



City of New Smyrna Beach

Historic New Smyrna Beach Preservation Commission

Virginia Schow
John Coffin
Jean Mayo
NoraJane Gillespie
Lianne Bennett
Timmy Ann Russell
Kay Matheny

April 13, 2016

THIS IS YOUR OFFICIAL NOTIFICATION of the regular meeting of the Historic New Smyrna Beach Preservation Commission to be held on **Wednesday, April 13, 2016 at 5:30 p.m. at 210 Sams Avenue**, New Smyrna Beach, Florida, (City Commission Chambers) for consideration of the following agenda:

- **Roll Call**
- **Approval of the Agenda**
- **Approval of Minutes**
 - March 9, 2016
- **Public Participation** – In accordance with the City Commission Resolution #11-89, a three-minute limitation is in effect unless otherwise granted by the HPC
- **A. CA-5-16: – Certificate of Appropriateness: 314 Flagler Avenue**
- **Comments from Commission Members and City Staff**
- **Adjournment**

Respectfully Submitted,

Robert Mathen for
Lianne Bennett, Chairperson
Historic New Smyrna Beach Preservation Commission

**HISTORIC NEW SMYRNA BEACH PRESERVATION COMMISSION (HPC)
MINUTES
MARCH 9, 2016
CITY COMMISSION CHAMBERS
210 SAMS AVENUE, NEW SMYRNA BEACH, FLORIDA**

The Historic New Smyrna Beach Preservation Commission held a regular meeting on Wednesday, March 9, 2016 in the City Commission Chambers, 210 Sams Avenue, New Smyrna Beach, Florida. Chairperson Lianne Bennett called the meeting to order at 5:30p.m.

ROLL CALL

The following members were present:

Lianne Bennett
Jean Mayo
NoraJane Gillespie
Timmy Ann Russell
Virginia Schow

John Coffin and Kay Matheny were absent. Also present were Planner Robert Mathen; Leisure Services Director Nancy Maddox; Board Secretary Tammy Dickerson and members of the public.

APPROVAL OF MINUTES

Motion by Ms. Mayo, seconded by Ms. Schow, to approve the minutes of the regular February 10, 2016 Historic Preservation Commission meeting as amended. Motion passed unanimously on a roll call vote, 5-0.

PUBLIC PARTICIPATION

Robert Redd, New Smyrna Beach Museum of History, stated his name then addressed the Board. He stated that Ms. Matheny had neck surgery and will probably be out 30-60 days for that and this is the reason she isn't here tonight at the meeting.

Sarah Bennett, 2615 Crestwood Avenue, stated her name for the record then addressed the Board. She stated that she wanted to update the Board that nor she or Dot Moore have heard from the property owner that the Board issued a waiver for. She stated that advocacy day was March 1st and the museum was represented by Dot Moore and it went very well. She stated that there were 9 organizations present, about 12-15 people representing archaeology throughout the State of Florida and about 170 people visiting the various tables so hopefully it will be bigger next year and the participants will know better next year what to expect. She stated that house bill 803 and the senate bill 1054 are not dead yet the legislative session ends March 11th. She stated that there was a scare last week where part of the language was included in another bill but it has since been removed. She then discussed some speakers that would be coming to the museum. She stated that she will

be doing pop up archaeology traveling around town and will be at the museum this coming weekend with a table to introduce the community to basic archaeology.

The Board thanked Ms. Bennett for accepting the Historic Preservation Award from the City Commission.

CA-4-16: – CERTIFICATE OF APPROPRIATENESS: 402 RUSH STREET

Mr. Mathen reviewed staffs' findings and stated that staff recommends **approval** of a Certificate of Appropriateness, for the installation of the new roof truss system, metal roof coverings, and installation of a new rear porch with the following conditions:

1. Any other exterior modifications, demolitions or new construction in the future would need to come before this Commission to apply for a Certificate of Appropriateness.
2. All other applicable regulations are complied with.
3. A building permit is obtained with-in 120 days of this approval.

Ms. Mayo stated that she felt it was a good improvement and the improvements fit in with the neighborhood.

Motion made by Ms. Mayo, seconded by Ms. Schow, to approve the certificate of appropriateness with the following conditions:

1. Any other exterior modifications, demolitions or new construction in the future would need to come before this Commission to apply for a Certificate of Appropriateness.
2. All other applicable regulations are complied with.
3. A building permit must be obtained with-in 120 days of this approval.

Motion passed unanimously on roll call vote, 6-0.

SCORING APPLICANTS AND RECOMMENDATIONS FOR THE DONNADINE MILLER PRESERVATION AWARD

Mr. Mathen showed a power point presentation to the Board with pictures of the non-residential and residential structures.

a. Non-Residential

Susan Rittger, 313 Julia Street applicant, stated her name then addressed the Board. She stated that they have been improving the property since they purchased it and feel it is now a compliment to the city.

Randy Stevens stated that he was here with Mark King and they building goes back to 1927 and continually used as a Masonic Lodge.

Mark King stated that this building was built as a Masonic temple in 1927 and completed in 1928. He stated that we are trying to keep it in the condition of which it was built and it is ascetically pleasing.

Ms. Mayo stated that she believes the point of the preservation award is that when you see the building today it looks like it did when it was built and any improvements today are done in the same style as when the building was built and the look of the building is being preserved.

Ms. Gillespie stated that she didn't know how the Masonic Lodge fit in to the categories of non-residential and residential she stated it's a lodge not residential or commercial.

Ms. Mayo stated that the category is non-residential not commercial and that they would fit in that category.

The Board did the voting on the non-residential properties and the following were the results:

1st Place- 300 North Riverside Drive- Total 265

Historic- 140
Community- 85
Charm- 40

2Nd Place- 519 Washington Street -Total 225

Historic-115
Community- 80
Charm-30

3rd Place- 916 South Riverside Drive- Total 190

Historic-80
Community- 75
Charm-35

4th Place- 313 Julia Street- Total 177

Historic-85
Community-65
Charm-27

5th Place- 405 Canal Street- Total 90

Historic-45
Community-25

Charm-20

b. Residential

1st Place- 317 Magnolia Street- Total 290

Historic- 145
Community-95
Charm-50

2nd Place- 213 Washington Street- Total 210

Historic- 105
Community- 65
Charm-40

3rd Place- 212 Murray Street- Total 175

Historic- 80
Community- 50
Charm- 45

COMMENTS FROM COMMISSION MEMBERS AND CITY STAFF

Mr. Mathen stated that Garbordy historical mile marker has been applied for through the Florida Historic Division of Resources which will be decided at their regular scheduled meeting in June. He stated that if we are selected then we will then apply for a grant for the funding of the mile marker.

Ms. Russell asked if staff will send out letters to the applicants for the Donnadine Miller award letting them know the results.

Mr. Mathen stated that each applicant receives a letter encouraging any applicants that did not win to apply again next year and the winner will receive a letter with the date on which to come to the City Commission meeting to accept their plaque. He stated that next year the applications will be mailed out sooner for the awards.

Ms. Gillespie asked about the repairs to the grave on Canova Drive and the walkover at the park on Myrtle Street.

Mr. Mathen stated that the requests for repairs were sent to the Maintenance Operations Department but there is no funding right now for these repairs. He stated that possibly grants could be applied for with City Commission approval.

Ms. Maddox stated that the Maintenance Operations Director Ms. Miller has done a Parks Master Plan and the bridge is on that plan to be repaired. She stated that the ECHO grants have been

submitted for the church and will be up for review April 19TH. She stated that the funding for this year from the legislature for cultural and historical programs and grants if all goes well is \$45 Million which is less than last year but still a substantial amount. She stated that it doesn't fund all the special category but it does fund all the cultural facilities and small matching grants for Historic Preservation.

Mr. Mathen stated that Dot Moore is working on a report for 409 Magnolia Street that is under construction. He stated that we already received the reports for the houses on Riverside Drive they are in the files.

Ms. Maddox stated that we are going to invite to a meeting all the non-profit organizations Chairs and Directors in the city to talk about the 250th celebration in 2018 for the Turnbull Celebration.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 6:24pm.

1 **CITY OF NEW SMYRNA BEACH – DEVELOPMENT SERVICES**
2 **HISTORIC NEW SMYRNA BEACH PRESERVATION COMMISSION**
3 **CA-5-16: 314 FLAGLER AVENUE / KANAN / BALDWIN**
4 **APRIL 13, 2016**

5
6 **I. Summary**

- 7
8 **A. Applicant and Property Owner:** Rhonda Kanan and Charley Baldwin, 301
9 South Indian River Road, New Smyrna Beach, Florida 32169
- 10
11 **B. Request:** Certificate of Appropriateness for new entry door and exterior
12 detached thatched tiki structure to a contributing structure in the Coronado
13 Historic District.
- 14
15 **C. Subject Area:** The parcel is zoned MU, Mixed Use District. The lot is
16 proximally 50'x 188'. The lot is approximately 0.22 acres, and between
17 Pine and Cooper Streets, on the north side of Flagler Ave (See location
18 map attached as **Exhibit A** and aerial map attached as **Exhibit B**).
- 19
20 **D. Parcel ID: 7455-09-00-0200**
- 21

22 **II. Findings**

- 23
24 **A.** To the immediate east is a two story Dutch Revival structure. Immediately
25 across Flagler Ave is a one story mid-century brick building. Across Flagler
26 Ave to the west is a two story Old Florida/Cracker style building. Across
27 Flagler Ave to the east is a Florida Vernacular wood clad building. Abutting
28 the rear of the property is a two story Spanish Revival residence and a two
29 story Old Florida/Cracker style residence. The Florida Master File list the
30 front structure as a contributing structure in the Coronado district however,
31 the structure is not individually eligible for the National Registry of Historic
32 Places. A copy of the 1986 and 2008 Florida Master Files are attached as
33 **Exhibit C**. The building was constructed around 1925 per the 2008 Florida
34 Master File survey.
- 35
36 **B.** The building located at 314 Flagler Ave is an example of
37 Craftsman/Bungalow Style architecture. The Craftsman Bungalow Style
38 was the popular style for smaller houses being built throughout the Country
39 from 1905 to 1920. Bungalow Style houses were mass produced and rarely
40 designed by architects. Therefore, they were popular for middle- and
41 working-class residences. It was economical to build; as affordable housing.
42 One of the features of a Bungalow, a front porch spanning at least 2/3
43 of the width of the house, if not the entire house, encouraged an informal life-
44 style that began to take root in American society after World War I. The most
45 prominent characteristic of the bungalow is its horizontal form. The low-

1 pitched roof and wide overhangs make the house appear to nestle into the
2 earth. The horizontal quality of the house is emphasized rectangular, with
3 the narrow side oriented toward the street. The foundation is through use of
4 rectangular shapes and horizontal bands of windows. The house is usually
5 masonry piers (occasionally flared at the bottom), continuous brick, or
6 concrete block. Lattice or louvered panels are normally used to cover the
7 porch crawlspace. Existing Survey attached as **Exhibit D**. Site plan,
8 Construction plans, and door sample are attached as **Exhibit E**.

9
10 C. The building was originally a residence, but some time since 1986, was
11 converted to commercial use. A non-period accessory building (garage)
12 was added to the rear of the property. Current site and neighboring
13 structures photos are attached as **Exhibit F**.

14
15 D. Staff review of architectural significance.

- 16
- 17 • The structure was considered contributing to the character of the
- 18 Coronado Historic District, due to given architectural features of the
- 19 Craftsman/Bungalow style.
- 20 • The term "contributing" relates to specific architectural features and
- 21 elements that forms the character and image of the District.
- 22 • The structure is not considered eligible for individual listing in Local,
- 23 State or National Registers.
- 24 • The main contributing architectural feature listed in the 1986 report was
- 25 projecting entrance porch. Since this report, non-period aluminum railing
- 26 system was added to the porch. This significantly degraded the original
- 27 design.
- 28 • The period chimney structure was eliminated.
- 29 • The property was a residential property, but converted to commercial
- 30 use after the initial report.
- 31

32
33 **III. Recommendation**

34 The neighborhood buildings are a mixture of contributing structures with most
35 having recent remodel and repairs. The new entry door would beautify the existing
36 structure enhance property values and charm to the Flagler Avenue Business
37 District and the Coronado Historic District. However, the new entry door would not
38 be consistent with the period architectural style of the original contributing
39 structure. The entry door selected should be consistent with a craftsman/bungalow
40 period structure. Therefore, staff recommends **approval** of a Certificate of
41 Appropriateness, for the installation of the new front entry door if selected from the
42 Historic Preservation Guideline. Staff cannot support the detached thatch Tiki

1 structure and would leave that up to the Commission. If the Commission approves
2 any or all of the requested modifications it should be with the following conditions:
3

- 4 1. Any other exterior modifications, demolitions or new construction in the future
5 would need to come before this Commission to apply for a Certificate of
6 Appropriateness.
- 7
- 8 2. An exterior door should be selected from the list shown in the Historic District
9 Guidelines manual.
- 10
- 11 3. All other applicable regulations are complied with.
- 12
- 13 4. A building permit is obtained with-in 120 days of this approval.
14
15

16 **Sec. 50-10. - Conformity with the Certificate of Appropriateness.**

17 All work performed pursuant to a certificate of appropriateness shall conform to all
18 provisions of such certificate. It shall be the responsibility of the building department to
19 inspect from time to time any work being performed to assure such compliance. In the
20 event work is being performed not in accordance with such certificate, the chief building
21 official is authorized to issue a stop work order. No additional work shall be undertaken
22 as long as such stop work order shall continue in effect.

23
24 **Sec. 50-12. - Historic building demolition**

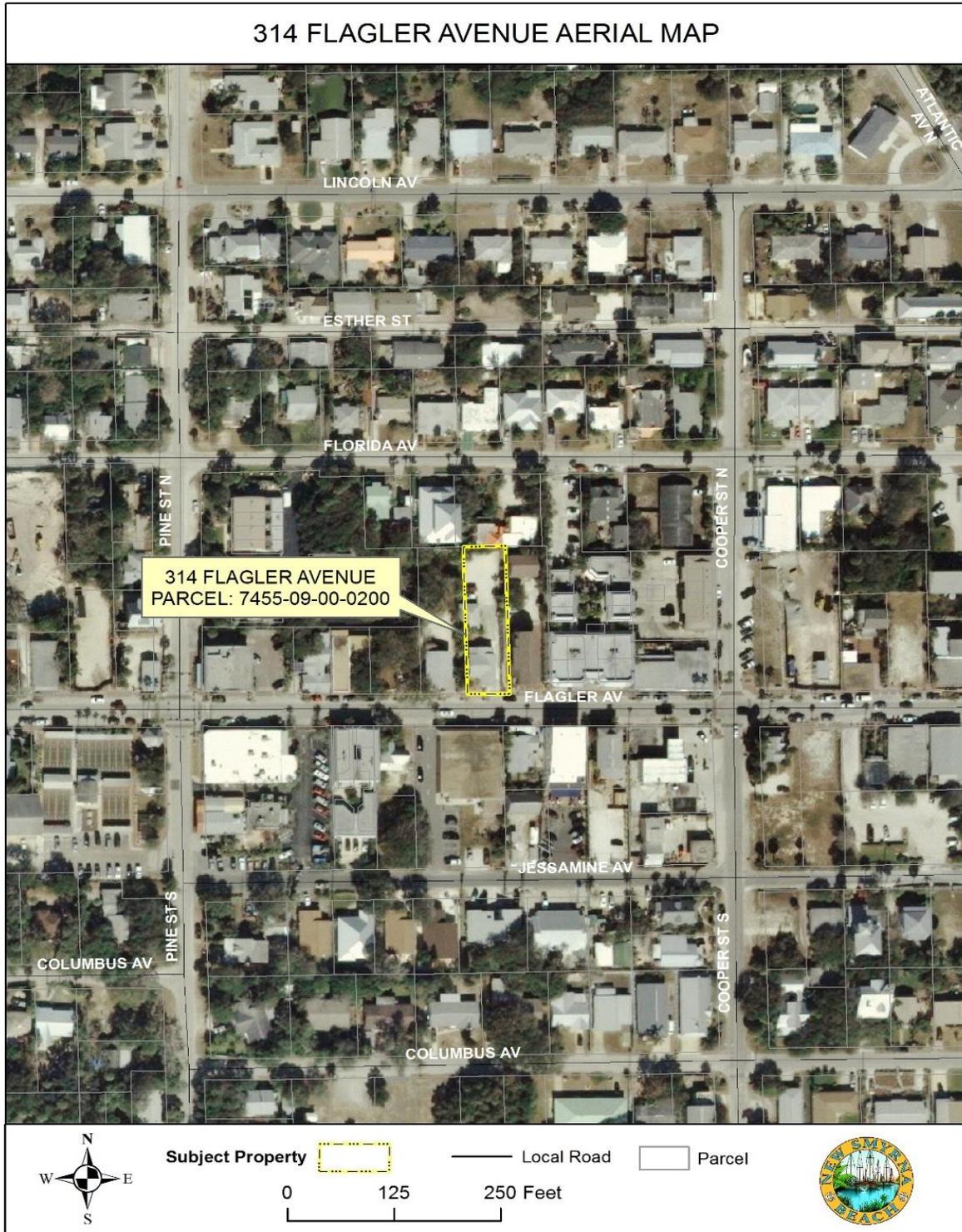
25 ***Anyone who demolishes a building or structure identified in section 50-12(e)***
26 ***without first obtaining, and complying fully with the provisions of, a***
27 ***demolition permit shall be subject to a fine of up to \$5,000.00.***
28

29
30 All violations will be submitted to the City Code Enforcement Department, which could
31 lead to fines imposed by the Code Enforcement Board.
32

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1986 Master Site Photo

Exhibit C (cont'd)

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO.

SITE NAME: 314 Flagler
ADDRESS: 314 Flagler
INSTRUCTIONS TO LOCATE:

SURVEY DATE: 08/31/86

LOCATION: Cooper Subdivision Name Block No. 20 Lot No.

COUNTY: Volusia

DISTRICT NAME IF APPLICABLE:

OWNER OF SITE: NAME: Lyons, Edward and Charles
ADDRESS: P.O. Box 2851
ADDRESS: Marathon Shores, FL

TYPE OF OWNERSHIP: Private RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates
ADDRESS: P.O. Box 1002
St. Augustine, FL

CONDITION OF SITE: Check One
INTEGRITY OF SITE: Check one or more

* EXCELLENT
GOOD
FAIR
DETERIORATED

* ALTERED
UNALTERED
* ORIGINAL SITE
RESTORED: / /
MOVED: / /

ORIGINAL USE residence
PRESENT USE residence
DATES c. +1924
CULTURE/PHASE American
PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING
DEVELOPMENT
DETERIORATION
BORROWING
TRANSPORTATION
FILL
DREDGE

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

1

Exhibit C (cont'd)

RECORD NUMBER 21

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Bungalow

PLAN TYPE: L-shape

EXTERIOR FABRIC(S): Stucco:rough cast

STRUCTURAL SYSTEM(S): Wood:balloon

PORCHES: S/1-story entrance with tapered square posts,
1-bay, access from S

ORIENTATION: S

FOUNDATION: Coninuous:brick

ROOF TYPE: Gable

SECONDARY ROOF STRUCTURE(S): Cross Gable

CHIMNEY LOCATION: Center,ridge

WINDOW TYPE: DHS,1/1,wood

CHIMNEY:

ROOF SURFACING: Composition shingles:butt

ORNAMENT EXTERIOR:

NO. OF CHIMNEYS 1 NO. OF STORIES 1 1/2

NO. OF DORMERS: OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage)

TOWNSHIP	RANGE	SECTION
17S	34E	9

UTM ZONE UTM EASTING UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

2

3

CONTINUATION SHEET

Statement of Significance:

The building at 314 Flagler is a one-story Bungalow influence residence. It is noteworthy for its projecting entrance porch with a closely set door and window configuration. Its size and design is not as large or elaborate as other Bungalows on Flagler Avenue. Alterations include a carport addition to the east elevation.

This building is located in the Cooper subdivision platted for W.L. Cooper in 1911. (1) Sanborn Maps indicate that this building was constructed in c. 1924. (2)

This property is located within the corporate limits of New Smyrna Beach, the site of America's largest colonial enterprise, begun in 1768. Although the Turnbull colony was abandoned in 1777, some measure of settlement persisted, resulting from the presence of a coastal inlet in the vicinity. Resettlement began in earnest after the Civil War. The town was incorporated in 1887 and developed on the basis of a tourism, citrus, and commercial fishing economy. Rapid growth in the early twentieth century was spurred by the Florida East Coast Railroad. The City of New Smyrna Beach was expanded in 1947 to include the peninsula community of Coronado Beach.

Footnotes

1. Map Book 16, p. 109, Attorney's Title Services Inc., New Smyrna Beach, Florida.
2. Sanborn Fire Insurance Maps 1916, 1924, 1930.

1

Exhibit C (cont'd)



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8
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2007 Master Site Photo



HISTORICAL STRUCTURE FORM
 Electronic Version 1.1.0

Site #8 VO01239
 Recorder # 65
 Field Date 1/14/2007
 Form Date 2/1/2008
 FormNo 200701
 FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Gone Bonkers Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name New Smyrna Beach Historic Structure Survey Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>314</u>		<u>Flagler</u>	<u>Avenue</u>	

Cross Streets (nearest/ between) see attached map
 City / Town (within 3 miles) New Smyrna Beach In Current City Limits? _____
 County Volusia Tax Parcel #(s) 34175509000200
 Subdivision Name _____ Block _____ Lot _____
 Ownership Private Individual
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) see attached map

MAPPING

USGS 7.5' Map Name _____ Publication Date >> NEW SMYRNA BEACH; 1988
 Township: _____ Range: _____ Section: _____ 1/4 section: >> 17S ; 34W ; 55; UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Bungalow Other Style _____
 Exterior Plan Irregular Other Exterior Plan _____
 Number of Stories 1
 Structural System(s) _____ >> Wood frame
 Other Structural System(s) _____
 Foundation Type(s) _____ >> Continuous
 Other Foundation Types _____
 Foundation Material(s) _____ >> Brick
 Other Foundation Material(s) _____
 Exterior Fabric(s) _____ >> Stucco
 Other Exterior Fabric(s) _____
 Roof Type(s) _____ >> Gable
 Other Roof Type(s) _____
 Roof Material(s) _____ >> Composition shingles
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) _____ >> _____
 Other Roof Secondary Structure(s) _____
 Number of Chimneys _____
 Chimney Material _____
 Other Chimney Material(s) _____
 Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8V001239

DESCRIPTION (continued)

Window Descriptions 1/1 double hung sash

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) south

Porch Roof Types(s) gable

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: ALL this category

Residential: _____

Institutional: _____

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) Displaying the influences of Bungalow architecture, the building retains many of its original architectural features.

HISTORY

Construction year 1922

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

>>

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Commercial unspecified;;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____

>> FL Master Site File-Manuscripts

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO

NO

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

NO

Potential Contributor to NR District? YES

YES

Area(s) of historical significance _____

>> Architecture

Other Historical Associations _____

Explanation of Evaluation (required) Because the resource stands in a relatively dense concentration of historic buildings, it appears to contribute to a historic district. The resource lacks sufficient original architectural details to be individually eligible for the NRHP.

1

Exhibit C (cont'd)

HISTORICAL STRUCTURE FORM

8V001239

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) Marissa Gordon
Recorder Address / Phone 7220 Financial Way Suite 100, Jacksonville, FL 32256 / (904) 724-7333
Recorder Affiliation Environmental Services, Inc. Other Affiliation _____
Is a Text-Only Supplement File Attached (Surveyor Only)? _____

******* MASTER SITE FILE USE ONLY *******

Cultural Resource Type: <u>SS</u> Electronic Form Used: <u>S110</u> Form Type Code: <u>NORM</u> Form Quality Ranking: <u>NEW</u> Form Status Code: <u>SCAT</u>	SHPO's Evaluation of Resource Date _____
Supplement Information Status: <u>NO SUPPLEMENT</u> Supplement File Status: <u>NO SUPPLEMENT FILE</u>	FMSF Staffer: _____ Computer Entry Date: <u>2/5/2008</u>
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"

2
3

VO01239-200701
Supplementary Printout

- > **USGS map name/year of publication or revision:**
NEW SMYRNA BEACH;1988
- > **Township/Range/Section/Qtr:**
17S ;34W ;55;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;;
Private residence;;
- > **Research methods:**
FL Master Site File-Manuscripts
FL Master Site File-Cultural Resources
Newspaper files
Plat map
Examine local property records
Sanborn maps
FL Archives-not FMSF
Library research-local
Pedestrian
- > **Area(s) of historical significance:**
Architecture
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

tom desimore, aia
 ARCHITECT
 STATE OF FLORIDA - AR 97192
 314 FLAGLER AVENUE, SUITE 200
 NEW SMYRNA BEACH, FLORIDA 32109
 386.871.0882
 tom@tomdesimore.com

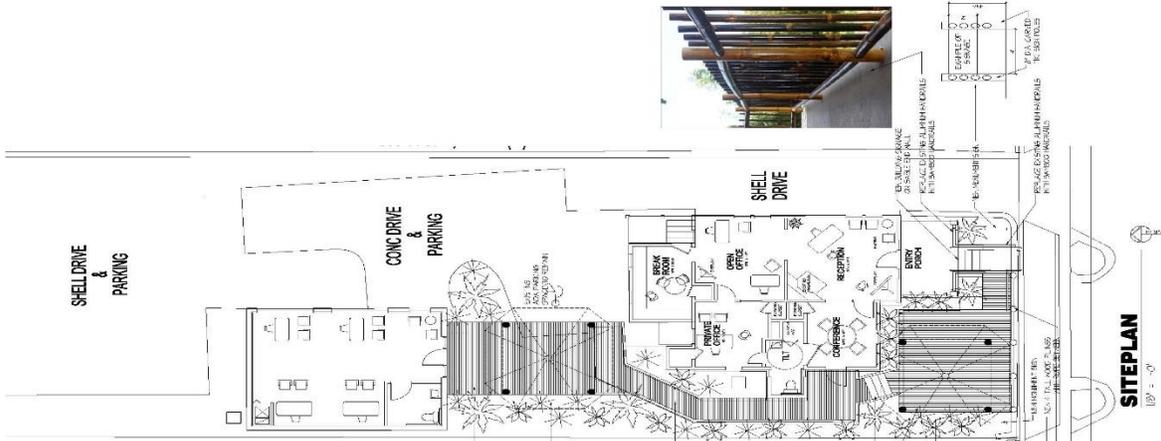
314 FLAGLER
 RENOVATIONS

314 FLAGLER AVENUE
 NEW SMYRNA BEACH, FLORIDA 32109

DATE: 11/17/2016
 PROJECT NUMBER: 16-0001
 SHEET NUMBER: 1

COVER SHEET
 SITEPLAN &
 DEMO & NOTES

AS NOTED
 DRAWING NUMBER: **A1**

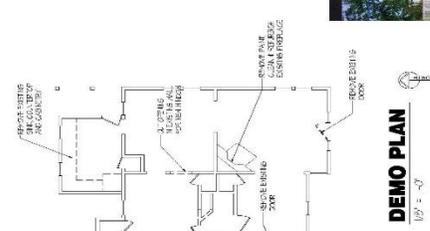
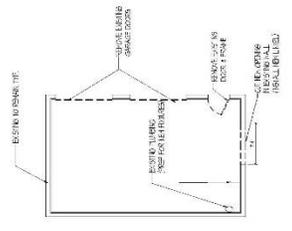
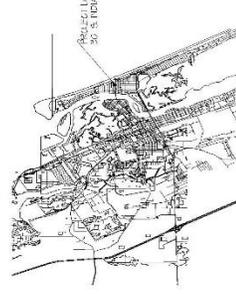


rhonda kanan and charley baldwin 314 flagler avenue

new smyrna beach, florida

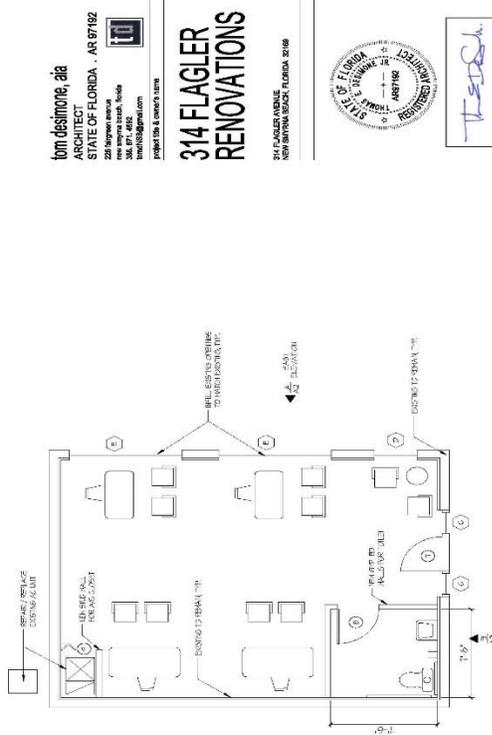
project scope
 THE PROJECT CONSISTS OF THE INTERIOR RENOVATIONS TO THE EXISTING BUILDINGS ON THE SITE TO ACCOMMODATE AN OFFICE FLAGLER ON HIGH DOTTED BUREAU. THE RENOVATIONS ARE AS FOLLOWS:

legal description
 PARCEL ID: 16-0001-0000-0000
 COUNTY: ST. LUCAS COUNTY
 PLAT: 16-0001-0000-0000



- ZONING**
 1. 16-0001-0000-0000
 2. 16-0001-0000-0000
 3. 16-0001-0000-0000
- PARKING**
 1. 16-0001-0000-0000
 2. 16-0001-0000-0000
 3. 16-0001-0000-0000
- STORMWATER / DRAINAGE**
 1. 16-0001-0000-0000
 2. 16-0001-0000-0000
 3. 16-0001-0000-0000
- NOTES**
 1. NO ADJUSTMENT REQUIRED FOR THIS SHEET.
 2. NO ADJUSTMENT REQUIRED FOR THIS SHEET.
 3. NO ADJUSTMENT REQUIRED FOR THIS SHEET.
- SIGNAGE NOTES:**
 1. NO ADJUSTMENT REQUIRED FOR THIS SHEET.
 2. NO ADJUSTMENT REQUIRED FOR THIS SHEET.
 3. NO ADJUSTMENT REQUIRED FOR THIS SHEET.

Exhibit E (cont'd)



tom desimore, aia
 ARCHITECT
 STATE OF FLORIDA - AR 67162
 314 FLAGLER AVENUE
 NEW SMYRNA BEACH, FLORIDA 32162
 386.371.4882
 tom@tomdesimore.com

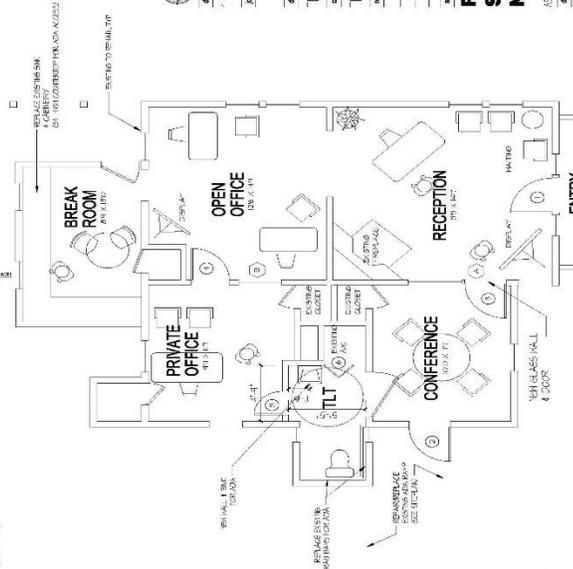
314 FLAGLER
 RENOVATIONS

314 FLAGLER AVENUE
 NEW SMYRNA BEACH, FLORIDA 32162



Handwritten signature and initials.

RENO PLAN BACK BLDG
 1/4" = 1'-0"



RENO PLAN (FRONT BLDG)
 1/4" = 1'-0"

DOOR SCHEDULE:

NO.	DESCRIPTION	TYPE	FINISH
1	DOOR TO BREAK ROOM	SWING	WOOD
2	DOOR TO PRIVATE OFFICE	SWING	WOOD
3	DOOR TO CONFERENCE ROOM	SWING	WOOD
4	DOOR TO RECEPTION	SWING	WOOD
5	DOOR TO OPEN OFFICE	SWING	WOOD
6	DOOR TO RESTROOM	SWING	WOOD
7	DOOR TO STORAGE	SWING	WOOD
8	DOOR TO ENTRY	SWING	WOOD

DOOR NOTES:

- VERIFY DOOR & WINDOW SIZES AND COORDINATE EXACT FINISH OPENINGS.
- ALL DOOR FINISHES TO MATCH EXISTING.
- COORDINATE HANDLES WITH ARCHITECT'S NOTES.
- ALL GLASS PARTS TO BE REFINISHED IN PLACE.
- ALL GLASS PARTS TO BE REFINISHED IN PLACE.

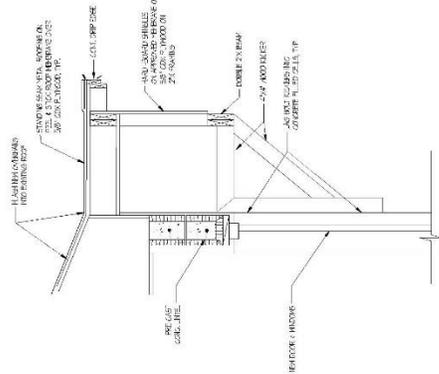
WINDOW SCHEDULE:

NO.	DESCRIPTION	TYPE	FINISH
1	WINDOW TO BREAK ROOM	FIXED	WOOD
2	WINDOW TO PRIVATE OFFICE	FIXED	WOOD
3	WINDOW TO CONFERENCE ROOM	FIXED	WOOD
4	WINDOW TO RECEPTION	FIXED	WOOD
5	WINDOW TO OPEN OFFICE	FIXED	WOOD
6	WINDOW TO RESTROOM	FIXED	WOOD
7	WINDOW TO STORAGE	FIXED	WOOD
8	WINDOW TO ENTRY	FIXED	WOOD

WINDOW NOTES:

- ALL WINDOW TO BE COORDINATED WITH ARCHITECT'S NOTES.
- COORDINATE HANDLES WITH ARCHITECT'S NOTES.
- COORDINATE HANDLES WITH ARCHITECT'S NOTES.
- COORDINATE HANDLES WITH ARCHITECT'S NOTES.

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



Tom Desjardine, AIA
 ARCHITECT
 STATE OF FLORIDA - AR 97192
 226 Bridge Street
 New Smyrna Beach, Florida 34959
 386.877.4433
 tom@tdesjardine.com

314 FLAGLER
 RENOVATIONS

314 FLAGLER AVENUE
 NEW SMYRNA BEACH, FLORIDA 34959



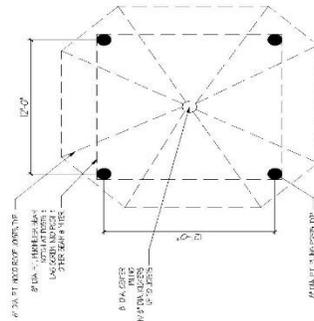
Handwritten signature: T. Desjardine

WIND UPLIFT FASTENER SCHEDULE:

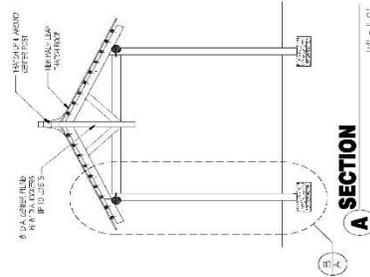
PRODUCE THE FOLLOWING SCHEDULE FOR WIND UPLIFT RESISTANCE AT CONDITIONS DESCRIBED. DESIGN AT B16A (60 MPH) WINDS.

NOTES:

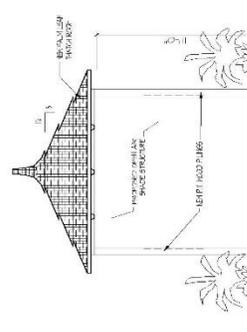
1. ALL COMPONENTS OF THIS FASTENER SCHEDULE SHALL BE APPROVED & APPROVED WITH THE FLOORING, CEILING, AND ROOFING MATERIALS. EXCEPT FOR THE ROOFING MATERIAL.
2. MATCHES SHALL BE INSTALLED AND CONTROLLED BY THE INSTALLER. MATCHES SHALL BE INSTALLED TO THE CENTER LINE OF THE ROOF.
3. ALL FASTENERS & LUGS SHALL BE 304 STAINLESS STEEL.
4. CONSULT WITH THE FIELD TO VERIFY AND CORRECT AS NECESSARY.
5. CONSULT WITH THE FIELD TO VERIFY AND CORRECT AS NECESSARY.
6. CONSULT WITH THE FIELD TO VERIFY AND CORRECT AS NECESSARY.
7. CONSULT WITH THE FIELD TO VERIFY AND CORRECT AS NECESSARY.
8. CONSULT WITH THE FIELD TO VERIFY AND CORRECT AS NECESSARY.



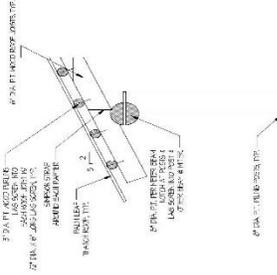
TIKI FRAMING PLAN
 (1/4" = 1'-0")



A SECTION
 (1/4" = 1'-0")



TYP. ELEVATION
 (1/4" = 1'-0")



B TYP. WALL SECTION
 (1/4" = 1'-0")

DATE	1 MARCH 2016
DESIGNED BY	
CHECKED BY	
INCHES	
PROJECT NUMBER	
DATE	1 MARCH 2016
DESIGNED BY	
CHECKED BY	
INCHES	
PROJECT NUMBER	
TIKI PLAN DETAIL & NOTES	
DATE	1 MARCH 2016
DESIGNED BY	
CHECKED BY	
INCHES	
PROJECT NUMBER	
A3	
SHEET	3

Exhibit E (cont'd)

FD1L - Mahogany 1-Lite Dual Tempered Clear Glass (1-3/4")

Page 1 of 5

FLAT RATE SHIPPING - \$225 FOR THE FIRST DOOR - \$35 FOR ANY ADDITIONAL DOOR

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FD1L - MAHOGANY 1-LITE DUAL TEMPERED CLEAR GLASS (1-3/4")

[FD1L]



Roll over image to zoom in



<http://www.etodoors.com/1883.html>

3/21/2016

Exhibit F

1



2

Current photo of 314 Flagler Avenue

3



4

Current photo of 310 Flagler Avenue

5

Exhibit F (cont'd)

1
2



3
4
5

Current photo of 316 Flagler Avenue