	71.9	94.0	94.0	51.1	76.6	94.0	94.0	74.4	94.0	94.0	74.4	94.0	94.0	60.4	90.5	94.0
42		43.8	65.7	87.6	94.0	61.6	92.4	94.0	43.8	65.7	87.6	94.0	63.8	94.0	94.0	63.8	94.0	94.0	51.7	77.6	94.0
48		38.3	57.5	76.6	94.0	53.9	80.8	94.0	38.3	57.5	76.6	94.0	55.8	83.7	94.0	55.8	83.7	94.0	45.3	67.9	90.5
54		34.1	51.1	68.1	85.1	47.9	71.9	94.0	34.1	51.1	68.1	85.1	49.6	74.4	94.0	49.6	74.4	94.0	40.2	60.4	80.5
60		30.7	46.0	61.3	76.6	43.1	64.7	86.2	30.7	46.0	61.3	76.6	44.6	66.9	89.3	44.6	66.9	89.3	36.2	54.3	72.4
66		27.9	41.8	55.7	69.7	39.2	58.8	78.4	27.9	41.8	55.7	69.7	40.6	60.9	81.1	40.6	60.9	81.1	32.9	49.4	65.8
72		25.5	38.3	51.1	63.9	35.9	53.9	71.9	25.5	38.3	51.1	63.9	37.2	55.8	74.4	37.2	55.8	74.4	30.2	45.3	60.4
30	120	58.2	87.4	94.0	94.0	81.9	94.0	94.0	58.2	87.4	94.0	94.0	84.8	94.0	94.0	84.8	94.0	94.0	68.8	94.0	94.0
36		48.5	72.8	94.0	94.0	68.3	94.0	94.0	48.5	72.8	94.0	94.0	70.7	94.0	94.0	70.7	94.0	94.0	57.3	86.0	94.0
42		41.6	62.4	83.2	94.0	58.5	87.8	94.0	41.6	62.4	83.2	94.0	60.6	90.9	94.0	60.6	90.9	94.0	49.1	73.7	94.0
48		36.4	54.6	72.8	91.0	51.2	76.8	94.0	36.4	54.6	72.8	91.0	53.0	79.5	94.0	53.0	79.5	94.0	43.0	64.5	86.0
54		32.4	48.5	64.7	80.9	45.5	68.3	91.0	32.4	48.5	64.7	80.9	47.1	70.7	94.0	47.1	70.7	94.0	38.2	57.3	76.4
60		29.1	43.7	58.2	72.8	41.0	61.4	81.9	29.1	43.7	58.2	72.8	42.4	63.6	84.8	42.4	63.6	84.8	34.4	51.6	68.8
30	126	55.5	83.2	94.0	94.0	78.0	94.0	94.0	55.5	83.2	94.0	94.0	80.8	94.0	94.0	80.8	94.0	94.0	65.5	94.0	94.0
36		46.2	69.3	92.4	94.0	65.0	94.0	94.0	46.2	69.3	92.4	94.0	67.3	94.0	94.0	67.3	94.0	94.0	54.6	81.9	94.0
42		39.6	59.4	79.2	94.0	55.7	83.6	94.0	39.6	59.4	79.2	94.0	57.7	86.5	94.0	57.7	86.5	94.0	46.8	70.2	93.6
48		34.7	52.0	69.3	86.7	48.8	73.1	94.0	34.7	52.0	69.3	86.7	50.5	75.7	94.0	50.5	75.7	94.0	41.0	61.4	81.9
54		30.8	46.2	61.6	77.0	43.3	65.0	86.7	30.8	46.2	61.6	77.0	44.9	67.3	89.7	44.9	67.3	89.7	36.4	54.6	72.8
30	132	52.9	79.4	94.0	94.0	74.5	94.0	94.0	52.9	79.4	94.0	94.0	77.1	94.0	94.0	77.1	94.0	94.0	62.5	93.8	94.0
36		44.1	66.2	88.2	94.0	62.1	93.1	94.0	44.1	66.2	88.2	94.0	64.2	94.0	94.0	64.2	94.0	94.0	52.1	78.2	94.0
42		37.8	56.7	75.6	94.0	53.2	79.8	94.0	37.8	56.7	75.6	94.0	55.1	82.6	94.0	55.1	82.6	94.0	44.7	67.0	89.4
48		33.1	49.6	66.2	82.7	46.5	69.8	93.1	33.1	49.6	66.2	82.7	48.2	72.3	94.0	48.2	72.3	94.0	39.1	58.6	78.2
30	138	50.6	76.0	94.0	94.0	71.2	94.0	94.0	50.6	76.0	94.0	94.0	73.7	94.0	94.0	73.7	94.0	94.0	59.8	89.7	94.0
36		42.2	63.3	84.4	94.0	59.4	89.0	94.0	42.2	63.3	84.4	94.0	61.4	92.2	94.0	61.4	92.2	94.0	49.9	74.8	94.0
42		36.2	54.3	72.3	90.4	50.9	76.3	94.0	36.2	54.3	72.3	90.4	52.7	79.0	94.0	52.7	79.0	94.0	42.7	64.1	85.5
48		31.7	47.5	63.3	79.1	44.5	66.8	89.0	31.7	47.5	63.3	79.1	46.1	69.1	92.2	46.1	69.1	92.2	37.4	56.1	74.8
24	144	60.7	91.0	94.0	94.0	85.3	94.0	94.0	60.7	91.0	94.0	94.0	88.3	94.0	94.0	88.3	94.0	94.0	71.7	94.0	94.0
30		48.5	72.8	94.0	94.0	68.3	94.0	94.0	48.5	72.8	94.0	94.0	70.7	94.0	94.0	70.7	94.0	94.0	57.3	86.0	94.0
36		40.4	60.7	80.9	94.0	56.9	85.3	94.0	40.4	60.7	80.9	94.0	58.9	88.3	94.0	58.9	88.3	94.0	47.8	71.7	94.0
42		34.7	52.0	69.3	86.7	48.8	73.1	94.0	34.7	52.0	69.3	86.7	50.5	75.7	94.0	50.5	75.7	94.0	41.0	61.4	81.9
48		30.3	45.5	60.7	75.8	42.7	64.0	85.3	30.3	45.5	60.7	75.8	44.2	66.3	88.3	44.2	66.3	88.3	35.8	53.8	71.7

Table 5B | ANCHOR LOAD CAPACITY

REFER TO ELEV. 7 3/8" MAX. SHIM GAP

Trulite
GLASS & ALUMINUM SOLUTIONS™
http://www.trulite.com
1750 Founders Pkwy, Suite. 154,
Alpharetta GA, 30009
p. 800-432-8132

PRODUCT:

3300 Impact Storefront System

HVHZ - LMI

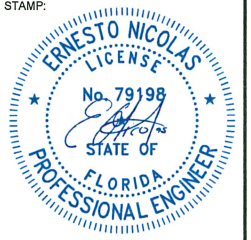
REVN.	DATE / REMARKS
1	10/19/2024: LEVEL 'E' IMPACT QUALIFICATION
2	01/29/2026: 6" DEEP MULLION OPTION & UNREINF DR. JAMB QUAL.

ENGINEER:

EN3

950 SW 135th Way Sunrise,
FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

STAMP:



FLORIDA PRODUCT APPROVAL:

FL46133

DATE: DEC. 15, 2023

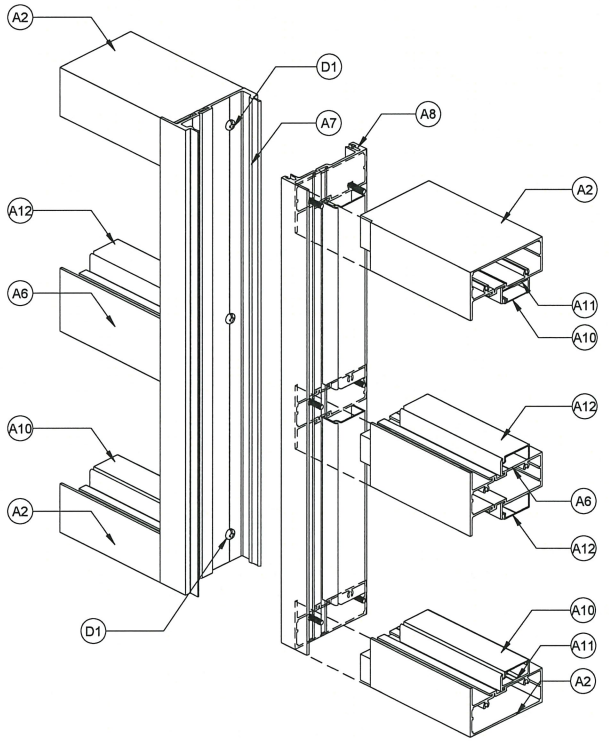
Drwn: Erick	CHK: ESN
Drwg. No: 23FL-100	SCALE: N.T.S.

SHEET NO.:

15 of 17

3300 SYSTEM PARTS TABLE

Item No.		P/N	DESCRIPTION	DIMENSIONS	MATERIAL	MAUNFACTURER
A	1	3311	HEAD / STILL / JAMB	2.500 x 4.500	6063-T6 ALUM	TRULITE
A	2	3301	HEAD / STILL / JAMB	2.500 x 4.500	6063-T6 ALUM	TRULITE
A	3	10220	DOOR JAMB	1-3/4" x 4-1/2	6063-T6 ALUM	TRULITE
A	4	3306	DOOR JAMB/JAMB	1-3/4" x 4-1/2	6063-T6 ALUM	TRULITE
A	5	3312	INT. HORIZONTAL	3.250 x 4.500	6063-T6 ALUM	TRULITE
A	6	3302	INT. HORIZONTAL	3.250 x 4.500	6063-T6 ALUM	TRULITE
A	7	3300 A	MALE MULLION	2.124 x4.530	6063-T6 ALUM	TRULITE
A	8	3300 B	FEMALE MULLION	1.625 x 4.530	6063-T6 ALUM	TRULITE
A	9	3305	MALE JAMB	1.50 x 0.188	6063-T6 ALUM	TRULITE
A	10	3303	GLASS STOP COVER	1.780 x 0.938	6063-T6 ALUM	TRULITE
A	11	3304	OPEN BACK GLASS STOP	1.50 x 0.188	6063-T6 ALUM	TRULITE
A	12	3103	GLASS STOP	1.780 x 0.938	6063-T6 ALUM	TRULITE
A	13	3003	GLASS STOP	1.780 x 0.938	6063-T6 ALUM	TRULITE
A	14	3008	TRANSOM GLASS STOP	1.250 x 0.750	6063-T6 ALUM	TRULITE
A	15	3009	TRANSOM GLASS STOP	1.75 x 0.750	6063-T6 ALUM	TRULITE
A	16	3103X	GLASS STOP	-	6063-T6 ALUM	TRULITE
A	17	3103Z	GLASS STOP	-	6063-T6 ALUM	TRULITE
A	18	3108	TRANSOM GLASS STOP	-	6063-T6 ALUM	TRULITE
A	19	3109	TRANSOM GLASS STOP	-	6063-T6 ALUM	TRULITE
A	20	3307A	MALE MULLION	-	6063-T6 ALUM	TRULITE
A	21	3307B	FEMALE MULLION	-	6063-T6 ALUM	TRULITE
A	22	3309	DOOR JAMB	-	6063-T6 ALUM	TRULITE
A	23	3308	MALE JAMB	-	6063-T6 ALUM	TRULITE
A	24	3314	REINFORCEMENT	-	6063-T6 ALUM	TRULITE
B	1	RG 33	FINGER GASKET	-	EPDM	TRULITE
B	2	H62J	SET. BLOCK FOR 1-5/16" GLASS	7/16" X 1 5/16" X 4"	EPDM	TRULITE
B	3	H62D	SET. BLOCK FOR 9/16" GLASS	1/4" X 9/16" X 4"	EPDM	TRULITE
B	4	RG-1	GLAZING GASKET	-	EPDM	TRULITE
C	1	V2108	GLAZING TAPE	0.250 x 0.375	FOAM TAPE	VARIES
C	2	_	DOWSIL 995	-	SILICONE	DOWSIL
C	3	_	PROGLAZE SSG	-	SILICONE	TREMCO
C	4	_	SIKASIL SG - 10	-	SILICONE	SIKA
C	5	_	DOWSIL 983	-	SILICONE	DOWSIL
C	6	_	ALUMINUM GLASS SPACER	-	ALUMINUM	HELIMA HELVENTION INT. / VARIES
C	7	ST330	STEEL REINFORCEMENT	C - 3.375 X 1.000 X .125 THK	C - A36 MIN. / BAR - A572 GR. 50	VARIES
C	8	ST332	STEEL REINFORCEMENT	C - 3.375 X 1.0 X 0.125 & 3.0 X 0.375 BAR	C - A36 MIN. / BAR - A572 GR. 50	VARIES
C	9	ST333	STEEL REINFORCEMENT	C - 3.375 X 1.0 X 0.125 & 3.0 X 0.50 BAR	C - A36 MIN. / BAR - A572 GR. 50	VARIES
C	10	ST334	STEEL REINFORCEMENT	C - 3.375 X 1.0 X 0.125 & 3.0 X 0.75 BAR	C - A36 MIN. / BAR - A572 GR. 50	VARIES
C	11	ST337	STEEL REINFORCEMENT	C - 1.06"x 4" x 0.875 x 3/16"	STEEL A572 GR. 50	VARIES
C	12	-	-	-	-	-
C	13	-	3/8" THRU-BOLT	-	STEEL GR. 2 MIN.	VARIES
C	14	ST351X	STEEL REINFORCEMENT	1"X4" FLAT BAR	STEEL A572 GR. 50	VARIES
D	1	23233	ASSEMBLY SCREWS	#14-20x1 1/2" PH TC MS (GR. 5)	STEEL (ZINC COATED)	ALLOY FASTENER
D	2	23126	ASSEMBLY SCREWS	#12-24x 1" PPH-23 MS (GR. 5)	STEEL (ZINC COATED)	ALLOY FASTENER
D	3	23163	RETENTION SCREW @ REINF.	#12-24x $\frac{3}{4}$" PFH-23 MS	STEEL (ZINC COATED)	ALLOY FASTENER



SERIES 3300 STOREFRONT SYSTEM

NOTES:

1. GLASS NOT SHOWN FOR CLARITY.
2. FRAME AND PANEL CORNERS, INSTALLATION SCREWS TO BE SEALED WITH CLEAR SEALANT.
3. FRAME DETAIL ABOVE SHOWS CONNECTIONS OF HORIZONTALS MEMBERS TO VERTICAL MEMBERS. JAMBS AND MULLIONS CAN BE WITH OR WITHOUT REINFORCEMENTS. SEE SHEETS 4 THRU 9 FOR OPTIONS.

Trulite
GLASS & ALUMINUM SOLUTIONS™
http://www.trulite.com
1750 Founders Pkwy, Suite. 154,
Alpharetta GA, 30009
p. 800-432-8132

PRODUCT:

3300 Impact Storefront System

HVHZ - LMI

REVN.	DATE / REMARKS
1	10/19/2024: LEVEL 'E' IMPACT QUALIFICATION
2	01/29/2026: 6" DEEP MULLION OPTION & UNREINF DR. JAMB QUAL.

ENGINEER:

950 SW 135th Way Sunrise,
FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

STAMP:

ERNESTO NICOLAS LICENSE No. 79198 STATE OF FLORIDA PROFESSIONAL ENGINEER

FLORIDA PRODUCT APPROVAL:

FL46133

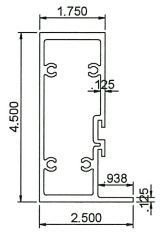
DATE: DEC. 15, 2023

Drwn: Erick	CHK: ESN
Drwg. No: 23FL-100	SCALE: N.T.S.

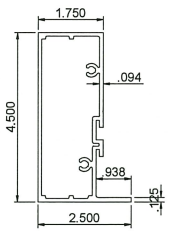
SHEET NO.:

16 of 17

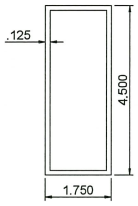
3300 PARTS TABLE



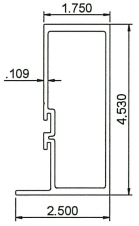
A1) 3311 HEAD/SILL/JAMB



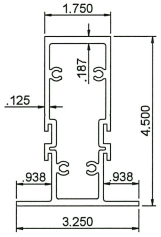
A2) 3301 HEAD/SILL/JAMB



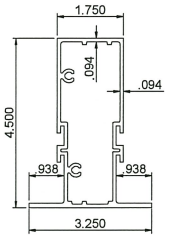
A3) 10220 DOOR JAMB



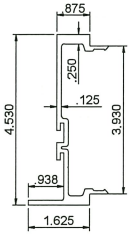
A4) 3306 DOOR JAMB



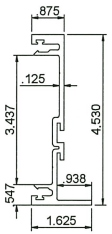
A5) 3312 INT. VERTICAL/HORIZONTAL



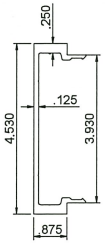
A6) 3302 INT. VERTICAL/HORIZONTAL



A7) 3300A MALE MULLION



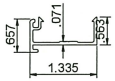
A8) 3300B FEMALE MULLION



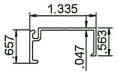
A9) 3305 MALE JAMB



A10) 3303 GLASS STOP COVER



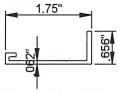
A11) 3304 OPEN BACK GLASS STOP



A12) 3103 GLASS STOP



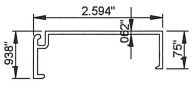
A13) 3003 GLASS STOP



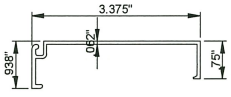
A14) 3008 GLASS STOP



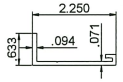
A15) 3009 GLASS STOP



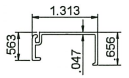
A16) 3103X GLASS STOP



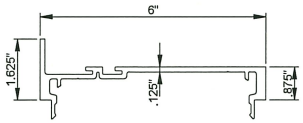
A17) 3103Z GLASS STOP



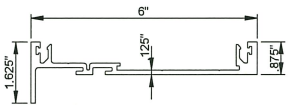
A18) 3108 GLASS STOP



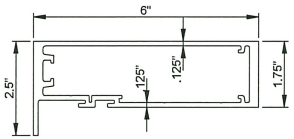
A19) 3109 GLASS STOP



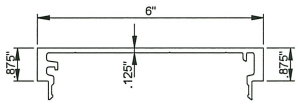
A20) 3307A MALE MULLION



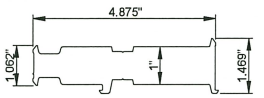
A21) 3307B FEMALE MULLION



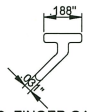
A22) 3309 DOOR JAMB



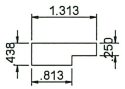
A23) 3308 MALE JAMB



A24) 3314 REINFORCEMENT



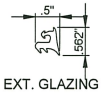
B1) RG-33 FINGER GASKET



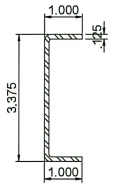
B2) H62J SETTING BLOCK



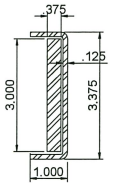
B3) H62D SETTING BLOCK



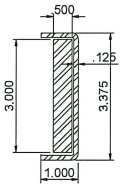
B4) RG-1 EXT. GLAZING GASKET



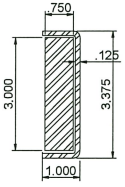
C7) ST330 STEEL REINF.



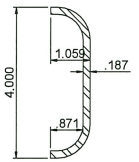
C8) ST332 STEEL REINF.



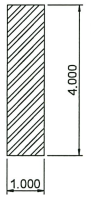
C9) ST333 STEEL REINF.



C10) ST334 STEEL REINF.



C11) ST337 STEEL REINF.



C14) ST351X STEEL REINF.

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Alpharetta GA, 30009
p. 800-432-8132

PRODUCT:

3300 Impact Storefront System

HVHZ - LMI

REVN.	DATE / REMARKS
1	10/19/2024: LEVEL 'E' IMPACT QUALIFICATION
2	01/29/2026: 6" DEEP MULLION OPTION & UNREINF DR. JAMB QUAL.

ENGINEER:

950 SW 135th Way Sunrise,
FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

STAMP:

ERNESTO NICOLAS LICENSE No. 79198 STATE OF FLORIDA PROFESSIONAL ENGINEER

FLORIDA PRODUCT APPROVAL:

FL46133

DATE: DEC. 15, 2023

Drwn: Erick	CHK: ESN
Drwg. No: 23FL-100	SCALE: N.T.S.

SHEET NO.:

17 of 17

From: Ashley Erin
To: Harb; Brock Fence
Subject: Fwd: Your Deadline for Required HARB Documentation Has Passed
Date: Friday, July 10, 2026 9:17:03 AM
Attachments: image002.png
image003.png
image004.png

> **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,
I have been out of pocket on this project and just returned from being out of town for several weeks to see we missed this deadline. Please allow us a continuance so that I may work with Brock Fence to see what items we need to move forward and be prepared for the next available meeting date.
Thank you,
Ashley Bucci

---------- Forwarded message ---------
From: **Candice Seymour** <cseymour@citystaug.com>
Date: Wed, Jul 8, 2026 at 12:03 PM
Subject: Your Deadline for Required HARB Documentation Has Passed
To: sales@brockfence.com <sales@brockfence.com>, ashleyerin4@gmail.com <ashleyerin4@gmail.com>
Cc: Michelle Triantafyllidis <MTriantafyllidis@citystaug.com>

Good morning,

Our records indicate that the required documentation requested by city staff and/or the HARB for your application was not received by the **July 6, 2026** deadline for the upcoming **July 16, 2026** meeting.

We are now drafting staff reports to meet our own deadline for distributing meeting packets to the Board and Public prior to next week's meeting. Any documentation received from this point forward will not be reviewed by staff or distributed to the Board at the July meeting.

You have several options to proceed with your application:

- **Request a Continuance** to a future meeting by emailing HARB@citystaug.com and asking that your item be continued to allow time for you to submit the required information. Future meeting dates and application deadlines can be found here. Documentation for continued

applications has a deadline of no later than 10 days prior to the meeting. You may choose any future meeting date for a continuance; OR,

- **Walk-on New Information** by providing 9 copies of all new information for the Board and city staff on the day of the meeting. Be aware, new documents provided at the meeting are only reviewed at the Board's discretion. They may choose to continue your application to allow time for all parties to review the new information at length.

If you are planning to attend and provide additional information at the meeting, please notify staff of your intent by replying to this email. If no communication is received, staff can administratively continue your application until required information is received.

Thank you for your time and consideration,

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 July 16, 2026 Meeting



Application HP2026-0046 Address: 69 St. George Street

Applicant: Shoreland Home Builders, LLC

Property Owner: The French Connection, L.L.C.

Project description: To increase the height of an existing delivery gate.

Architectural Style:	Spanish Colonial Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-contributing	Construction date:	1964
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1966100000		
Agenda Item:	6(d)	Previous Action(s):	COA PL2021-0080

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of St. George Street on the block between Cuna and Hypolita Streets within the Historic Preservation-Three (HP-3) zoning district. The Board previously heard and approved a Certificate of Appropriateness (COA) for modifications to the south property wall along St. George Street which included adding openings with wood spindles to allow for visibility into the courtyard from the street.
2. The applicant is seeking to increase the height of an existing 51" wide by 46" tall delivery gate as detailed in the Summary Scope of Work below.
3. According to the Architectural Guidelines for Historic Preservation (AGHP), for pre-1821 builings, "gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled and gates in walls should be topped by a substantial lintel two to three feet higher than the wall. Additionally, the most appropriate gate width is fifty inches with the smallest opening being forty-four inches. Hardware should be made of wood, leather or iron. Iron must be painted black. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century handmade nails. Modern nail heads should not be visible."
4. While recommended gate heights are not addressed within the AGHP, fence/wall heights for pre-1821 buildings must be a minimum of 5-1/2 feet high for First and Second Spanish Period, and at least 6 feet high for British Period fences and walls.
5. The proposed materials and color meet AGHP requirements. The proposed handle, while designed with an "old-world" look and finish, is still more modern in than typically seen along St. George Street. The existing 51" wide gate is close to the maximum width considered appropriate per the AGHP and may decrease as framing for the new gate requires. No masonry lintel is proposed with this application, primarily to reduce costs and construction impacts, according to the owner.

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 **69 St. George Street** if the HARB finds that the proposed design for the modifications to the existing delivery gate meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. New, taller gate:
    a. Cut existing opening to the 77" height of the existing wall—no increase in 51" width
    b. Install new wood double-gate with in-swinging doors
        i. 6" vertical ship-lap, 73" tall
        ii. Painted to match existing
    c. Black metal hardware
    d. Finish stone wall cap at an angle to match existing

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Fences, Walls, and Gates

Pre-1821

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

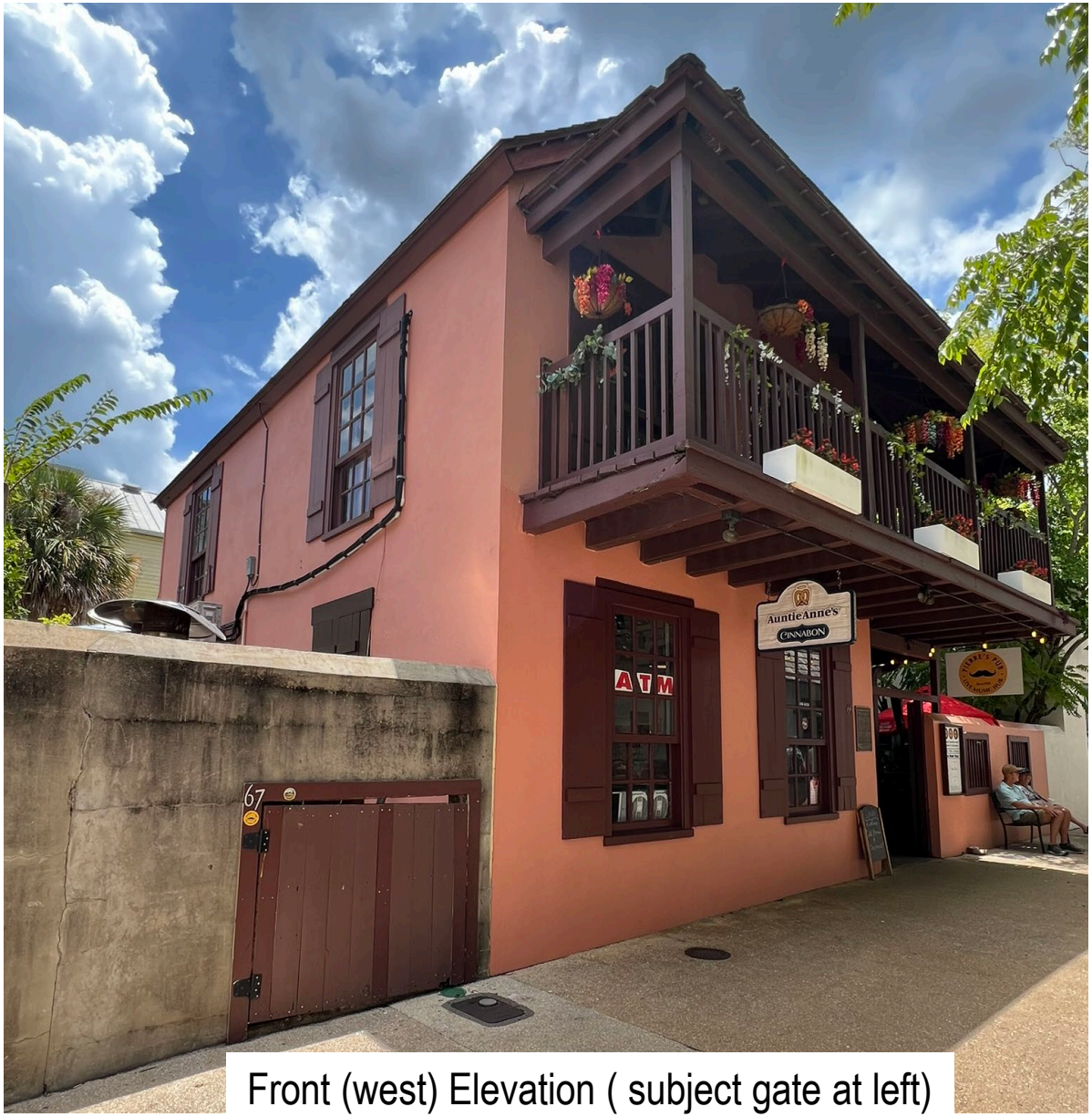
The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century handmade nails. Modern nail heads should not be visible.

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
69 St. George Street



Front (west) Elevation (subject gate at left)

STAFF PHOTOGRAPHS
69 St. George Street



Gate to be Increased in Height

STAFF PHOTOGRAPHS
69 St. George Street





Gate to be Increased in Height

STAFF PHOTOGRAPHS
69 St. George Street



Utility Space Behind Gate Facing East

STAFF PHOTOGRAPHS
69 St. George Street





Existing Gate on St. George Street Used as Inspiration for Proposed Gate

STAFF PHOTOGRAPHS
69 St. George Street





Angled Cap to be Replicated at Gate Opening

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0046 **Meeting Date: Thursday, July 16, 2026**

1. NAME OF APPLICANT: Shoreland Home Builders, LLC
   Business (if applicable):
   Address: 794 Cypress Rd
   City: St Augustine State: FL Zip Code: 32086
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

2. NAME OF PROPERTY OWNER: The French Connection, LLC
   Business (if applicable):
   Address: 98 B Orange St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

3. PROJECT LOCATION: 69 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 2 BLK 8 INCLUDING PT OF ST GEORGE ST FORMERLY USED AS SIDEWALK OR1817/438

5. SCOPE OF WORK: To increase the height of an existing delivery gate.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Plans
- Hardware Specifications

Received June 16, 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: 69 St George Street

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

Owner's Name: Paul Thompson 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.

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

Kevin Marks is/are hereby authorized TO ACT ON BEHALF OF PAUL Thompson, the owner(s) of those lands described within ☐ the attached application, or ☑ described within the previously filed Application number: HP2026-0046 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:

69 ST. George Street

BY: Paul Thompson
Signature of Owner

Paul J. Th
Print Name of Owner

904-540-2904
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 23 day of June, 2026

By Paul Thompson

Identification verified: Personally known

Oath sworn: ✓ Yes ____ No

SARAJANE HUERBSCH
Notary Public, State Of Florida
Commission No. HH 300804
My Commission Expires: 8/15/2026

Notary Signature: Sarajane Huerbsch

My Commission expires: 8/15/26

Rev:120219 jw

Received June 16, 2026
Planning and Building Dept.

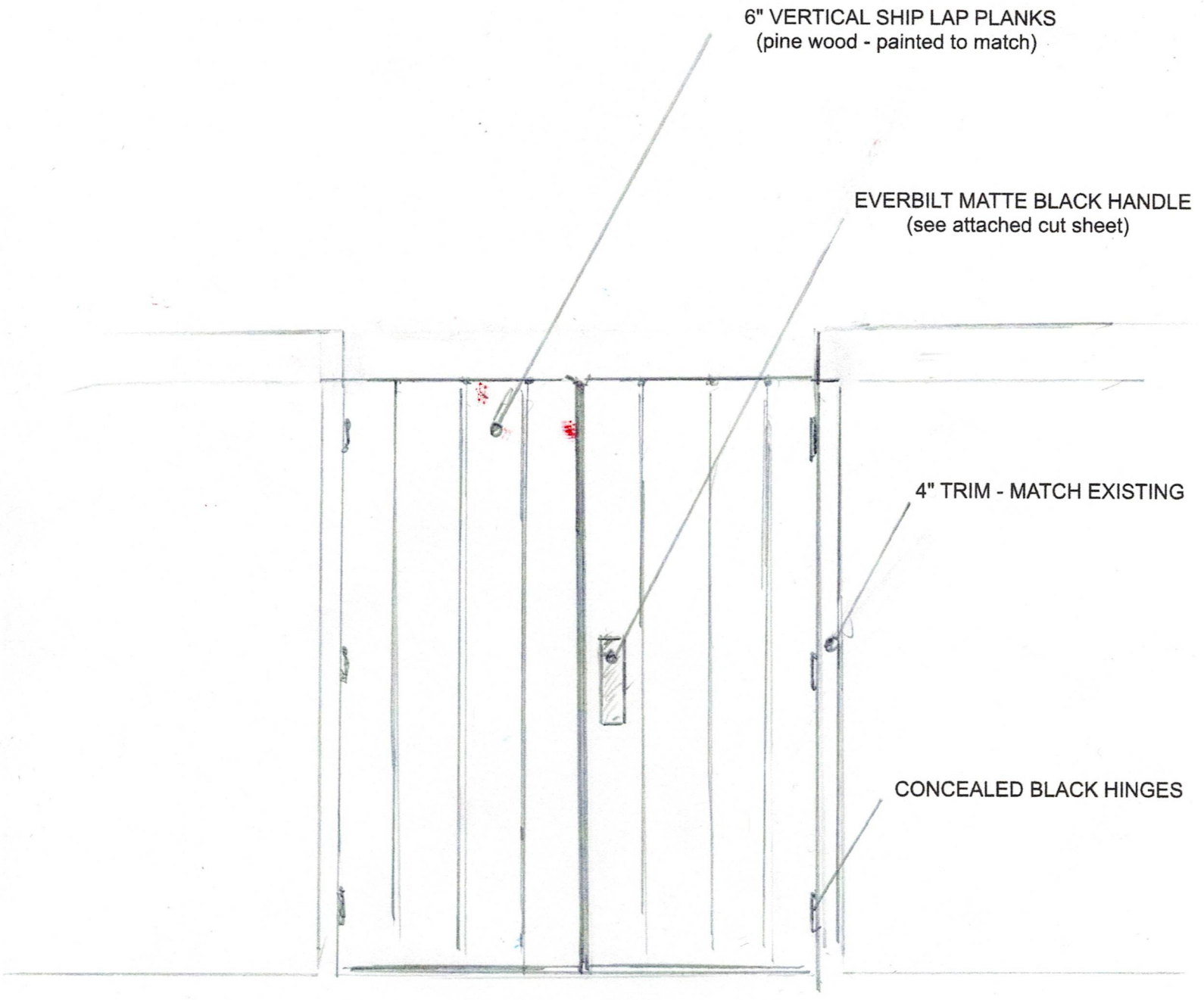




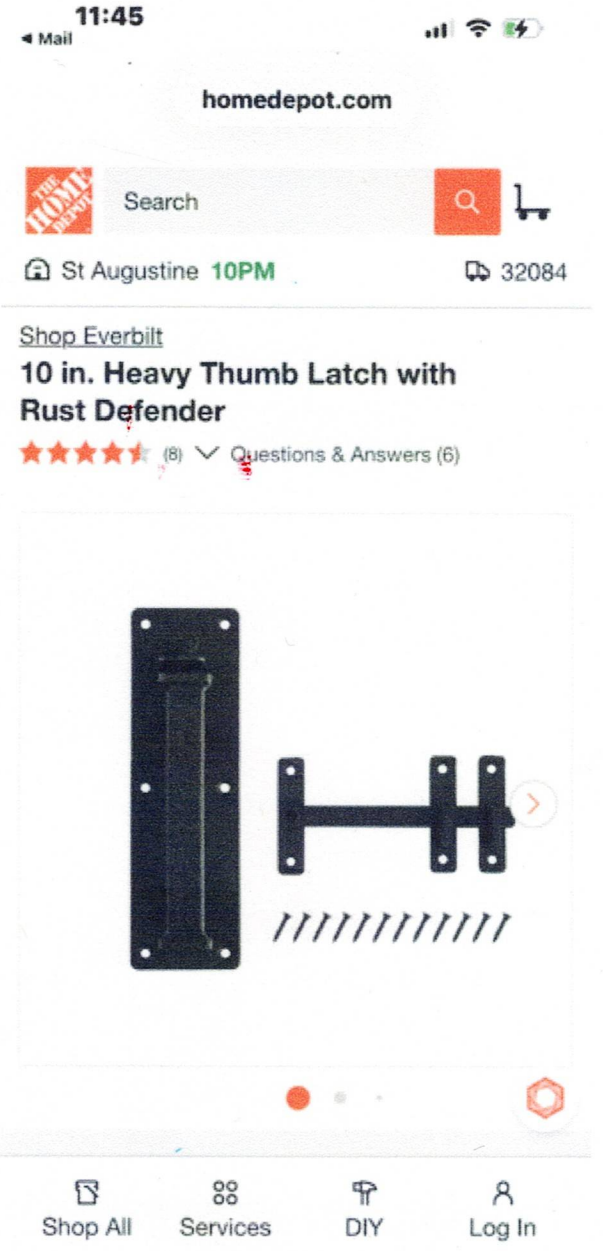
Received June 16, 2026
Planning and Building Dept.



Received June 26, 2026
Planning and Building Dept.



Received June 26, 2026
Planning and Building Dept.



Received June 26, 2026
Planning and Building Dept.

- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Pre-1821

First Spanish Period doors are similar to gates in design but are between thirty-three inches and forty-four inches wide.

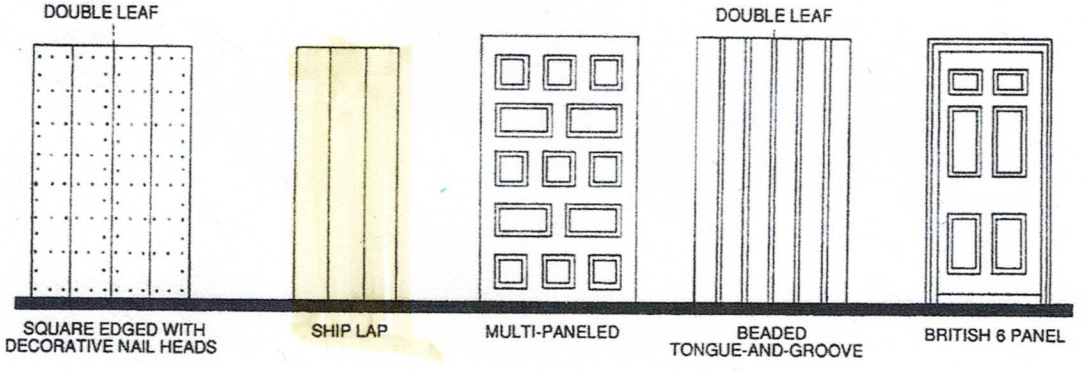
British Period and Second Spanish Period doors may be located in the street facade or may reflect the St. Augustine Plan. The thirty-three inch wide English six panel door is the most appropriate. Second Spanish Period doors may also be similar to First Spanish Period design. All doors should be six feet, ten inches to seven feet high whenever possible.

Appropriate materials include pine, oak, cypress and cedar boards, either square edged, shiplap, tongue-and-grooved or beaded, with black iron hardware. Doors may be either single or double leaf. Street doors should not contain any glazing. Balcony and courtyard doors may be partially or fully glazed, with wood sash and muntins.

Hardware should be black iron in a documented pre-1821 design. In some instances, brass, tin or leather may be appropriate. Door hardware may be simple wood pulls, iron thumb latches, levers or small 18th Century doorknobs. Modern door knobs, handles and latches are not appropriate, and are not permitted on street facades. Modern locks should be black and mounted flush with the door face to be as unobtrusive as possible. Door hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible. Black iron medallions are appropriate ornamentation for more ornate First Spanish Period and Second Spanish Period doors.

If direct entry street doors swing out, it is appropriate to use double leaf doors inset into the wall. It may be simpler on commercial buildings to use courtyard entries so that doors may swing into the property instead of into the public right-of-way.

Pre-1821 Doors **Figure 12**





CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 16, 2026 Meeting



Application HP2029-0053

Address: 168 Avenida Menendez (69 Marine Street)

Applicant: Pure Energy Electrical Services LLC

Property Owner: Paul Thompson

Project description: To install a new generator and propane tank with associated screening.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ00206
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1924
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1985500000		
Agenda Item:	6(e)	Previous Action(s):	COA 2010-0103 COA HP2023-0066

STAFF SUMMARY AND ANALYSIS:

1. This property is located on through lot fronting both Avenida Menendez and Marine Street Bridge and St. Francis Streets within the Historic Preservation-One (HP-1) zoning district. Previous applications heard for this property include installation of the existing masonry wall and cast-iron fencing along Avenida Menendez.
2. The applicant is seeking approval to install a generator in the center of an existing driveway along Marine Street and a liquid propane (LP) gas tank on the front verandah along Avenida Menendez with associate screening as described in the Summary Scope of Work below.
3. According to the Architectural Guidelines for Historic Preservation (AGHP), 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.
4. Both major components of the generator system are proposed for significant facades.
    - The generator location chosen requires a 5' fence for screening from view of the street. The fence may obscure an existing window on that side and would be a design element not typical of the building's Mediterranean Revival architectural style. Additionally, the 5' wide x 5' high privacy-styled fence may appear out-of-place in the center of the driveway, making the location of the mechanical equipment more obvious.
    - The proposed cylindrical LP tank will sit in the southwest corner of the existing veranda at a height below the existing wall. A lattice screening with vines was proposed for the tank, which would be visible from Avenida Menendez through the existing cast-iron fence. The pipe connecting the gas tank to the generator would be finished to match the exterior of the building and would traverse the south elevation of the building between the first and second story windows.
5. The north and south sides of the structure are built almost entirely along the property line. The owner has noted the limited space as justification for the proposed locations. The generator is intended to operate pumps that would remove water from the foundation and ground floor of the structure which flooded previously during storm events.
6. An unscreened HVAC unit is inappropriately visible on the flat shed rooftop that extends from the rear of the structure along Marine Street. According to Google Streetview photos, this appears to have been added sometime between 2019 and 2024. Approved plans for the rooftop unit do not appear to exist. A renovation permit from 2019 shows the HVAC unit relocated to where the generator is now proposed.
7. No examples, renderings, or drawings were provided to illustrate the true visual impact of the proposed installations and screening.

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 **168 Avenida Menendez (69 Marine Street)**:

1. **APPROVE** if the HARB finds that the proposed mechanical equipment and associated screening, as proposed or modified by the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that limits, as much as possible, visual impacts of the equipment to the historic structure and streetscape; OR,
2. **CONTINUE** to allow the applicant time to consider alternatives to screening design and/or installation locations.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Install generator along Marine Street:
    a. ~47”w x ~31”h x ~26.5”d
    b. Installed on 24” high stand
    c. Vertical board fence with dog-ear picket tops for screening:
        i. 5’ tall
        ii. 5’ wide parallel Marine Street
        iii. Will wrap-around generator on the sides
    d. Electrical conduit to be painted to match the building.
2. Install LP Gas Tank on front terrace along Avenida Menendez:
    a. 5’8” long x 2’10” tall
    b. Possible lattice screening with vines.
    c. Pipes to run along south elevation to reach the proposed generator to be painted to match the building.

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

Electrical and Mechanical Equipment

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

Do...

- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.

Don’t...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

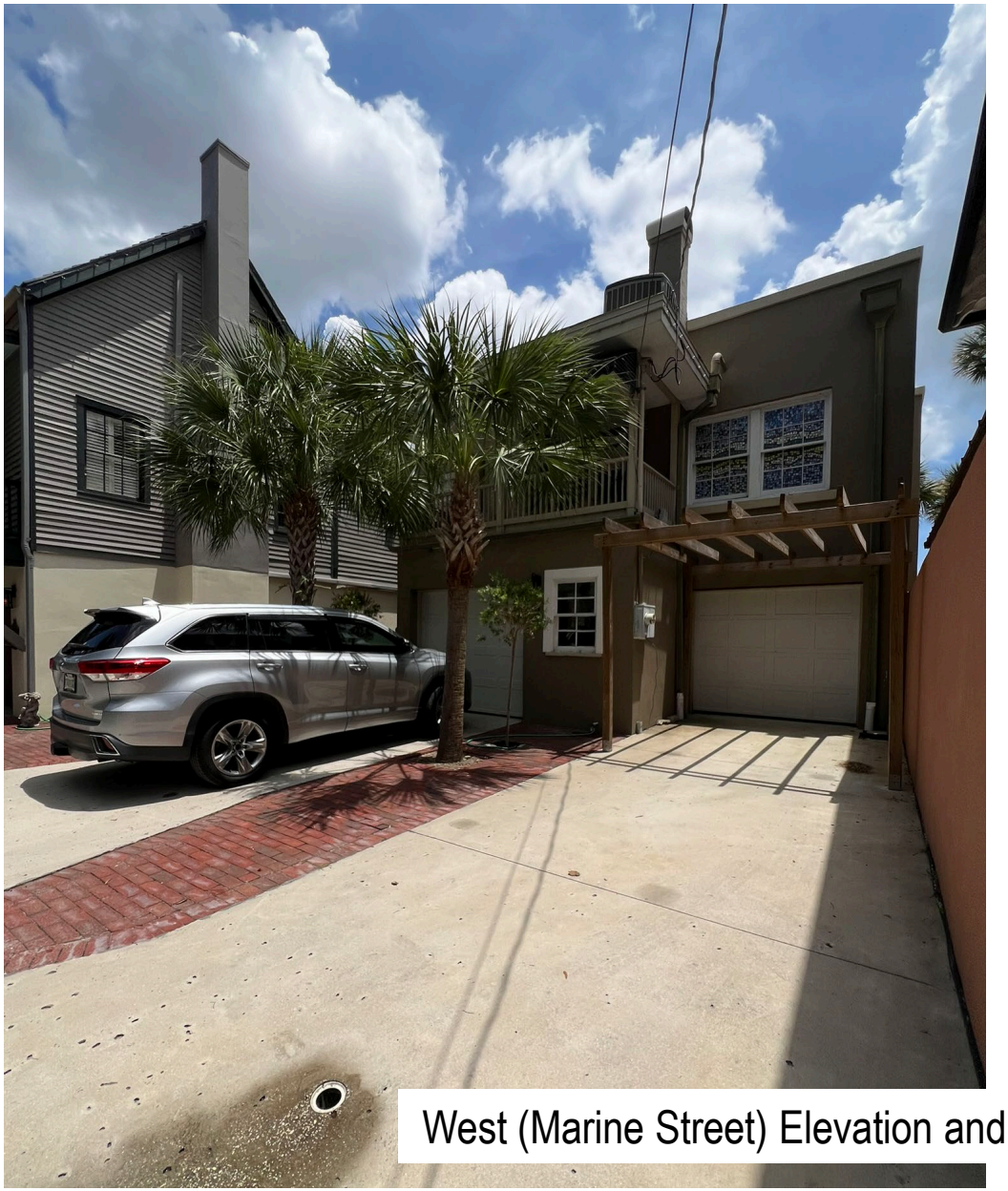
Post-1821

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.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
168 Avenida Menendez (69 Marine Street)



West (Marine Street) Elevation and Location of Generator



STAFF PHOTOGRAPHS
168 Avenida Menendez (69 Marine Street)





West (Marine Street) Elevation and Location of Generator

STAFF PHOTOGRAPHS
168 Avenida Menendez (69 Marine Street)





Generator Site with Cars Parked

STAFF PHOTOGRAPHS
168 Avenida Menendez (69 Marine Street)







Existing Example of the Proposed Generator and Stand
(located within a neighboring property's courtyard)

STAFF PHOTOGRAPHS
168 Avenida Menendez (69 Marine Street)





Location of Electrical Panel

Conduit and Piping to Wrap Around this Side of the House to the Tank at the Front

STAFF PHOTOGRAPHS
168 Avenida Menendez (69 Marine Street)



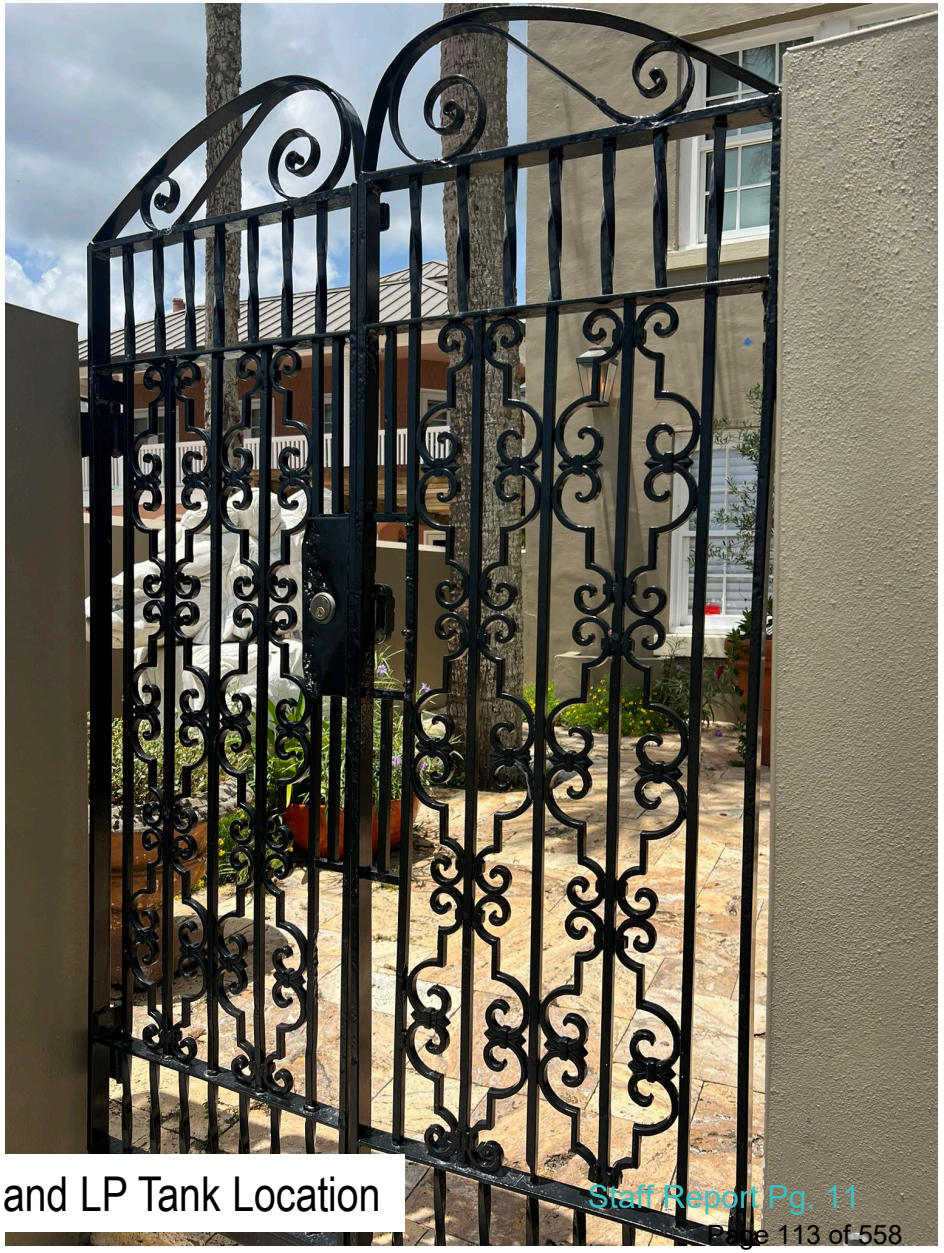


Conduit and Piping to Wrap Around this Side of the House to the Tank at the Front

STAFF PHOTOGRAPHS
168 Avenida Menendez (69 Marine Street)

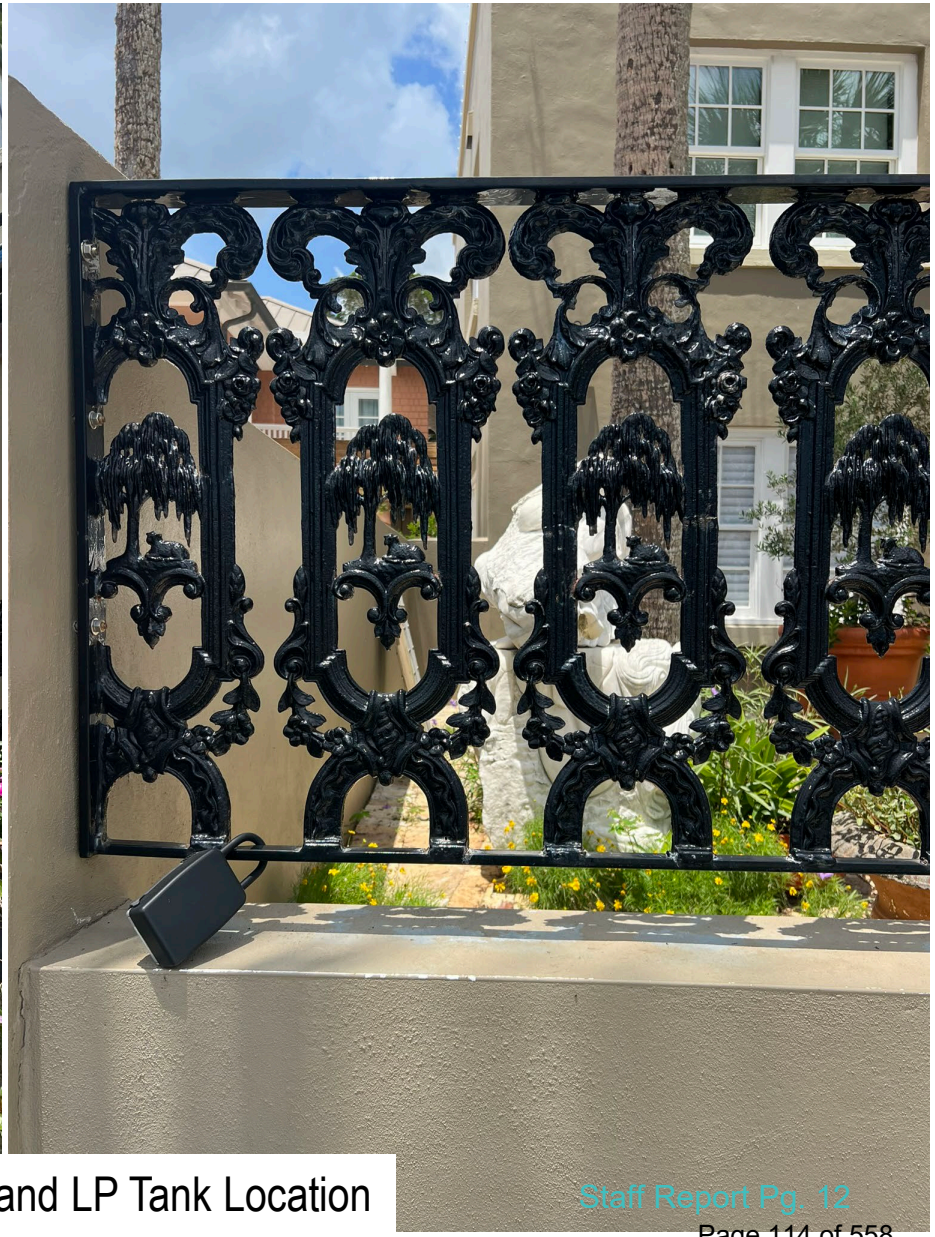


East (Front) Elevation and LP Tank Location



STAFF PHOTOGRAPHS
168 Avenida Menendez (69 Marine Street)





East (Front) Elevation and LP Tank Location

STAFF PHOTOGRAPHS
168 Avenida Menendez (69 Marine Street)



Nearby Example of Proposed LP Tank with Screening

1980

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. 8SJ206 1009==

Site Name: 168 Avenida Menendez 830== Survey Date: 7808 820==

Address: 168 Avenida Menendez, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) North 35 feet of lot 12 (lot) 868==

868==

Owner of Site: Name: Gary, John R. & Mary Jo ;

Address: 168 Avenida Menendez

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 470110 (easting) 3306300 (northing) 890== Location: T07S (T) R30E (R) S17 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco

854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: DHS 6/6, fanlight 942==

Foundation: Masonry brick wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: Porch, hip; hood, hip 942==

Porches & Balconies: Two-story front porch enclosed on first floor, screened second. 942==

Chimney Location: Interior 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Built-up 882==

Ornament Exterior:

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Faces waterfront.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Art

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Mediterranean Revival residence at 168 Avenida Menendez was constructed between 1917 and 1924. The two-story front porch consists of porch railing and metal awning on the screened second floor. The enclosed first floor displays multi-pane windows, both along the walls and meeting at the corners. An entrance door to the side of the porch consists of fanlight windows and is sheltered by an awning. Six over six windows add an interesting accent. The stucco finish and massiveness create a mediterranean appearance. The house faces the bayfront and is located in one of the oldest sections of the city.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

A resident of this house at 168 Avenida Menendez was Mercedes Powell, an artist and president of the St. Augustine Art Club.(3) The 1885 Birds-Eye and the Sanborn Fire Insurance Maps show that the site was previously occupied by a one and one-half story frame private residence non-existent by 1924.(4) The property was once owned by Alexander Hamilton, Jr.(5)

ARCHAEOLOGY

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

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3. St. Augustine City Directory, 1934.
4. 1885 Birds-Eye; Sanborn, 1899, 1904, 1910, 1917, 1924.
5. St. Johns County Courthouse Deed Records, Book B and L, p. 92.

Page 1

☐ Original
☒ Update

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

Site # SJ00206
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) 168 Avenida Menendez — 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
168		Avenida Menendez		

Address:
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 1985500000 — 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
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 Mediterranean Revival — Exterior Plan L-shaped — Number of Stories 2
Exterior Fabric(s) 1. Stucco — 2. — 3.
Roof Type(s) 1. Flat — 2. — 3. parapet
Roof Material(s) 1. Built-up — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2. Porch, hip; hood, hip
Windows (types, materials, etc.) single, paired, and triple set DHS 6/6, fanlight in arched opening

Distinguishing Architectural Features (exterior or interior ornaments) flat roof with short parapet; smooth stucco,

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) parking in rear; front courtyard with decorative iron fencing

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 SJ00206

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Masonry - General 2. Brick 3. _____
Foundation Type(s): 1. Continuous 2. slab
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) single door under small front porch with arched openings and offset to the right

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

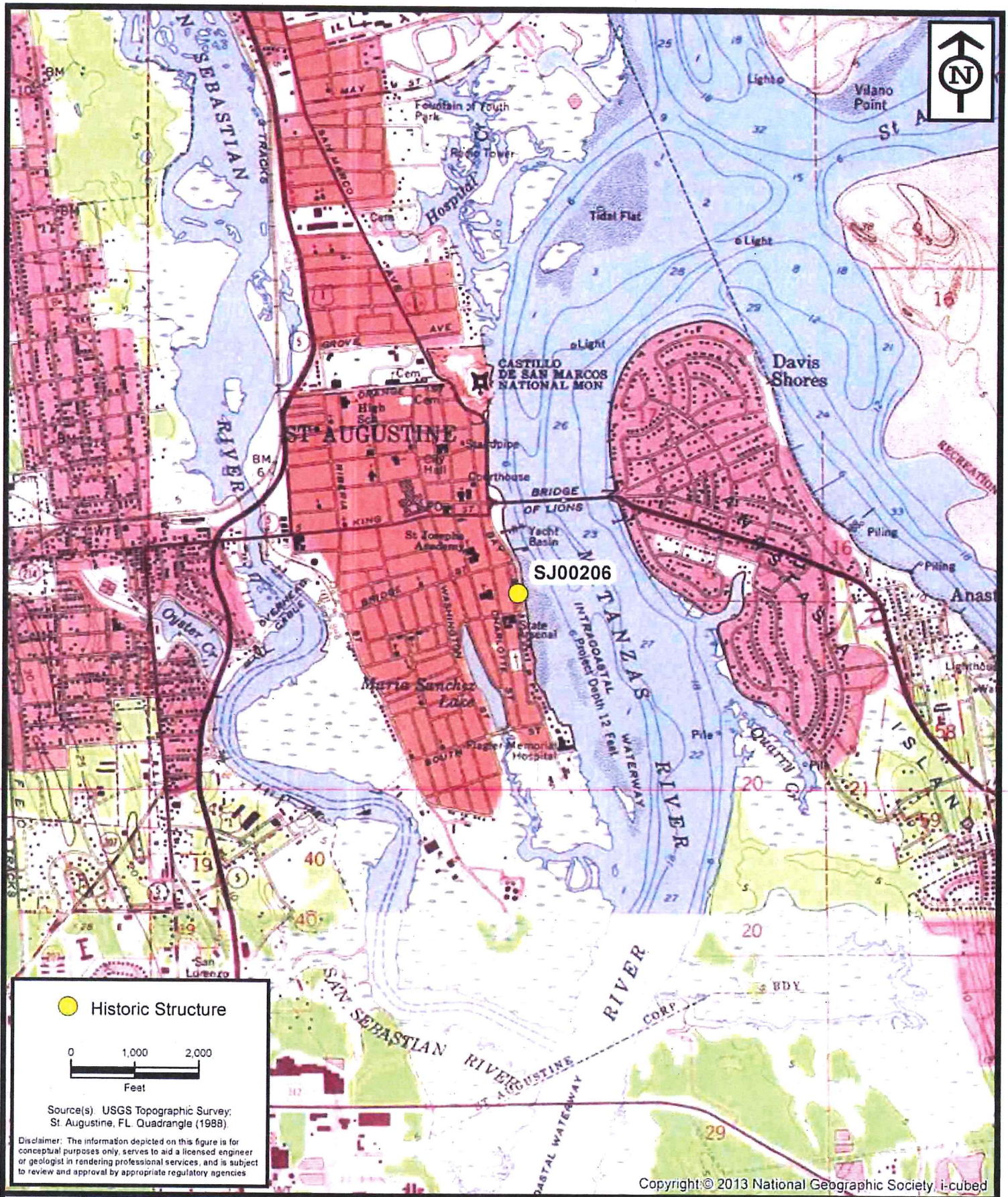
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

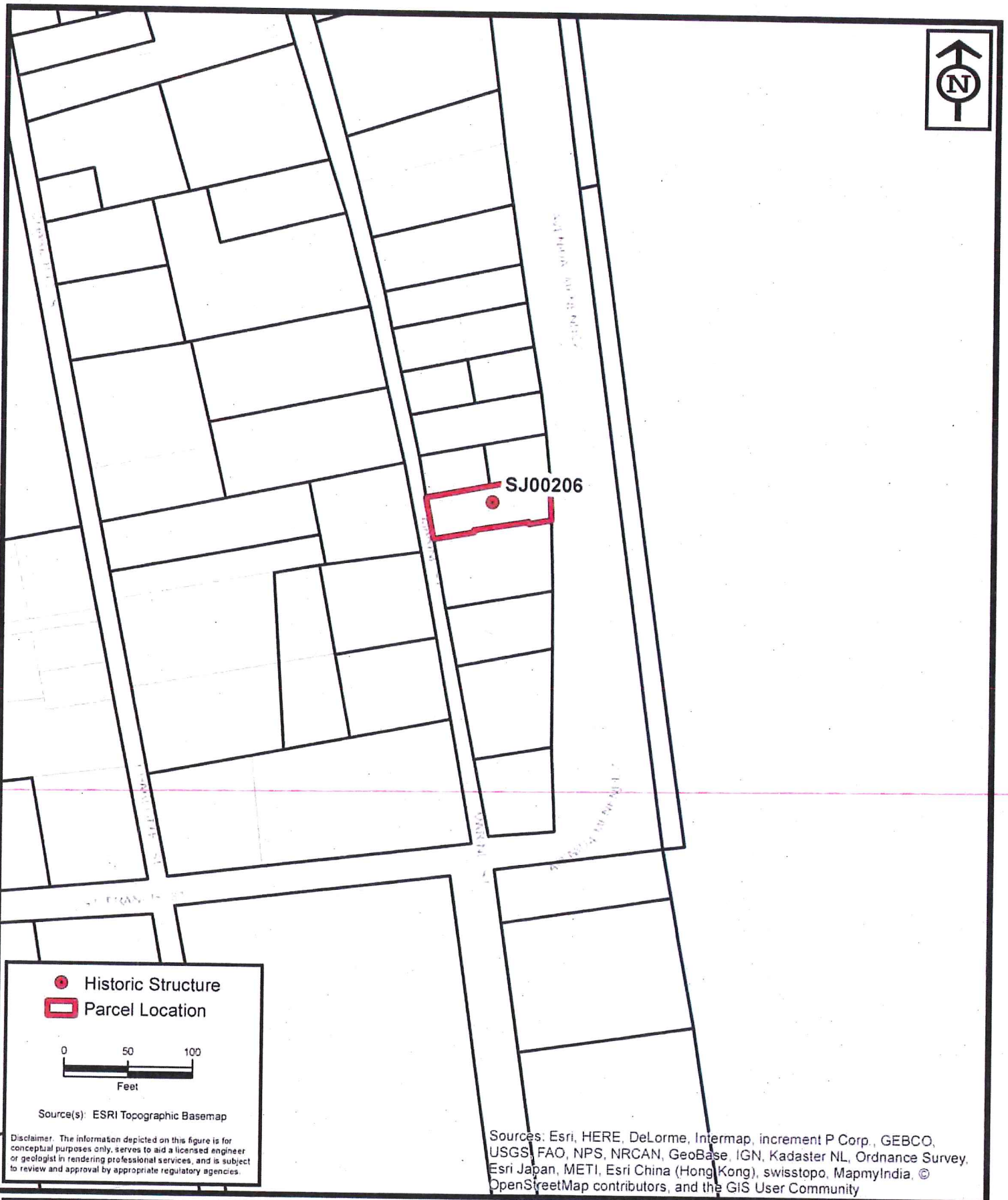
Project Location - SJ00206

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\44100\fig\FMSF\SJ00206\Location.mxd Date: 1/28/2016 2:24:59 PM



ENVIRONMENTAL SERVICES, INC.
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Parcel Location - SJ00206

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:	3

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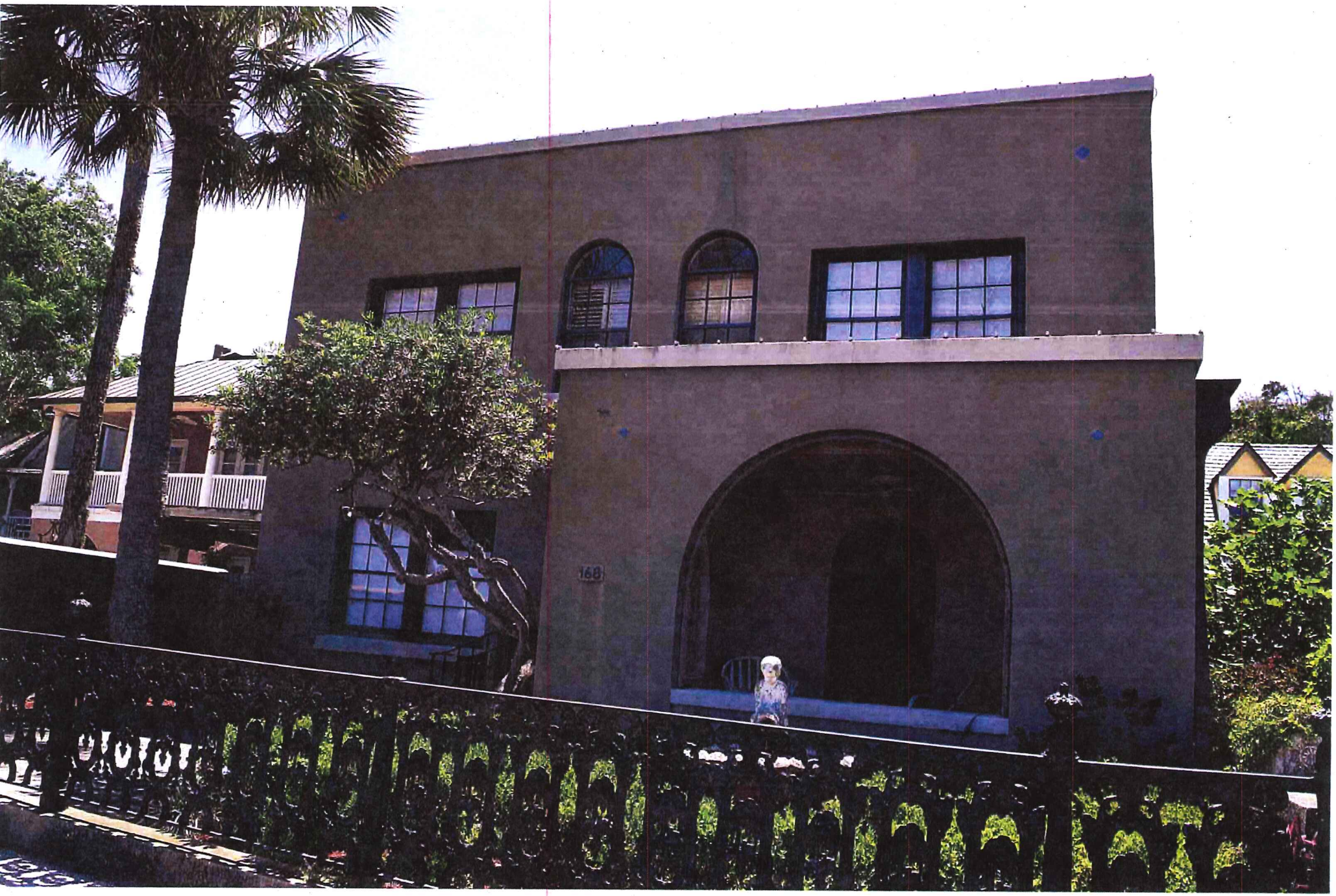


SJ00206



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0053 **Meeting Date: Thursday, July 16, 2026**

1. NAME OF APPLICANT: Nate Mundell
   Business (if applicable):
   Address: 5205 Crescent Technical Ct., Unit 3
   City: St. Augustine State: FL Zip Code: 32086
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

2. NAME OF PROPERTY OWNER: Paul Thompson
   Business (if applicable):
   Address: 69 Marine St
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon Request E-Mail Address: Available upon request

3. PROJECT LOCATION: 69 MARINE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG N35FT OF LOT 12 BLK 22 (EX PT IN OR1629/908) OR3214/461

5. SCOPE OF WORK: To install a new generator and propane tank with associated screening.

Information attached by applicant includes:

- Application Agreement
- Site Plan
- Screening Details
- Generator Specifications
- LP Tank Specifications

Received June 19, 2026
Planning and Building Dept.

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 168 Avenida Menendez (69 Marine St), St. Augustine, FL 32084

Applicant's Name: Nate Mundell Applicant's Signature: [signature]

Owner's Name: Paul Thompson Owner's Signature: [signature]

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

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

(Can add additional signature page if needed)

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

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2026-0053

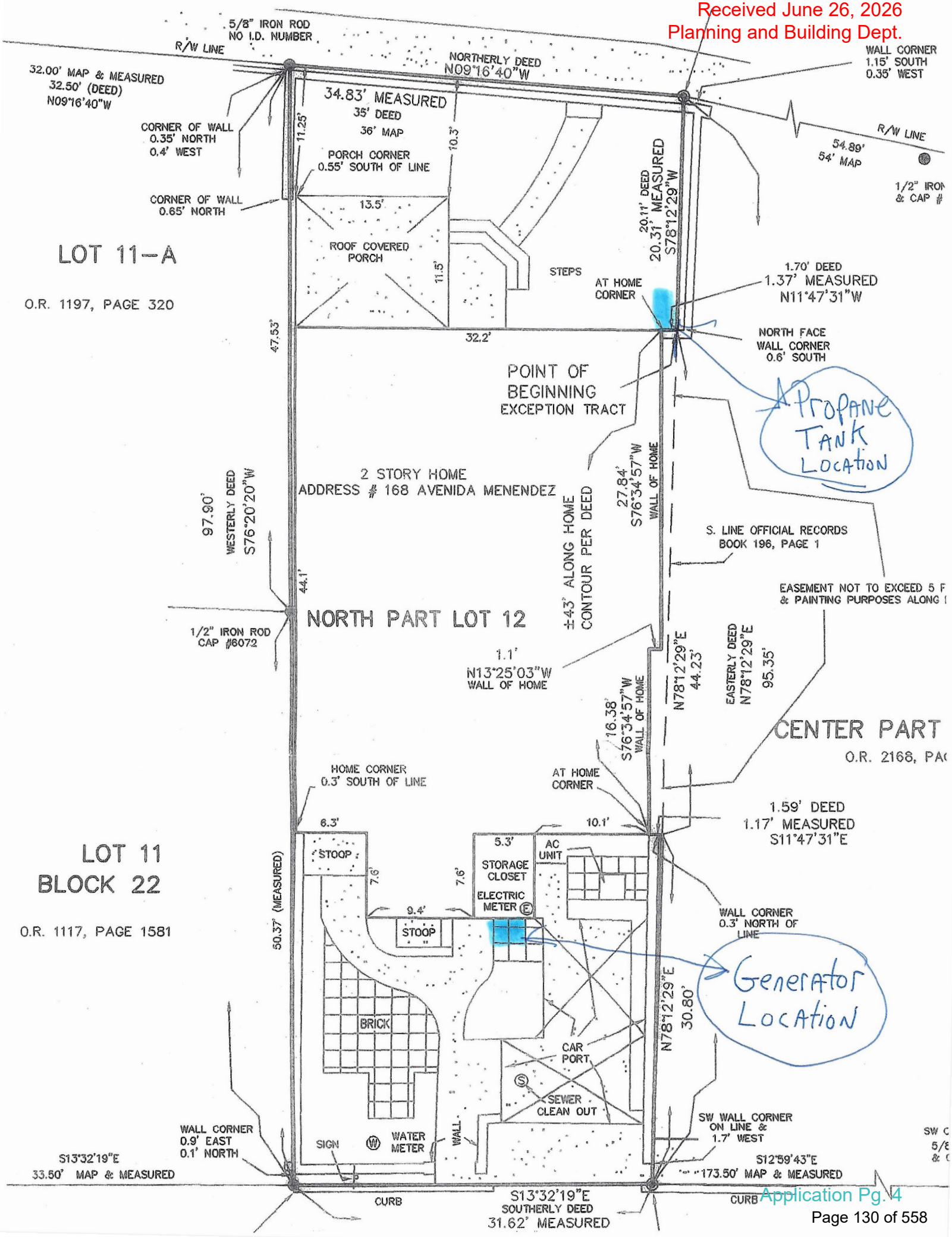
69 MARINE ST, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Please provide a photograph of what the generator will look like, preferably with the proposed 24" stand.
EXTERIOR ELECTRICAL/MECHANICAL - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	Please provide actual dimensions of the proposed generator.
FENCES/WALLS/GATES - Scaled site plan showing the property line	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)	Need	A site plan/ marked survey showing the property line should be provided and will be required for the building permit as well. Site plan should also show location of any existing landscaping that will remain or be removed.

Other Details Necessary for Review

N/A

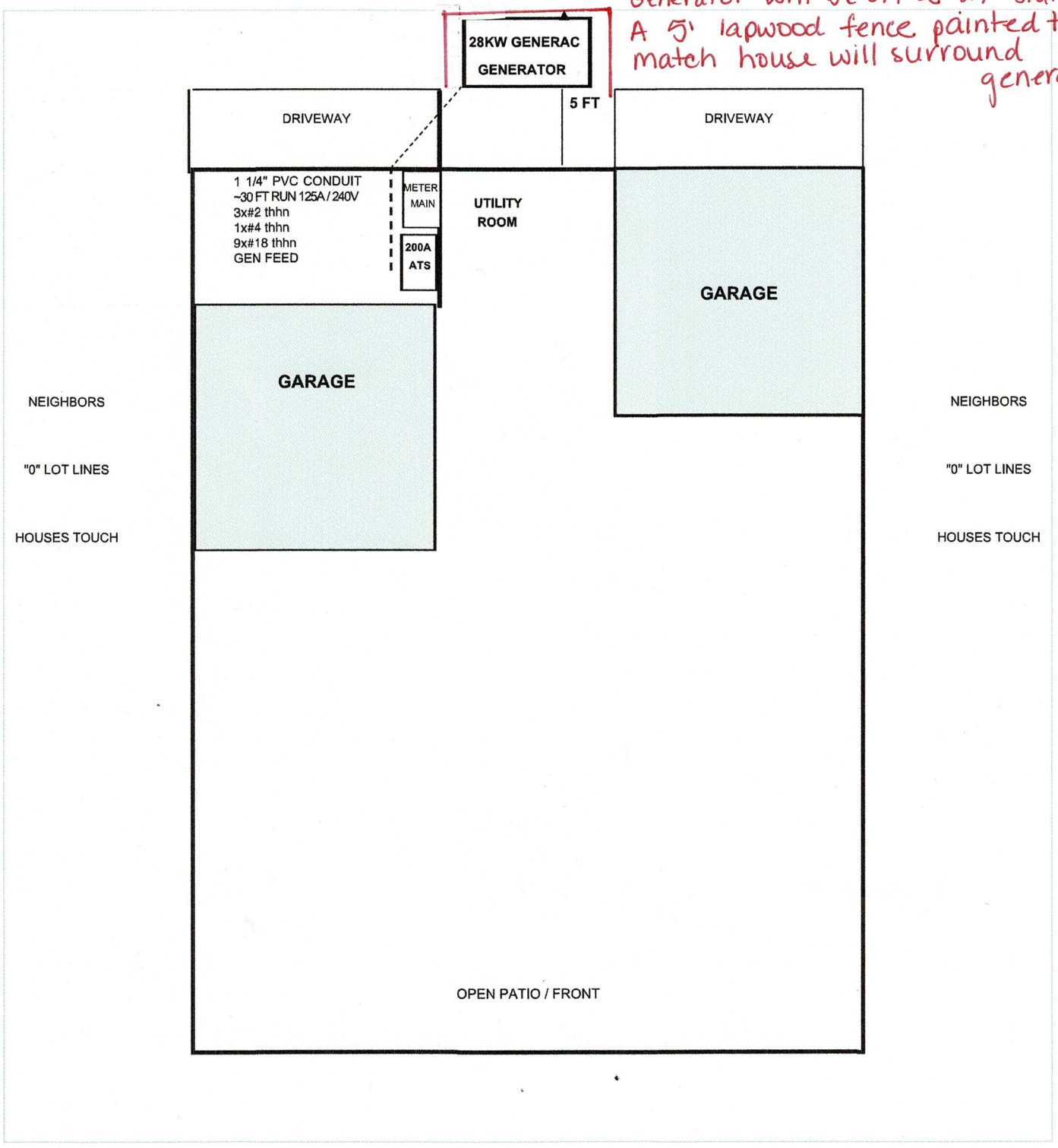
Received June 26, 2026
Planning and Building Dept.



Received June 22, 2026
Planning and Building Dept.

Proposed Electrical Layout

Name:	PURE ENERGY-				
Address:	69 MARINE ST				
City:	ST. AUGUSTINE	**State:**	FL.	**Zip Code:**	32084
Contact Name:				**Phone Number:**	904-806-8196-NATE
Folio Number:					
Job Details:	Install a 28kw Generac generator 5 ft from house in-between the driveway's and garages with a 200 amp automatic transfer switch to the right of existing meter main. Run roughly 30ft of 1 1/4" pvc conduit with a 125 amp 240 volt rated generator feed from Generator to ATS.				



Received June 22, 2026
Planning and Building Dept.

PROPOSED GENERATOR SCREEN FENCE

69 MARINE STREET, ST. AUGUSTINE, FL 32084

EXISTING SITE PHOTOS

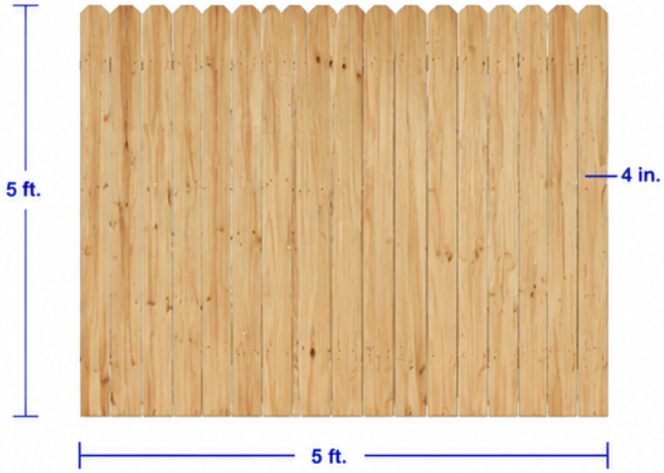


1. **VIEW FROM MARINE STREET**
   View of residence showing location of proposed generator screen fence. The fence will be located behind the center palm tree and landscaping between the two garage doors.



2. **VIEW OF PROPOSED FENCE LOCATION**
   View of area between the garage doors where the generator is located. The proposed 5'-0" high x 5'-0" wide fence will be installed behind the existing palm tree and in front of the generator to provide screening from Marine Street.

PROPOSED FENCE ELEVATION



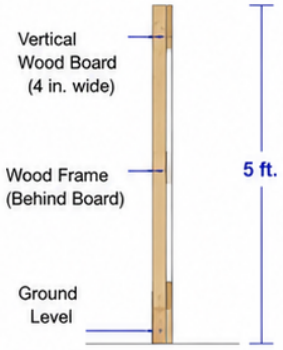
ELEVATION NOTES

- Overall Height: 5'-0"
- Overall Width: 5'-0"
- Board Width: 4 inches
- Material: Natural Wood (Pine)
- Finish: Natural (Unstained)
- Board Style: Vertical, Dog-Ear Top
- Installation: Boards attached to wood frame with exterior grade fasteners.
- Purpose: To screen the standby generator from public view along Marine Street.



BOARD WIDTH DETAIL

SIDE VIEW / SECTION



NOTES TO HARB

The proposed fence is intended solely to screen the standby generator located between the two garage doors from public view along Marine Street.

The fence is subordinate in scale to the residence and will have a minimal visual impact on the historic district.

The fence will be constructed of natural wood and will not be painted or stained.

The fence will be located behind existing landscaping and the center palm tree.

PREPARED FOR:
PURE ENERGY

DATE: June 21, 2024

DRAWN BY: PURE ENERGY
NOT TO SCALE

Received June 26, 2026
Planning and Building Dept.

22-28 kW

GENERAC AIR-COOLED STANDBY GENERATOR

Residential/Commercial Standby Generator

Spec Sheet

INCLUDES:

- Cellular connectivity standard, with Wi-Fi™ and Bluetooth™ capabilities
- Electronic fuel and ignition control (EFIC)
- Hydraulic lifters
- Smart Exercise Technology
- True Power™ Electrical Technology
- Power Zone™ 200 Controller
- Oil level sensor
- 200 Amp service rated transfer switch in bundled models
- Electronic governor
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Natural gas or LP gas operation
- ecobee by Generac Smart Thermostat included in select bundles
- 5 Year limited warranty, generator and transfer switch
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.*

  **Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

STANDBY POWER RATING

G007260-0; G007325-0 (Aluminum-Metro Gray) - 22kW 60 Hz
G007261-0; G007326-0 (Aluminum-Metro Gray) - 24kW 60 Hz
G007327-0; G007328-0 (Aluminum-Metro Gray) - 26kW 60 Hz
G007282-0; G007329-0 (Aluminum-Metro Gray) - 28kW 60 Hz



QUIET TEST™

NOTE: CETL certification only applies to unbundled generator units. Units bundled with the transfer switch are ETL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ PROTOTYPE TESTED
  - ✓ SYSTEM TORSIONAL TESTED
  - ✓ NEMA MG1-22 EVALUATION
  - ✓ MOTOR STARTING ABILITY
- **ecobee by Generac SMART THERMOSTAT:** This new energy manager for the home offers a seamless integration into the Generac ecosystem, managing the home's HVAC systems(s) and protecting the generator from potential overloads with precision. Leveraging Mobile Link, users may also view the status of the generator and the LP tank level (if applicable).
- **MOBILE LINK® CONNECTIVITY:** Standard with the Generac Air-Cooled Standby Generator home standby generators, Mobile Link Cellular allows users to monitor the status of their generator from anywhere using a smartphone, tablet, or PC. Easily access real-time operating status, maintenance alerts, and generator readiness. Users can also connect their account to an authorized service dealer for proactive support and streamlined service. With Mobile Link, users can see their generator is ready before the next power outage.
- **SOLID-STATE VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC PROMISE

USA ENGINEERED & BUILT* · 24/7 · 365 CUSTOMER CARE · FIVE YEAR LIMITED 5 WARRANTY

* Assembled in the USA using domestic and foreign parts.

GENERAC Mobile Link™

Application Pg. 7

Received June 26, 2026
Planning and Building Dept.

Transfer Switch Specifications

Service Rated Switch Features

- Includes fuse control module (FCM) standard.
- Integrated surge protection.
- Energy Management sold separately.
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 80% continuous load, both inductive and resistive.
- 2–pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.
- Includes installation fast mount.

Model	G007325-0 (22kW), G007326-0 (24kW) G007328-0 (26kW), G007329-0 (28kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
ETL or UL listed Enclosure type	Standard NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6
Surge protection	Integrated surge protection
Weight	39.0 lbs (17.7 kg)
ETL rating	ETLus

Dimensions

	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.3
cm	67.95	76.45	26.67	34.3	16.01

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14





Smart Thermostat Specifications

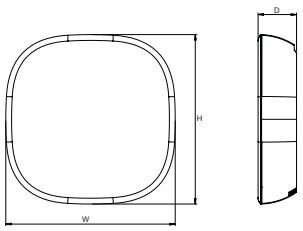
ecobee by Generac Smart Thermostat Features

- Built-in HVAC energy management.
- Generator and LP tank status.
- Controls one-wire HVAC accessories (humidifier, dehumidifier, etc.)
- Includes Power Extender Kit (PEK) for common (C) wire needs.
- Includes optional trim adaptor plate.
- 4 in full-color touch screen LCD.
- Mobile Link and ecobee remote monitoring homeowner applications.
- Energy Star® certified.
- 5 year limited warranty.

Model	G007329-0 (28kW)
Smart Thermostat model	Enhanced
Power supply source	24 VAC (from HVAC equipment transformer via line input)
System compatibility	Conventional (2H/2C), heat pump (3H/2C) 2 stage heat + 2 stage cool + 1 stage AUX, boilers, 3 speed PTAC's or fan coil units
Compliance	Energy Star, FCC Part 15 Class B, UL 916
Wire terminals	C, R, G, Y1, Y2, W1, W2/OB, PEK+
User configurable temperature range	Display: 40°F to 100°F (5°C to 37°C)
Operating temperature rating	14 °F to 122 °F (-10 °C to 50 °C)
Weight	1.1 lb (0.49 kg)

Dimensions

	Height	Width	Depth
in	4.09	4.09	0.94
cm	103.89	103.89	23.88





Received June 26, 2026
Planning and Building Dept.

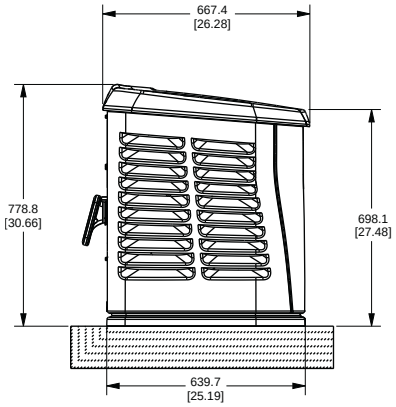
GENERAC

Available Accessories

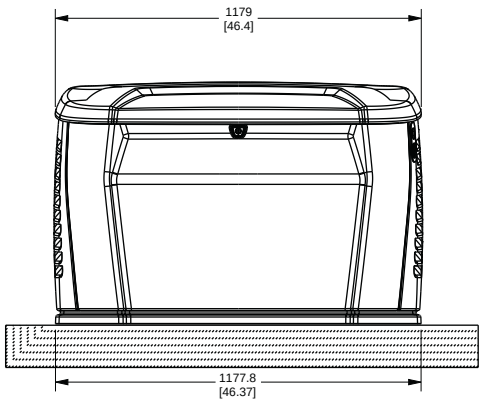
Model #	Product	Description
A0006487350	AGM Group BTX20L Battery	Every standby generator requires a battery to start the system. Generac offers the recommended battery for use with Air-Cooled Standby Generators.
G007211-0	Battery Heater	The battery heater wraps around the battery. Recommended for use if temperature regularly falls below 32 °F (0 °C).
G007102-1	Oil Heater	Oil heater slips directly over the oil filter. Recommended for use if temperature regularly falls below 32 °F (0 °C).
G007103-2	Breather Heater	Breather heater is for use in extreme cold weather applications where heavy icing occurs. Recommended for use if the temperature regularly falls below 0 °F (-18 °C).
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G009918-0 - Metro Gray	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch-up a generator enclosure.
G007216-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on an air-cooled standby generator (oil not included).
G007009-0	LTE LP Tank Fuel Level Monitor	The LTE enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-1 (50 amp) G007006-1 (100 amp)	Generac Load Manager	Generac Load Managers (LMs) are used to optimize the performance of a standby generator. They manage large electrical loads upon startup, and shed them to aid in recovery when overloaded. In many cases, using LMs can reduce the overall size and cost of the system.

Dimensions & UPCs

Model	UPC
G007260-0	696471103724
G007325-0	696471104738
G007261-0	696471103731
G007326-0	696471104745
G007327-0	696471104226
G007328-0	696471104752
G007282-0	696471103748
G007329-0	696471104769



LEFT SIDE VIEW



FRONT VIEW

Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

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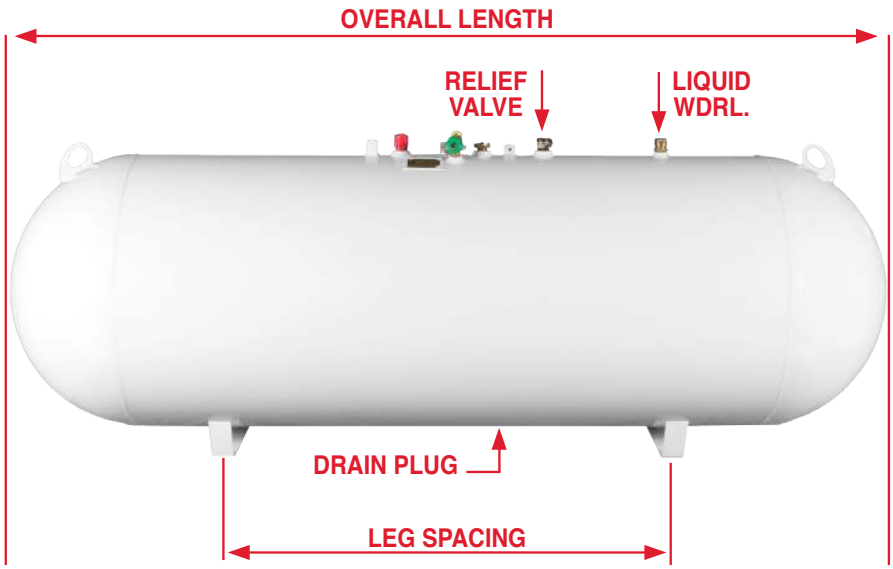
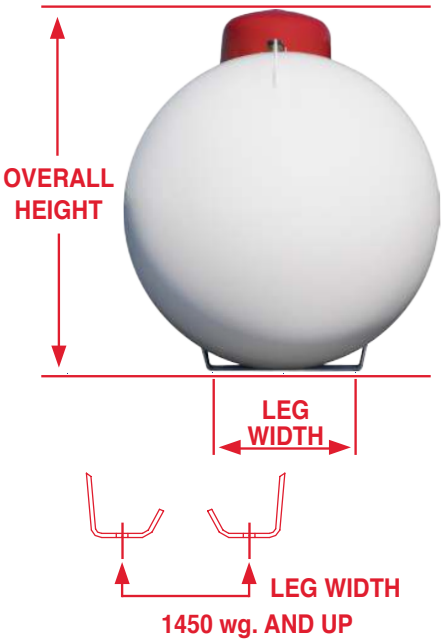
GENERAC
GENBASE

QUALITY STEEL

Consult our dimension and specification chart below to find the tank that best fits your needs.
Visit our website at, www.propanetank.com for more information.





APPROXIMATE ABOVEGROUND VESSEL DIMENSIONS AND SPECIFICATIONS

WATER CAPACITY	DIAMETER (OD)	HEAD TYPE	OVERALL LENGTH	OVERALL HEIGHT	LEG** WIDTH	LEG** SPACING	WEIGHT (lbs.)	***QUANTITY	
								FULL LOAD	PER STACK
*120 wg.	24"	Ellip.	5'-8"	2'-10"	1'-1 1/2"	2'-10 1/2" or 3'-11"	260	108 | 112	16 | 14
*250 wg.	30"	Hemi.	7'-10"	3'-6"	1'-5"	4'-11"	480	54	9
*320 wg.	30"	Hemi.	9'-7"	3'-6"	1'-5"	5'	620	45	9
500 wg.	37 1/2"	Hemi.	10'	4'	1'-8"	5'	950	37 | 30	8 | 6
1000 wg.	41"	Hemi.	16'	4'-3"	1'-8"	10'-1"	1,800	15	5
1450 wg.	46 1/2"	Ellip.	17'-4"	4'-9"	1'-9"	11'-7"	2,650	12	4
1990 wg.	46 1/2"	Ellip.	23'-11"	4'-9"	1'-9"	16'	3,520	8	4

Dimensions and specifications shown are approximate. Individual vessels may vary.

* Drain plug may not be available in this size. By special request only.

** Leg spacing +/- 2". Leg widths and spacing may vary based on mfg. location. Check with your salesperson for details. 120, 250, 320 wg. Standard tanks - no holes in legs (one center hole on request). 500 and 1000 wg. standard tanks - 2 - 3/4" holes, 16" on center each leg. 1450 wg. and up as shown above.

*** Full load and stack quantities vary by shipping location. Check with your salesperson for details.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 16, 2026 Meeting



Application HP2026-0049 Address: 62 Spanish Street & 59 Hypolita Street

Applicant: Ember & Iron LLC

Property Owner: Claude L & Kristina G Weeks

Project description: For modifications to previously approved Certificate of Appropriateness application 2014-0127 to make fenestration changes, construct a trellis, and alter the structures and courtyard space along Calle Sita for installation of new mechanical equipment.

Architectural Style:	Spanish Colonial Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-contributing	Construction date:	2017
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1983500000 & 1983600000		
Agenda Item:	6(f)	Previous Action(s):	COA 2013-0152 COA F2017-0068 COA PL2017-0171 (denied)

STAFF SUMMARY AND ANALYSIS:

1. The project site for this application encompasses the eastern end of the block surrounded by Spanish Street to the east, Hypolita Street to the north, and Calle Sita to the south, within the Historic Preservation-Two (HP-2) zoning district. The Spanish Colonial style development at 62 Spanish Street, once the site of the Colonial Fornells House which is replicated at the corner of Spanish and Hypolita Streets, was initially reviewed and approved as a Certificate of Appropriateness (COA) by the HARB in 2014. A subsequent modification to that approval was given in 2017 to add an elevator.
2. The applicant is seeking further modifications to the originally approved designs as detailed in the scope of work below.
3. The bulk of proposed changes visible from outside of the development are occurring along Calle Sita, a small and primarily utilitarian street that connects Cordova and Spanish Streets and provides access to several parking lots. At the southwest corner of the project site, an existing detached garage structure is proposed for heavy modification. Plans show a new parapet roof, to replace the existing gable roof, that will also extend at the northeast corner of the garage around the proposed service yard to connect to the existing structure to the east. This extended parapet roof will be used to screen proposed mechanical equipment from view and creates a covered walkway space below.
4. New rooftop hood system equipment is proposed for installation in this southwest corner of the project site as well, but will be visible from Calle Sita as it extends from the west side of the roof immediately south of the elevator shaft addition. Only the hood vent system will be visible above the peak of the roof. Painting these mechanical components may mitigate their visual impact from the mostly utilitarian street.
5. According to the Architectural Guidelines for Historic Preservation (AGHP) mechanical and electrical equipment should be placed in inconspicuous locations behind buildings or where they will be screened by walls, fences, gates, or lattice. Equipment should also not be located on street facades, adjacent to galleries or loggias, or within patios. Additionally, vents should be as unobtrusive as possible, located on the sides of buildings opposite that of the street, painted to match the color of the building and/or the roof, and should not interrupt roof lines or project into the silhouette of the building.
6. The non-historic garage door opening facing Calle Sita will also be enclosed with stucco to match the remainder of the structure. The applicant may consider adding windows, or other forms of fenestration, even if they are enclosed from the interior, to add interest to this wide expanse of blank wall space.
7. An existing door along Spanish Street, centrally located on the east elevation of the replicated Fornells House, is proposed for enclosure with a stucco finish to match the existing wall. Staff has urged the applicant to retain the door and enclose/waterproof it from the interior because it helps retain the fenestration pattern of the original historic structure. The applicant may also consider mitigation of the door removal by utilizing a window replacement or insetting the stucco in this area to indicate the former location of the door.
8. Details related to the proposed trellis within the courtyard entrance from Hypolita Street were not provide with this application. The height appears to be below the adjacent existing roof eave, but no clear height has been indicated.

According to the AGHP, trellises should be constructed of simple round wooden posts and poles. It is unclear what types and size of lumber are proposed for the trellis.

9. The HARB must also consider whether modifications to the interior courtyard spaces are appropriate for the Colonial Spanish architectural style of the building. Details shown in renderings but not included within the scope of work may also be considered by the HARB including elements of the rooftop dining space as well as lighting proposed within the courtyard dining space. The AGHP states that umbrellas must be white, natural canvas or Sailcloth. The HARB has previously determined that festoon lighting is not approvable based upon the Electrical and Mechanical Equipment section of the AGHP.
10. Proposed materials including paving, wall masonry and finishes, and the trellis appear to be consistent with the AGHP. Staff were unable to determine whether the colors proposed within this application were approved previously or are being requested as part of this application since they do not appear to be within the Pre-Approved Color Palette. Samples of any non-preapproved colors desired by the applicant should be provided, including those on any proposed signage that would not be approved during the Sign Permit process. As always, staff can administratively approve the use of pre-approved colors which, for this development, include those from the Pre-1821 palette.

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 an after-the-fact Certificate of Appropriateness at **62 Spanish Street and 59 Hypolita Street**:

1. **CONTINUE** to allow the applicant time to provide additional details, such as specifications for the proposed trellis, and make modifications to the proposed design as recommended by the HARB; OR,
2. **APPROVE** if the HARB determines that the scope of work, as proposed or modified by the HARB, and with any clarifying information provided by the applicant, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that mitigates, as much as possible, the impacts of modern mechanical equipment on the building and within the district.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. New Service Yard accessed from Calle Sita:
    a. Concrete wall with stucco finish and wooden gate along Calle Sita (previously approved)
    b. Tabby pavement
    c. New masonry stucco wall with wooden gate to separate service yard from seating area
        i. Wall painted BM2108-60 “Abalone”
        ii. Double leaf gate to match the previously approved gate design along Hypolita Street
2. Install rooftop mechanical equipment:
    a. West elevation of existing building facing service yard just south of the elevator shaft
    b. Located on lower roof slope and projecting from just under the roof eave
    c. Hood vent will clear roof peak
    d. Lower utility elements, including electrical panels and conduit, screened from Calle Sita by the property wall.
3. Modifications to existing detached garage structure:
    a. Infill window on north elevation, stucco to match existing
    b. Infill south elevation garage door, stucco to match existing
    c. New wood door on east elevation, stained or painted BM1979 “Bedford Blue”
    d. Modify existing gable roof into a low-slope parapet roof to screen mechanical equipment
        i. New maximum height of ~23’ to top of parapet
        ii. Parapet roof extends at the northeast corner of the garage to meet the building to the east and allow for additional mechanical screening with wood shingle eave along the north side.
4. Construct new coquina property wall immediately south and east of the existing structure a 59 Hypolita Street:
    a. To match the previously approved wall height and design existing along Hypolita Street
    b. Single leaf gate to match previously approved design along Hypolita Street
5. Remove existing exterior bathroom doors, infill.
6. Reduce southern double patio doors to a single door.
7. Install a wood trellis
    a. Design details and dimensions not specified.
8. Infill existing northern door on the east elevation along Spanish Street:
    a. Stucco to match existing structure
9. Desing elements not included in scope of work:
    a. Courtyard festoon lighting
    b. Rooftop dining umbrellas and other features

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**

New Construction

Site Plans and Building Setbacks

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

Architectural Styles for New Construction

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.

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Protect and maintain the masonry, wood and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
- Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Remove an entrance because the building has been reoriented to accommodate a new use.
- Remove significant door or entrance features that can be repaired.
- Remove historic doors, transom, sidelights and replace them with blocking.

- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Pre-1821

British Period and Second Spanish Period doors may be located in the street facade or may reflect the St. Augustine Plan. The thirty-three inch wide English six panel door is the most appropriate. Second Spanish Period doors may also be similar to First Spanish Period design. All doors should be six feet, ten inches to seven feet high whenever possible.

Appropriate materials include pine, oak, cypress and cedar boards, either square edged, shiplap, tongue-and-grooved or beaded, with black iron hardware. Doors may be either single or double leaf. Street doors should not contain any glazing. Balcony and courtyard doors may be partially or fully glazed, with wood sash and muntins.

Hardware should be black iron in a documented pre-1821 design. In some instances, brass, tin or leather may be appropriate. Door hardware may be simple wood pulls, iron thumb latches, levers or small 18th Century doorknobs. Modern door knobs, handles and latches are not appropriate, and are not permitted on street facades. Modern locks should be black and mounted flush with the door face to be as unobtrusive as possible. Door hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible. Black iron medallions are appropriate ornamentation for more ornate First Spanish Period and Second Spanish Period doors.

If direct entry street doors swing out, it is appropriate to use double leaf doors inset into the wall. It may be simpler on commercial buildings to use courtyard entries so that doors may swing into the property instead of into the public right-of-way.

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...

- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.
- Radically change the appearance of an historic building, or damage or destroy windows by installing heating or air conditioning units in historic window frames.

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.

Vents should be as unobtrusive as possible. Whenever possible, vents should be located on the side of the building opposite the street. Vents and flashing should be painted to match the color of the building or the roof. Vents should not interrupt roof lines or project into the silhouette of the building.

Parking, Landscaping and Site Features

Do...

- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- 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...

- 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.
- 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.

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.

Masonry bench seating is appropriate within loggias.

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

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Floors for loggias and galleries may be either poured coquina concrete or tabby.

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

Roofs and Roofing

Do...
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Design and construct a new feature when the historic feature is completely missing, such as a chimney or a cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the size, scale, material and color of the historic building.

Don't...
- Change the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air conditioners and solar collectors which are visible from public rights-of-way.

Pre-1821
First Spanish Period roofs may be either flat or pitched. Simple parapets with tile or wood canales (rain spouts) must be used with flat roofs. Pitched roofs may be either gable or hip, with gables more common. Roofs are steeply pitched between 45° and 53°, giving the building a medieval appearance. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress, or wood shingles giving the appearance of thatch. Modern composition shingles are appropriate only if they replicate the color, texture and shape of historically documented material.

British Period roofs may be gable, hip, gable-hip or bell hip. Roofs are pitched between 40° and 45°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate roofs may be appropriate.

Second Spanish Period roofs may be gable, hip or gable-hip. Roofs are generally pitched between 40° and 45°, but may be as low as 30°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate or barrel tile roofs may be appropriate.
Eaves of this period should be narrow or nonexistent. The fascia is a narrow weatherboard, possibly beaded.

The British box cornice is appropriate with plain, beaded or molded fascia and eave returns.

Gutters are generally not appropriate on pre-1821 buildings. It is appropriate to raise the last shingle course about an inch to "kick" water away from the walls. If guttering must be used, it should effectively reproduce

the appearance of documented pre-1821 gutter types. Modern gutters may be used when placed inside, and if effectively screened by, a V-shaped wood trough, preferably cypress. Gutters may also be disguised behind parapets. On some buildings, a half-round gutter may be used when painted to match the patina of copper. To reduce the need for gutters, gable roofed buildings should be oriented with the gable end adjacent to the street. Gutters are not appropriate on balcony roofs.

First Spanish Period buildings should not have dormers on the street facade. It is more appropriate for windows to be placed in the gable ends. Dormers on the facade opposite the street should be low, with a shed roof. With British Period buildings, dormers are quite common. Dormers on one and one-half story buildings should have shed roofs. Dormers on two or two and one-half story buildings may use either gable or shed roofs. Second Spanish Period buildings may have dormers in the style of First Spanish Period buildings or British Period Buildings.

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
62 Spanish Street



Northeast Elevation (foremost door proposed for removal)

STAFF PHOTOGRAPHS
62 Spanish Street



North Elevation (proposed trellis located behind existing gate)

STAFF PHOTOGRAPHS
62 Spanish Street



Northwest Elevation (proposed trellis located behind existing gate)

STAFF PHOTOGRAPHS
62 Spanish Street



STAFF PHOTOGRAPHS
62 Spanish Street





East Elevation of Replicated Fornells House. Door Proposed to be Enclosed

STAFF PHOTOGRAPHS
62 Spanish Street



Door Proposed to be Enclosed

STAFF PHOTOGRAPHS
62 Spanish Street



Southeast Elevation (Calle Site currently blocked)

STAFF PHOTOGRAPHS
62 Spanish Street



South Elevation

STAFF PHOTOGRAPHS
62 Spanish Street





Existing Garage at Calle Site to be Modified
(garage door removed and enclosed, new parapet roof to screen mechanical equipment)

STAFF PHOTOGRAPHS
62 Spanish Street





Existing Garage at Calle Site to be Modified
(garage door removed and enclosed, new parapet roof to screen mechanical equipment)

STAFF PHOTOGRAPHS
62 Spanish Street



Location of Rooftop Mechanical Equipment Visible from Calle Sita and Adjacent Parking Lots



STAFF PHOTOGRAPHS
62 Spanish Street



Location of extended Parapet Roof to Screen Additional Mechanical Equipment



STAFF PHOTOGRAPHS
62 Spanish Street



West Elevation from Parking Lot (equipment may or may no be visible from this side)

STAFF PHOTOGRAPHS
62 Spanish Street





Proposed Trellis Location from
Hypolita Street and Interior Courtyard

STAFF PHOTOGRAPHS
62 Spanish Street





Location of Extended Parapet Roof
from Site Interior

STAFF PHOTOGRAPHS
62 Spanish Street



Location of Extended Parapet Roof from Site Interior

STAFF PHOTOGRAPHS
62 Spanish Street



Location of Gated Service Yard from Site Interior

STAFF PHOTOGRAPHS
62 Spanish Street



Location of Rooftop Mechanical Equipment from Site Interior

STAFF PHOTOGRAPHS
62 Spanish Street







Additional Interior Site Photos

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0049 **Meeting Date: Thursday, July 16, 2026**

1. NAME OF APPLICANT: Ember & Iron LLC
   Business (if applicable):
   Address: 60 Shops Blvd Unit #80
   City: St Johns State: FL Zip Code: 32259
   Daytime Telephone: Available upon Request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Claude L & Kristina G Weeks
   Business (if applicable):
   Address: PO BOX 3225
   City: St. Augustine State: FL Zip Code: 32085
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

3. PROJECT LOCATION: 62 SPANISH ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE N32.1 OF E59.8FT OF LOT 8 & ALL OF LOT 9 BLK 18 OR1955/1593 (LIFE EST AS TO EXHIBIT B ONLY)

5. SCOPE OF WORK: For modifications to previously approved Certificate of Appropriateness application 2014-0127 to make fenestration changes, construct a trellis, and alter the structures and courtyard space along Calle Sita for installation of new mechanical equipment.

Information attached by applicant includes:

- ApplicationAgreement
- Existing Photographs
- Architectural Plans and Mechanical Specifications

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 62 Spanish Street, St. Augustine, FL 30284

Applicant's Name: Brittany Cooney Applicant's Signature: Brittany Cooney

Owner's Name: Claude Weeks, JR. (LEAD) Owner's Signature: Lee Weeks

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.




NO TRESPASSING
VIOLATORS SUBJECT TO ARREST AND PROSECUTION
JENNIFER MICHAUX, CHIEF
ST. AUGUSTINE POLICE DEPARTMENT
Property Owner
Author


NO TRESPASSING
ENTRY ONTO THIS PROPERTY IS A CRIME F.S. 810.09
VIOLATORS SUBJECT TO ARREST AND PROSECUTION
JENNIFER MICHAUX, CHIEF
ST. AUGUSTINE POLICE DEPARTMENT
Property Owner
Phone#




WARNING
ADVERTENCIA
10374
4










SPICES & TEAS
NO TRESPASSING
JENNIFER MICHAUX, CHIEF
ST. AUGUSTINE POLICE DEPARTMENT


SPICES & TEAS
NO TRESPASSING
JENNIFER MICHAUX CHIEF


SPICES & TEAS






Spanish St
FOR LEASE
St. George's Row
18 UNIQUE SHOPS
Rendezvous Restaurant
STOP


STOP


DO NOT
ENTER
FOR LEASE
EV79T


DO NOT
ENTER
FOR LEASE
6,000sf Restaurant Space
Plus Large Outdoor Dining Area
Call 904-673-4764
Karen Zander | Broker
Park
General
Contractors
62 Hypolita Street
(904) 824-1626
WEEKS
DRAINS TO WATERWAY

62 Spanish Street

Ember & Iron

HISTORICAL ARCHITECTURE REVIEW BOARD

SEEKING A CERTIFICATE OF APPROPRIATENESS

HARB | JULY, 16, 2026

Table of Contents

01 Historical References

02 Site Context

03 Overview Site Plan

04 Existing Conditions

05 Proposed Floor Plans

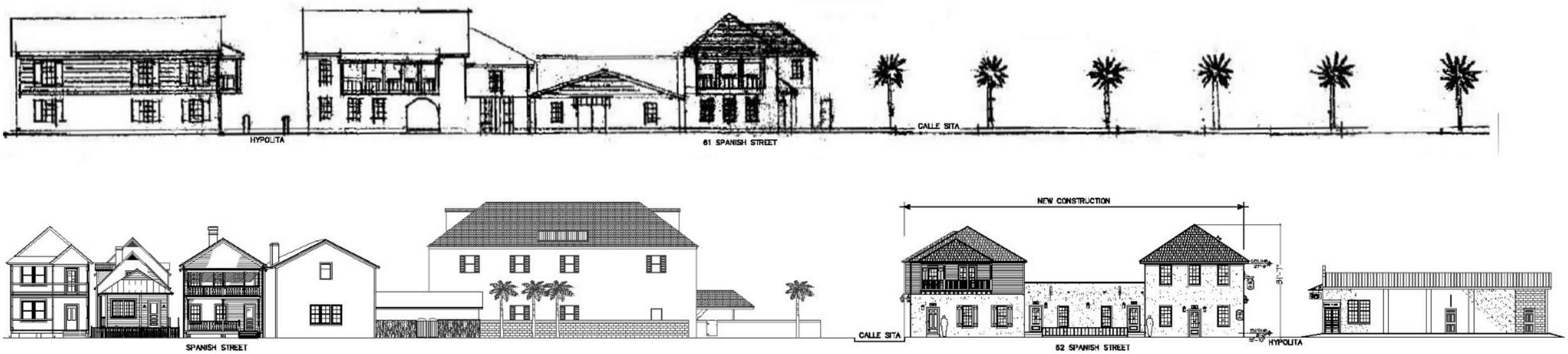
06 Exterior Elevations

07 Rendered Exterior Color Elevations

08 Rendering Views

09 Exterior Lighting Details

10 Signages



Spanish Street Building Elevation









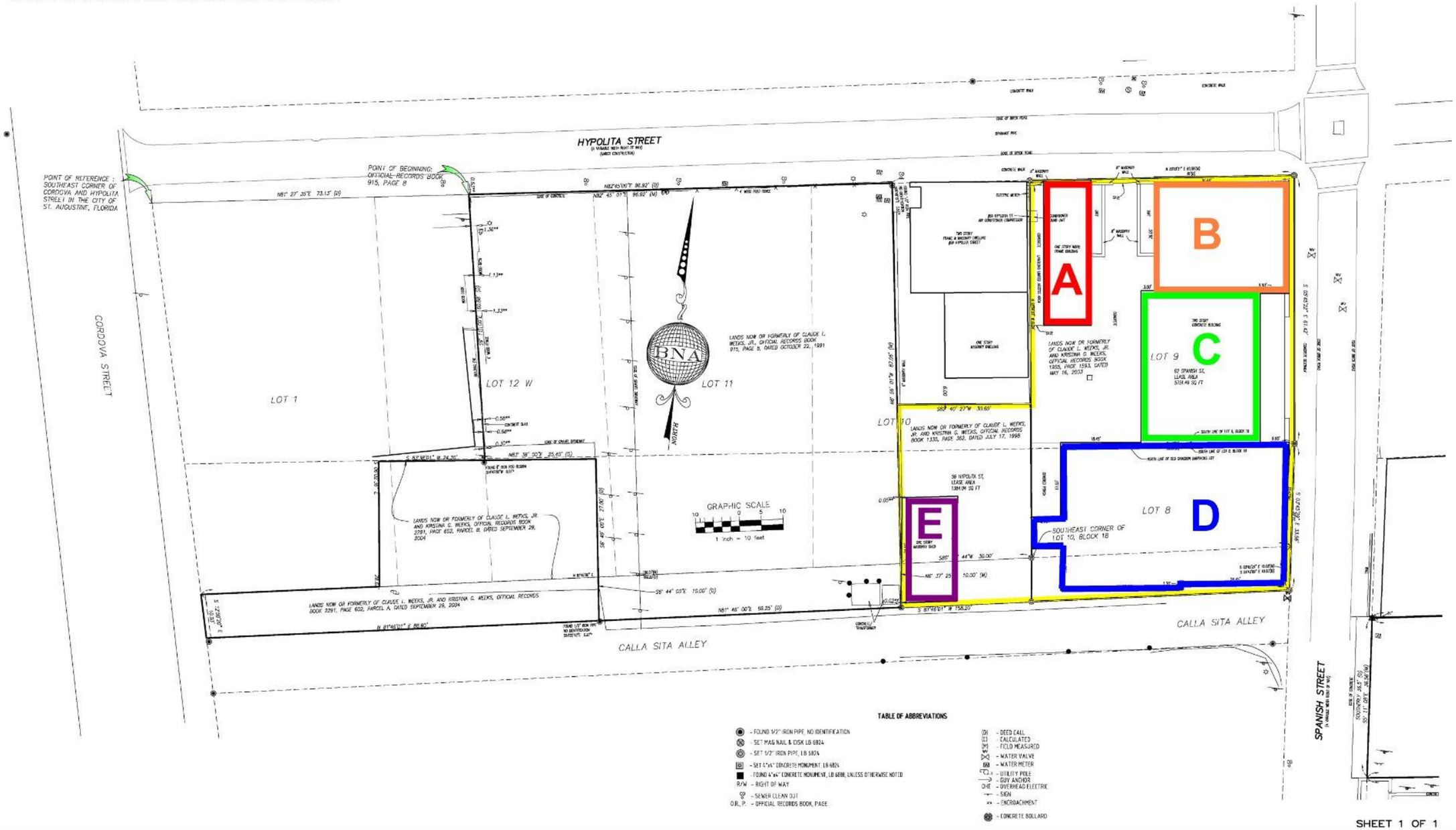



HYPOLITA ST.
SPANISH ST.
CALLA SITA ALLEY

MAP OF:

A PORTION OF BLOCK 14 OF THE CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, DATED 1923, ST. JOHNS COUNTY, FLORIDA.

EXHIBIT "A"



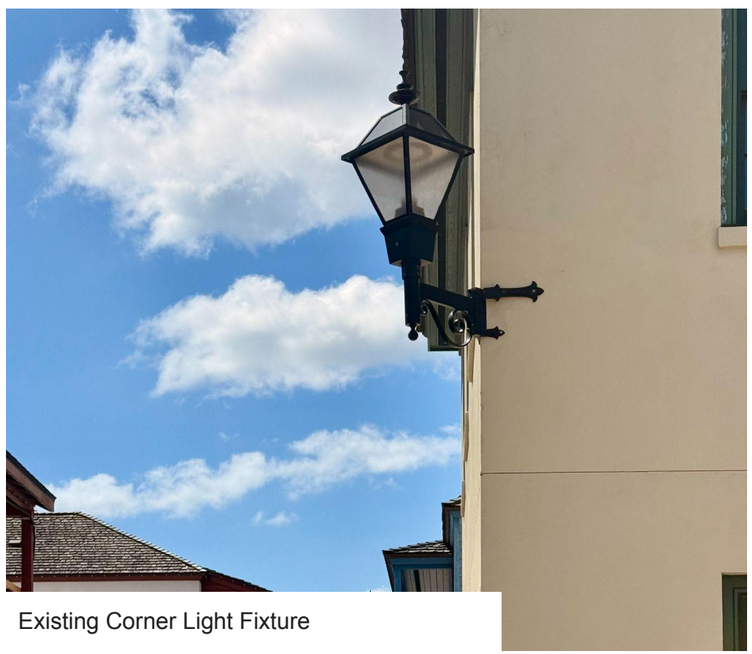
SHEET 1 OF 1



Spanish Street



Spanish Street



Existing Corner Light Fixture



Spanish Street towards Hypolita Street



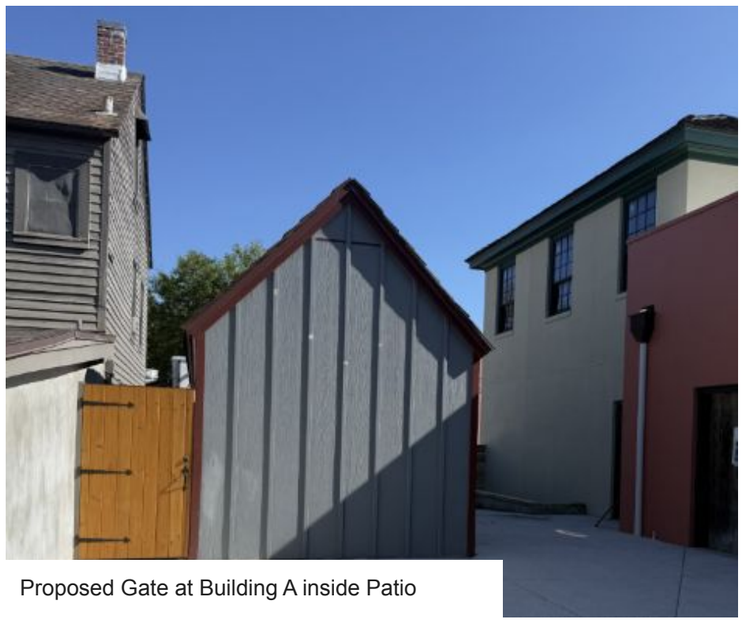
Spanish Street @ C. Sita



Hypolita Street



Existing Patio towards Hypolita St.



Proposed Gate at Building A inside Patio



Existing Building E, Site Wall and Coquina @ Rear of The Spice & Tea Exchange.



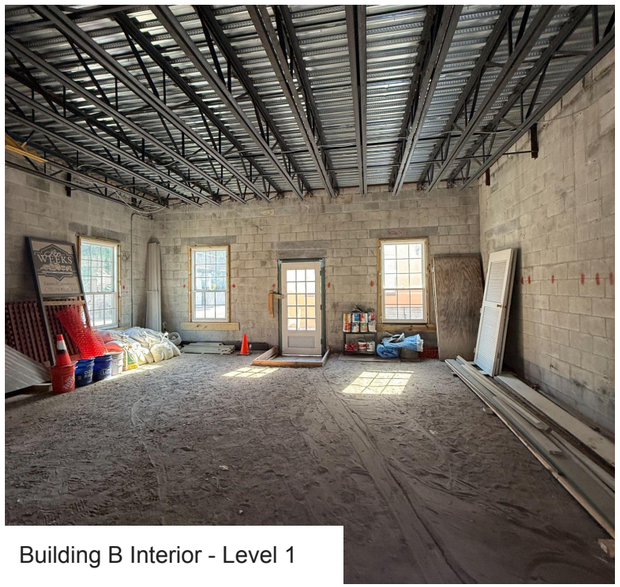
Existing Patio Double Doors and Porch towards C. Sita



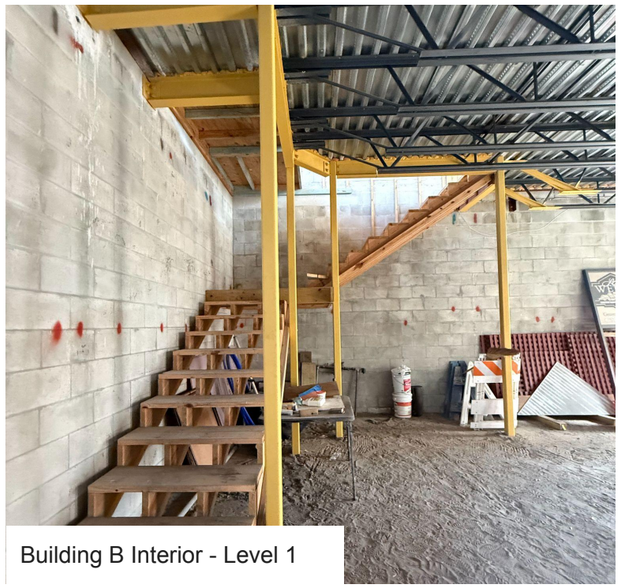
Existing Patio Double Doors



Existing Porch North of Elevator



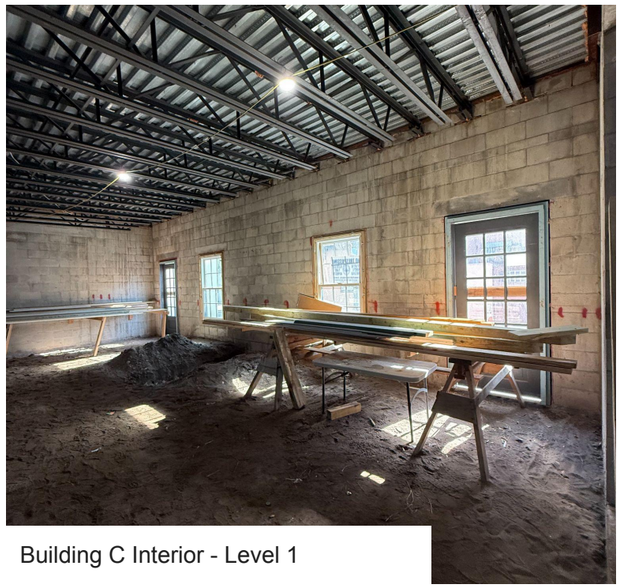
Building B Interior - Level 1



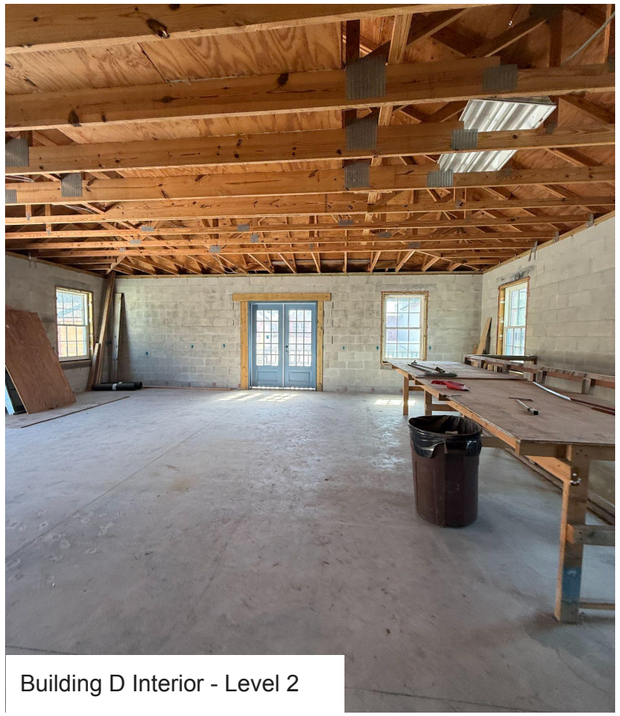
Building B Interior - Level 1



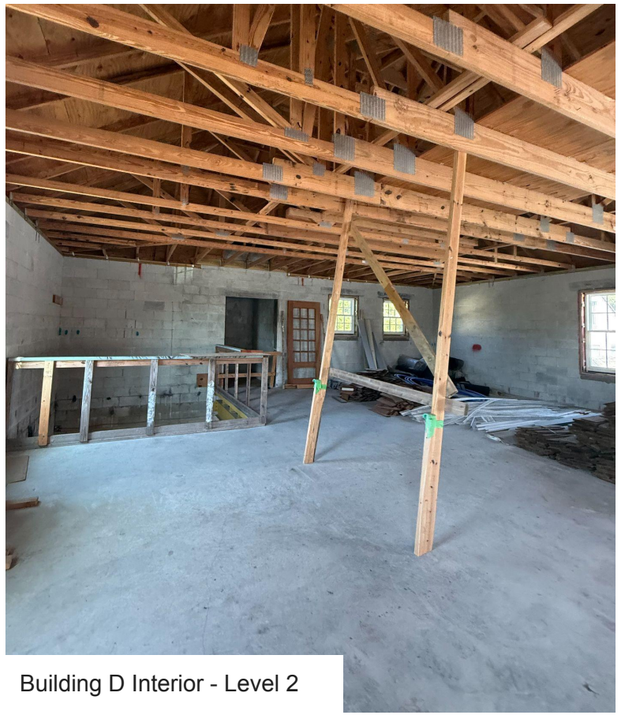
Building C Interior - Level 1



Building C Interior - Level 1



Building D Interior - Level 2



Building D Interior - Level 2



Building C Rooftop towards Building D



Building C Rooftop towards Building B

LANDSCAPE PALETTE

- Existing Tree to remain
- Cabbage Palm
- Dwarf Fakahatchee Grass
- Coontie
- Mrs. Schiller's Delight Viburnum
- Confederate Jasmine
- Annuals



Key Plan

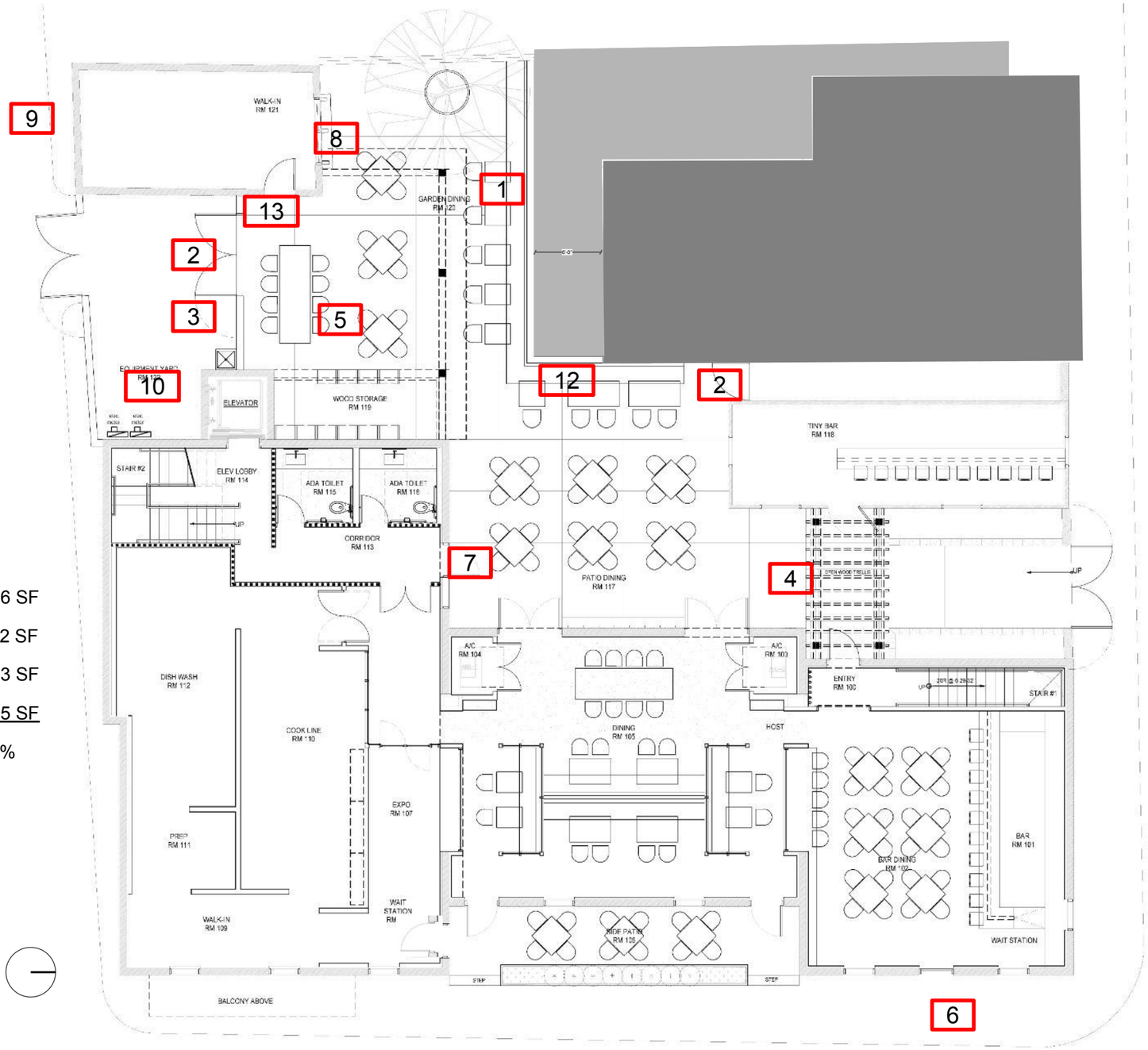


KEYNOTES

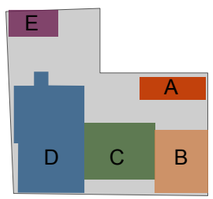
1. It is proposed all sand/ unfinished grades within the perimeters of the proposed enclosed patio, be completed with the existing coquina tabby concrete and provide a safe walkable circulation path.
2. It is proposed all sand/ unfinished grades within the perimeters of the proposed service/ utility area to the approach from C. Sita , be completed with the proposed tabby and provide a safe walkable circulation path.

WALKWAY FINISHES

- Existing Tabby
- Proposed Tabby



Site Area	7,136 SF
Existing Building Area	4,312 SF
Proposed Connector Area	463 SF
Total Proposed Building Area	4,775 SF
Site Lot Coverage	67%



Key Plan

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1. Proposed South Wall Of The Spice And Tea Exchange To Be Coquina, Matching The Hypolita St. Design.
2. Proposed Wood Gate To Match The Existing Hypolita St. Gate Design.
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6. Building B Spanish St. Elevation 3’ Door To Be Infilled And Finished To Match Adjacent.
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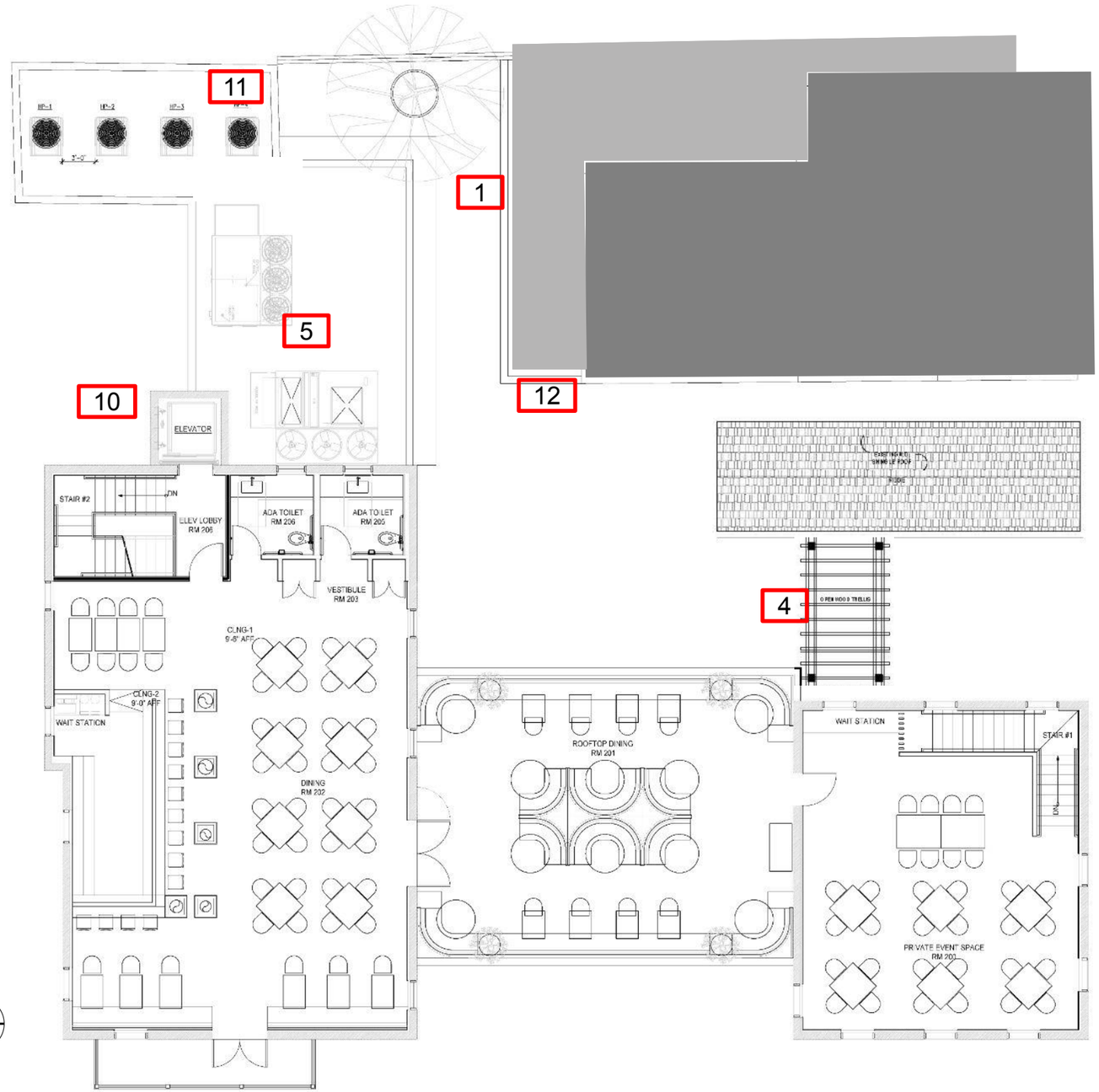

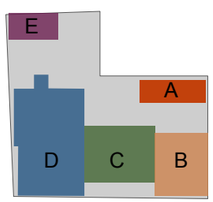

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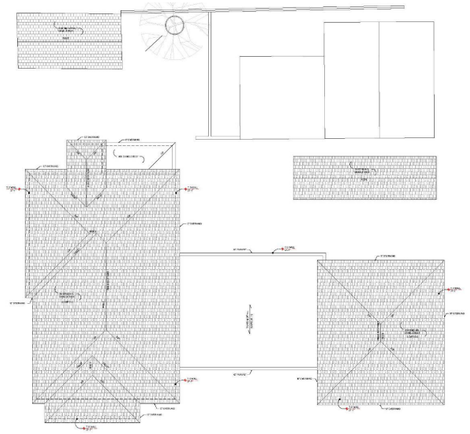

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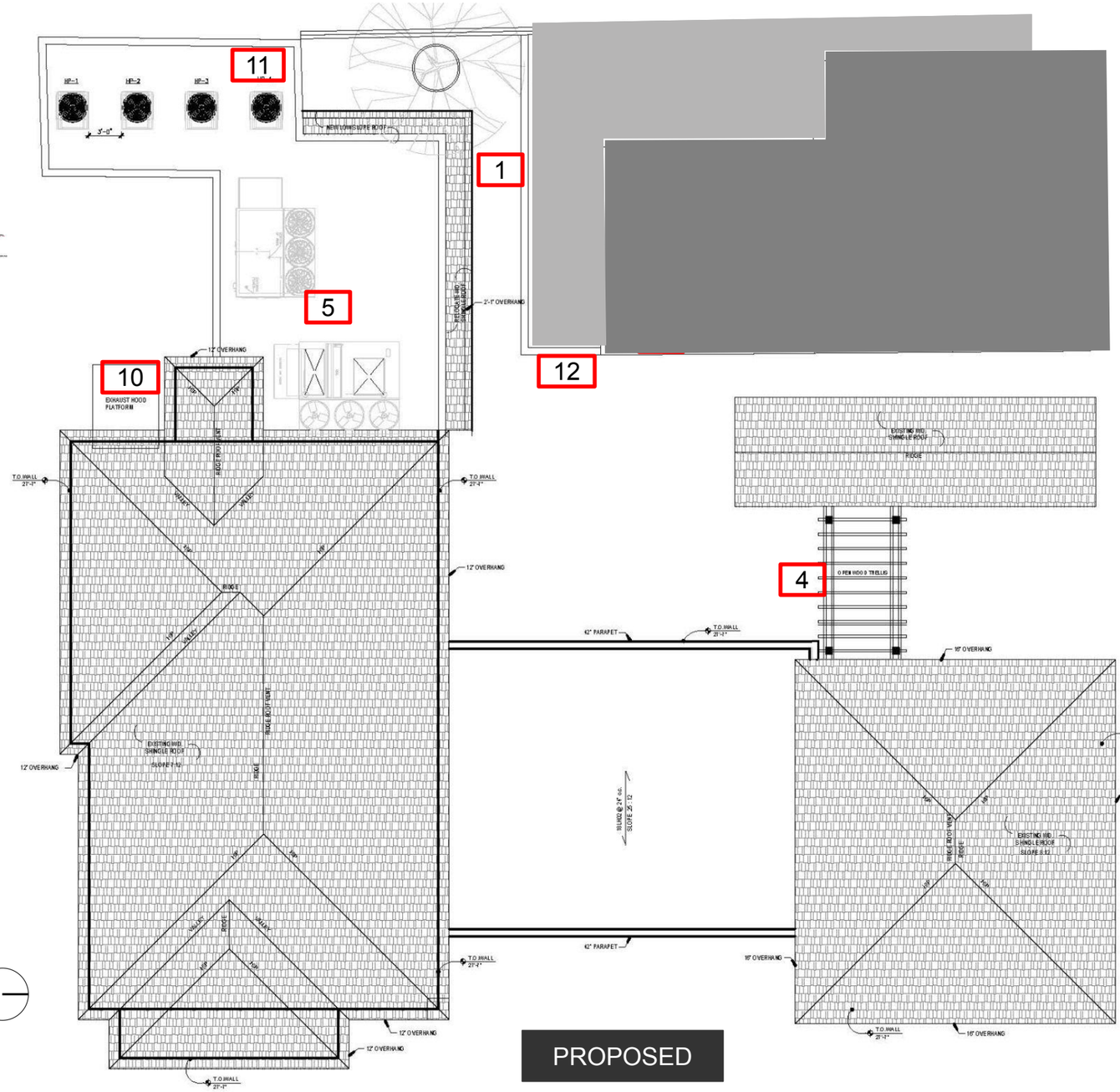

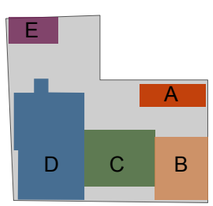

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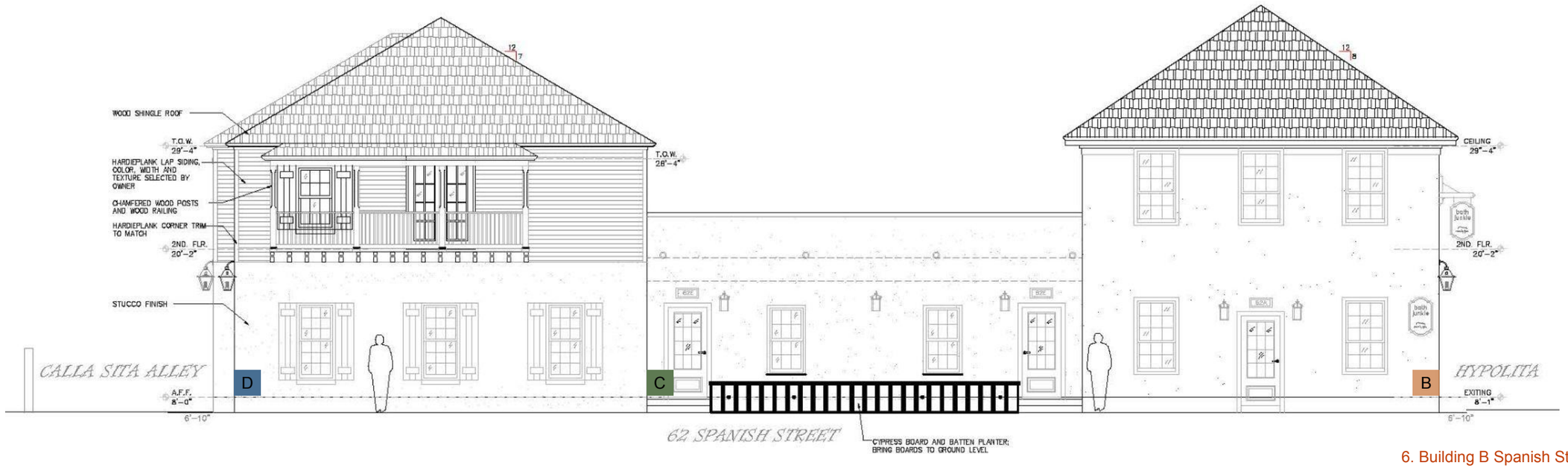
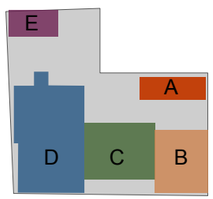


6. Building B Spanish St.

PROPOSED





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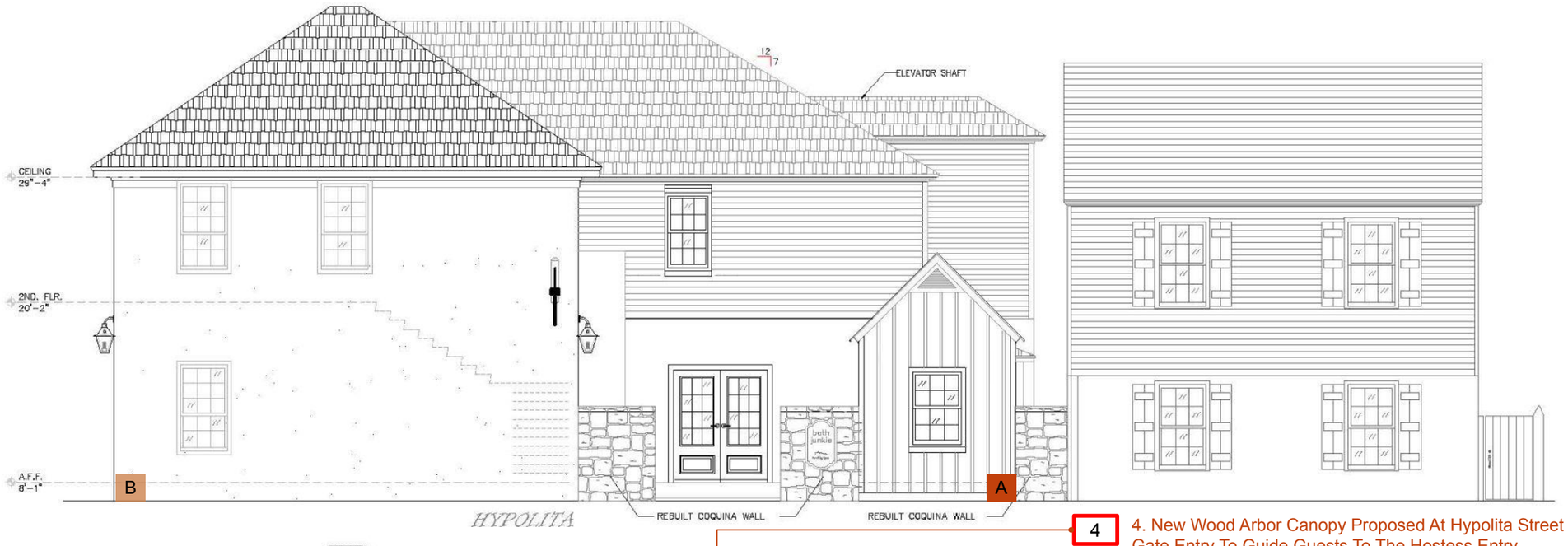

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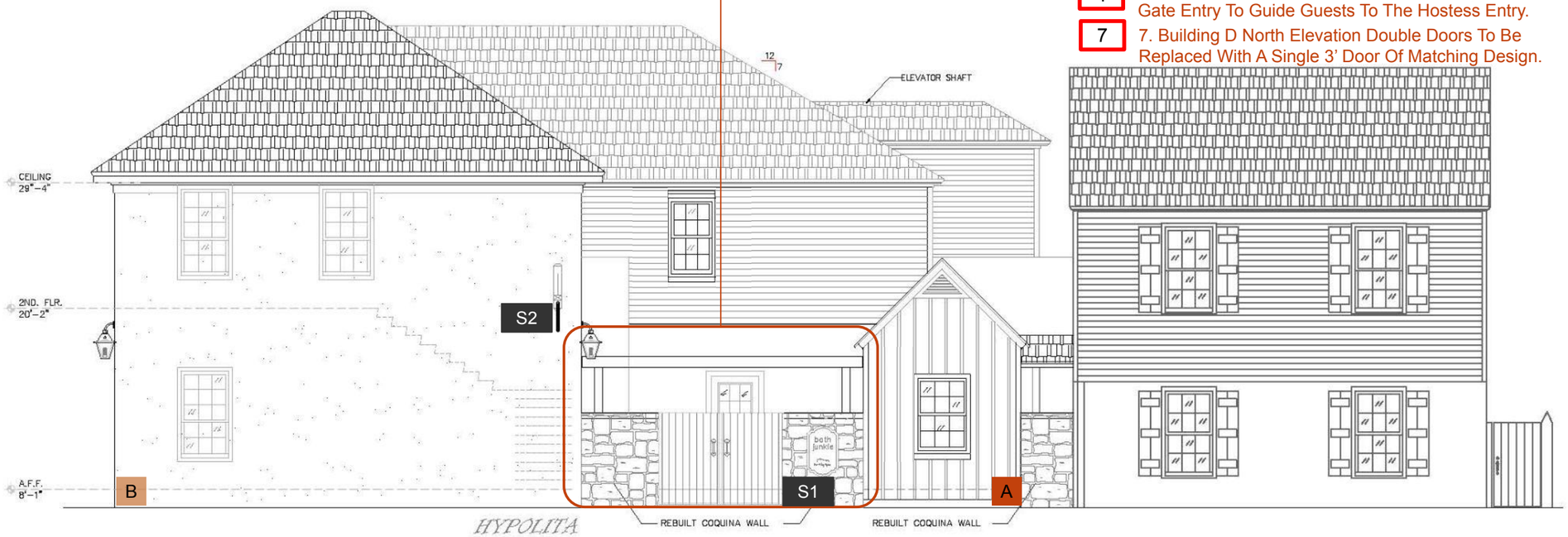

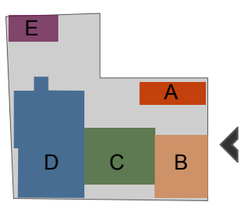

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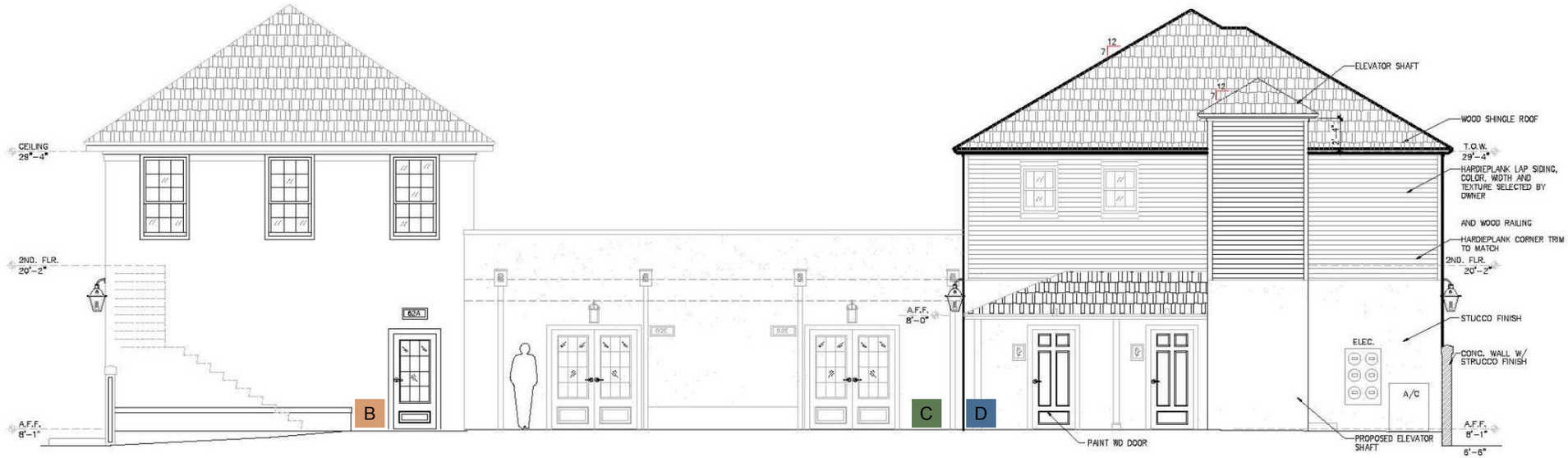

PROPOSED

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10

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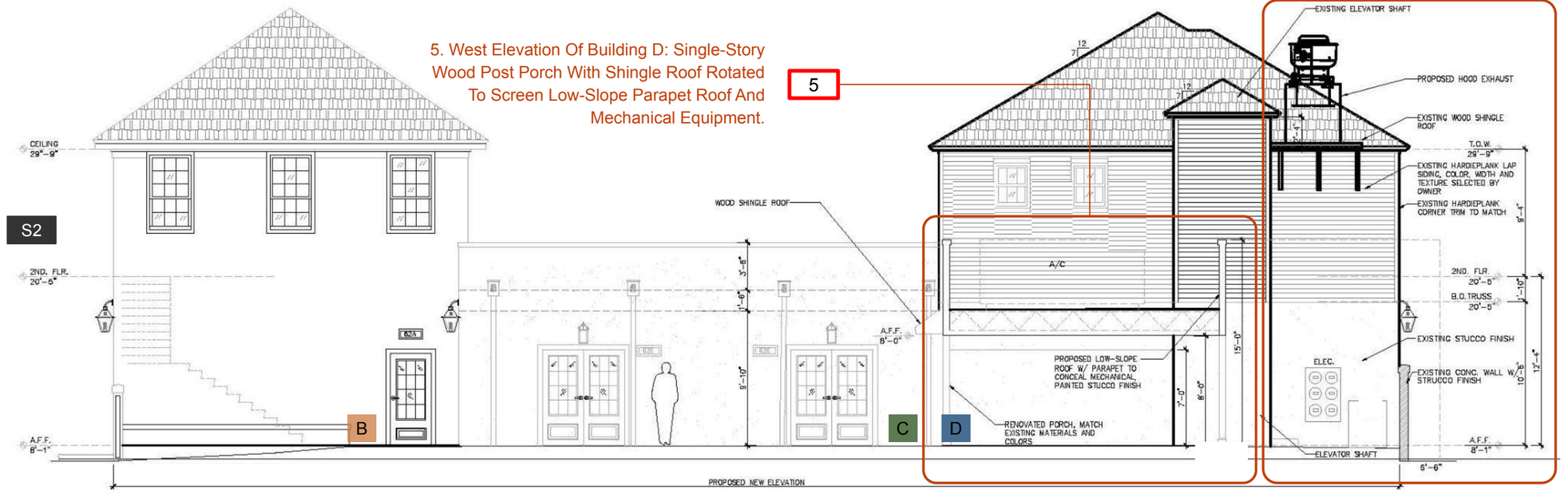
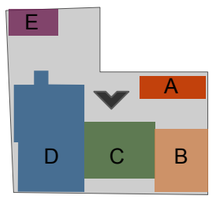
5





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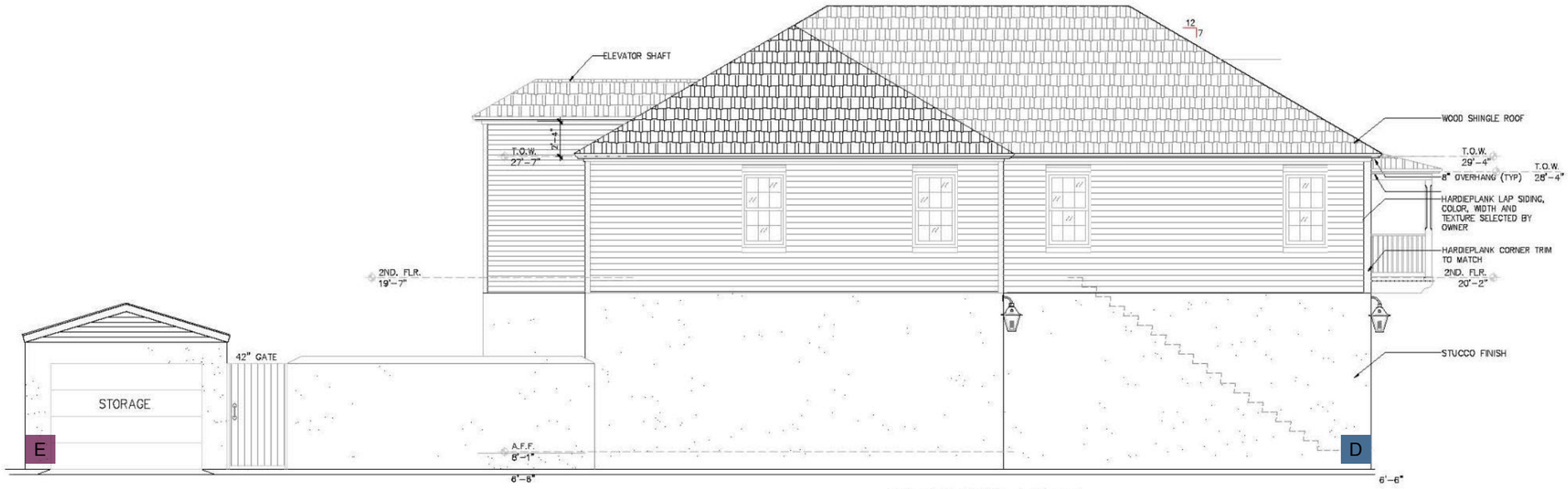

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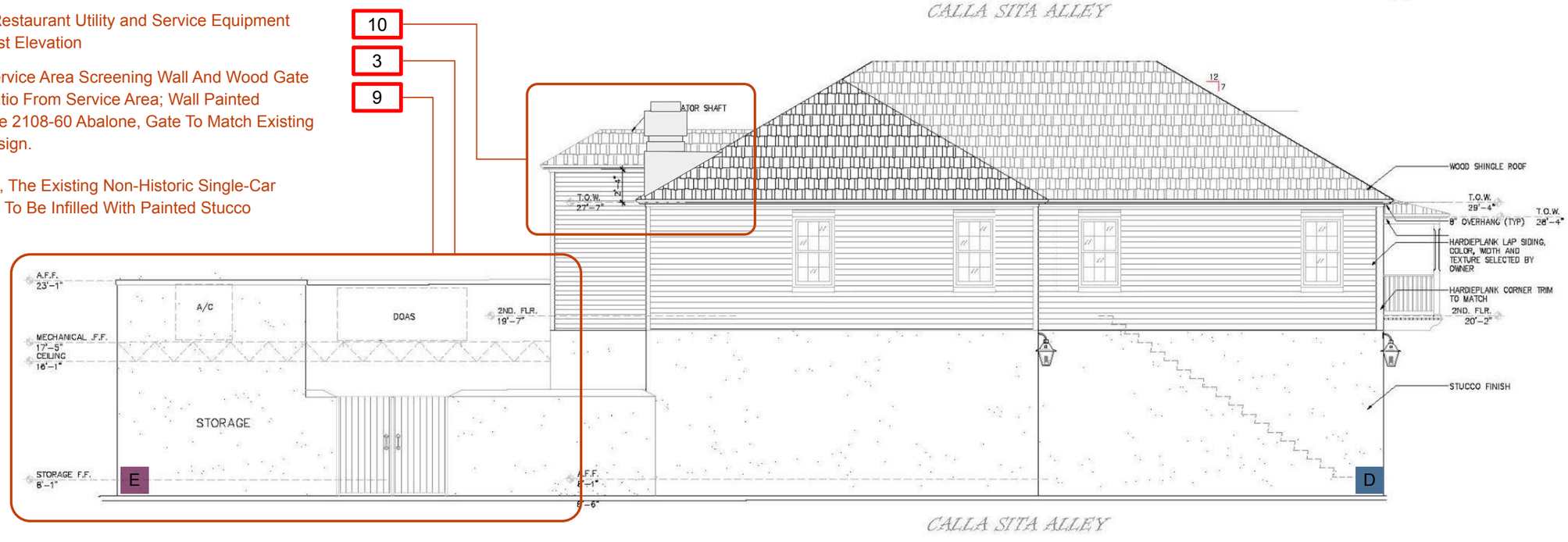
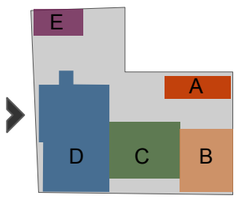
9. At Building E, The Existing Non-Historic Single-Car Garage Door Is To Be Infilled With Painted Stucco





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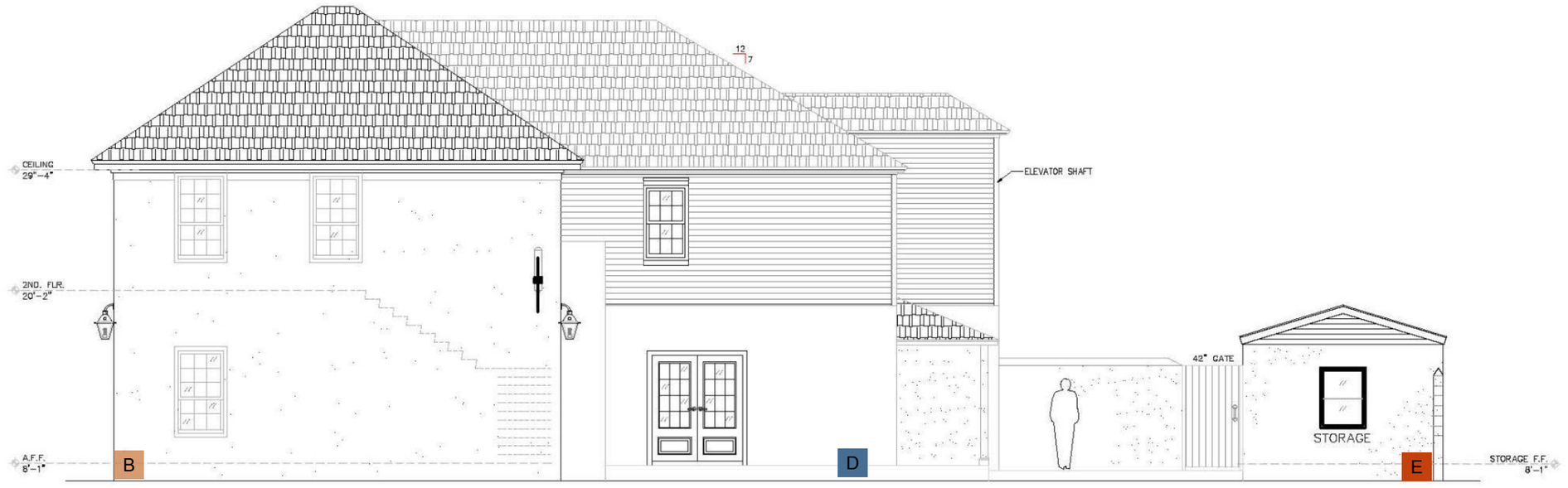

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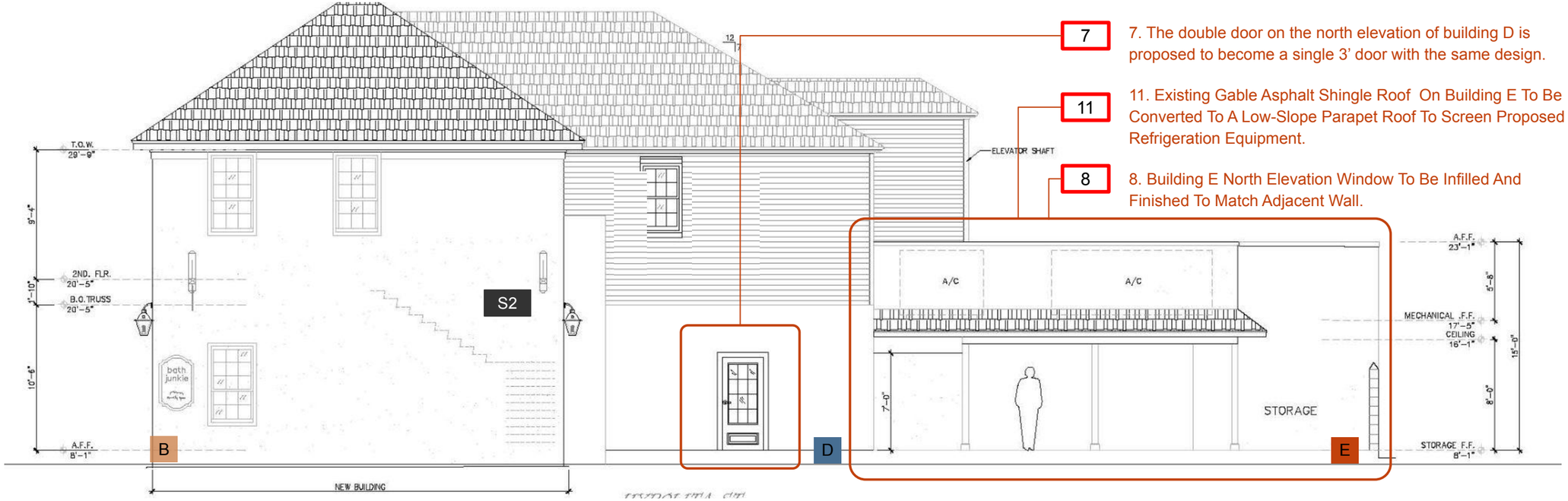
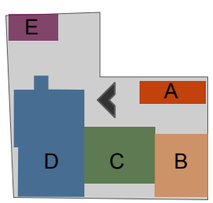


7. The double door on the north elevation of building D is proposed to become a single 3' door with the same design.

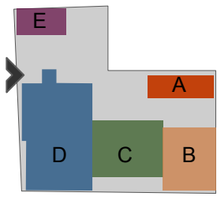
11. Existing Gable Asphalt Shingle Roof On Building E To Be Converted To A Low-Slope Parapet Roof To Screen Proposed Refrigeration Equipment.

8. Building E North Elevation Window To Be Infilled And Finished To Match Adjacent Wall.



Key Plan

PROPOSED EXHAUST HOOD SECTION



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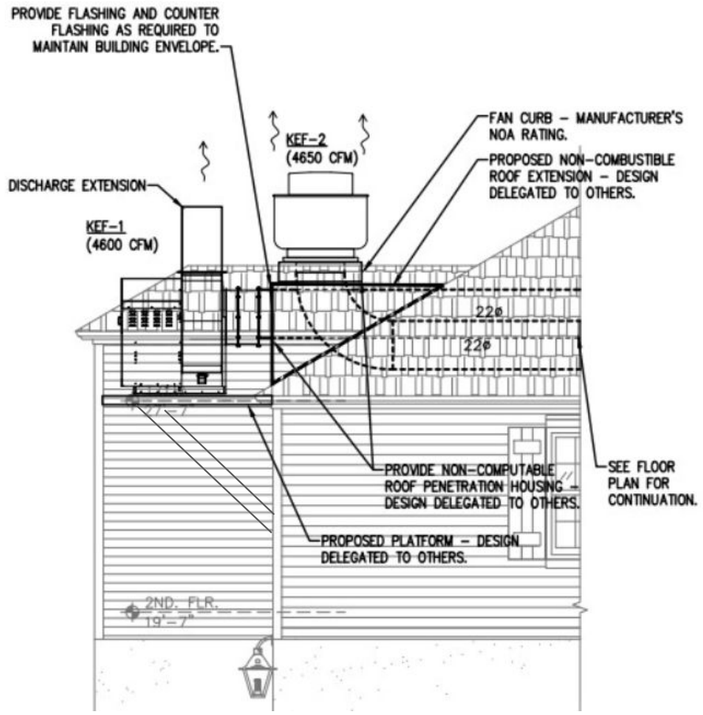
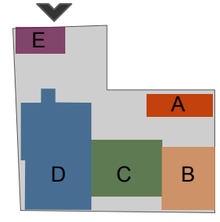


PROPOSED BUILDING & WALL SECTION



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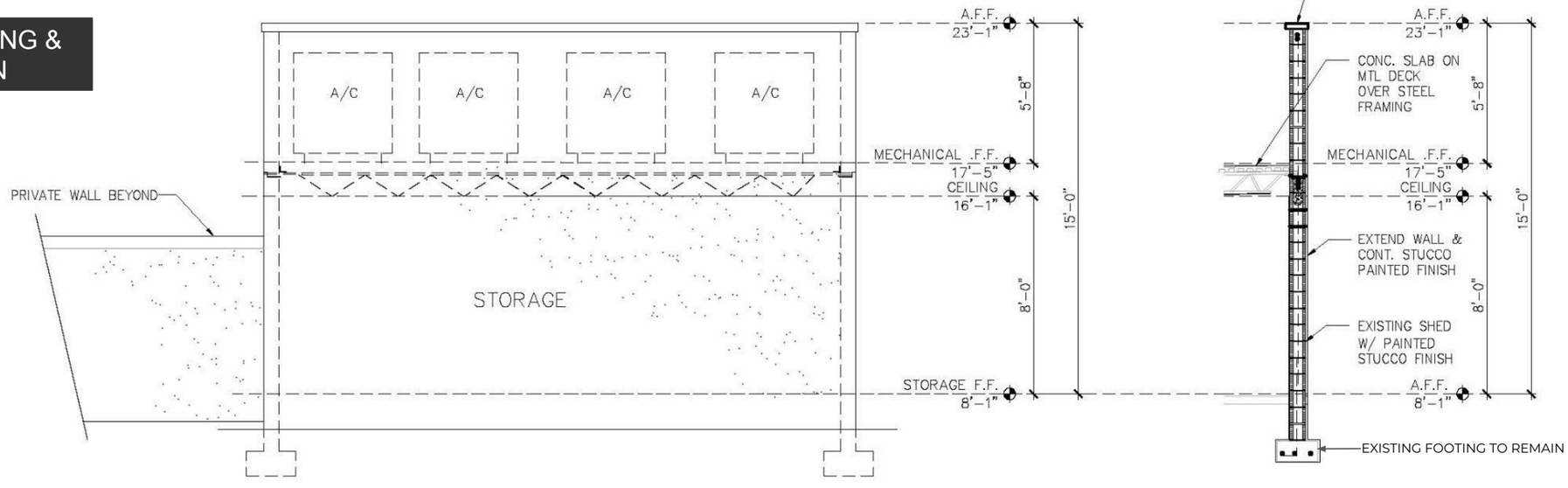
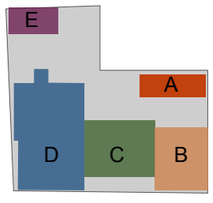


EAST

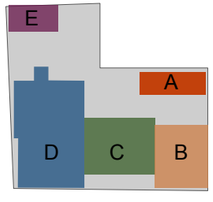




Key Plan

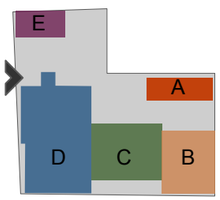
NORTH





Key Plan

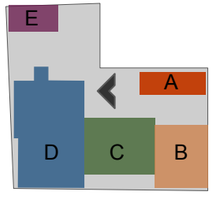
SOUTH



Key Plan



PATIO NORTH

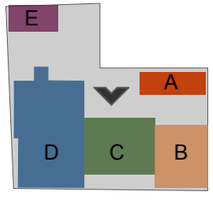


Key Plan



PATIO WEST





Key Plan

Received July 6, 2026
Planning and Building Dept



Application Pg. 46
Page 211 of 558

Received July 6, 2026
Planning and Building Dept.



Application Pg. 47
Page 212 of 558

Received July 6, 2026
Planning and Building Dept.



Application Pg. 48
Page 213 of 558

Received July 6, 2026
Planning and Building Dept.



Application Pg. 49
Page 214 of 558

Received July 6, 2026
Planning and Building Dept.



Application Pg. 50
Page 215 of 558

Received July 6, 2026
Planning and Building Dept



Application Pg. 51
Page 216 of 558

Received July 6, 2026
Planning and Building Dept.



Application Pg. 32
Page 217 of 558

Received July 6, 2026
Planning and Building Dept



Application Pg. 53
Page 218 of 558

Received July 6, 2026
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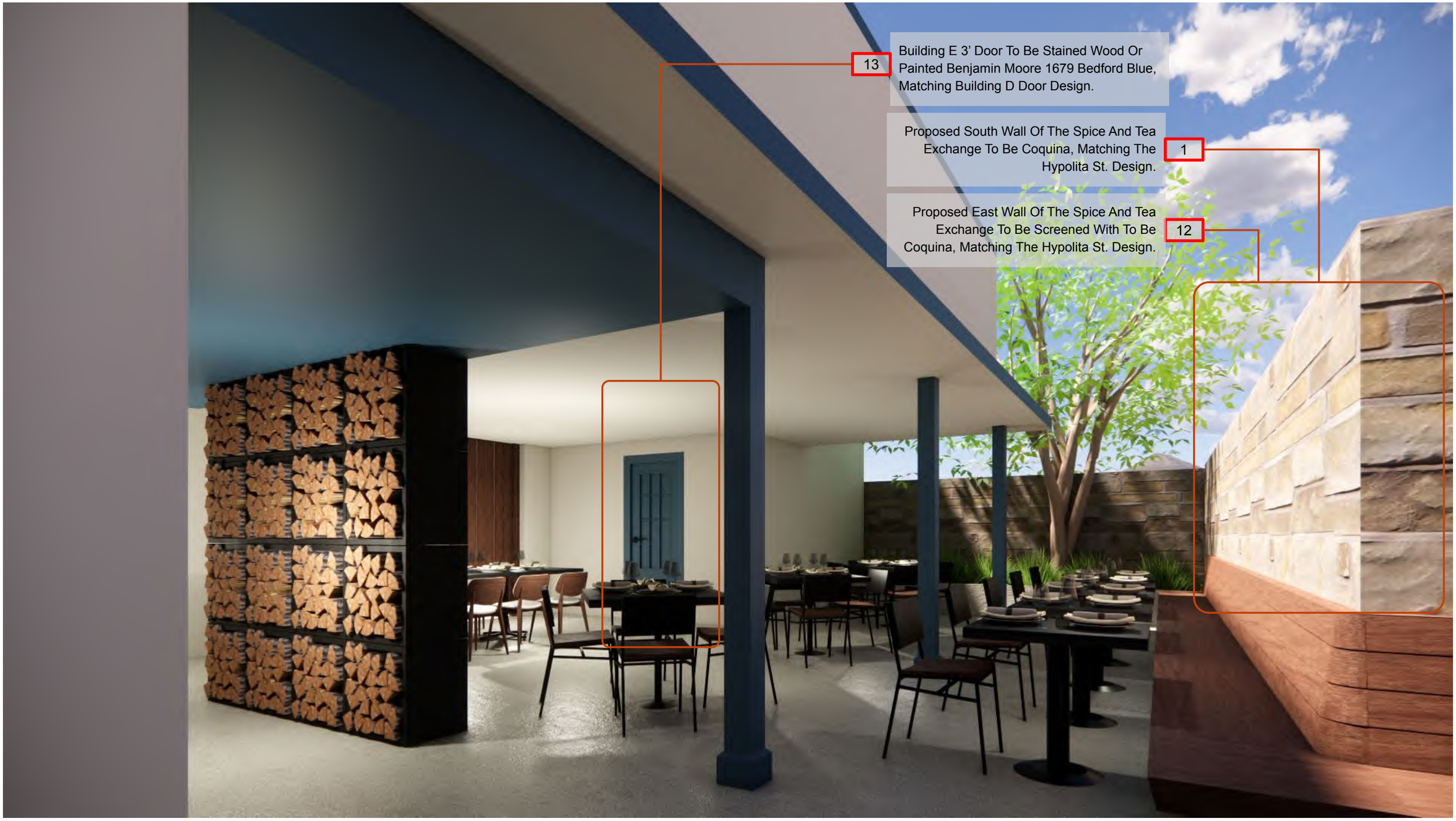

Application Pg. 54
Page 219 of 558

Received July 6, 2026
Planning and Building Dept.



Application Pg. 55
Page 220 of 558

Received July 6, 2026
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EXTERIOR LIGHTING

Note: Previously approved exterior lighting/appurtenances at Buildings A–D shall remain. Proposed exterior lighting at Building E to illuminate the service area, with indirect lighting integrated into rooftop and patio furniture, and recessed can lights at the patio ceiling.



Proposed recessed canless lighting at patio ceiling.

HALO

LT6 6” Recessed Canless LED Downlights

The LT Baffle Canless LED Downlights provide a modern, regressed downlight for bright, general area lighting.
The 5-color selectability and flicker-free 10% dimming allow for easy lighting customization.

EXTERIOR HARDWARE



Features

Details

Style	Colonial
Item Sold As	Complete Set for One Door
Included Hardware	All necessary mounting accessories.
Usually Ships In	2 to 3 Business Days More info >
Warranty	5 Year Mechanical & Finish Warranty

Lock Handing: - Select -
Item #: RS-05AH-RT4BIX

Match lock hardware and Gate Handles for C. Sita gate to existing Hypolita gate specifications.



S1 - MAIN ENTRY WALL MOUNTED SIGNAGE



S2 - MAIN ENTRY WALL MOUNTED HANGING SIGNAGE



S3 - WALL MOUNTED SIGNAGE BY SPANISH STREET



Questions and Feedback?

Prepared for HARB Board Review

MAP OF:

A PORTION OF BLOCK 14 OF THE CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, DATED 1923, ST. JOHNS COUNTY, FLORIDA.

EXHIBIT "A"

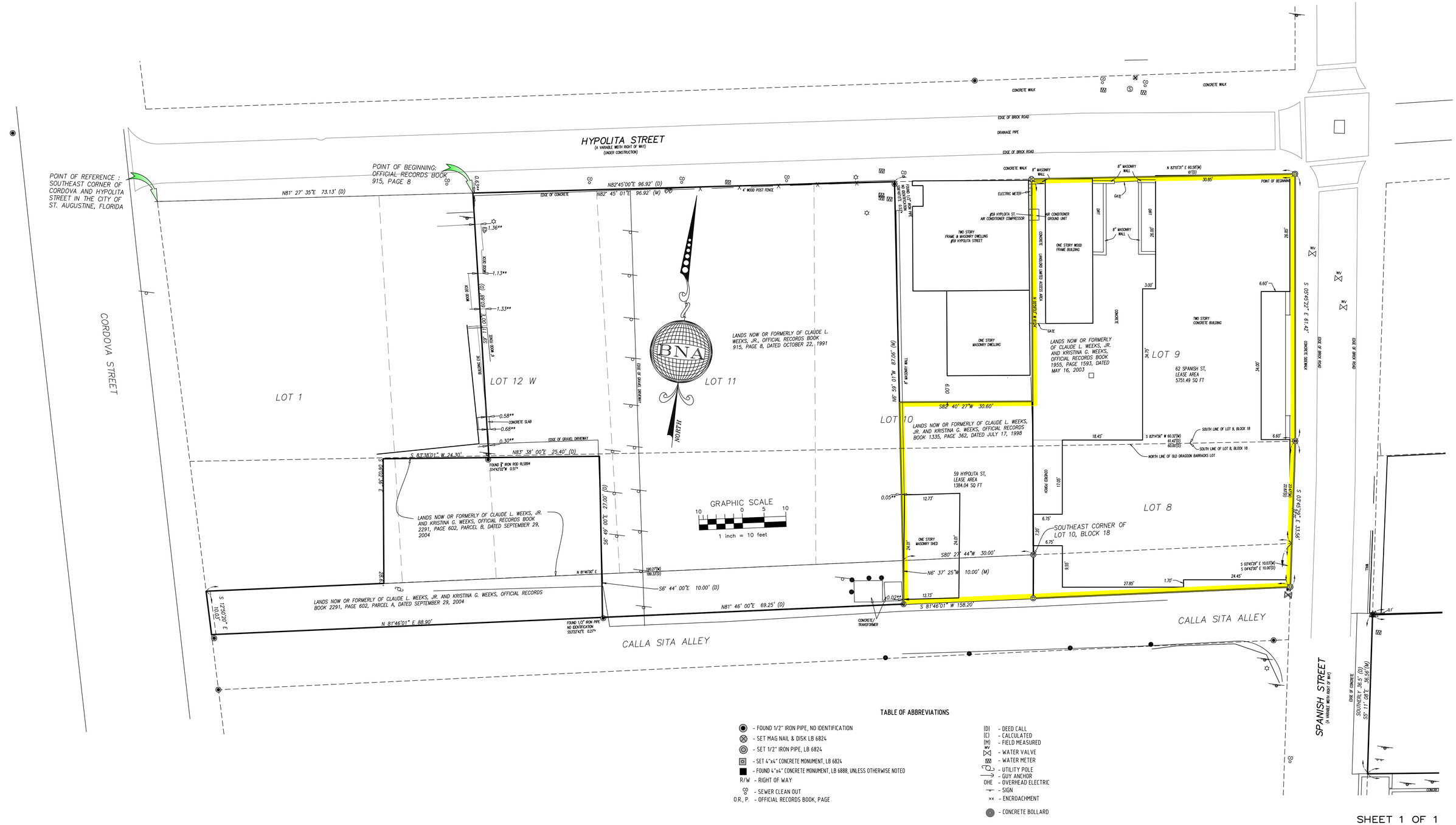

TABLE OF ABBREVIATIONS

- ● - FOUND 1/2" IRON PIPE, NO IDENTIFICATION
- ⊗ - SET MAG NAIL & DISK LB 6824
- ◎ - SET 1/2" IRON PIPE, LB 6824
- ▣ - SET 4"x4" CONCRETE MONUMENT, LB 6824
- ■ - FOUND 4"x4" CONCRETE MONUMENT, LB 6888, UNLESS OTHERWISE NOTED
- R/W - RIGHT OF WAY
- ⚭ - SEWER CLEAN OUT
- O.R., P. - OFFICIAL RECORDS BOOK, PAGE
- (D) - DEED CALL
- (C) - CALCULATED
- (M) - FIELD MEASURED
- WV - WATER VALVE
- WM - WATER METER
- UTILITY POLE
- GUY ANCHOR
- OHE - OVERHEAD ELECTRIC
- SIGN
- xx - ENCROACHMENT
- CONCRETE BOLLARD

SHEET 1 OF 1

PROJECT NUMBER	989–005
DATE:	4/29/2026
SCALE:	1"=10'
DRAWING No.:	BNDY
SHEET No.	1/1

GENERAL NOTES:
1. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF HYPOLITA STREET ASSUMED AS BEING N82°45'00"E.
2. THIS IS AND EXHIBIT TO DEPICT THE SQUARE FOOTAGE OF THE 2 LEASE AREAS AND IMPROVEMENTS WITHIN SAID LEASE AREAS ONLY AND DOES NOT PURPORT ANY JURISDICTION OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OR TITLE COMMITMENT. THIS COMPANY BEARS NO RESPONSIBILITY TO ANY CLAIMS MADE BY SUCH INSTRUMENTS.
3. NO UNDERGROUND UTILITIES NOR FOUNDATIONS WERE LOCATED BY THIS SURVEY.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J–17.051 & 5J–17.052 F.A.C.

4/24/2026
FIELD WORK COMPLETED

5/06/2026
DATE OF SIGNATURE

ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257

CERTIFIED TO:

CLAUDE L. WEEKS, JR. AND KHRISTINA G. WEEKS

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

DRAWN BY:	A.D.B.
CHECKED BY:	A.D.B.
FIELD BOOK/PAGE(S):	467/65, 467/76

REV	DATE	BY	CKD	DESCRIPTION

BRADSHAW-NILES & ASSOCIATES, INC.
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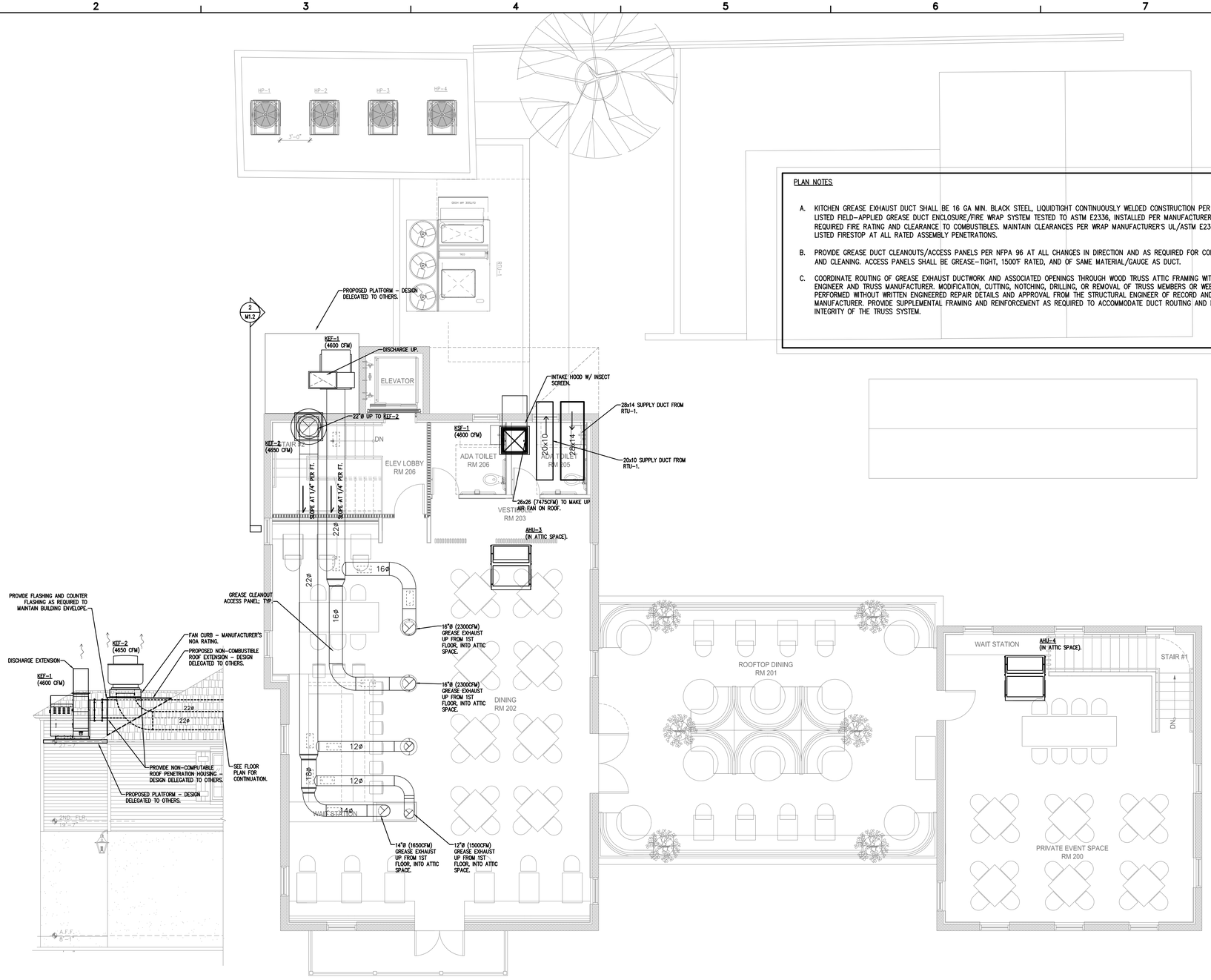

2 / M1.2 EXHAUST FANS ELEVATION

Scale: 3/16" = 1'-0"

1 / M1.2 MECHANICAL SECOND FLOOR PLAN

Scale: 3/16" = 1'-0"

N

PLAN NOTES

A. KITCHEN GREASE EXHAUST DUCT SHALL BE 16 GA MIN. BLACK STEEL, LIQUIDTIGHT CONTINUOUSLY WELDED CONSTRUCTION PER NFPA 96. PROVIDE LISTED FIELD-APPLIED GREASE DUCT ENCLOSURE/FIRE WRAP SYSTEM TESTED TO ASTM E2336, INSTALLED PER MANUFACTURER'S LISTING FOR REQUIRED FIRE RATING AND CLEARANCE TO COMBUSTIBLES. MAINTAIN CLEARANCES PER WRAP MANUFACTURER'S UL/ASTM E2336 LISTING. PROVIDE LISTED FIRESTOP AT ALL RATED ASSEMBLY PENETRATIONS.

B. PROVIDE GREASE DUCT CLEANOUTS/ACCESS PANELS PER NFPA 96 AT ALL CHANGES IN DIRECTION AND AS REQUIRED FOR COMPLETE INSPECTION AND CLEANING. ACCESS PANELS SHALL BE GREASE-TIGHT, 1500°F RATED, AND OF SAME MATERIAL/GAUGE AS DUCT.

C. COORDINATE ROUTING OF GREASE EXHAUST DUCTWORK AND ASSOCIATED OPENINGS THROUGH WOOD TRUSS ATTIC FRAMING WITH STRUCTURAL ENGINEER AND TRUSS MANUFACTURER. MODIFICATION, CUTTING, NOTCHING, DRILLING, OR REMOVAL OF TRUSS MEMBERS OR WEBBING SHALL NOT BE PERFORMED WITHOUT WRITTEN ENGINEERED REPAIR DETAILS AND APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD AND TRUSS MANUFACTURER. PROVIDE SUPPLEMENTAL FRAMING AND REINFORCEMENT AS REQUIRED TO ACCOMMODATE DUCT ROUTING AND MAINTAIN STRUCTURAL INTEGRITY OF THE TRUSS SYSTEM.

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PROGRESS ISSUE

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Ember + Iron Resaurant Renovation

62 Spanish Street ● St. Augustine, Fl 32084

MECHANICAL SECOND FLOOR PLAN

DRAWING

NO.	DRAWING TYPE	DATE
A	30% DD ISSUE	05/14/2026
B		
1		
4		
5		
6		
7		
8		
9		
10		

REVISION

NO.	DATE OF REVISION

PROJECT:	26-0311
FILE:	
DRAWN BY	

M1.2

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62 Spanish Street Main Building - Performance-Based Design Evaluation



Prepared for

Len Weeks Construction Design Development, LLC

by

Muhammad H. Jalani and Stephen F. Kowkabany, P.E

May 1, 2023

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Revision History

Revision #	Description	Prepared By	Approved By	Date Issued
0	Issued for review	MHJ	SFK	5/1/2023

Table of Contents

1.0 Executive Summary 5
2.0 Building Overview 6
3.0 Stakeholders 7
4.0 Applicable Codes and Standards 8
4.1 Codes 8
4.2 Standards 8
4.3 References 8
5.0 Project Scope 8
6.0 Goals, Objectives, and Performance Criteria 9
6.1 Fire Protection Goal 9
6.2 Design Objective 9
6.3 Performance Criteria 9
7.0 Assumptions 11
7.1 Fuel Load and Design Fire Characteristics 11
7.2 Fire Detection, Suppression, and Extinguishment 12
7.3 Occupant Load and Characteristics 13
8.0 Design Fire Scenarios 15
8.1 Design Fire Scenario 1 – Occupancy Specific Fire 15
8.2 Design Fire Scenario 2 – Ultra-Fast Fire in Primary Means of Egress 15
8.3 Design Fire Scenario 3 – Fire in a Normally Unoccupied Room 15
8.4 Design Fire Scenario 4 – Fire in a Concealed Space 15
8.5 Design Fire Scenario 5 – Slow Fire Shielded from Sprinklers 16
8.6 Design Fire Scenario 6 – Most Severe Fire in the Main Building 16
8.7 Design Fire Scenario 7 – Outside Exposure Fire 16
8.8 Design Fire Scenario 8 – Fire with One (1) Fire Protection Feature Being Unavailable. 16
9.0 Trial Designs 16
9.1 Trial Design 1 17
9.2 Trial Design 2 17
10.0 Evaluation of Trial Designs 17
10.1 FDS/PyroSim Methodology 17
10.1.1. FDS/PyroSim Simulation Results 19
11.0 Pathfinder Methodology 23
11.1.1. Pathfinder Simulation Results 24

12.0 Conclusion and Recommendations 26
Appendix A. Calculations for the Exhaust and Make Air Supply 27
Appendix B. Architectural Floor Plans Used for the Performance-Based Design Evaluation . 29

Table of Figures

Figure 1: North Stair 7
Figure 2: North Stair 7
Figure 3: Ceiling Slab Opening for South-West Stair 7
Figure 4: South Stair 7
Figure 5: SFPE Performance-Based Fire Protection Approach 9
Figure 6: Heat Release Rate Per Unit Area (HRRPUA) vs Time 12
Figure 7: Main Restaurant Building 18
Figure 8: Leveling of Heat Release Rate (HRR) with Sprinkler System Activation, Time = 40 s.... 20
Figure 9: Fire and Smoke Conditions in the Building Without an Exhaust System, Time = 20 s.. 20
Figure 10: Fire and Smoke Conditions in the Building with an Exhaust System, Time = 20 s. 20
Figure 11: Fire and Smoke Conditions in the Building with an Exhaust System and a Smoke Curtain for North Stair on First Floor, Time = 20 s. 21
Figure 12: ASET and RSET 24
Figure 13: Occupant Load and Distribution in the Main Restaurant Building, Time = 0 s. 24
Figure 14: Total 193 Occupants Trapped in the Building without an Exhaust System, Time = 52 s. 25
Figure 15: Occupants Evacuating the Main Building While Exhaust Fans are Operating, Time = 52 s. 25
Figure 16: Occupants Evacuating the Main Building While Exhaust Fans are Operating and Smoke Curtain is Activated, Time = 52 s. 25

1.0 Executive Summary

Len Weeks Construction Design Development, LLC (LWCDD) has contracted Vertex Companies, LLC (Vertex) to perform a Performance-Based Design (PBD) evaluation for an existing, approximately 3,950 ft^2, two (2) story building located at 62 Spanish Street, St. Augustine, Florida. The building is a historic building that is being renovated into a restaurant space throughout. This evaluation is aimed to ensure the adequate life safety of building occupants which requires safe egress of all the building occupants in case of a fire emergency.

This performance-based design was tested against conservative assumptions of fuel load, occupant characteristics, and performance criteria. The study results show that if no exhaust system is provided, approximately 193 occupants will likely get trapped and incapacitated in the main building within 52 seconds from the start of the fire due to dense smoke and high air temperature. However, with the provision of an exhaust system, all 363 of the estimated building occupants will be able to safely evacuate the building without receiving the threshold value of Fractional Effective Dose (FED)[1]. The results show a further improvement in tenability conditions near Exit B1, B4, and C2 with the addition of a smoke curtain. However, no difference near the north stair is noted because of the smoke curtain as the tenability conditions were already being maintained with an exhaust-only system.

The approach adopted for this performance-based design per applicable codes and standards shows that the proposed design can meet the established performance criteria provided the following requirements are fulfilled:

1. *The main building shall be provided with an exhaust system with a minimum exhaust flow rate of approximately 40,000 Cubic Feet per Minute (CFM), and a makeup air supply system with a minimum flow rate of approximately 31,000 Cubic Feet per Minute (CFM).*
2. *A smoke curtain shall be provided to enclose the north stairs on the first floor from the finished floor to the ceiling height.*
3. *The exhaust system, makeup air supply system, and smoke curtain shall all activate with the activation of a smoke detector.*
4. *The main building area shall be protected by an automatic wet sprinkler system designed and installed per NFPA 13 with design criteria for Ordinary Hazard, Group 2. Sprinkler heads shall have a standard response index with activation temperature ≤ 225 degree-Fahrenheit.*
5. *Portable fire extinguishers shall be provided throughout the building, specifically, Class K fire extinguishers shall be provided in the Kitchen area.*

[1] The Fraction Effective Dose (FED) is a concept used to predict the incapacitation or death of occupants exposed to toxic gases. For more details, please refer to SFPE Guide to Human Behavior in Fire Chapter 7.

6. *The means of egress elements shall be illuminated per Florida Building Code, Section 1008.1.*
7. *The rooftop deck seating area is recommended to be designated as an area of refuge to aid in rescue operations by the fire department.*
8. *This performance-based evaluation does not justify that the kitchen hood exhaust and suppression system is not necessary. The kitchen hood exhaust and suppression systems shall be available and maintained per Original Equipment Manufacturer (OEM) standards and industry best standards.*

2.0 Building Overview

The 62 Spanish Street plot plan has two (2) buildings including an existing approximately 350 ft^2, one (1) story detached building, and an existing approximately 3,950 ft^2, two (2) story main building. This performance-based design evaluation is focused only on the main building.

The main building is a historic building that has undergone multiple design revisions and is currently being renovated into a single occupancy to be used as a restaurant space throughout. This performance-based design evaluation is based on the architectural floor plans dated October 20, 2017, as well as the observations noted during site visits.

The main building is divided into three (3) sections including a north, a central, and a south section. All three (3) sections are interconnected via open spaces/doors between them. The north and south sections have two (2) stories, whereas the central section is only one (1) story. The first floors on the north, central, and south sections are planned to be used as restaurant seating areas. However, in addition to the restaurant seating area, the south section will also include a kitchen space located between the south stair and the southwest stair. The second floors of the north and south sections of the main building are planned to be used as restaurant seating areas, whereas, the second floor of the central section will be used as an open-space, rooftop restaurant seating area. The building is planned to be used as an ADA-compliant space with wheelchair access ramps.

The building is planned to be protected throughout by an automatic wet sprinkler system. The architectural drawings consulted for this design evaluation are attached in Appendix B of this report.

The main building will be equipped with three (3) interior stairs including the north stair, south stair, and south-west stair, and an elevator adjacent to the south-west stair. However, the three (3) stairs are considered as the only travel path between the 1st and 2nd floors. Per Florida Fire Prevention Code (FFPC), section 7.2.2.5.1.1, all inside stairs serving as an exit or exit component

shall be enclosed per section 7.1.3.2. However, all three (3) exit stairs in the main building are not enclosed and hence do not meet the FFPC requirement. This concern was identified by Vertex during a prescriptive code review for the main building and a performance-based design evaluation, as outlined in the report, was recommended. A performance-based compliance option is permitted per Florida Fire Prevention Code (FFPC), section 4.4.



Figure 1: North Stair



Figure 2: North Stair



Figure 3: Ceiling Slab Opening for South-West Stair

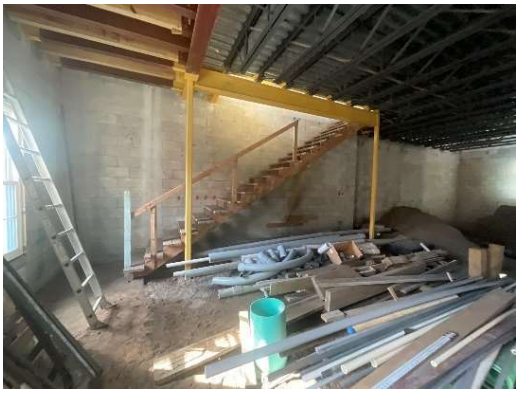


Figure 4: South Stair

3.0 Stakeholders

The stakeholders involved in the fire protection aspects of this performance-based evaluation include the following:

- St. Augustine Fire Department (AHJ)
- Len Weeks Construction Design Development, LLC. (Owner and General Contractor)
- Dixon Design Group Inc. (Architect)
- Vertex Companies, LLC. (Fire Protection Engineering Consultant)

4.0 Applicable Codes and Standards

The evaluation and findings presented in this report are based on the following applicable codes and standards as adopted by the State of Florida, as well as several design references:

4.1 Codes

- Florida Building Code, 7th Edition.
- Florida Building Code, Existing Building, 7th Edition.
- Florida Fire Prevention Code, 7th Edition.
- NFPA 72 - National Fire Alarm and Signaling Code, 2016 Edition.
- NFPA 101 - Life Safety Code, 2018 Edition.

4.2 Standards

- NFPA 13 - Standard for the Installation of Sprinkler Systems, 2016 Edition.
- NFPA 92 - Standard for Smoke Control Systems, 2015 Edition.

4.3 References

- SFPE Handbook of Fire Protection Engineering, 5th Edition.
- SFPE Guide to Human Behavior in Fire, 2nd Edition.
- Structure Fires in Eating and Drinking Establishments, Richard Campbell, February 2017, NFPA Research Report.
- Design Fires for Commercial Premises, Alex C. Bwalya, National Research Council Canada (NRC).
- Fire Risk Assessment Method: Case Study 4, Interior Finish In Restaurants, NIST Publications.
- The Character of Residential Cooktop Fires, NIST Technical Note 2133.

5.0 Project Scope

The scope of this performance-based design evaluation is to ensure the life safety of workers and visitors is maintained in the main building until all the occupants can safely evacuate the building in a credible worst-case fire scenario as required by the Florida Fire Prevention Code (FFPC) and industry best practices. This requires protecting the building occupants during egress and rescue operations and ensuring that the systems necessary to meet the performance criteria set for our design objectives are available during safe egress from the building. Specifically, as identified in the initial code review by Vertex, the concerns regarding exits configurations and the number of exits or access to exits from the second floor in the main building will be evaluated.

The general approach for this performance-based design is adopted from the SFPE Handbook of Fire Protection Engineering, 5th Edition, and is shown in Figure 5 below.

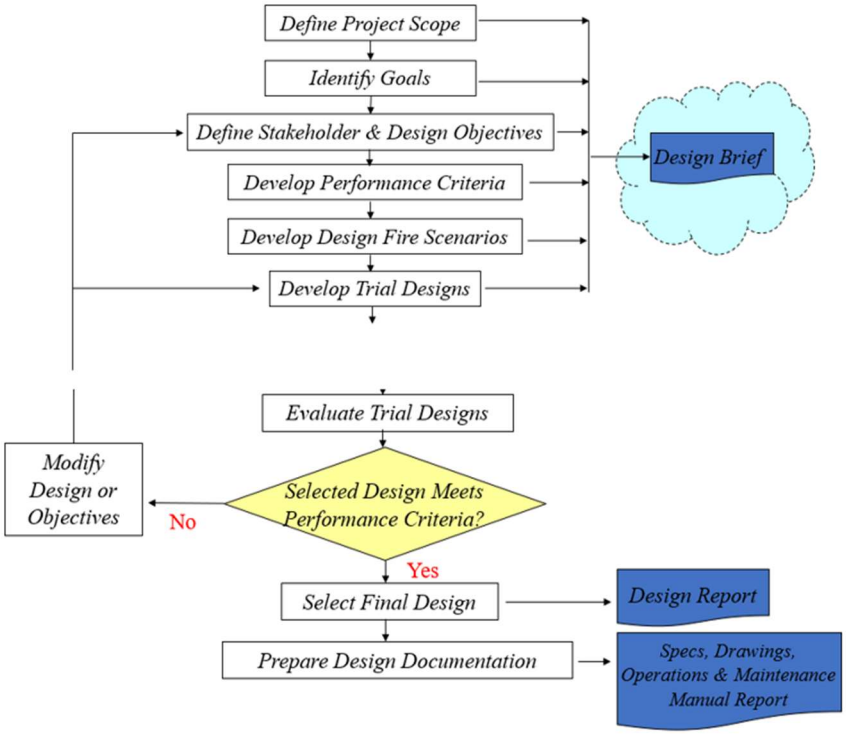


Figure 5: SFPE Performance-Based Fire Protection Approach

6.0 Goals, Objectives, and Performance Criteria

6.1 Fire Protection Goal

The fire protection goal established for this performance-based design evaluation is to safeguard occupants that are not intimate with the initial fire development from injury due to fire until they egress from the building.

6.2 Design Objective

The design objective of this performance-based design evaluation is to ensure that tenable conditions are maintained for the workers and visitors to safely evacuate the building until they reach an exit.

6.3 Performance Criteria

Performance criteria are the threshold values that if exceeded, indicate that unacceptable damage has occurred. The threshold values for thermal effects, visibility reduction due to smoke

obscuration, and smoke toxicity are set forth based on the applicable codes and standards and research data available in the SFPE Handbook of Fire Protection Engineering. Regarding life safety, these threshold values are measured at a height of Six (6) feet above the highest walking surface open to the design fire area. According to FBC, Section 909.8.1, the height of the lowest horizontal surface of the smoke layer interface shall be maintained not less than six (6) feet above a walking surface that forms a portion of a required egress system within the smoke zone. A height of six (6) feet assumes that this represents the average height of a person.

Regarding tenable conditions, NFPA 101, Section A.7.2.12.3.2, summarizes the requirements for tenable conditions for small areas of refuge which are based on established engineering calculations from NFPA 92 and SFPE Handbook of Fire Protection Engineering. As a conservative approach, those requirements are used to set performance criteria for the main building. Based on the NFPA 101, Section A.7.2.12.3.2, conservative performance criteria for the tenable conditions are set to have the temperature of hot gases less than 200 degrees Fahrenheit at six (6) feet above the highest walking surface, and to limit the carbon monoxide concentration less than 2,000 ppm at six (6) feet above the highest walking surface. Regarding performance criteria for visibility in fire smoke, a value of 23 feet is established based on the finding of a research study for visibility in irritant smoke[2].

Furthermore, to analyze the effects of smoke toxicity and incapacitation of occupants, a tenability analysis using Fractional Effective Dose (FED)[3] of carbon monoxide, carbon dioxide, and oxygen concentrations within the smoke zone will be performed. A threshold value of one (1) with a safety factor of two (2) is set for this FED analysis, which implies that incapacitation will be expected for a FED value of ≥ 0.5.

Table 1: Selected Threshold Values for the Performance Criteria

Selected Performance Criteria	
The temperature of hot gases at six (6) feet above the highest walking surface	≥ 200 °F
CO Concentration at six (6) feet above the highest walking surface	≥ 2000 PPM
Visibility at six (6) feet above the highest walking surface	≤ 23 Feet
Fractional Effective Dose (FED), Toxic.	≥ 0.5

[2] SFPE Guide to Human Behavior in Fire Society of Fire Protection Engineers, Second Edition, Figure 7.3.
[3] The Fraction Effective Dose (FED) is a concept used to predict the incapacitation or death of occupants exposed to toxic gases. For more details, please refer to SFPE Guide to Human Behavior in Fire Chapter 7.

7.0 Assumptions

Based on engineering judgment, some conservative yet rational assumptions were made for the design fuel load, design fire scenario, occupant profiles, and the evaluation of trial designs. These assumptions are summarized below:

7.1 Fuel Load and Design Fire Characteristics

- Based on an NFPA research report[4] on major causes of fire in eating and drinking facilities, the leading cause of fire is reported to be cooking equipment. Therefore, the design fire selected for the 62 Spanish Street, main restaurant building is assumed to originate in the kitchen involving combustibles typically found in the cooking area.
- Based on the NRCC Publication[5], a fuel load density of 553 MJ/m^2 of the floor area was assumed for the kitchen area. This fuel load is representative of typical combustibles found in the restaurant kitchen areas including cooking oil, paper napkins, and polystyrene cups and plates.
- The kitchen area in the main building is assumed to cover 466 ft^2 of the floor area in the south section of the building. The total fuel load available in the Kitchen area is calculated to be approximately 23,953 MJ.
- Based on the NRCC research study, the peak Heat Release Rate Per Unit Area (HRRPUA) of the fire is assumed to be 1,560 kW/m^2. The growth rate of the test fire in the NRCC study was recorded to be medium. However, as a conservative approach, the growth rate of the design fire for this performance-based evaluation is assumed to be ultra-fast.
- Based on the assumption that with no suppression and extinguishment, fire will consume all the available fuel load and will start to self-decay after approximately 20 minutes from achieving the Peak HRR, a fire area of 12 m^2 (Approximately 130 ft^2) was assumed based on the calculations provided in Table 2.

[4] NFPA Research Report, Structure Fires in Eating and Drinking Establishments, February 2017.
[5] National Research Council Canada (NRCC), Design fires for commercial premises: Bwalya, A. C.; Zalok, E.; Hadjisophocleous, G. V. September 2005.

Table 2: Design Fire Area Calculation

Mean fuel load per floor area Kitchens (fast food /restaurant)	553 MJ/m^2
Kitchen floor area in 62 Spanish street restaurant building	43 m^2
Total fuel load in 62 Spanish Kitchen	23953 MJ
Assumed fire area	12 m^2
Fuel load per unit fire area	1996 MJ/m^2
Fire growth rate	0.1876 kW/s^2
Peak heat release rate per unit area	1560 kW/m^2
Fire peak duration	1216 s
Fire decay rate	0.1876 kW/s^2
Using Cummulative Distribution Function (CDF) to calculate the area under the HRR curve.	
Total heat released per unit area of fire	1996 MJ/m^2
Total heat released for the entire fire area	23953 MJ

- The Heat Release Rate Per Unit Area (HRRPUA) versus time for the design fire scenario is provided in Figure 6.

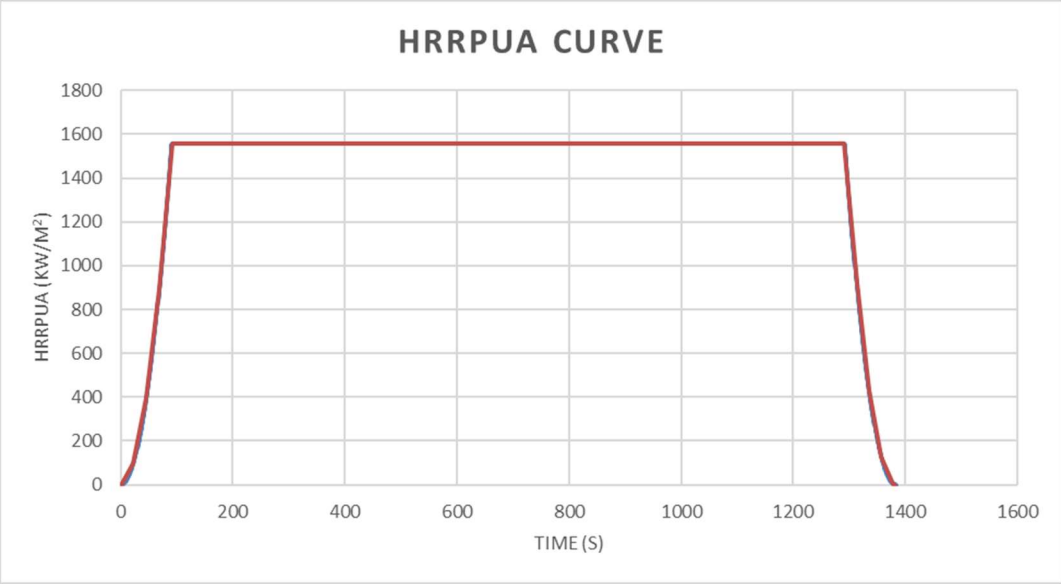


Figure 6: Heat Release Rate Per Unit Area (HRRPUA) vs Time

- The carbon monoxide production and soot yield value in the smoke were assumed to be 0.05 g/g and 0.15 g/g respectively based on the fuel properties of corn oil[6].

7.2 Fire Detection, Suppression, and Extinguishment

- Ionization smoke detectors with a nominal sensitivity of 1% per foot obscuration will be installed throughout the building at a uniform spacing of 30 feet per NFPA 72 section 29.5.1.3.1.

[6] The Characteristics of Residential Cooktop Fires, NIST Technical Note 2133.

- The cooking equipment in Kitchen will be protected by the kitchen hood suppression system, however, as a conservative approach, no credit is given to the kitchen hood suppression system. Only ceiling sprinklers are given credit to suppress a large fire in the kitchen area.
- The cooking equipment in the kitchen will have a kitchen hood exhaust system, however, as a conservative approach, no credit is given to the kitchen hood exhaust system. Only the main exhaust fans and the makeup air supply fan are given credit for the smoke ventilation.
- The Kitchen area will be protected by an automatic wet-pipe sprinkler system based on the design criteria for Ordinary Hazard Group 2. The maximum protection area per sprinkler head for the ceiling sprinklers is assumed to be 130 ft^2. As a conservative approach, the sprinklers are assumed to have a standard response with a Response Time Index (RTI) of 80 $(meter\text{-}second)^{1/2}$ and a temperature classification of intermediate temperature with an activation temperature of 225 degree-Fahrenheit. The ambient temperature within the building is assumed to be 68 degree-Fahrenheit.
- Once activated, the ceiling sprinklers are assumed to control the fire by leveling off the HRR and keeping the HRR from further growth.
- Portable fire extinguishers will be provided throughout the building per prescriptive code requirements.
- According to St. Augustine Fire Department, firefighters respond to approximately 4,500 calls per year, with an average response time of four (4) minutes. However, as a conservative approach, no credit for fire department intervention is considered for this performance-based evaluation.

7.3 Occupant Load and Characteristics

- The occupant load distribution in the main building is provided in Table 3.

Table 3: Occupant Load in the Main Building

Floor	Floor Area (sq.ft)	Occupancy Classification (FBC Section 303.3)	Occupant Load Factor (NFPA 101 Table 7.3.1.2) (sq.ft/ occupant)	No. of Occupants
First Floor				
Restaurant Seating	2428	Assembly, Group A-2	15	162
Kitchen	466	Assembly, Group A-2	100	5
Total Occupants on the First Floor				167
Second Floor				
Restaurant Seating	2059	Assembly, Group A-2	15	138
Roof Top Restaurant Seating	870	Assembly, Group A-2	15	58
Total Occupants on the Second Floor				196
Total Occupants in the Main Building				363

- The main building area is assumed to be ADA-compliant. Wheelchair ramps will be provided only on Exit A2, B2, B5, and C2. For exit locations, please refer to the architectural floor plans attached in Appendix B of this report.
- According to US Census 2012[7], approximately 9.7% of the total population, have difficulty walking or climbing stairs or use a wheelchair, cane, crutches, or walker. For this performance-based design, 2% of the total population on the first floor is assumed to be wheelchair users. Other assumed occupant profiles in the main restaurant building during the design fire scenario are provided in Table 4.

Table 4: Population Statistics in The Main Building

Occupant Profile	Percentage	No. of Occupants
First Floor		
Females	34%	57
Males	34%	57
Females > 50 years old	10%	17
Males > 50 years old	10%	17
Wheelchair users	2%	3
Children	10%	17
Total	100%	167
Second Floor		
Females	35%	69
Males	35%	69
Females > 50 years old	10%	20
Males > 50 years old	10%	20
Wheelchair users	0%	0
Children	10%	20
Total	100%	196

- Based on the SFPE Handbook of Fire Protection Engineering, Table 63.5, a normal walking speed for adults was assumed to be 1.2 m/s (3.9 ft/s). As a conservative approach, children have been assumed to have a walking speed of 2.5 ft/s, and occupants in wheelchairs have been assumed to have a reduced speed that is approximately 55- 75% of normal walking speed. The walking speed of occupants is provided in Table 5.

Table 5: Walking Speed of Building Occupants

Occupant Characteristic	Walking Speed (ft/s)
Walking speed, able persons (normal walking speed)	3.9
Minimum speed of the wheelchair	2.2
Maximum speed of the wheelchair	3.0
Walking speed of children	2.5

[7] https://www.census.gov/newsroom/releases/archives/miscellaneous/cb12-134.

- Occupant pre-movement time is assumed to be five (5) seconds, when the smoke alarm activates, occupants will wait for five (5) seconds to start the evacuation. Although a large fire as described in design fire scenario 6 will be obvious to occupants, especially on the first floor, the model still assumes they wait for the smoke alarm and additional five (5) seconds to start the evacuation.

8.0 Design Fire Scenarios

Based on the guidance per NFPA 101, Section 5.5, the following eight (8) design fire scenarios were developed.

8.1 Design Fire Scenario 1 – Occupancy Specific Fire

Based on the NFPA research report[8], the most common occupancy-specific fire in restaurant buildings is a Kitchen Fire. This design fire scenario is covered under design fire scenario 6.

8.2 Design Fire Scenario 2 – Ultra-Fast Fire in Primary Means of Egress

Based on the NRC Publication[9] test data, the kitchen fires in the restaurant area have a medium to fast growth rate. However, to cover this design fire scenario and as a conservative approach, design fire scenario 6 is modeled as an ultra-fast growth fire. The challenging aspects of design fire scenario 2 are covered in design fire scenario 6.

8.3 Design Fire Scenario 3 – Fire in a Normally Unoccupied Room

All of the main restaurant building areas will be occupied. A fire in an unoccupied space could be under the stairs. It is assumed that such a fire would be easily suppressed by the portable fire extinguishers or sprinkler system before it grows to a large fire and this fire will not pose challenging conditions. This design fire scenario is considered redundant for this performance-based design evaluation.

8.4 Design Fire Scenario 4 – Fire in a Concealed Space

A fire in a concealed space in the main building area could be in the ceiling structure on the second floor. It is assumed that such a fire would be easily suppressed by the ceiling sprinklers system before it grows to a large fire and this fire will not pose challenging conditions concerning

[8] NFPA Research Report, Structure Fires in Eating and Drinking Establishments, February 2017.
[9] National Research Council Canada (NRCC), Design fires for commercial premises: Bwalya, A. C.; Zalok, E.; Hadjisophocleous, G. V. September 2005.

occupant evacuation from the building. This design fire scenario will not be modeled in our performance-based design evaluation.

8.5 Design Fire Scenario 5 – Slow Fire Shielded from Sprinklers

A slow fire shielded from the sprinklers could be under a kitchen counter. It is assumed that such a small fire would be easily suppressed by the portable fire extinguishers or sprinkler system before it grows to a large fire and this fire will not pose challenging conditions. This design fire scenario is considered redundant for this performance-based design evaluation.

8.6 Design Fire Scenario 6 – Most Severe Fire in the Main Building

Based on the historic fire data[10], the most severe fire in the main restaurant building is assumed to originate in the kitchen area involving cooking oil in a deep fryer. The fire will grow as an ultra-fast growth t-squared fire with a growth coefficient of 0.1876 kW/s^2. The fire will be immediately detected by a restaurant worker and a few seconds later by a smoke detector. Fire will quickly engulf the other adjacent combustibles in the kitchen area and will cover an area of 130 ft^2.

8.7 Design Fire Scenario 7 – Outside Exposure Fire

The outside exposure fires include fires from adjacent buildings or structures; however, the main building is a stand-alone building. This scenario will not be further analyzed based on the assumption that an ultra-fast growth fire inside the main building area will pose much more challenging conditions than an outside exposure fire.

8.8 Design Fire Scenario 8 – Fire with One (1) Fire Protection Feature Being Unavailable

The challenging aspects of this design fire scenario 8 are covered in the most severe fire scenario in the restaurant building i.e., design fire scenario 6, which has not taken any credit for the kitchen hood suppression system or fire department intervention.

9.0 Trial Designs

A trial design is a fire protection system design intended to achieve the stated fire protection goal and expresses in terms that make it possible to assess whether the design objectives can be achieved. The trial design has the intent to ensure the life safety of workers and visitors in the main restaurant building area until they reach an exit. This can only be achieved by showing that the fire protection systems can achieve the design objective outlined in Section 6.2 of this report.

[10] NFPA Research Report, Structure Fires in Eating and Drinking Establishments, February 2017.

9.1 Trial Design 1

For trial design 1, an exhaust system was evaluated for the main restaurant building area. To estimate the volumetric flow rate for the exhaust system and makeup air supply, calculations were performed based on the empirical equations provided in NFPA 92. The calculations for the volumetric flow for the exhaust and makeup air supply are provided in Appendix A of this report. These calculations provide an approximate volumetric flow rate and design basis for the exhaust fans and makeup air fans to check if this design option will work to achieve the required design objective.

For the accurate volumetric flow rate of exhaust fan(s), makeup air supply fan(s), the minimum number of fan units to avoid plugholing, and the ramp-up speed/ starting sequence of the fans, more detailed information will be provided by the HVAC contractor.

9.2 Trial Design 2

For trial design 2, the north stairway was assumed to be enclosed on the first floor by a smoke curtain. The smoke curtain would activate with the exhaust fans and keep the north stairway from filling up with smoke thus maintaining tenable conditions for the occupants using the north stairway during egress from the building.

10.0 Evaluation of Trial Designs

The design fire scenarios were modeled and evaluated utilizing two (2) best-in-class fire modeling software packages FDS/PyroSim and Pathfinder. FDS/PyroSim is used to measure the tenability conditions due to fire development and Pathfinder is used to model the required egress time of the occupants.

10.1 FDS/PyroSim Methodology

Fire Dynamics Simulator (FDS) is a computational fluid dynamics (CFD) model of fire-driven fluid flow created by the National Institute of Standards and Technology (NIST) in February 2000. FDS solves numerically a form of the Navier-Stokes equations appropriate for low-speed (Mach less than 0.3), thermally driven flow with an emphasis on smoke and heat transport from fires. It is a Fortran program that reads input parameters from a text file, computes a numerical solution to the governing equations, and writes user-specified output data to files. To date, about half of the applications of the model have been for the design of smoke handling systems and sprinkler/detector activation studies, while the other half consists of residential and industrial fire reconstructions. Throughout its development, FDS has been aimed at solving practical fire problems in fire protection engineering, while at the same time providing a tool to study fundamental fire dynamics and combustion.

PyroSim is a Graphical User Interface (GUI) for the Fire Dynamics Simulator (FDS) created by Thunderhead Engineering. The PyroSim interface provides immediate input feedback and ensures the correct format for the FDS input file. It can be used in either metric or English units and can be switched between the two (2) at any time. Additionally, PyroSim offers high-level 2D and 3D geometry creation features, such as diagonal walls, background images for sketching, object grouping, flexible display options, as well as copying and replication of obstructions.

To model the effects of the worst-case fire scenario, the main building geometry was first created using the PyroSim software. The main building dimensions and elevation were taken from the available architectural floor plans dated October 20, 2017. The main building geometry, as created in the PyroSim, is depicted in Figure 7.

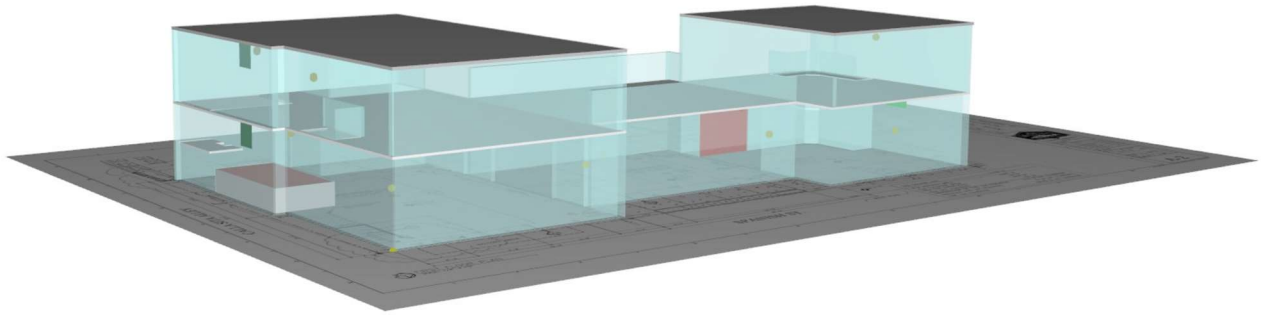


Figure 7: Main Restaurant Building

The worst-case fire scenario as identified in Design Fire Scenario 6 was modeled with thermal properties of the fuel based on the NRC Research Report[11] i.e., a Peak Heat Release Rate Per Unit Area (HRRPUA) of 1,560 kW/m^2. The soot yield and carbon monoxide production of the fuel were assumed based on the NIST research report[12] on the characteristics of cooktop fires. The properties of the complete fuel package used in the FDS Fire Simulation are provided in Table 6.

[11] National Research Council Canada (NRCC), Design fires for commercial premises: Bwalya, A. C.; Zalok, E.; Hadjisophocleous, G. V. September 2005.
[12] The Character of Residential Cooktop Fires, NIST Technical Note 2133.

Table 6: Properties of Fuel Package

Properties of Fuel Package	
Representative Chemical Formula, based on Corn Oil.	$CH_{1.76}O_{0.12}$
Heat Release Rate Per Unit Area	1,560 kW/m^2
CO Production	0.05 g/g
Soot Yield	0.15 g/g
Emissivity	0.9
Radiative Fraction	0.35

Tenability conditions, such as the increase in air temperature due to fire and reduction in visibility because of smoke obscuration, were measured within the main building, specifically close to the exit doors and exit stairways by plotting the FDS results in 2D slices. In addition, measuring devices for the air temperature and visibility were placed near all the exit doors and stairways at an elevation of six (6) feet above the finished floor to check the tenability conditions. An egress element was assumed to be unavailable once any of the threshold values were increased near that egress element, in that case, occupants moved to the next available egress element. With a longer time to evacuate from the building under the effects of fire and smoke, the occupants would receive a higher Fractional Effective Dose (FED). For Fractional Effective Dose (FED) analysis, carbon monoxide, carbon dioxide, and oxygen concentrations were recorded in the main building.

10.1.1. FDS/PyroSim Simulation Results

The FDS/PyroSim simulation results for the design fire scenario 6 are provided in Table 7. The smoke detector will activate nine (9) seconds after the fire start time (t=0 s), which will activate the smoke exhaust system, makeup air supply system, and smoke curtain. The sprinkler system will activate at 40 seconds when no exhaust system is provided and at 70 seconds when an exhaust system and a makeup air supply system are provided. The time difference in sprinkler activation is due to the cooling effect on the makeup air supply.

Once activated, the sprinkler system is assumed to level off the Heat Release Rate (HRR) and keep it from further growth. The leveling of the Heat Release Rate (HRR) with sprinkler activation at 40 seconds is shown in Figure 8.

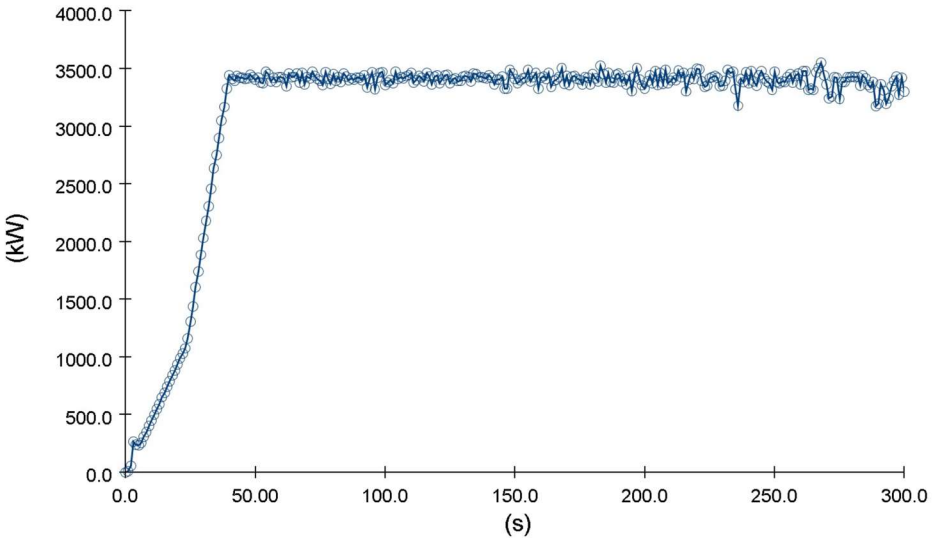


Figure 8: Leveling of Heat Release Rate (HRR) with Sprinkler System Activation, Time = 40 s.

The following figures show the simulation results without an exhaust system, with an exhaust system, and with a smoke curtain around the north stair in addition to an exhaust system.

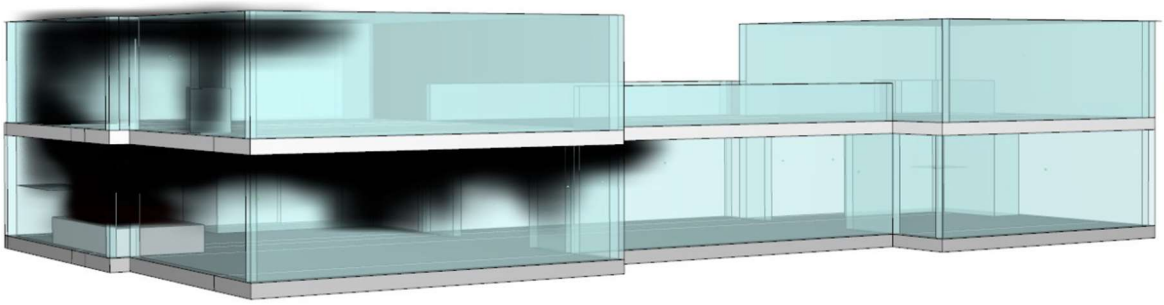


Figure 9: Fire and Smoke Conditions in the Building Without an Exhaust System, Time = 20 s.

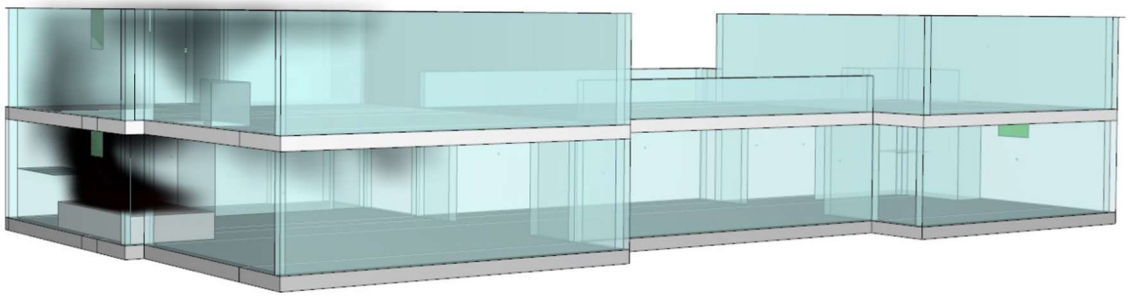


Figure 10: Fire and Smoke Conditions in the Building with an Exhaust System, Time = 20 s.

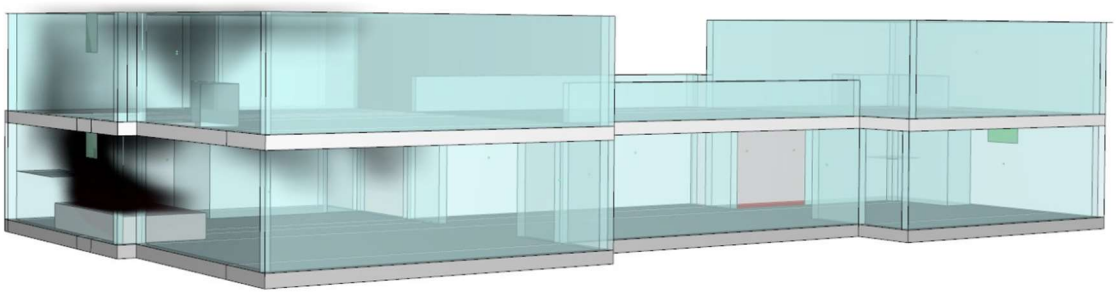


Figure 11: Fire and Smoke Conditions in the Building with an Exhaust System and a Smoke Curtain for North Stair on First Floor, Time = 20 s.

The FDS simulation results are provided in Table 7, which shows the time to reach the threshold values near all the exit doors and stairways at six (6) feet elevation above the finished floor. The results show an improvement in the tenability conditions with the provision of an exhaust system. The simulation results show that all the egress elements were disabled within 52 seconds when no exhaust system was provided. However, with the provision of an exhaust system, most of the exit doors and exit stairways remained unaffected by the fire and smoke conditions, and those that were affected quickly recovered after some time. The time value for exit doors and stairways not being affected by the fire and smoke conditions are marked as 'NA' in Table 7. Simulation results also show a further improvement in tenability conditions near Exit B1, B4, and C2 with the provision of a smoke curtain. However, no difference near the north stair is noted because of a smoke curtain as the tenability conditions were already being maintained with an exhaust-only system.

Table 7: FDS Simulation Results

Sr. No	Measuring Parameter	Device Tag in FDS	Time (s)		
			Without Exhaust	With Exhaust	With Exhaust & Smoke Curtain
1	Smoke Detector Activation	SD_01	9	9	9
2	Sprinkler Activation	SLINK_01	40	71	70
Time to Reach Temperature Threshold (≥ 200 degree-Fahrenheit)					
3	Air temperature at the entrance of South Stair at First Floor	Temp_S,St,FF	42	NA	NA
4	Air temperature at the entrance of South Stair at Second Floor	Temp_S,St,SF	88	78	76
5	Air temperature at the entrance of South-West Stair at First Floor	Temp_SW,St,FF	52	NA	NA
6	Air temperature at the entrance of South-West Stair at Second Floor	Temp_SW,St,SF	74	55	52
7	Air temperature at the entrance of North Stair at First Floor	Temp_N,St,FF	194	NA	NA
8	Air temperature at the entrance of North Stair at Second Floor	Temp_N,St,SF	NA	NA	NA
9	Air temperature at Exit A1	Temp_Exit,A1	136	NA	NA
10	Air temperature at Exit A2	Temp_Exit,A2	115	NA	NA
11	Air temperature at Exit B1	Temp_Exit,B1	52	NA	NA
12	Air temperature at Exit B2	Temp_Exit,B2	76	NA	NA
13	Air temperature at Exit B4	Temp_Exit,B4	97	NA	NA
14	Air temperature at Exit B5	Temp_Exit,B5	74	NA	NA
15	Air temperature at Exit C1	Temp_Exit,C1	44	NA	NA
16	Air temperature at Exit C2	Temp_Exit,C2	32	56-167	58 - NA
Time to Reach Visibility Threshold (≤ 23 Feet)					
17	Visibility at the entrance of South Stair at First Floor	Vis_S,St,FF	22	65	55
18	Visibility at the entrance of South Stair at Second Floor	Vis_S,St,SF	27	35	35
19	Visibility at the entrance of South-West Stair at First Floor	Vis_SW,St,FF	26	53	69
20	Visibility at the entrance of South-West Stair at Second Floor	Vis_SW,St,SF	21	24	24
21	Visibility at the entrance of North Stair at First Floor	Vis_N,St,FF	42	NA	NA
22	Visibility at the entrance of North Stair at Second Floor	Vis_N,St,SF	69	NA	NA
23	Visibility at Exit A1	Vis_Exit,A1	50	NA	NA
24	Visibility at Exit A2	Vis_Exit,A2	43	NA	NA
25	Visibility at Exit B1	Vis_Exit,B1	29	109-148	124-137
26	Visibility at Exit B2	Vis_Exit,B2	35	NA	NA
27	Visibility at Exit B4	Vis_Exit,B4	25	114-150	72-84
28	Visibility at Exit B5	Vis_Exit,B5	48	NA	NA
29	Visibility at Exit C1	Vis_Exit,C1	21	68	67
30	Visibility at Exit C2	Vis_Exit,C2	16	32	56-165
Time to Reach CO Threshold (≥ 2000 PPM)					
31	CO Threshold (≥ 2000 PPM)		NA	NA	NA

NA: Threshold value was Not Achieved during simulation time of 300 s.

Time values in range indicate when an egress element becomes disabled due to fire and smoke to the time when it is recovered back due to the exhaust system.

11.0 Pathfinder Methodology

Pathfinder is an agent-based egress and human movement simulator created by Thunderhead Engineering. It provides a graphical user interface for egress simulation and execution, as well as 2D and 3D visualization tools for results analysis. The movement environment is modeled as a 3D triangulated mesh designed to match the real dimensions of a building model. This movement mesh can be entered manually or automatically based on imported data. Walls and other impassable areas are represented as gaps in the navigation mesh. These objects are not passed along to the simulator but are represented implicitly because occupants cannot move in places where no navigation mesh has been created. Doors are represented as special navigation mesh edges. In all simulations, doors provide a mechanism for joining rooms and tracking occupant flow. Depending on the specific selection of simulation options, doors may also be used to explicitly control occupant flow. Each occupant is defined by position, a profile that specifies the size, speed, etc., and behavior that defines goals for the occupant. The behavior allows scripting so that an occupant may wait at a location for a specified time and then proceed to an exit. The occupant is represented as an upright cylinder on the movement mesh and movement uses an agent-based technique called inverse steering. Each occupant calculates movements independently.

The simulation mode used in Pathfinder is Steering Mode. When Pathfinder runs a model in steering mode, it uses a combination of the steering mechanism and collision handling to control how the occupants head toward the exit. These mechanisms allow the occupant to deviate from the path while still heading in the direction of the exit door. This creates a model in which the occupants avoid collisions with other occupants and any obstruction they could encounter on their path.

Pathfinder results provide evacuation time for all the occupants of the main building. This evacuation time is used to calculate the Required Safe Egress Time (RSET). The Required Safe Egress Time (RSET) is then compared with the Available Safe Egress Time (ASET) under the effects of the design fire scenario. The Available Safe Egress Time (ASET) is the most restrictive time found using the PyroSim model at which an untenable condition is found to have reached occupant level, which is 6 feet, as defined in the performance criteria. The RSET is a combination of detection time, alarm time, recognition time, response time, and movement time. Detection time is the interval between fire ignition and the first detection of the fire by a device or an individual. The alarm time is the interval between the detection of the fire and the time at which an alarm signal is activated. Recognition time is the interval between the time when an alarm signal is perceived and the time the occupant interprets the signal. Response time is the interval between recognition and where the first step is taken towards the exit. Movement time is the

time required for all occupants to reach a place of safety. Figure 12 shows a timeline of how these times add up and compare to each other.

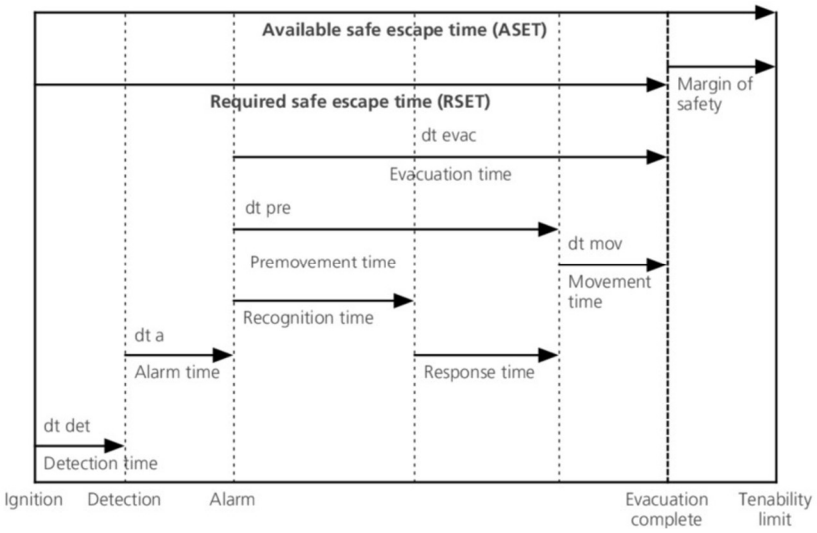


Figure 12: ASET and RSET

11.1.1. Pathfinder Simulation Results

The pathfinder simulation results are provided in Table 8 which shows the time for the occupants to evacuate the main building under fire and smoke conditions. Results show that when no exhaust system was provided, only 170 occupants were able to evacuate the building in 52 seconds. At 52 seconds all the exit doors and stairways were disabled due to untenable conditions by reaching the threshold values, the remaining 193 occupants were trapped in the building till incapacitation.

The simulation results noted with an exhaust system and a smoke curtain in addition to an exhaust system were similar. All 363 of the building occupants were able to evacuate the building safely without receiving the threshold value of Fractional Effective Dose (FED).

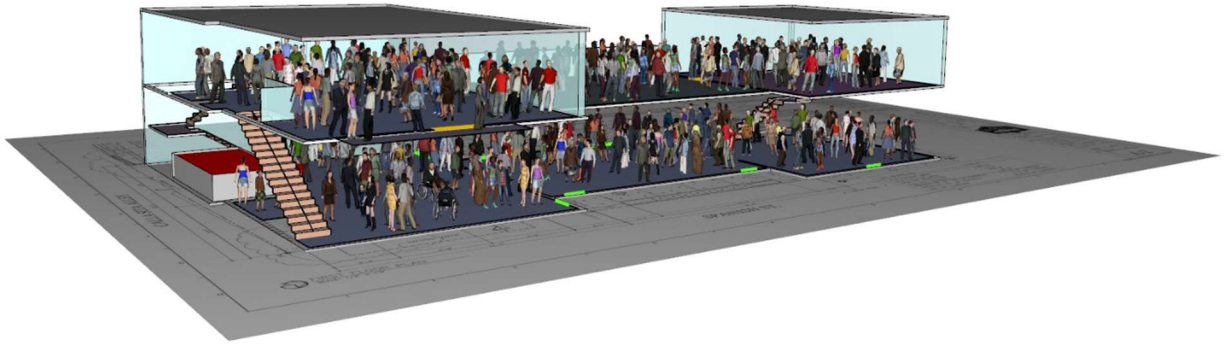


Figure 13: Occupant Load and Distribution in the Main Restaurant Building, Time = 0 s.

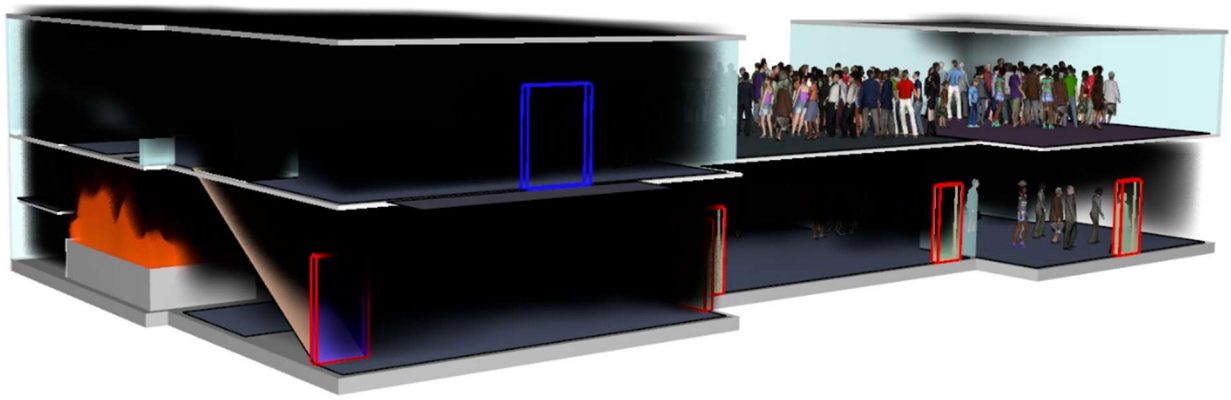


Figure 14: Total 193 Occupants Trapped in the Building without an Exhaust System, Time = 52 s.

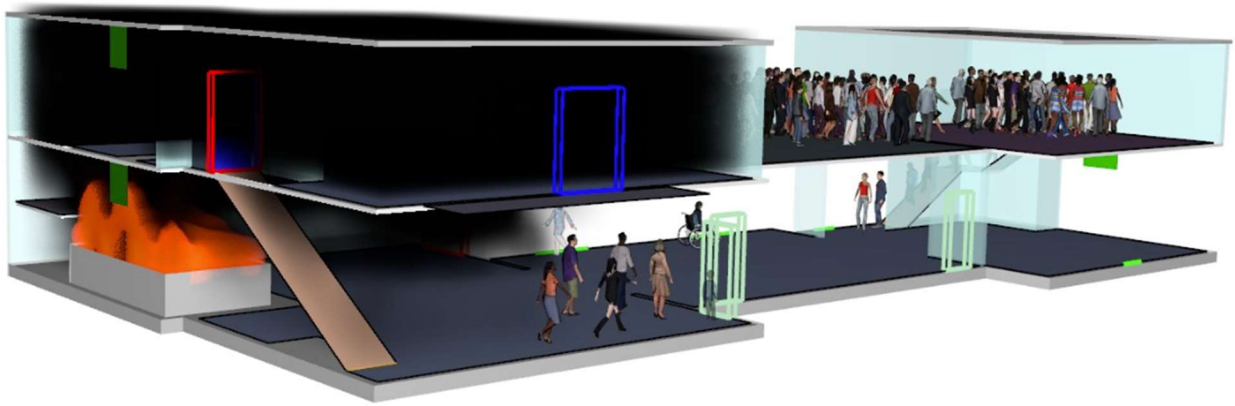


Figure 15: Occupants Evacuating the Main Building While Exhaust Fans are Operating, Time = 52 s.

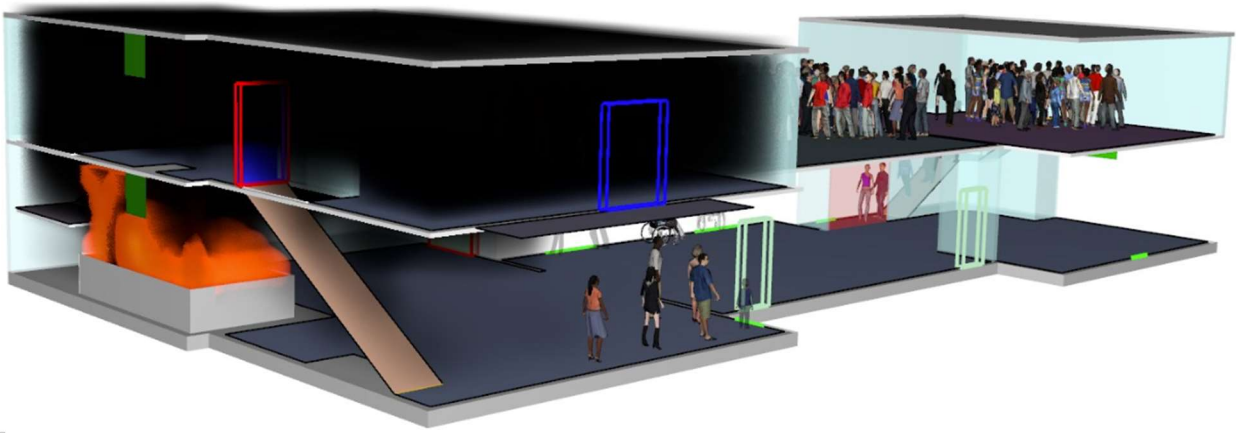


Figure 16: Occupants Evacuating the Main Building While Exhaust Fans are Operating and Smoke Curtain is Activated, Time = 52 s.

Table 8: Pathfinder Simulation Results

Measuring Parameter	Without Exhaust	With Exhaust	With Exhaust & Smoke Curtain
Detection time, based on smoke edtector activation (s)	9	9	9
Alarm/notification time (s)	0	0	0
Pre-movement time (s)	5	5	5
Movement start time (s) in Pathfinder simulation,	14	14	14
Total evacuation time (s)	Only 170 Occupants Evacuated in 52 s	All 363 Occupants Evacuated in 270 s	All 363 Occupants Evacuated in 267 s
First occupant to receive FED threshold (s)	-	NA	NA
Number of occupants incapacitated	193	None	None

12.0 Conclusion and Recommendations

This performance-based design was tested against conservative assumptions of fuel load, occupant characteristics, and performance criteria. The approach adopted for this performance-based design per applicable codes and standards shows that the proposed design can meet the established performance criteria provided the following requirements are fulfilled:

1. *The main building shall be provided with an exhaust system with a minimum exhaust flow rate of approximately 40,000 Cubic Feet per Minute (CFM), and a makeup air supply system with a minimum flow rate of approximately 31,000 Cubic Feet per Minute (CFM).*
2. *A smoke curtain shall be provided to enclose the north stairs on the first floor from the finished floor to the ceiling height.*
3. *The exhaust system, makeup air supply system, and smoke curtain shall all activate with the activation of a smoke detector.*
4. *The main building area shall be protected by an automatic wet sprinkler system designed and installed per NFPA 13 with design criteria for Ordinary Hazard, Group 2. Sprinkler heads shall have a standard response index with activation temperature ≤ 225 degree-Fahrenheit.*
5. *Portable fire extinguishers shall be provided throughout the building, specifically, Class K fire extinguishers shall be provided in the Kitchen area.*
6. *The means of egress elements shall be illuminated per Florida Building Code, Section 1008.1.*
7. *The rooftop deck seating area is recommended to be designated as an area of refuge to aid in rescue operations by the fire department.*
8. *This performance-based evaluation does not justify that the kitchen hood exhaust and suppression system is not necessary. The kitchen hood exhaust and suppression systems shall be available and maintained per Original Equipment Manufacturer (OEM) standards and industry best standards.*

Appendix A. Calculations for the Exhaust and Make Air Supply

Rate of Smoke Production and Required Exhaust Flow Rate		
Heat Realease Rate (HRR) (Q)	3500 kW	
Convective Portion of HRR 'Q•c' (70% of the total H	0.7	
$\dot{Q}_c$	2450.0 kW	70% of the total HRR
Flame Height $z_f = 0.166\,\dot{Q}_c^{2/5}$	3.77 m	
Building Height (H)	6.10 m	
Clear height (z)	4.97 m	From ground floor to the eye level of a 6ft tall person standing on the 2nd floor
Mass floe rate in $z > z_l$ e at clear height (m')	18.26 kg/s	
Temperature of the smoke layer can be found using the following equation		
Change in temperature $\Delta T = \frac{(1-\chi_l)\dot{Q}_c}{\dot{m}c_p}$		During venting
Where,		
T_s	? K	Average plume temperature at elevation z,
T_o	293.0 K	Ambient temperature
χ_l	0.5	Fraction of convective heat release contained in smoke layer, assumed value
Q_c	2450.0 kW	Convective Heat Release Rate
c_p	1.0 KJ/kg.K	Specific heat of plume gases
$\dot{m}$	18.26 Kg/s	Mass flow rate of the plume where it enters the smoke layer
ΔT	67.08	
T_s	360.1 K	
$\rho = P_{atm} / R\,T_s$	0.98 kg/m^3	ρ = Density of air at Ts, Gas Constant R = 287 J/kg.K
$\dot{V} = \frac{\dot{m}}{\rho}$	18.63 m^3/s	Required volumetric flow/fan capacity
	657 ft^3/s	
	39435 ft^3/min	

Required Makeup Air Supply			
Per NFPA 92			
4.4.4.1* Makeup Air. Makeup air for smoke management systems shall be provided by fans or by openings to the outside			
4.4.4.1.1 The supply points for the makeup air shall be located beneath the smoke layer interface.			
4.4.4.1.2 Mechanical makeup air shall be less than the massflow rate of the mechanical smoke exhaust.			
4.4.4.1.3 The makeup air shall not cause door-opening force to exceed allowable limits			
4.4.4.1.4* The makeup air velocity shall not exceed 200 ft/min (1.02 m/sec) where the makeup air could come into contact with the plume unless a higher makeup air velocity is supported by engineering analysis			
$\dot{m}_{exh}$	18.26	Kg/s	
χ	0.95		NFPA 92 A.4.4.4.1
$\dot{m}_{sup} \leq \chi \dot{m}_{exh}$	17.35	Kg/s	
To	298	K	Supply outside temperature
Rho	1.18	kg/m^3	
V' Sup	14.70	m^3/sec	
Number of supply inlets	1		
Flow from each inlet	14.70	m^3/s	
	518.9	ft^3/s	
	31132	**ft^3/min**	

Appendix B. Architectural Floor Plans Used for the Performance-Based Design Evaluation

62 Spanish Street

Hostorical Building
Retail and Apartment

62 Spanish St.
St Augustine FL 32084

Review Set 10-20-2017

CODE REQUIREMENTS

2010 FLORIDA BUILDING CODE
2012 ADA ACCESSIBITIY

5th EDITION FLORIDA FIRE PREVENTION CODE
NFPA 1, UNIFORM FIRE CODE, FLORIDA EDITION
NFPA 101, LIFE SAFETY CODE, FLORIDA EDITION

2008 NATIONAL ELECTRIC CODE

NOTE: BUILDING DEIGN IS ENCLOSED

APPLICABLE CODES

RECONSTRUCT BUILDING WITHIN EXISTING SITE

BUILDING CODE

CODE APPLIED — 2010 FLORIDA BUILDING CODE, EXISTING BLDG.
2010 FLORIDA FIRE PREVENTION CODE
NFPA 1, UNIFORM FIRE CODE, FLORIDA EDITION
NFPA 101, LIFE SAFETY CODE, FLORIDA EDITION
2008 NATIONAL ELECTRIC CODE

OCCUPANCY CLASSIFICATION — GROUP "M" (DEPARTMENT STORES LESS THEN 50 PERSONS) SINGLE TENANT.
GROUP "A-2" (UNCONCENTRATED TABLES AND CHAIRS)
GROUP "B" BUSINESS OFFICE

TYPE OF CONSTRUCTION — TYPE V-A PROTECTED (ALLOW 11,500SF / ACTUAL 6,186 SF)
EXTERIOR CONC. BLOCK WALLS W/ CONC. SLAB & STEEL FRAMED FLOOR AND WOOD FRAMED ROOF.

NUMBER OF STORIES — 2-STORY - UN-SPRINKLERED

MAXIMUM HEIGHT OF STRUCTURES — ALLOW THIRTY-FIVE (35) FEET

INTERIOR WALL & CEILING FINISH CLASSIFICATION: EXIT & EXIT ACCESS CORRIDORS: A OR B
TENANT SPACE: A,B OR C

NUMBER OF EXITS REQUIRED = 1 ACTUAL PROVIDED = 2

MAX TRAVEL DISTANCE LIMIT = 250 FT.

ACTUAL MAX. TRAVEL DISTANCE = ... FT.

OTHER

FLOOD HAZARD — ZONE A/E - EL. 9.0'

NEW EXTERIOR WINDOW AND DOOR TO MEET 130 WIND ZONE

OCCUPANT LOAD AREA "A1 & A2" (GROUP M)

RETAILS	722/60 GLOSS SQ. FT.	12 OCCUPANT
OFFICE	722/100 GLOSS SQ. FT.	8 OCCUPANT
CIRCLATION (STAIR)	88 SQ. FT.	0 OCCUPANT
TOTAL		20 OCCUPANT

UNFINISH SHELL AREA - OCCUPANT LOAD AREA "B1" & "B2" (GROUP M OR A-2)

UNKNOW RETAILS	932/15 GLOSS SQ. FT.	63 OCCUPANT
CIRCLATION (STAIR)	00 SQ. FT.	0 OCCUPANT
TOTAL		63 OCCUPANT

UNFINISH SHELL AREA - OCCUPANT LOAD AREA "C1" (GROUP M OR A-2)

UNKONW RETAILS	1,334/15 NET SQ. FT.	89 OCCUPANT
OFFICE	122/100 GLOSS SQ. FT.	2 OCCUPANT
CIRCLATION (STAIR)	00 SQ. FT.	0 OCCUPANT
TOTAL		91 OCCUPANT

UNFINISH SHELL AREA - OCCUPANT LOAD AREA "C1" (GROUP R-2)

RESTAURANTS	1,257/200 GLS SQ. FT.	7 OCCUPANT
TOTAL		7 OCCUPANT

OCCUPANT LOAD AREA "D" (GROUP M)

RETAILS	352/60 GLOSS SQ. FT.	6 OCCUPANT
CIRCLATION (STAIR)	00 SQ. FT.	0 OCCUPANT
TOTAL		6 OCCUPANT

Basic Design Parameters

Floor and Roof Live Loads

Dinning Room & Restaurant:	100 psf
Uninhabitable Attics:	20 psf
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Roofs:	20 psf

Wind Design Data

Risk Category - II
Wind Speed: Zone - 130 mph (3-second gust)
Nominal Wind Speed - 102 mph
Exposure - "C"
Enclosure Classification - Enclosed
Importance Factor = 1.0
Internal Pressure Coefficient = +0.18 OR -.018

Geotechnical Infomation

Design Soil Load-bearing Capacity: 2,000 psf

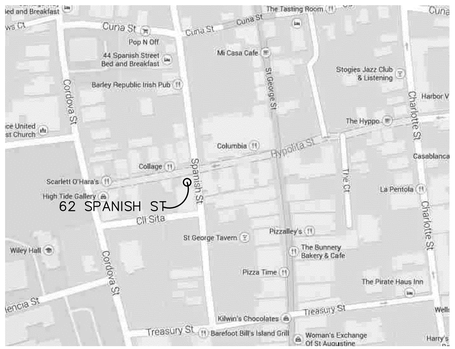
opening type	design pressure (psf) + (positive)	- (negative)
operable windows fixed glass store fronts glass blocks(>10 s.f.)	24.2	31.1
swing doors(>20 s.f.)	33.7	36.7
sliding glass doors(>50 s.f.)	31.6	39.8

1. CONSTRUCTION TYPE: NOTE THAT THE EXISTING SHELL BUILDING WAS CONSTRUCTED UNDER THE FBC 2001 AS TYPE V, UNPROTECTED, UNSPRINKLERED WHICH IS NOW EQUIVALENT TO FBC 2004 TYPE IIIB UNSPRINKLERED. (NON-COMBUSTIBLE EXTERIOR WALLS WITH FLOOR AND ROOF ASSEMBLIES OF WOOD).
2. STAIR AND ELEVATOR SHAFTS: 1-HR. NOTE: PER FBC 1019.1 EXCEPTION 8, 50 PERCENT (1 OF 2) EGRESS STAIRWAYS SERVING ONE ADJACENT FLOOR ARE ALLOWED TO UNENCLOSED.
3. OPENING PROTECTIVES FOR STAIR SHAFT DOORS: 1-HR.
4. DRAFTSTOPPING; FLOOR ASSEMBLY - EXIST. FLOOR ASSEMBLY CONSTRUCTION IS IN PLACE. ROOF ASSEMBLY - DRAFTSTOPPING REQ'D. SO THAT HORIZ. AREAS DON'T EXCEED 3000 S.F. SEE SECOND FLOOR REFLECTED CEILING PLAN, SHEET A2.2, FOR LOCATION OF DRAFTSTOPPING.
5. TENANT SEPARATION: 1 HOUR TENANT SEPARATIONS ARE REQUIRED SINCE BUILDING WILL BE OCCUPIED BY MORE THEN ONE TENANT. THE SECOND FLOOR/CEILING ASSEMBLY ARE CONSTRUCTED AS A 1 HOUR FIRE RATED ASSEMBLY UNDER THE SHELL BUILDING CONSTRUCTION WITH THE ASSUMPTION THAT THERE WOULD BE MULTIPLE TENANTS IN THE FUTURE. ALL THROUGH-PENETRATIONS OCCURING THROUGH THE FLOOR/CEILING ASSEMBLY SHALL BE FIRESTOPPED TO A MINIMUM OF 1 HOUR FIRE RATING.

MEANS OF EGRESS COMPONENTS	BUSINESS (UNSPRINKLERED)
MAX. TRAVEL DISTANCE TO EXIT	200 FT.
MAX. COMMON PATH OF TRAVEL	75 FT.
MAX. DEAD-END CORRIDOR LENGTH	20 FT.
MINIMUM NUMBER OF EXITS	1-500, 2 EXITS
EGRESS WIDTH PER OCCUPANT, STAIRS	0.3"
EGRESS WIDTH PER OCCUPANT, OTHER	0.2"
MINIMUM CORRIDOR WIDTH	44"
CORRIDOR FIRE PROTECTION, >30 OCC.	1 HR.

INTERIOR WALL & CEILING FINISH REQ'TS. (DOES NOT INCLUDE WOOD TRIM)	BUSINESS (UNSPRINKLERED)
VERT. EXITS & EXIT PASSAGEWAYS	B
EXIT ACCESS CORRIDORS & EXITWAYS	B
ROOMS AND ENCLOSED SPACES	C

NOTE: HI-LO ELECTRIC WATER COOLER PROVIDED TO SATISFY REQUIREMENT FOR 2 DF



VICINITY MAP

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building permit

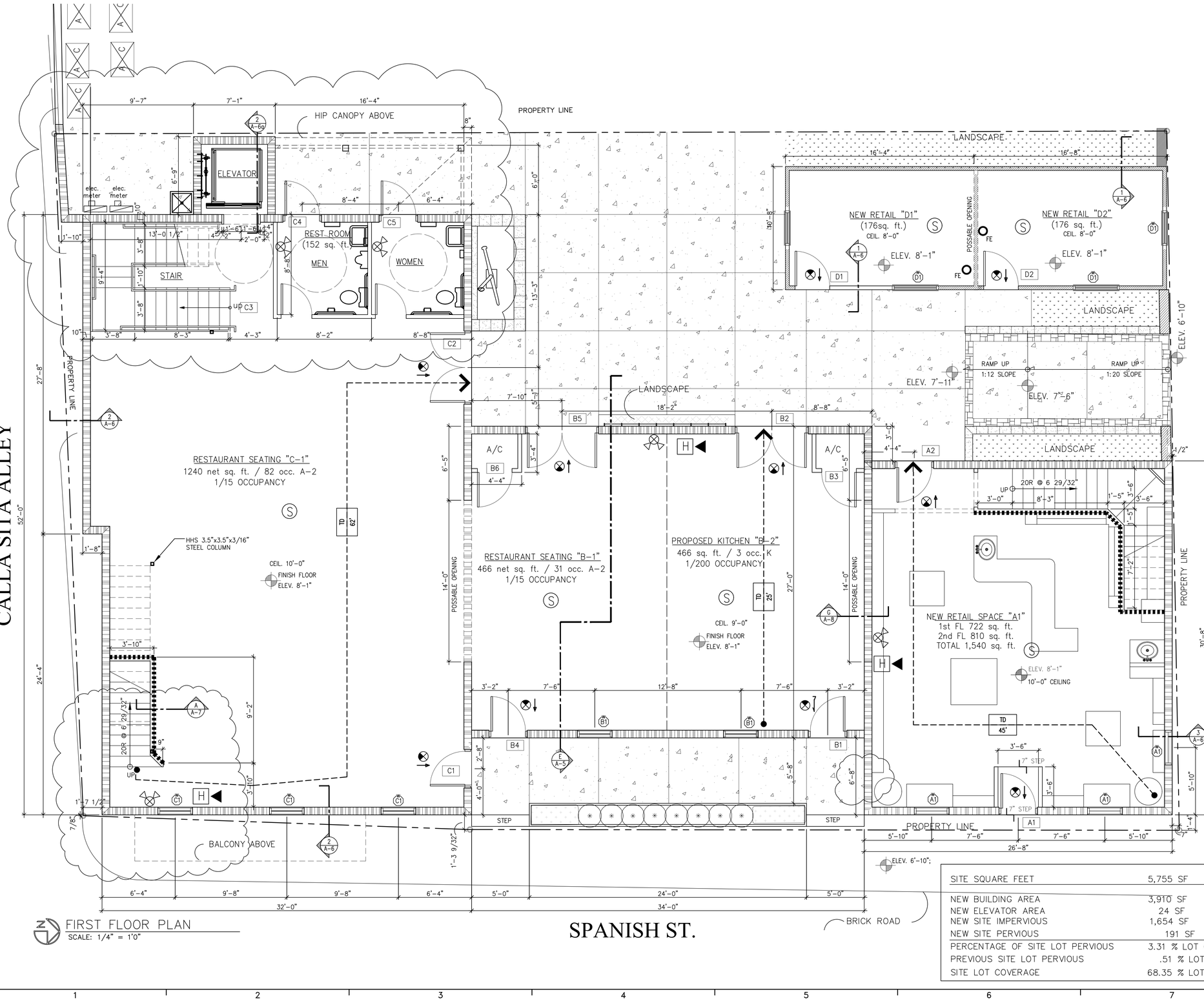
DRAWING LOG LEGEND

- ● SHEET ISSUED FOR CURRENT SUBMITTAL OR REVISION
- ○ SHEET ISSUED WITH NO REVISIONS FROM PREVIOUS SUBMITTAL OR REVISION
- × SHEET DELETED FOR CURRENT SUBMITTAL OR REVISION

ARCHITECTURAL

COVER	NOTE, CODE
A-1	EXISTING SITE PLAN
A-2	PROPOSED 1ST. FLOOR PLAN
A-3	PROPOSED 2ND. FLOOR PLAN
A-4	ELEVATION
A-5	ELEVATION
A-6	WALL SECTIONS
A-6A	WALL SECTIONS - ELEVATOR
A-7	2ND FLOOR FRAMING / DEATILS
A-8	FOUNDATION, FOOTING DETAILS
A-9	STRUCTURAL DETAILS, ACCESSORIES
A-10	SHEAR WALL, STRUCTURAL DETAILS, ACCESSORIES
A-11	ROOF PLAN, NOTES
A-12	DOOR / WINDOW SHEDULES
A-13	ELECTRIC PLAN 1st. FLOOR
A-14	ELECTRIC PLAN 2nd FLOOR

@robert was here



LIFE SAFETY GRAPHIC SYMBOLS:

- NEW EMERGENCY LIGHTING
- NEW FIRE HORN AND STROBE
- NEW SMOKE DETECTOR
- NEW SMOKE DETECTOR
- NEW LIGHTED EXIT SIGN – SINGLE FACED DARKENED AREA INDICATES FACE OF SIGN VIEWED AS PART OF EGRESS EXIT.
- NEW FIRE – WALL HUNG LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSEST UNIT DOES NOT EXCEED 75' UNLESS OTHERWISE INDICATED. INSTALLATION, MAINTENANCE OF FIRE EXTINGUISHERS SHALL BE COMPLETED BY A LICENSED FIRE EQUIPMENT DEALER.
- TRAVEL DISTANCE
- DISTANCE IN FEET FROM AN OCCUPIABLE POINT 12" FROM WALL TO THE NEAREST EXIT

GENERAL NOTES

A. NEW WINDOW AND DOOR TO MATCH EXISTING STYLE AND MEET 132 WIND ZONE

LINE DESIGNATION BELOW INDICATES ONE HOUR RATED PARTITION/SEPERATION

ALL DOORS AND PENETRATIONS HORIZONTALLY THRU SEPARATION SHALL HAVE A 45-MINUTE FIRE RESISTANCE RATING EXCEPT AT STAIRS & SHAFTS. ALL DOORS AND PENETRATIONS INTO STAIRS AND SHAFTS SHALL HAVE A 60-MINUTE FIRE RESISTANCE RATING. ADDITIONAL PENE-TRATION OF STAIR SHAFTS IS NOT PERMITTED EXCEPT AS SPECIFICALLY EXCEPTED.

THE PARTITION/SEPARATION DESIGNATION AS INDICATED ON THE PLAN REPRESENTS A ONE HOUR PARTITION SEPARATING EXIT ACCESS CORRIDORS FROM OTHER AREAS OF THE BUILDING. ANY PENETRATION OF THESE WALLS BY DOORS, WINDOWS, DUCTING OR OTHER DEVICES IS TO BE DONE USING APPROVED EQUIPMENT AND DEVICES THAT SATISFIES THE REQUIREMENTS OF BEING IN OR PENETRATING A RATED PARTITION. ANY CRACKS, HOLES OR SEPARATIONS BETWEEN EQUIPMENT AND RATED PARTITIONS IS TO BE SEALED WITH APPROVED FIRE STOPPING.

1-HR. FIRE RATED WALL – UL U305, U337 TEST REF. OR64-8 2X STUD AT 16"O.C. UP TO BOTTOM OF ROOF STRUCTURE W/ 5/8" DENSGLASS "FIREGUARD" FULL HEIGHT BOTH SIDES W/ 4" FIBERGLASS BATT FULL HEIGHT (1 HOUR) PROVIDE FINISHES AS PER FINISH SCHEDULE. 1-HOUR RATING PER UL DESIGN NO. U305 (PROVIDE FIRE STOPPING AT ALL PENETRATIONS.)

SITE SQUARE FEET	5,755 SF
NEW BUILDING AREA	3,910 SF
NEW ELEVATOR AREA	24 SF
NEW SITE IMPERVIOUS	1,654 SF
NEW SITE PERVIOUS	191 SF
PERCENTAGE OF SITE LOT PERVIOUS	3.31 % LOT COVERAGE
PREVIOUS SITE LOT PERVIOUS	.51 % LOT COVERAGE
SITE LOT COVERAGE	68.35 % LOT COVERAGE

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

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DRAWING

NO.	DRAWING TYPE	DATE
1	DD SET	12-02-13
2	FOUNDATION PERMIT SET	08-01-14
3	OWNER REVIEW	02-06-15
4	REVIEW COMMENTS	07-27-16
5	CONSTRUCTION SET	09-14-16

REVISION

NO.	DATE OF REVISION	
1	ELEVATOR / STAIR	08/22/17

PROJECT: 97277-N
FILE:
DRAWN BY: RCF

A-2

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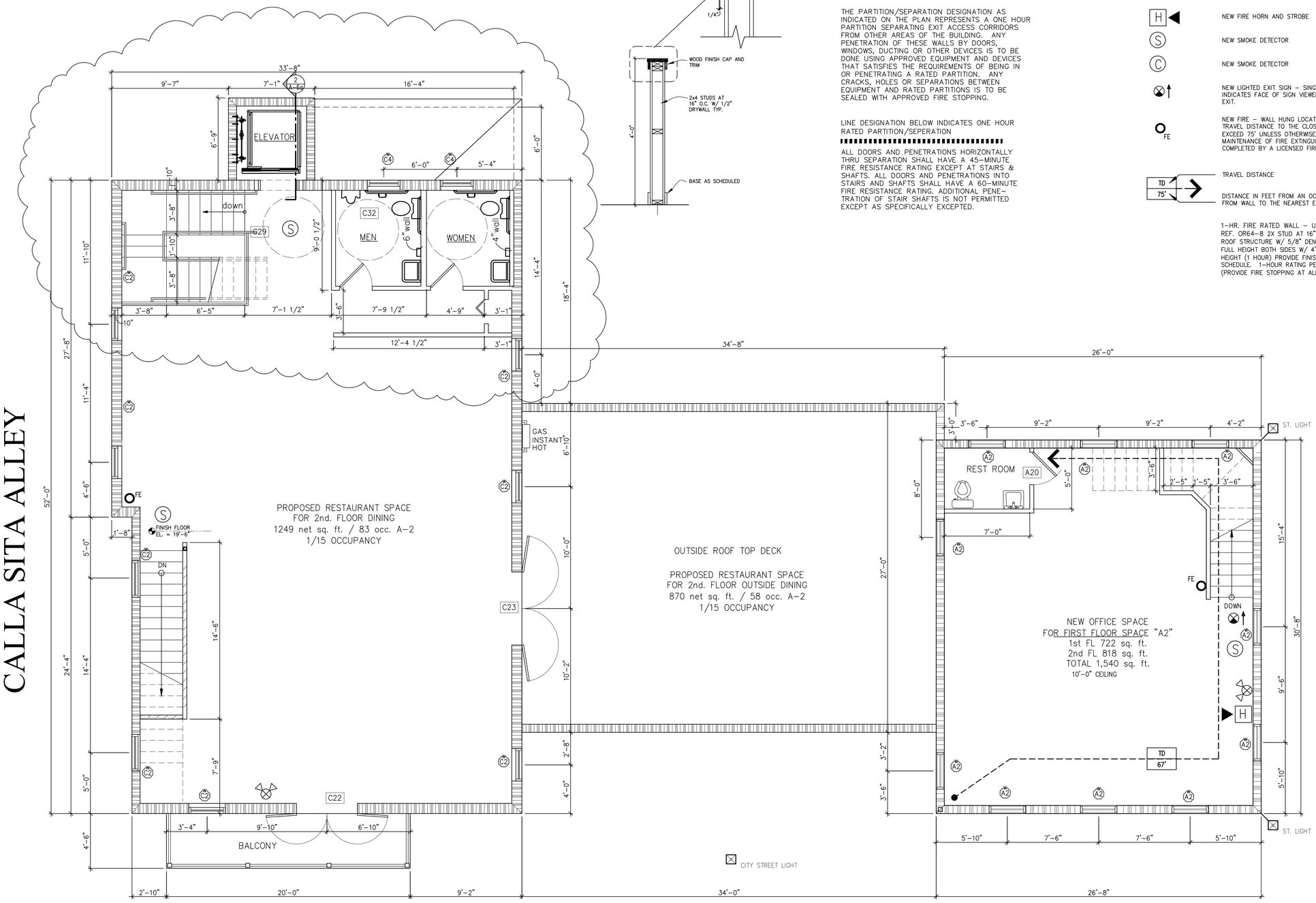

LIFE SAFETY NOTES:

A. NEW WINDOW AND DOOR TO MATCH EXISTING STYLE AND MEET 132 WIND ZONE

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LIFE SAFETY GRAPHIC SYMBOLS:

- NEW EMERGENCY LIGHTING
- H — NEW FIRE HORN AND STROBE
- S — NEW SMOKE DETECTOR
- C — NEW SMOKE DETECTOR
- NEW LIGHTED EXIT SIGN – SINGLE FACED DARKENED AREA INDICATES FACE OF SIGN VIEWED AS PART OF EGRESS EXIT.
- FE — NEW FIRE – WALL HUNG LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSEST UNIT DOES NOT EXCEED 75' UNLESS OTHERWISE INDICATED. INSTALLATION, MAINTENANCE OF FIRE EXTINGUISHERS SHALL BE COMPLETED BY A LICENSED FIRE EQUIPMENT DEALER.
- TD 75' — TRAVEL DISTANCE; DISTANCE IN FEET FROM AN OCCUPIABLE POINT 12" FROM WALL TO THE NEAREST EXIT

1-HR. FIRE RATED WALL – UL U305, U337 TEST REF. OR64-8 2X STUD AT 16"O.C. UP TO BOTTOM OF ROOF STRUCTURE W/ 5/8" DENSGLASS "FIREGUARD" FULL HEIGHT BOTH SIDES W/ 4" FIBERGLASS BATT FULL HEIGHT (1 HOUR) PROVIDE FINISHES AS PER FINISH SCHEDULE. 1-HOUR RATING PER UL DESIGN NO. U305 (PROVIDE FIRE STOPPING AT ALL PENETRATIONS.)

SECOND FLOOR PLAN
SCALE: 1/4" = 1'0"

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1	DD SET	12-02-13
2	FOUNDATION PERMIT SET	08-01-14
3	OWNER REVIEW	02-06-15
4	REVIEW COMMENTS	07-27-16
5	CONSTRUCTION SET	09-14-16

REVISION

NO.	DATE OF REVISION	
1	ELEVATOR / STAIR	08/22/17

PROJECT:	97277-N
FILE:	
DRAWN BY	RCF

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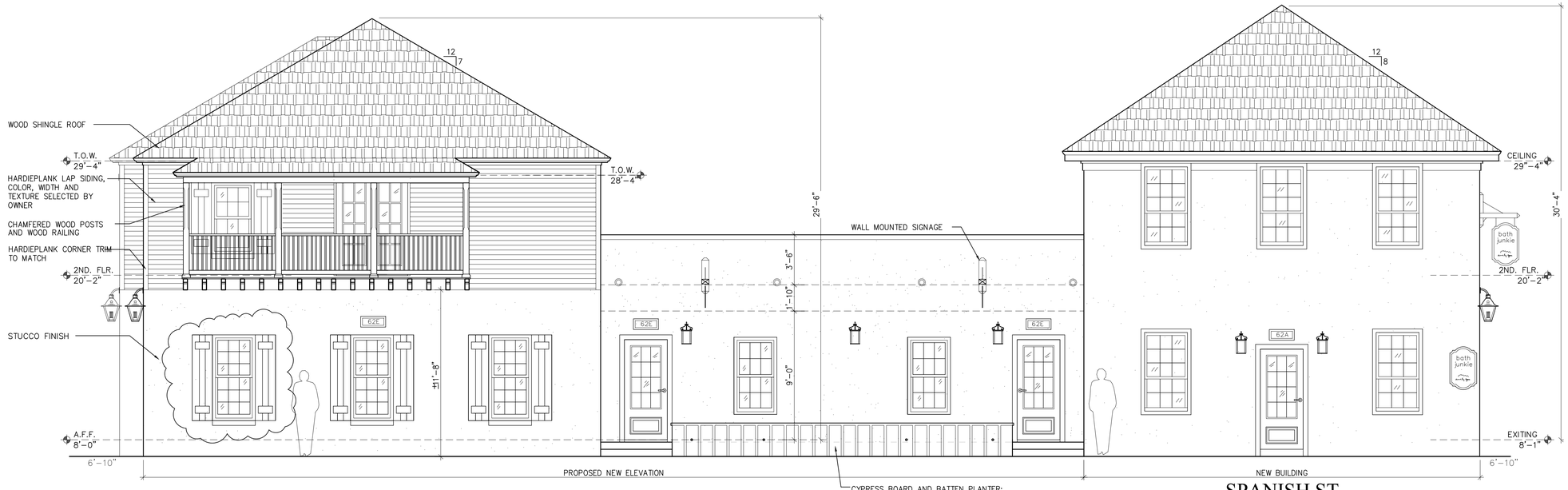
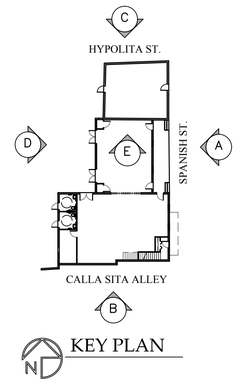
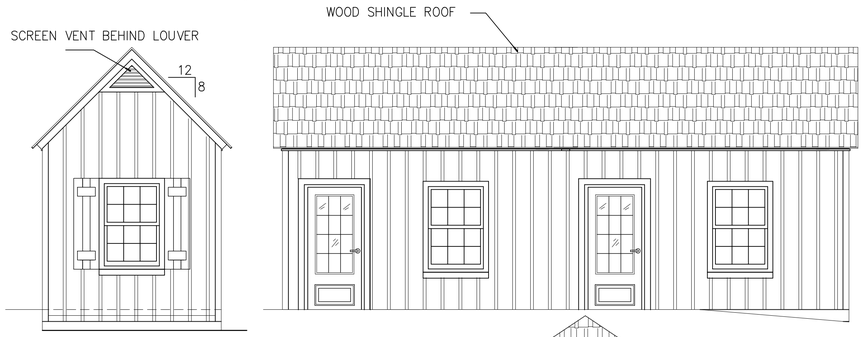
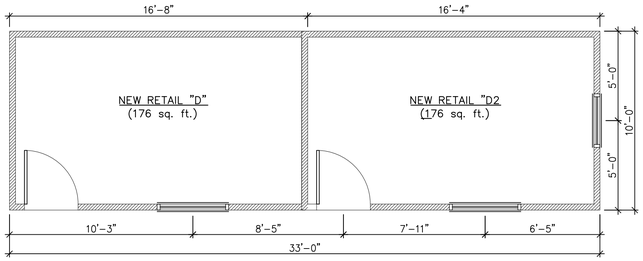


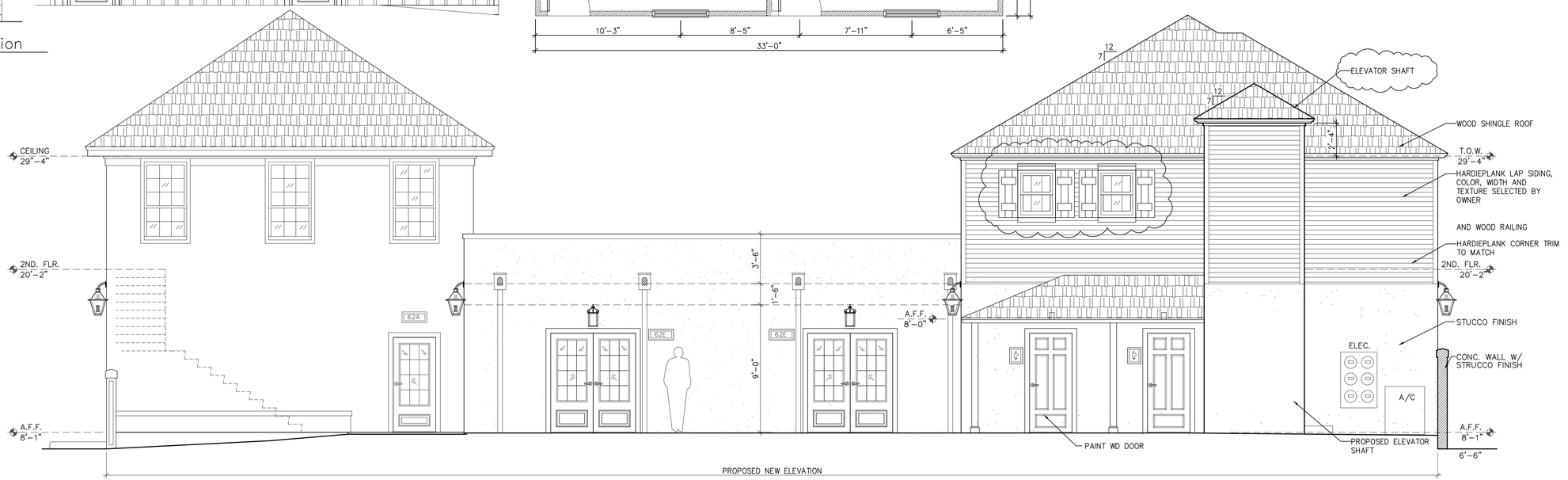
A Proposed East Elevation
SCALE: 1/4" = 1'0"





New Retail Elevation
SCALE: 1/4" = 1'0"





D Proposed West Elevation

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REVISION

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PROJECT:	97277-N
FILE:	
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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 16, 2026 Meeting



Application HP2026-0040 Address: 0 Palm Row (PID: 1994200010)

Applicant: Karen Cowart Design Associates, Inc.

Property Owner: Presser Properties LLC

Project description: To construct a new 2-story residential structure with associated site and landscape features on a vacant lot within the Historic Preservation-One (HP-1) zoning district. (*Continued from June 18, 2026 meeting)*

Architectural Style:	Frame Vernacular (proposed)	Florida Master Site File:	N/A
National Register:	Within St. Augustine NRHD	Construction date:	N/A
Archaeology Zone:	IIA	Zoning District:	HP-1
Parcel number:	1994200010		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the June 18, 2026 meeting to allow the applicant time to modify the proposed design based upon Board feedback. Specifically, the Board made the following recommendations:
    - Adjust the proposed fenestration pattern on the side elevations to be more consistent with a typical Frame Vernacular structure.
    - Consider a pier foundation rather than the proposed stem wall system to mitigate potential stormwater impacts.
    - Include additional detailing in architectural drawings as seen on the existing Palm Row residences.
2. The applicant has provided updated drawings in response to the Board's comments.
3. Window fenestration has been updated with larger windows along the highly visible portions of the side elevations placed in a pattern consistent with historic wood frame structures. Wood shutters, also consistent with adjacent Palm Row houses, have been proposed on all but the rear sash windows.
4. Visible foundation piers are now proposed to be 16"x16" brick with wood lattice infill and wire mesh behind, more consistent with adjacent Palm Row houses and responsive to the Board's stormwater concerns.
5. Architectural details including porch bracketing, gable bracketing, and decorative balusters under the front gable window, have been clearly shown on the drawings in response to Board comments. Some of these details, which were initially simplified to differentiate the new structure from the historic ones, have been modified to more closely match the curves of the bracketing on the original Palm Row houses.
6. Staff comments related to general material and design, unrelated to those items as modified above, have not changed from the previous submittal and may be found within the June 18, 2026 staff which is linked below for ease of reference..
7. The HARB must determine whether the general concept, preliminary construction plans, details, and/or specifications of a project meet the Architectural Guidelines for Historic Preservation with the understanding that information submitted is insufficient to meet the requirements for a Certificate of Appropriateness or to obtain a building permit.
8. Additional review by the Planning and Zoning Board may be required for development of this site as proposed. Tree Removal, Land Development, and Building Permit applications will also be required after approval of a Certificate of Appropriateness. Archaeological review requirements are addressed below.

Archaeology Context and Considerations:

Ponce de Leon Site (Block 36 Lot 4) at 1 Palm Row – Contributing Archaeological Site

The Palm Row site was excavated in 1978 by the Florida State University Field School under Dr. Deagan. During the eighteenth century, the property was occupied by Francisco Ponce de Leon, then Sergeant Major of the Spanish regiment and a member of an old criollo family (People of full Spanish descent born in the Americas rather than in Spain). Excavations recovered remains of occupation dating from the sixteenth century through the Second Spanish Period. Barrel wells from both the sixteenth and eighteenth centuries were excavated, as well as structural posts and trash deposits from both periods.

The proposed work will occur within Archaeological Zone IB. More specifically, the property falls within archaeological site 8SJ05683 (Block 36) and portions are within the Ponce de Leon Site (Block 36 Lot 4). Archaeologically, this is one of the most sensitive areas of town and there have been documented archaeological deposits on the property dating as early as the late 1500s. Archaeological review and excavation are required prior to the initiation of construction activities. Archaeological review can be initiated with the submittal of an A-14 Application for Archaeological Review via the portal to the Planning and Building Department. The archaeological fee for projects in Zone I is 1.5% of the estimated construction cost. Archaeological investigations could take some time. To avoid interruptions in the construction schedule, it is recommended the applicant coordinate with the City Archaeologist and submit the A14 application as soon as possible.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** an Opinion of Appropriateness at **0 Palm Row** if the Board finds that the general concept as proposed or modified by the HARB meets the architectural requirements of the AGHP with understanding from the applicant that a Certificate of Appropriateness application with full architectural and construction details must be approved by the HARB prior to issuance of a building permit.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct new residence
   a. 2 stories (~30'-3" in height from grade, 27'-8" from10' FFE)
   b. 26' x 54'-4", ~1,330 sf building footprint
   c. Pier foundation with lattice infill
   d. Wood novelty siding
   e. Wood 1/1 DHS windows w/ wood shutters (fenestration modified per Board comments)
   f. Wood Doors
   g. 5v Crimp metal roofing material
   h. 4' tall open-weave brick wall for a/c unit along west elevation
   i. Chamfered porch posts, exposed rafter tails, and scalloped barge boards
2. Site features:
   a. Brick pavers for driveway and walkway/patio area.
   b. 6' tall cedar board fence around rear yard space

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

New Construction

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

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use

of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

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

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.
The width of new construction should be compatible with surrounding historic buildings.
The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

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

Roof Forms

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

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

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

Architectural Styles for New Construction

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

HP-1

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

LIST OF ATTACHMENTS:

1. Staff Photographs

Meeting Documents from June 18, 2026:

- Application: https://staugustinefl.portal.civicclerk.com/event/1350/files/attachment/10736
- Staff Report: https://staugustinefl.portal.civicclerk.com/event/1350/files/attachment/10762

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from Palm Row facing north

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from Palm Row facing northeast

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from Palm Row facing northwest

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from Palm Row facing northwest

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from St. George Street facing southwest

STAFF PHOTOGRAPHS
0 Palm Row



View of carport from the east

STAFF PHOTOGRAPHS
0 Palm Row



Carport and driveway from Palm Row

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from St. George Street facing northwest

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from St. George Street facing southwest

STAFF PHOTOGRAPHS
0 Palm Row



View down Palm Row facing west

STAFF PHOTOGRAPHS
0 Palm Row



1 Palm Row

STAFF PHOTOGRAPHS
0 Palm Row





3 Palm Row and associated garage on north lot adjacent to subject property

STAFF PHOTOGRAPHS
0 Palm Row



5 Palm Row

STAFF PHOTOGRAPHS
0 Palm Row



7 Palm Row

STAFF PHOTOGRAPHS
0 Palm Row



STAFF PHOTOGRAPHS
0 Palm Row



STAFF PHOTOGRAPHS
0 Palm Row



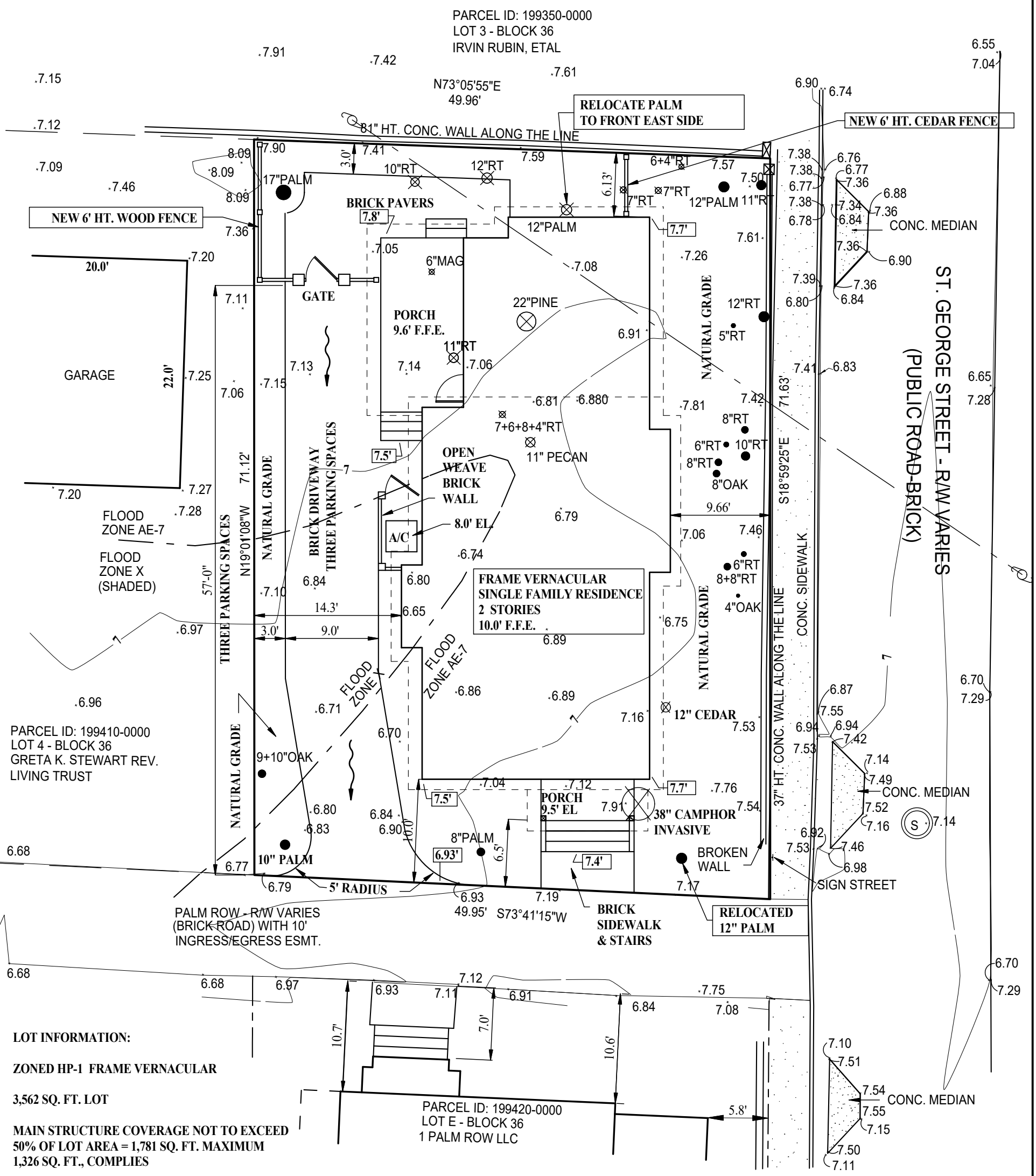
View down Palm Row facing east

FOR THE JULY 16, 2026 HARB MEETING

OOA HP2026-0040
0 PALM ROW

New Materials Submitted by the Applicant

Received June 23, 2026
Planning and Building Dept.



LOT INFORMATION:

ZONED HP-1 FRAME VERNACULAR

3,562 SQ. FT. LOT

MAIN STRUCTURE COVERAGE NOT TO EXCEED 50% OF LOT AREA = 1,781 SQ. FT. MAXIMUM
1,326 SQ. FT., COMPLIES

80% IMPERVIOUS MAXIMUM = 2,850 SQ. FT. MAXIMUM
1,326 SQ. FT. BUILDING + 827 SQ. FT. DRIVEWAY, SIDEWALKS, & STAIRS & A/C PAD
2,153 SQ. FT. = 60% IMPERVIOUS, COMPLIES

FRONT SETBACK = 85% TO 115% OF AVERAGE FRONT SETBACK BY ADJACENT STRUCTURES. WHEN ALL BUILDINGS ON A GIVEN BLOCK HAVE SAME SETBACK, NEW CONSTRUCTION MUST MATCH

SECONDARY FRONT- HALF OF THE REQUIRED FRONT SETBACK

TWO SIDE SETBACKS - 3 FT. OR A DISTANCE WITHIN 15% OF THE AVERAGE DISTANCE BETWEEN ADJACENT STRUCTURES WITH THE SAME INTENSITY OF SCALE AND MASS ON THE BLOCK FACING THE SAME STREET, WHICHEVER IS GREATER

35 FT. MAXIMUM HEIGHT, 2 1/2 STORIES

FLOOD ZONE: X AND AE 7'
F.I.R.M 12109C 0318 J AND 12109C 0314 J, REVISED: 12/7/2018

SITE PLAN

SCALE: 1" = 10'

TREE NOTES:

12" CEDAR- REQUEST PZB REMOVAL
PLANT TWO CEDARS - SIZE PER BUILDING OFFICIAL

REMOVE 40" CAMPHOR TREE - INVASIVE SPECIES, NO PERMIT REQUIRED

REMOVE SIX RAIN TREES - EXEMPT
NO PERMIT REQUIRED

REMOVE 12" PECAN

REMOVE 22" PINE

REMOVE 6" MAGNOLIA

RELOCATE 12" PALM TO EAST / FRONT AREA

DATE: JUNE 20, 2026	0 PALM ROW PARCEL NO. 1994200010 LOT 4, BLOCK 36 CITY OF SAINT AUGUSTINE, FLORIDA NEW RESIDENCE FOR: PRESSER PROPERTIES LLC
SCALE: 1" = 10'	
ST-1	

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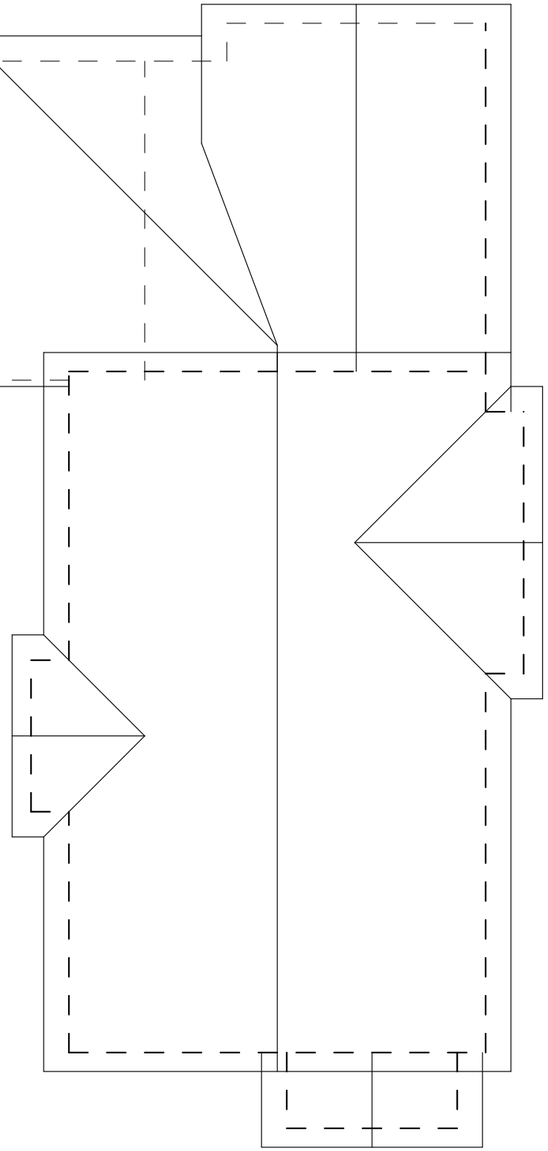
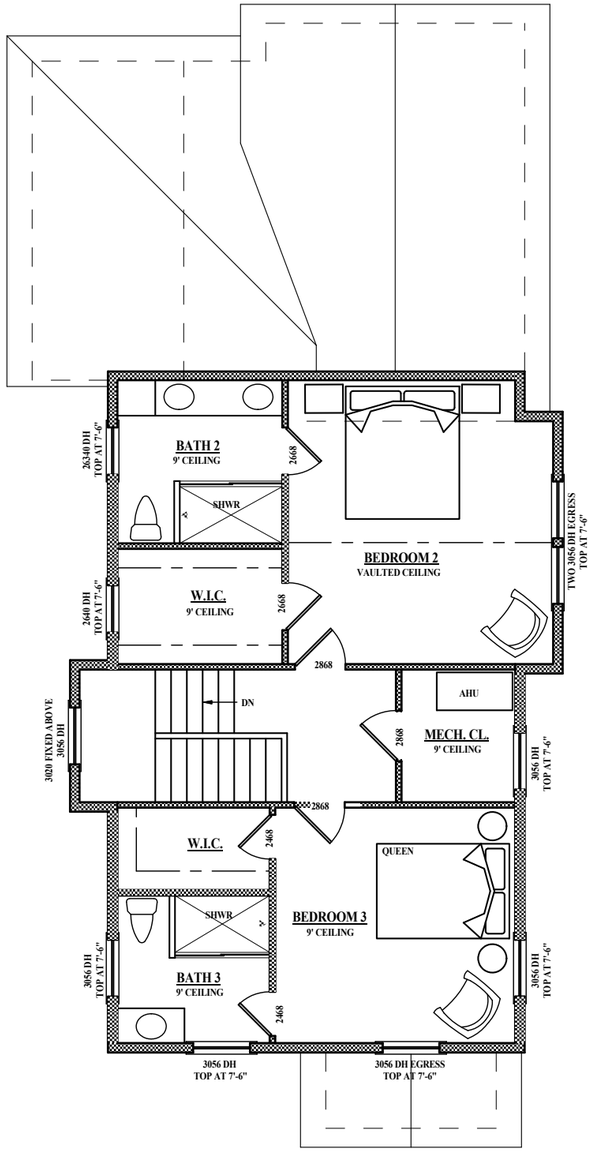


ROOF DIAGRAM

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



SECOND FLOOR PLAN

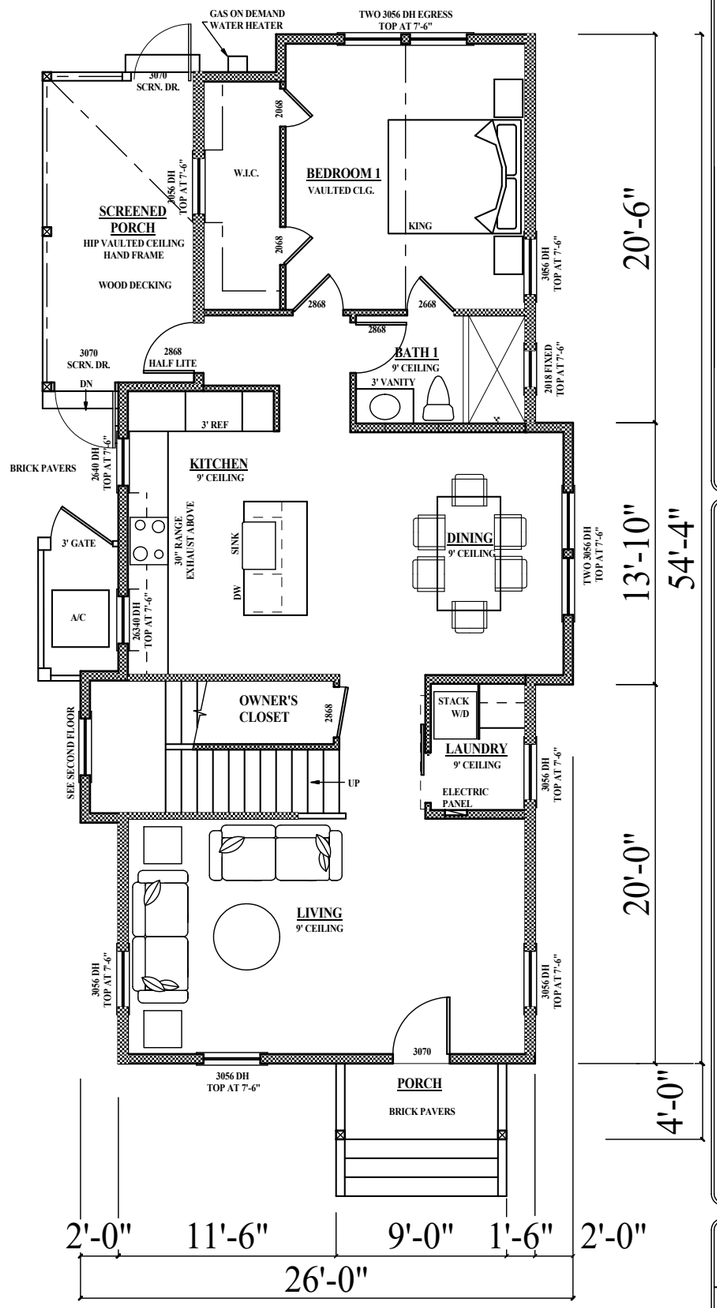
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE CALCULATIONS

1,157 SQ. FT. LIVING FIRST FLOOR (A/C)
\+ 764 SQ. FT. LIVING SECOND FLOOR (A/C)
1,921 SQ. FT. LIVING TOTAL

133 SQ. FT. REAR PORCH
\+ 36 SQ. FT. FRONT PORCH
169 SQ. FT. NON AIR CONDITIONED AREA

2,090 SQ. FT. TOTAL UNDER ROOF



FIRST FLOOR PLAN

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

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0 PALM ROW PARCEL NO. 1994200010
CITY OF SAINT AUGUSTINE, FLORIDA

NEW RESIDENCE FOR:
PRESSER PROPERTIES LLC

DATE:
JUNE 20, 2026

A-1

FLOOR PLANS

Received June 23, 2026
Planning and Building Dept.

EXTERIOR MATERIALS

ROOF -
TRI COUNTY METALS, 5 V CRIMP GALVALUME
WITH AZ55 ACRYLIC COATING

FASCIA
1 X 8 SCALLOPED BARGE BOARD AT GABLE ENDS
WHITE PAINT FINISH
EXPOSED RAFTERS AT EAVES

SOFFIT
1 X 6 TONGUE AND GROOVE WOOD
WHITE PAINT FINISH

WALLS
1 X 6 PRIMED PINE NOVELTY DROP SIDING WITH 3 1/2" FLAT AREA
TO MATCH PALM ROW HOUSES

WALL TRIM
1 X 4 PRIMED PINE, WHITE PAINT FINISH

WINDOWS
TUCKER, COASTAL WINDOW & SASH, WOOD DOUBLE HUNG
WHITE PAINT FINISH

EXTERIOR DOORS
TUCKER, CUSTOM STAINED ASH WITH BRONZE KNOXVILLE STYLE #4310
HANDLE SET AND LOCK BY EMTEK

SHUTTERS WITH HINGE HARDWARE
CUSTOM BUILT PRIMED CEDAR, PAINT FINISH WITH HISTORIC COLOR
MINDFUL GRAY SW 7016 COLOR MATCH FOR LIGHT GRAY STONE

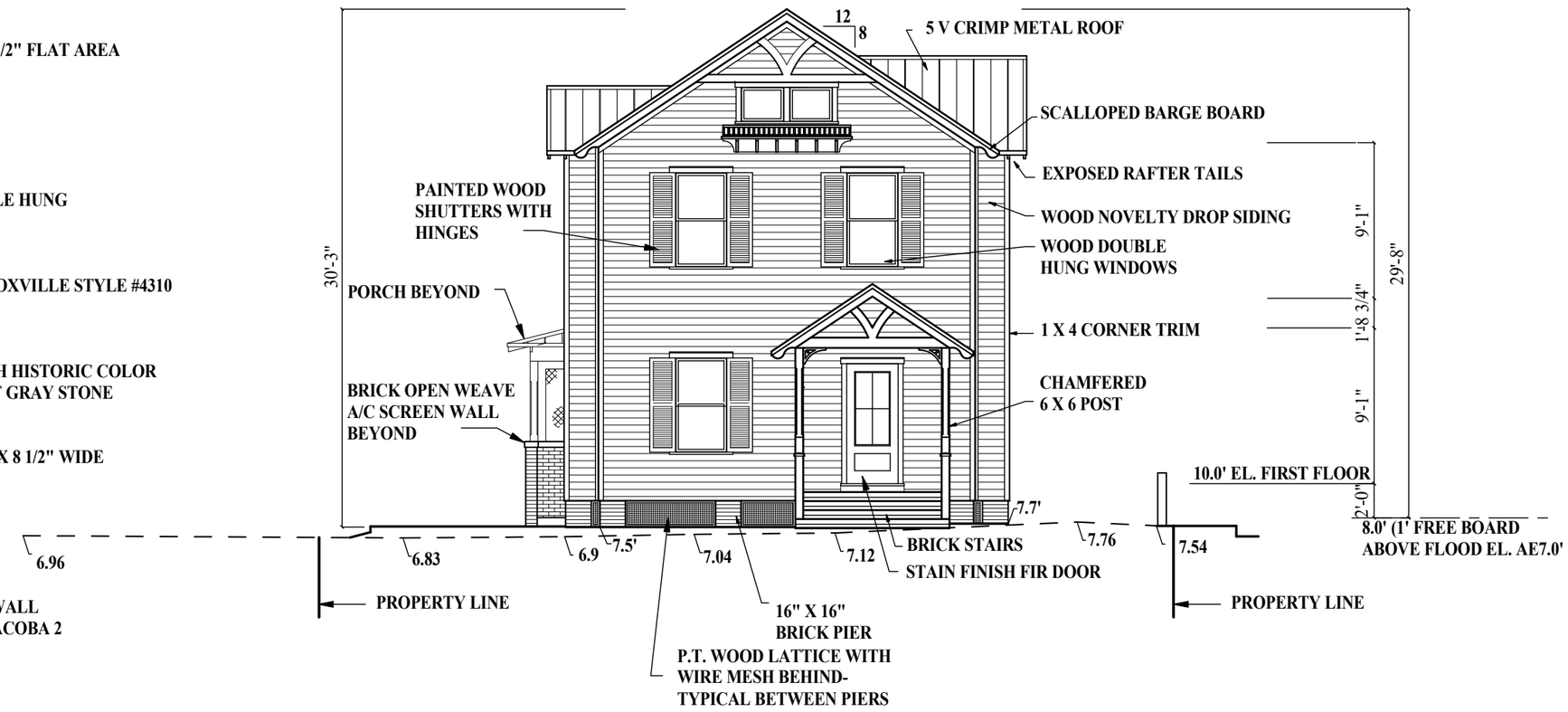
EXTERIOR FRONT LIGHTS
THE COPPER SMITH - HYLAND 21 GAS, 21 1/2" TALL X 8 1/2" WIDE

RAILING AND HANDRAIL
PAINT FINISH KILN DRIED WOOD

FOUNDATION
THIN BRICK VENEER ON CONCRETE BLOCK STEMWALL
CASH BUILDING SUPPLY - COLUMBUS BRICK, WERACOBA 2

EXTERIOR STAIRS & BRICK A/C WALL
FULL BRICK, COLUMBUS, WERACOBA 2

DRIVEWAY & PATIO
CASH BUILDING SUPPLY - 4 X 8 RUMBLED PINE HALL BRICK



FRONT ELEVATION (SOUTH) - PALM ROW

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

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0 PALM ROW PARCEL NO. 1994200010
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NEW RESIDENCE FOR:
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DATE:
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A-2

ELEVATIONS

Received June 23, 2026
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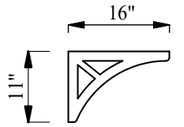
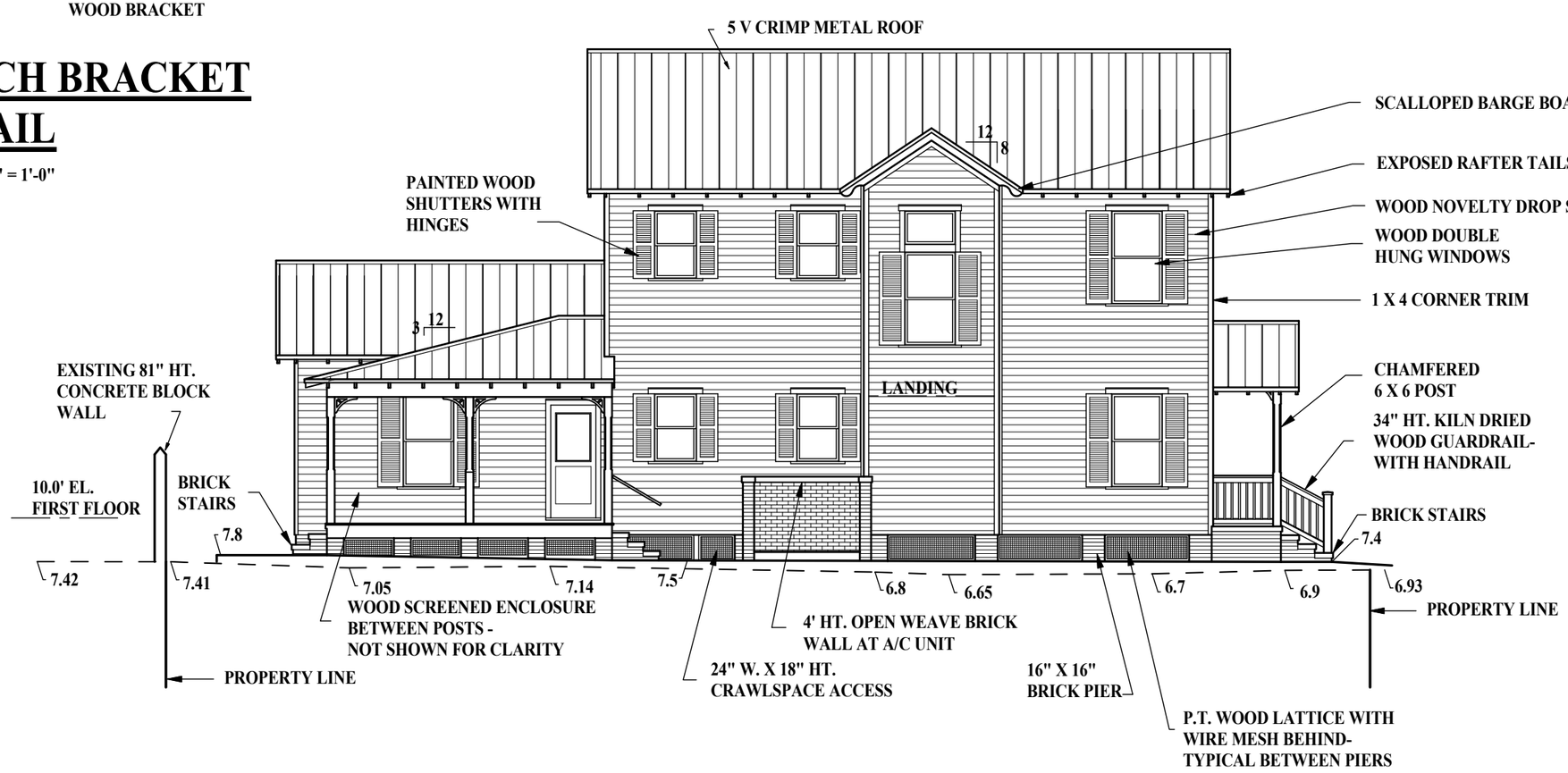


11" X 16" X 1 1/2" THICK
WOOD BRACKET

PORCH BRACKET DETAIL

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



LEFT SIDE ELEVATION (WEST)

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

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0 PALM ROW PARCEL NO. 1994200010
CITY OF SAINT AUGUSTINE, FLORIDA

NEW RESIDENCE FOR:
PRESSER PROPERTIES LLC

DATE:
JUNE 20, 2026

A-3

ELEVATIONS

Received June 23, 2026
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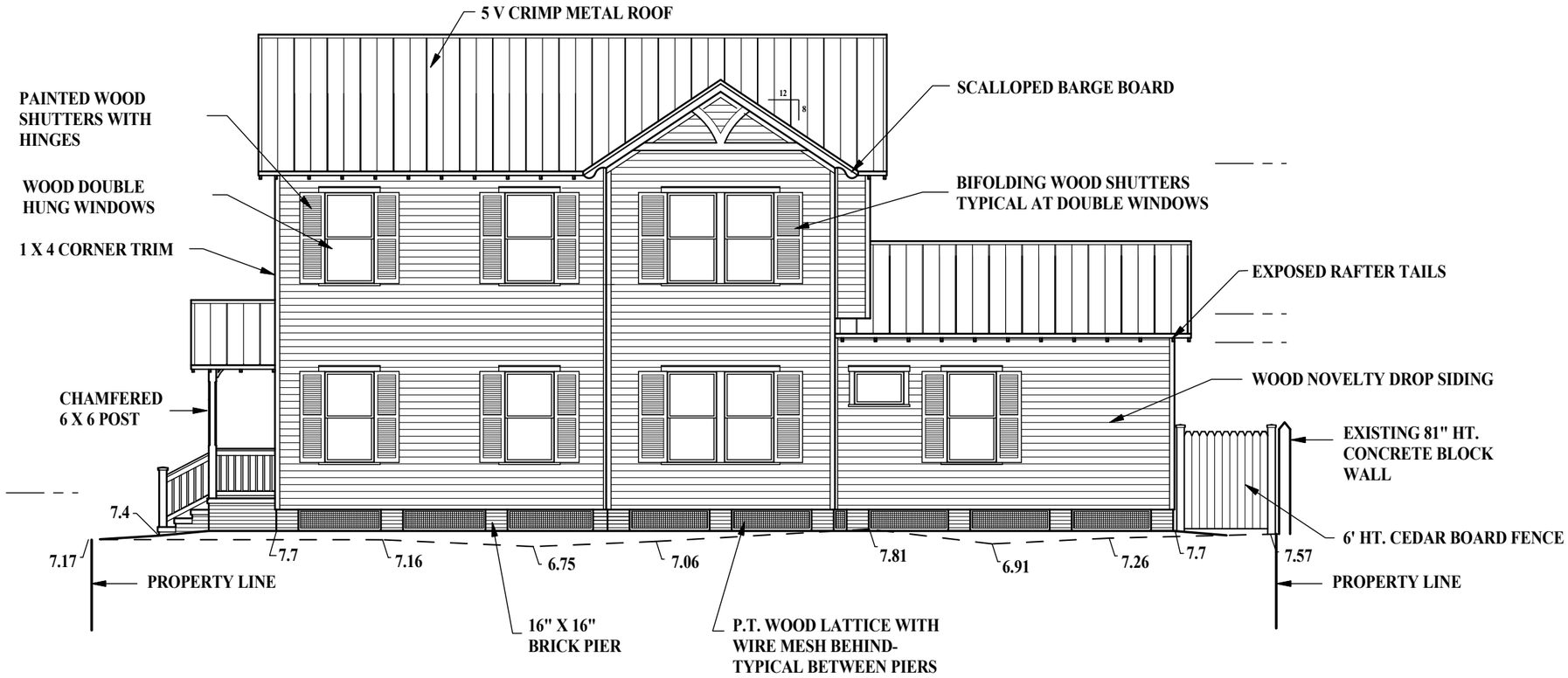

RIGHT SIDE ELEVATION (EAST) SAINT GEORGE STREET

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

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NEW RESIDENCE FOR:
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DATE:
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A-4

ELEVATIONS

Received June 23, 2026
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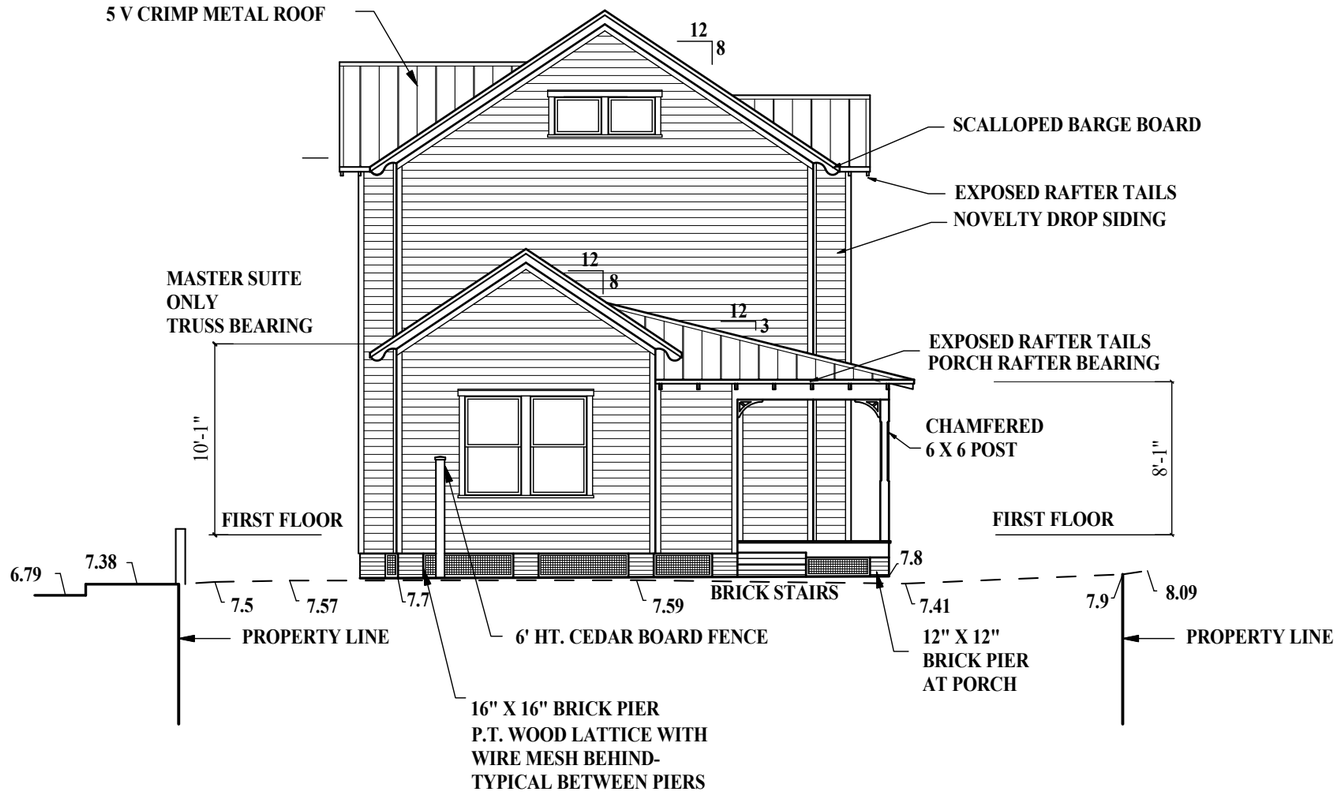

REAR ELEVATION

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

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NEW RESIDENCE FOR:
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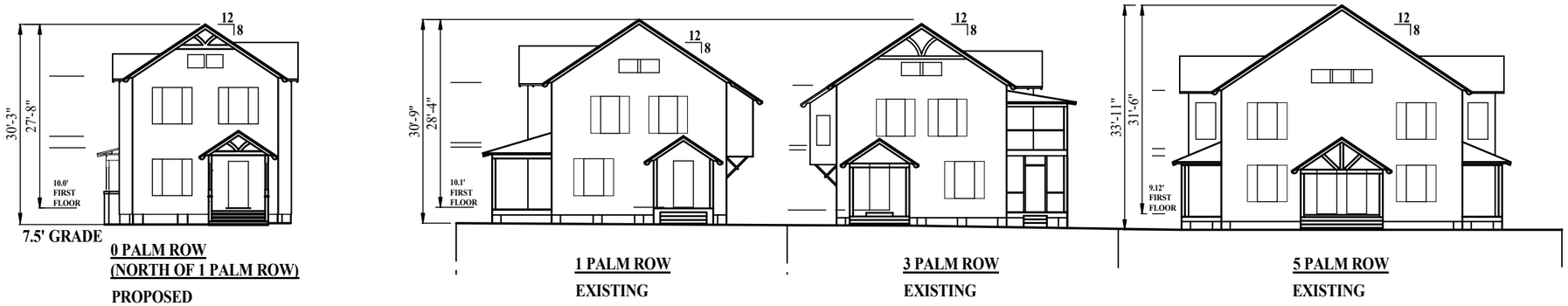
DATE:
JUNE 20, 2026

A-5

ELEVATIONS

Received June 23, 2026
Planning and Building Dept.



0 PALM ROW
(NORTH OF 1 PALM ROW)
PROPOSED

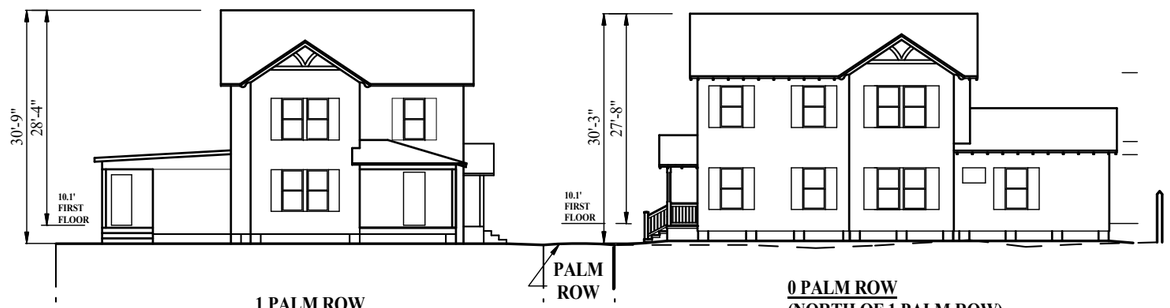
1 PALM ROW
EXISTING

3 PALM ROW
EXISTING

5 PALM ROW
EXISTING

PALM ROW - STREETSCAPE ELEVATIONS

SCALE: 1" = 20'



1 PALM ROW
EXISTING

0 PALM ROW
(NORTH OF 1 PALM ROW)
PROPOSED

SAINT GEORGE STREET - STREETSCAPE ELEVATIONS

SCALE: 1" = 20'

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CITY OF SAINT AUGUSTINE, FLORIDA

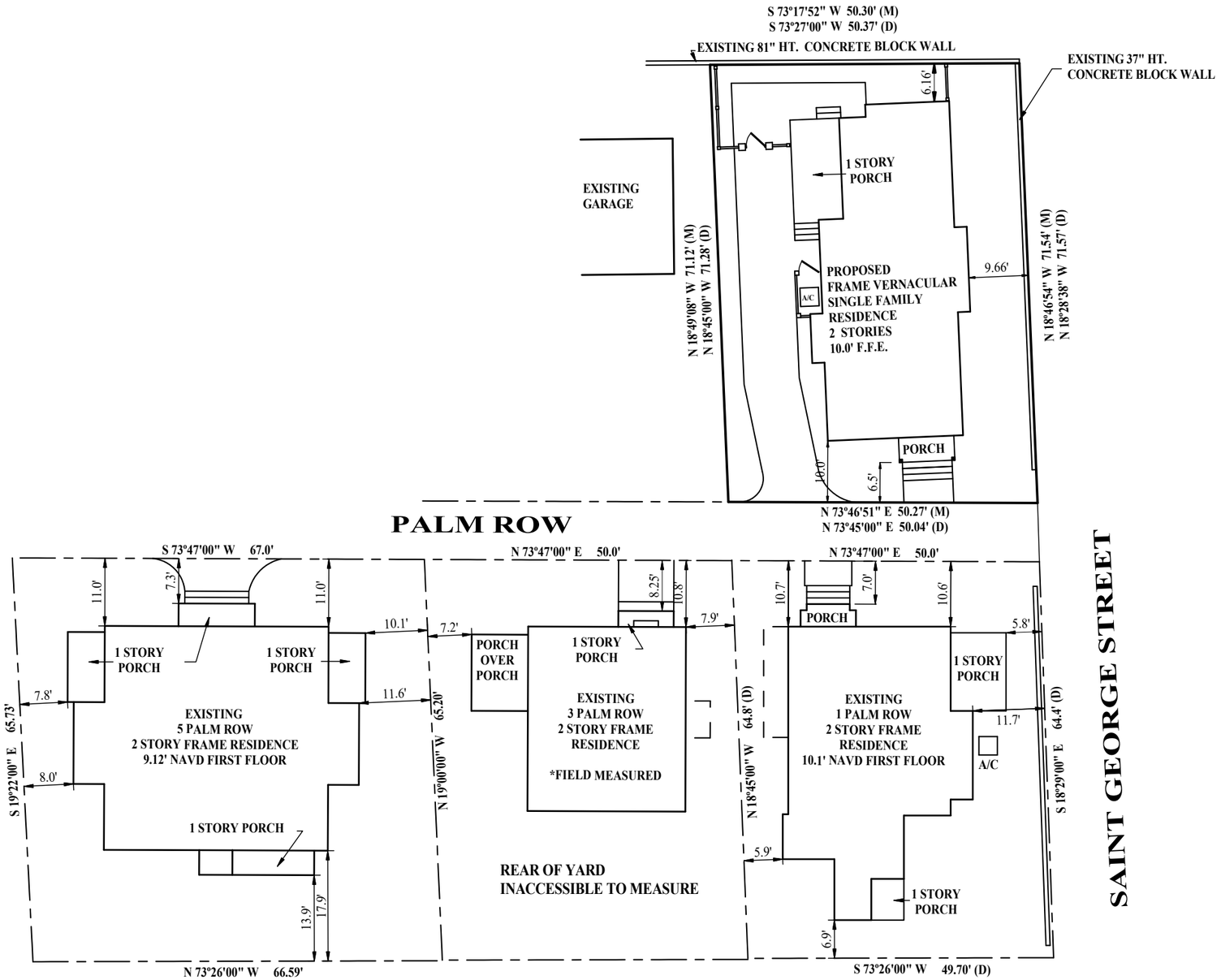
NEW RESIDENCE FOR:
PRESSER PROPERTIES LLC

DATE:
JUNE 20, 2026

ST-2

STREETSCAPE
ELEVATIONS

Received June 23, 2026
Planning and Building Dept.



STREETSCAPE SITE PLAN

SCALE: 1" = 20'

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CITY OF SAINT AUGUSTINE, FLORIDA

NEW RESIDENCE FOR:
PRESSER PROPERTIES LLC

DATE:
JUNE 20, 2026

ST-3

STREETSCAPE SITE PLAN

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 16, 2026 Meeting





Application HP2026-0047 Address: 54 Water Street

Roofology Roofing Inc. – Applicant Oullette Family Trust – Owner

Project description: For partial demolition of a residential building, constructed c. 1872-1885, that is recorded in the Florida Master Site File and contributing to the Abbott Tract National Register Historic District, including replacement of existing metal roofing with metal roofing of a different design.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02379
National Register:	Abbot Tract NRHD: Contributing	Construction date:	c. 1872-1885
Archaeology Zone:	IIA	Zoning District:	RS-1
Parcel number:	1956200000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the west side of Water Street on the block between Locust and Mulberry Streets, this Frame Vernacular residence, constructed c. 1872-1885, contributes to the Abbott Tract National Register Historic District.

The applicant is seeking approval replace the existing 5v-crimp metal panel roof with a 1" standing seam metal roof. A metal roof appears to have been installed between 1924 and 1930 according to Sanborn Fire Insurance maps. Composition roofing and wood shingles preceded the metal roof. Permitting records indicate the existing 5v crimp metal roof may have been installed around 1990.

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 **APPROVE** a Certificate of Demolition for Partial Demolition at **54 Water Street** if the Board finds that:

1. The proposed replacement metal roof maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope
2. Replacement of the 5v crimp design with the proposed standing seam design will not compromise the overall historic character and integrity of the structure or the Abbott Tract NRHD.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Removal of existing 5v crimp metal panels
    b. Replacement with new GulfLok metal 1" standing seam non-striated panel

NOTE: No modifications to the existing chimneys appear to be proposed with this application. The applicant should confirm that the chimneys will remain. If removal of the chimneys is proposed, this application will require readvertisement to include chimney removal.

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 Abbott Tract 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. Due to the structure's close proximity to the street and 2-1/2 story height, the roof is only clearly visible from far north and south angles. The hipped porch roof is pitched in such a way only the edge distinguishes the material as 5v crimp metal panels.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The existing 5v metal panel design is most appropriate to the time period and architectural style of the building, according to the Architectural Guidelines for Historic Preservation (AGHP), and is a common roof panel design within Abbott Tract and throughout St. Augustine.

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 proposed replacement material is a 1" standing seam non-striated metal roof panel. While standing seam roofs were used historically, they were not a common feature of residential structures in St. Augustine where 3v, 5v, and corrugated metal were the most common metal roof styles for residential structures. The AGHP specifically calls out "Galvalume or galvanized steel 5-V crimp, unpainted metal roof" and "Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the 'Patented Galvanised Iron' roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings)" as the two administratively approvable metal roof designs for Frame Vernacular structures. The proposed standing seam panel is available in both 12" and 16" widths with smooth or striated finishes. The 16" width smooth panel is proposed for this project. The Board must determine whether the proposed GulfLok standing seam system is appropriate for the Frame Vernacular contributing structure. No finish color was provided with this application. While colors are not generally regulated in this area, a galvalume or unpainted finish is most appropriate for the historic structure and has been proposed by the applicant.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although it contributes to its district.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. The shift from 5v crimp to standing seam would replace a historically common roof style with one not often seen on residential structures within the neighborhood.

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 some modifications over time but currently retains a historically appropriate style of metal roof representative of the materials accessible to earlier residents of the area.

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 5v crimp metal panel roof material is commonly found throughout St. Augustine, which is indicative of its widespread use, particularly as wood shingles were phased out in preference of more fire-resistant materials.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The existing metal roof design is still widely available, and many hold equivalent Florida Product Approval ratings to more modern metal panel designs. Replacement with the proposed non-striated standing seam metal roof may look significantly different but will not be highly visible from the street.

11. ***The justification for the proposed partial demolition.*** Standing seam roofs have been commonly requested over 5v crimp roofs because they utilize concealed fasteners that reduce the likelihood for leaks and can increase roof longevity. Wider panel widths are generally preferred for ease of installation.

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 1885, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded in the Florida Master Site File and listed as a contributing building in the Abbott Tract National Register Historic District. The replacement roof material does not use in-kind features or match architectural elements of those previously existing.

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

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

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(7)b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Metal Panel Profile Comparison

STAFF PHOTOGRAPHS
54 Water Street



Front (east) Elevation

STAFF PHOTOGRAPHS
54 Water Street



Northeast Elevation

STAFF PHOTOGRAPHS
54 Water Street



Southeast Elevation

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ2379 1009==

Site Name: 54 Water Street 830== Survey Date: 7808 820==

Address: 54 Water Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Abbott Tract (subdivision) J (block) 12 (lot) 868==

868==

Owner of Site: Name: McNair, Mordina Floyd;

Address: 54 Water 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) 469780 (easting) 3307700 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Harper, Robert W. (Assistant Curator);

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1885 844== Period: 19th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-Shape with bay windows 966==

Exterior Fabrics: Wood weatherboard with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2. transom light 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 2 story open porch on front 942==

Chimney Location: End ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 3-V crimp 882==

Ornament Exterior: Applied wood scroll work, neo-classical balustrade 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Women

920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 54 Water Street was constructed between 1872 and 1885 and is one of the oldest buildings in the subdivision and in North City. The distinctive two-story porch with its neo-classical balustrades, and applied wood scrolls is characteristic of many Water Street houses. The original siding remains intact on this residence, one of the nine existing houses in Abbott Tract known to be built by Lucy Abbott.

Abbott Tract was developed between 1872 and 1930, although some newer homes are also in evidence. As a result of this long period of development, it contains a wide range of architectural styles, including Victorian styles ranging from simple Frame Vernacular to elaborate Queen Anne and an exotic Moorish Revival. Colonial Revival and Mediterranean Revival area also exemplified along with Masonry Vernacular structures in a commercial strip. The area has retained its residential character which is enhanced by the proximity of the North River to the east, the Mission grounds to the north, and the Castillo de San Marcos property to the south. A scattering of commercial establishments along San Marco Avenue forms its western boundary. The ambience of Water Street, on the easternmost portion of the subdivision, is derived from large elegant residences which line the riverside thoroughfare. The Victorian look of 19th century structures dominates the neighborhood with two and two and one-half story 20th century residences harmoniously contributing to the street's grandure.

HISTORY

Abbott Tract, one of the first areas to be settled outside colonial St. Augustine, evolved from three 19th century subdivisions. The property was once within the colonial defense perimeter known as Mil y Quinientos (The Fifteen Hundred).(1) Between 1800 and 1808 land grants were given to Jose Noda, Jose Garcia, Juan Gianopoly, Pedro Estopa, and Juan Villalonga.(2) During the Second Spanish Period Jose Noda, a native of the Canary Islands, purchased the Garcia property. In 1837 Peter Sken Smith, a land speculator from New York state, purchased the combined properties naming it the Noda Concession. The following year Smith divided the land into lots for private sale. Later called North City, the property extended north from Clinch

(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), V, 414.

2. American State Papers, V, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), IV, 143; III, 53; III, 13.

3. Florida Herald Southern Democrat, July 15, 1839; St. Johns County Courthouse, Map Book No. 1, p. 53.

4. St. Johns County Courthouse, Deed Records, Book C, p. 186; Book F,

Street, now the northern boundary of the fort green, to Joyner Street.(3) North of Smith's property was Davis' Range, land comprised of the three remaining Spanish grants consolidated and purchased by Mary Ann and William Davis during the 1820's and 1830's.(4) This property was also subdivided into lots for resale but did not meet with the success of the rapidly developing Noda Concession. After the Civil War land developers Mary Ann and William Van Ness bought the northern portion of Davis' Range renaming it Van Ness Tract. Lucy Abbott, a spinster from South Carolina, invested in the Noda Concession and other properties and building as far north as Locust Street.(5) By 1923 her name was solely associated with the North City community. The settlement became home for a variety of inhabitants: bankers, physicians, retired generals, laborers, and a large Black community.(6)

Water Street, between the fort green and Joyner Street, was originally named Cleland Street after John C. Cleland, a local district attorney and one of the earliest speculators in the Noda Concession.(7) The shaded thoroughfare boasts of some ante-bellum residences and of a series of tract houses built after the Civil War by Lucy Abbott, the area's leading developer.(8) Water Street traditionally has been the home of many prominent local residents.

Early residents of this house at 54 Water Street were Belle H. and Henry H. Floyd. Henry Floyd was a county commissioner in 1885 and served as county tax collector in 1907. He and his wife, Belle, were tax collector and deputy tax collector respectively from 1911 to 1915.(9)

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p. 69; Book H, p. 105; Book O, p. 83; WPA, Spanish Land Grants in Florida, III, 13.

5. Deed Records, Book W. pp. 355-357.
6. Goold T. Butler "Official Map of the City of St. Augustine, 1923."
7. Deed Records, Book N, p. 210; Florida Herald Southern Democrat, July 15, 1839.
8. Historic Properties Inventory House Index.
9. St. Augustine City Directory, 1885, 1907, 1911-12, 1914-15.

☐ 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 SJ02379
Field Date 10-1-2020
Form Date 10-22-2020
Recorder # KP

Site Name(s) (address if none) 54 Water 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:	54		Water	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 30W — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1956200000 — Landgrant _____
Subdivision Name Abbott Tract — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1885 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1885 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1885 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☒unknown Date: _____ Nature: possibly select windows
Additions: ☐yes ☐no ☒unknown Date: _____ Nature: _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Ouellette David J,Margaret A

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Rectangular — Number of Stories: 2.5
Exterior Fabric(s): 1. Wood siding 2. Beaded weatherboard 3. _____
Roof Type(s): 1. Gable 2. _____ 3. _____
Roof Material(s): 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension 2. cone tower
Windows (types, materials, etc.)

single 2/2 single wood sash windows

Distinguishing Architectural Features (exterior or interior ornaments)

prominent front facing gable w decorative millwork, exposed rafters, horizontal wood siding, corner boards, cone tower

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

rear multi car gable building with open carport, single car drive, concrete planters, brick pavers at street

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)	

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 SJ02379

DESCRIPTION (continued)

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

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

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

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

Main Entrance (stylistic details)

off center hollow core door w multi light side light and transom under 2nd story balcony

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

centrally located 2 story porch under hip extension roof, raised wooden porch w masonry steps, turned spindle railings, square support

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

Narrative Description of Resource

Neighbor describes this house, and the buildings at 50 and 48 were considered the first "spec" houses in the neighborhood built by Lucy Abbott.

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)

neighbor interview

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 has retained its historic massing and materials, and contributes to the 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 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/

(address / phone / fax / e-mail)

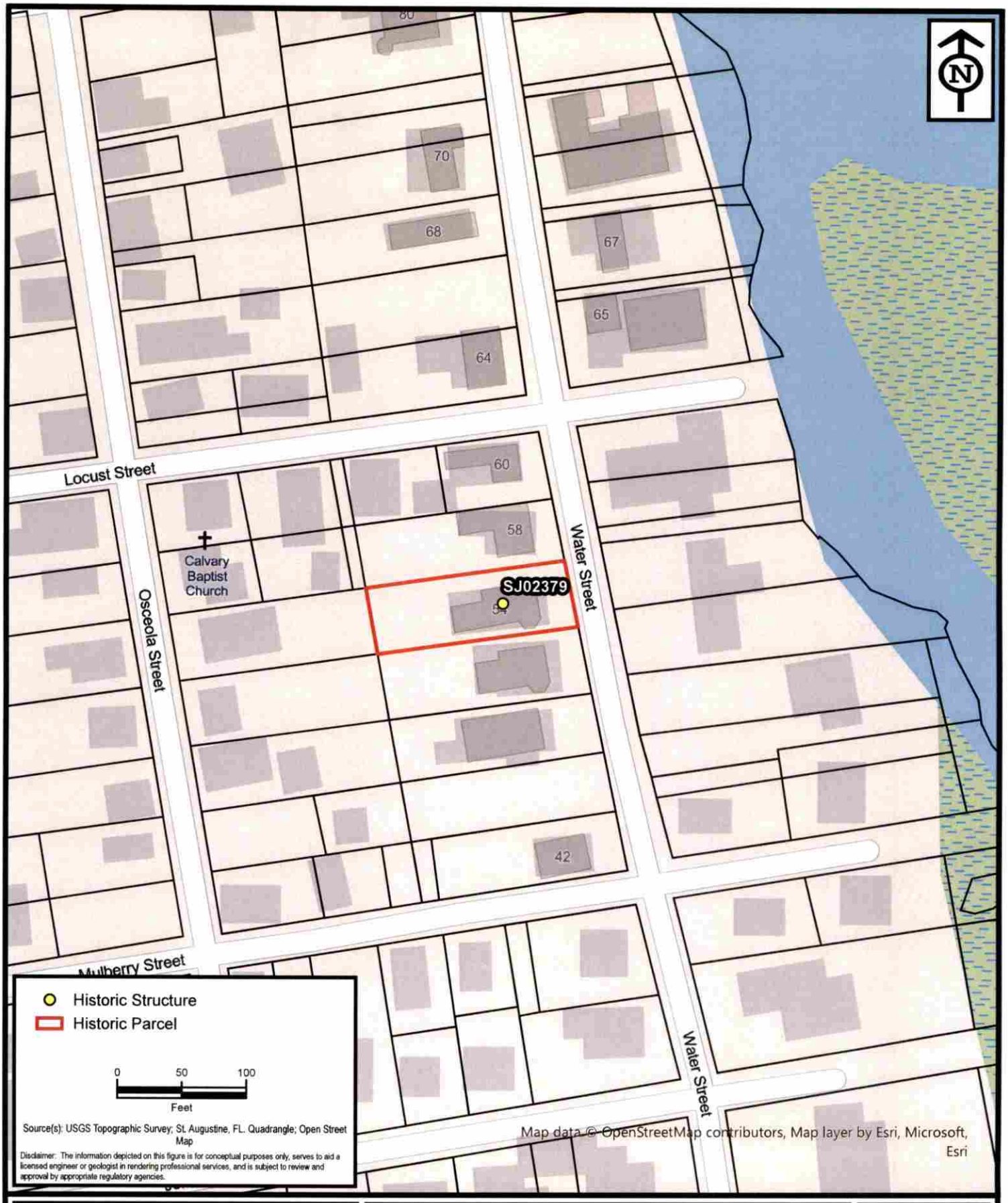
Required Attachments

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 - SJ02379

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Oct 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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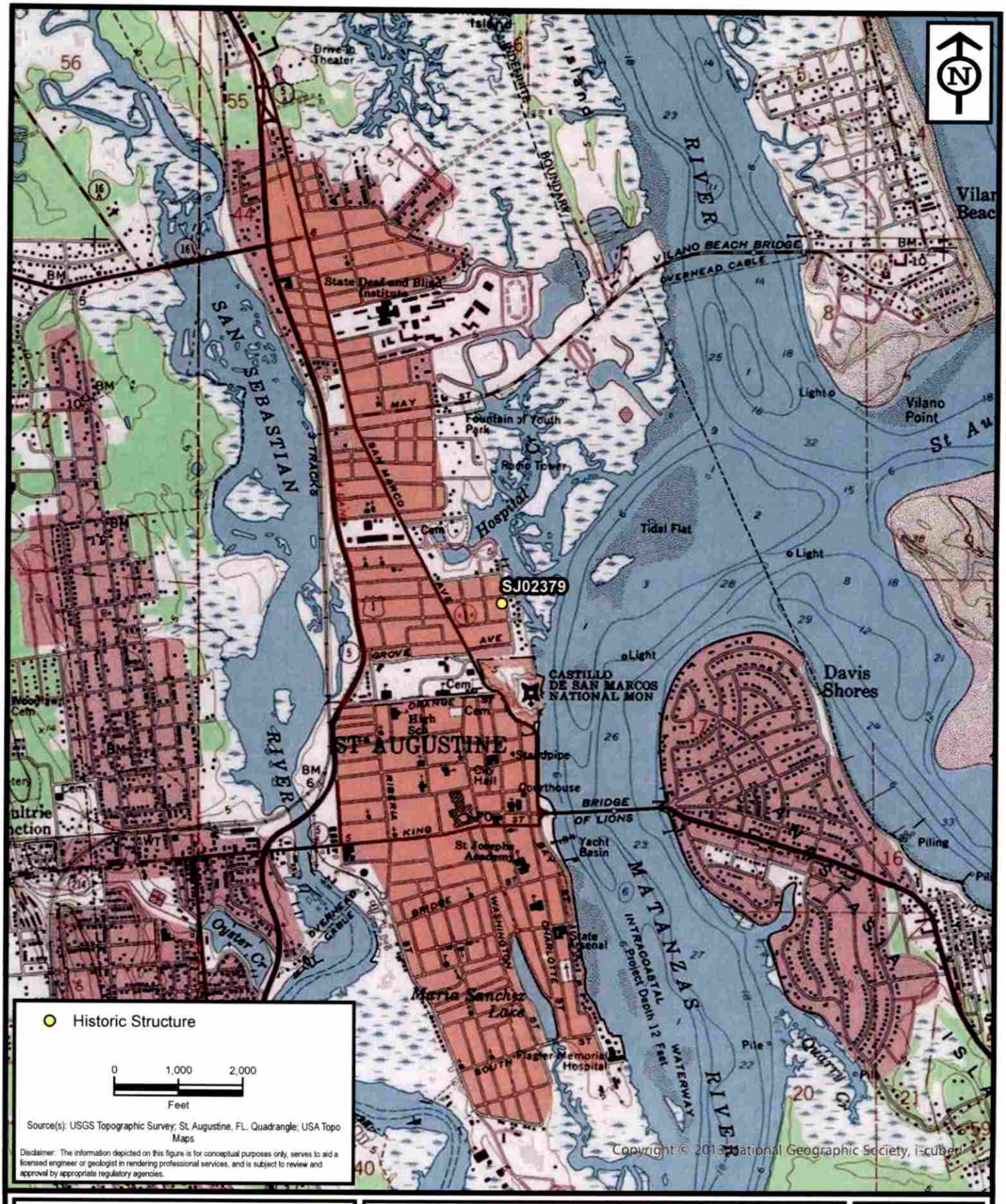

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Project Location - SJ02379

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Oct 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**1**

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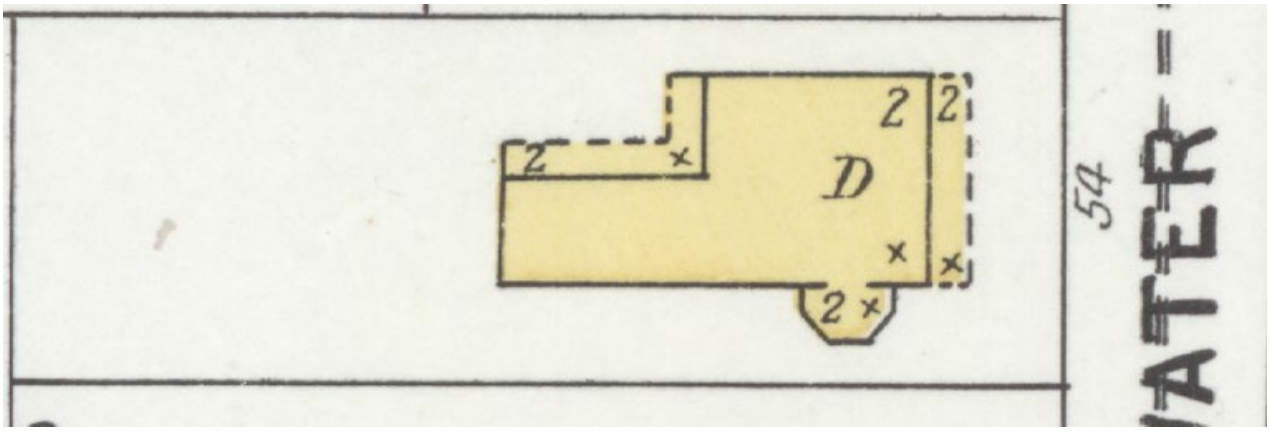
SAFETY FILM 5062



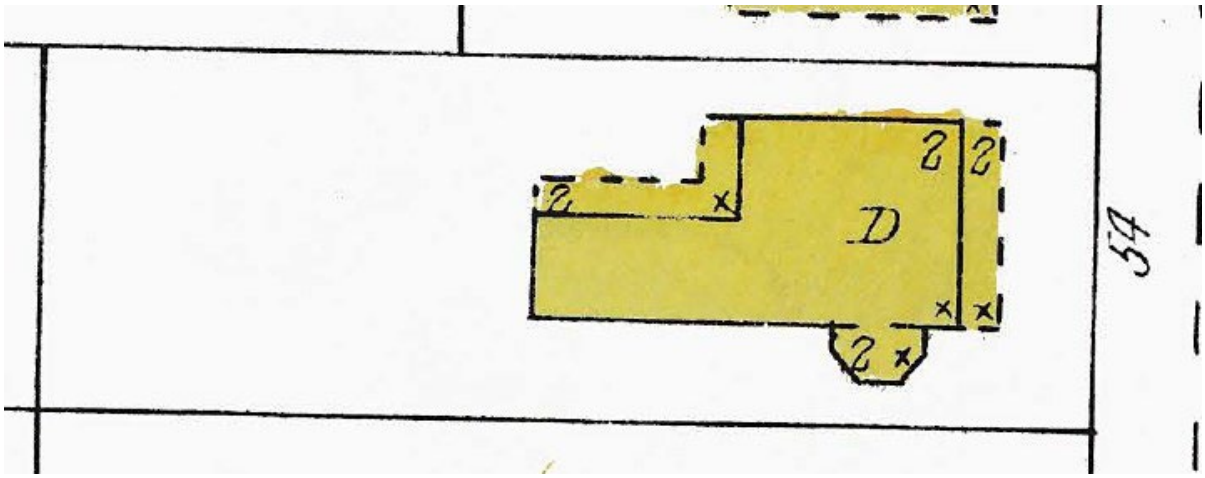




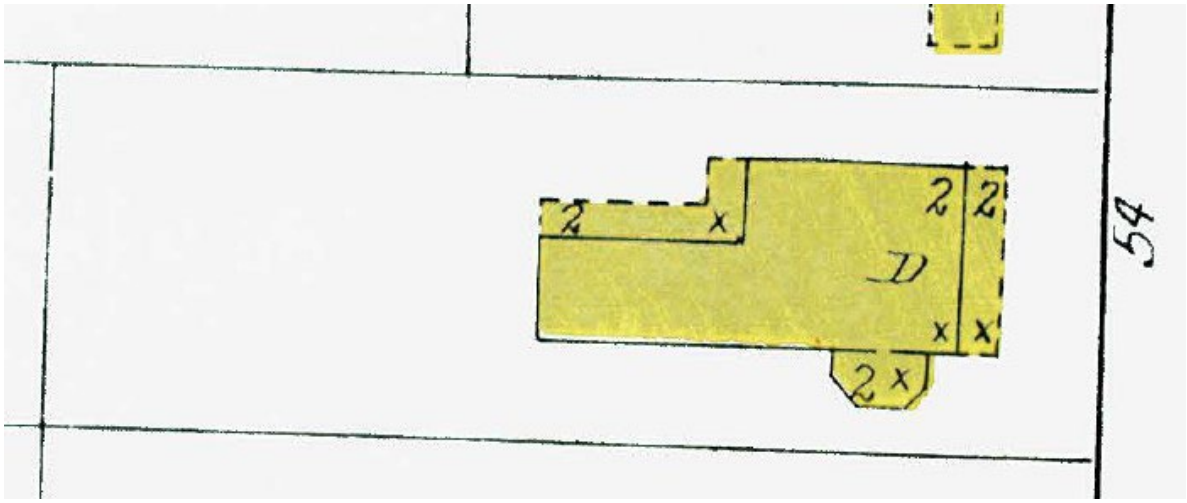
SANBORN MAPS
54 Water Street



1899

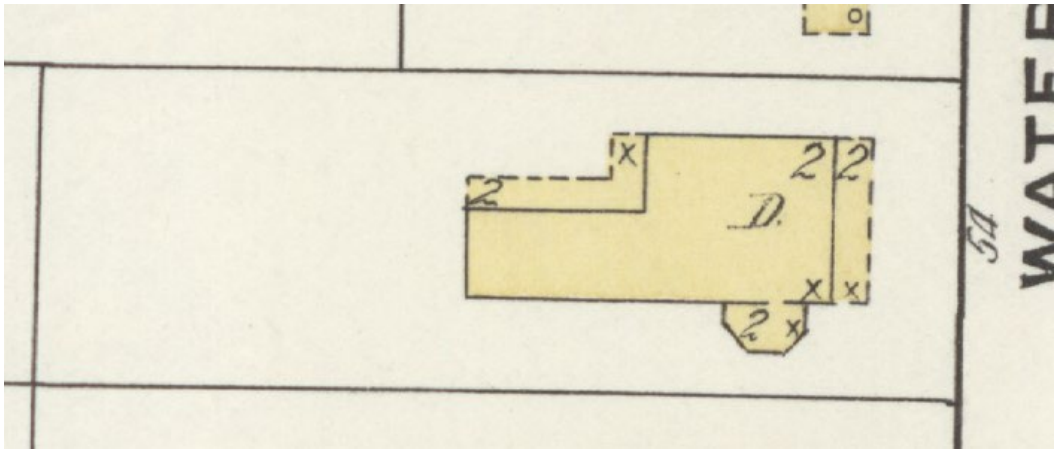


1904



1910

SANBORN MAPS
54 Water Street



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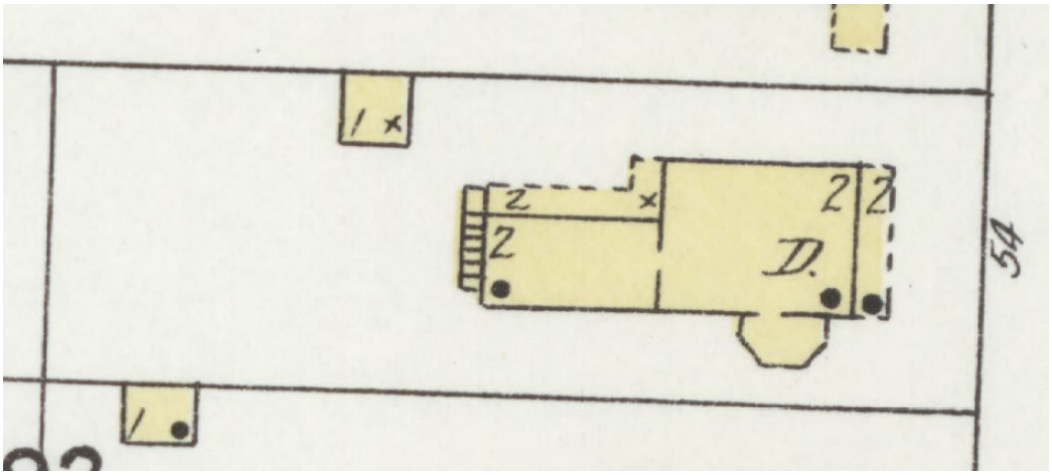
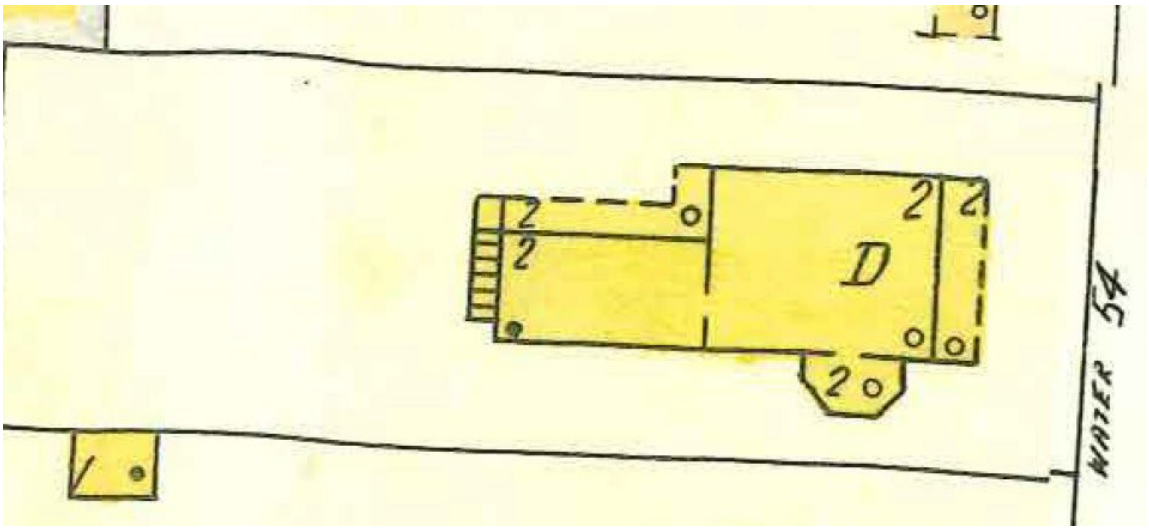


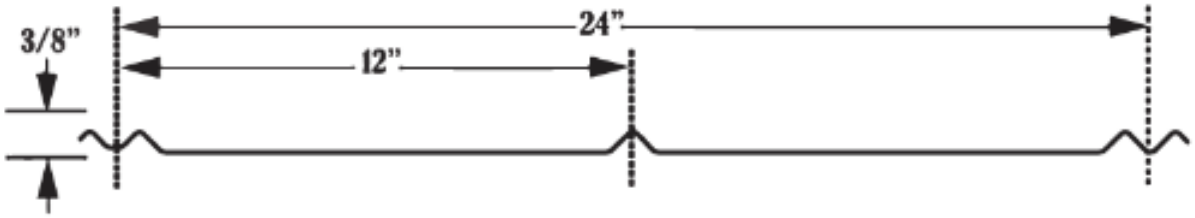
1924



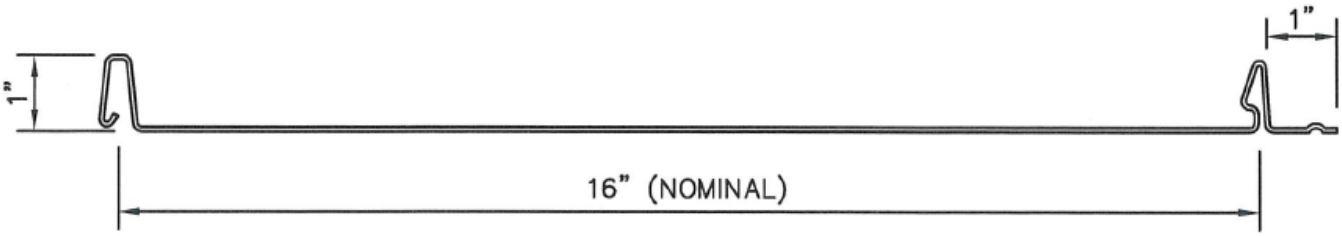
1930 updated to 1965

METAL PANEL PROFILE COMPARISON

EXISTING 5V-CRIMP PANEL



PROPOSED 1" STANDING SEAM SMOOTH PANEL



PANEL PROFILE

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2026-0047 **Meeting Date: Thursday, July 16, 2026**

1. NAME OF APPLICANT: Roofology Roofing Inc.
   Business (if applicable):
   Address: 2807 N 10th St
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available Upon Request Available upon Request

2. NAME OF PROPERTY OWNER: Oullette Family Trust
   Business (if applicable):
   Address: 54 Water St
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

3. PROJECT LOCATION: 54 WATER ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: ABBOTT TRACT CITY LOT 12 BLK J OR815/0208 & 5299/145(L/E)

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1872-1885, that is recorded in the Florida Master Site File and contributing to the Abbott Tract National Register Historic District, including replacement of existing metal roofing with metal roofing of a different design.

Information attached by applicant includes:

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

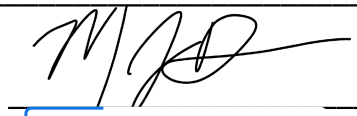
HARB APPLICATION AGREEMENT

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: 54 Water St Saint Augustine, FL 32084

Applicant's Name: Michael Ryan Roofology Applicant's Signature: 

Owner's Name: David Oullette Owner's Signature: David Ouellette Signed on Jun 16, 2026 at 12:40PM

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

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

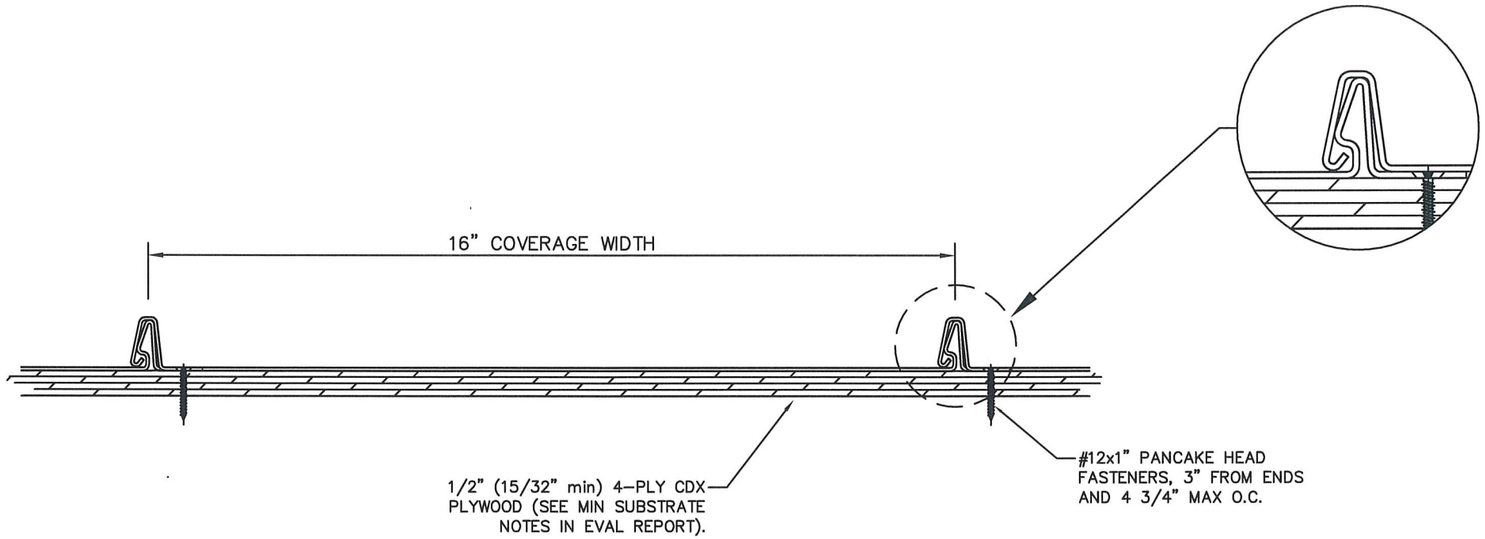
(Can add additional signature page if needed)

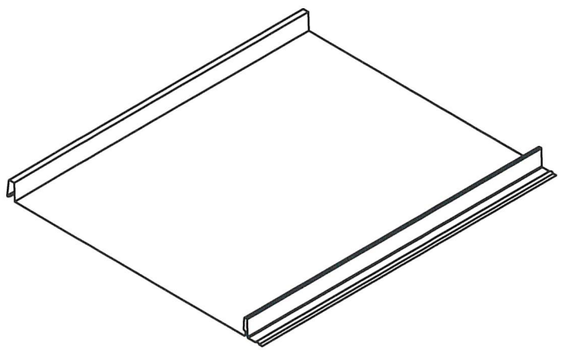
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

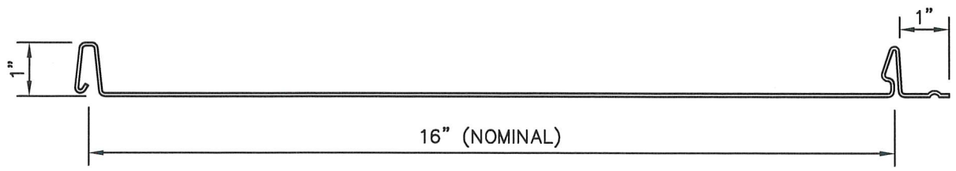


Received June 16, 2026
Planning and Building Dept

ARMOUR LOC 26 Ga. STEEL 1" NAILSTRIP
16" WIDE ROOF PANELS OVER 1/2" CDX PLYWOOD







PANEL PROFILE

MAX DESIGN PRESSURE
-86 Psf

GENERAL NOTES:

1. ROOF SLOPE IS LIMITED PER THE REQUIREMENTS OF FBC SECTION 1507.4.2.
2. DESIGN OF SUBSTRATE IS BY OTHERS AND NOT A PART OF THIS APPROVAL.
3. ALL PANEL SYSTEM PERIMETERS, PENETRATIONS, AND TRANSITIONS TO BE FLASHED AND SEALED PER THE REQUIREMENTS OF RAS 133.

REV.#	DATE	PRINTS ISSUED FOR
–	10/1/25	2023 CODE UPDATE
–	8/5/22	1ST SUBMITTAL

SEAL: SCOTT WOLTERS No 62354 STATE OF FLORIDA PROFESSIONAL ENGINEER
OCT 11 2023

SCOTT WOLTERS
FL PE# 62354

WOLTERS ENGINEERING
(COA# 27194)
15211 97TH ROAD N
WEST PALM BEACH, FL 33412
(561) 225-1982

1ST COAST METAL ROOFING SUPPLY
186 STATE ROAD 207
EAST PALATKA, FL 32131
PH: (561) 629-7288
www.1stcoastmrs.com

1ST COAST METAL ROOFING SUPPLY

DWG: 1CSNS16

SHEET: 1/1

Application Pg.4
Page 319 of 558

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 16, 2026 Meeting



Application HP2026-0044 Address: 62 Fullerwood Drive

62 Fullerwood LLC – Applicant & Owner

Project description: For partial demolition of a residential building, constructed c. 1955, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District including replacement of existing roof material with a new material of a different design.

Architectural Style:	Ranch	Florida Master Site File:	SJ05147
National Register:	Fullerwood Park Residential NRHD: Contributing	Construction date:	c. 1955
Archaeology Zone:	IIA	Zoning District:	RS-1
Parcel number:	1516301000		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the northwest corner of Fullerwood Drive and Rainey Avenue, this Ranch style residence, constructed c. 1955, contributes to the Fullerwood Park Residential National Register Historic District.

The applicant is seeking to replace the existing composition rolled roof with a metal roof as described in the scope of work below.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure that 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 **APPROVE** a Certificate of Demolition for Partial Demolition at **62 Fullerwood Drive** if the Board finds that:

1. The proposed replacement metal roof maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope; AND,
2. Replacement of the asphalt roofing material with the proposed ribbed metal panel design will not compromise the overall historic character and integrity of the structure or the Fullerwood Park Residential NRHD.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Removal of existing rolled composition/asphalt roofing
    b. Installation of 26 Gauge 36" wide Purlin Bearing R (PBR) roof panel

Note: No modifications to the existing chimney were included in this application. The applicant should confirm that the existing chimney will remain. If the chimney is proposed for removal, this application will require readvertisement to include chimney removal within the scope of work.

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 Fullerwood Park Residential National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The building has a similar mass and scale to many of the Ranch style homes extant in the neighborhood. Varying roof types on varying architectural styles are found throughout the Fullerwood neighborhood as the area has developed and buildings have been modified over time. The roof slope is so shallow, and the building situated far enough back and elevated from street-level that it is difficult to find an angle from which the roof material is clearly visible.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. While the current Architectural Guidelines for Historic Preservation (AGHP) does not address Ranch style homes, the forthcoming AGHP Update states that Ranch and Mid-Century style roofs "are typically low-pitched side-gables or low-pitched hip… Roof surfaces are most often covered with composition shingles." The 1930 Sanborn Fire Insurance Map, updated to 1965, reveals that the structure has had some type of composition roof since its construction. It is unclear whether the roof may have been composition shingles at one point rather than the existing rolled-on asphalt material. The 2006 Florida Master Site File form indicates a roof material of composition shingles; however, the accompanying photo is not clear enough to confirm the roof material. The 2010 Florida Master Site File photo appears to show the existing rolled composition roof.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. The applicant wishes to replace the rolled asphalt roof with a 26 ga. metal ribbed panel roof. Metal panels have not been installed on this roof historically and may be inappropriate for the architectural style of the building. Other metal roof panel types, such as a 1" standing seam roof, may be more visually appropriate and are generally more desirable to homeowners because the concealed fasteners reduce the likelihood of roof leaks.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although contributes to its district. The existing rolled asphalt roof is consistent with a common roof covering for Ranch style homes.

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 rolled asphalt roof with a new material removes an architectural feature that is consistent with the time period of the residence, its architectural style, and the neighborhood. The metal panel roof, particularly the design proposed, will look more modern. Roof coverings, while long lasting, are not permanent, and the roof could be reverted to shingle again in the future.

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 most common roof covering for Ranch style residences is asphalt shingle. Examples of metal on Ranch homes are extant but are often more modern additions to or interpretations of the Ranch 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 Fullerwood, Nelmar Terrace, and Davis Shores Neighborhoods that saw an increase in development after WWII.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The existing asphalt roof could be replaced with new without altering the look of the roof.

11. ***The justification for the proposed partial demolition.*** The applicant has requested the replacement from rolled asphalt to metal for longevity purposes. According to the applicant, the low slope would prohibit use of asphalt shingles. Staff discussions with local homeowners also suggest a preference for metal roofing to obtain or continue insurance coverage locally. Ribbed metal roofing is often designed to drain water more effectively than asphalt roofs or more historic metal panel designs.

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 1955, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded in the Florida Master Site File and listed as a contributing building in the Fullerwood Park Residential National Register Historic District. The replacement roof does not use in-kind features or materials or match architectural elements of those previously existing.

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

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

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(7)b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Metal Panel Profile Comparisons

STAFF PHOTOGRAPHS
62 Fullerwood Drive



Front (south) Elevation

STAFF PHOTOGRAPHS
62 Fullerwood Drive



Front (south) Elevation

STAFF PHOTOGRAPHS
62 Fullerwood Drive



Southeast Elevation

STAFF PHOTOGRAPHS
62 Fullerwood Drive



East Elevation

STAFF PHOTOGRAPHS
62 Fullerwood Drive











Context

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SJ05147
Recorder #
Field Date 8/15/2006
Form Date 9/18/2006
FormNo 200608
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 62 Fullerwood Drive
Multiple Listing (DHR only) >>
Other Names
Survey or Project Name North City 2006 Suvey
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
62		Fullerwood	Drive	

Cross Streets (nearest/ between) Douglas/Rainey
City / Town (within 3 miles) St. Augustine
In Current City Limits? YES
County St. Johns
Tax Parcel #(s)
Subdivision Name Fullerwood Park Sub.
Block 9
Lot 187-188
Ownership Private Individual
Name of Public Tract (e.g., park) N/A
Route to (especially if no street address) N/A

MAPPING

USGS 7.5' Map Name
Publication Date >> ST. AUGUSTINE;1988
Township: Range: Section: 1/4 section: >> 7S ;30E ;7;UNSP
Irregular Section Name: N/A
Landgrant N/A
UTM: Zone Easting Northing
Plat or Other Map (map's name, location) St. Augustine

DESCRIPTION

Style Ranch
Other Style N/A
Exterior Plan Irregular
Other Exterior Plan N/A
Number of Stories 1
Structural System(s) >> Masonry - General
Other Structural System(s) N/A
Foundation Type(s) >> Slab
Other Foundation Types N/A
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Block-concrete
Other Exterior Fabric(s) N/A
Roof Type(s) >> Gable
Other Roof Type(s) N/A
Roof Material(s) >> Composition shingles
Other Roof Material(s) N/A
Roof Secondary Structure(s) (dormers etc) >> Not applicable
Other Roof Secondary Structure(s)
Number of Chimneys 0
Chimney Material
Other Chimney Material(s) N/A
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8SJ05147

DESCRIPTION (continued)

Window Descriptions: Awning, 1/1-Light

Main Entrance Description (stylistic details): Offset, Solid Core

Porches: #open: 1 #closed: #incised: Location(s): Front (South) Stoop

Porch Roof Types(s): Flat

Exterior Ornament: None

Interior Plan: Unknown Other Interior Plan: N/A

Condition: Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features):

Archaeological Remains (describe):

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional):

HISTORY

Construction year: 1955

Architect (last name first): Unknown Builder (last name first): Unknown

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Unspecified;;;			

Structure Use History

Use: Year Use Started: Year Use Ended: >> Residence--private;1955;

Other Structure Uses: Continuation Sheet

Ownership History (especially original owner, dates, profession, etc.): Continuation Sheet

RESEARCH METHODS

Research Methods: >> Examine local property records

Other research methods:

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible:

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance: >> Community planning & development

Other Historical Associations: See continuation sheet

Explanation of Evaluation (required): See continuation sheet

HISTORICAL STRUCTURE FORM

8SJ05147

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Marder, Walt

Recorder Address / Phone P.O. Box 1002, St. Augustine, Florida 32085, 904-824-5178

Recorder Affiliation Historic Property Associates Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? YES

****** MASTER SITE FILE USE ONLY ******

SHPO's Evaluation of Resource

Date

Cultural Resource Type:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

Supplement Information Status:

Supplement File Status:

FMSF Staffer:

Computer Entry Date:

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED

(2) LARGE SCALE STREET OR PLAT MAP

(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

SJ05147-

Supplementary Printout

> **USGS map name/year of publication or revision:**
ST. AUGUSTINE;1988

> **Township/Range/Section/Qtr:**
7S ;30E ;7;UNSP

> **Structural system(s):**
Masonry - General

> **Foundation types:**
Slab

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Block-concrete

> **Roof types:**
Gable

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Not applicable

> **Change status/year changed/date noted/nature:**
Unspecified;;;

> **Original, intermediate, present uses/year started/year ended:**
Residence--private;1955;

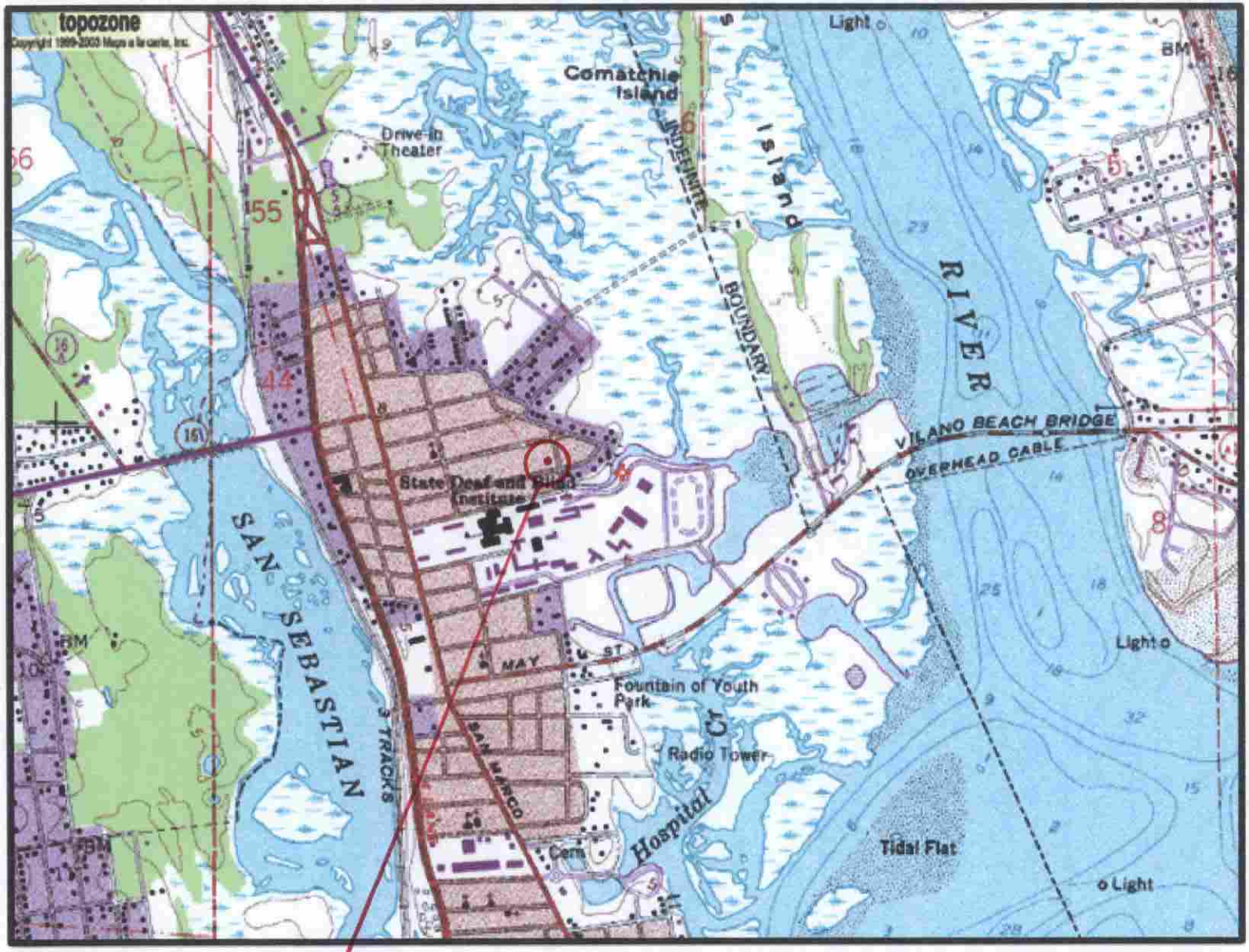
> **Research methods:**
Examine local property records

> **Area(s) of historical significance:**
Community planning & development

> **Repositories: Collection/Housed/Accession#/Describe**

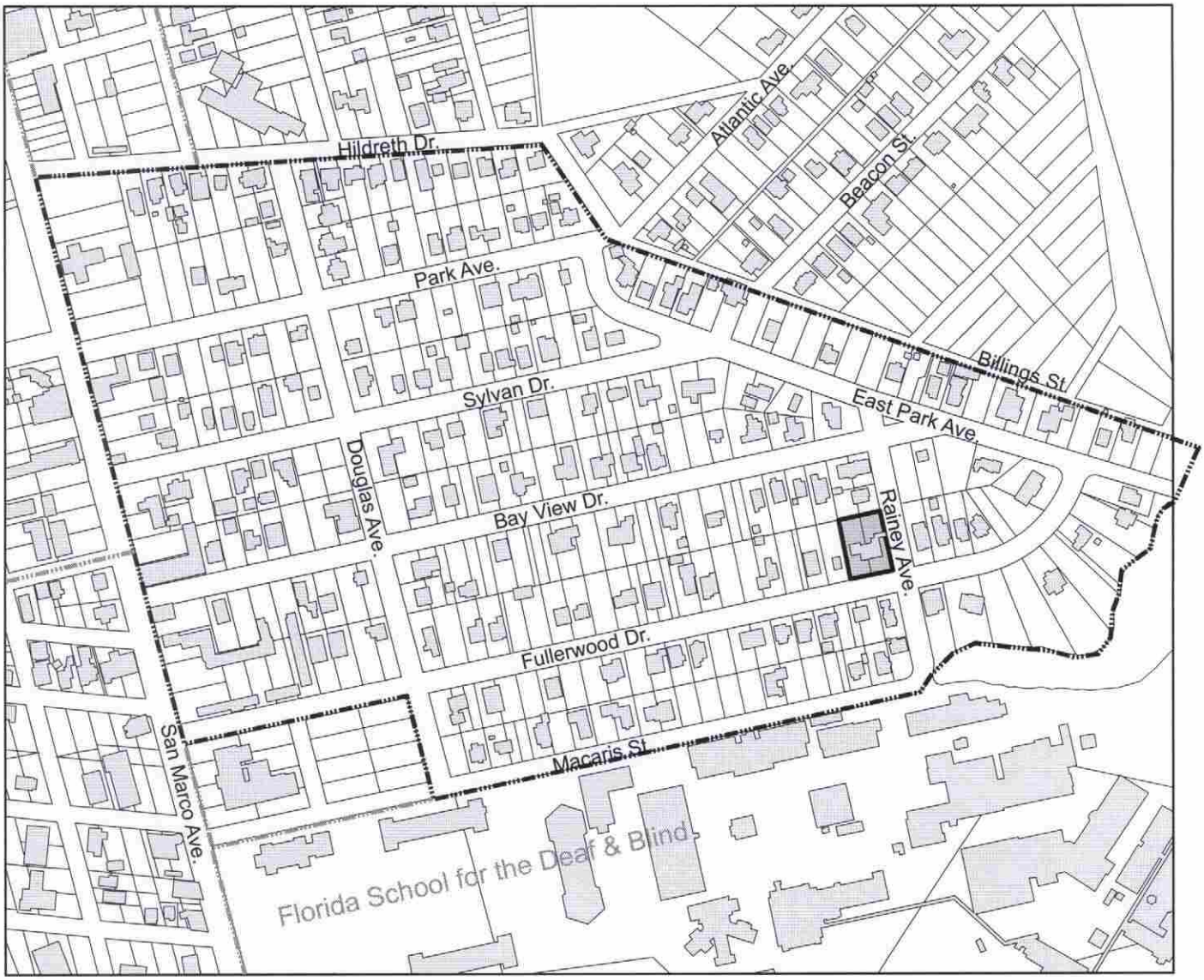
> **[Other name(s)]:**

NORTH CITY SITE MAP



FMSF NO: SJ5147
ADDRESS: 62 FULLERWOOD DRIVE

FMSF #: 8 sj 5147



North City Historic Architectural Survey
St. Augustine, Florida
Spring 2006

0 125 250 500 Feet

N
W E
S

Fullerwood Park Subdivision

62 Fullerwood Drive

Lots 187 and 188, Block 9

= Subdivision Boundary = Subject Property = Building Footprint

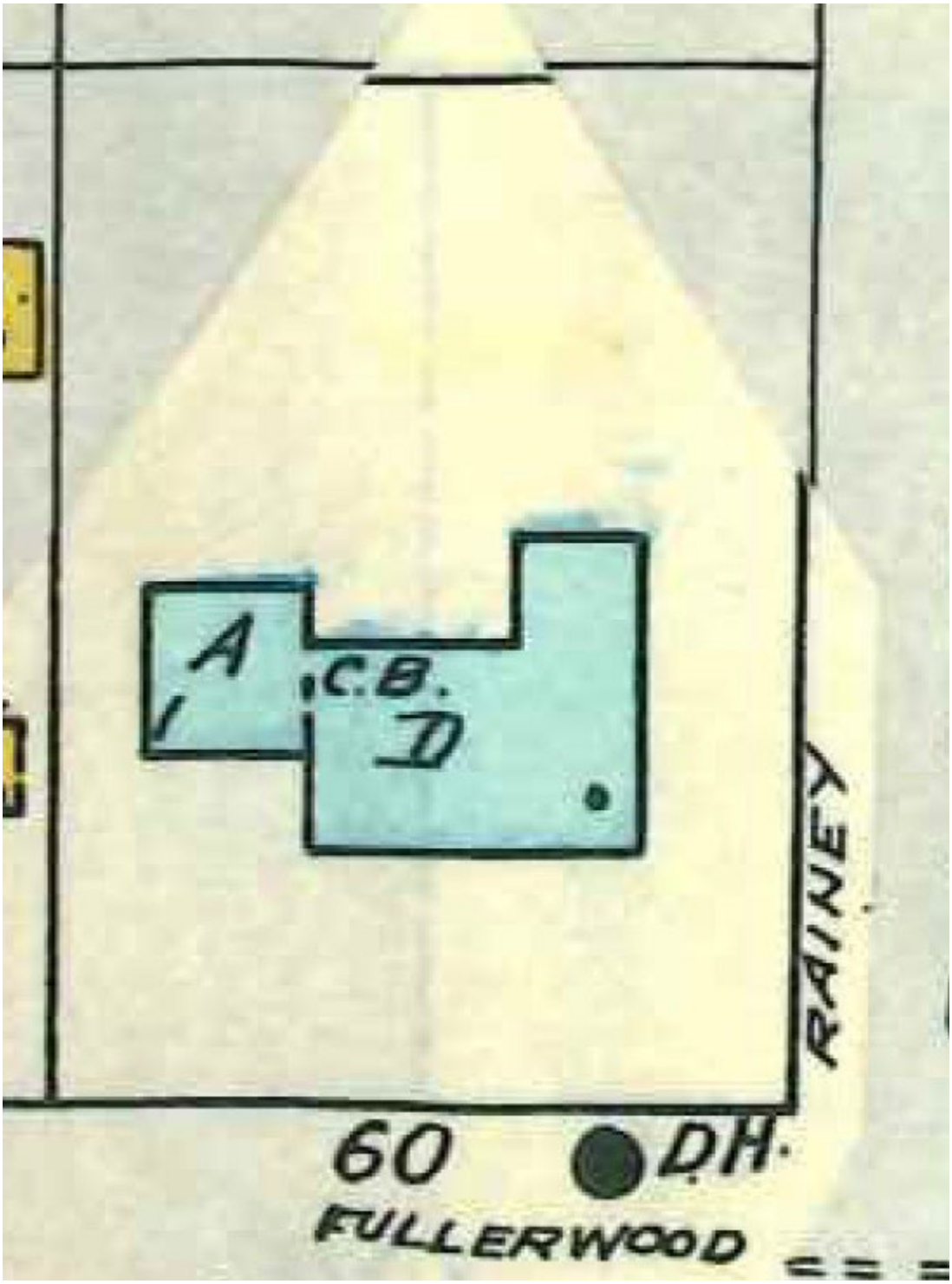
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Classifications depicted are for convenience only and should be confirmed by the Planning & Building Department of the City of St. Augustine prior to legal use.





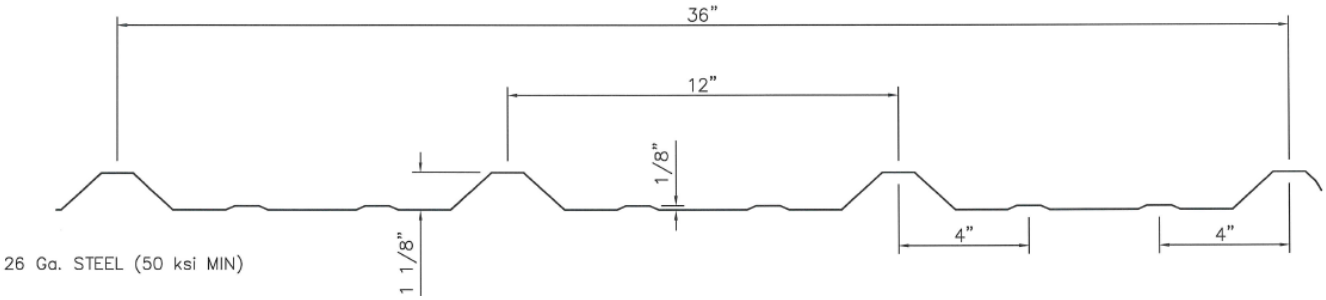


SANBORN MAP: 1930 UPDATED TO 1965
62 Fullerwood Drive



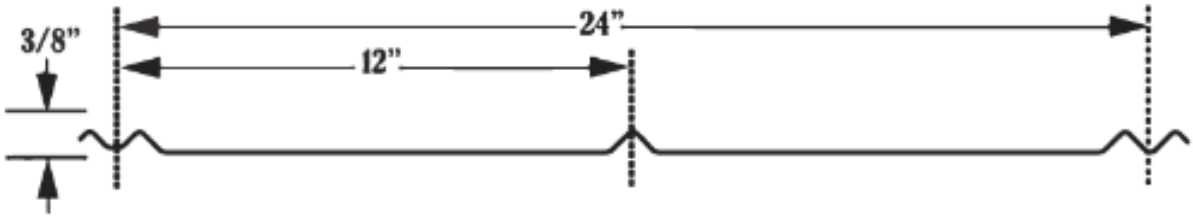
METAL PANEL PROFILE COMPARISON

PROPOSED 16 GA. STEEL PBR PANEL

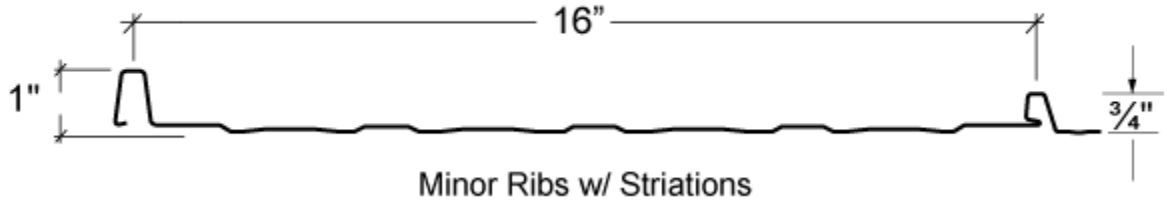


ALTERNATIVE METAL PANEL STYLES:

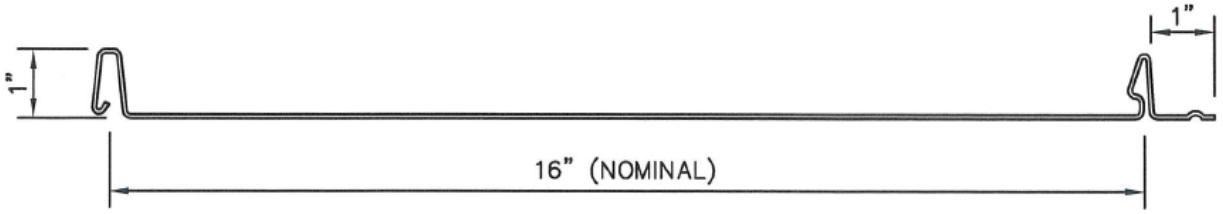
5v Crimp



1" Standing Seam Striated Panel



1" Standing Seam Smooth Panel



PANEL PROFILE

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2026-0044 **Meeting Date: Thursday, July 16, 2026**

1. NAME OF APPLICANT: Brookes Burkhardt
   Business (if applicable):
   Address: 242 Fiddlers Point Dr
   City: St. Augustine State: FL Zip Code: 32080
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

2. NAME OF PROPERTY OWNER: 62 Fullerwood Drive LLC
   Business (if applicable):
   Address: 242 Fiddlers Point Dr
   City: St. Augustine State: FL Zip Code: bm32080
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

3. PROJECT LOCATION: 62 FULLERWOOD DR, Saint Augustine, 32084

4. LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK SUB LOTS 187 & 188 BLK 9 OR5243/1297

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1955, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District including replacement of existing roof material with a new material of a different design.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Replacement Roof Panel Drawings

Received June 10, ,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: 62 Fullerwood Drive, St. Augustine 32084

Applicant's Name: Brookes Burkhardt Applicant's Signature: [signature]

Owner's Name: Catherine Burkhardt Owner's Signature: Catherine Burkhardt

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

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

(Can add additional signature page if needed)

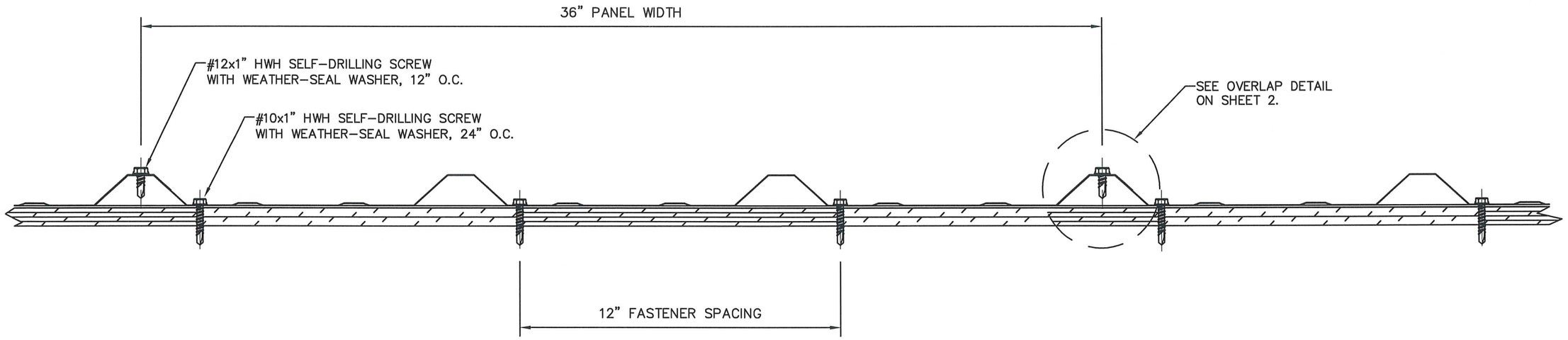
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

Received June 10, 2026
Planning and Building Dept.



Received July 6, 2026
Planning and Building Dept.

ARMOUR 26 Ga. STEEL PBR PANEL
36" WIDE, OVER 1/2" CDX PLYWOOD



MAX DESIGN PRESSURE
-63.5 Psf

GENERAL NOTES:

1. ROOF SLOPE IS LIMITED PER THE REQUIREMENTS OF FBC SECTION 1507.4.2.
2. DESIGN OF SUBSTRATE IS BY OTHERS AND NOT A PART OF THIS APPROVAL.
3. ALL PANEL SYSTEM PERIMETERS, PENETRATIONS, AND TRANSITIONS TO BE FLASHED AND SEALED PER THE REQUIREMENTS OF RAS 133.
4. SYSTEM MAY BE INSTALLED OVER EXISTING ROOFING, PROVIDED THE EXISTING ROOF MEETS ALL OF THE REQUIREMENTS OF FBC SECTION 1511 OR SECTION 1521.

REV.#	DATE
–	10/12/22
–	8/5/22
–	1ST SUBMITTAL
–	PRINTS ISSUED FOR

2023 CODE UPDATE

SCOTT WOLTERS
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAL: NO. 62354
OCT 11 2024

SCOTT WOLTERS
FL PE# 62354

WOLTERS ENGINEERING
(COA# 27194)
15211 97TH ROAD N
WEST PALM BEACH, FL 33412
(561) 225-1982

1ST COAST METAL ROOFING SUPPLY
186 STATE ROAD 207
EAST PALATKA, FL 32131
PH: (561) 629-7288
www.1stcoastmrs.com

1ST COAST METAL ROOFING SUPPLY

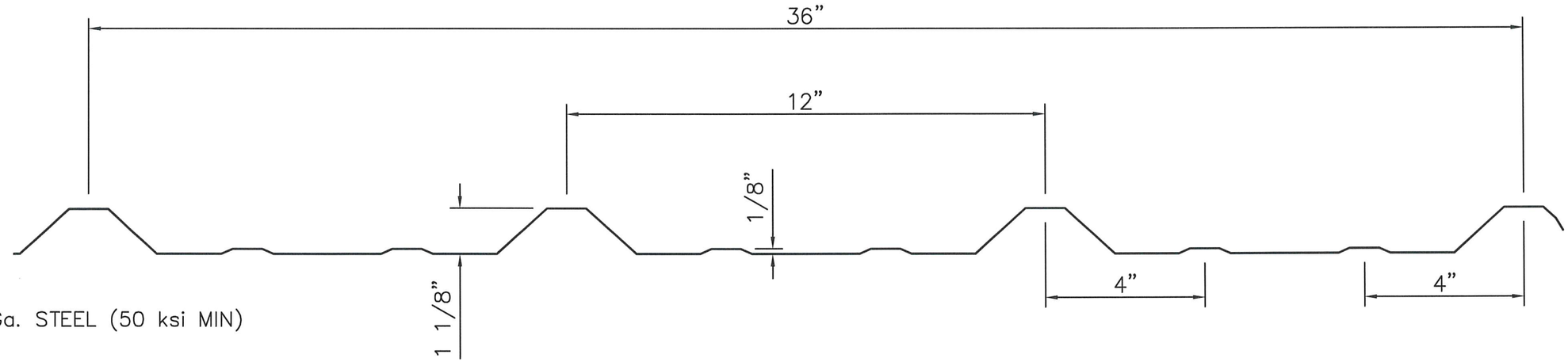
DWG: 1CSPBR

SHEET: 1/2

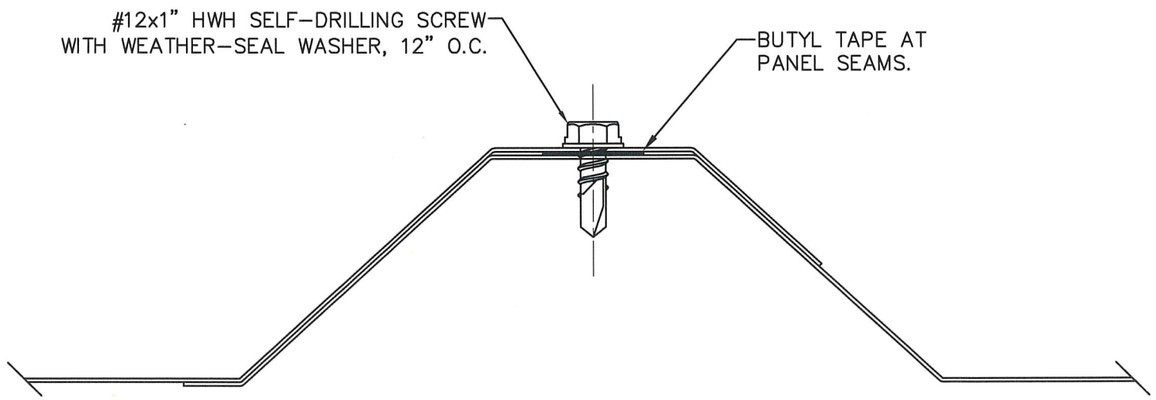
Application Pg. 4
Page 345 of 558

Received July 6, 2026
Planning and Building Dept.

ARMOUR 26 Ga. STEEL PBR PANEL
36" WIDE, OVER 1/2" CDX PLYWOOD



26 Ga. STEEL (50 ksi MIN)



OVERLAP DETAIL
(1 RIB)

REV.#	DATE
-	PRINTS ISSUED FOR 1ST SUBMITTAL
-	2023 CODE UPDATE
-	10/2/23
-	12/7/23

SCOTT WOLTERS
LICENSE NO 62354
STATE OF FLORIDA
PROFESSIONAL ENGINEER
OCT 11 2023

SCOTT WOLTERS
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1ST COAST METAL ROOFING SUPPLY

DWG: 1CPBR

SHEET: 2/2

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 16, 2026 Meeting



Application HP2026-0051 Address: 13 Saragossa Street

Les Thomas, Architect – Applicant

Carol Lopez Bradshaw and Albert & Virgina Bradshaw – Owner

Project description: For partial demolition of a residential building, constructed c. 1878-1885, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic district, including modifications to existing fenestration patterns, front porch, and roof form in conjunction with a rehabilitation project; and, demolition of a detached shed/garage structure for replacement with new.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02095
National Register:	Model Land Co. NRHD: Contributing	Construction date:	c. 1878-1885
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2055500000		
Agenda Item:	8(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the south side of Saragossa Street on the block between Sevilla and Cordova Streets, this one-story Frame Vernacular residence was constructed between 1878 and 1885, making it one of the oldest structures in the neighborhood. Research indicates the building once faced Cordova Street, with all the land between Cordova and the residence being a single property. After Saragossa Street was developed, the front entry door was moved to the north elevation and the porch facing Saragossa Street was added between 1910 and 1917. Modifications over time are evident on both Sanborn Fire Insurance Maps and when observing the structure. Windows are currently a combination of wood double hung 6/6 and 2/2 sash windows with and without screens as well as some 1/1 and 2/2 sash replacement windows. Some lower sashes are missing and infilled with wood panels.

The applicant is seeking partial demolition as detailed in the scope of work below.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition 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 **APPROVE** a **Certificate of Demolition for Partial Demolition** at **13 Saragossa Street** if the HARB finds that the proposed modifications to the structure maintain the historic character and integrity of the structure, are compatible with the historic structure's building envelope, and will not compromise the overall historic character and integrity of the structure because the modifications and design of the proposed new garage meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

The Board may consider conditioning approval to include salvage of any useable materials, such as historic window sashes, bricks, and other architectural elements, as feasible.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Wholesale window replacement:
        i. Replacement with 6/6 sash windows or 6 lite fixed (or casement?) windows per plans
        ii. No specifications for windows were provided but can be administratively approved with Board direction.
    b. Repair and replace wood siding in-kind as needed. New siding to match existing on infilled opening and additions.
    c. Roof:
        i. Replacement existing asphalt shingle roof with metal (5v crimp can be administratively approved)
        ii. Removal of rear chimney stack
        iii. Reduce roof pitch on of the widest (front) cat-slide portion of roof to gain interior ceiling height.
    d. Front (North) Elevation:
        i. Replace far-left (east) door with a window as part of addition extension.
        ii. Replace porch posts in-kind (applicant should confirm if details such as brackets are being salvaged or matched)
        iii. Roof pitch reduction evident
        iv. Remove existing far-right (west) exterior door to accommodate addition
    e. East Elevation:
        i. Reframe, enclose existing string of window openings, and side existing enclosed porch to match existing lap siding
        ii. Extend enclosed porch under existing roof one additional bay northward.
        iii. 6” Wood Trim to indicate existing post locations
        iv. New 6/6 windows on addition
        v. Replace single 2/2 DHS window with new paired 6/6 windows
    f. West Elevation:
        i. Replace existing string of windows on bump-out with siding infill and 3 6-lite windows
        ii. Replace existing 6/6 window with smaller 6-lite window for bathroom
        iii. Extend existing enclosed bump-out northward (will block one window opening, currently boarded-up)
        iv. Remove brick knee-wall
    g. South (Rear) Elevation
        i. Enclose three existing window openings with siding to match
        ii. Install paired 6-lite windows off-center
        iii. Replace far right (east) 2/2 window with a multi-lite exterior door
    h. Demolish existing detached outbuilding:
        i. Construct replacement outbuilding:
            1. 16’w x 24’l x 14’8”h
            2. Horizontal siding
            3. Metal roof
            4. Multi-lite access door on north (front) elevation
            5. Window and shed/garage door on west elevation.

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 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 one-story building is somewhat smaller in scale than surrounding structures along the streetscape, many of which are 1-1/2 story with dormers or 2 story residences.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The building is one of the oldest in the neighborhood and replacement of historic features, including later additions that have gained significance over time, will erode the original fabric of the building. Thoughtful replacement design may mitigate the loss of original fabric. The rear chimney to be removed on the western roof slope is highly visible from the west elevation along the street. The HARB should determine whether retention of the chimney closest to the street is enough to mitigate the second chimney.

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 HARB may apply recommendations and conditions to the design of replacement features for Partial Demolition. Several of the proposed modifications, including roof material replacement, siding repair and replacement in-kind, and repair/reinforcement of pier foundations with appropriate finishes can be administratively approved by staff during the permitting process. The HARB must focus on modifications that permanently alter the structure due to removal of a feature or replacement that is *not* in-kind.

Windows are to be replaced throughout the structure and are currently a combination of several styles of wood and aluminum/vinyl replacements, many of which are damaged or missing sashes. The 1980 Florida Master Site File survey indicates 6/1 DHS windows, though most of the extant wood windows are 6/6 and 2/2. The applicant has chosen 6/6 replacement windows, though no specifications were provided to determine material or design. Staff may administratively approve replacement windows if they have similar design elements to wood, retain existing exterior casing (or an exterior casing deemed appropriate by the HARB), and have an exterior raised muntin pattern as approved by the HARB. Proposed fenestration changes were made to accommodate interior layout changes and are inconsistent with traditional window patterns. Modifications to the building over time make it unclear what the original window pattern may have been. Proposed windows on the front elevation are more consistent with a historic window pattern.

Roof modifications include the removal of one of the two brick chimney stacks on the western roof slope (as detailed above) as well as a minor reduction in pitch of the cat-slide roof on the west side of the building, likely proposed to gain interior ceiling height. The HARB should determine whether the pitch-change dramatically impacts the look of this unique feature of the structure.

For **demolition and replacement of the rear garage structure** the Board should consider whether the replacement design meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design. The existing outbuilding is wood frame with corrugated metal walls and plywood screening that may have been garage doors or an open carport-type space on the west elevation. The proposed new design matches the horizontal siding, metal roof, window, and door elements of the primary structure.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although it contributes to its district.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. The overall mass and scale of this structure are remaining unchanged. The original Model Land Company NRHD nomination noted this structure as "Altered, but contributing." The Board must determine whether the project overall will allow the structure to retain its contributing status.

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 wood-frame residence that has seen modifications over time as surrounding development progressed. The catslide roof is unique to the period in which this structure was built and appears to be one of very few remaining examples of this architectural element still extant in St. Augustine.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine, particularly in the Lincolnville and North City 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.*** Elements of the building are not of such design, craftsmanship, or material that they could not be reproduced. It is important for historic architectural details, such as porch rails and brackets, particularly if determined to be historic, be retained during rehabilitation of the building.

11. ***The justification for the proposed partial demolition.*** The applicant has submitted this project scope as part of a larger rehabilitation project.

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 1914, 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 and doors installed do not use in-kind features or materials or match architectural elements of those previously existing.

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

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

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(7)b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
13 Saragossa Street



Front (north) Elevation

STAFF PHOTOGRAPHS
13 Saragossa Street



Front (north) Elevation

STAFF PHOTOGRAPHS
13 Saragossa Street



Northeast Elevation

STAFF PHOTOGRAPHS
13 Saragossa Street



East Elevation (original front elevation)

STAFF PHOTOGRAPHS
13 Saragossa Street



East Elevation (original front elevation)

STAFF PHOTOGRAPHS
13 Saragossa Street



South Elevation

STAFF PHOTOGRAPHS
13 Saragossa Street



Southwest Elevation

STAFF PHOTOGRAPHS
13 Saragossa Street



West Elevation (original rear elevation)

STAFF PHOTOGRAPHS
13 Saragossa Street



West Elevation (original rear elevation; chimney on right to be removed)

STAFF PHOTOGRAPHS
13 Saragossa Street







Existing Garage/Shed Structure to be Demolished

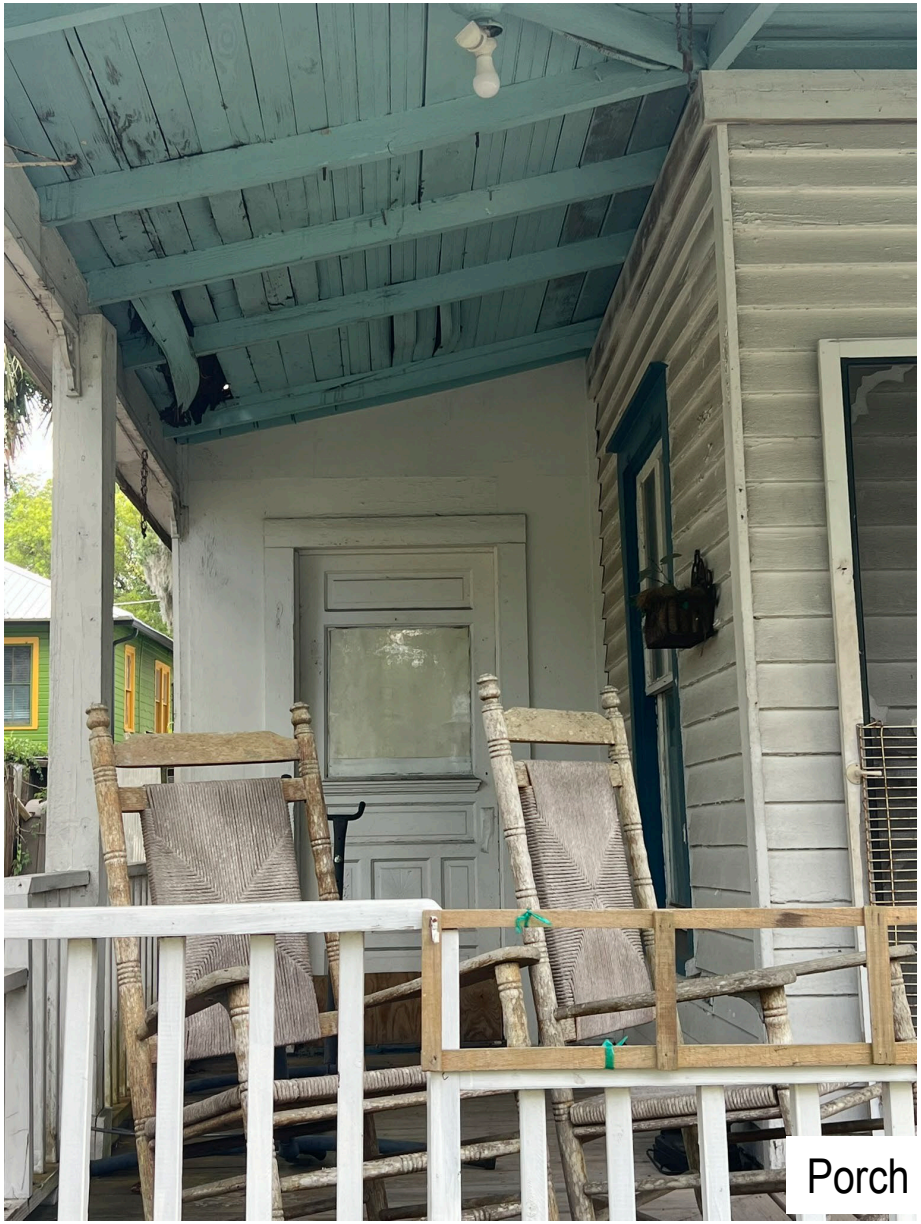
STAFF PHOTOGRAPHS
13 Saragossa Street



East and West Addition Locations
Under Existing Roof Eave



STAFF PHOTOGRAPHS
13 Saragossa Street





Porch Details

STAFF PHOTOGRAPHS
13 Saragossa Street









Window Details

STAFF PHOTOGRAPHS
13 Saragossa Street





Siding
and
Foundation
Details



FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ2095 1009==

Site Name: 13 Saragossa Street 830== Survey Date: 7807 820==

Address: 13 Saragossa Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) K (block) West 6' of Lot 18 (lot) 868==

and East 45' of Lot 19 868==

Owner of Site: Name: Lopez, Albert J. & Edith ;

Address: 15 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) 469498 (easting) 3307108 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Harper, Robert W. (Assistant Curator) ;

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: ±1885 844== Period: 19th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood weatherboard 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/1 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches - hip and shed 942==

Porches & Balconies: 1 story screened porch on front 942==

Chimney Location: Offset lateral slope 942==

Materials: (882)

Chimney: Brick (one with metal cap) 882==

Roof Surfacing: Metal, 3-V crimp 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Originally built to face Cordova Street. Porch added to give it an entrance on Saragossa Street. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Minorcnas, Railroads, Tobacco, Communications 920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular house at 13 Saragossa Street was constructed between 1878 and 1885. The small rectangular structure with a catslide roof reflects a style common in St. Augustine from 1875 to 1885. The entrance originally faced Cordova Street to which the property owners had a right of way. Later the Model Land Company Subdivision was developed and Saragossa Street cut through near this house. A front door was cut in on the Saragossa Street side. This house differs in orientation from its neighbors due to its earlier construction date. It is one of the pioneer homes in this part of town and one of the oldest buildings in the Model Land Company subdivision.

The range of buildings in this area of Model Land Company Subdivision go from grand winter residences of the Flagler Era to expensive homes of the 1950's erected on the former site of the Flagler Mansion, "Kirkside", to more modest homes of several different generations. There are a number of churches of extraordinary architectural interest as well. The original development here was late Victorian or Colonial Revival in style, and this continues to give the area its character. But building, or rebuilding, in the area continues to the present day, given the desirability of the neighborhood, and it contains examples from many different time periods. The area is bordered on the east by the St. Augustine National Landmark Historic District, and one building, the Grace Methodist Church on 8 Carrera Street, is listed on the National Register of Historic Places. While retaining many outstanding buildings, this area has suffered from the past demolition of outstanding buildings like Kirkside and the Barcelona Hotel. The heavily institutional presence in the neighborhood, both church and college, creates continuing traffic and parking problems, and pressures for further demolitions. There is also a drainage problem in the area when it rains.

HISTORY

The core of the Model Land Company Subdivision evolved out of four late 18th century Spanish land grants and the Royal Powder House lot which was located approximately within the area encompassed by Cordova, Riberia, Saragossa, and Carrera Streets. The eastern boundary of this section was formed by the 18th century Rosario defense line.(1) In recognition of the

(over)

V. BIBLIOGRAPHY

1. Juan Joseph Elixio de la Puente, "Plano de . . . San Agustin de Florida", January 22, 1764; Benjamin Clements, "Plan of the City of St. Augustine, 1834-1835".

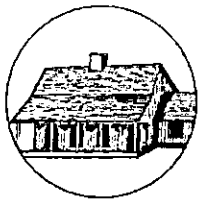
2. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

3. St. Augustine City Directory, 1904 to 1934.

Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. With the exception of Cordova Street and St. Andrews Place, the late 19th century development in this core section represents the best in the subdivision, and includes the monumental Flagler churches and the large private residences of wealthy winter residents and 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)

Residents of this house at 13 Saragossa Street include Lopez family members: Emanuel; a cigar maker and carpenter; Ernest, a watchman; and Harvey J. Lopez, a reporter and editor for the St. Augustine Record. Edwin Pomar, a cigar maker and C. Gurd Oliveros, Chief Clerk for the Florida East Coast Railway and Walter J. Renfroe, secretary to he general manager of the Florida East Coast Railway were also occupants.(3) Members of the Lopez, Oliveros, and Pomar families descend from families that have resided in St. Augustine since the eighteenth century. The Pomar family migrated from New Smyrna in 1777 and are of Minorcan ancestry.

☐ Original
☒ Update



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

Site#8 SJ02095
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) 13 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:	13		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 # 2055500000 — 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: 1885 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1885 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1885 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address _____
Alterations: ☐yes ☐no ☒unknown Date: _____ — Nature: altered entry, partial enclosure
Additions: ☐yes ☐no ☒unknown Date: _____ — Nature: possible 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 1
Exterior Fabric(s): 1. Wood siding — 2. Wood/Plywood — 3. _____
Roof Type(s): 1. Gable — 2. Shed — 3. hip extension
Roof Material(s): 1. Asphalt shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)
1/1, 2/2, & 6/6 wood sash, fixed wood single light

Distinguishing Architectural Features (exterior or interior ornaments)
wood siding, boxed eaves with returns, asymmetrical massing and fenestration, wrap around porch partially enclosed

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
paved brick walkway, mature and dense vegetation, low wooden fence.

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 SJ02095

DESCRIPTION (continued)

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

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

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

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

Main Entrance (stylistic details)

off center under hip extension, obscured (open), wooden panel screen door.

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

wrap around with hip extension roof, concrete steps, wood deck, square supports with small scrolled knee brackets, partially enclosed on side.

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

Narrative Description of Resource

One of the oldest home in the district, it has been continuously inhabited by the Lopez family who have lived in St. Augustine since the 18th century. The original entry fronted Cordova 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) 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)

May meet criteria for A and C at the local level for its relatively unaltered style and long-inhabiting Lopez family.

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

1. Architecture 3. _____ 5. _____

2. Community planning & developm 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)

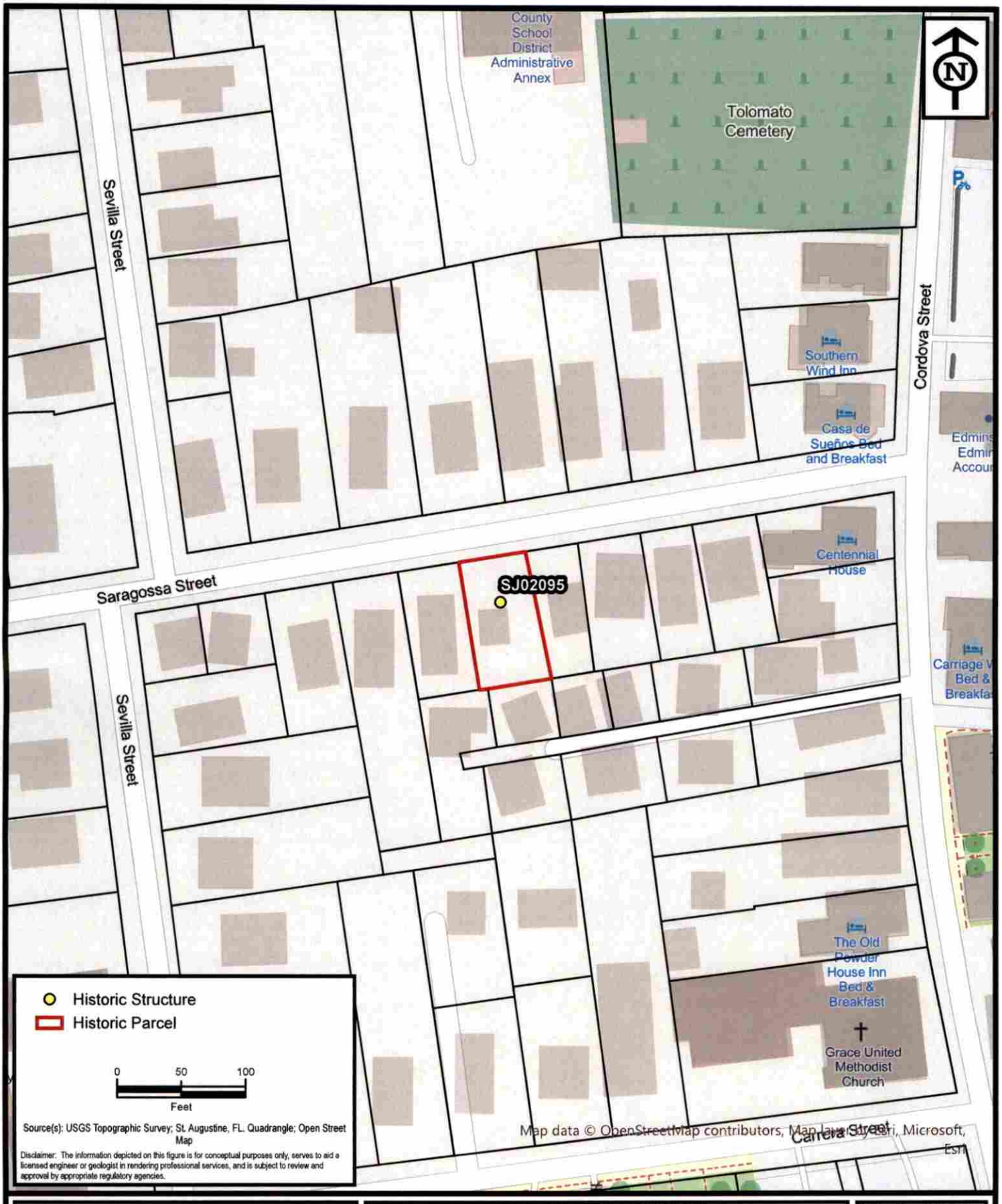
Required Attachments

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

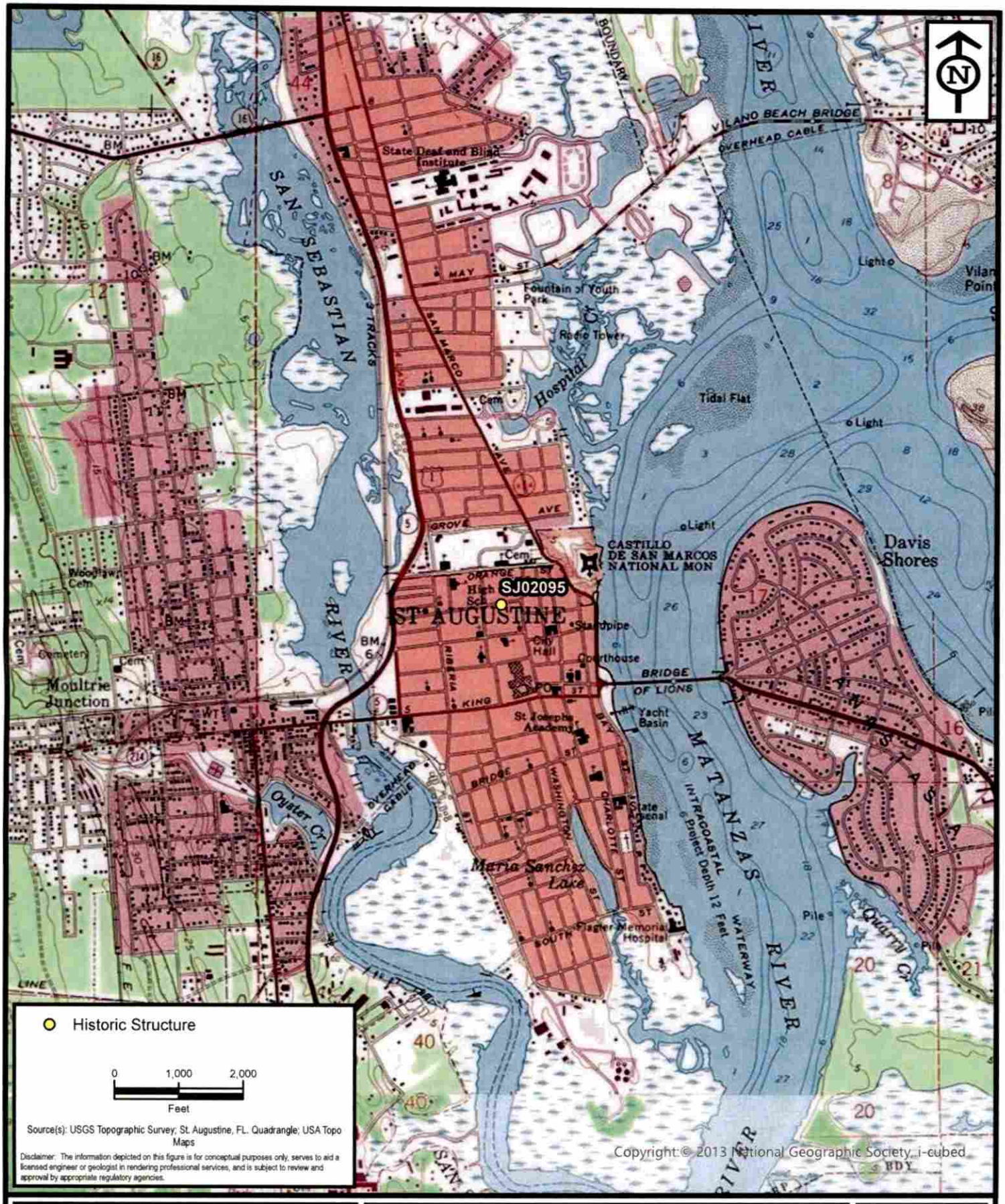
Parcel Location - SJ02095

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 12/16/2020 12:25 PM



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Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
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Figure No.	1

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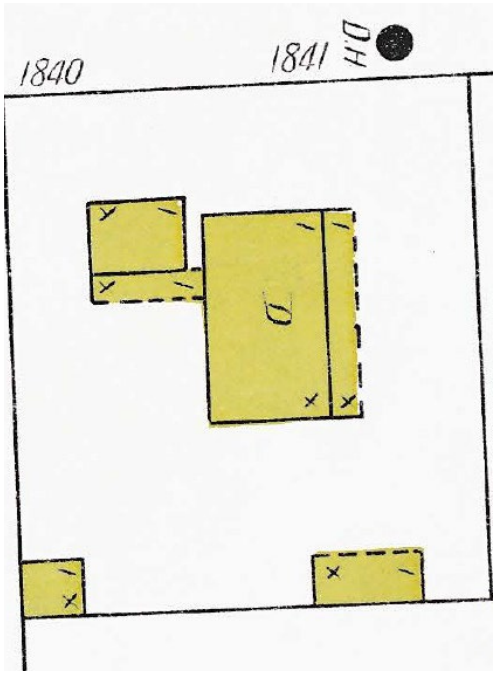
KODAK



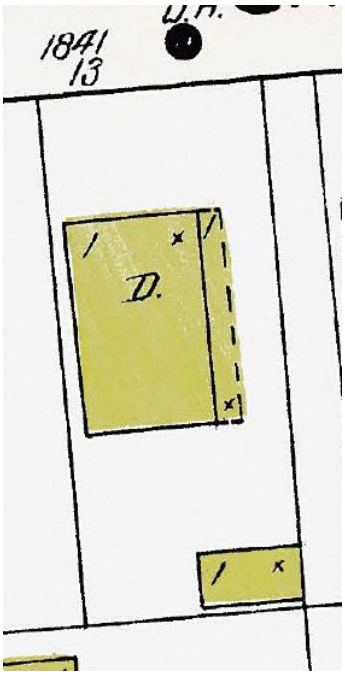


Staff Report Pg. 34

SANBORN MAPS
13 Saragossa Street



1904



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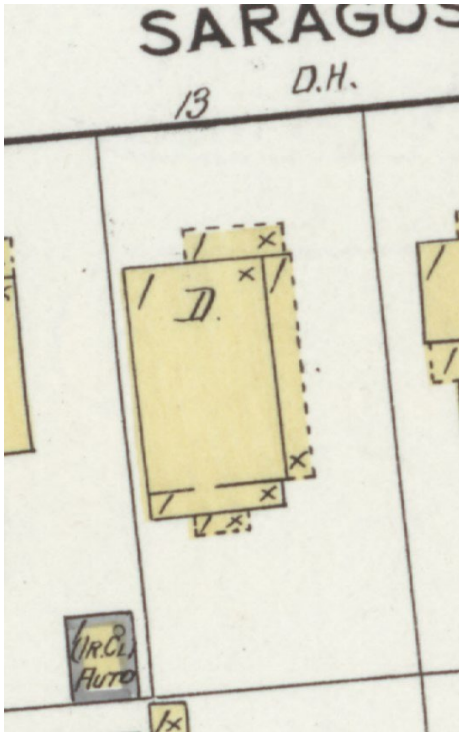

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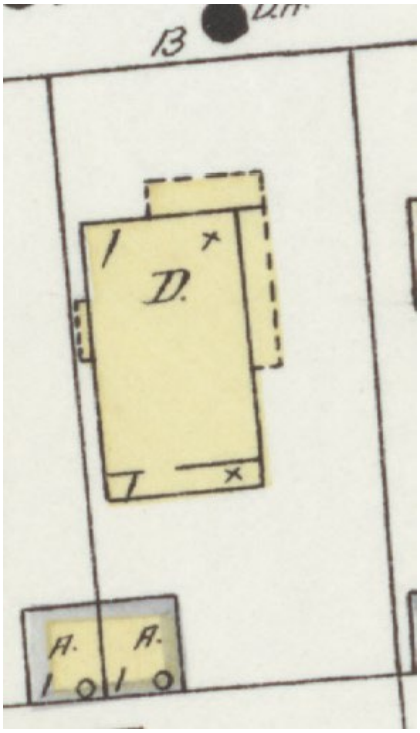
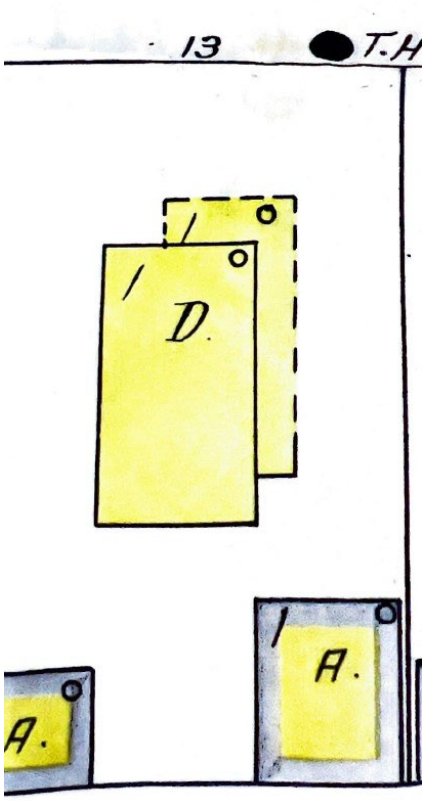


1924

SANBORN MAPS
13 Saragossa Street



1930 Updated to 1965

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2026-0051 **Meeting Date: Thursday, July 16, 2026**

1. NAME OF APPLICANT: Les Thomas, Architect
   Business (if applicable): _____
   Address: 32 Cordova 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: Carol Lopez Bradshaw and Albert & Virgina Bradshaw
   Business (if applicable): _____
   Address: 13 Saragossa St
   City: SAINT AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

3. PROJECT LOCATION: 13 SARAGOSSA ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: MODEL LAND CO SUB CITY W6FT OF LOT 18 & E45FT OF LOT 19 BLK K DB129/6 OR1089/1241 &1111/1602 &1606(L/A) &1172/476 & 6240/1896(L/E) & 6288/1124

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1878-1885, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic district, including modifications to existing fenestration patterns, front porch, and roof form in conjunction with a rehabilitation project; and, demolition of a detached shed/garage structure for replacement with new.

Information attached by the applicant includes:

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

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: 13 SARAGOSSA ST.

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

Owner's Name: DAVE BRADSHAW 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 June 17, 2026
Planning and Building Dept.

ect)

s <lesthomasarchitect@gmail.com>
nas <Lesthomasarchitect@gmail.com>

Tue, Jun 16, 20



Received June 17, 2026
Planning and Building Dept.

mail

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nas <Lesthomasarchitect@gmail.com>

Tue, Jun 16, 2



BUILDING FOOTAGE INFORMATION

EXISTING RESIDENCE FOOT PRINT	1,257 Sq Ft
EXISTING GARAGE FOOT PRINT	444 Sq Ft
EXISTING TOTAL	1,701 Sq Ft
PROPOSED RESIDENCE FOOT PRINT	1,291 Sq Ft
PROPOSED GARAGE FOOT PRINT	384 Sq Ft
PROPOSED TOTAL	1675 Sq Ft
LOT SIZE	5,386 Sq Ft
EXISTING LOT COVERAGE	31.5%
PROPOSED LOT COVERAGE	31%

STRUCTURE INFORMATION

MEAN ROOF HEIGHT	EXISTING NO CHANGE
TOTAL ROOF HEIGHT	EXISTING NO CHANGE
NUMBER OF STORIES	1

TYPE OF CONSTRUCTION

TYPE VB

PROJECT IS NOT LOCATED WITHIN 1 MILE OF THE COASTLINE

WIND BORNE DEBRIS PROTECTION IS NOT REQUIRED

WIND ZONE INFORMATION

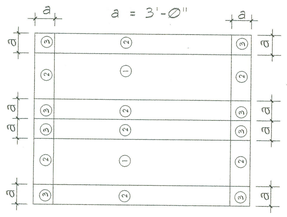
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 8th EDITION

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

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

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

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



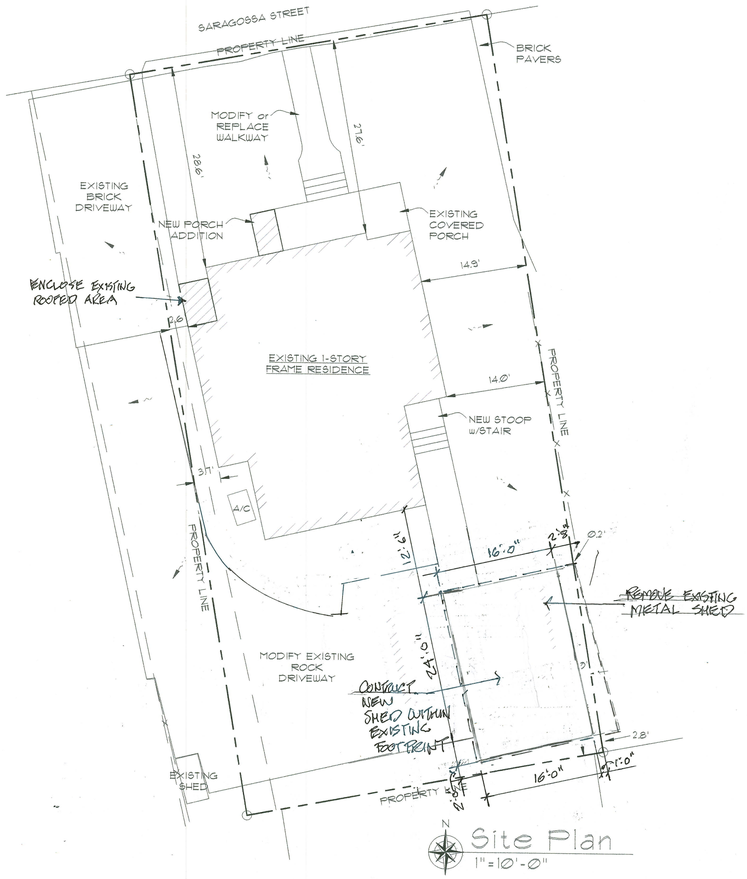
NOTES:

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

CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF:

2023 FLORIDA BUILDING CODE TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONE, EIGHTH EDITION
NATIONAL ELECTRICAL CODE (NEC) (2020)
NFPA-101, LIFE SAFETY CODE (2024)
FLORIDA FIRE PREVENTION CODE EIGHTH EDITION (2023)
2023 FLORIDA BUILDING CODE, BUILDING, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, RESIDENTIAL, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, ACCESSIBILITY, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, MECHANICAL, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, PLUMBING, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, FUEL GAS, EIGHTH EDITION
2023 FLORIDA BUILDING CODE EXISTING BUILDING, EIGHTH EDITION



Bradshaw Residence

Building Renovation

13 Saragossa Street

St. Augustine, Florida 32084

INDEX OF DRAWINGS

A1 CODE INFORMATION, SITE PLAN, & SHEET INDEX
A2 EXISTING FLOOR PLAN & EXISTING ELEVATIONS
A3 FLOOR PLAN & DEMO PLAN
A4 BUILDING ELEVATIONS
A5 COMPARISON ELEVATIONS
A6 FOUNDATION PLAN & ROOF PLAN
A7 HEADER SCHEDULE, BUILDING SECTION, & DETAILS
A8 ELECTRICAL PLAN & ELECTRICAL NOTES
A9 GARAGE FLOOR PLAN & BUILDING ELEVATIONS
A10 GARAGE CONSTRUCTION DRAWINGS & DETAILS

STRUCTURAL NOTES

1. DESIGN LOADS:
   - A. ROOF LIVE LOADS — 16 p.s.f.
   - B. FLOOR LIVE LOADS — 40 p.s.f.
   - C. WIND LOADS — 130 m.p.h.

   (FL. BLDG. CODE 2023 8th EDITION)
2. MATERIAL
   - A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-83

ITEM	COMPRESSIVE STRENGTH @ 28 DAYS
SLAB	2,500 P.S.I.
C.M.U. FILLED CELLS & BEAMS	2,500 P.S.I.

   - B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
   - C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
     1. SHAPES AND PLATES CONFORM TO ASTM A-36
     2. WELDING CONFORM TO "AWS D1.1, STRUCTURAL WELDING CODE"
     3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
     4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
   - D. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A., NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
     1. SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
     2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
     3. LVL BEAMS SHALL BE SOUTHERN PINE Fb=2400 P.S.I.
     4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 19% M.C.
   - E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
     1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
     2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
     3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
   - F. PLYWOOD ROOF AND WALL SHEATHING:
     CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
   - G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90.
     MORTAR SHALL BE TYPE M OR S.
   - H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS
     SHALL BE "GO-BOLTS" OR EQUAL.
3. CONCRETE MASONRY UNITS:
   - A. ALL C.M.U. SHALL HAVE #5 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
   - B. ALL C.M.U. SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 9 GUAGE GALVANIZED WIRE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
5. SHEATHING NAILING:
   - A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
     8d RING SHANK NAILS
     8d NAILS @ 6" O.C. AT PANEL EDGES,
     8d NAILS @ 9" O.C. AT ALL INTERMEDIATE SUPPORTS,
     8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
   - B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
     8d NAILS @ 4" O.C. AT PANEL EDGES.
     8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
   - C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
     PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 Ø THREADED ROD WITHIN 8" OF SHEAR WALL.
7. C.M.U. WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3 1/4" LONG "TAPCONS" @ 18" O.C.
8. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED. WIND BORNE DEBRIS PROTECTION IF REQUIRED:
   IMPACT RESISTANT WINDOWS or SHUTTERS
   BY ARCHITECT OR CONTRACTOR.

LES THOMAS
A R C H I T E C T
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
BRADSHAW RESIDENCE
13 SARAGOSSA STREET, ST. AUGUSTINE, FLORIDA 32084

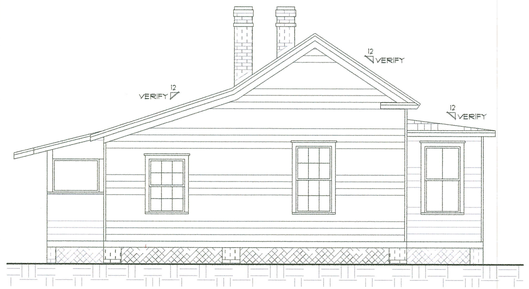
Date:	7.5.26
Scale:	As Noted
Drawn:	Murphy
File:	13

SHEET
A1



North Elevation

3/16"=1'-0" Existing Front



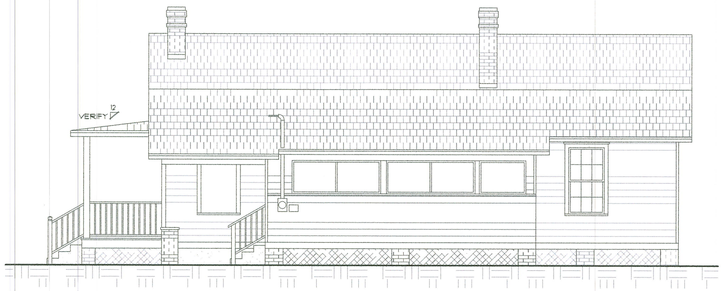
South Elevation

3/16"=1'-0" Existing Rear



East Elevation

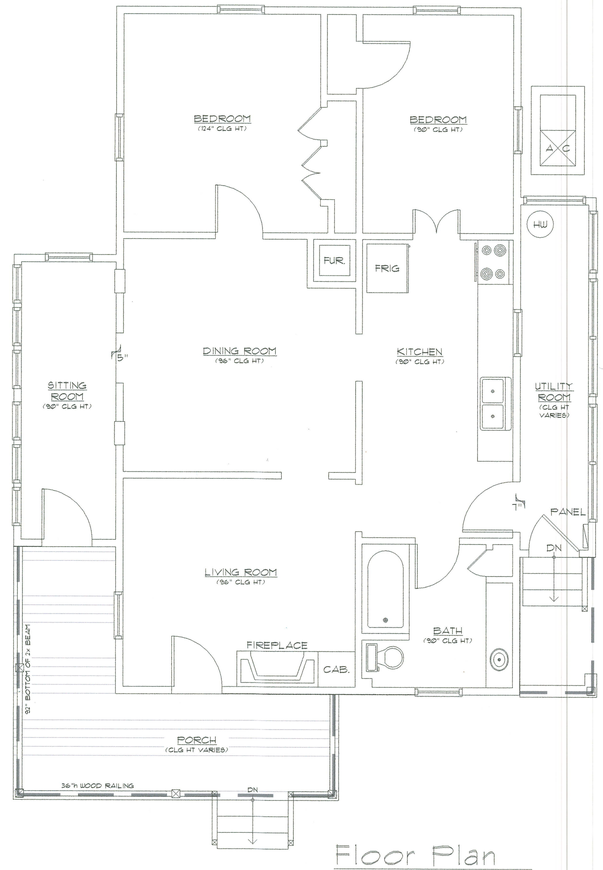
3/16"=1'-0" Existing Side



West Elevation

3/16"=1'-0" Existing Side

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.



REMOVE EXISTING

Floor Plan

1/4"=1'-0" Existing

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

BUILDING RENOVATION
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Scale: As Noted
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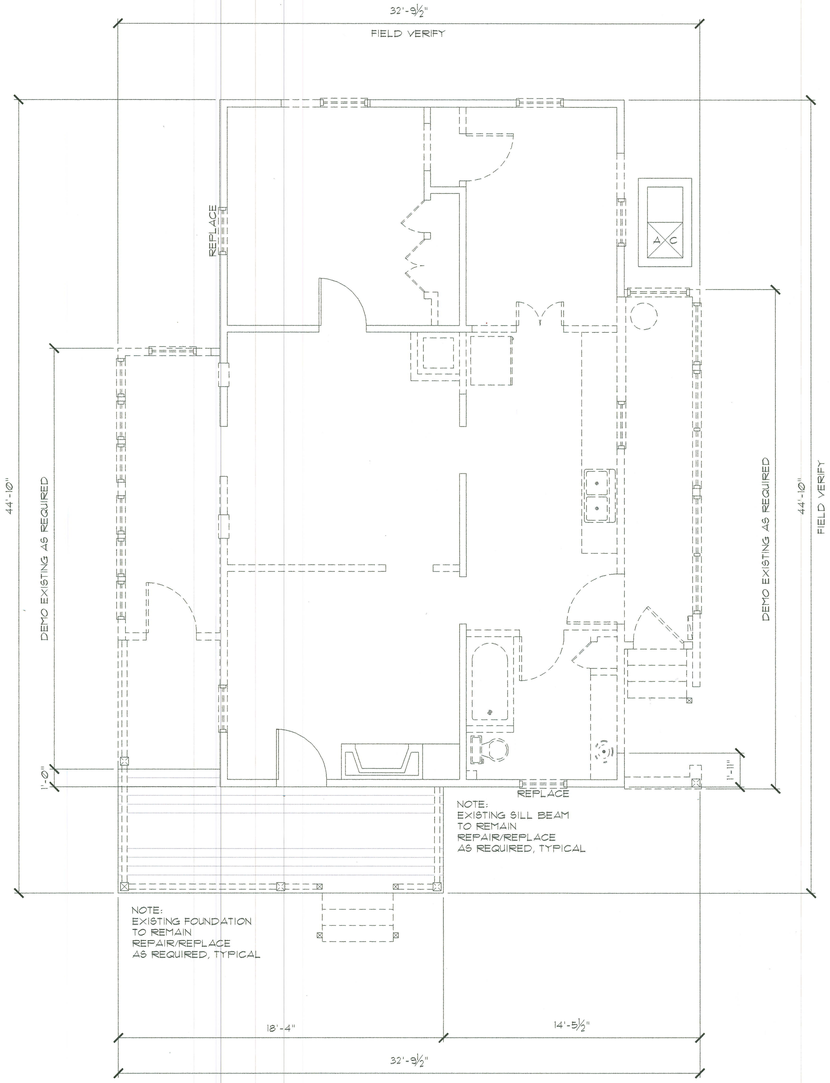
File: 13

SHEET
A2



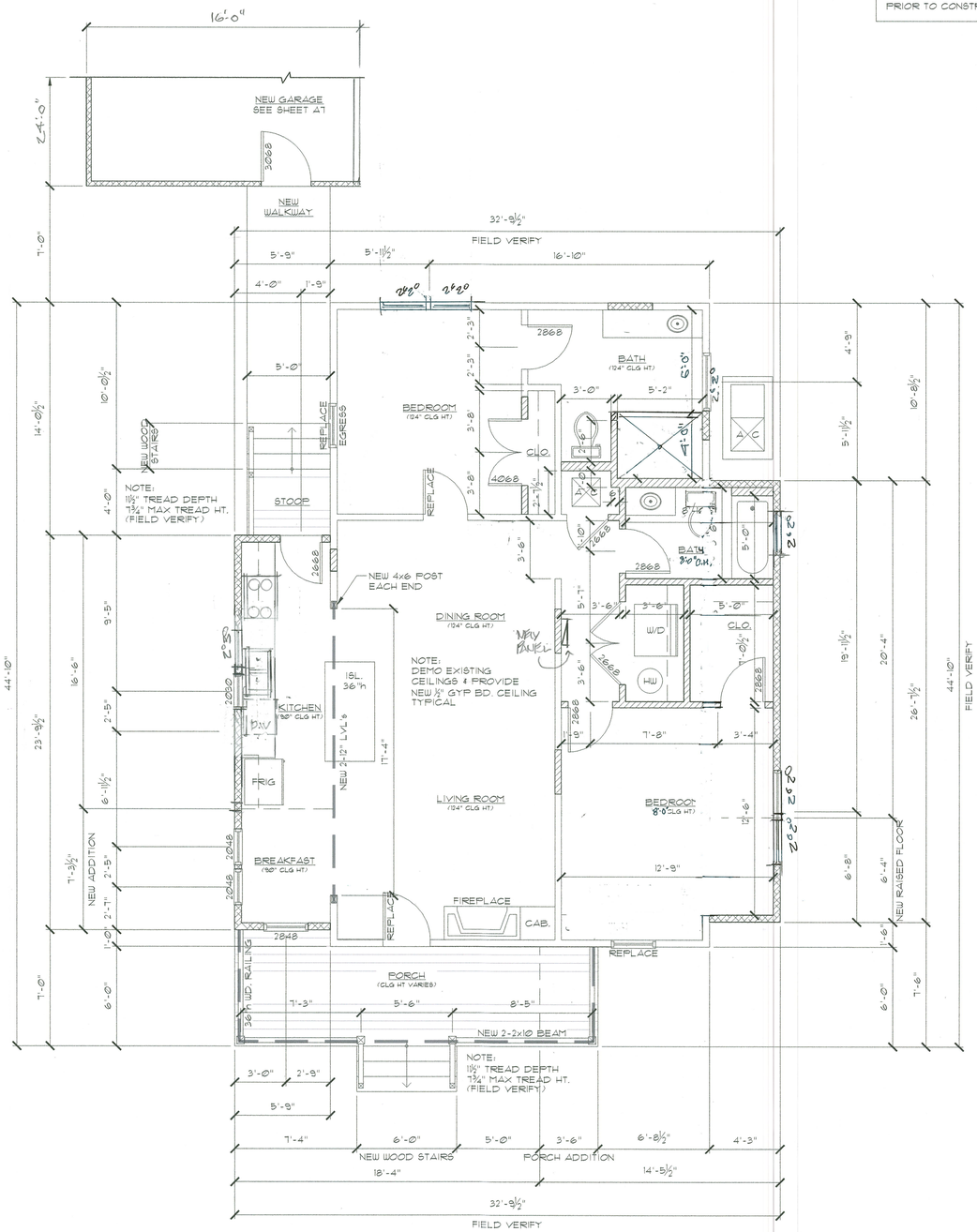
Demo Plan

¼"=1'-0" Proposed

Legend

EXISTING WOOD FRAMED WALL TO REMAIN

DEMO EXISTING


16'-0"
NEW GARAGE
SEE SHEET A1
24'-0"
3068
NEW
WALKWAY
7'-0"
32'-9½"
FIELD VERIFY
5'-9"
5'-11½"
16'-10"
4'-0"
1'-9"
2868
2-0
2-4-0
5'-0"
2'-3"
2'-3"
10'-0½"
14'-0½"
BATH
(12'4" CLG HT)
3'-0"
5'-2"
5'-0"
2'-2"
BEDROOM
(12'4" CLG HT)
3'-8"
CLO.
4068
NEW WOOD
STAIRS
REPLACE
EGRESS
STOOP
4'-0"
NOTE:
11½" TREAD DEPTH
7¾" MAX TREAD HT.
(FIELD VERIFY)
2'-8"
2'-7½"
REPLACE
3'-6"
2868
NEW 4x6 POST
EACH END
BATH
3'0" D.H.
5'-0"
2'-2"
2868
DINING ROOM
(12'4" CLG HT)
MAY
PANEL
5'-7"
3'-6"
3'-6"
3'-0"
CLO.
W/D
HW
1'-0½"
2868
NOTE:
DEMO EXISTING
CEILINGS & PROVIDE
NEW ½" GYP BD. CEILING
TYPICAL
44'-10"
23'-9½"
16'-6"
9'-5"
2'-5"
6'-11½"
2868
DW
KITCHEN
(9'0" CLG HT)
18"
36"
2-12" LVL 6
17'-4"
FRIG
LIVING ROOM
(12'4" CLG HT)
2'-2"
2'-2"
2'-2"

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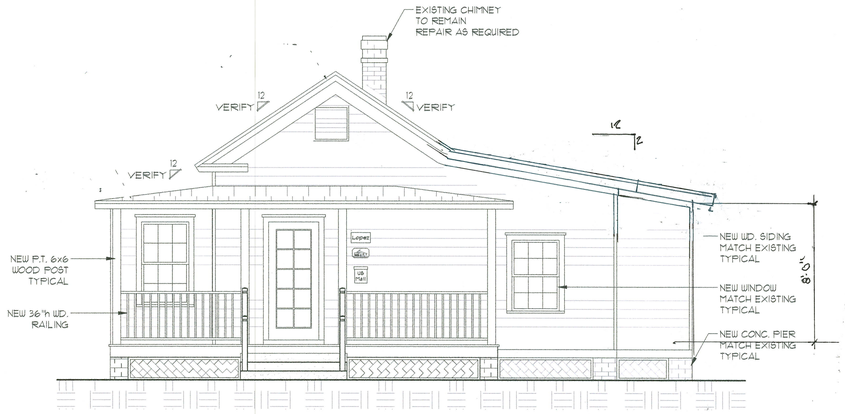
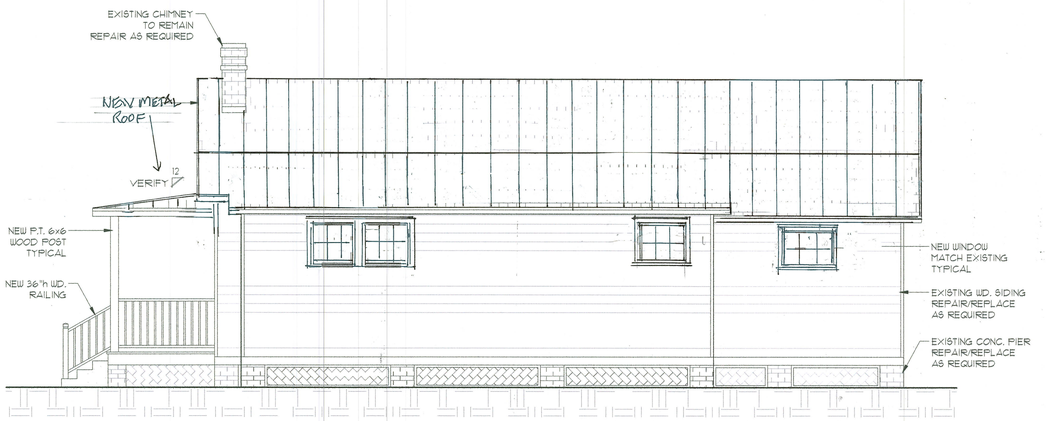
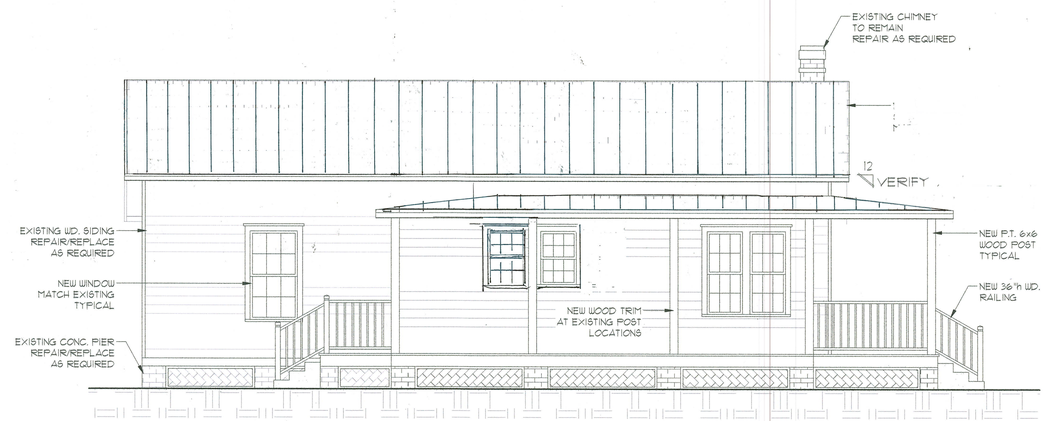


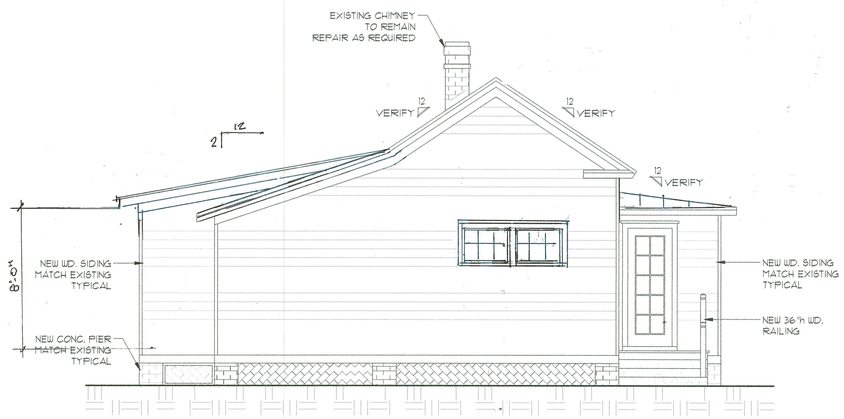
North Elevation
1/4"=1'-0" Proposed Front



West Elevation
1/4"=1'-0" Proposed Side



East Elevation
1/4"=1'-0" Proposed Side



South Elevation
1/4"=1'-0" Proposed Rear

LES THOMAS
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BUILDING RENOVATION
BRADSHAW RESIDENCE
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Date: 7-5-26
Scale: As Noted
Drawn: Murphy
File: 13

SHEET
A4

NOTE:
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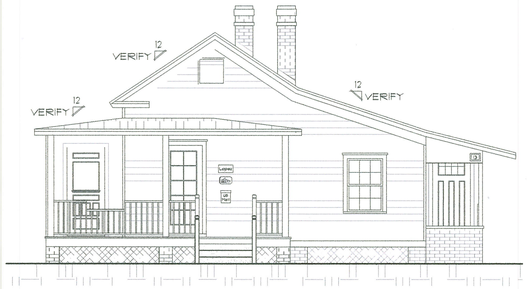
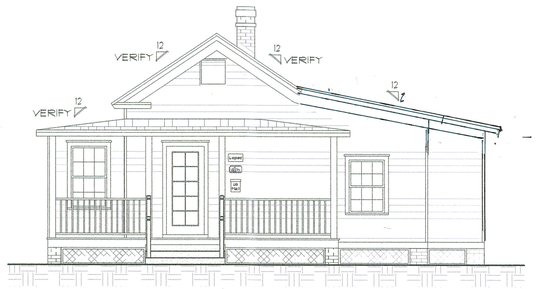
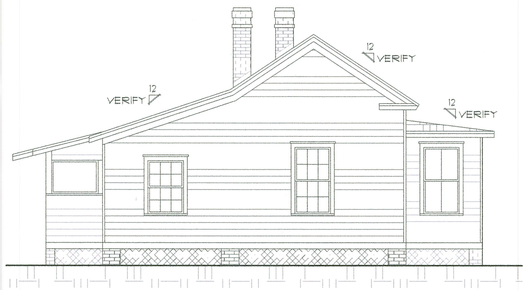


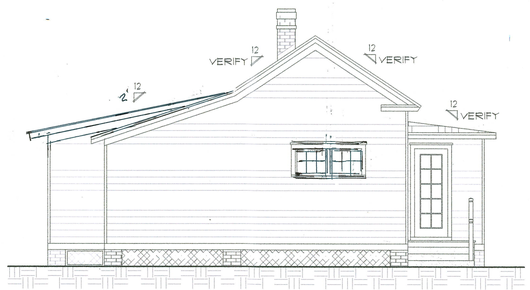
North Elevation
N.T.S. Existing Front



North Elevation
N.T.S. Proposed Front



South Elevation
N.T.S. Existing Rear



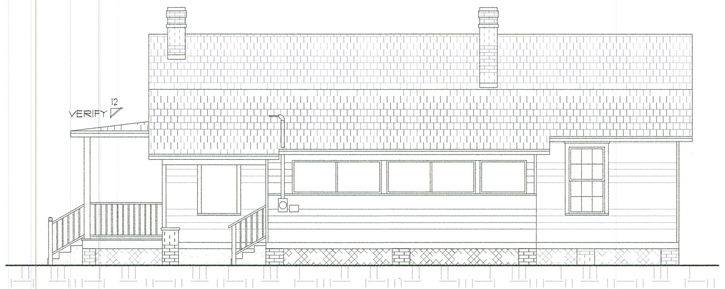
South Elevation
N.T.S. Proposed Rear



East Elevation
N.T.S. Existing Side



East Elevation
N.T.S. Proposed Side



West Elevation
N.T.S. Existing Side



West Elevation
N.T.S. Proposed Side

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BRADSHAW RESIDENCE
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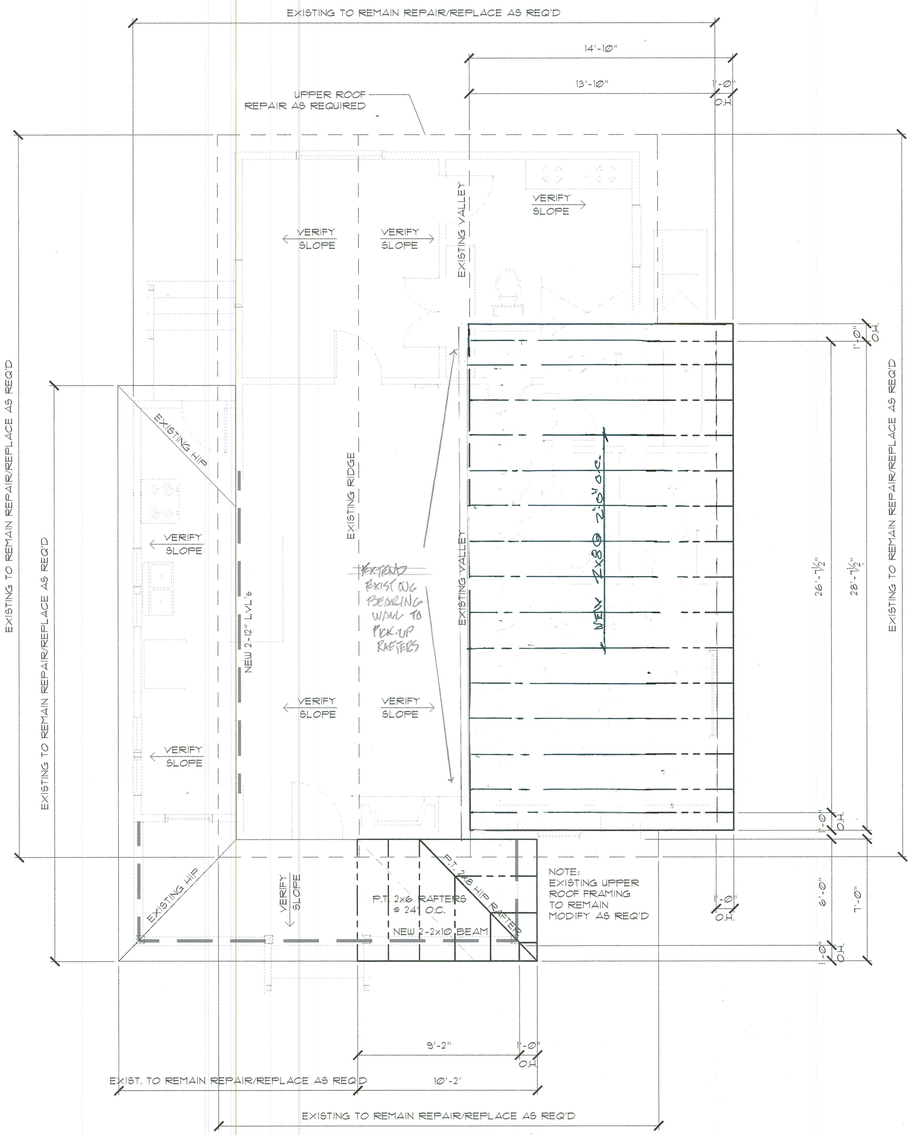
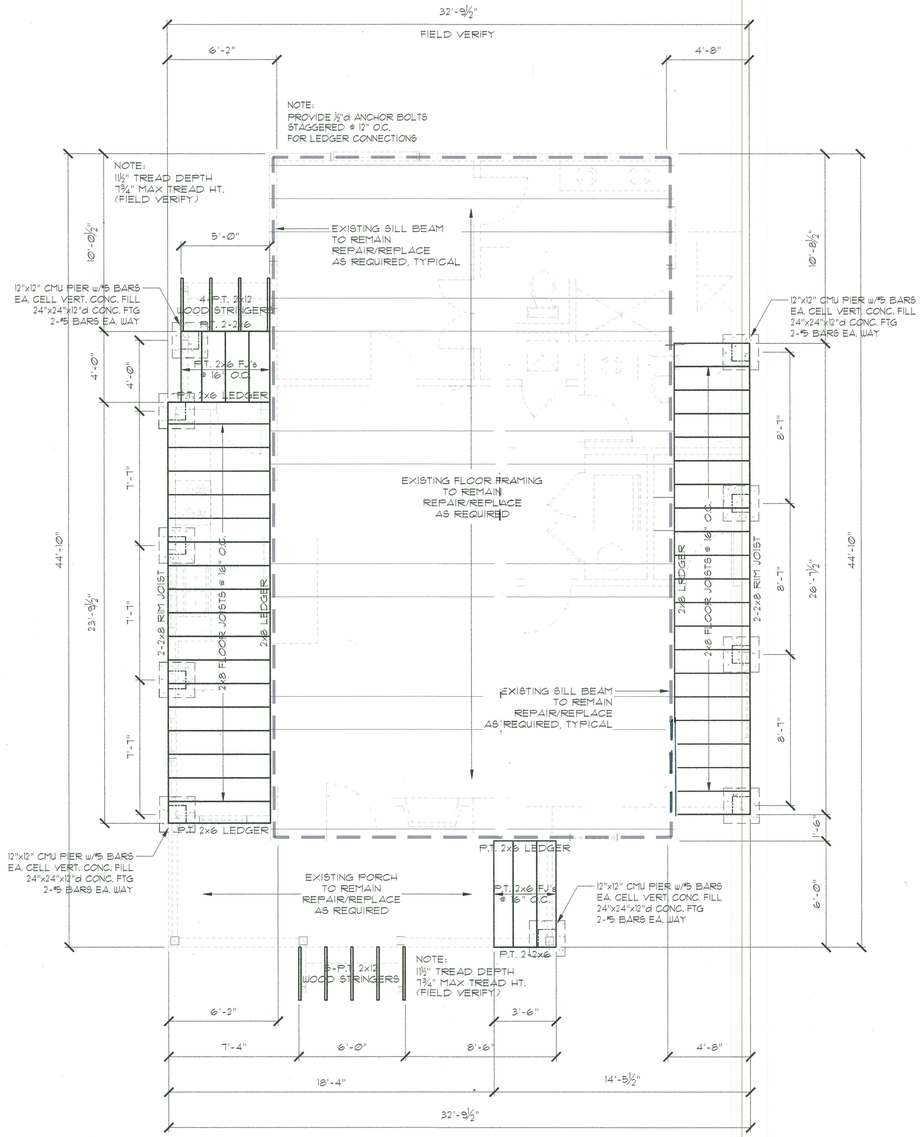
Date: 5.7.26
Scale: As Noted
Drawn: Murphy
File: 13

SHEET
A5



Roof Framing Plan

¼" = 1'-0"



Floor Framing Plan

¼" = 1'-0" w/Foundation

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

BUILDING RENOVATION
BRADSHAW RESIDENCE
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Date:	7-5-26
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Drawn:	Murphy
File:	13

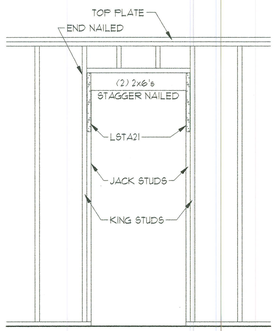
SHEET
A6

Header Schedule

OPENING WIDTH	BEARING WALL OR SHEAR WALL	NON-BEARING WALL	JACK and KING STUDS
0'- 0" TO 3'- 0"	(2) 2"X 8"	(2) 2"X 6"	1 J - 2 K
3'- 1" TO 5'- 0"	(2) 2"X 10"	(2) 2"X 6"	2 J - 2 K
5'- 1" TO 7'- 0"	(2) 2"X 12"	(2) 2"X 10"	2 J - 3 K
7'- 1" TO 10'- 0"	(2) 2"X 12" WITH 1/2" PLYWOOD FLITCH	(2) 2"X 10"	3 J - 3 K
10'- 1" and LARGER	LVL (ENGINEERED)	LVL (ENGINEERED)	4 J - 3 K

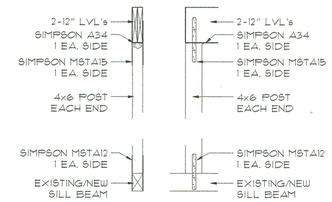
NOTES:

1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, EXT.) WERE SIZED USING.
   1800 "Fo" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY
3. JOISTS, RAFTER, LENTEL, ECT WERE SIZED USING
   1200 "Fo" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY

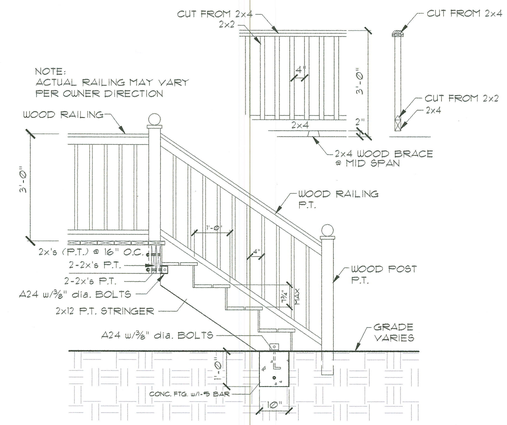


NOTE:
FOR DOOR AND WINDOW OPENINGS 4'-0" OR LESS,
FOR DOOR AND WINDOW OPENINGS GREATER THEN 4'-0"
LSTA21 STRAPS SHALL WRAP OVER TOP PLATE

Bearing Wall Opening
½" = 1'-0"

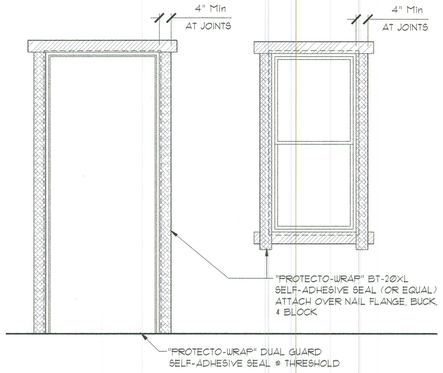


LVL Detail
½" = 1'-0"

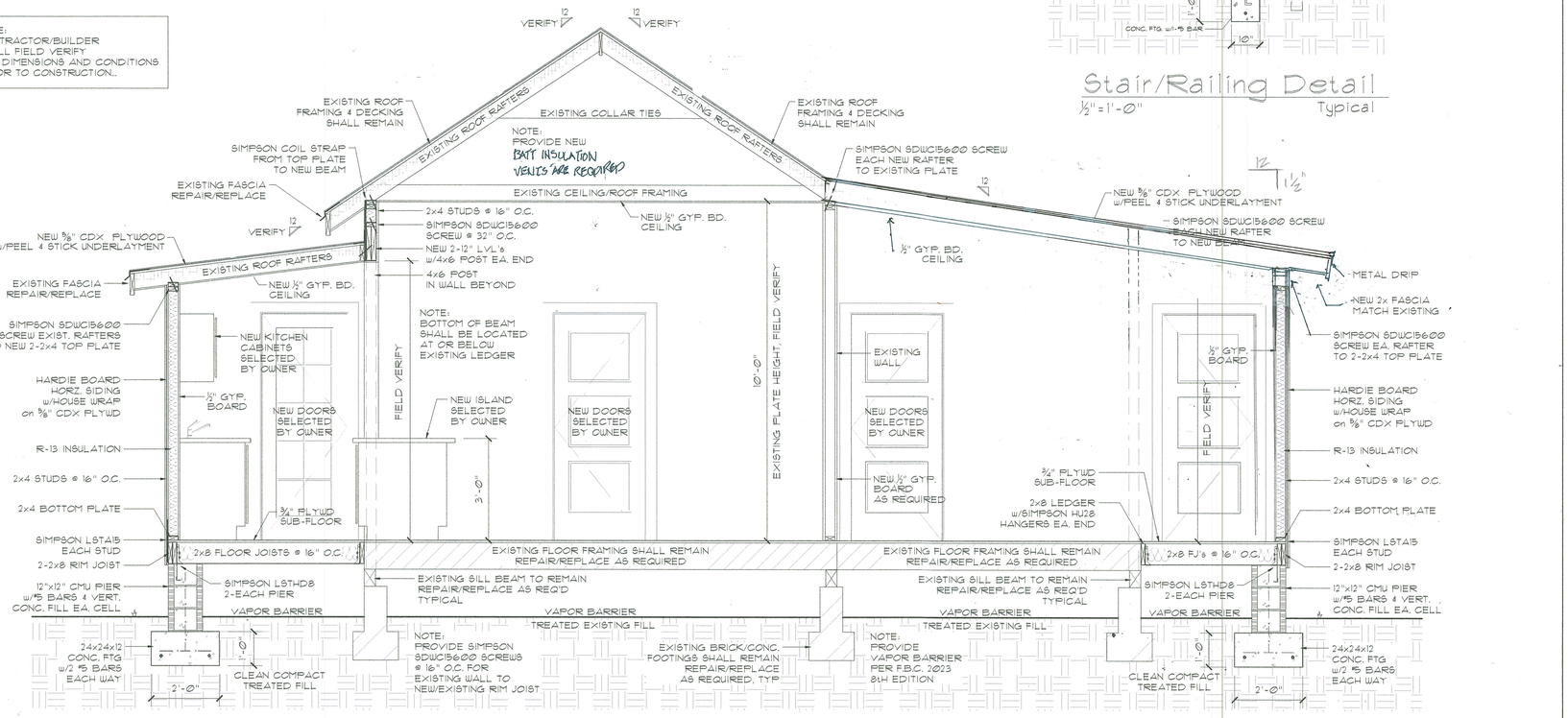


Stair/Railing Detail
½" = 1'-0" Typical

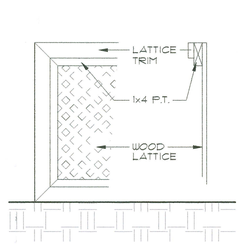
NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.



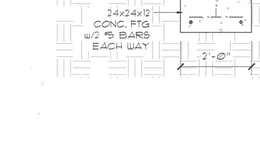
Exterior Opening Flashing
½" = 1'-0"



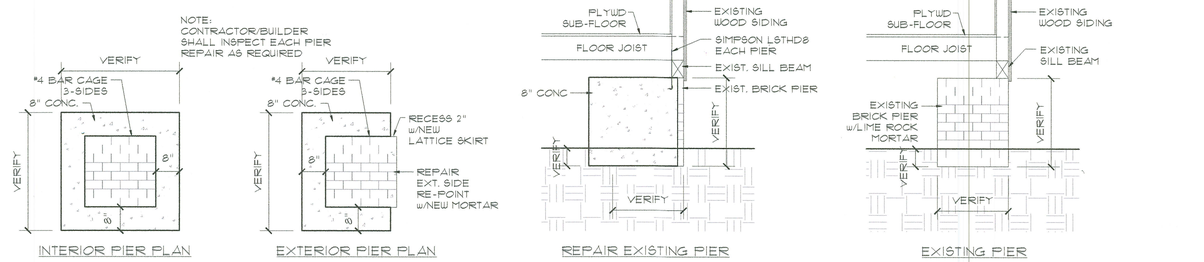
Building Section
½" = 1'-0"



Foundation Skirt
¾" = 1'-0"



Pier Detail
¾" = 1'-0"



Pier Repair Details
½" = 1'-0"

LES THOMAS
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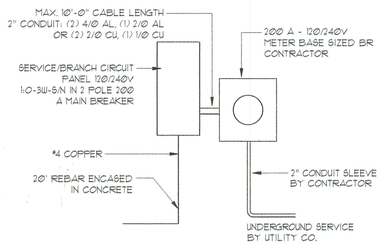
SHEET
A7

Service Riser Diagram

NOTE: VERIFY GROUNDING REQUIREMENTS WITH LOCAL INSPECTOR, CONTRACTOR TO VERIFY ACTUAL SERVICE NEEDED FOR RESIDENCE

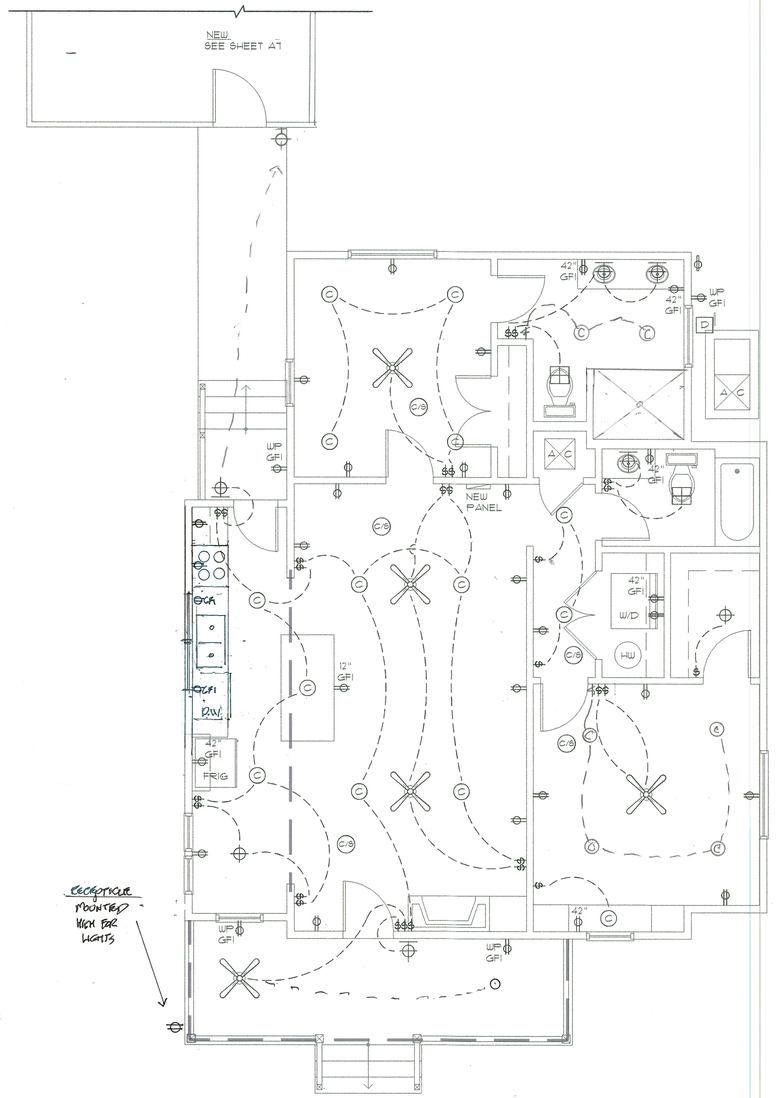


Electrical Notes

1. ALL SMOKE PROTECTORS SHALL MEET THE REQUIREMENTS OF FBC & NFPA72
2. GFCI PROTECTED ALL WET AREAS
3. SMOKE ALARMS SHALL BE INSTALLED IN SLEEPING ROOMS & HALLS
4. SMOKE ALARMS SHALL BE I NTERCONNECTED w/BATTERY BACKUP
5. HVAC AIRHANDLER w/DISCONNECT
6. ELECTRICIAN SHALL PROVIDE Cat5 LINE IF REQUESTED BY OWNER TERMINATION SHALL BE LOCATED BY OWNER
7. ELECTRICIAN SHALL PROVIDE (4) PHONE LINES TERMINATION LOCATED BY OWNER
8. PROVIDE SEPARATE SWITCH FOR FAN & LIGHTING IN EACH BATHROOM
9. BRANCH CIRCUITS IN LIVING ROOMS, BEDROOMS, FOYER, DINING ROOM, STAIRWAYS, LAUNDRY ROOM, KITCHEN, PANTRY, CLOSETS & HALLWAYS SHALL BE ARC FAULT CIRCUIT-INTERUPTER PROTECTED
10. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT
11. CARBON MONOXIDE DETECTORS SHALL MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE FBC.

Electrical Legend

- WALL MOUNTED SWITCH 48" A.F.F. U.N.O
- WALL MTD LIGHT
- CEILING MTD LIGHT
- STANDARD BOX w/RECESSED LIGHT
- CLG MTD PENDANT
- 120V WALL MOUNT DUPLEX RECEPTACLE 12" A.F.F. U.N.O.
- 240V WALL MOUNT DUPLEX RECEPTACLE 12" A.F.F. U.N.O.
- HOSE BIB
- GFI GROUND FAULT INTERRUPTER
- WP WEATHER PROTECTED
- D DISCONNECT
- CEILING MTD EXHAUST FAN
- C/O CARBON MONOXIDE w/SMOKE DETECTOR
- CEILING MTD FAN w/opt. LIGHT and REMOTE CONTROL



Electrical Plan

1/4" = 1'-0"

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File: 13

SHEET
A8

NOTE:
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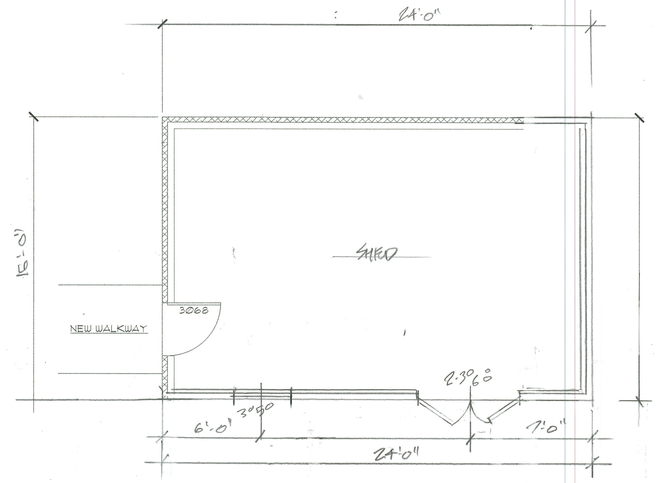
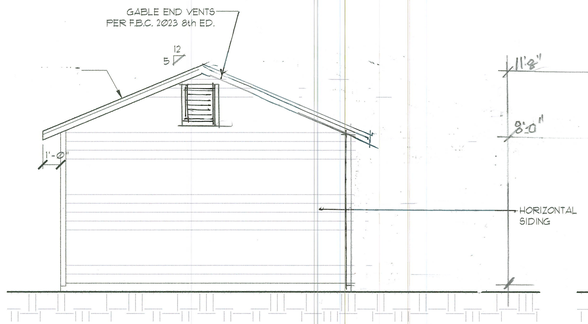
North Elevation
1/4"=1'-0" w/Residence



Floor Plan
1/4"=1'-0"

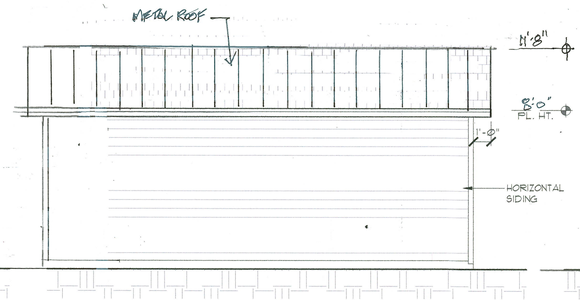
Legend
NEW EXT. 2x4 STUDS @ 16" O.C.



South Elevation
1/4"=1'-0" Right



North Elevation
1/4"=1'-0" Left



East Elevation
1/4"=1'-0" Rear



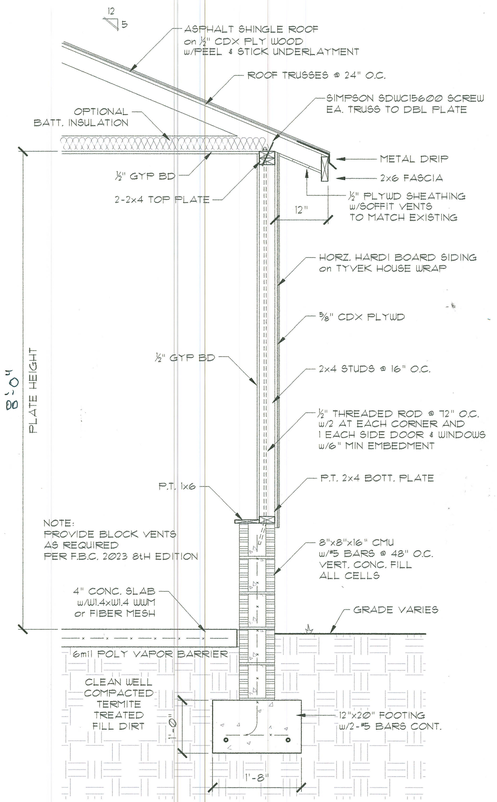
West Elevation
1/4"=1'-0" Front

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

BUILDING RENOVATION
BRADSHAW RESIDENCE
13 SARAGOSSA STREET, ST. AUGUSTINE, FLORIDA 32084

Date: 7.5.26
Scale: As Noted
Drawn: Murphy
File: 13

SHEET
A9



Wall Section

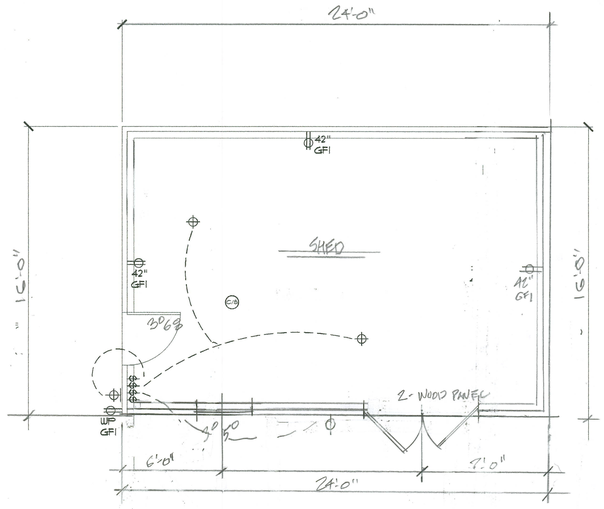
¾" = 1'-0" Typical

Header Schedule

OPENING WIDTH	BEARING WALL OR SHEAR WALL	NON-BEARING WALL	JACK and KING STUDS
0'- 0" TO 3'- 0"	(2) 2"X 8"	(2) 2"X 6"	1 J - 2 K
3'- 1" TO 5'- 0"	(2) 2"X 10"	(2) 2"X 6"	2 J - 2 K
5'- 1" TO 7'- 0"	(2) 2"X 12"	(2) 2"X 10"	2 J - 3 K
7'- 1" TO 10'- 0"	(2) 2"X 12" WITH 1/2" PLYWOOD FLITCH	(2) 2"X 10"	3 J - 3 K
10'- 1" and LARGER	LVL (ENGINEERED)	LVL (ENGINEERED)	4 J - 3 K

NOTES:

1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, EXT.) WERE SIZED USING.
   1800 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   I&E "E" MODULUS OF ELASTICITY
3. JOISTS, RAFTER, LENTEL, ECT WERE SIZED USING
   1200 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   I&E "E" MODULUS OF ELASTICITY

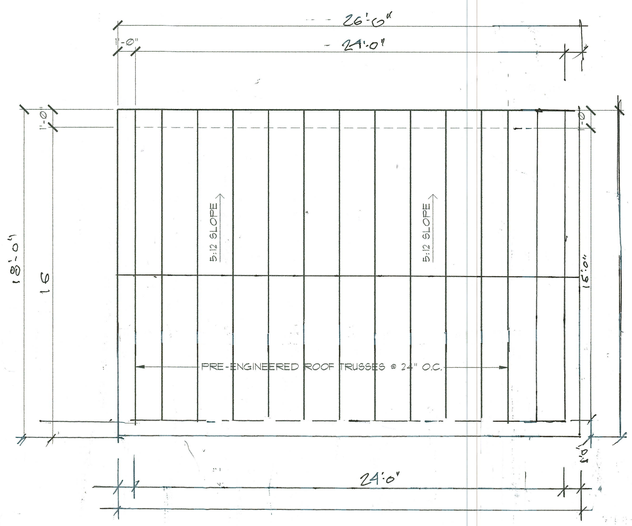


Electrical Plan

¼" = 1'-0"

Legend

- WALL MOUNTED SWITCH 48" A.F.F. U.N.O
- WALL MTD LIGHT
- CEILING MTD LIGHT
- 120V WALL MOUNT DUPLEX RECEPTACLE 12" A.F.F. U.N.O.
- CARBON MONOXIDE w/SMOKE DETECTOR
- GFI w/ GROUND FAULT INTERRUPTE
- WP WEATHER PROTECTED



Roof Plan

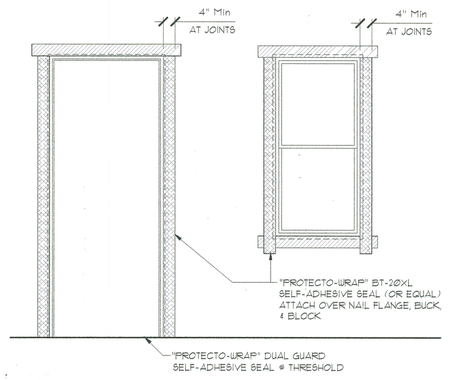
¼" = 1'-0"

Roof Information

PITCH	5:12
MATERIAL	SHINGLE
OVERHANG (O.H.)	12"
TRUSS SPACING	24" O.C.
STYLE	GABLE

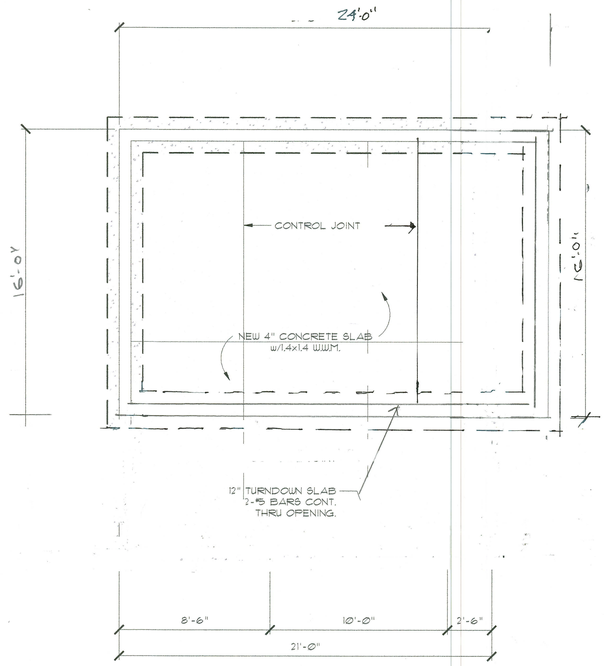
Roof Ventilation

PER F.B.C. 2023 8th EDITION



Exterior Opening Flashing

½" = 1'-0"



Foundation Plan

¼" = 1'-0"

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

BUILDING RENOVATION
BRADSHAW RESIDENCE
13 SARAGOSSA STREET, ST. AUGUSTINE, FLORIDA 32084

Date: 7-5-26
Scale: As Noted
Drawn: Murphy
File: 13

SHEET
A10

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 16, 2026 Meeting



Application HP2026-0043 Address: 40 S. Dixie Highway

Camryn Grace LLC – Applicant and Owner

Project description: To demolish a commercial (originally residential) building constructed c. 1885-1894 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02193
National Register:	N/A	Construction date:	c. 1885-1894
Archaeology Zone:	N/A	Zoning District:	CL-1
Parcel number:	1247200000		
Agenda Item:	8(d)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This one-story Frame Vernacular residence, that was later converted into a restaurant, is located on the west side of S. Dixie Highway, one lot north of Anderson Street.

The building is one of the oldest in this area, constructed between 1885 and 1894. The 5v crimp metal roof's front gable features decorative shingles with exposed rafters over the hipped metal porch roof. Jigsawn work in the gables and chamfered porch posts, noted in the 1979 Florida Master Site File report, appear to remain intact, though the baluster has been replaced with simple horizontal rails. The entry door is off-center of the central porch steps which are flanked by brick planters. Windows are primarily wood 1/1, 2/2, and 6/6 with some replacement windows and others enclosed with plywood. Exterior cladding is wood novelty siding with sporadic lap siding in areas.

The applicant is seeking full demolition of the structure with immediate plans to clear and maintain the vacant lot.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any full demolition of a structure aged 50 years or older requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **40 S. Dixie Highway** because it is not a local landmark or otherwise designated as a historic building with the followng possible conditions:

1. Salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
2. Recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.

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. Whether or not the structure is within and contributing to a National Register Historic District. This structure is not within a National Register Historic District. A 2019 Survey of West Augustine indicated that the structure could contribute to a district if one were created; however, this determination has not been evaluated by the State Historic Preservation Office (SHPO)

3. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale to several nearby residential structures; however, it is overall small in scale compared to larger residential and commercial development in the area.

4. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is one of the earliest buildings constructed in West Augustine and one of only a few remaining structures in the immediate area built prior to 1900.

5. 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 must meet the Tree and Landscape Ordinance and zoning requirements.

6. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. No historic or cultural associations are known that would qualify the building for listing individually although it may contribute to a district if one were created.

7. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not currently designated as historic now is it eligible for listing within an existing historic district. It does not appear to be eligible for individual designation.

8. 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 changes over time as commercial encroachment modified its use from a residence to a restaurant.

9. ***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 West Augustine, Lincolnville, Abbott Tract, and North City neighborhoods.

10. ***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.

11. ***The justification for the proposed demolition.*** The applicant, who owns the adjacent parcel to the south, seeks to remove the structure and clear and maintain the vacant lot. An informal assessment was submitted by the applicant detailing the

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 1894 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. Sanborn Map(s)
4. Polk City Directory Research (To be provided at the meeting)

STAFF PHOTOGRAPHS
40 S Dixie Highway



Front (east) Elevation

STAFF PHOTOGRAPHS
40 S Dixie Highway



Front (east) Elevation

STAFF PHOTOGRAPHS
40 S Dixie Highway



Northeast Elevation

STAFF PHOTOGRAPHS
40 S Dixie Highway



North Elevation

STAFF PHOTOGRAPHS
40 S Dixie Highway



Northwest Elevation

STAFF PHOTOGRAPHS
40 S Dixie Highway



West Elevation

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40 S Dixie Highway



Southwest Elevation

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40 S Dixie Highway



South Elevation

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40 S Dixie Highway



Window details



STAFF PHOTOGRAPHS
40 S Dixie Highway



Interior

STAFF PHOTOGRAPHS
40 S Dixie Highway

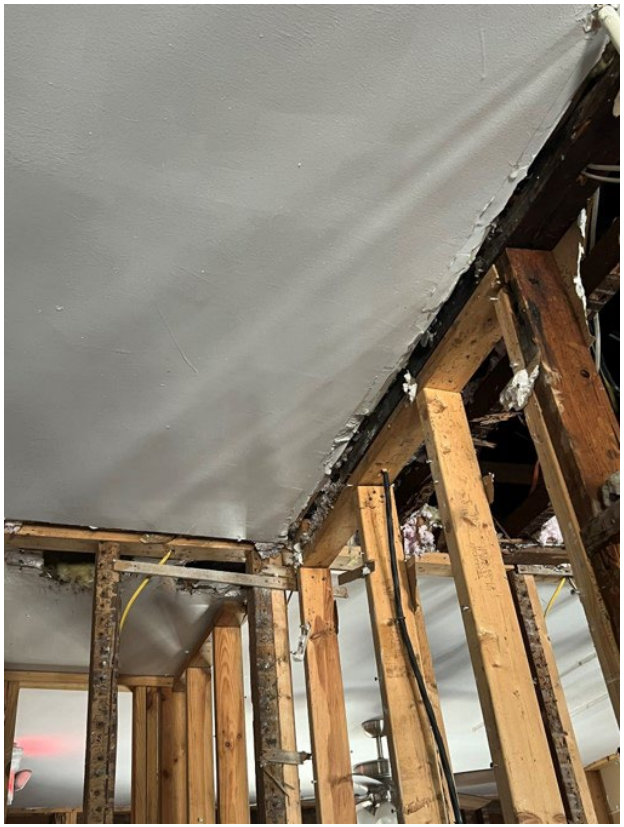




Interior

STAFF PHOTOGRAPHS
40 S Dixie Highway





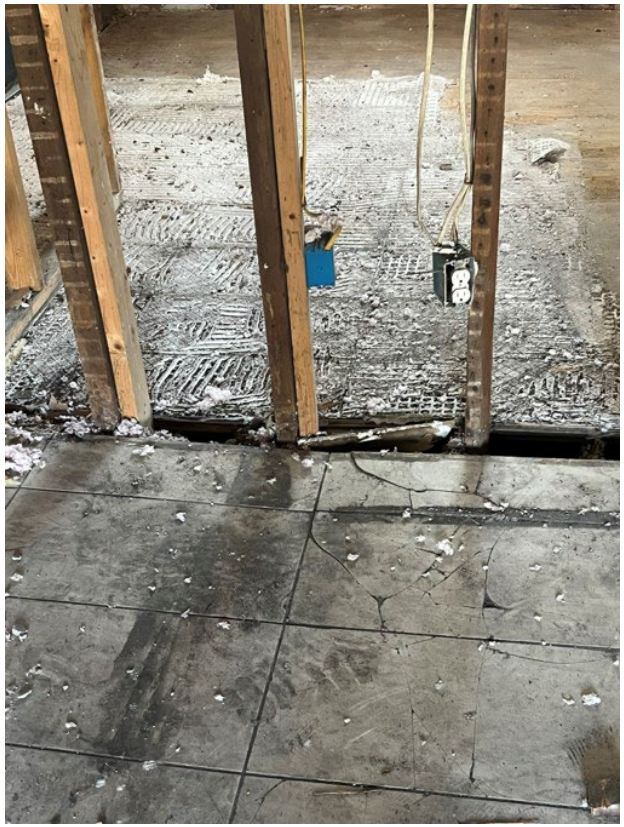


Interior

STAFF PHOTOGRAPHS
40 S Dixie Highway







Interior

STAFF PHOTOGRAPHS
40 S Dixie Highway

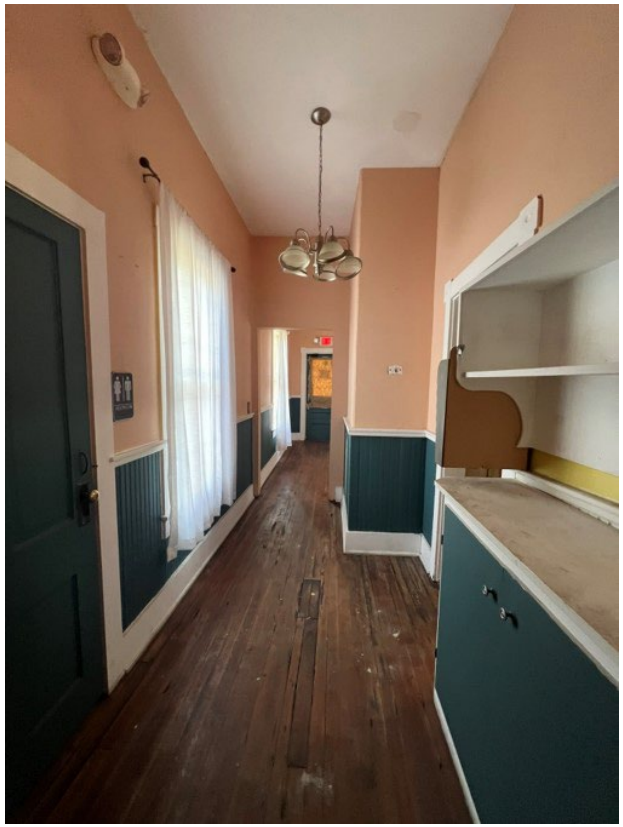


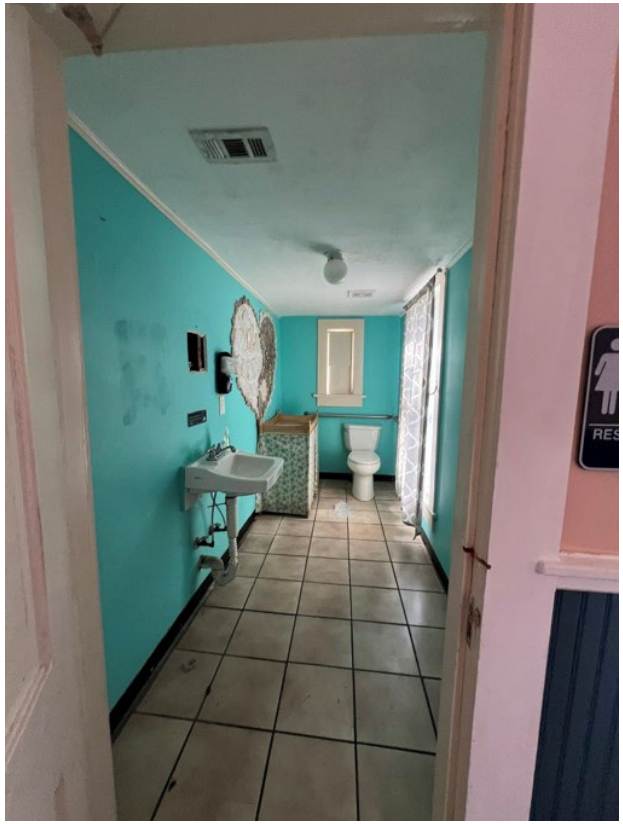


Interior

STAFF PHOTOGRAPHS
40 S Dixie Highway

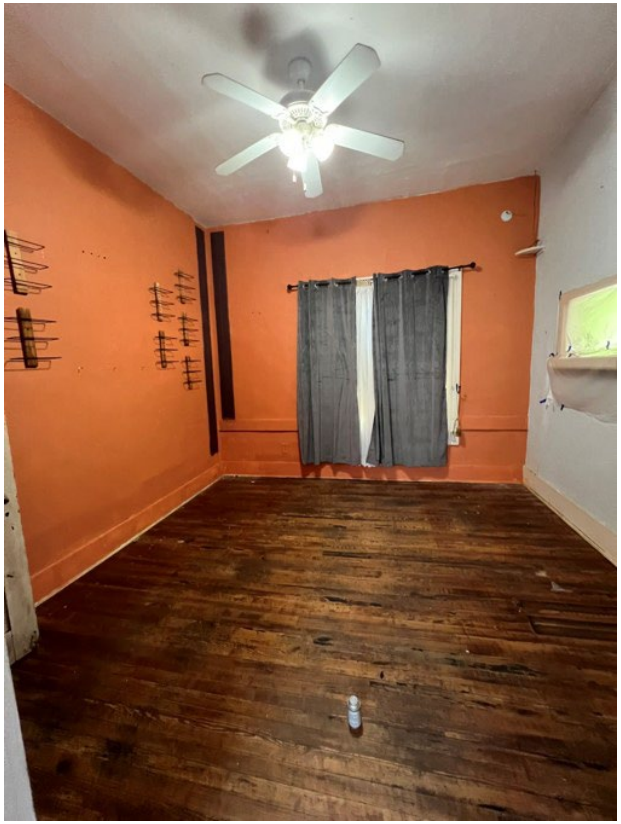






Interior

STAFF PHOTOGRAPHS
40 S Dixie Highway







Interior

STAFF PHOTOGRAPHS
40 S Dixie Highway







Interior

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. 8SJ2193 1009==

Site Name: 40 South Dixie Highway 830== Survey Date: 7908 820==

Address: 40 South Dixie Highway, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Llambias (subdivision) C (block) 4, 5, 6 (lot) 868==

868==

Owner of Site: Name: Noda, Emanuel Est. c/o Noda EE;

Address: 40 South Dixie Highway

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: CN

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

UTM: 17 (zone) 468350 (easting) 3305854 (northing) 890== Location: T07S (T) R29E (R) E45 (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:

(x) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

(x) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1894 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, dropside, with cornerboards; novelty shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2 942==

Foundation: Brick piers, concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Gable on L, hip porch 942==

Porches & Balconies: 1 story screened front porch 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, 3-v crimp; composition roll 882==

Ornament Exterior: Jigsawn gablework, chamfered posts 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 0 954== Stories: 1 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Zoned for commercial use 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence was constructed between 1885 and 1894, making it one of the older structures in West Augustine. Significant details include jigsawn gablework and chamfered posts.

The area of West Augustine south of King Street is one of the more extensive Victorian residential developments in St. Augustine and includes some of the finest extant examples of various Victorian styles in the city. Along with a substantial number of 19th century buildings, there was a later infill which owed its influence largely to the Bungalow style. Land in this area in the past was used for a silk farm, orange groves, and cattle farms, and some of the large lots in the area still show the influence of this past history. Oyster Creek, one of the main internal waterways of St. Augustine, runs through this area. The area is threatened generally by traffic problems from US 1, West King Street, and South Dixie Highway. There is some deterioration of houses, and the area suffers from the zoning of various residential areas into commercial categories.

HISTORY

West Augustine, or, as it was earlier called, New Augustine, developed in the late 19th and early 20th centuries as a suburb to the city of St. Augustine and was not incorporated into the municipality until 1922. During the British period [1763-84], all of West Augustine was part of the plantation owned by Anglican minister, John Forbes, which the Spanish governor divided into four separate grants in the late 18th and early 19th century.[1] This section of the Forbes tract formed the core of Mount Forbes, the family plantation homestead located just southwest of Oyster Creek. In 1797, Antonio Huertas, a local Spanish Protestant merchant, was granted the land which was bordered by the Creek and the San Sebastian River to the north and east and to the south by another grant and by the "old Ferry Road [present South Dixie Highway] to Mosquitos" [New Smyrna]. Forbes' son, James, an early Territorial mayor of St. Augustine and U. S. Marshall of Florida, re-acquired this section of the family

[over]

V. BIBLIOGRAPHY

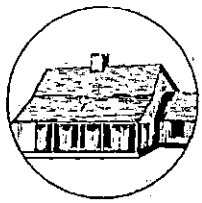
1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], III, 708.

2. Ibid., V, 376, 378, 399; Charles Vignoles, "The Harbor, Town and Fortifications of Saint Augustine", ca. 1822, SAHS; St. Johns County Courthouse, Deed Records, Book B and L, p. 86; Book Q, pp. 17 and 133; Book Y, p. 430; Book HH, p. 146, Map Book I, pp. 61-62; Tatler, January 21, 1893 and March 9, 1895.

estate in 1822, and his son sold it to the local Catholic priest, Rev. Benedict Madeore, in 1856. Two years later Madeore sold the tract to Augustine Verot, Catholic Bishop of Florida, for the use and benefit of the St. Augustine Diocese. Verot's successor, Bishop John Moore, subdivided the property and began selling lots in 1880. One of the largest sales was to retired Major William Aiken of Louisville, Kentucky, who built a mansion, "Vista del Rio", on the banks of the San Sebastian, and raised crops and rare plants on his 13 acre estate. The Huertas grant contains six pre-1930 subdivisions, including Von Balsam [1886], Llambias [1888], and Bayview [1926]. The construction of US 1 through the eastern section of the tract resulted in the demolition or displacement of many residential buildings.[2]

Page 1

☐ 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 SJ02193
Field Date 2-29-2020
Form Date 5-4-2020
Recorder # MAS

Site Name(s) (address if none) 40 S Dixie Highway — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Survey Part IV — 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
40	S	DIXIE	HWY	

Address:
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 7S — Range 30E — Section 40 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1247200000 — 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: 1897 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1897 — To (year): _____
Current Use Commercial — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature siding
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature: rear addns
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Harmon Thomas Brian

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

DESCRIPTION

Style Other — Exterior Plan Irregular — Number of Stories 1
Exterior Fabric(s) 1. Vinyl — 2. Wood shingles — 3. _____
Roof Type(s) 1. Gable — 2. Gable — 3. Hip
Roof Material(s) 1. Sheet metal:5V crimp — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

wood 2/2 w security bars wood frames

Distinguishing Architectural Features (exterior or interior ornaments)

end facing gable w bargeboard & scalloped shingles & exposed rafters, cornerboards, multiple rear addns, hip porch roof

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

rear parking, picket fence at rear, mature vegetation

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 SJ02193

DESCRIPTION (continued)

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

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

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

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

Main Entrance (stylistic details)

3 panel multi light solid core, off center

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

full width hip porch roof, wood & concrete landing & steps, wood railing, brick planter wall

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

Narrative Description of Resource

This 1897 Folk Victorian building is in good condition. It has a Gable roof, Vinyl, and is 1 story.

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)

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)

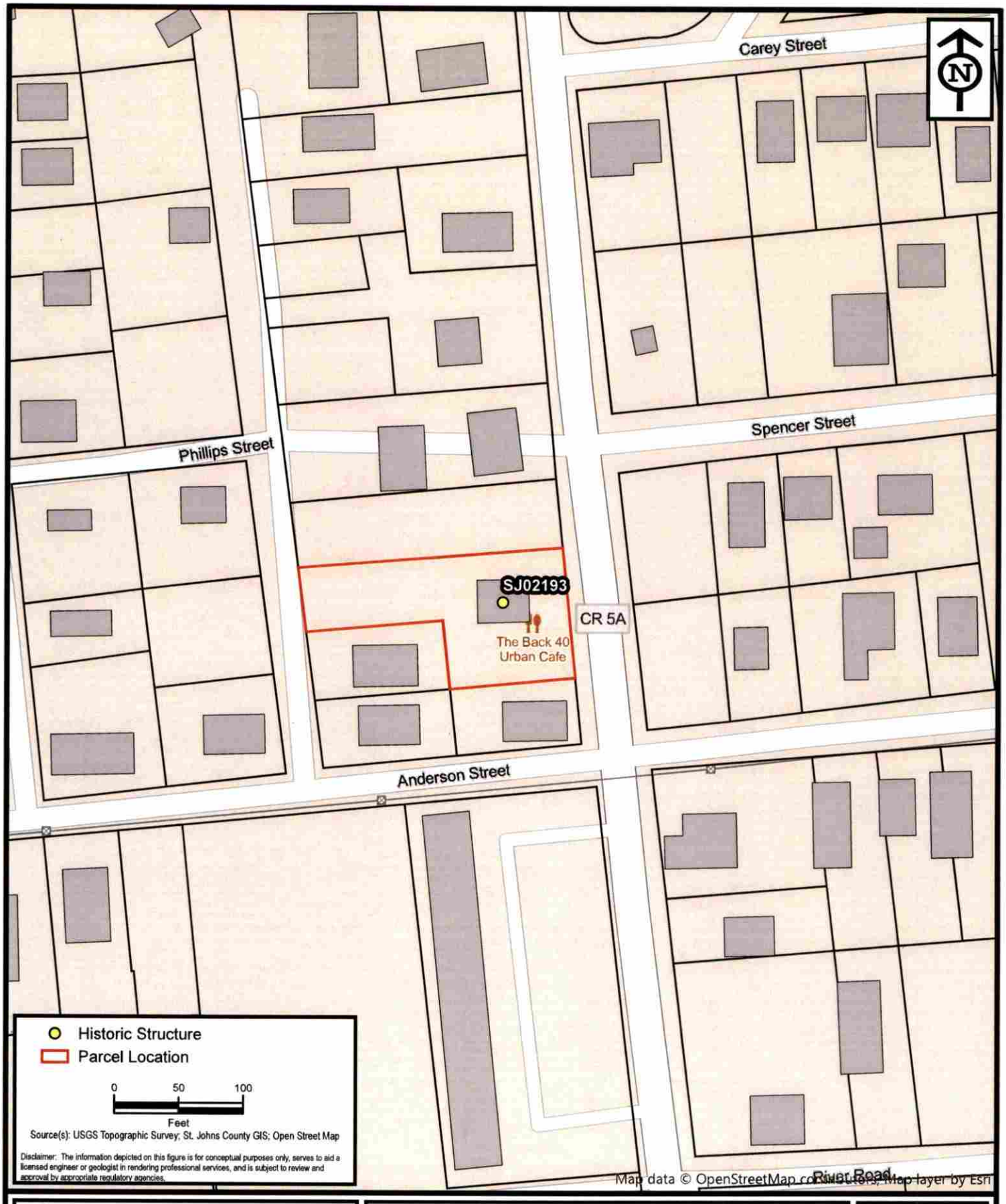
Required Attachments

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

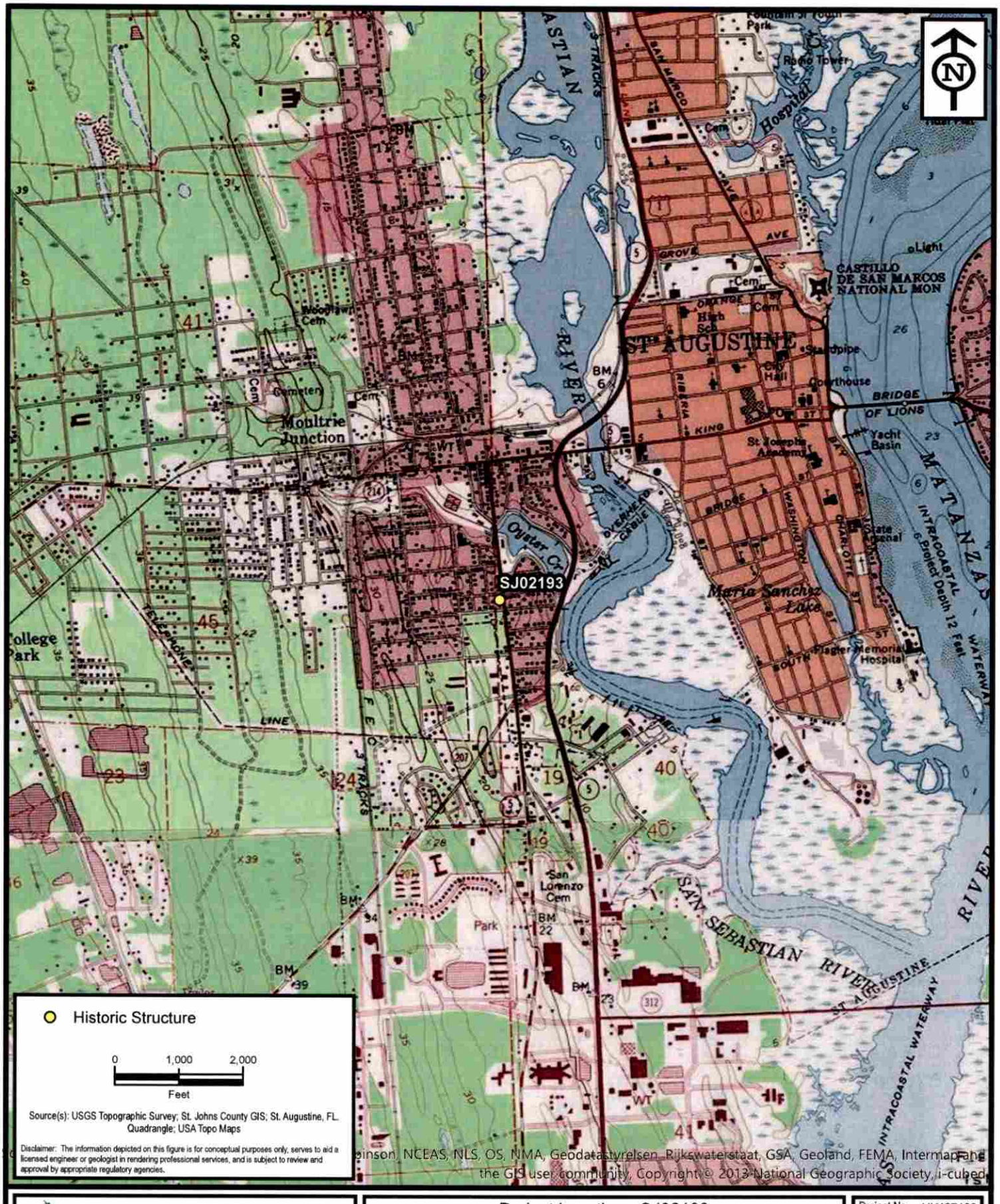
Parcel Location - SJ02193

St. Augustine Survey - Part 4

St. Johns County, Florida

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

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 6/11/2020 4:14 PM



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St. Augustine Survey - Part 4

St. Johns County, Florida

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

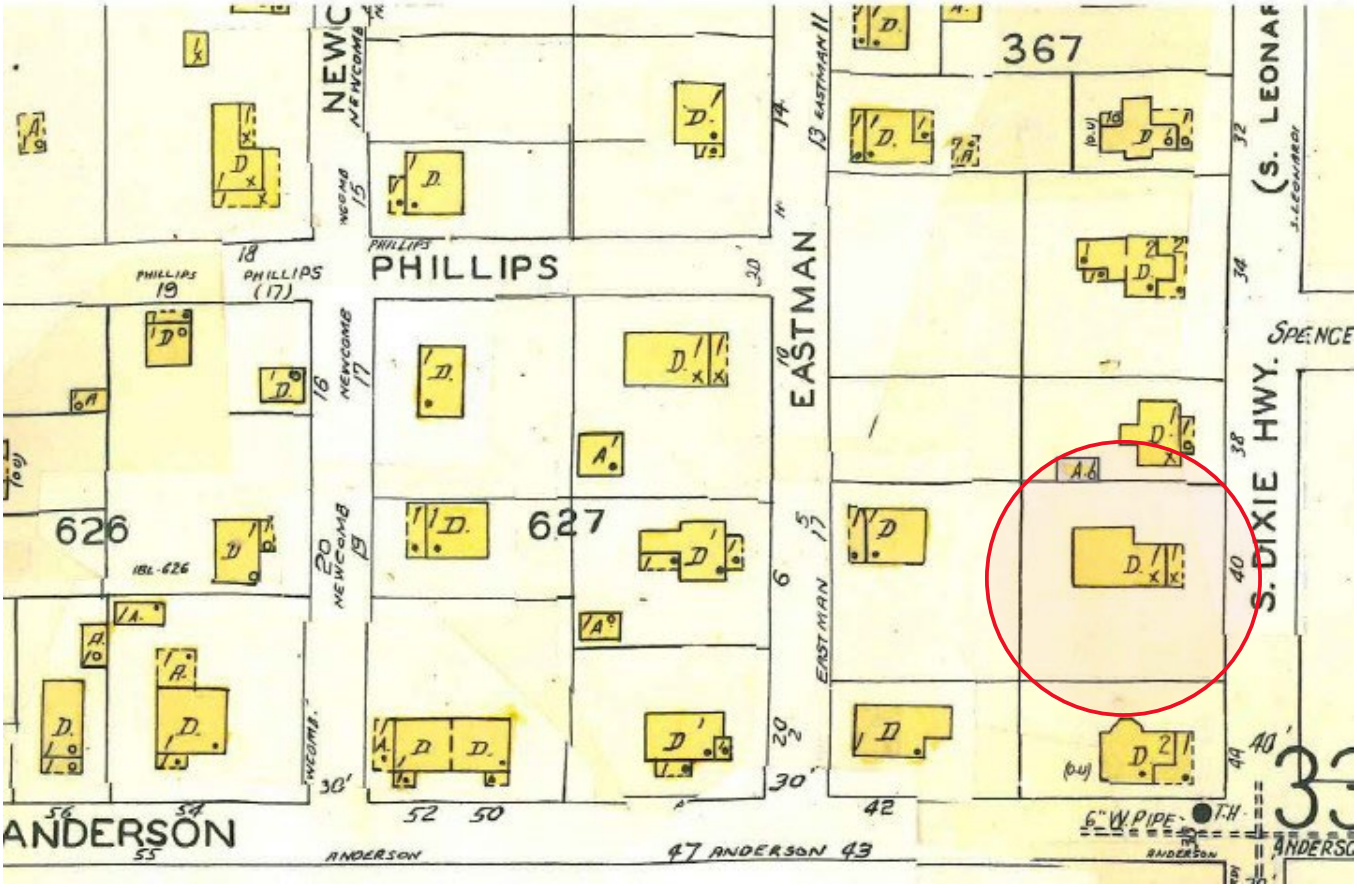
Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 6/11/2020 4:14 PM

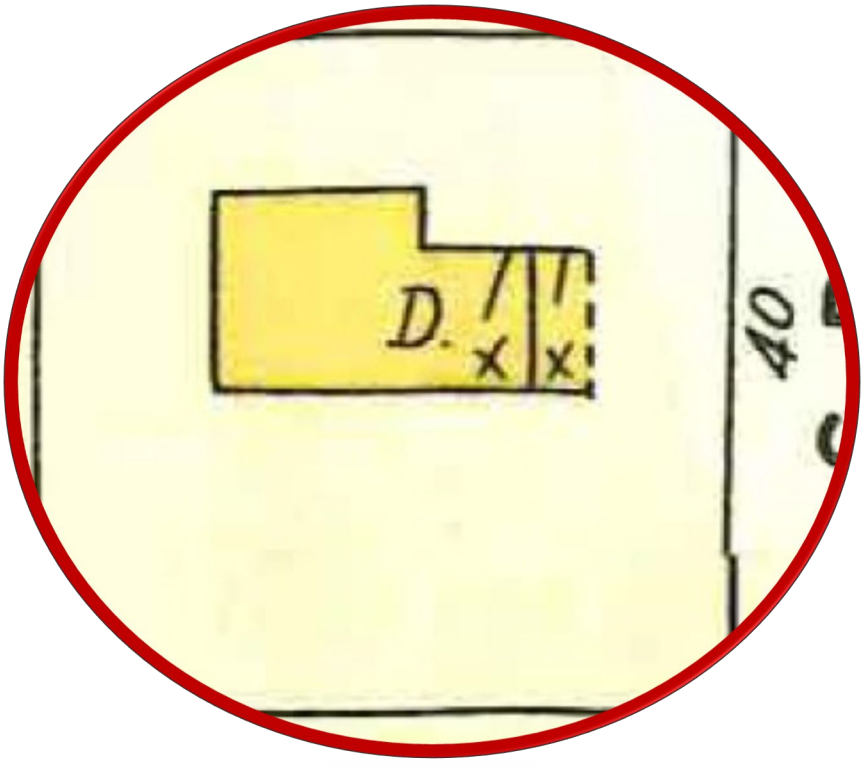

SAFETY FILM
13A


OPEN
BACK 40
PARKING


OPEN

1930 SANBORN MAP UPDATED TO 1965
40 S. Dixie Highway





CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2026-0043 **Meeting Date: Thursday, July 16, 2026**

1. NAME OF APPLICANT: Geoffrey LeShane
   Business (if applicable): Camryn Grace LLC
   Address: 1130 San Jose Forest Dr
   City: St. Augustine State: FL Zip Code: 32080
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

2. NAME OF PROPERTY OWNER: Camryn Grace LLC
   Business (if applicable):
   Address: 44 S Dixie Hwy
   City: St. Augustine State: FL Zip Code: 32080
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

3. PROJECT LOCATION: 40 S DIXIE HWY, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 1-61 LLAMBIAS ADDN LOTS 4 5 & 6 BLK C OR6320/874

5. SCOPE OF WORK: To demolish a commercial (originally residential) building constructed c. 1885-1894 that is recorded in the Florida Master Site File and not located in a district.

Information attached by applicant includes:

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

Received June 3, 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: 40 South Dixie Hwy, Saint Augustine, FL 32084

Applicant's Name: Geoffrey LeShane MGRM Applicant's Signature: _____

Owner's Name: Camryn Grace LLC 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 June 3 2025
Planning and Building Dept

Received June 3, 2026
Planning and Building Dept.

Received June 9, 2026
Planning and Building Dept.



Powered by Burning and Burning Crash



Received June 3, 2025
Planning and Building Dept.

Received June 3, 2026
Planning and Building Dept.

Appraisal Pg 11
Property of the

Received June 3, 2026
Planning and Building Dept

Appraisal Pg 12
Page 68 of 88

Received June 3, 2026
Planning and Building Dept

Received Feb 3, 2026
Planning and Building Dept.

Received June 3, 2026
Planning and Building Dept.

CONDITION ASSESSMENT REPORT

Property Address: 40 S Dixie Hwy, St Augustine, FL 32084

Prepared By: Geoffrey LeShane CPA, Member Mgr of Camryn Grace LLC

Date: June 3, 2026

1. PURPOSE

The purpose of this report is to document the current physical condition of the structure located at the above-referenced property and support the request for demolition approval.

2. GENERAL DESCRIPTION

The structure was most recently occupied by Back 40 Café, a restaurant operating from the premises. The building was originally constructed in 1897 and contains approximately 1,400 square feet. The restaurant ceased operations on March 6, 2026, and the property has remained vacant since that date.

Upon acquiring the property on March 6, 2026, the owner's intent was to rehabilitate the property and convert the former restaurant into professional office space to accommodate the expansion needs of the owner's CPA firm, LeShane CPA, P.A., which currently occupies the neighboring property located at 44 S. Dixie Highway, St. Augustine, Florida 32084.

Exploratory demolition performed by a qualified general contractor, with findings subsequently confirmed by independent third-party contractors, established that the building has sustained such deterioration and structural impairment that substantial reconstruction is required. The extent of the deterioration was not fully apparent prior to demolition and was discovered only after portions of the structure were exposed for inspection.

3. OBSERVED CONDITIONS

Foundation:

- Evidence of settlement and movement.
- Uneven floor elevations throughout portions of the structure.

Structural Framing:

- Deterioration of framing members due to age, moisture intrusion, termite intrusion and exposure.
- Areas of sagging or deformation in roof and ceiling framing.
- Visible structural deficiencies affecting overall building stability.

Roof System:

- Roof deterioration and water intrusion.
- Damaged roofing materials and decking.

Exterior Walls:

- Deteriorated siding
- Cracking and weather-related deterioration.
- Areas requiring substantial reconstruction.

Interior Conditions:

- Mold and mildew growth in multiple areas.
- Damaged ceilings, walls, flooring, and finishes.
- Obsolete or nonfunctional building systems.

Mechanical, Electrical, and Plumbing Systems:

- Systems have exceeded useful life expectancy.
- Components may not comply with current building codes.
- Significant replacement would be required to restore functionality.

4. SAFETY CONCERNS

The building presents significant safety concerns due to extensive structural deterioration, material degradation, and the compromised condition of multiple building components. Based on observations made during exploratory demolition and subsequent evaluations by qualified contractors, the structure is no longer suitable for continued occupancy in its current condition. Any effort to rehabilitate the building

would require substantial replacement of structural elements and building systems to meet current safety and building code standards.

In addition to concerns for occupants and construction personnel, the deteriorated condition of the structure poses potential risks to neighboring properties and the surrounding community. Of particular concern is the property's proximity to adjacent residences, professional offices, and Three Apples Montessori School. The potential for structural failure and other hazards associated with the building's condition creates an ongoing safety risk for nearby businesses, residents, students, staff, and visitors.

As a vacant structure, the property is also susceptible to unauthorized entry, trespassing, vandalism, and other activities that commonly occur in unoccupied buildings. Such unauthorized access increases the risk of injury to individuals entering the premises and may create additional safety and security concerns for neighboring properties and the surrounding area

5. ECONOMIC FEASIBILITY

Based on the extent of deterioration observed, repair and rehabilitation costs would be substantial and may exceed the economic value of the structure. Significant reconstruction would be required to bring the building into compliance with current building and life-safety codes.

6. CONCLUSION

Based on the conditions described above, the structure has experienced significant deterioration and is no longer practical for continued use without extensive reconstruction. Demolition of the structure is requested to eliminate safety concerns and allow future redevelopment of the property.

Attachments:

- Current photographs documenting conditions.

Received June 3, 2026
Planning and Building Dept.

Future Plans for the Property

At this time, there are no immediate plans to replace the existing structure following demolition. The primary objective is to address the safety concerns and deteriorated condition of the building and to eliminate the risks associated with maintaining a structurally compromised vacant structure.

We will evaluate future development and use options for the property after demolition has been completed. Any future improvements or redevelopment will be undertaken in accordance with applicable zoning requirements, permitting regulations, and market conditions existing at that time

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 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. *(Continued from April 16, 2026, 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:	8(e)	Previous Action(s):	COD HP2025-0087

STAFF SUMMARY AND ANALYSIS:

This application was continued at the April 16, 2026, meeting to allow the applicant time to modify proposed plans with replacement windows that matched the original in size; and, to provide further casing and finish details per board discussion. The applicant requested a continuance prior to the May 21, 2026 meeting for additional time to provide the requested drawings. The application was continued by the Board at the June 18, 2026 meeting to allow the applicant to provide fully accurate drawings and adjust the windows sizes on the sides and rear to their original size.

NO NEW DOCUMENTATION WAS SUBMITTED AS-OF THE JULY 6, 2026 DEADLINE FOR ADDITIONAL INFORMATION. STAFF BELIEVES IT IS THE APPLICANT'S INTENT TO PROVIDE THE REQUIRED INFORMATION DURING THE MEETING. NEW DOCUMENTS MAY ONLY BE DISCUSSED DURING THE MEETING AT THE BOARD'S DISCRETION. STAFF COMMENTS FROM THIS POINT FORWARD REMAIN UNCHANGED FROM THE PREVIOUS HEARING.

The HARB had requested several items be addressed by the applicant including:

1. Floorplans be provided to justify modifications to the fenestration
2. Replacement windows match original window sizes where fenestration is remaining unchanged
3. Head jamb and sill details be provided illustrating how the windows will be made to look like wood.

New drawings were submitted that provide additional framing and casing details illustrating how the new window casing will match adjacent historic structures. Floorplans were not provided and replacement window sizes were not adjusted from standard to match the original windows as was recommended by the Board.

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 plans provided 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, will maintain the historic character and integrity of the structure, and meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Removal of previously existing 1/1 wood windows
    b. Replacement with new 1/1 vinyl windows framed and cased to appear as a traditional wood window
    c. Changes to fenestration including smaller window sizes in the same locations as original, some windows relocated or shortened, 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 provided drawings detailing how they can frame and case the windows to mimic the depth of a traditional wood window. Where the original windows on the side and rear elevations were typically 6' tall by 3'5'' wide with some variations, the typical replacement window is proposed to be 4'10" tall by 2'8" wide. A 37% reduction in window size. The HARB advised the applicant to retain the original window sizes for any windows not requiring a fenestration change due to changes in the interior layout. Additionally, the HARB requested proposed floorplan drawings to help justify proposed fenestration changes. The applicant has not addressed replacement window sizes or provided the requested floorplan drawings.

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 and side elevations that are visible from the street.

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 provided several examples of exterior window casing that the applicant says can be matched, as well as head jamb and sill details illustrating how they propose to achieve a more traditional wood window appearance.

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

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

Previous Meeting Documents from April 16, 2026

- Staff Report: https://staugustinefl.portal.civicclerk.com/event/1348/files/attachment/10380
- Application: https://staugustinefl.portal.civicclerk.com/event/1348/files/attachment/10379
- Video on Demand: https://staugustinefl.new.swagit.com/play/382484/8199

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



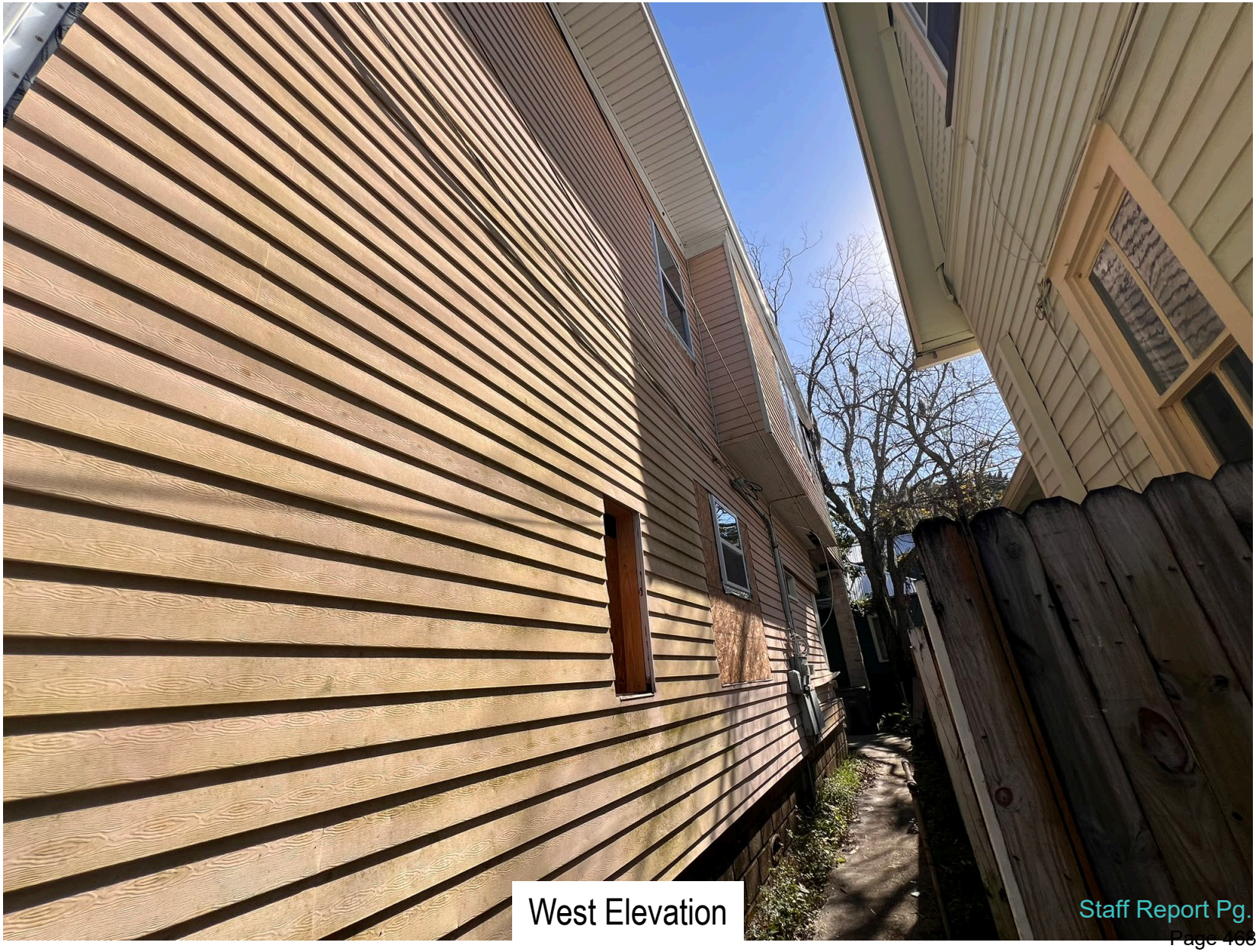
Front (north) Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



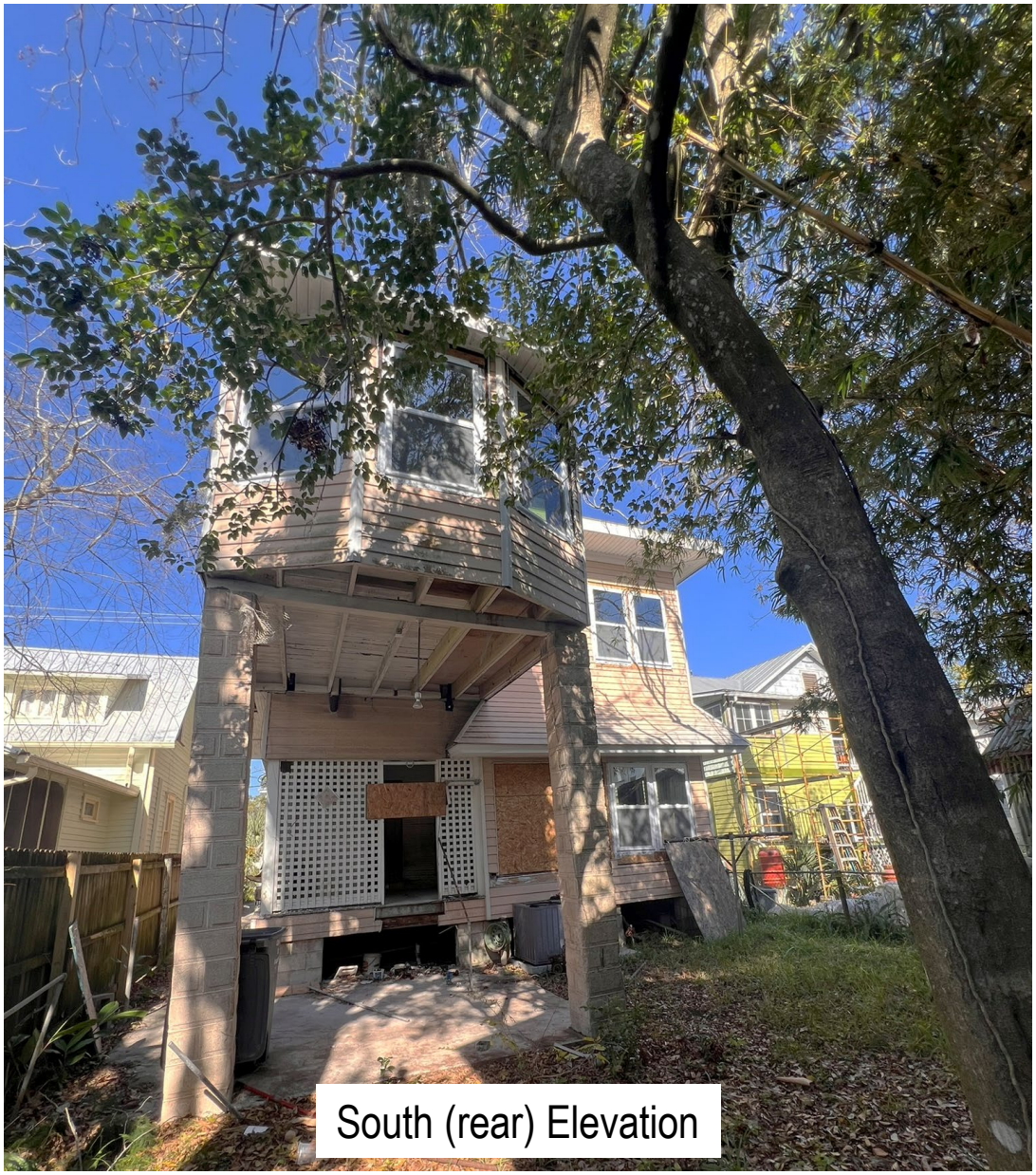
Northwest Elevation

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

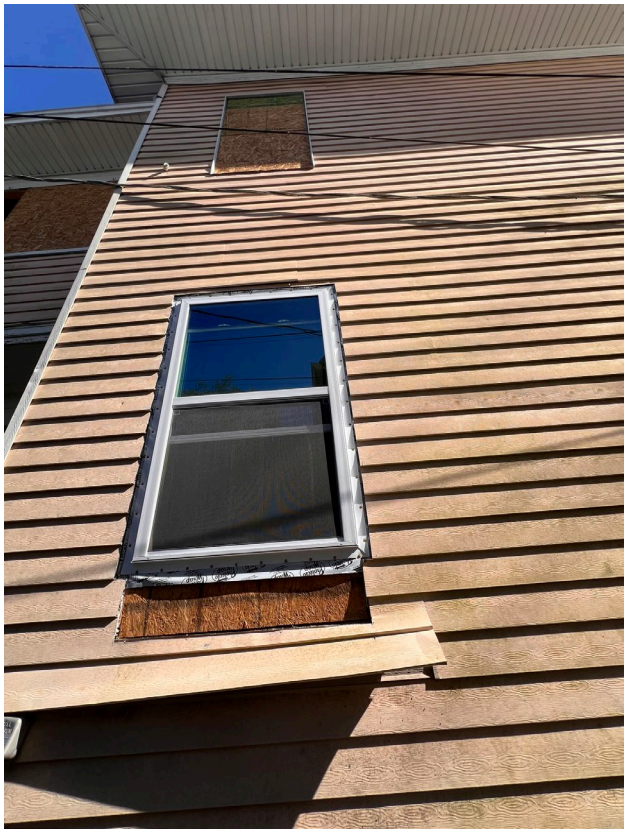
STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



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. 8 SJ 2089 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# 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
7		Saragossa	Street	

Address:
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)	

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 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)

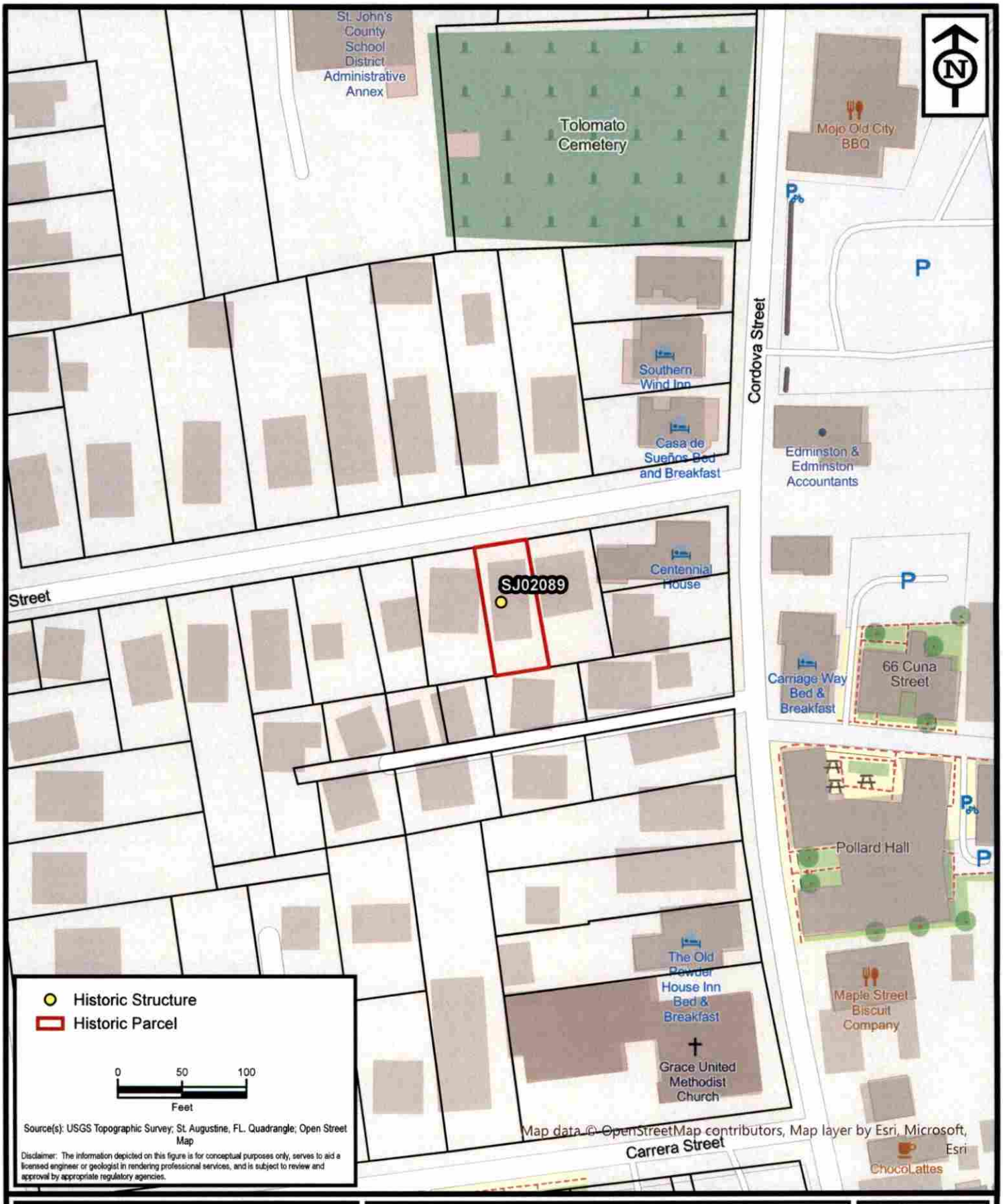
Required Attachments

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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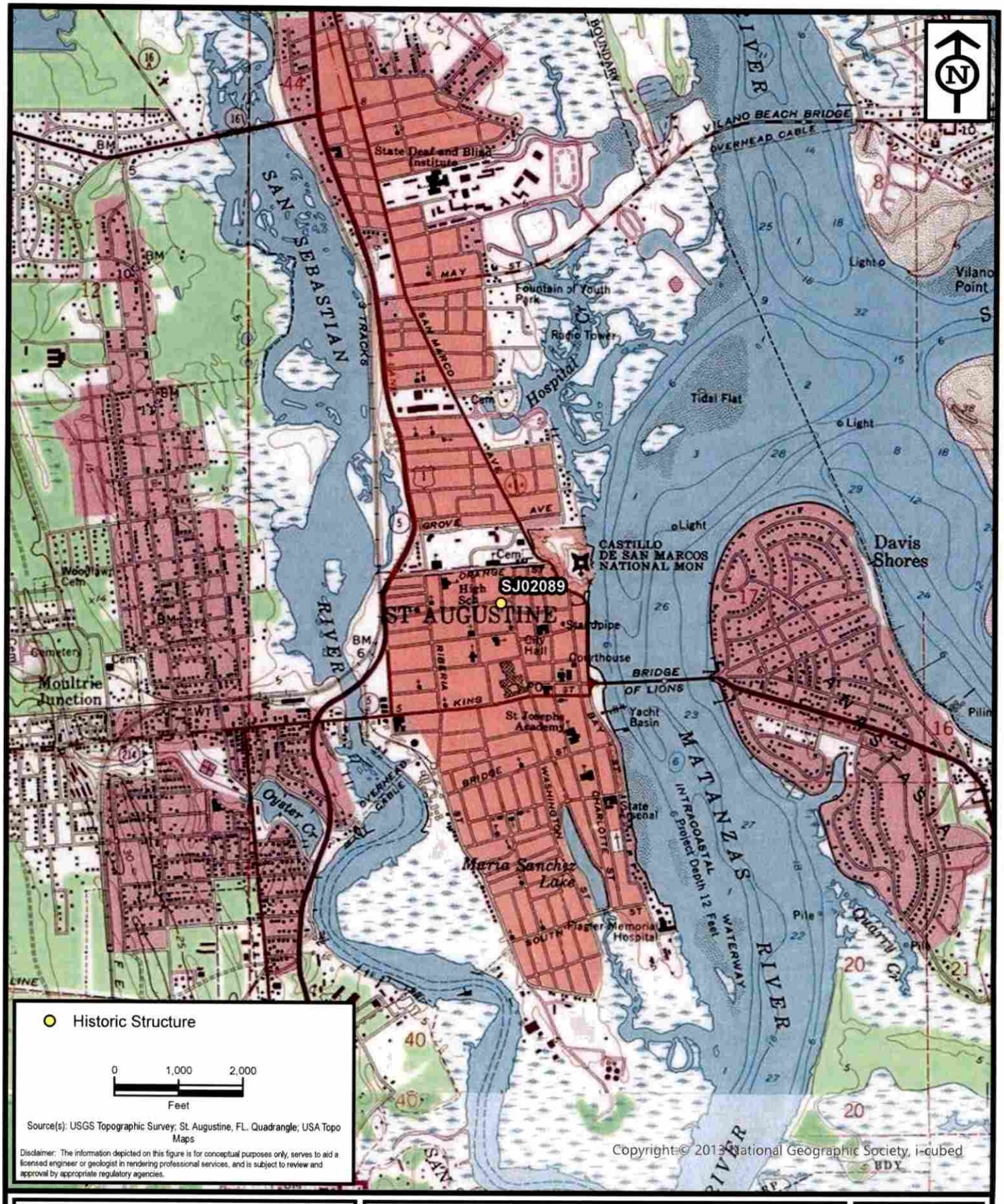

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PH. (904) 470-2200 FAX (904) 470-2112

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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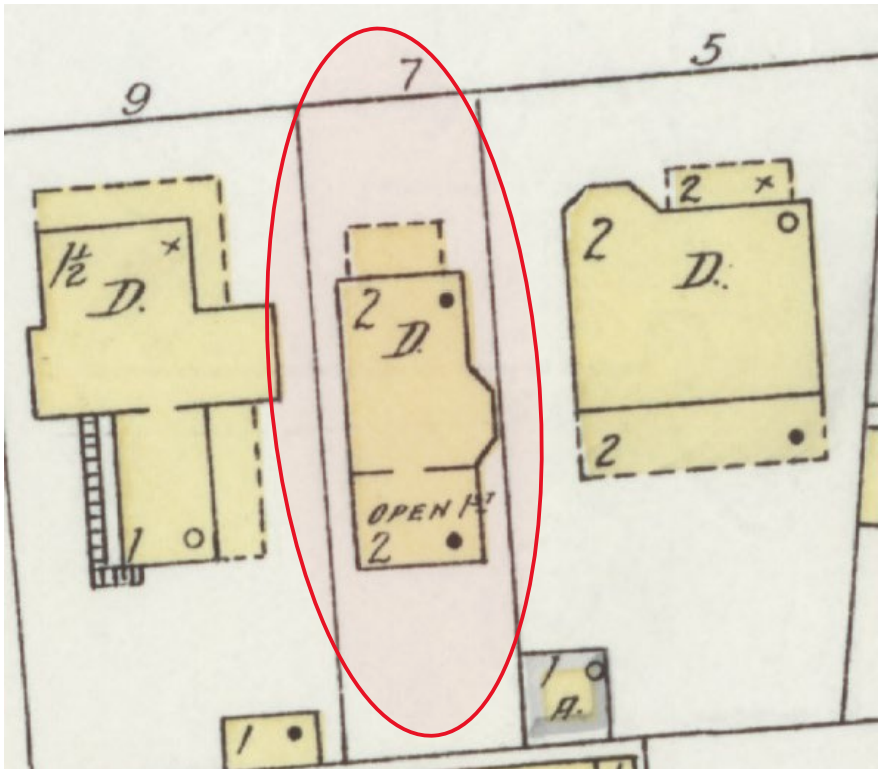
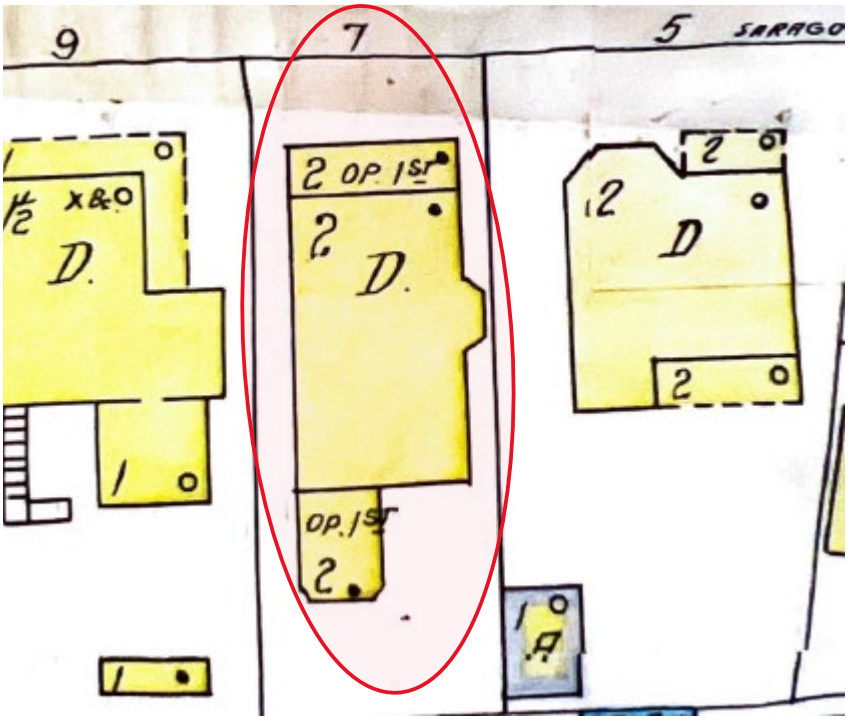
Staff Report Pg. 35

SANBORN MAPS
7 Saragossa Street



1924



1930 Updated to 1960

FOR THE JULY 16, 2026 HARB MEETING

COA HP2026-0022
7 SARAGOSSA STREET

No New Materials Submitted by the Applicant

Previous application materials can be accessed at:
https://staugustinefl.portal.civicclerk.com/event/1350/files/attachment/10743

From:	Frank Ringhofer
To:	Candice Seymour
Cc:	krbconstruction09@gmail.com; Chad Schwaninger; Roger Chastain; srood164@gmail.com; Michelle Triantafyllidis
Subject:	FW: Your Deadline for Required HARB Documentation Has Passed
Date:	Wednesday, July 8, 2026 1:29:22 PM
Attachments:	image002.png image003.png image004.png image005.png image006.png image007.png image008.png

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

Candice, I apologize for not reaching out on Monday. We are still gathering information regarding the existing wall reinforcement. We like to request a continuance to the next meeting, August 20th. I am not sure I will have all the necessary information by the upcoming July 16th date for a walk in review.

Frank M. Ringhofer, Jr.
AIA, LEED AP BD+C, NCARB
Senior Vice President

PQH GROUP DESIGN INC.
ringhoferf@pqh.com • **M** 904-608-2456 • **T** 904-224-0001
www.pqh.com • 4141 Southpoint Drive East, Suite 200, Jacksonville, FL 32216

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From: Roger Chastain <chastainr@pqh.com>
Sent: Wednesday, July 8, 2026 1:05 PM
To: Frank Ringhofer <ringhoferf@pqh.com>; Chad Schwaninger <schwaninger72@gmail.com>
Subject: Fw: Your Deadline for Required HARB Documentation Has Passed

See below from Candice.

Get Outlook for iOS

From: Candice Seymour <cseymour@citystaug.com>
Sent: Wednesday, 08 July 2026 12:08:34

To: krbconstruction09@gmail.com <krbconstruction09@gmail.com>; Chad Schwaninger <schwaninger72@gmail.com>; Roger Chastain <chastainr@pqh.com>; srood164@gmail.com <srood164@gmail.com>
Cc: Michelle Triantafyllidis <MTriantafyllidis@citystaug.com>
Subject: Your Deadline for Required HARB Documentation Has Passed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Our records indicate that the required documentation requested by city staff and/or the HARB for your application was not received by the **July 6, 2026** deadline for the upcoming **July 16, 2026** meeting.

We are now drafting staff reports to meet our own deadline for distributing meeting packets to the Board and Public prior to next week's meeting. Any documentation received from this point forward will not be reviewed by staff or distributed to the Board at the July meeting.

You have several options to proceed with your application:

- **Request a Continuance** to a future meeting by emailing HARB@citystaug.com and asking that your item be continued to allow time for you to submit the required information. Future meeting dates and application deadlines can be found here. Documentation for continued applications has a deadline of no later than 10 days prior to the meeting. You may choose any future meeting date for a continuance; OR,
- **Walk-on New Information** by providing 9 copies of all new information for the Board and city staff on the day of the meeting. Be aware, new documents provided at the meeting are only reviewed at the Board's discretion. They may choose to continue your application to allow time for all parties to review the new information at length.

If you are planning to attend and provide additional information at the meeting, please notify staff of your intent by replying to this email. If no communication is received, staff can administratively continue your application until required information is received.

Thank you for your time and consideration,

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 the July 16, 2026 Meeting



Application HP2026-0032 Address: 1 Cordova Street

Applicant: Verizon Wireless

Property Owner: City of St. Augustine

Project description: To install cellular equipment on the exterior of existing parking garage stairwell towers. *(Continued from May 21, 2026)*

Architectural Style:	Mediterranean Influence	Florida Master Site File:	N/A
National Register:	St. Augustine National Register Historic District: Non-Contributing	Construction date:	2006
Archaeology Zone:	IA	Zoning District:	HP-3 & Facing HP-3
Parcel number:	1971600000		
Agenda Item:	9(a)	Previous Action(s):	COA 2004-0708

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness application was first heard at the May 21, 2026 HARB meeting, when it was continued. Upon the request of the applicant, a request for continuance was approved at the June 18th meeting to allow time to provide updated renderings and plans modified to incorporate HARB's feedback for the proposed cell antennas with related equipment located on the public parking garage structure. For reference, staff report and application packets from the previous hearing are available at the link provided on page 5.
2. Built in 2006, and drawing from Mediterranean Influence styles, the multi-story municipal garage is located on City-owned property that is within and facing the Historic Preservation Zoning District Three (HP-3) zoning district, bounded by W. Castillo Drive, Cordova, and Orange Streets. The garage structure is immediately west of the Visitor Information Center, which is individually listed on the National Register of Historic Places, and within the St. Augustine Historic District.
3. At the May meeting, the HARB expressed the following concerns with the proposed project scope:
    a. Proposed locations of the proposed antennas and related equipment's being on three of the four towers, which are character defining elements of the structure, and some of the most conspicuous areas of the building
    b. Placement of antennas and required equipment should be more intentional to correspond with existing building features to conceal the antennas/equipment or help them to blend in.
    c. Related equipment, such as cable lines with plastic covers, should be placed behind the walls and go through the wall only at areas of connection.
    d. A mockup was requested to fully understand the scale and design of proposed antennas and the potential visual impact to the garage structure.
4. Modified plans and renderings were submitted for HARB's review for this July meeting and staff observations include:
    a. New renderings are helpful in providing closer up views to the proposed antennas on the garage structure. Proposed plans show the antennas relocated from the towers and placed on the upper portion of each of the originally proposed building elevations (north, east, and south walls), with the exception of the southern tower on the west elevation. On this southwest tower, two antennas are still shown facing northwest.
    b. According to the new documents, the visually obtrusive cable support kits have been removed from view on the exterior walls. Verification is needed if this can achieved with the actual antenna installation and how impactful it will be to the garage structure if openings in the walls are required.
    c. Plans still need dimensions, especially the actual heights, of antennas and equipment.
    d. Details of the proposed placement of the rooftop equipment are also needed so the viewer can understand the relation with the existing parapet wall: it is unclear if that equipment will be fully concealed by the parapet wall or how much will be visible since some of the units are labeled as over 7' in height.
    e. At the May meeting, the applicants verified that the antennas can be finished in the same color of the garage structure. The applicant should confirm if any of the equipment will not be able to be finished in that color.
5. The applicant team communicated to staff that a mockup on the parking garage would be made available for viewing on July 16, prior to the HARB meeting (see page 5 for details). Staff will confirm the time/location prior to that date.
6. According to the Architectural Guidelines for Historic Preservation (AGHP), character-defining features should not be "radically changed, damaged or destroyed" by new mechanical systems. Further, this type of equipment should be made to be as inconspicuous as possible by being covered or screened, 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."
7. Areas that are not directly on the exterior walls or the west side of the parking garage, or other sites adjacent to St. Francis Field, which is outside and not directly facing the HP-3 Zoning District, may be preferred locations for cell related antennas and equipment.

STAFF DOES NOT MAKE RECOMMENDATIONS FOR PROJECTS ON CITY PROPERTY. THE HARB MUST MAKE A DETERMINATION BASED UPON EVIDENCE PROVIDED AND RELEVANT CODES AND GUIDELINES.

SUMMARY SCOPE OF WORK:

To install cellular antennas and related equipment on the exterior of existing parking garage towers and rooftop.

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...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

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.

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:

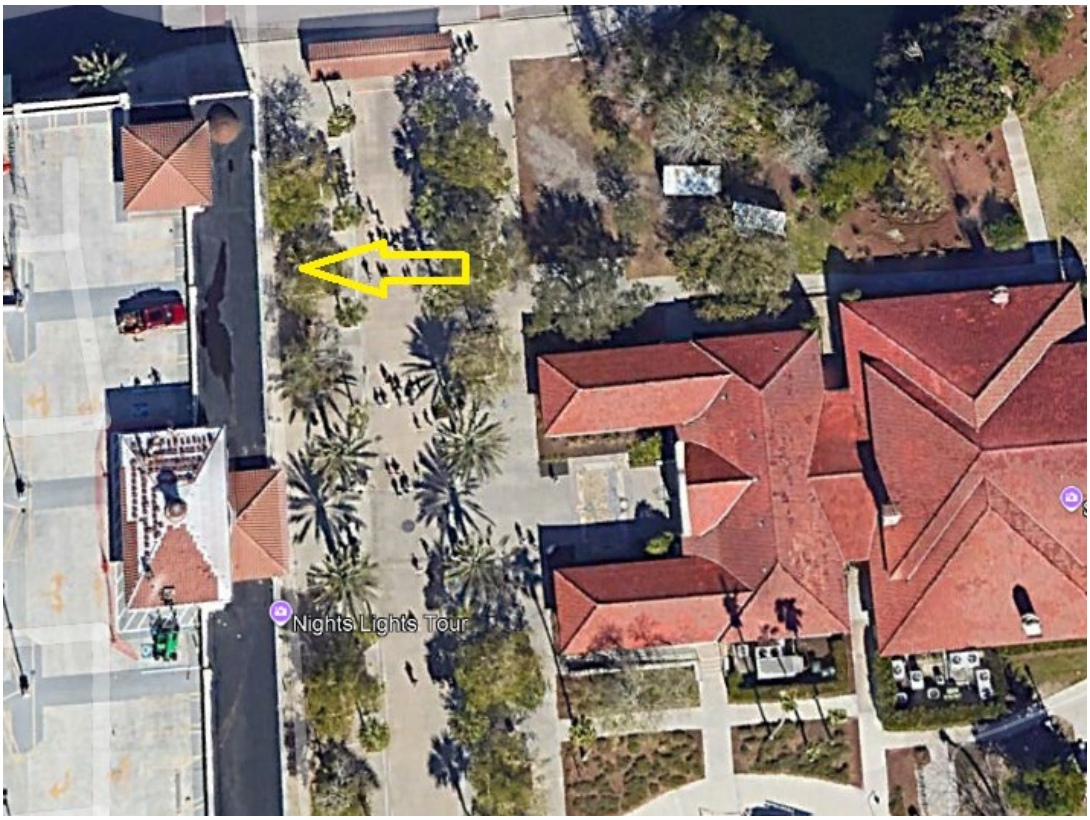
1. Staff photographs
2. Florida Master Site File (FMSF) for adjacent Visitors Information Center building, which is also individually listed on the National Register of Historic Place: pages 1-4

Documents reveiewed at the May 21, 2026 HARB meeting can be accesessed using the following web links:

- Staff Report Packet: https://staugustinefl.portal.civicclerk.com/event/1349/files/attachment/10582
- Application Packet: https://staugustinefl.portal.civicclerk.com/event/1349/files/attachment/10578

MOCKUP INFORMATION:

- Staff will email HARB members if the details listed below for the mockup are modified
- *HARB members must view the mockup individually before the HARB meeting*
- **Time:** Thursday, July 18 from 10 am to 12:30 pm
- **Location:** East elevation of parking garage structure, facing the St. Augustine & St. Johns County Visitors Information Center (VIC), on upper area of wall indicated by the yellow arrow below



STAFF PHOTOGRAPHS
1 Cordova Street





East Elevation: south and north ends
facing Visitor Information Center (VIC)

STAFF PHOTOGRAPHS
1 Cordova Street



East Elevation: north end
facing Visitor Information Center (VIC)



STAFF PHOTOGRAPHS
1 Cordova Street





North and East Elevations:
facing West Castillo Drive and
Visitor Information Center (VIC)

STAFF PHOTOGRAPHS
1 Cordova Street





North and East Elevations:
north elevation facing West Castillo Drive
and east elevation facing Visitor Information Center (VIC)

STAFF PHOTOGRAPHS
1 Cordova Street



North Elevation at east end:
north elevation facing West Castillo Drive
and east elevation facing Visitor Information Center (VIC)

STAFF PHOTOGRAPHS
1 Cordova Street





South end of East Elevation:
facing Visitor Information Center (VIC)

STAFF PHOTOGRAPHS
1 Cordova Street





South and East Elevations:
south elevation facing Orange/Cordova Streets
and east elevation facing Visitor Information Center (VIC)

STAFF PHOTOGRAPHS
1 Cordova Street



South Elevation:
facing Orange/Cordova Streets

STAFF PHOTOGRAPHS
1 Cordova Street







South and West Elevations (top photos):
south elevation facing Orange/Cordova Streets
and west elevation facing Cordova Street
Swing Park (left photo) to the west of parking garage

STAFF PHOTOGRAPHS
1 Cordova Street

West Elevation/southwest corner facing Cordova Street:
Showing mechanical fixtures







STAFF PHOTOGRAPHS
1 Cordova Street



West Elevation/automobile entrance from north end:
facing Cordova Street

STAFF PHOTOGRAPHS
1 Cordova Street







West Elevation /
Automobile entrance:
facing Cordova Street
and
St. Francis Field

STAFF PHOTOGRAPHS
1 Cordova Street





North end of West Elevation:
facing Cordova Street

STAFF PHOTOGRAPHS
1 Cordova Street

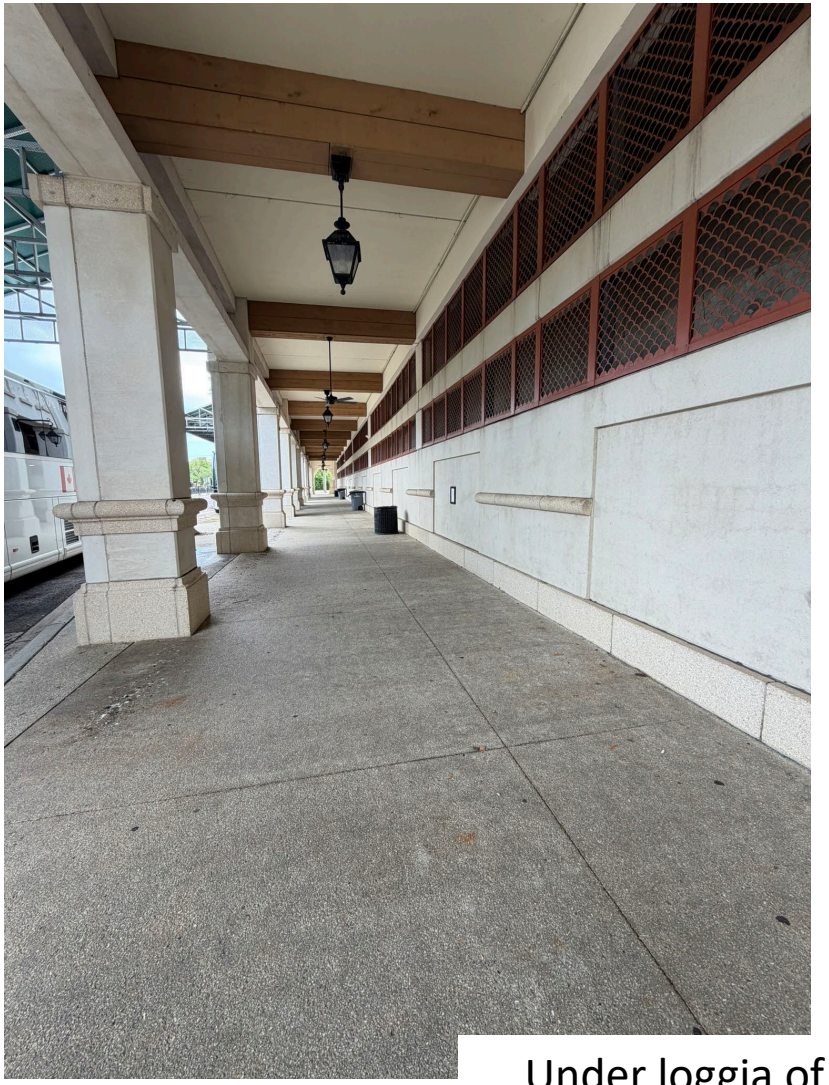






North Elevation at west end:
north elevation facing West Castillo Drive
and west elevation facing
St. Francis Field

STAFF PHOTOGRAPHS
1 Cordova Street





Under loggia of North and East Elevations:
facing West Castillo Drive and
Visitor Information Center (VIC)

STAFF PHOTOGRAPHS
1 Cordova Street





Under loggia of north end of East Elevation:
facing West Castillo Drive

STAFF PHOTOGRAPHS
1 Cordova Street





East of parking garage facing
Visitor Information Center (VIC)

STAFF PHOTOGRAPHS
1 Cordova Street



Construction Plaque on
East Elevation

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ396 1009==

Site Name: Civic Center 830== Survey Date: 7907 820==

Address: 10 Castillo Drive, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: San Marco Tract (subdivision) 1 (block) (ex E 200' of W 262' of S 70') (lot) 868==

Owner of Site: Name: City of St. Augustine;
Address:
St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Government 848== Zoning: HP3

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

UTM: 17 (zone) 469620 (easting) 3307390 (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: Commercial 838== Present Use: Commerical 850==

Date: +1938 844== Period: 20th Cent 845== Culture: American 840==

Architect: Henderich, Fred A., St. Augustine, Fla. 32084 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: T-shape 966==

Exterior Fabrics: Stone (coquina)

854==

Structural Systems: Masonry, stone coquina 856==

Features of Structure: (942)

Window Type: Fanlight, DHS, 6/6, casement 10-pane, sidelights 942==

Foundation: Stone wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip on L, mission porch 942==

Porches & Balconies: One story open porch on front

942==

Chimney Location: End, interior, lateral slope and rear slope 942==

Materials: (882)

Chimney: Stone (coquina) 882==

Roof Surfacing: Clay tile 882==

Ornament Exterior: Coquina arches, pilasters, battered round columns, buttressed walls 882==

Quantitative Data: (950-954)

Chimneys: 3 952== Dormers: 0 954== Stories: 1 950==

Other: 956==

Surroundings: Commercial 864==

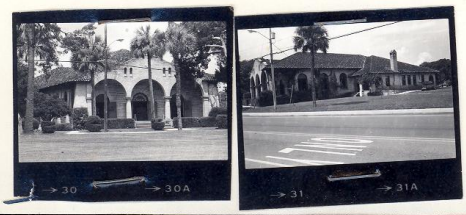
Relationship to Surroundings: On corner lot

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Tourism

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Mediterranean Revival building at 10 Castillo Drive was constructed in 1938. Designer Fred A. Henderich of St. Augustine included distinctive features such as the coquina arches, pilasters, battered round columns, and buttressed walls. The clay-tile roof suggests the Mediterranean look. An open porch extends from the front of this structure which is located across from the Castillo de San Marco and Ripley's museum. It is one of the last all-coquina sturctures erected in St. Augustine.

HISTORY

The San Marco Tract is comprised of land north of Orange Street bounded on the east by San Marco Avenue, north by Castillo Drive, and west by Ponce de Leon Boulevard. The tract, unlike other areas of North City, was never subdivided into lots and has never contained residential housing.

The land was formed by the Mil y Quinientos (the fifteen hundred yard defense perimeter) land grants of Jose Barrera and Agustin Santano. The southern portion of the tract was granted to Barrera by Governor Jose Coppinger in 1817 for use as a cattle pasture. It bordered on the Cubo defense line and fronted 170 English yards on the Mil y Quinientos Road, today known as San Marco Avenue. Barrera released the grant to Lorenzo Capella in 1819. Capella was owner when Spain ceded the territory to the United States in 1821, the same year as the tragic yellow fever epidemic. Since no land was available for burial of non-Catholics, the government appropriated a half-acre of property believed to be public land for use as a Protestant cemetery.(1) Lorenzo Capella challenged the use of this site located at the southeast corner of his tract, now Orange Street and San Marco Avenue. His challenge was upheld by the Board of Land Commissioners in 1828.(2) Soon after, Capella sold the entire Barrera Grant to Presbyterian Minister, Thomas Alexander, who in turn transferred the cemetery plot to the Trustees of the Presbyterian Church. Alexander's widow, Angelina, sold the remaining Barrera land to the Reverend F. Y. Vail in 1841.(3)

The northern portion of San Marco Tract was conceded to Agustin Santano by Governor Enrique White in 1810. In 1820 the land was transfered from Santano's widow, Margarita Pratt, to Antonita Vila. The land passed from Antonita Vila (then Antonita Rogero) to the Reverend Ebenezer H. Snowden and in 1840

(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), V, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), III, 179-181.

2. Michael C. Scardaville, "The Public Burying Ground," (St. Augustine: HSAPB, 1978), pp. 1-3.

3. Ibid.; St. Johns County Courthouse, Deed Records, Book H, p. 379; Book O, pp. 521, 528.

4. American State Papers, V, 414; Spanish Land Grants, III, 254; Deed

to the Reverend F. Y. Vail who acquired the Barrera Tract the following year.(4) From 1847 to 1883 the tracts underwent a series of transactions both separately and as a unit. Temporary owners included John P. Lylster; Margaret Abbott; Mary A. Sweatland, who consolidated the property; city alderman, George W. Atwood; and land developer Lucy B. Abbott.(5)

In 1883 General Isaac Crofts acquired the land from Lucy Abbott, who held title to the northern, Santano Tract, and Margaret Abbott, owner of the former Barrera Tract. Crofts constructed the five-story wooden luxury hotel, the San Marco. The ill-fated landmark was destroyed by fire in 1897.(6)

In 1922 Elizabeth B. Ketterlinus purchased all of San Marco Tract, excluding the Protestant Cemetery, from the St. Augustine Golf Club which had converted the vacant land into a golf course and which was then facing bankruptcy.(7) This land was conveyed to the city of St. Augustine in 1928 for $40,000.(8) The property has maintained recreational usage in the western portion in the form of ball fields and tennis courts. In 1938 a Civic Center was constructed north of the cemetery off San Marco. The center now houses the Chamber of Commerce and serves as a tourist information center. San Marco Tract is bordered on the south by educational buildings, the west by U.S. 1 and on the north by the recently converted commercial neighborhood of Castillo Drive.

The Civic Center at 10 Castillo Drive was a government Civil Works Administration and Federal Emergency Relief Administration project in 1938. It functions as a visitor center, tourist center, and headquarters for the St. Johns County Chamber of Commerce. The building is conveniently located within walking distance of restored St. George Street, Castillo de San Marcos, and Ripley's Museum, the former residence of oil magnate and Flagler friend, William Warden.

Records, Book H, p. 23; Book O, pp. 521, 548.

5. Deed Records, Book Q, pp. 144, 145, 354; Book T, p. 306; Book Y, p. 435.

6. Ibid., Book AAA, pp. 552, 554; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 166.

7. Deed Records, Book 47, p. 95; St. Augustine Historical Society Miscellaneous File.

8. St. Johns County Courthouse, Miscellaneous Records, Book P, p. 163.

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.:	HP2026-0032
Applicant:	Simone Johnson - Verizon Wireless
Owner:	City Of St Augustine
Address:	1 Cordova Street
Parcel Number:	1960500000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To install cellular equipment on the exterior of existing parking garage stairwell towers.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, MAY 21, 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, May 21, 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 GU

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request To install cellular equipment on the exterior of existing parking garage stairwell towers..

Subject to the following conditions:

- Continued to June 18, 2026
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of May, A.D., 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2026-0032 **REQUEST** **APPROVED / DENIED / CONTINUED**

Linda Potter
Sign Name

Linda Potter
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, Linda Potter, by means of [4 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 21st day of May, A.D., 2026.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Michele Fudo
Notary Public, State of Florida

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

ADDITIONAL MATERIALS RECEIVED FOR JULY 16, 2026 HARB MEETING:

HP2026-0032
1 CORDOVA STREET

SUBMITTED BY APPLICANT

Received June 23, 2026
Planning and Building Dept.



TEP verizon

Photo Locations

ST AUG DT PARKING
1 Cordova St
St. Augustine, FL 32084

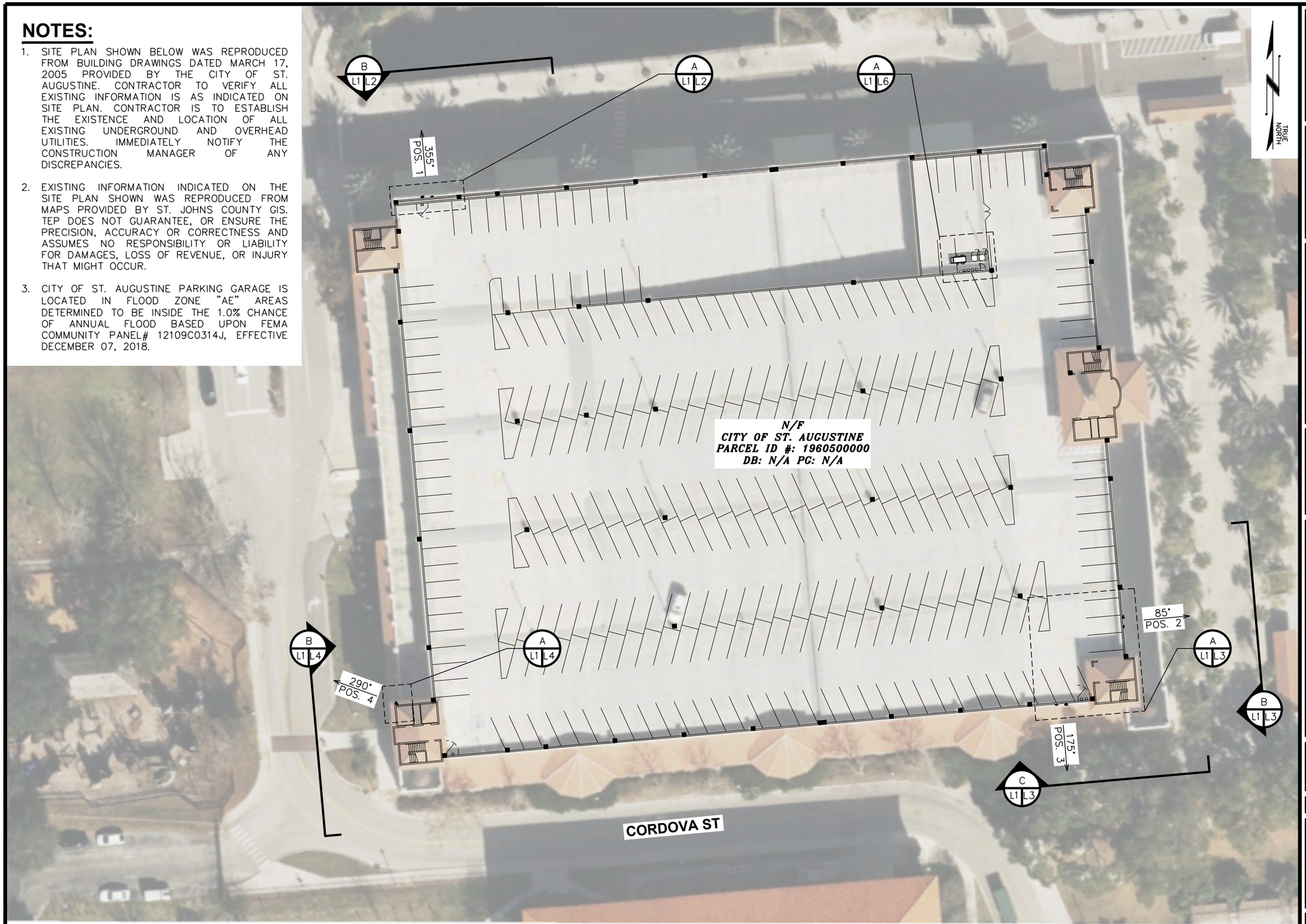
Received June 23, 2026
Planning & Building Department

NOTES:

1. SITE PLAN SHOWN BELOW WAS REPRODUCED FROM BUILDING DRAWINGS DATED MARCH 17, 2005 PROVIDED BY THE CITY OF ST. AUGUSTINE. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.

2. EXISTING INFORMATION INDICATED ON THE SITE PLAN SHOWN WAS REPRODUCED FROM MAPS PROVIDED BY ST. JOHNS COUNTY GIS. TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR.

3. CITY OF ST. AUGUSTINE PARKING GARAGE IS LOCATED IN FLOOD ZONE "AE" AREAS DETERMINED TO BE INSIDE THE 1.0% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL# 12109C0314J, EFFECTIVE DECEMBER 07, 2018.



ROOFTOP PLAN

SCALE: 1" = 50'

0 50 100

SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000914177
VZW SITE NAME:
ST AUG DT PARKING
1 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TEP

TEP OPCO, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

LEASE EXHIBIT
DO NOT USE FOR CONSTRUCTION

REV	DATE	ISSUED FOR:
6	06-15-26	LEASE EXHIBIT
5	06-05-25	LEASE EXHIBIT

DRAWN BY: HH | CHECKED BY: JHJ

SHEET TITLE:

ROOFTOP PLAN

SHEET NUMBER: **L-1**

REVISION: **6**

TEP#: 316461.813172

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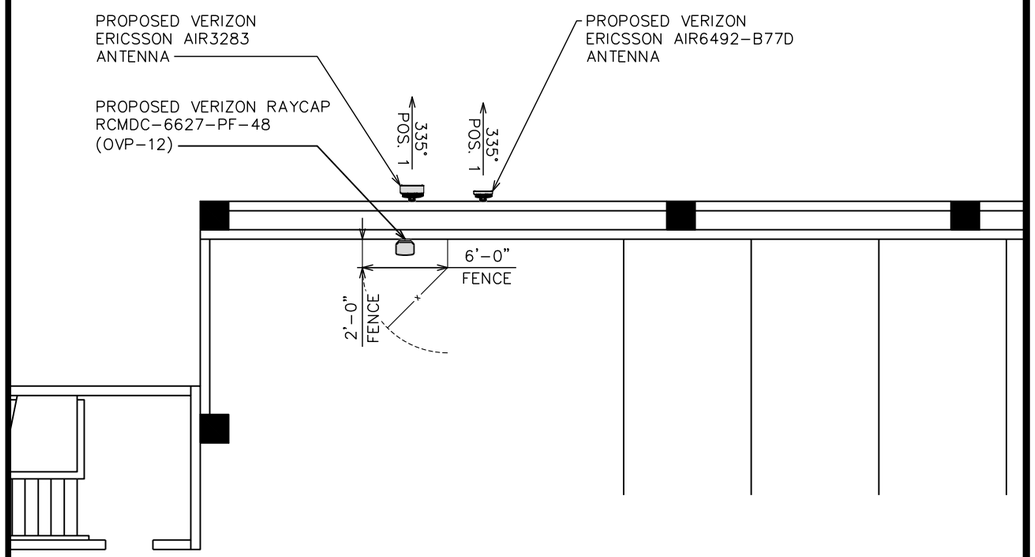
Received June 23, 2026
Planning & Building Department



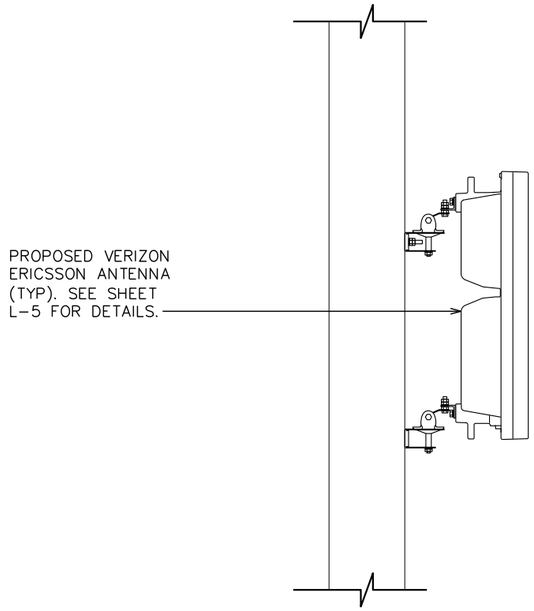
ANTENNA LAYOUT (POSITION 1)

SCALE: 3/32" = 1'-0"

A L1 L2

0 8 16

SCALE IN FEET



ANTENNA SIDE ELEVATION

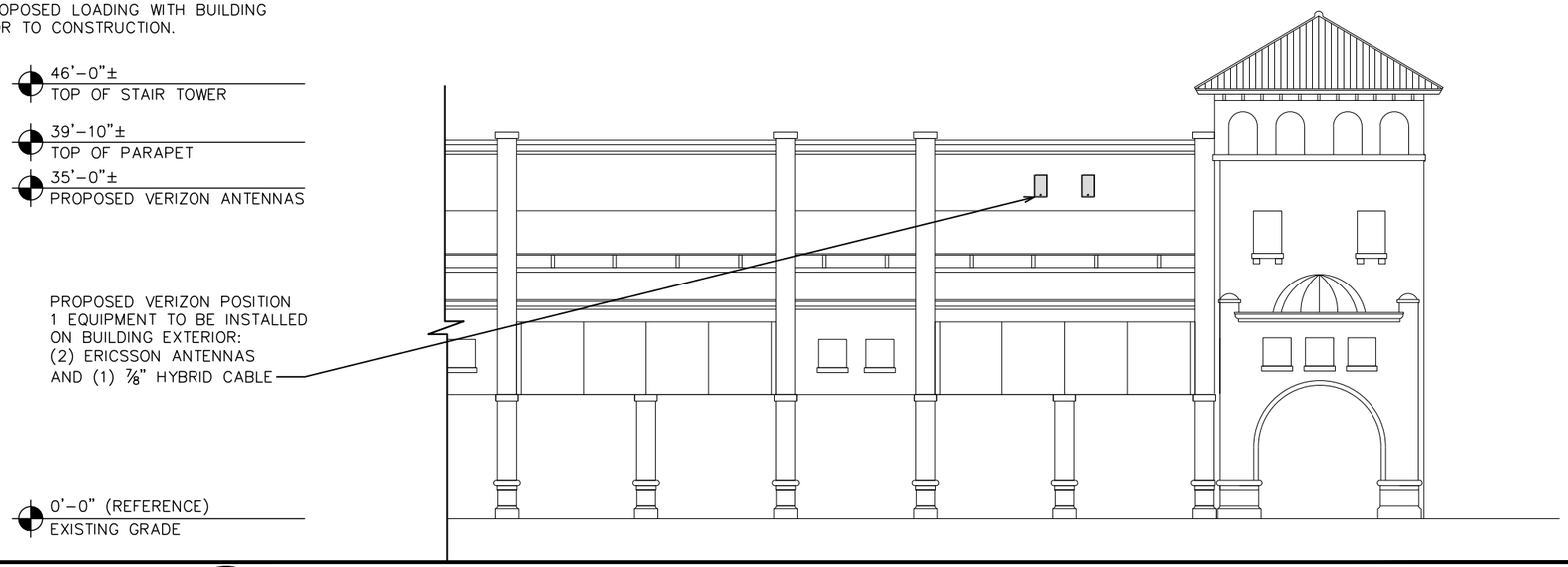
SCALE: 3/4" = 1'-0"

0 1 2

SCALE IN FEET

NOTES:

1. TEP DID NOT ANALYZE BUILDING TO DETERMINE ADEQUATE STRUCTURAL CAPACITY FOR ANY VERIZON LOADING.
2. CONTRACTOR TO VERIFY PROPOSED LOADING WITH BUILDING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.



NORTH BUILDING ELEVATION

SCALE: N.T.S.

B L1 L2

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000914177
VZW SITE NAME:
ST AUG DT PARKING

1 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TEP

TEP OPCO, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

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REV	DATE	ISSUED FOR:
6	06-15-26	LEASE EXHIBIT
5	06-05-25	LEASE EXHIBIT

DRAWN BY: HH | CHECKED BY: JHJ

SHEET TITLE:

POSITION 1 DETAILS

SHEET NUMBER: **L-2**

REVISION: **6**

TEP#: 316461.813172

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TEP verizon

Collocation Simulation

NORTH

35-ft AGL

Photo #1 - approx. 40' N of Position 1

ST AUG DT PARKING
1 Cordova St
St. Augustine, FL 32084

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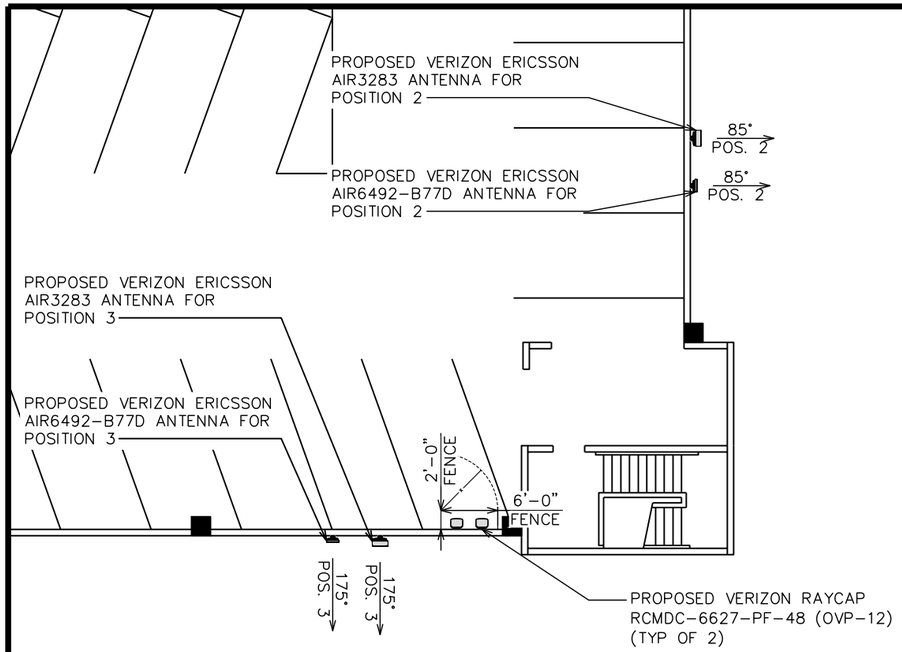


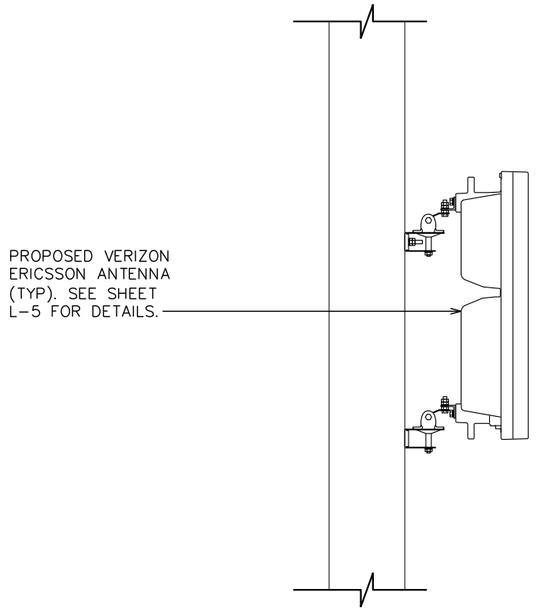
ANTENNA LAYOUT (POSITION 2 & 3)

SCALE: 1/16" = 1'-0"

A L1 L3

0 16 32

SCALE IN FEET



ANTENNA SIDE ELEVATION

SCALE: 3/4" = 1'-0"

0 1 2

SCALE IN FEET

NOTES:

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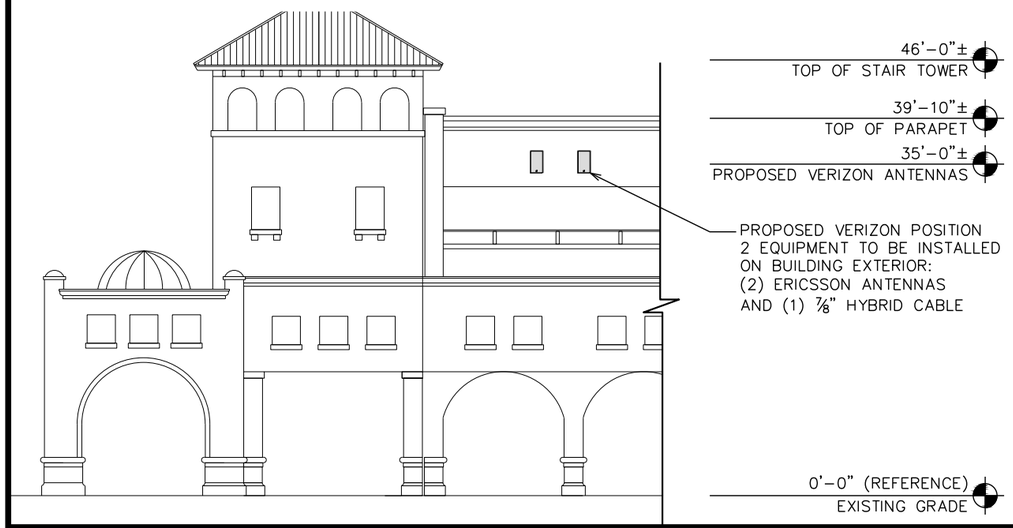
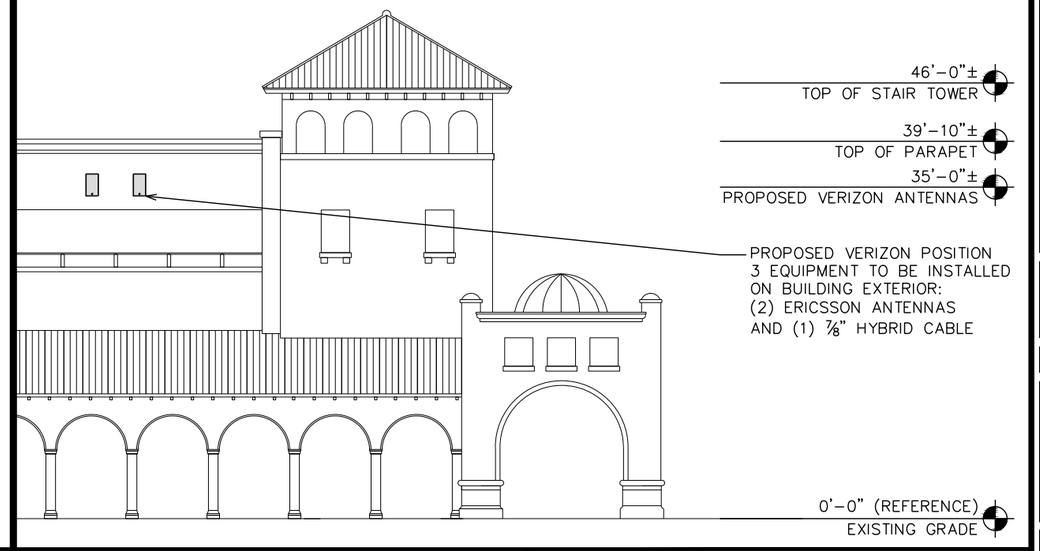


EAST BUILDING ELEVATION

SCALE: N.T.S.

B L1 L3



SOUTH BUILDING ELEVATION

SCALE: N.T.S.

C L1 L3

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000914177
VZW SITE NAME:
ST AUG DT PARKING

1 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TEP

TEP OPCO, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

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5	06-05-25	LEASE EXHIBIT

DRAWN BY: HH | CHECKED BY: JHJ

SHEET TITLE:

POSITION 2 & 3 DETAILS

SHEET NUMBER: **L-3**

REVISION: **6**

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Collocation Simulation -
EAST
35-ft AGL
Photo #2 - approx. 130' E of Position 2

ST AUG DT PARKING
1 Cordova St
St. Augustine, FL 32084

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Planning and Building Dept.



LTE verizon

Collocation Simulation-

SOUTH

35-ft AGL

Photo #3 - approx. 100' S of Position 3

ST AUG DT PARKING
1 Cordova St
St. Augustine, FL 32084

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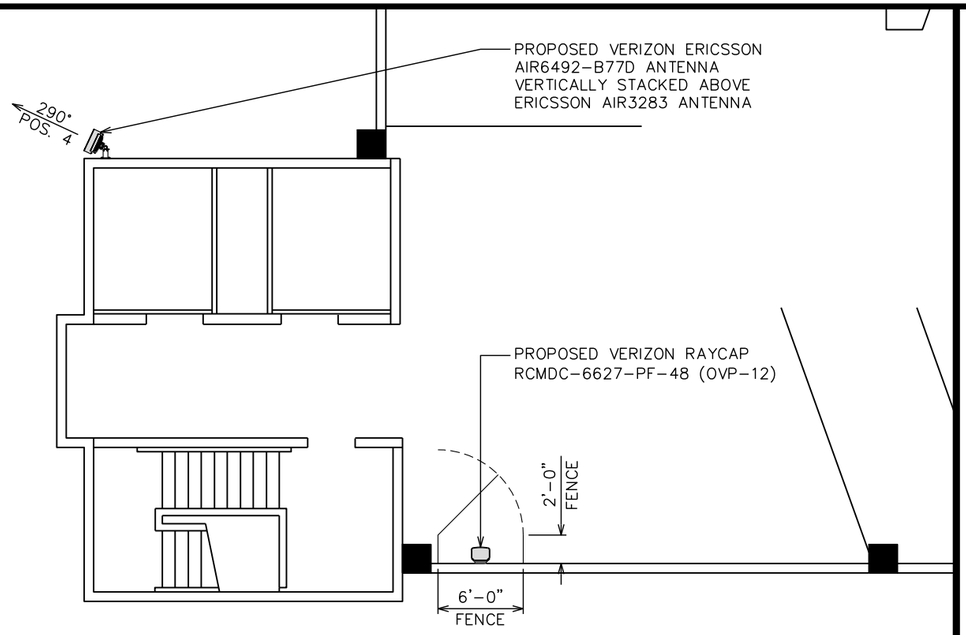
Planning & Building Department



ANTENNA LAYOUT (POSITION 4)

SCALE: 3/32" = 1'-0"

A
L1 L4

0 8 16
SCALE IN FEET

NOTES:

1. TEP DID NOT ANALYZE BUILDING TO DETERMINE ADEQUATE STRUCTURAL CAPACITY FOR ANY VERIZON LOADING.
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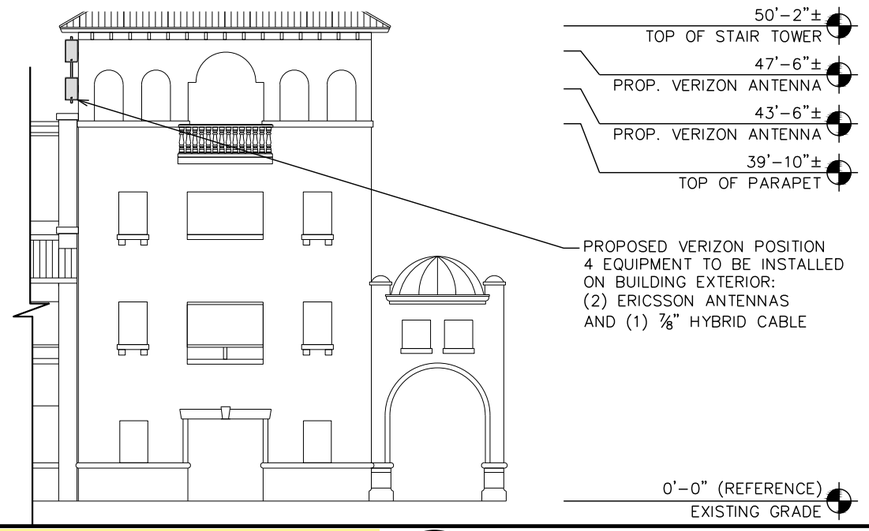
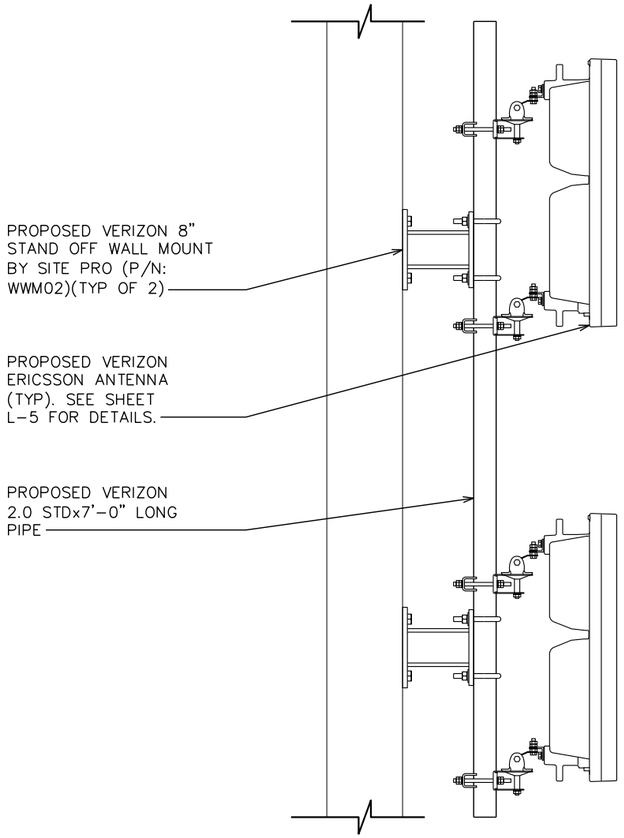


WEST BUILDING ELEVATION

SCALE: N.T.S.

B
L1 L4



ANTENNA SIDE ELEVATION

SCALE: 3/4" = 1'-0"

0 1 2
SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000914177
VZW SITE NAME:
ST AUG DT PARKING

1 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TEP

TEP OPCO, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

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6	06-15-26	LEASE EXHIBIT
5	06-05-25	LEASE EXHIBIT

DRAWN BY: HH | CHECKED BY: JHJ

SHEET TITLE:

POSITION 4 DETAILS

SHEET NUMBER: **L-4**

REVISION: **6**

TEP#: 316461.813172

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LTEP verizon

Collocation Simulation -
WEST

43.5-ft & 47.5-ft AGL

Photo #4- approx. 110' W of Position 4

ST AUG DT PARKING
1 Cordova St
St. Augustine, FL 32084

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PROPOSED ANTENNA & COAX SCHEDULE

POSITION	USE	MANUFACTURER (MODEL #)	RAD CENTER	CABLE SIZE	CABLE LENGTH	AZIMUTH (TN)	MECH. D-TILT	ELEC. D-TILT	EQUIPMENT [MODEL #]	J-BOX
1	1900 LTE 1900 NR AWS LTE AWS3 NR CBAND NR	ERICSSON AIR3283	℄ @ 35'-0"±	(1) 7/8" HYBRID	*FIELD VERIFY	355°	**	**	–	(1) RAYCAP OVP-12 [RCMDC-6627-PF-48]
		ERICSSON AIR6492-B77D				355°	**	**		
2	1900 LTE 1900 NR AWS LTE AWS3 NR CBAND NR	ERICSSON AIR3283	℄ @ 35'-0"±	(1) 7/8" HYBRID	*FIELD VERIFY	85°	**	**	–	(1) RAYCAP OVP-12 [RCMDC-6627-PF-48]
		ERICSSON AIR6492-B77D				85°	**	**		
3	1900 LTE 1900 NR AWS LTE AWS3 NR CBAND NR	ERICSSON AIR3283	℄ @ 35'-0"±	(1) 7/8" HYBRID	*FIELD VERIFY	175°	**	**	–	(1) RAYCAP OVP-12 [RCMDC-6627-PF-48]
		ERICSSON AIR6492-B77D				175°	**	**		
4	1900 LTE 1900 NR AWS LTE AWS3 NR CBAND NR	ERICSSON AIR3283	℄ @ 43'-6"±	(1) 7/8" HYBRID	*FIELD VERIFY	290°	**	**	–	(1) RAYCAP OVP-12 [RCMDC-6627-PF-48]
		ERICSSON AIR6492-B77D	℄ @ 47'-6"±			290°	**	**		

*NOTE – CONTRACTOR TO VERIFY COAX/CABLE LENGTHS PRIOR TO CONSTRUCTION
**NOTE – CONTRACTOR TO REFERENCE VERIZON ISSUED RFDS FOR MECH./ELEC. D-TILTS

PROPOSED ANTENNA & COAX SCHEDULE @ 35'-0", 43'-6", AND 47'-6"

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000914177
VZW SITE NAME:
ST AUG DT PARKING
1 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TEP

TEP OPCO, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

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5	06-05-25	LEASE EXHIBIT

DRAWN BY: HH | CHECKED BY: JHJ

SHEET TITLE:

PROPOSED ANTENNA & COAX SCHEDULE

SHEET NUMBER: **L-5**
REVISION: **6**
TEP#: 316461.813172

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THIS DOCUMENT WAS PREPARED BY TEPDB OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEPDB OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUISITE LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.

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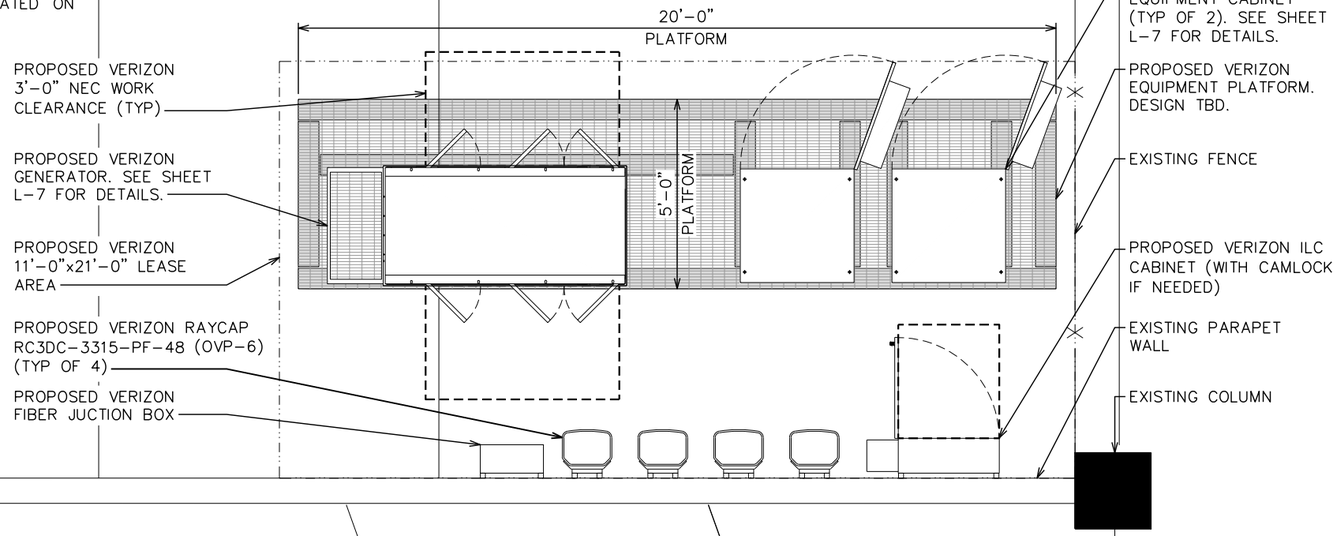
NOTE:

EQUIPMENT DETAIL SHOWN BELOW IS TAKEN FROM TEP SITE WALK AND DOCUMENTS PROVIDED BY CITY OF ST. AUGUSTINE. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON EQUIPMENT DETAIL.

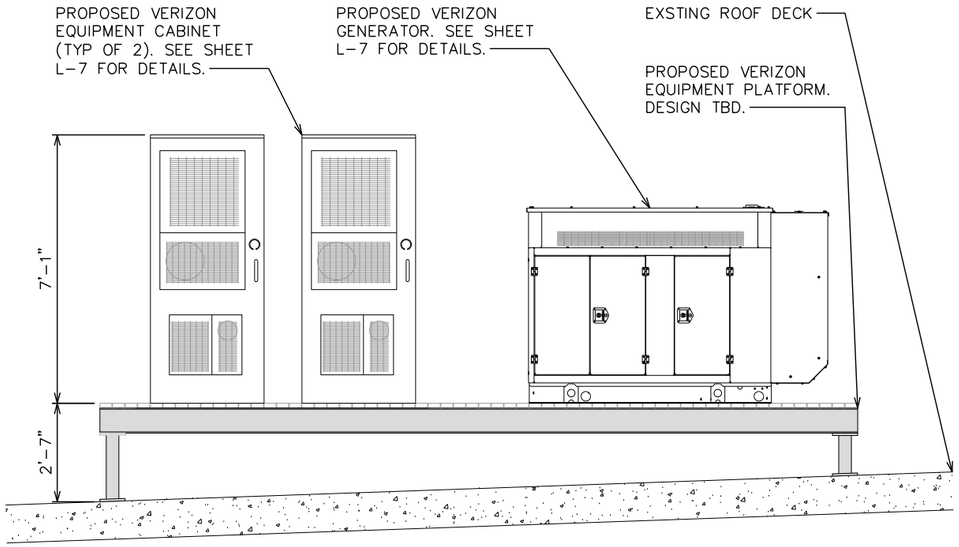


EQUIPMENT LAYOUT

SCALE: ¼" = 1'-0"

A
L1 | L6

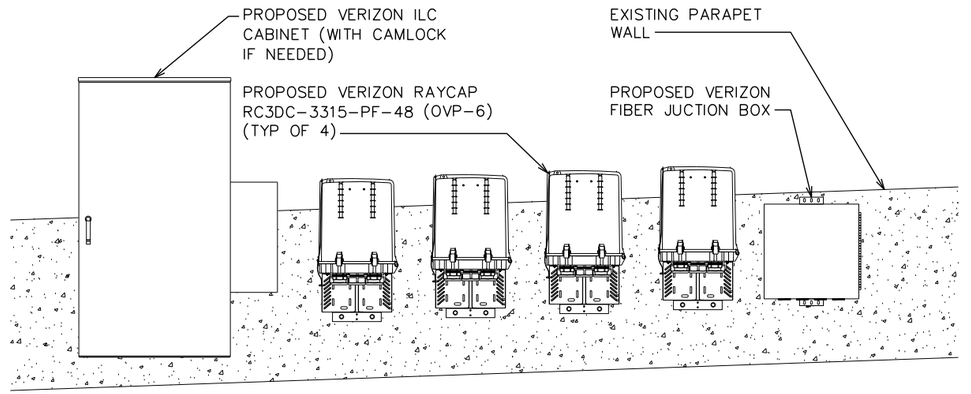
0 4 8
SCALE IN FEET



PLATFORM FRONT ELEVATION

SCALE: ¼" = 1'-0"

0 4 8
SCALE IN FEET



PARAPET WALL ELEVATION

SCALE: ⅜" = 1'-0"

0 2 4
SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000914177
VZW SITE NAME:
ST AUG DT PARKING
1 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TEP OPCO, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

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5	06-05-25	LEASE EXHIBIT

DRAWN BY: HH | CHECKED BY: JHJ

SHEET TITLE:

GROUND EQUIPMENT DETAILS

SHEET NUMBER: **L-6**

REVISION: **6**

TEP#: 316461.813172

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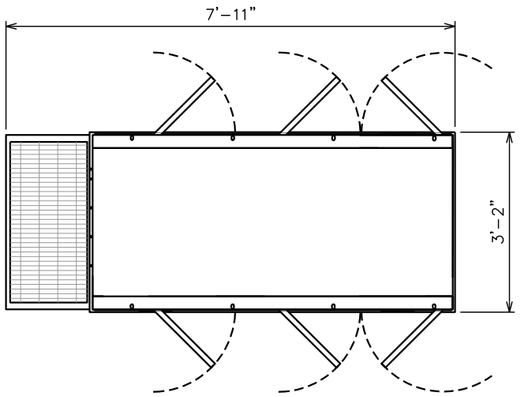
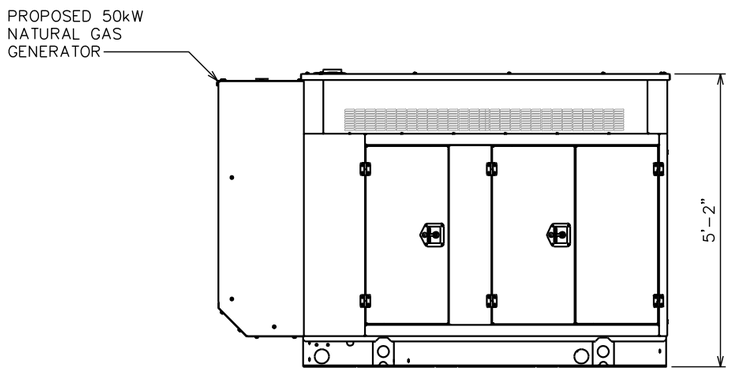
NOTES:

1. 50kW INDUSTRIAL NATURAL GAS GENERATOR BY GENERAC INDUSTRIAL POWER (P/N: SG050NA). CONTRACTOR TO VERIFY DIMENSIONS WITH MANUFACTURER.
2. ANCHOR GENERATOR FUEL TANK TO CONCRETE PAD/PLATFORM PER MANUFACTURER'S SPECIFICATIONS.



PLAN VIEW



ELEVATION VIEW

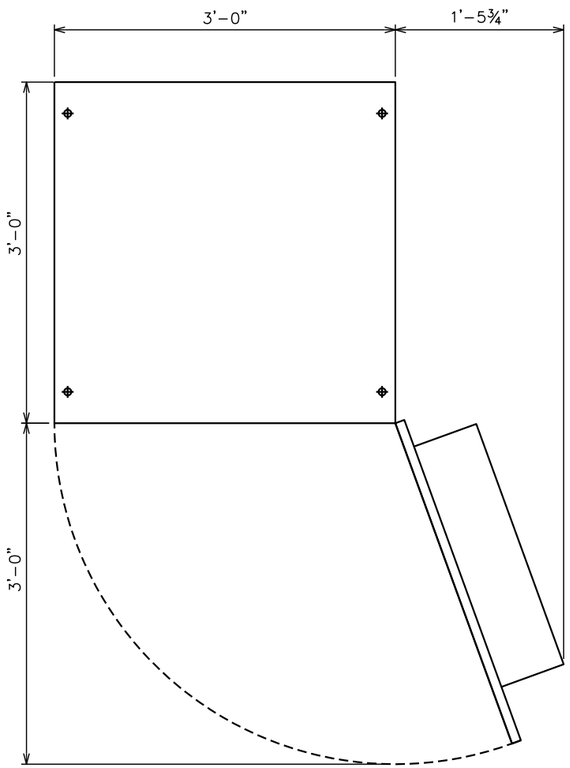
GENERATOR DETAILS

SCALE: 3/8" = 1'-0"

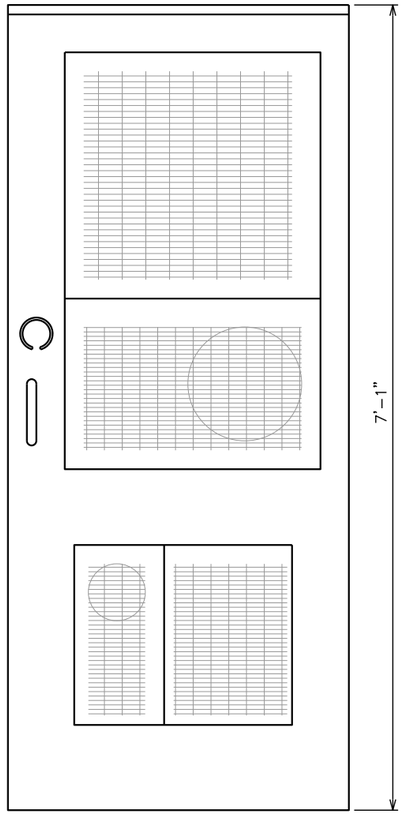
0 2 4
SCALE IN FEET

NOTES:

1. EQUIPMENT AND BATTERY CABINET BY COMMSCOPE (P/N: CMC-85-36C). CONTRACTOR TO VERIFY MAKE AND MODEL NUMBER PRIOR TO CONSTRUCTION. NOTIFY TOWER ENGINEERING PROFESSIONALS IMMEDIATELY OF ANY DISCREPANCIES.
2. ANCHOR CABINET TO PLATFORM PER MANUFACTURER'S SPECIFICATIONS.



PLAN VIEW



ELEVATION VIEW

EQUIPMENT CABINET DETAILS

SCALE: 3/4" = 1'-0"

0 1 2
SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000914177
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ST. AUGUSTINE, FL 32084
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DRAWN BY: HH | CHECKED BY: JHJ

SHEET TITLE:

GENERATOR & EQUIPMENT CABINET DETAILS

SHEET NUMBER: **L-7**

REVISION: **6**

TEP#: 316461.813172

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Table of Contents

HARB Review - St. Augustine Parking Garage Macro Site

Antenna Positions 1 through 4

- Antenna Positions Layout
- Photo Simulations
- A&E Designs
- Additional Photo Views - Antenna Positions 2

Radio Equipment Location

- Field Height / Viewshed Verification
- Additional Photo Views

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Antenna Positions

1 through 4 Layout

Antennas designed on face of top level parking garage



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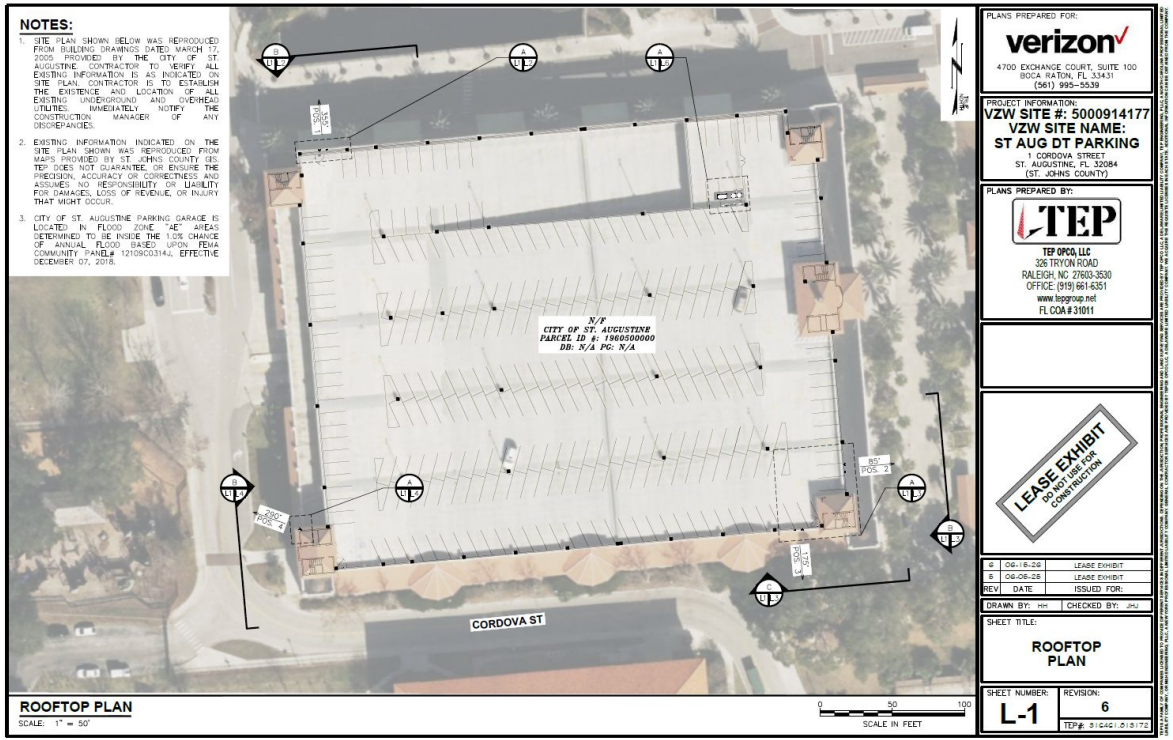
Antenna Position

1 through 4
A&E Design

Antennas designed on faces of top level parking garage



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Antenna Position 1
Photo Simulation

Location: Northeast corner of Parking Garage. Facing north along W Castillo Dr.



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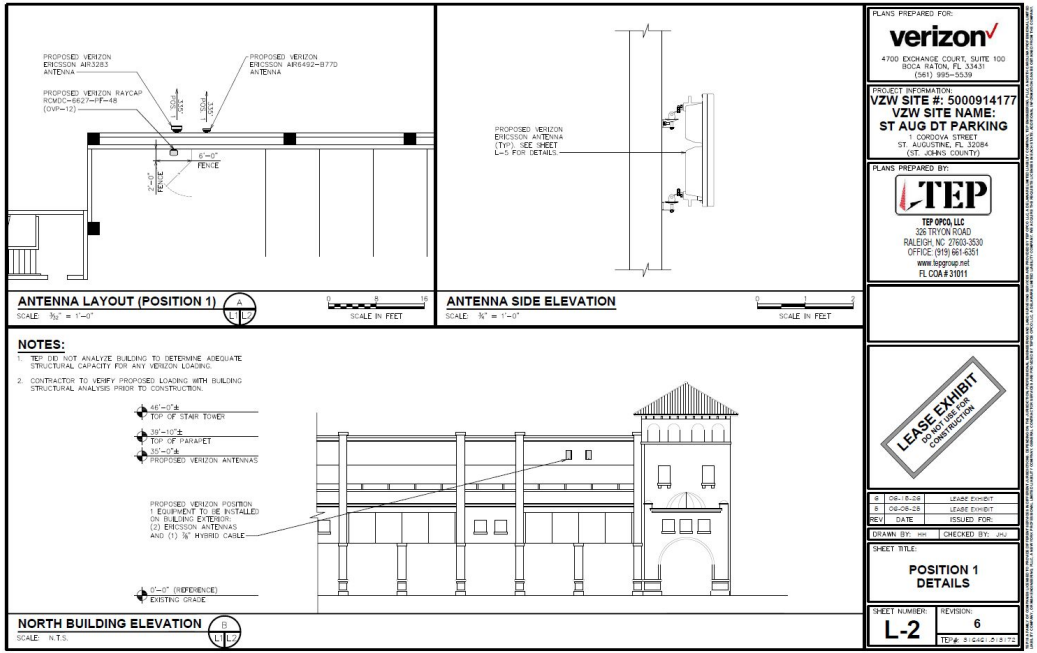
Antenna Position 1

A&E Design

Location: Northeast corner of Parking Garage. Facing north along W Castillo Dr.



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Antenna Position 2

Photo Simulation

Location: East corner of Parking Garage. Facing south corner of St. Augustine & St. Johns County Visitor Information Center



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Antenna Position 3

Photo Simulation

Location: Southeast corner of Parking Garage. Facing southeast corner of Cordova St.



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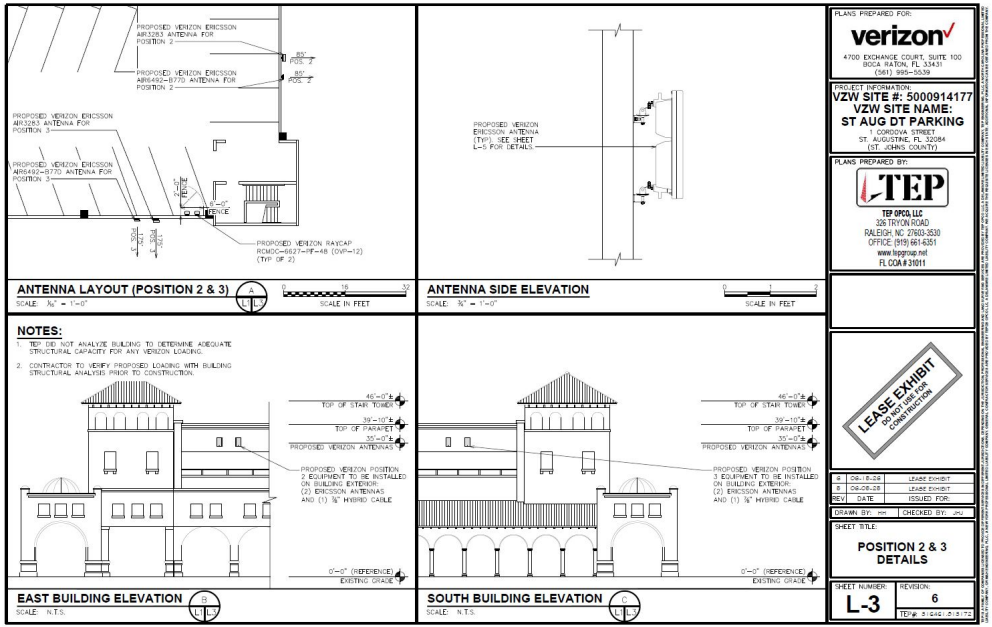
Antenna Position 2 & 3

A&E Design

Location2: East corner of Parking Garage. Facing southeast corner of St. Augustine & St. Johns County Visitor Information Center

Location 3: West corner of Parking Garage Stairwell. Facing east corner of Cordova St.



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Received June 23, 2026
Planning & Building Department

Antenna Position 4
Photo Simulation

Location: West corner of Parking Garage Stairwell. Facing east corner of Cordova St.



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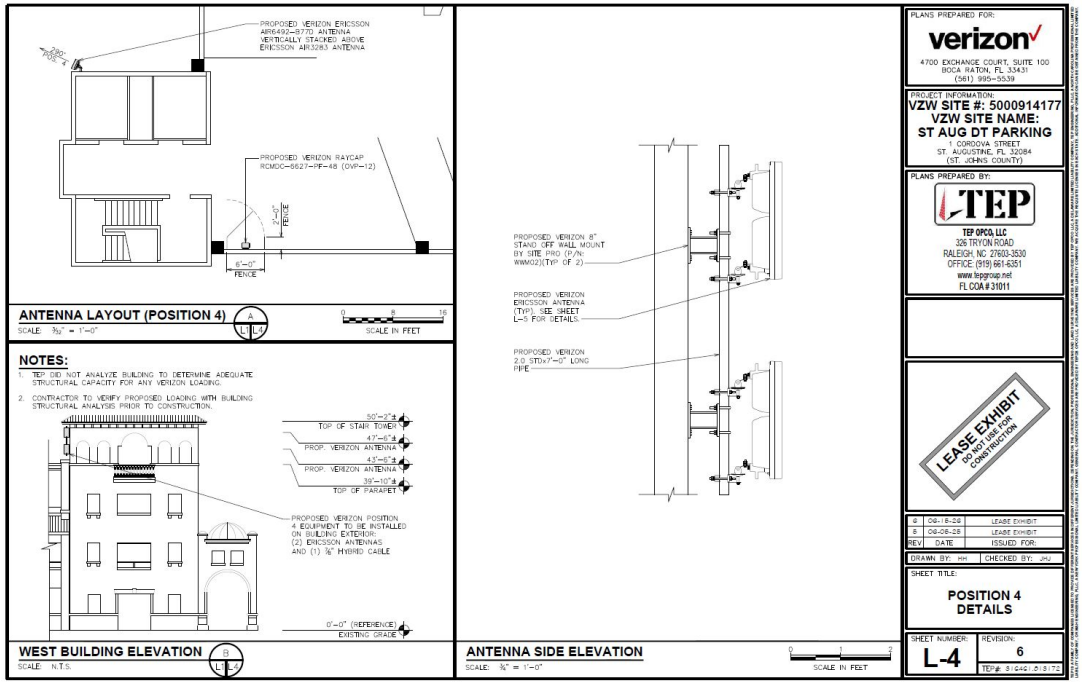
Received June 23, 2026
Planning & Building Department

Antenna Position 4

A&E Design

Location: West corner of Parking Garage Stairwell. Facing east corner of Cordova St.



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Received June 23, 2026
Planning & Building Department

Radio Cabinet Location

Photos of Location





Location: <u>Northeast</u> corner of Parking Garage Deck

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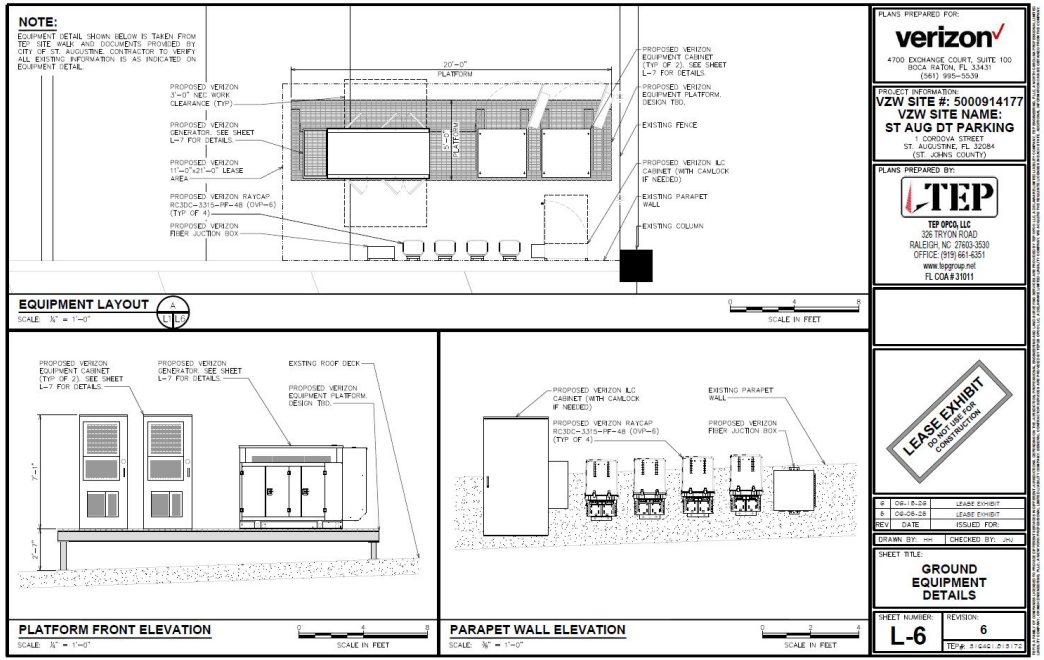
Planning & Building Department

Radio Cabinet Location

A&E Design



Location: Northeast fenced section of Parking Garage Deck

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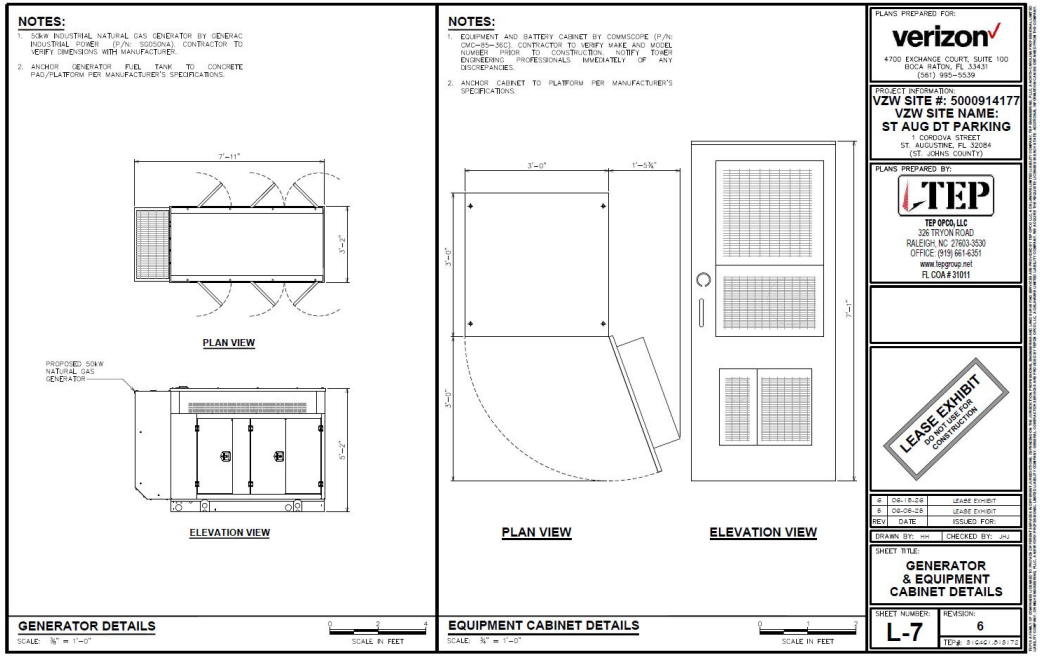
Received June 23, 2026
Planning & Building Department

Radio Cabinet Location

A&E Design

Elevation View



Location: <u>Northeast</u> fenced section of Parking Garage Deck

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0032 **Meeting Date: Thursday, May 21, 2026**

1. NAME OF APPLICANT: Simone Johnson - Verizon Wireless
   Business (if applicable):
   Address: 326 Tryon Rd
   City: Raleigh State: NC Zip Code: 27603
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: City Of St Augustine
   Business (if applicable):
   Address: PO BOX 210
   City: SAINT AUGUSTINE State: FL Zip Code: 32085
   Daytime Telephone: E-Mail Address: askinner@citystaug.com

3. PROJECT LOCATION: 1 CORDOVA ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: (1) SAN MARCO TRACT CITY LOT 1 (EX E200 O F W262 OF S70FT IN DB180/20) (EX 120 X 130FT LEASED AS VISITORS INFORMATION CENTER) DB 86/227

5. SCOPE OF WORK:

Information attached by applicant includes:

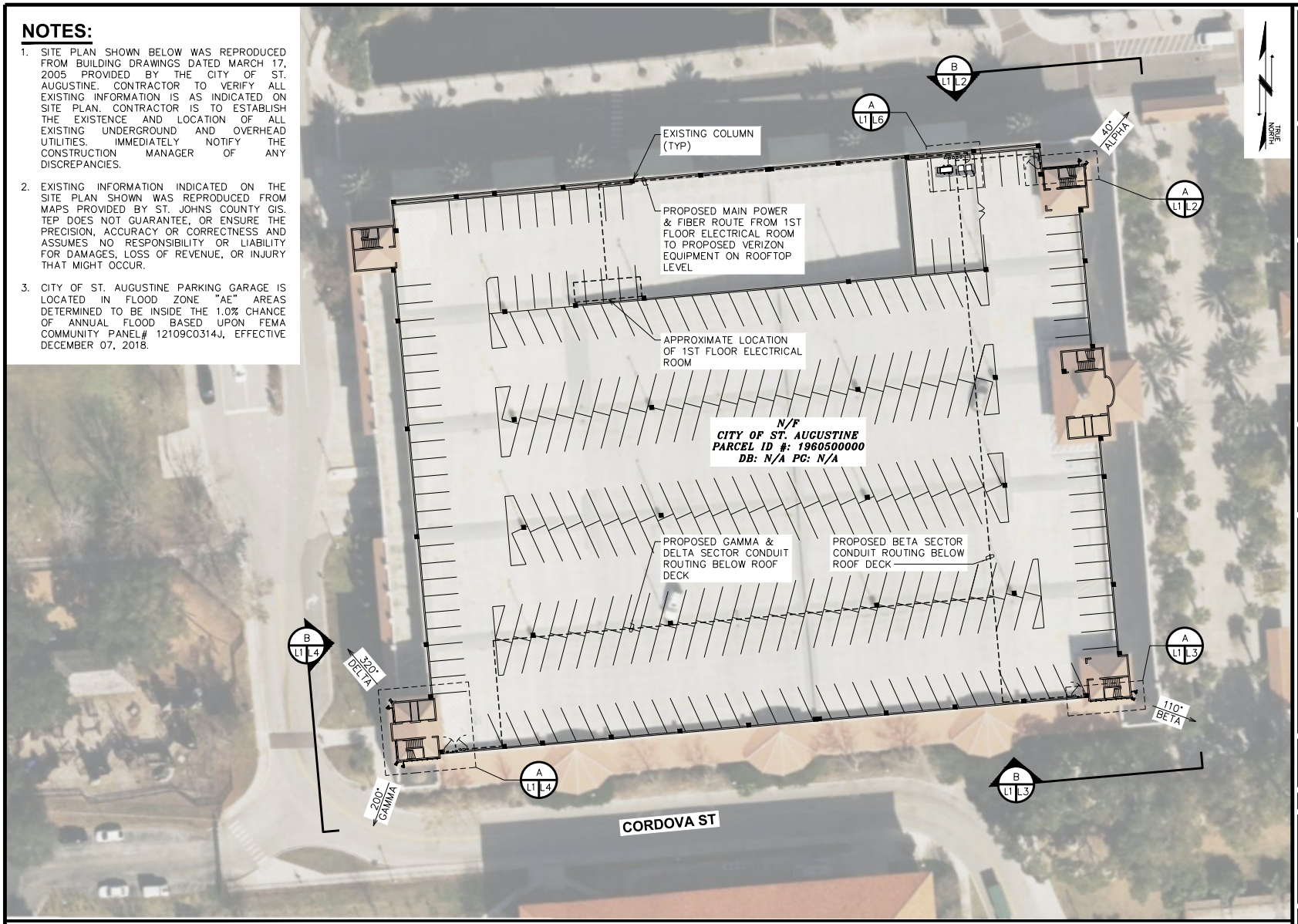
- Application Agreement
- Plans
- Presentations
- Photo renderings
- Additional Information
-

SEE UPDATED PLANS

Received April 24, 2026
Planning and Building Dept.

NOTES:

1. SITE PLAN SHOWN BELOW WAS REPRODUCED FROM BUILDING DRAWINGS DATED MARCH 17, 2005 PROVIDED BY THE CITY OF ST. AUGUSTINE. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. EXISTING INFORMATION INDICATED ON THE SITE PLAN SHOWN WAS REPRODUCED FROM MAPS PROVIDED BY ST. JOHNS COUNTY GIS. TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR.
3. CITY OF ST. AUGUSTINE PARKING GARAGE IS LOCATED IN FLOOD ZONE "AE" AREAS DETERMINED TO BE INSIDE THE 1.0% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL# 12109C0314J, EFFECTIVE DECEMBER 07, 2018.



ROOFTOP PLAN

SCALE: 1" = 50'

0 50 100
SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000914177
VZW SITE NAME:
ST AUG DT PARKING

1 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TEP

TEP OPCO, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

LEASE EXHIBIT
DO NOT USE FOR CONSTRUCTION

REV	DATE	ISSUED FOR:
4	02-03-25	LEASE EXHIBIT
3	11-06-24	LEASE EXHIBIT

DRAWN BY: HH | CHECKED BY: JHJ

SHEET TITLE:

ROOFTOP PLAN

SHEET NUMBER: **L-1**

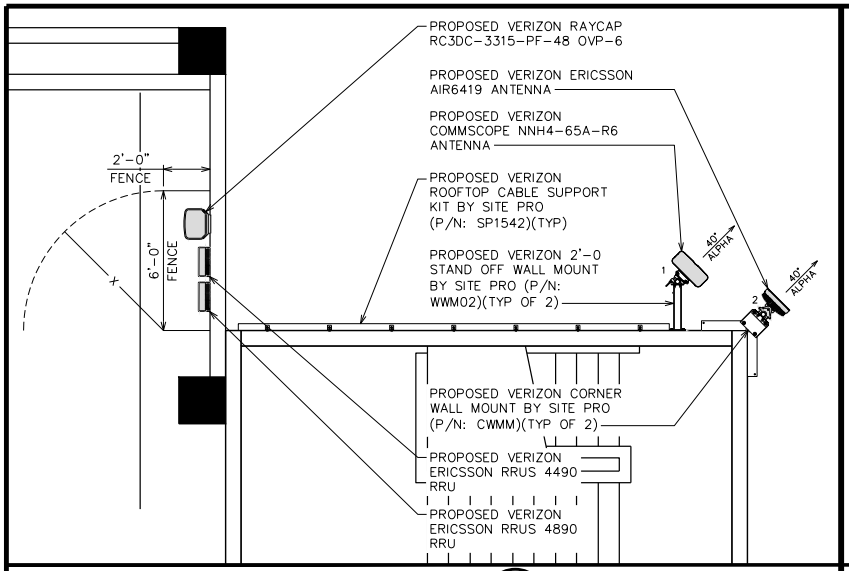
REVISION: 4

TEP#: 31646.81.81172

TEP IS A FAMILY OF COMPANIES LICENSED TO PROVIDE DIFFERENT SERVICES IN DIFFERENT JURISDICTIONS. DEPENDING ON THE JURISDICTION, PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, TEP ENGINEERING, PLLC, A NORTH CAROLINA PROFESSIONAL LIMITED LIABILITY COMPANY, OR MAH ENGINEERING, PLLC, A NEW YORK PROFESSIONAL LIMITED LIABILITY COMPANY. GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEPDB OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUISITE LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.

SEE UPDATED PLANS

Received April 24, 2026
Planning and Building Dept.



ANTENNA LAYOUT (ALPHA SECTOR)

SCALE: 3/16" = 1'-0"

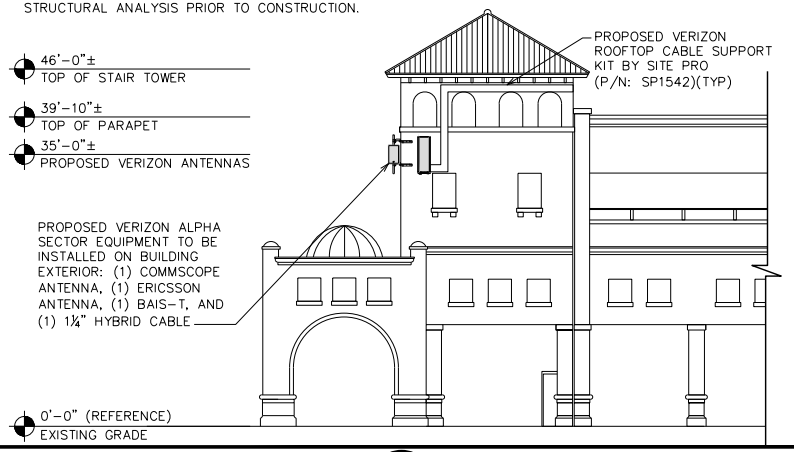
A L1 L2

0 4 8

SCALE IN FEET

NOTES:

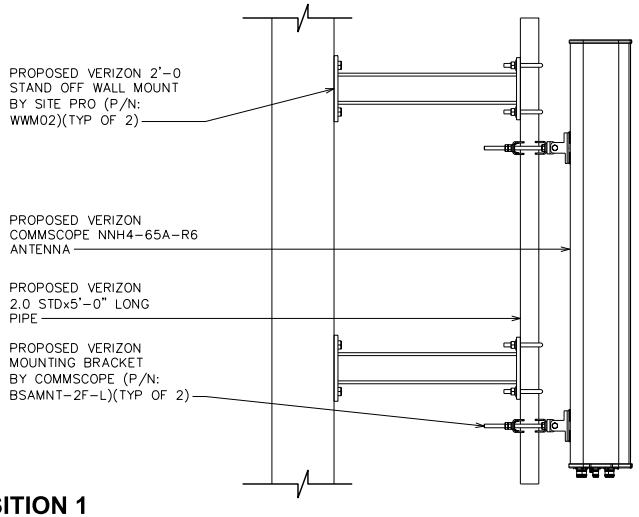
1. TEP DID NOT ANALYZE BUILDING TO DETERMINE ADEQUATE STRUCTURAL CAPACITY FOR ANY VERIZON LOADING.
2. CONTRACTOR TO VERIFY PROPOSED LOADING WITH BUILDING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.



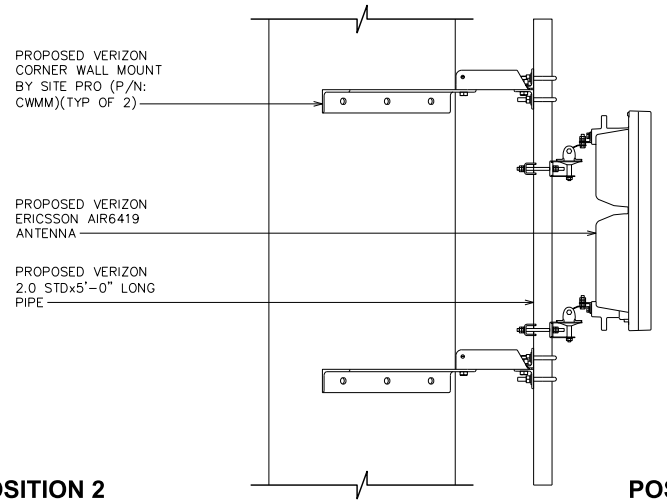
NORTH BUILDING ELEVATION

SCALE: N.T.S.

B L1 L2



POSITION 1



POSITION 2

POSITION 3

ANTENNA SIDE ELEVATIONS

SCALE: 3/4" = 1'-0"

0 1 2

SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000914177
VZW SITE NAME:
ST AUG DT PARKING

1 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TEP

TEP OPCO, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

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REV	DATE	ISSUED FOR:
4	02-03-25	LEASE EXHIBIT
3	11-06-24	LEASE EXHIBIT

DRAWN BY: HH | CHECKED BY: JHJ

SHEET TITLE:

ALPHA SECTOR DETAILS

SHEET NUMBER: **L-2**

REVISION: 4

TEP#: 31646.1.813172

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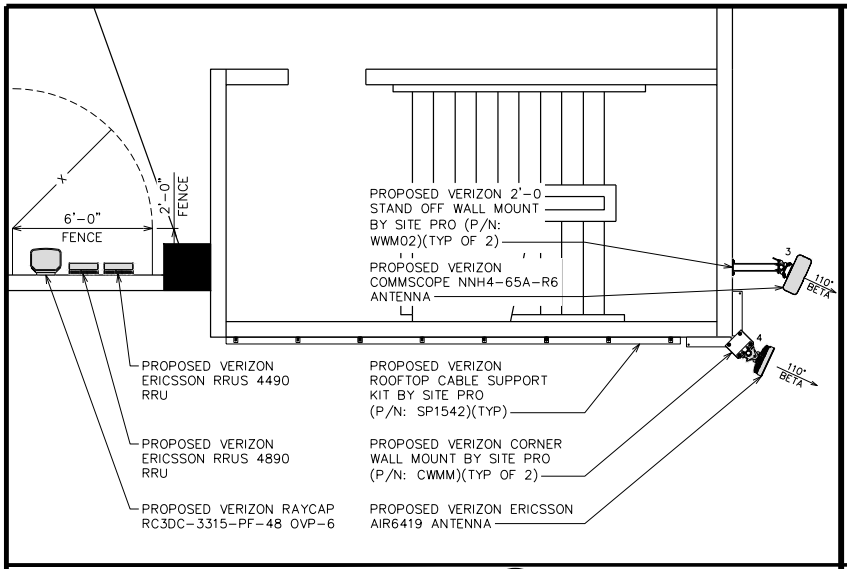
SEE UPDATED PLANS

Received April 24, 2026
Planning and Building Dept.



ANTENNA LAYOUT (BETA SECTOR)

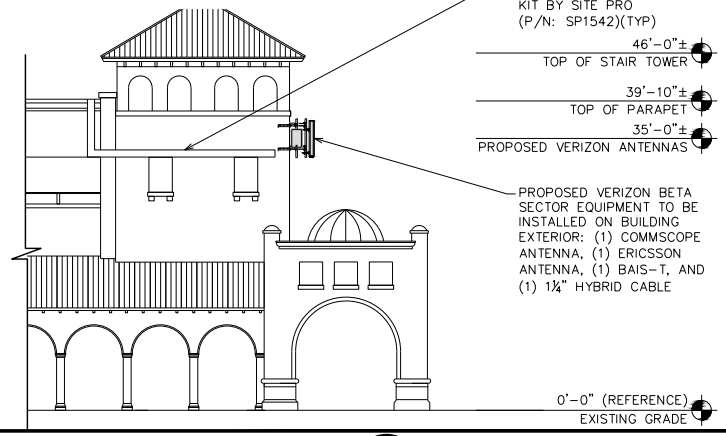
SCALE: 3/16" = 1'-0"

A L1 L3

0 4 8
SCALE IN FEET

NOTES:

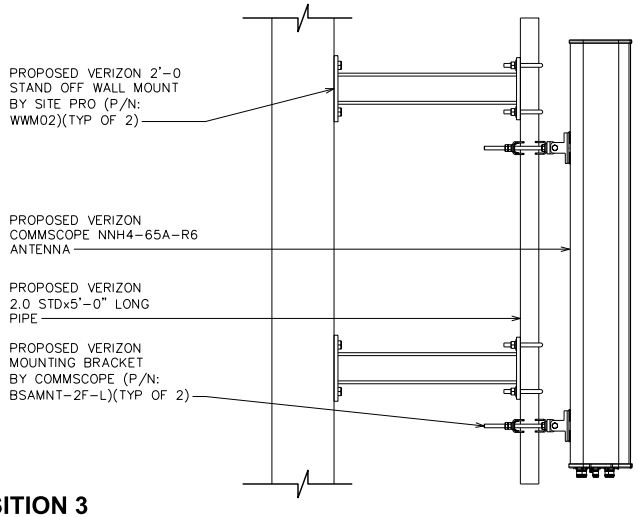
1. TEP DID NOT ANALYZE BUILDING TO DETERMINE ADEQUATE STRUCTURAL CAPACITY FOR ANY VERIZON LOADING.
2. CONTRACTOR TO VERIFY PROPOSED LOADING WITH BUILDING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.



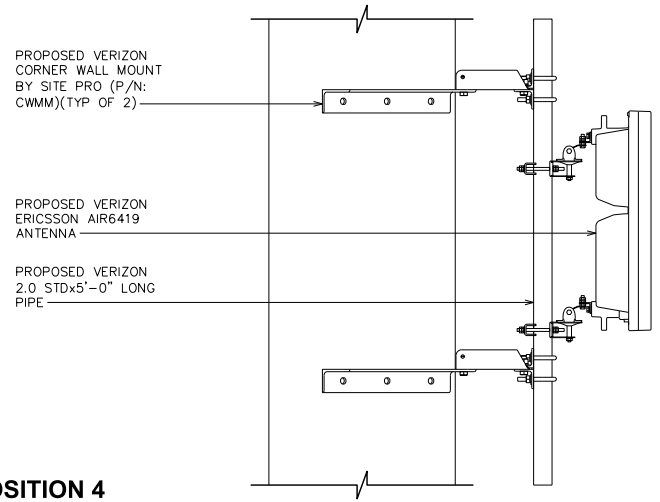
SOUTH BUILDING ELEVATION

SCALE: N.T.S.

B L1 L3



POSITION 3



POSITION 4

ANTENNA SIDE ELEVATIONS

SCALE: ¾" = 1'-0"

0 1 2
SCALE IN FEET

PLANS PREPARED FOR:
verizon
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:
VZW SITE #: 5000914177
VZW SITE NAME:
ST AUG DT PARKING
1 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:
TEP
TEP OPCO, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

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REV	DATE	ISSUED FOR:
4	02-03-25	LEASE EXHIBIT
3	11-06-24	LEASE EXHIBIT

DRAWN BY: HH | CHECKED BY: JHJ

SHEET TITLE:
BETA SECTOR DETAILS

SHEET NUMBER: **L-3**
REVISION: 4
TEP#: 31646.81.81172

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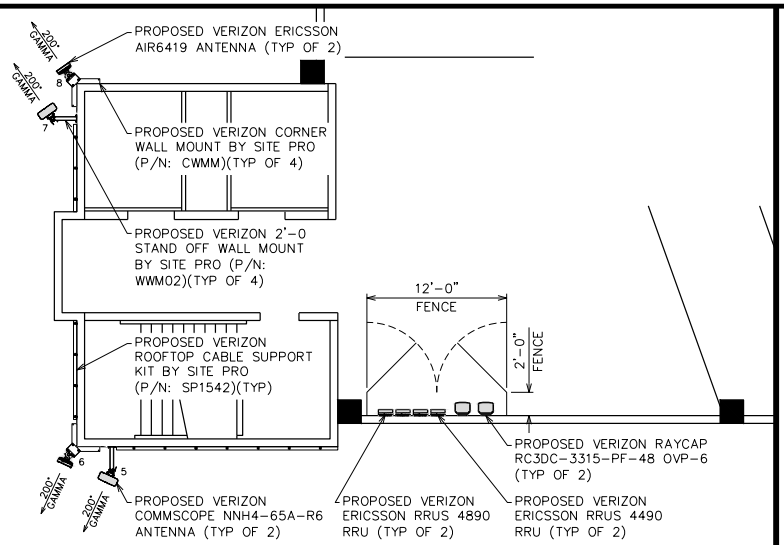
SEE UPDATED PLANS

Received April 24, 2026
Planning and Building Dept.



ANT. LAYOUT (GAMMA & DELTA SECTOR)

SCALE: 3/32" = 1'-0"

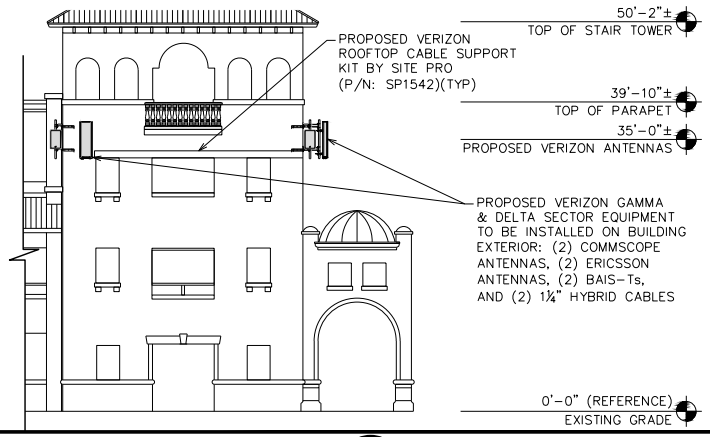
A L1 L4

0 8 16

SCALE IN FEET

NOTES:

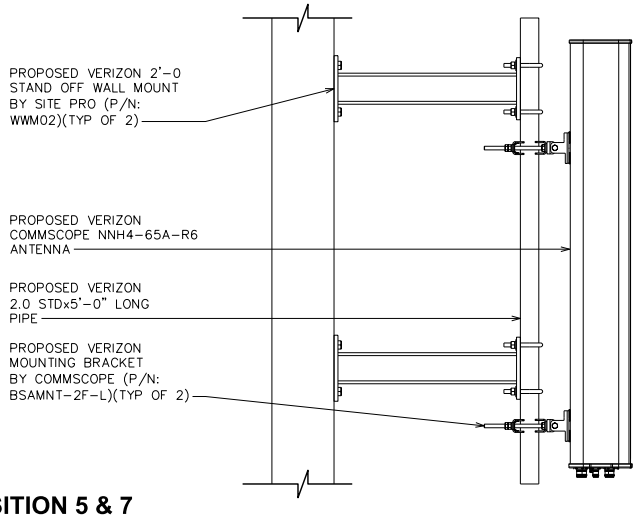
1. TEP DID NOT ANALYZE BUILDING TO DETERMINE ADEQUATE STRUCTURAL CAPACITY FOR ANY VERIZON LOADING.
2. CONTRACTOR TO VERIFY PROPOSED LOADING WITH BUILDING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.



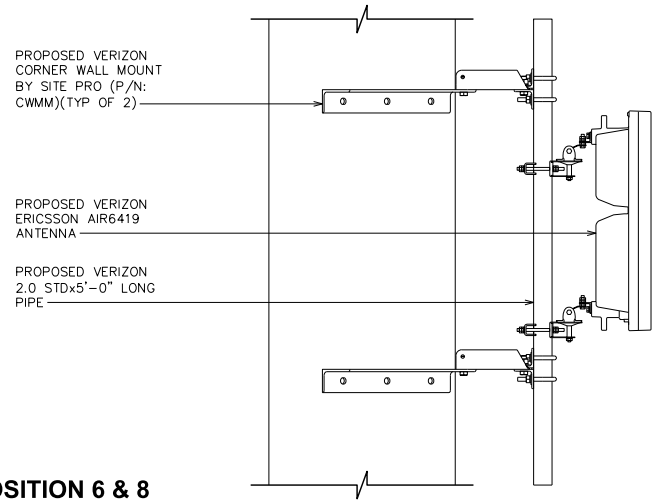
WEST BUILDING ELEVATION

SCALE: N.T.S.

B L1 L4



POSITION 5 & 7



POSITION 6 & 8

ANTENNA SIDE ELEVATIONS

SCALE: ¾" = 1'-0"

0 1 2

SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000914177
VZW SITE NAME: ST AUG DT PARKING

1 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TEP

TEP OPCO, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

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REV	DATE	ISSUED FOR:
4	02-03-25	LEASE EXHIBIT
3	11-06-24	LEASE EXHIBIT

DRAWN BY: HH | CHECKED BY: JHJ

SHEET TITLE:

GAMMA & DELTA SECTOR DETAILS

SHEET NUMBER: **L-4**

REVISION: 4

TEP#: 31646.1.813172

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SEE UPDATED PLANS

Received April 24, 2026
Planning and Building Dept.

PROPOSED ANTENNA & COAX SCHEDULE

POS.	SECTOR	USE	MANUFACTURER (MODEL #)	RAD CENTER	CABLE SIZE	CABLE LENGTH	AZIMUTH (TN)	MECH. D-TILT	ELEC. D-TILT	EQUIPMENT [MODEL #]	J-BOX
1	ALPHA	AWS LTE 700 MHz LTE 1900 MHz LTE 1900 MHz 5GNR 2100 MHz LTE NL-SUB6	COMMSCOPE NNH4-65A-R6	℄ @ 35'-0"±	(1) 1¼ HYBRID	*50'±	40°	**	**	(1) ERICSSON RRU [RRUS 4890] (1) ERICSSON RRU [RRUS 4490] (1) COMMSCOPE BAIS-T [TBD]	(1) RAYCAP OVP-6 [RC3DC-3315-PF-48]
2			ERICSSON AIR6419				40°	**	**		
3	BETA	AWS LTE 700 MHz LTE 1900 MHz LTE 1900 MHz 5GNR 2100 MHz LTE NL-SUB6	COMMSCOPE NNH4-65A-R6		(1) 1¼ HYBRID	*325'±	110°	**	**	(1) ERICSSON RRU [RRUS 4890] (1) ERICSSON RRU [RRUS 4490] (1) COMMSCOPE BAIS-T [TBD]	(1) RAYCAP OVP-6 [RC3DC-3315-PF-48]
4			ERICSSON AIR6419				110°	**	**		
5	GAMMA	AWS LTE 700 MHz LTE 1900 MHz LTE 1900 MHz 5GNR 2100 MHz LTE NL-SUB6	COMMSCOPE NNH4-65A-R6		(1) 1¼ HYBRID	*600'±	200°	**	**	(1) ERICSSON RRU [RRUS 4890] (1) ERICSSON RRU [RRUS 4490] (1) COMMSCOPE BAIS-T [TBD]	(1) RAYCAP OVP-6 [RC3DC-3315-PF-48]
6			ERICSSON AIR6419				200°	**	**		
7	DELTA	AWS LTE 700 MHz LTE 1900 MHz LTE 1900 MHz 5GNR 2100 MHz LTE NL-SUB6	COMMSCOPE NNH4-65A-R6		(1) 1¼ HYBRID	*600'±	320°	**	**	(1) ERICSSON RRU [RRUS 4890] (1) ERICSSON RRU [RRUS 4490] (1) COMMSCOPE BAIS-T [TBD]	(1) RAYCAP OVP-6 [RC3DC-3315-PF-48]
8			ERICSSON AIR6419				320°	**	**		

*NOTE – CONTRACTOR TO VERIFY COAX/CABLE LENGTHS PRIOR TO CONSTRUCTION
**NOTE – CONTRACTOR TO REFERENCE VERIZON ISSUED RFDS FOR MECH./ELEC. D-TILTS

PROPOSED ANTENNA & COAX SCHEDULE @ 35'-0"

SCALE: N.T.S.

PLANS PREPARED FOR:
verizon
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:
VZW SITE #: 5000914177
VZW SITE NAME:
ST AUG DT PARKING
1 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:
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OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

LEASE EXHIBIT
DO NOT USE FOR CONSTRUCTION

REV	DATE	ISSUED FOR:
4	02-03-25	LEASE EXHIBIT
3	11-06-24	LEASE EXHIBIT

DRAWN BY: HH | CHECKED BY: JHJ

SHEET TITLE:
PROPOSED ANTENNA & COAX SCHEDULE

SHEET NUMBER: **-5**
REVISION: **4**
TEP#: 316461.81172

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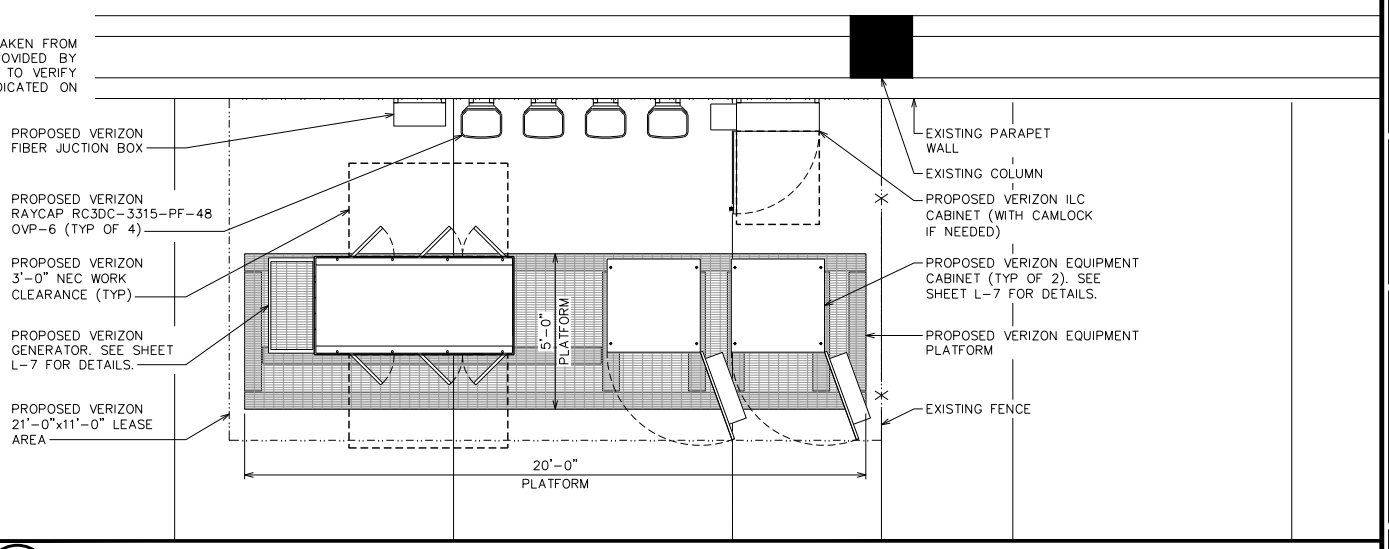
SEE UPDATED PLANS

Received April 24, 2026
Planning and Building Dept.

NOTE:

EQUIPMENT DETAIL SHOWN BELOW IS TAKEN FROM TEP SITE WALK AND DOCUMENTS PROVIDED BY CITY OF ST. AUGUSTINE. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON EQUIPMENT DETAIL.



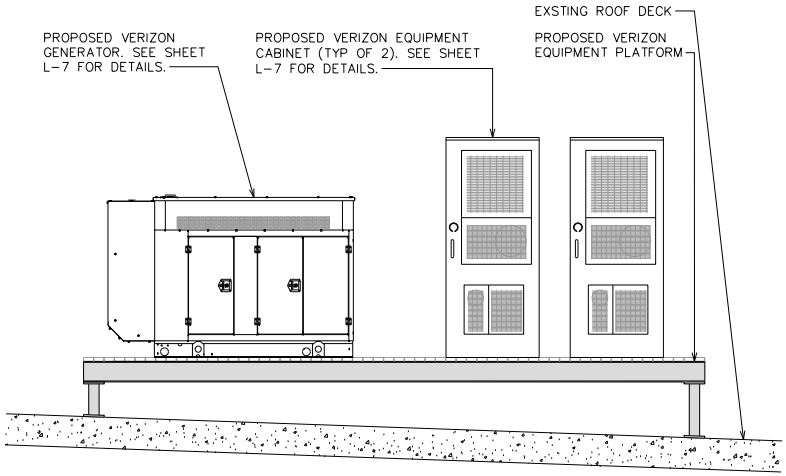
EQUIPMENT LAYOUT

A / L1 | L6

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

0 4 8

SCALE IN FEET

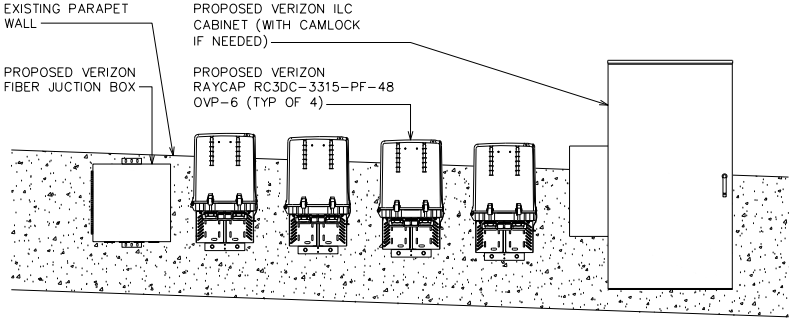


PLATFORM FRONT ELEVATION

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

0 4 8

SCALE IN FEET



PARAPET WALL ELEVATION

SCALE: 3/8" = 1'-0"

0 2 4

SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000914177
VZW SITE NAME:
ST AUG DT PARKING

1 CORDOVA STREET
ST. AUGUSTINE, FL 32084
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326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

LEASE EXHIBIT
DO NOT USE FOR CONSTRUCTION

REV	DATE	ISSUED FOR:
4	02-03-25	LEASE EXHIBIT
3	11-06-24	LEASE EXHIBIT

DRAWN BY: HH | CHECKED BY: JHJ

SHEET TITLE:

GROUND EQUIPMENT DETAILS

SHEET NUMBER: **L-6**

REVISION: 4

TEP#: 31646.1.813172

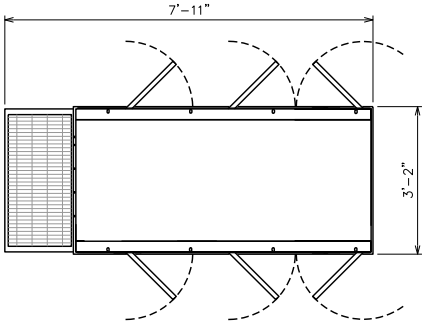
TEP IS A FAMILY OF COMPANIES LICENSED TO PROVIDE DIFFERENT SERVICES IN DIFFERENT JURISDICTIONS. DEPENDING ON THE JURISDICTION, PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, TEP ENGINEERING, PLLC, A NORTH CAROLINA PROFESSIONAL LIMITED LIABILITY COMPANY, OR MAH ENGINEERING, PLLC, A NEW YORK PROFESSIONAL LIMITED LIABILITY COMPANY. GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEPDB OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUISITE LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.

SEE UPDATED PLANS

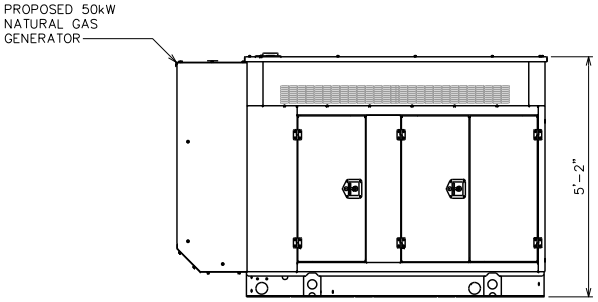
Received April 24, 2026
Planning and Building Dept.

NOTES:

1. 50kW INDUSTRIAL NATURAL GAS GENERATOR BY GENERAC INDUSTRIAL POWER (P/N: SG050NA). CONTRACTOR TO VERIFY DIMENSIONS WITH MANUFACTURER.
2. ANCHOR GENERATOR FUEL TANK TO CONCRETE PAD/PLATFORM PER MANUFACTURER'S SPECIFICATIONS.



PLAN VIEW



ELEVATION VIEW

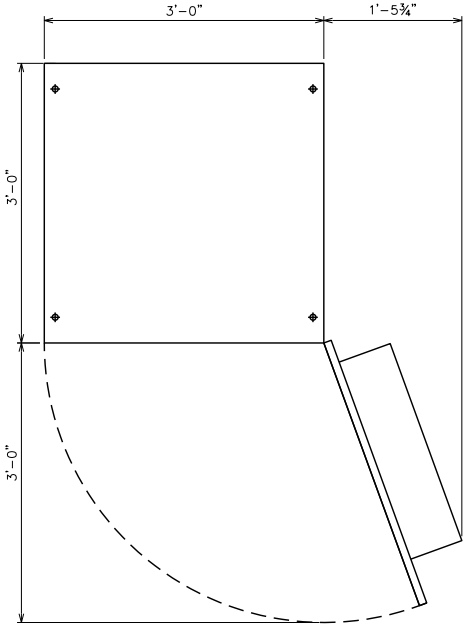
GENERATOR DETAILS

SCALE: ⅜" = 1'-0"

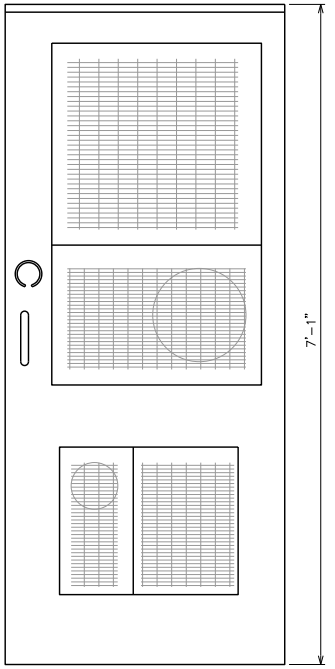
0 2 4
SCALE IN FEET

NOTES:

1. EQUIPMENT AND BATTERY CABINET BY COMMSCOPE (P/N: CMC-85-36C). CONTRACTOR TO VERIFY MAKE AND MODEL NUMBER PRIOR TO CONSTRUCTION. NOTIFY TOWER ENGINEERING PROFESSIONALS IMMEDIATELY OF ANY DISCREPANCIES.
2. ANCHOR CABINET TO PLATFORM PER MANUFACTURER'S SPECIFICATIONS.



PLAN VIEW



ELEVATION VIEW

EQUIPMENT CABINET DETAILS

SCALE: ¾" = 1'-0"

0 1 2
SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000914177
VZW SITE NAME:
ST AUG DT PARKING

1 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TEP

TEP OPCO, LLC
326 TRYON ROAD
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SHEET TITLE:

GENERATOR & EQUIPMENT CABINET DETAILS

SHEET NUMBER: **L-7**

REVISION: 4

TEP#: 316461.813172

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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	1960500000
Location Address	1 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug Model Land Area (COM) (610.05)
Tax Description*	(1) SAN MARCO TRACT CITY LOT 1 (EX E200 O F W262 OF S70FT IN DB180/20) (EX 120 X 130FT LEASED AS VISITORS INFORMATION CENTER) DB 86/227 ***The Description above is not to be used on legal documents.**
Property Use Code	Municipally Owned (8900)
Subdivision	San Marco Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	15.910
Homestead	N

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No Image Available

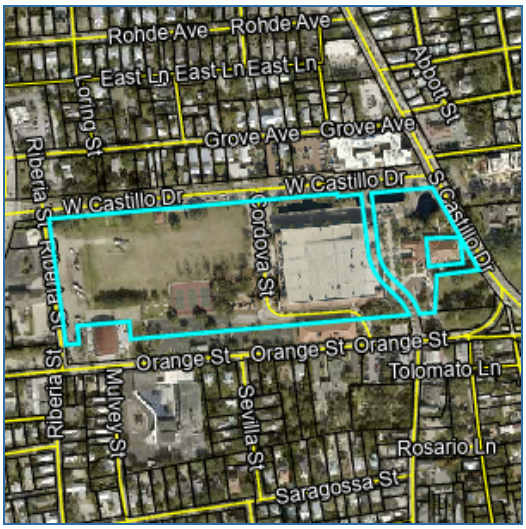
Owner Information

Owner Name	City Of St Augustine 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0210

Exemption Information

Exemption Type	Status	Amount
City		$30,558,345

Map



Valuation Information

Assessed Year	2026
Building Value	$38,248,793.00
Extra Features Value	$267,702.00
Total Land Value	$3,465,200.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$41,981,695.00**
Total Deferred	$11,423,350.00
Assessed Value	**$30,558,345.00**
Total Exemptions	$30,558,345.00
Taxable Value	**$0.00**

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	$24,899,820	$283,949	$3,465,200	$0
2024	$24,393,204	$300,064	$3,465,200	$0
2023	$23,812,136	$296,041	$3,465,200	$0
2022	$20,632,170	$328,120	$3,465,200	$0
2021	$21,123,641	$348,976	$3,466,075	$0
2020	$21,370,019	$369,831	$3,466,075	$0
2019	$20,964,640	$264,188	$3,466,075	$0
2018	$16,080,339	$43,984	$1,906,342	$0
2017	$15,751,801	$40,822	$1,906,342	$0
2016	$9,833,805	$41,418	$1,906,342	$0
2015	$9,940,747	$42,019	$1,906,342	$0

Building Information

Building	2	**Roof Cover**	Clay Tile
Building Value	$59,793	**Roof Structure**	Wood Truss
Year Built	1998	**Interior Flooring**	Sheet Vinyl
Actual Area	1143	**Interior Wall**	Drywall
Conditioned Area	810	**Heating Type**	
Use	Utility Buildings	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	810
FINISHED CANOPY	243
OUTSIDE STAIRS	90
Total SqFt	1143

Building	3	**Roof Cover**	Built Up

CITY OF ST AUGUSTINE

MEMORANDUM

To: The Historic Architectural Review Board

Date: July 16, 2026

Re: Issued Planning and Building Permits – HP Districts & HARB Approved Projects

During the month of June 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

24 Avenida Menendez (Replace hand sink and ice bin in prep area)

148 St. George Street (Flat Roof coating-Karnak Elasto Bright Roof coating)

290 St. George Street (Foundation-install poured piers, sister & repair joists and install beam & precast piers)

243 St. George Street (Install customer requested fire alarm system)

75 King Street (Lightner) (Replacing 2 existing 20-ton rooftop units with new Carrier 20-ton units)

43 ½ Cordova Street (Foundation Repair-installation of floor supports to stabilize existing foundation)

95 Cordova Street (Renovation of finishes of guestrooms, 2nd floor fitness, 2nd floor meeting room and pool bar)

54 Cuna Street (HVAC changeout with Mitsubishi Electric 1 ton Mini-Split with heat pump)

34 Treasury Street (Rooftop HVAC replacement with Carrier 2.5-ton heat pump system)

DEMOLITIONS

30 Bay View Drive (HARB approved demolition of existing garage to construct new garage)

47 Abbott Street (HARB approved partial demolition to include existing addition on back of house and shed)

Michelle Triantafyllidis

Michelle Triantafyllidis, Planning and Building Clerk