



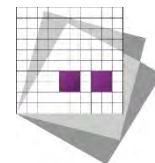
BUILDING CONDITIONS ASSESSMENT - REPORT

**for Historic H.C. Smith Store
at Heritage Village
11909 125th Street N., Largo, FL 33774**



Date: March 15th, 2023

**Prepared By:
Renker Eich Parks Architects, Inc.
1609 Dr. Martin Luther King Jr. St. N.
St. Petersburg, Florida 33704**



Building Conditions Assessment Report for H.C. Smith Store

March 15th, 2023

*By Renker Eich Parks Architects
Paul C. Palmer, AIA LEED AP
Maisey K. Rawe, Graduate Intern*

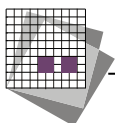
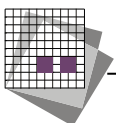


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A. Building Information

Project Location and Contact Information

Project Address: 11909 125th Street N., Largo, Florida 33774

Owner: Pinellas County Parks and Conservation Resources

Owner Contact: Monica Drake, (727) 582-2938

Building Area: 2,080 SF

Brief Description

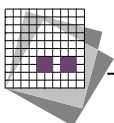
The H.C. Smith General Store is a good example of early 20th century single-story frame-vernacular commercial storefront architecture. The storefront features transom windows and traditionally large display windows resting on bulkheads that were used to showcase goods. The front entry parapet wall is a traditional feature that provides a backdrop for signage. The covered entry is created by a deep open shed roof across the entire front.

The structures interior floor is level to grade and features concrete hex paver interior floors. The roof is parapeted and drains to a central valley then to the south edge into a leader-head and downspout.

B. Brief History

This 1915 general store originally stood on the southeast corner of 6th Avenue and 5th Street South in St. Petersburg where it served as a grocery and meat market and later as a dwelling and recreational area.

In 1988, it was sold to the City of St. Petersburg, which donated it to the Village. Thanks to the efforts of the Pin-Mar Antique Car Club, the building has been restored to appear as a 1920's era general store complete with a service station and garage.



C. Physical Conditions Assessment

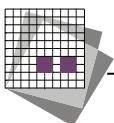
Field Work

Field work was performed by Renker Eich Parks Architects beginning in September 2022.

A thorough visual examination and conditions assessment of the interior and the exterior building elements was performed. Photographs and notes were recorded. (Destructive investigation was not performed.)

Observations

01. Exterior Wood Elements: The majority of exterior wood is in good condition. There are a few locations of damaged wood elements in need of repairs. Window sashes on the north side and select board siding on the south side.
02. Exterior Entry Flooring Hex Pavers: The hex paving has recessed joints between the pavers.
03. Exterior Painting: The exterior painting is in good condition. The goose neck light fixture at the barn door is rusting.
04. Exterior Door Hardware: Many of the exterior door hardware sets are in fair to poor condition and are in need of refurbishment and treatment to limit oxidation and provide protection against the elements.
05. Exterior Window Glass: A window on the north side has a cracked pane of glass.
06. Exterior Roof: The roof has significant leaf litter build up.
07. Exterior Rooftop Flue: Flue vanes are rusting. Flue appears slightly off vertical.
08. Interior Wood Elements: There are a few wood elements in poor condition. The header at the sliding barn door has a new supplemental structure member but also still has several deteriorated wood elements of trim.
09. Interior Painting: The painted walls, ceilings and flooring are in fair condition with some area of poor conditions. There is cracking evident in various locations of the lath & plaster ceiling. There are some interior doors and windows in need of painting. The garage paint is in fair condition with some areas of poor condition.

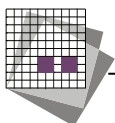


10. Interior Flooring: The existing hex pavers in the main general store area have recessed joints between the pavers.
11. Interior Hardware: The barn door hardware top-rail is partially painted and shows some signs of rust.
12. Roofing: The existing single-ply roof covering appears to be in good condition. Estimated life remaining is ten to fifteen years.
13. ADA Accessibility: The general store and garage are accessible by wheelchair.

D. Recommendations

Scope of Work

01. Exterior Wood Elements: Repair two (2) window sashes on the north side. Replace a small area of board siding on the south side.
02. Exterior Entry Flooring Hex Pavers: Re-sand hex paving joints to create flush joints between the pavers.
03. Exterior Painting: Remove rust, prime, and re-coat the goose neck light fixture at the barn door.
04. Exterior Door Hardware: Refurbish the exterior door hardware sets and treat to limit oxidation and provide protection against the elements.
05. Exterior Window Glass: Replace cracked pane of glass at window on the north facade.
06. Exterior Roof: Remove leaf litter from roof.
07. Exterior Rooftop Flue: Remove rust from roof flue vanes. Adjust anchoring of flue to vertical, replace tie-wires.
08. Interior Wood Elements: Repair the wood header trim elements at the sliding barn door.
09. Interior Finish Repairs & Painting: Repair cracking evident in various locations of the lath & plaster ceiling, repaint ceilings. Prep & repaint interior doors and windows. Touch-up interior painting in garage.



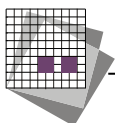
10. Interior Flooring: Grout the hex paving joints to create flush joints between the pavers.
11. Interior Hardware: Refurbish barn door hardware.

E. Appendix

- Budget Estimated Costs

- Floor Plan

- Photographs



BUDGET ESTIMATE OF COST

H.C. Smith Store

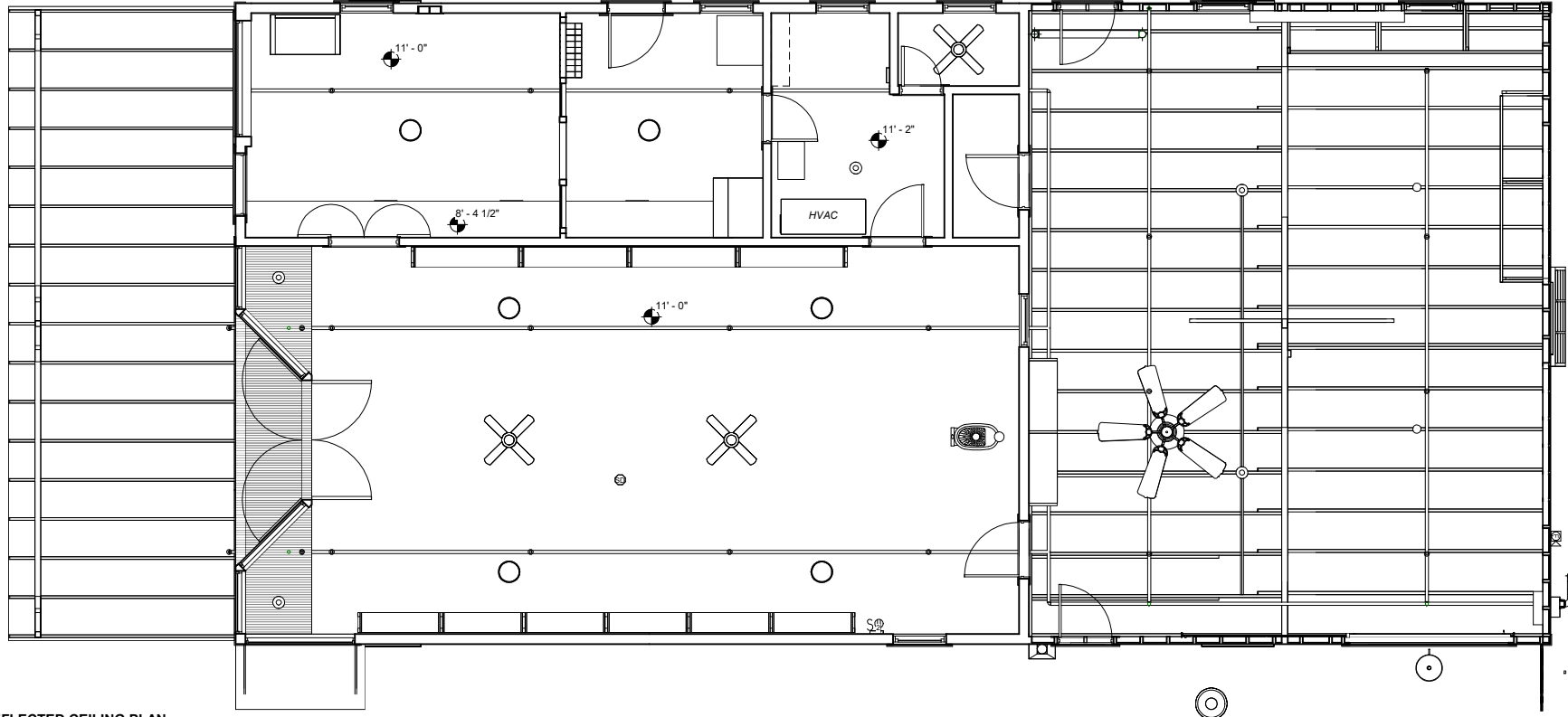
Description: Building Conditions Assessment

DATE: 3/15/2023

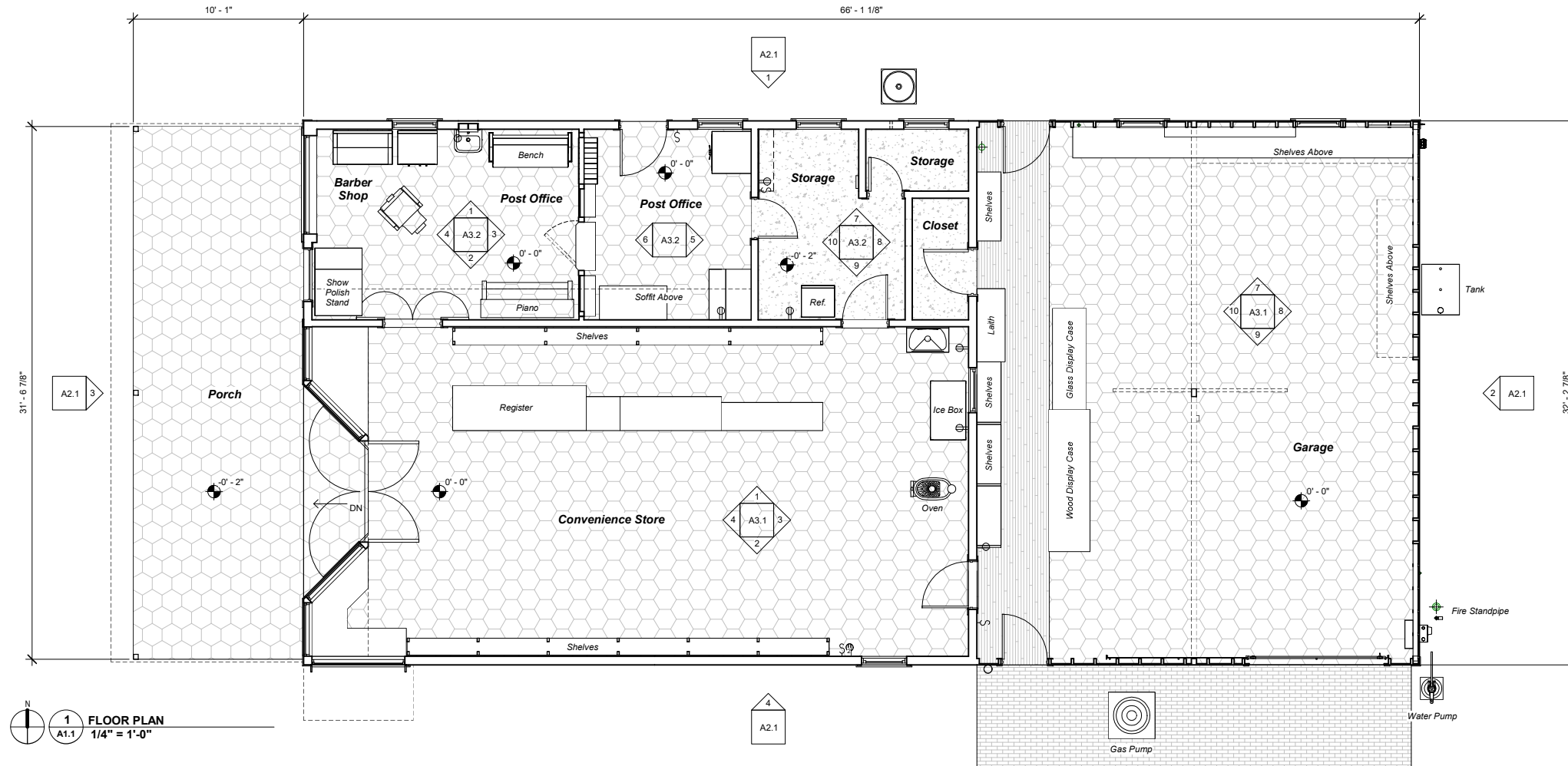
#	Item Description	Unit	Qty	Unit Cost	Total Cost
1.1	Exterior Wood Elements: Repair two (2) window sashes on the north side.	EA	2	\$175.00	\$350.00
1.2	Exterior Wood Elements: Replace a small area of board siding on the south side.	EA	1	\$750.00	\$750.00
2	Exterior Entry Flooring Hex Pavers: Re-Sand joints of hex paving joints to create flush joints between the pavers.	SF	300	\$0.50	\$150.00
3	Exterior Painting: Remove rust, prime, and re-paint the goose neck light fixture at the barn door.	EA	1	\$50.00	\$50.00
4	Exterior Door Hardware: Refurbish the exterior door hardware sets and treat to limit oxidation and provide protection against the elements.	EA	5	\$100.00	\$500.00
5	Exterior Window Glass: Replace cracked pane of glass at window on the north facade.	EA	1	\$50.00	\$50.00
6	Exterior Roof: Remove leaf litter from roof.	EA	1	\$50.00	\$50.00
7.1	Exterior Rooftop Flue: Remove rust from roof flue vanes.	EA	1	\$275.00	\$275.00
7.2	Exterior Rooftop Flue: Adjust anchoring of flue to vertical plumb, replace tie-wires.	EA	3	\$50.00	\$150.00
8	Interior Wood Elements: Repair the wood header trim elements at the sliding barn door.	EA	1	\$1,250.00	\$1,250.00
9	Interior Finish Repairs & Painting: Repair cracking evident in various locations of the lath & plaster ceiling, repaint ceilings. Prep & repaint interior walls, doors, and windows. Touch-up interior painting in garage.	SF	2,695	\$3.50	\$9,432.50
10	Interior Flooring: Grout hex paving joints to create flush joints between the pavers. General store space only.	SF	750	\$1.00	\$750.00
11	Interior Hardware: Refurbish barn door hardware.	EA	1	\$250.00	\$250.00
				Subtotal	\$14,007.50
				Construction Bonds (3%)	\$420.23
				General Conditions (5%)	\$700.38
				Construction Fees (Overhead & Profit 15%)	\$2,101.13
				Total Budget Estimate	\$17,229.23

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2 REFLECTED CEILING PLAN
1/4" = 1'-0"



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



NOT FOR CONSTRUCTION

AS-BUILT DRAWINGS
HISTORIC H.C. SMITH STORE
11909 125th Street North, Largo, Florida 33774
Pinellas County
400 S. Fl. Harrison, Clearwater, Florida 33756

PROJECT NO.: 2126.10
DATE: 06/23/2022
DRAWN BY: MKR
REVISIONS:

SHEET TITLE:
FLOOR PLAN &
REFLECTED
CEILING PLAN

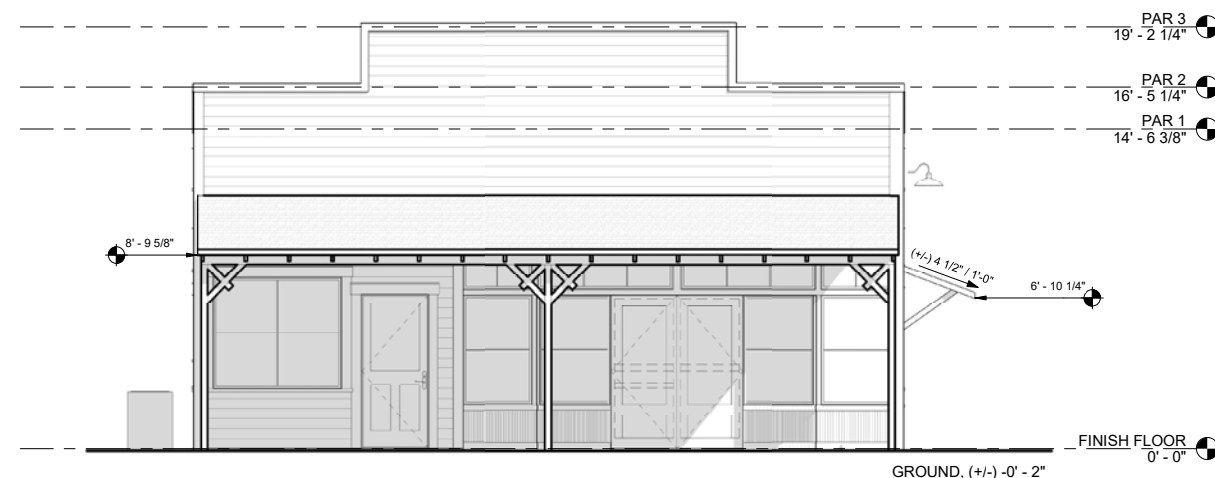
SHEET NO.:
A1.1



1 NORTH
A2.1 1/4" = 1'-0"



4 SOUTH
A2.1 1/4" = 1'-0"



3 WEST
A2.1 1/4" = 1'-0"



2 EAST
A2.1 1/4" = 1'-0"

NOT FOR CONSTRUCTION

AS-BUILT DRAWINGS
HISTORIC H.C. SMITH STORE
 11909 125th Street North, Largo, Florida 33774
 Pinellas County
 400 S. Ft. Harrison, Clearwater, Florida 33766

PROJECT NO.: 2126.10
 DATE: 06/23/2022
 DRAWN BY: Author
 REVISIONS:

SHEET TITLE:
 EXTERIOR
 ELEVATIONS

SHEET NO.:
A2.1









